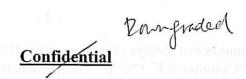
METRO PLANNING COMMITTEE

OF THE TOWN PLANNING BOARD

RESTRICTED Downgraded

MPC Paper No. 13/11 For Consideration by the Metro Planning Committee on 18.11.2011

PROPOSED AMENDMENTS TO THE APPROVED TSUEN WAN WEST OUTLINE ZONING PLAN NO. S/TWW/17



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1. <u>Introduction</u>

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Tsuen Wan West Outline Zoning Plan (OZP) No. S/TWW/17 (Attachment I) and its Notes (Attachment II) are suitable for exhibition under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the Explanatory Statement (ES) of the OZP (Attachment III) is an expression of the Town Planning Board (the Board)'s planning intentions and objectives for the various land use zonings of the OZP.

2. Status of the Current OZP

On 8.5.2007, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance approved the draft Tsuen Wan West OZP, which was subsequently renumbered as S/TWW/17 (**Plan 1**). On 18.5.2007, the approved plan was exhibited for public inspection under section 9(5) of the Ordinance. On 4.1.2011, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 14.1.2011 under section 12(2) of the Ordinance.

3. Background and Scope of the Current OZP Amendments

Imposition of Building Height Restrictions

- In order to provide better planning control on the building height (BH) upon development/redevelopment and to meet public aspirations for better living environment, better air ventilation, and greater certainty and transparency in the statutory planning control, Planning Department (PlanD) has been reviewing various OZPs with a view to incorporating building height restrictions (BHRs) for development zones to guide future development/redevelopment.
- 3.2 The Tsuen Wan West (TWW) Planning Scheme Area (the Area) (**Plan 2**) is located at the urban fringe area to the west of Yau Kam Tau, Tsuen Wan New Town. Under the current approved TWW OZP, there are BHRs in terms of

number of storeys or metres above Hong Kong Principal Datum(mPD) for the "Commercial" ("C"), "Comprehensive Development Area(1)" ("CDA(1)"), "Residential (Group C)" ("R(C)") (including sub-areas) and "Village Type Development" ("V") zones (**Plan 5**).

- The "Residential (Group A)" ("R(A)"), "Residential (Group B)" ("R(B)"), "Residential (Group E)" ("R(E)"), "Government, Institution or Community" ("G/IC") and "Other Specified Uses" ("OU") zones are currently not subject to BHRs. In the absence of BH control, excessively tall buildings may proliferate and the scale may be out-of-context in the locality, resulting in negative impacts on the visual quality of the Area. In order to prevent excessively tall and/or out-of-context buildings in the waterfront areas, to ensure that new building developments are compatible to the surrounding natural environment and character of the locality, and to meet public aspirations for greater certainty and transparency in the statutory planning control, PlanD has been reviewing the approved TWW OZP No. S/TWW/17 (the OZP) with a view to incorporating appropriate development restrictions in the OZP to achieve appropriate development intensity and building bulk in the Area.
- 3.4 Past experience has indicated that it is insufficient to rely solely on administrative measures or the lease conditions to control building height to meet the aspirations of the community. The stipulation of BHRs on the OZP is a more effective measure to regulate the development profile of our built environment. Apart from providing a statutory planning mechanism to control the height of the development, the stipulation of BHRs on the OZP would set out the planning intention and objectives more clearly, making it more transparent and open to public scrutiny. The statutory planning control allows public representations to be heard and considered in accordance with the procedures set out under the Ordinance. The mechanism will ensure that all stakeholders have the chance to express their views on the rezoning proposals and the BHRs in the statutory plan making process.

Rezoning Proposals

Review of "Open Space" ("O") Zones

In considering the objections lodged by Real Estate Developers Association to the 11 draft OZPs on 4.2.2005, the Board requested PlanD to separately review the sites zoned "O" which involved private land on OZPs. The Board considered that if there was no intention to develop the concerned "O" sites as public open space in the long term, they should be rezoned to other more appropriate zoning when opportunity arose. An assessment has thus been undertaken to review "O" zones which involved private land on the current OZP.

Review of "Undetermined" ("U") Zone

3.6 An area of about 10 ha to the west of Hong Kong Garden is currently zoned "U" on the OZP. The "U" zone is intended to be a highway reserve for the proposed Tsing Lung Bridge linking Tsing Lung Tau to Kwai Shek at Northeast Lantau which will form part of the proposed North West New Territories

urban route (Route 10). There is currently no definite implementation programme for this route. A review on the land use of the "U" zone has been made to examine the appropriate zoning for it.

Extension of OZP Boundaries

- A piece of vegetated slope on Government land of about 0.5 ha in the north-eastern part of the Area near the tunnel portal of Tsing Long Highway is currently neither falling within the Tai Lam Country Park nor any OZP. It is suggested to extend the OZP boundaries to cover this slope for statutory planning control. On 16.8.2011, the Secretary for Development, under the delegated authority of the CE in C, directed the Board under section 3(1)(a) of the Ordinance to extend the planning scheme boundary of the OZP to cover the said area into the OZP.
- 3.8 It is proposed to rationalise the zoning boundaries along the southern coast to tally with the alignment of the High Water Mark and existing coastal features such as seawall, pier, etc. where appropriate. There are four existing piers proposed to be zoned as "OU" annotated "Pier" for statutory planning control.

Technical Amendments and Minor Boundary Adjustments

Opportunity has been taken to make minor adjustments to the boundary of various zones according to the as-built road alignments and road tunnel portal features, lot boundaries and land allocation boundaries, as well as technical amendments to the Notes so as to reflect the latest circumstances, as appropriate.

4. The Area

General Context

- 4.1 The Area has a total area of about 451 hectares covering a long stretch (7.3km) of coastal land to the west of Tsuen Wan New Town. It is geographically defined by the Tai Lam Country Park boundary to the north, Ma Wan Fairway to the south, Yau Kam Tau to the east and Tai Lam Chung to the west (Plan 2). In general, the Area is suburban and rural in character with high-rise, high-density residential developments concentrated in the central part of the Area, low and medium-rise residential developments scattered along the waterfront and upland hillslopes. A number of village clusters are located in the Area and some squatter settlements are found in Sham Tseng. There are a total of seven gazetted beaches in the Area which are popular spots for water-borne recreation during summer.
- 4.2 Two distributor roads, Tuen Mun Road and Castle Peak Road, run through the Area along the east-west direction whilst the Tsing Long Highway (Route 3) and Ting Kau Bridge connect the North Western New Territories with West Kowloon and Hong Kong Island. Ting Kau Bridge is a landmark bridge in the Area. Tuen Mun Road is connected to the Area via the Sham Tseng Interchange. Both the internal and external transport links for the Area are

heavily dependent on Castle Peak Road running at-grade and serving the waterfront areas.

The land uses of the Area are shaped to a large extent by the topography, landscape and the existing/planned road network. The Area can be divided into three sub-areas (Plan 2A) with different characteristics which are detailed in the Urban Design Appraisal at Attachment VIII. The local context of these three sub-areas is outlined in the following paragraphs.

Ting Kau Sub-Area (Plans 2B, 7A, 8A, 9A and 10A)

- This area is in the eastern part of the Area. It is characterized by a recognised village (Ting Kau Village) and low-rise low-density residential developments which are zoned "V" and "R(C)" (also its sub-areas) respectively and subject to existing BHRs. Most of these buildings are old and have building age of more than 40 years. Ting Kau Village is located around Ting Kau Beach whilst some low-rise private residential houses are scattered along the waterfront areas of Approach Beach, Ting Kau Beach, Lido Beach, Casam Beach and Hoi Mei Beach.
- Ting Kau Bridge forms a gateway to the Area and connects Yuen Long and Tuen Mun by Tsing Long Highway and Tuen Mun Road respectively. The upgrading of Castle Peak Road to dual two-lane carriageway was completed in mid 2006. Royal View Hotel located at the edge of Ting Kau Bridge is zoned "CDA(1)" restricted to a maximum BH of 76.77mPD, which is the lowest soffit level of the bridge, and a maximum GFA of 29,400m² to avoid causing adverse visual impact to the bridge. Two new residential developments with BHs of 3 and 5 storeys above one level car park within the "R(C)2" and "R(C)3" zones respectively (which were approved with conditions by the Metro Planning Committee (the Committee) in 2008 and 2010 respectively) are currently under construction. An existing single storey Fire Service Water Tank located at the headland at the base of Ting Kau Bridge is zoned "G/IC".

Sham Tseng Sub-Area (Plans 2C, 7B, 8B, 9B and 10B)

- This area in the central part of the Area can be easily identified by its 'sub-urban core' character with the concentration of high-rise residential developments around the waterfront area, a 'gourmet/tourist' precinct with a number of restaurants along Castle Peak Road (Sham Tseng) and the traditional village type developments at the hill side area. The more recent developments are generally concentrated at both sides of Castle Peak Road at the waterfront areas. These developments generally have building age of less than 20 years except Lido Garden and Garden Co. Ltd. which have building ages of about 22 and 46 years respectively.
- 4.7 There are three residential developments on the waterfront including Bellagio (193mPD/187m), Ocean Pointe (176mPD/169m) and Lido Garden (110mPD/106m). The existing BHs of Bellagio and Ocean Pointe are considered excessively tall and out-of-context with the waterfront setting. The existing BH of Lido Garden is also considered incompatible with the waterfront setting. Other residential developments include Rhine Terrace

(133mPD/94m), Rhine Garden (117mPD/112m), Sea Crest Villa Phase 1 (161mPD/106m), Anglers' Bay (150mPD/116m), Sea Crest Villa Phase 2 (143mPD/123m) and Sea Crest Villa Phase 3 (126mPD/112m) at higher site levels along the northern side of Castle Peak Road (Sham Tseng). Two sites (Lots 193 and 194 in DD390) under the "R(E)" zone, which are currently occupied by Garden Co. Ltd. (23mPD/17m & 73mPD/68m), are located at the waterfront area near Sham Tsz Street Playground.

- The major existing "G/IC" developments within this sub-area include Sham Tseng Fresh Water Treatment Works and Service Reservoir, Tai Lam Country Park Sham Tseng Management Centre, Ma Wan Marine Traffic Control Station, Sham Tseng Sewage Pumping Station, Sham Tseng Fire Station cum Ambulance Depot, schools, telephone exchange, electricity substations, etc. They are low-rise in nature and in the range of 1 to 6 storeys. Part of the squatter areas to the south of Sham Tseng San Tsuen is zoned "G/IC" to meet longer term demand for G/IC facilities in the area. An "OU" annotated "Sewage Treatment Plant" zone occupied by the Sham Tseng Sewage Treatment Works is located near the waterfront of this area.
- Two historical buildings are located within this sub-area (**Plans 11 and 11B**). The Airport Core Programme Exhibition Centre near Hoi Mei Beach is zoned "OU" annotated "Tourism and Recreation Related Uses". It is accommodated in a single storey ex-Government quarters building (known as Homi Villa) which is a Grade 3 historical building built in the 1930s. A Grade 2 historical building named Dragon Garden is zoned "GB" near Dragon Beach. It is 1-2 storeys in height and built in the late 1950s.

Tsing Lung Tau Sub-Area (Plans 2D, 7C, 8C, 9C and 10C)

- 4.10 This area in the western part of the Area is dominated by medium-density residential developments including Hong Kong Garden (23-124mPD/18m-85m), Royal Sea Crest (93mPD/83m), Lung Tang Court (45mPD/39m) and Sea Crest Villa Phase 4 (136mPD/122m), a number of low-density low-rise coastal residential developments including Dragon Villa, Villa Alfavista, Rajadasri's Court, Vista Cliff and Vista Cove and two villages (Tsing Lung Tau Tsuen and Yuen Tun Tsuen). The "G/IC" development in this area includes an existing single storey Tsing Lung Tau electricity substation and a vacant GIC site within Hong Kong Garden.
- Hong Kong Garden is the major development in this area. It comprises 27 medium-rise (13 to 30 storeys), 6 low-rise (5 storeys) and 4 carpark blocks (3 to 5 storeys). The existing height of the domestic blocks at the waterfront vary from 23mPD to 86mPD (18m to 63m) due to varying site platform levels whilst the height of the domestic blocks at high grounds vary from 93mPD to 124mPD (68m to 85m). There is an existing retail centre (23mPD/17m) at the southern part of Hong Kong Garden which is zoned "C" and intended to serve the local residents. The overall BH profile of development in Tsing Lung Tau shows a height variation and stepped height concept with BH gradually increased from the waterfront to the uphill area.
- 4.12 An area of about 10 ha to the west of Hong Kong Garden is currently zoned "U" on the OZP. It comprises mainly an existing temporary open car park, a

temporary works area, as well as some vegetated slopes in the surrounding areas. The "U" zone is intended to be a highway reserve for the proposed Tsing Lung Bridge linking Tsing Lung Tau to Kwai Shek at North-east Lantau which will form part of the proposed North West New Territories unban route (Route 10). There is currently no definite implementation programme for this route. A review on the land use of the "U" zone has been made and found that the existing temporary open car park located at its southeastern portion fronting Castle Peak Road is suitable for residential development (please refer to paragraph 13.2 below for details).

5. Existing Development Profile

Existing BHRs (Plan 5)

Under the current approved TWW OZP, there are BHRs in terms of number of storeys or mPD for the "C" (3 storeys above one level of car park), "CDA(1)" (restricted to 76.77mPD which is the lowest soffit level of the Ting Kau Bridge), "R(C)" (including sub-areas) (3 storeys including car park) and "V" (3 storeys/8.23m) zones. For the "R(C)2" and "R(C)3" zones, their respective maximum BHs may be increased to 3 storeys or 5 storeys above 1 level of car park on application to the Board (Attachment IV). Developments within the "R(C)" and "V" zones are allowed to be redeveloped to their existing heights.

Existing PR/GFA Restrictions (Plan 5)

- 5.2 Like many other new towns, developments in Tsuen Wan West are generally planned in accordance with the density standard laid down in the then Hong Kong Outline Plan. Hence, developments in Zone 1 area are generally subject to the administrative control for maximum domestic and non-domestic plot ratio (PR) of 5 and 9.5 or the composite formula of 5/9.5¹ for mixed commercial and residential developments, and developments in Zones 2, 3 and 4 are generally subject to the administrative control for maximum domestic PRs of 3.3, 2.1 and 0.4 respectively, except certain cases where the site characteristics or physical constraints dictate the adoption of a different PR based on the departmental outline development plan or layout plan prepared for the area, or certain scheme-specific cases such as those developments approved by the Board under planning applications.
- Against the above background, developments within the "R(A)" and "R(E)" zones are generally subject to the PR restrictions of 5/9.5, and the "R(B)" and "R(C)" zones are generally subject to the PR restrictions of 2.1 and 0.4 respectively on the current OZP. The maximum permissible PR for the "R(C)1" zone is 0.75. The PR for the "R(C)2" zone may be increased to 1.2 and the GFA for the "R(C)3" zone may be increased to 7,268m² on application to the Board (Attachment IV).

¹ Composite formula of PR 5/9.5 refers to a maximum domestic PR of 5 or a maximum non-domestic PR of 9.5. For new development of a building that is partly domestic and partly non-domestic, the PR for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic PR of 9.5 and the actual non-domestic PR proposed for the building and the maximum domestic PR of 5 divided by the maximum non-domestic PR of 9.5.

Existing BHs (Plans 8 and 9)

5.4 The existing BH profile in the Area is rather mixed in character. Low-rise house developments ranging from 1-3 storeys are found along the coastal area and village settlements in the inland area. Medium-rise (30 storeys or below) residential developments are mostly found in Tsing Lung Tau. Three highrise residential developments including Bellagio (54-56 storeys + 8 levels of podium, 193mPD), Ocean Pointe (48 storeys + 6 levels of podium, 176mPD) and Lido Garden (35 storeys + 1 level of podium, 110mPD) are found on the Sham Tseng waterfront. Other high-rise developments scattered around include Rhine Terrace (31 storeys with 1 level podium, 133mPD), Rhine Garden (35-36 storeys + 4 levels of podium, 117mPD), Sea Crest Villa Phase 1 (35-38 storeys + 5 levels of podium, 161mPD), Anglers' Bay (34 storeys + 5 levels of podium, 150mPD), Sea Crest Villa Phase 2 (28 storeys + 7 levels of podium, 143mPD) and Sea Crest Villa Phase 3 (24-31 storeys + 7 levels of podium, 126mPD). For the purpose of assessing the visual changes of the Planning Scheme Area, existing excessively tall and out-of context buildings at the waterfront setting would not be taken as a reference in determining the BH for the surrounding area.

Building Age (Plans 10A to 10C)

- Building age in the Area varies considerably. Most of the village-type and low-rise residential developments located near the waterfront and the slope areas are over 40 years in building age. Ting Kau has a large portion of these developments (Site Photo at **Plan 2B**). Two low-rise and low-density residential developments are currently under construction in Ting Kau near Casam Beach (**Plan 4B**).
- Most of the high-rise and medium-rise residential developments concentrated in the waterfront areas of Sham Tseng have building ages less than 20 years except Lido Garden (22 years) and Garden Co. Ltd development (up to 46 years) (Site Photo at **Plan 2C**).
- 5.7 Medium-rise residential developments in the waterfront areas of Tsing Lung Tau (Site Photo at **Plan 2D**) such as Sea Crest Villa Phase 4, Hong Kong Garden, Royal Sea Crest and Lung Tang Court have building ages between 20 and 30 years.

Development/Redevelopment Potentials

5.8 For the purpose of assessing the development/redevelopment potentials for the Area, building age and ownership are major considerations. It is generally assumed that high-rise and medium-rise buildings are mostly under multiple ownership and hence would be more difficult to undergo ownership assembly for redevelopment. Moreover, developments with building age of over 40 years are assumed to have greater potential for development/ redevelopment. Village houses and low-rise residential developments which mainly fall within the "V" and "R(C)" zones would still be low-rise and in keeping with the character of the area upon redevelopment, thus they are not expected to have significant visual and air ventilation impacts on the surrounding areas.

Hence, their development/redevelopment potential would not be taken into account in the BH review process.

5.9 Since majority of the medium- to high-rise developments in the Area are below the age of 40 years, the current review has identified only two "R(E)" sites with industrial establishments (i.e. Garden Co. Ltd.) in Sham Tseng that might have potential for redevelopment, and a Government land, several private lots (Lots 15, 16, 18, 19 & 94 in DD 388) zoned "R(B)" at Hong Kong Garden and a proposed "R(B)" site at the south-western side of Hong Kong Garden in Tsing Lung Tau that might have potential for development.

Cultural Heritage

There is a Site of Archaeological Interest known as Ting Kau Kiln falling within a "R(C)" zone near Ting Kau Beach. There are also two graded historical buildings/structures falling within the "GB" and "OU" zones in the Area, namely Dragon Garden (Grade 2) in Tsing Lung Tau and the Ex-Government Quarters Building (Homi Villa) (Grade 3) accommodating the Airport Core Programme Exhibition Centre near Hoi Mei Beach in Ting Kau (Plans 11 and 11B).

6. <u>Local Wind Environment</u>

An Air Ventilation Assessment (AVA) by expert evaluation has been undertaken to provide a qualitative assessment of the proposed building height restrictions (BHRs) of the development sites on the pedestrian wind environment within the Area, to identify the prevailing wind directions, to identify problem areas and to propose mitigation measures. A copy of the Final Report of the AVA for the Area is attached at **Attachment IX**.

Findings of the AVA Report

- 6.2 In general, the prevailing annual wind comes from the north-east and east and the prevailing summer wind is from the east, south and south-east (**Plan 12**). Cooler air movement from the hill north of the Area and sea breeze from the south are beneficial to air ventilation in the Area.
- 6.3 Castle Peak Road and the east to west oriented streets in Tsing Lung Tau will serve as air paths for the annual easterly wind. The north to south oriented streets and gaps at the waterfront will serve as air paths for the summer sea breeze from the south and southeast.
- Sham Tseng has a row of high-rise residential developments along its waterfront. There are gaps between Sea Crest Villa Phases 2 and 3, Lido Garden, Bellagio, Ocean Pointe and also the Sham Tsz Street which provide a useful relief allowing sea breezes to filter through to the areas north of these developments.
- On the whole, the building ground coverage and the building bulk of the Area are not high. As the Area is elongated in shape with good exposures to its

north and south frontages, with appropriately spaced out air paths, the Area has no major air ventilation issue.

Recommendations of the AVA Report

- As a general principle, buildings on the waterfront should be carefully designed with good gaps between towers to maintain permeability of air ventilation to its wake areas (i.e. weak wind areas behind buildings). Wall like structures with no gap in between is not encouraged. At the planning level, it is recommended to maintain the gap between Bellagio and Ocean Pointe and to widen the gap at Sham Tsz Street to improve permeability and thus air ventilation in the waterfront areas. Besides, the existing gaps between Sea Crest Villa Phases 2 and 3, Lido Garden, Bellagio, Ocean Pointe and also the Sham Tsz Street should be respected, maintained and enhanced.
- 6.7 The existing "G/IC" and "OU" sites with low-rise buildings and greeneries that are connected to or next to the air paths should be maintained for enhancing the air ventilation performance of the Area. For most of the areas, air ventilation will achieve better performance if more effective measures are also applied, including formation of breezeways, air paths, open spaces, gaps between buildings and building permeability especially near ground level.

Proposals in response to AVA Findings and Recommendations

- Taking into account the findings and recommendations of the AVA and other relevant factors such as site constraints and impacts on development/ redevelopment potential, the following measures to facilitate air flows between the coastal and inland areas are adopted:
 - (a) strips of NBA are proposed at the waterfront areas of Sham Tseng to ensure wind to filter through to the inland area and enhance air ventilation performance in that locality (see Plans B-1 & B-2 and paragraph 11 below for details);
 - (b) the existing low-rise developments within the "G/IC" and "OU" sites that are connected to or next to the air paths are maintained; and
 - (c) future developments are encouraged to adopt suitable design measures to minimize any possible adverse air ventilation impacts, including greater permeability of podium, wider gap between buildings, disposition, orientation, and perforation of building towers to align with the prevailing winds, as appropriate. This will be stated in the Explanatory Statement of the OZP.

7. **Planning Intention**

According to the consultancy study "Landscape Value Mapping of Hong Kong", the Area is defined as "Urban Fringe Landscape" which lies at the edge of urban areas

i.e. landscapes on the edges of towns or cities characterised by lower densities and land uses requiring greater space; a more or less equal relationship between built and un-built spaces.

within vegetated or wooded settings. It is characterized by a mix and gradual gradation of high-density development at the sub-urban core of Sham Tseng in the central, medium and low-density developments along the eastern and western coastal areas and hilly terrain in the north. The general planning intention is to maintain the urban fringe character of the Area through the preservation of the existing townscape, characters and a development profile compatible with the surrounding natural environment.

8. Urban Design Principles for Formulating Building Height Restrictions (BHRs)

- 8.1 In conducting the BH review, the broad urban design principles set out in the Urban Design Guidelines (which were incorporated in the Hong Kong Planning Standards and Guidelines (HKPSG) (Chapter 11) promulgated in 2003) should be taken into consideration. Also, the topography, local character, preservation of natural environment, predominant land uses, the waterfront setting and country park backdrop as well as compatibility in terms of BH with the surrounding area should be taken into account. An Urban Design Appraisal has been prepared at **Attachment VIII**. The urban design principles that have been considered and adopted in formulating the BH control for the Area are as follows:
 - the scenic backdrop of Tai Lam Country Park is a valuable landscape feature for this Area and should be preserved as far as possible;
 - the urban-fringe character of the Area should be maintained;
 - stepped height concept with lower developments and more open setting along the waterfront and gradation of height profile towards the upland to echo the natural topography should be adopted;
 - excessively tall buildings should be avoided in view of the waterfront setting of the Area and in order to preserve the view to the green hill backdrop;
 - the view to the Area from major vantage points at Pak Wan of Ma Wan and Tsing Yi Viewing Platforms, and selected vantage points at hiking trail/catchwater at Tai Lam Country Park and Sunny Bay of Lantau Island should be taken into account;
 - the BH profile should be sympathetic and compatible in scale and proportion with the surrounding developments within the locality;
 - views to the landmark bridge (Ting Kau Bridge) from the vantage point at Tsing Yi Viewing Platform should be respected;
 - the setting of the heritage buildings (i.e. Dragon Garden and Homi Villa) should be protected;
 - existing view corridors and wind corridors to maintain wind and sea breezes should be preserved;

- open spaces and low-rise GIC/OU sites should be retained to serve as visual and spatial relief; and
- where practicable, continuous waterfront promenades allowing connections with inland area should be provided for public enjoyment.
- In formulating the BHRs, considerations have been taken to ensure that upon incorporation of the restrictions, private development sites (except for "G/IC" and "OU" sites) should be able to accommodate the maximum plot ratio/GFA permissible under the OZP, taking into account the development restrictions under the lease. The proposed BH bands should also ensure that the urban design principles would be followed. For the "G/IC" and "OU" sites, their functional requirements and role as visual and spatial relief have been taken into account in formulating the BHRs.

9. Proposed Building Height (BH) Concept (Plan 13)

- 9.1 As mentioned in paragraph 4.3 above, the Area is divided into three sub-areas with different characters. Details of the BH concept for the Planning Scheme Area and for each of the three sub-areas and formulation of BH control are provided in paragraphs 4 and 5 of the Urban Design Appraisal (Attachment VIII).
- 9.2 Taking into account the urban design principles mentioned in paragraph 8 above, the proposed BH concept for the Area (**Plan 13**) is described below:
 - (a) A stepped BH concept is generally adopted with BH gradually increasing from the waterfront to the uphill areas. Respect is given to the low- to high- and medium-rise BH profile of the various existing residential clusters along Castle Peak Road running from east to west which is in harmony with the scenic backdrop of Tai Lam Country Park and the urban fringe character of the Area. The stepped (north-south) and varying (east-west) BH profiles would help enhance visual permeability and wind penetration, and maintain an intertwined relationship with the long stretch of water edge.
 - (b) Sham Tseng is proposed to continue to serve as the "sub-urban core" with a "gourmet/tourist precinct" and concentration of high-rise residential developments. Excessively tall and out-of-context buildings on the waterfront should be avoided, and redevelopment of such existing buildings at the Sham Tseng waterfront (i.e. Bellagio, Ocean Pointe and Lido Garden) should conform to the BHRs under the OZP.
 - (c) Ting Kau is proposed to maintain its existing low-rise low-density character with leisure and aquatic activity areas along the coastline. In order to respect the views to Ting Kau Bridge (landmark bridge) as seen from the vantage point at Tsing Yi Viewing Platform, the existing low-rise low-density character of Ting Kau and BH of Royal View Hotel not exceeding the lowest soffit level of the bridge are retained.

- (d) Tsing Lung Tau is proposed to maintain its existing medium-rise and medium-density character together with sporadic low-rise villa type developments enhancing diversity in townscape.
- (e) The existing open spaces, beaches and green belts along the waterfront and inland and low-rise GIC/OU developments scattered throughout the Area are retained to serve as breathing spaces and visual relief in the Area. The existing view corridors and wind corridors are also preserved and enhanced.
- (f) The setting of the heritage buildings, i.e. Dragon Garden (Grade 2 historical building) near Dragon Beach and Homi Villa (Grade 3 historical building) near Hoi Mei Beach, is preserved.

10. Proposed Building Height Restrictions (BHRs) (Plan A)

- Taking account of the BH concept, various types and heights of developments and the topography of the Area, BHRs will be expressed in terms of mPD for developments in the "R(A)", "R(B)", "R(D)" and "R(E)" zones. For the low-rise "G/IC" and "OU" developments with BHs not taller than 13 storeys, they will be subject to the restrictions in terms of number of storeys to allow design flexibility to cater for specific functional requirements unless there is special need to control the height level for visual or air ventilation purposes. Details of the proposed BHRs for the various zones are set out in paragraphs 10.4 to 10.8 below. In counting the number of storeys of "G/IC" and "OU" developments for BH purpose, basement floor(s) may be disregarded.
- In formulating the BHRs, it would be ensured that upon incorporating the restrictions, private development sites (except for "G/IC" and "OU" sites) would be able to accommodate the maximum plot ratio/GFA as stipulated on the OZP, taking into account the site characteristics and development restrictions under the lease. For those existing developments with their BH exceeding the proposed BHRs, their existing BH would generally be respected. The Notes will stipulate that any development/redevelopment should be subject to BHR as stipulated on the OZP or of the existing BH, whichever is the greater. However, for those existing developments which are excessively tall and out-of-context with the waterfront setting and incompatible with the urban fringe character of the Area, the redevelopment to the existing BH should not be allowed.
- To allow for design flexibility, to provide incentive for developments/ redevelopments with planning and design merits and to cater for circumstances with specific site constraints, a minor relaxation clause in respect of the BHRs is incorporated into the Notes of the Plan. Each planning application for minor relaxation under section 16 of the Ordinance will be considered on its own merits. However, minor relaxation of BHRs for sites with existing BHs already exceeding the specific BHRs stipulated on the Plan are generally not supported unless under exceptional circumstances and with very strong justifications. The following criteria are proposed for

incorporation into the ES of the OZP for consideration of applications for minor relaxation of BHs:

- (a) amalgamating smaller sites for achieving better urban design and local area improvements;
- (b) accommodating the bonus plot ratio granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as a public passage/street widening;
- (c) providing better streetscape/good quality street level public urban space;
- (d) providing separation between buildings to enhance air ventilation and visual permeability;
- (e) accommodating building design to address specific site constraints in achieving the permissible plot ratio under the Plan; and
- (f) other factors such as need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality and would not cause adverse landscape and visual impacts.
- Details of the proposed BHRs for the three sub-areas are set out in the following paragraphs. The effects of the proposed BHRs are demonstrated by photomontages at **Plans 16A** to **16D**.

Ting Kau Sub-area (Plan 13A)

10.4.1 This area is characterized by a recognised village (Ting Kau Village) and low-rise low-density residential developments which are zoned "V" and "R(C)" (also its sub-zones) respectively and subject to BHRs as mentioned in paragraph 5.1 above. Royal View Hotel is zoned "CDA(1)" restricted to a maximum BH of 76.77mPD which is the lowest soffit level of Ting Kau Bridge so as to avoid causing adverse visual impact to the bridge. Having regard to the above and the BH concept mentioned in paragraph 9.2 above, it is considered that the current BHRs for these developments are appropriate and should remain unchanged to preserve the existing low-rise low-density and urban fringe character of the Area.

Sham Tseng Sub-area (Plans 13B and A)

10.4.2 This area is in the central part of the Area. Despite the fact that high-rise and high-density residential developments are concentrating along the waterfront areas, Sham Tseng sub-area possesses an urban fringe character. The general BH principle for development within this sub-area is to allow a stepped height concept with BH of 85mPD from the waterfront and gradually increases to 160mPD to the uphill areas. The BHR of 85mPD has taken into account the maximum PR of 5 permitted under the OZP

for the "R(A)" zone and requirements for promenade and NBA where appropriate. Excessively tall and out-of-context building on the waterfront should be avoided.

- 10.4.3 The proposed BHRs for the "R(A)" sites in this sub-area are as follows:
 - maximum building heights of 30mPD, 100mPD and (a) 120mPD are proposed for the "R(A)3" site (i.e. Bellagio). The site was the subject of seven planning applications (previously zoned "CDA") which were approved with conditions by the Committee between 1996 and 2002. Despite the fact that the development (193mPD) was completed according to the approved scheme in phases between 2002 and 2005, there have been growing public aspirations towards the BH and built form of developments, particularly for sites at or near the waterfront. The existing BHs (193mPD) of the residential towers of Bellagio are considered excessively tall and out-of-context with the waterfront setting of the site (Plans 2C and 4A). Given the urban-fringe character and waterfront setting of the area, it is considered that a lower height band would be more appropriate in this part of the sub-area. In the Notes of the OZP, the site is subject to a maximum domestic GFA of 257,234m² (equivalent to PR of 4.89 based on the total site area of 52,591m2 under the approved scheme) and a maximum non-domestic GFA of 2.872m² (both of which are entitled under lease) and the provision of GIC facilities, a transport terminus and two nullah decks and a 10m-wide promenade open for public access. According to the general BH principle as mentioned in paragraph 10.4.2 above. developments in the waterfront area should be in the range of 85mPD. However, as a considerable portion of the site (about 23%) is required for public transport terminus, public walkway and promenades and proposed NBAs, the net PR will be in excess of 7. Hence, a higher height band of 100mPD is proposed at the southern part of the site and stepped up to 120mPD in the inner area with a view to catering for the GFAs permissible under the OZP and having regard to the urban fringe character of the area, the waterfront setting and the stepped height concept mentioned in paragraph 9.2 above. A maximum BH of 30mPD is proposed for the existing public transport terminus and Bellagio Mall (26mPD) at the northern part of the site fronting Castle Peak Road to maintain the existing low-rise character to be compatible with the adjoining school development (Plan 7B-8). Besides, the provision for redevelopment to the existing BHs is not allowed taking into account of the waterfront setting and to ensure the realization of the planning intention upon redevelopment in the long term (Photomontages at Plans 16A, 16B and 16D);

- maximum building height of 85mPD is proposed for the (b) "R(A)2" site (i.e. Ocean Pointe) according to the general BH principle as mentioned in paragraph 10.4.2 above. The site was the subject of a planning application (previously zoned "CDA") which was approved with conditions by the Committee in 1997. Despite the fact that the development was completed according to the approved scheme in 2000. there have been growing public aspirations towards the BH and built form of developments, particularly for sites at or near the waterfront. The existing BH of Ocean Pointe at 176mPD is considered excessively tall and out-of-context with the waterfront setting of the site (Plan 4A). Given the urban-fringe character and waterfront setting of the area, it is considered that a height band of 85mPD would be more appropriate in this part of the sub-area. In the Notes of the OZP, the site is subject to a maximum GFA of 45,660m² (equivalent to a PR of 5.0 based on a site area of 9,132m² under the approved scheme) which is also entitled under lease, and the provision of a 5m-wide promenade open for public access. Having regard to the urban fringe character, the waterfront setting and the stepped height concept mentioned in paragraph 9.2 above for the area, a BHR of 85mPD which can cater for the GFA permissible (equivalent to PR 5) under the OZP is proposed. Besides, the provision for redevelopment to the existing BHs is not allowed taking into account of the waterfront setting and to ensure the realization of the planning intention upon redevelopment in the long term (Photomontages at Plans 16A, 16B and 16D);
- (c) maximum building height of 100mPD is proposed for Lido Garden (to be rezoned from "R(A)" to "R(A)4"). The existing development with PR of about 8 and BH of up to 110mPD was completed in 1989 prior to the gazettal of the first OZP for the Area. The existing BH of Lido Garden is considered incompatible with the waterfront setting of the site (Plan 4A). Given the urban-fringe character and waterfront setting of the area, it is considered that a lower BH would be more appropriate in this part of the sub-area. In the Notes of the OZP, the site is subject to a PR of 5/9.5 but the lease has no restriction on the PR. In order to cater for redevelopment up to the existing PR of 8 and having regard to the site configuration, a higher height band of 100mPD is proposed for this site. Due respect has been given to the urban fringe character, the waterfront setting and the stepped height concept mentioned in paragraph 9.2 above for the area. Besides, the provision for redevelopment to the existing BHs is not allowed taking into account of the waterfront setting and to ensure the realization of the planning intention upon redevelopment in the long term (Photomontages at Plans 16A, 16B and 16D);

- (d) maximum building height of 130mPD is proposed for the "R(A)1" site (i.e. Rhine Garden with existing BH of 117mPD)which is located further inland on the northern side of Castle Peak Road having regard to the stepped height concept mentioned in paragraph 9.2 above; and
- (e) maximum building heights of 140mPD and 160mPD are proposed for the two "R(A)" sites (i.e. Rhine Terrace with existing BH of 133mPD and Sea Crest Villa Phase 1 with existing BH of 161mPD) respectively which are on uphill areas north of Castle Peak Road having regard to the urban fringe character and the stepped height concept mentioned in paragraph 9.2 above for the area.
- 10.4.4 The proposed BHRs for the "R(B)" sites in this sub-area are as follows:

maximum building heights of 150mPD, 145mPD and 125mPD are proposed for the three "R(B)" sites (i.e. Anglers Bay, Sea Crest Villa Phase 2 and Sea Crest Villa Phase 3 with existing BHs of 150mPD, 143mPD and 126mPD) respectively which are on uphill areas north of Castle Peak Road having regard to the urban fringe character and the stepped height concept mentioned in paragraph 9.2 above for the area.

- 10.4.5 The proposed BHRs for the "R(C)" sites in this sub-area are as follows:
 - (a) there are four "R(C)" sites in this area including three sites located along the coastal area and one site near the hillside (i.e. ex-Kowloon Textile Family Dormitory adjacent to Sham Tseng Commercial New Village);
 - (b) the existing BHR for "R(C)" zone (i.e. 3 storeys including car park) is appropriate for the three sites along the coastal area in order to preserve the existing low-rise low-density character along the coast. The retention of the BHR for the "R(C)" zone would help protect the setting of the heritage building of Dragon Garden in the western part of this subarea; and
 - (c) the ex-Kowloon Textile Family Dormitory (40mPD/21m) currently zoned "R(C)" (Plans E-1 to E-4) was completed in the 1960s prior to the density standard formulated in the 1970s. The lease of the site expired in 1997 and was not renewed. Hence, the site together with the structure was reverted to the Government. The site has an area of about 660m² near the hillside area of Sham Tseng Commercial New Village and is occupied by an existing 6-storey building (with PR about 3.3) accommodating the families of the staff of the ex-Kowloon Textile Company under tenancy

agreement. The site has no direct vehicular access. Sham Hong Road which is about 30m from the site is a narrow single-lane village road maintained by District Office/Tsuen Wan. Since the site is surrounded on three sides by vegetated slopes zoned "GB" and located to the north of some village houses which are predominantly 3-storey in height, the existing height (6-storey) of the development is considered incompatible with the surrounding rural environment and village house development. In order to maintain a compatible BH profile, the existing 6-storey building should be phased out upon redevelopment in the long term. Hence, it is suggested that the provision for redevelopment to the existing PR and height of the building should not be allowed. The existing PR restriction of 0.4 and BHR of 3 storeys including car park under the OZP are considered compatible with the character of the surrounding areas and hence are proposed to be retained. Renovation works to the existing building will still be allowed as long as there is no addition of GFA and/or BH. In this connection, it is proposed to rezone the site from "R(C)" to "R(C)4" with maximum PR of 0.4 and BH of 3 storeys including car park to cater for the proposed amendment in the Remarks of the Notes.

- 10.4.6 The proposed BHRs for the "R(E)" sites in this sub-area are as follows:
 - (a) maximum building height of 85mPD is proposed for the site at Lot 194 DD390 (currently occupied by Garden Co. Ltd. with existing BH of 73mPD) according to the general BH principle as mentioned in paragraph 10.4.2 above. In the Notes of the OZP, the site is subject to PR of 5/9.5 but the lease has no restriction on PR. The site is very close to the waterfront area (with an existing open space and Sham Tsz Street in-between) (Plan 2C). The proposed BHR of 85mPD is able to cater for the GFA permissible under the OZP and having regard to the urban fringe character, the waterfront setting and the stepped height concept mentioned in paragraph 9.2 above for the area (Photomontages at Plans 16A, 16B and 16D); and
 - (b) maximum building height of 100mPD is proposed for the inland site at Lot 193 DD390 (currently occupied by Garden Co. Ltd. with existing BH of 23mPD) (Plan 7B-8). In the Notes of the OZP, the site is subject to PR of 5/9.5 but the lease has no restriction on PR. Taking into account the further inland location of the site, a BH restriction of 100mPD which can cater for the GFA permissible under the OZP is proposed having regard to the urban fringe character and the stepped height concept mentioned in paragraph 9.2 above for the area (Plans 16A and 16B).

There is one "C" zone (about 3.300m²) in this sub-area. This zone 10.4.7 includes a nullah, Chan Kee Commercial Centre with BH of 3 storeys, and a youth centre and village houses with BH of 2 storeys (Site Photo at Plan 7B-5 and Site Plan at Plan 7D). Chan Kee Commercial Centre is restricted to PR 3 and BHR of 4 storeys under the lease. The youth centre and the village houses are under short term tenancies on government land. In view of its close proximity to the "V" and "G/IC" sites which are low-rise in character, it is considered that the existing BHR under the OZP for the "C" site (i.e. 3 storeys above one level of car park) should remain unchanged. However, since there is at present no PR control for this "C" zone under the OZP, the permissible BHR of 3 storevs would result in a building up to PR 3 with full site coverage without any setback at ground or upper level. Taking into account the exclusion of the area of the existing nullah (net site area about 941m²) on the western part of the zone and the intensity of the existing developments (based on the existing GFA, the existing building footprints and their permissible BH of 3 storey under the OZP), a maximum PR of 2.15 is proposed for this site so as to achieve more visual permeability at this locality through building setback at ground or upper level. To allow for design flexibility, a minor relaxation clause for the PR restriction has been included. Besides, a clause will be added in the Notes to allow development and/or redevelopment of the site to the maximum PR of 2.15 or the PR of the existing building, whichever is the greater.

Tsing Lung Tau Sub-area (Plans 13C and A)

- 10.4.8 This area is characterized by medium-rise and medium-density residential developments with few low-rise and low-density residential development along the coast and village developments on the uphill area. The general principle for development within this sub-area is to maintain this local character and to adopt a stepped height concept with BH gradually increasing from the waterfront (60mPD) to the uphill areas (120mPD). Excessively tall and out-of-context buildings on the waterfront should be avoided. A strip of NBA is also proposed for visual and air ventilation purposes.
- 10.4.9 The proposed BHRs for the "R(B)" sites in this sub-area are as follows:
 - (a) maximum building heights of 60mPD, 90mPD, 95mPD and 120mPD are proposed for Hong Kong Garden (TLTL 60 (Part)) (to be rezoned from "R(B)" to "R(B)1"). The site has an area of about 13.6 ha (about 13.4 ha excluding the commercial complex zoned "C"). The existing development with PR 1.6 (net PR about 3.1 after deducting slope and internal road within the lot from site area calculation) and BH in the range of 23mPD to 124mPD was completed in phases between 1986 and 2002 in accordance with the master layout plan under lease, which was agreed by concerned Government departments before gazettal of the

first OZP for Tsuen Wan West in 1989. Given the level differences of the site, the building blocks (including 27 medium-rise, 6 low-rise and 4 carpark blocks) are arranged in clusters at different site platforms/mean street levels and hence a varying BH profile is resulted. The existing height of the domestic blocks at the waterfront vary from 23mPD to 86mPD whilst the height of the domestic blocks at high grounds vary from 83mPD to 124mPD, contributing to a stepped height profile with BH gradually increased from the waterfront towards the uphill area (Plan 16D). The site is subject to a maximum PR of 2.1 and SC of 17.5% under the OZP and maximum domestic PR and GFA of 1.575 and 214,706m² respectively under lease. The permissible PR under OZP is one-third higher than that under lease and if applied, the resultant development (net PR about 4) will change the medium density character of the area. In order to avoid excessive development intensity for the site, a new sub-area "R(B)1" with a maximum GFA of 214,706m², which is the permissible domestic GFA of the whole development under lease, is proposed for the site. Four height bands (60mPD, 90mPD, 95mPD and 120mPD) are proposed to cater for the maximum permissible GFA to be incorporated in the OZP and having regard to the urban fringe character, the waterfront setting and the stepped height concept mentioned in paragraph 9.2 above for the area:

- (b) maximum building height of 95mPD is proposed for a site surrounded by Hong Kong Garden (Government land (about 1,194m²) and Lots 15, 16, 18 & 19 in DD 388 (about 186m²)) (to be rezoned from "R(B)" to "R(B)1"). The site is currently vacant and fenced off (Site Photo at Plan 7C-2 and Site Plan at Plan D-2). It is zoned "R(B)" with a maximum PR of 2.1 and SC of 17.5% under the OZP. Having regard to the urban fringe character and the stepped height concept mentioned in paragraph 9.2 above for the area, a BH band of 95mPD and a maximum GFA of 2,898m² (equivalent to PR of 2.1) are proposed for this site. Being located within the residential cluster of Hong Kong Garden, this site is proposed to form part of the new "R(B)1" sub-area;
- (c) maximum building height of 60mPD is proposed for three sites at the waterfront, namely Lung Tang Court (45mPD), a private land (Lot 94 in DD 388) and the Government land currently being used as a temporary open car park (to be rezoned from "U" to "R(B)") having regard to the urban fringe character, the waterfront setting and the stepped height concept mentioned in paragraph 9.2 above for the area (Plans 16A, 16B and 16D);

- (d) maximum building height of 90mPD is proposed for Royal Sea Crest (existing BH of 93mPD) which is located inland having regard to the urban fringe character and the stepped height concept mentioned in paragraph 9.2 above for the area; and
- (e) maximum building height of 130mPD is proposed for Sea Crest Villa Phase 4 (existing BHs from 119mPD to 136mPD) which is on uphill areas north of Castle Peak Road having regard to the urban fringe character, the waterfront setting and the stepped height concept mentioned in paragraph 9.2 above for the area.
- 10.4.10 There are seven "R(C)" sites in this sub-area with existing BH in the range of 1 to 3 storeys along the coastal area. The existing BH restriction for "R(C)" zone (i.e. 3 storeys including car park) is appropriate for these sites along the coastal area in order to preserve the existing low-rise low-density character along the coast line.
- There is one "C" site (about 2,398m²) in this sub-area. It is currently 10.4.11 occupied by Hong Kong Garden Commercial Complex (TLTL 60 (Part)) with BH of 3 storeys above one level basement car park (Site Photo at Plan 7C-2 and Site Plan at Plan 7D). It is restricted to a maximum GFA of 4,180m² under the lease. The site is at the waterfront. It is considered that the existing BHR for the "C" site under OZP (i.e. 3 storeys above one level of car park) should remain unchanged having regard to the waterfront setting. However, since there is at present no PR control for this "C" zone, the permissible BHR of 3 storeys would result in a building up to PR 3 with full site coverage without any building setback at ground or upper level. Taking into account its waterfront setting, its existing development intensity and the BHR under the OZP, a maximum PR of 1.75 (equivalent to GFA of about 4,180m² permitted under lease) is proposed for this site so as to achieve more visual permeability at this locality through building setback at ground or upper level.
- 10.4.12 The future use of a site and its surrounding slopes zoned "U" is subject to further investigation. BHRs will be incorporated upon finalisation of the future use.

"G/IC" and "OU" Sites

Generally, the "G/IC" and "OU" sites are intended to provide/reserve land for the necessary GIC and other specified facilities to serve the community. In formulating the proposed BHRs for these "G/IC" and "OU" sites, due regard has been given to the nature of the existing facilities/uses on the sites, the existing development intensity and their as-built conditions, any known or committed development proposals, the height restrictions on the land allocation/lease (if any), the need to meet the functional or minimum height requirements for the designated GIC or OU facilities (e.g. requirement of eight storeys for standard school), the need to maintain compatible building mass in the local setting and to provide visual and spatial relief in the built-up areas. In

view of the various types of uses and diversified BHs, generalisation of the BHRs has been made for some GIC uses falling within the same cluster or of similar use in the vicinity as appropriate. If there is a need for higher BH when a specific development/redevelopment proposal is available in future, an application for the relaxation of the BHR can be made to the Board through the planning application or plan amendment procedures. Such application will be considered based on their individual merits.

"G/IC" Sites (Plans 15A to 15C)

- There are a total of 20 "G/IC" sites in the Area (Attachment V). The majority of them have been developed to their designated uses including 3 for educational uses, 2 for government uses and 15 for utilities and other GIC uses. These comprise schools, public utilities such as fire services water tanks, electrical sub-stations, telephone exchange, public toilets, pump stations/houses, fresh water treatment works, fire station cum ambulance depot, marine traffic control station and country park management centre.
- The proposed BHRs for the "G/IC" sites have been made in accordance with the planning consideration mentioned in paragraph 10.5 above. The proposed BHRs for the "G/IC" sites can be broadly grouped as follows:
 - (a) maximum building heights of 1 to 3 storeys is proposed to meet the functional requirements of the existing and planned GIC uses such as fire services water tank, telephone exchange, electricity sub-stations, marine traffic control station, public toilet, sewage pumping station, fresh water treatment works and service reservoirs, country park management centre and a proposed GIC site at Sham Tseng having regard to the BH profile of the surrounding buildings.
 - (b) maximum building height of 6 storeys is proposed for the existing of fire station cum ambulance depot to meet its functional requirement.
 - (c) maximum building height of 8 storeys is proposed for school development which is the general requirement for standard school, and possible use of a site within Hong Kong Garden in Tsing Lung Tau for education purpose.

"OU" Sites (Plan 15B)

- There are three "OU" zones on the OZP annotated "Tourism and Recreation Related Uses", "Sewage Treatment Plant" and "Amenity Area" (Attachment VI). The proposed BHs for these sites are as follows:
 - (a) Tourism and Recreation Related Uses a maximum building height of 1 storey is proposed to protect the existing single-storey ex-Government quarters building (Homi Villa) (Grade 3 historical building) accommodating the Airport Core Programme Exhibition Centre near Hoi Mei Beach. The planning intention in the Notes is also revised to "preservation of the ex-Government Quarters building for adaptive tourism and recreation and related uses" to reflect the intention of preserving the historical building.

- (b) <u>Sewage Treatment Plant</u> a maximum building height of **5 storeys** is proposed to meet the functional requirement of the existing Sham Tseng Sewage Treatment Plant.
- (c) Amenity Area it is not necessary to impose BHR as this zone is intended primarily for the development of amenity area.

11. <u>Designation of Non-Building Areas (NBAs) on the OZP</u> (Plans B-1 to B-6)

- As mentioned in paragraph 6.8 above, strips of NBA are proposed at the waterfront areas of Sham Tseng to ensure wind to filter through to the inland area and enhance air ventilation performance in that locality. According to the AVA Study, the proposed NBAs are useful and the permeability provided by these NBAs is reasonable for maintaining and improving air ventilation of the surrounding areas. They are described as follows:
 - (a) A strip of NBA of 25m wide is proposed in the northwestern part of Bellagio (Plans B-1 & B-2 and Aerial/Site Photos at Plans B-3 & B-4). The NBA passes through the existing landscape area of Bellagio and connects to Castle Peak Road. It will help facilitate air flow from the south for the inland area particularly Sham Tseng Catholic Primary School located just behind Bellagio.
 - (b) A strip of NBA of 20m wide is proposed in the eastern part of Bellagio (Plans B-1 & B-2 and Aerial/Site Photos at Plans B-3 & B-5). The NBA passes through the existing landscape area of Bellagio and connects to Castle Peak Road. It will help facilitate air flow from the south for the inland area.
 - (c) The existing Sham Tsz Street in Sham Tseng has a width of 12m (including pedestrian pavements). The following NBAs are proposed to align with Sham Tsz Street to facilitate air flow from the south for the inland area (Plans B-1 & B-2 and Aerial/Site photos at Plans B-3 & B-6):
 - a 3m wide strip of NBA is proposed along the eastern part of Ocean Pointe. As it is currently blocked by podium structures of Ocean Pointe, the NBA would be realized upon redevelopment of the site;
 - (ii) a 3m wide strip of NBA is proposed along the western portion of a "R(E)" site (Lot 194 in DD 390). As it is currently blocked by structures of Garden Co. Ltd., the NBA would be realized upon redevelopment of the site; and
 - (iii) a 3m wide strip of NBA is proposed along the eastern portion of a "R(E)" site (Lot 193 in DD 390). As it is currently blocked by structures of Garden Co. Ltd., the NBA would be realized upon redevelopment of the site.

The above NBA requirements will not apply to underground developments. For flexibility, a minor relaxation clause will be incorporated in the Notes of the relevant zones to allow minor relaxation of the stated BHs or NBA restrictions as shown on the Plan under exceptional circumstances.

12. Visual Impact

- The profile of the existing developments including BH in the Area is described in paragraphs 4 and 5 above. Moreover, the urban design principles for formulating the BHRs and concept behind the control are set out in paragraphs 8 and 9 respectively. It should be noted that the Area does not fall within the 'view fan' for ridgeline protection under the Urban Design Guidelines. In this regard, 4 vantage points (VPs) taking into consideration the availability of views popular to the public and viewing locations accessible to the public are selected for assessing the visual impact of the proposed BHRs.
- Pak Wan of Ma Wan (VP1) is a major VP providing panoramic view of Sham Tseng, Ting Kau and Tsing Lung Tau. Another major VP is at Tsing Yi public viewing platform (VP2) which is at a prominent location, designed/built for public viewing purpose and easily accessible by the public. Another VP (VP3) is located at a hiking trail/catchwater at a high ground of Tai Lam Country Park providing views over the major residential developments in Tsing Lung Tau. VP4 is taken from Sunny Bay, Lantau Island providing views towards Tsing Lung Tau and Sham Tseng. Locations of these VPs are indicated in Plan 3.

Appraisal of Visual Impact

- The visual impact of the BHRs as proposed in paragraph 10 above are demonstrated by photomontages at **Plans 16A to 16D.** Details of the visual impact assessment are provided in paragraph 7 of the Urban Design Appraisal (**Attachment VIII**).
- As shown in the photomontages, the proposed BHRs of 85mPD and 100mPD 12.4 at the waterfront of Sham Tseng and 60mPD at the waterfront of Tsing Lung Tau would help ensure that future developments will be compatible with the waterfront setting of the area. A stepped BH profile in Sham Tseng is achieved with BHRs of 85mPD/100mPD at the waterfront stepping up to 130mPD/140mPD towards the uphill area in the north (Plan A). The stepped BH concept is also adopted for Tsing Lung Tau with BHR of 60mPD at the south stepping up to 120mPD towards the northern part. In order to phase out the existing excessively tall buildings which are incompatible and out-ofcontext with the waterfront setting, future redevelopment of such buildings in Sham Tseng, i.e. Lido Garden, Bellagio and Ocean Pointe, up to their respective existing BHs is not permitted. The BH profiles for the waterfront areas of Sham Tseng and Tsing Lung Tau are sympathetic and compatible with the surrounding topographic and landscape setting. The retention of the lowrise character in Ting Kau and the hillside areas of Sham Tseng would help preserve the green hill backdrop, the setting of the nearby Country Park, the existing visually and aesthetically pleasant environment, as well as the setting of heritage buildings (Dragon Garden and Homi Villa) and views towards Ting Kau Bridge from the vantage point at Tsing Yi Viewing Platform.

12.5 For the Area as a whole, the proposed BHs will result in an overall enhancement of the visual quality and complement the visual character of the Area as seen from the above vantage points.

13. Rezoning Proposals

13.1 Review of the "O" Zones

- 13.1.1 There are in total 12 "O" sites of various sizes, amounting to about 4.76 ha (**Plan 6**) in the Area. All of them have been developed either as open space or gazetted beaches except two sites located to the south of Sham Tseng Kau Tsuen (about 0.52 ha) and at Sham Hong Road (about 0.35 ha). The Sham Hong Road site is partly held under private lots (**Plan 14A-1**).
- 13.1.2 The "O" site to the south of Sham Tseng Kau Tsuen is partly occupied by Sham Tseng Temporary Playground and Sham Tseng Temporary Market and Cooked Food Centre, with a large portion within vegetated sloping areas (Plans 14B-1 to 14B-4). As this site is reserved for the provision of district open space in the long term, its current zoning is proposed to be retained.
- The "O" site at Sham Hong Road is mainly occupied by squatter huts 13.1.3 and structures, with the central part occupied by culverts with boulder trap to prevent the falling of boulders from adjacent slopes to the downstream areas (Plans 14A-1 to 14A-4). Both CEDD and DSD have advised that the site is susceptible to flood risk after rainstorm. Mitigation measures such as the construction of drainage channel along Sham Hong Road under local public works have been proposed to alleviate the flood hazards of the area. The improvement project is in the final design stage and intended to be carried out within a year or two. The Leisure and Cultural Services Department (LCSD) has advised that there is no development programme for this "O" site. According to the requirements of the Hong Kong Planning Standards and Guidelines, there is a surplus of about 8.32 ha of existing open space (including the local open space in private developments and district open space including beaches) in the area. Upon full development, there would be a surplus of about 9.02 ha of open space in the area (Attachment VII).
- 13.1.4 In view of the sufficient open space provision in Tsuen Wan West and Tsuen Wan District and the limited development potential of the site, LCSD considered it not necessary to keep the site for open space development. As the "O" site and the adjoining "GB" area (0.72 ha) are currently covered with squatter huts and temporary structures, it is considered appropriate to rezone them to "R(D)" which is intended for improvement and upgrading of existing temporary structures through redevelopment of existing temporary structures into permanent buildings (Plans F-1 to F-5). It is intended for low-rise, low-density residential developments subject to planning permission from the Board. A

maximum PR of 0.4 and BH of 2 storeys (6m) are proposed for this "R(D)" zone.

13.2 Review of "U" Zone (Plans G-1 to G-4)

- 13.2.1 An area of about 10 ha. to the west of Hong Kong Garden is zone "U" (Plan G-1) and intended to be a highway reserve for a proposed bridge linking Tsing Lung Tau to Kwai Shek at North-east Lantau (the Tsing Lung Bridge) which will form part of the proposed North West New Territories urban route (Route 10) without a definite implementation programme. The area is covered by an existing temporary car park, a temporary works area for the project of "Reconstruction and Improvement of Tuen Mun Road" as well as vegetated slopes. Upon review of the land uses of this area, it is found that while majority of the area is still required to be kept as "U" zone for future highway project, a site (with an area of about 0.49 ha) at the north-eastern portion and to the west of Hong Kong Garden (Plan G-2) may not be required for the proposed highway project and could be excised from the "U" zone.
- 13.2.2 The site (about 4,900m²) is currently used for temporary car parks (Site Photos at Plans G-3 & G-4). As the site is close to Hong Kong Garden, it is considered suitable for medium-density private housing development in terms of land use compatibility. Hence it is proposed to rezone it from "U" to "R(B)" for private residential use. The site will be subject to a BHR of 60mPD and the current PR and site coverage restrictions under the Notes of the "R(B)" zone of the OZP (i.e. PR 2.1 and SC 17.5%). The proposed use, BH and development intensity are compatible with those in the vicinity.
- 13.2.3 Concerned Government departments including TD, EPD, DSD, CEDD and WSD have been consulted on the proposal and confirmed that the proposed development will not have adverse traffic, environmental, drainage, geotechnical and infrastructural impacts on the Area. Other technical matters such as slope stability, provision of drainage, water supply and car park facilities, etc. will be addressed during the preparation of the lease conditions. Such requirements will also be spelt out in the Explanatory Statement of the OZP as appropriate.

13.3 Extension of OZP Boundaries

13.3.1 During the course of the OZP review, it is noted that a piece of vegetated slope (Government land) of about 0.5 ha in the north-eastern part of the Area near the tunnel portal of Tsing Long Highway falls outside the Tai Lam Country Park as well as the OZP boundary. To achieve better land use control with a view to preserving the existing vegetation and natural topography as well as taking account of the existing use, it is proposed to extend the OZP boundary to include this area and zone it as "GB" (Plans J-1 to J-3). Concerned Government departments including Agricultural, Fisheries and Conservation Department (AFCD) have no objection to put the area

under statutory planning control. On 16.8.2011, the Secretary for Development, under the delegated authority of the CE in C, directed the Board under section 3(1)(a) of the Ordinance to extend the planning scheme boundary of the OZP to cover the said area into the OZP.

- 13.3.2 It is proposed to rationalise the zoning boundaries of the "O" and "GB" zones along the southern coast to tally with the alignment of the High Water Mark and existing coastal features where appropriate (Plans M-1 to M-10 & N-1 to N-10).
- 13.3.3 There are four existing Government piers in Ting Kau, Sham Tseng and Tsing Lung Tau which are not covered by the OZP. To provide statutory planning control on these areas, it is proposed to include these piers and zone them as "OU" annotated "Pier" (Plans H-1 to H-8). A BHR of one storey is proposed to allow flexibility for the provision of possible minor structures.

13.4 Proposed Rezoning to Specify PR/GFA/BH Restrictions

As pointed out in paragraph 10.4 above, designation of sub-zones for the following developments is proposed to impose GFA restriction and/or to delete the provision for redevelopment to the existing BH/PR where appropriate:

- (a) Rezoning of Lido Garden in Sham Tseng from "R(A)" to "R(A)4" (Plans C-1 to C-4) (refer to paragraph 10.4.3(c) above)
- (b) Rezoning of Hong Kong Garden and a site surrounded by Hong Kong Garden in Tsing Lung Tau from "R(B)" to "R(B)1" (Plans D-1 to D-3) (refer to paragraphs 10.4.9(a) and 10.4.9(b) above)
- (c) Rezoning of the Ex-Kowloon Textile Family Dormitory site in Sham Tseng from "R(C)" to "R(C)4" (Plans E-1 to E-4) (refer to paragraph 10.4.5(c) above)
- 13.5 Minor Boundary Adjustments and Technical Amendments (Plans K-1 to K-13 & L-1 to L-14)

Minor adjustments to the boundary of various zones according to the as-built road alignments and road tunnel portal features, lot boundaries and land allocation boundaries, as well as technical amendments to the Notes are proposed to reflect the latest circumstances, as appropriate.

PROPOSED AMENDMENTS TO THE OZP

14. Amendments to the Matters Shown on the Plan

The proposed amendments to the OZP are shown on the draft Tsuen Wan West OZP No. S/TWW/17 (Attachment I) and explained below:

14.1 <u>Item A: Stipulation of Building Height Restrictions (BHRs)</u>
Stipulating new BHRs, in terms of mPD or number of storeys, for areas zoned "R(A)", "R(B)", "R(D)", "R(E)", "G/IC" and "OU" in accordance with paragraphs 10, 13.1 and 13.2 above (**Plan A**).

14.2 <u>Item B: Designation of Non-Building Areas (NBAs)</u> (Plans B-1 to B-6)

- (a) designation of two strips of land within the "R(A)3" zone (Bellagio) (20m wide along the eastern and 25m wide along the northwestern boundaries) at Sham Tseng as NBAs as mentioned in paragraph 11.1 above; and
- (b) designation of one strip of land (3m wide) within the "R(A)2" zone (Ocean Pointe), one strip of land (3m wide) within the "R(E)" zone (Lot 194 in DD390) and one strip of land (3m wide) within the "R(E)" zone (Lot 193 in DD390) as NBAs to enhance air ventilation along Sham Tsz Street, Sham Tseng as mentioned in paragraph 11.1 above.

14.3 Item C

Rezoning of a site at the western waterfront of Sham Tseng from "R(A)" to "R(A)4" and stipulating BHR in accordance with paragraph 10.4.3(c) above (Plans C-1 to C-4).

14.4 Item **D**

Rezoning of two sites (i.e. Hong Kong Garden and a site surrounded by Hong Kong Garden) from "R(B)" to "R(B)1" and stipulating BHRs in accordance with paragraphs 10.4.9(a) and 10.4.9(b) above (**Plans D-1 to D-3**).

14.5 Item E

Rezoning of a site from "R(C)" to "R(C)4" in accordance with paragraph 10.4.5(c) above (Plans E-1 to E-4).

14.6 Item F

Rezoning of a site at Sham Hong Road from "O" and "GB" to "R(D)" and stipulating BHR in accordance with paragraphs 13.1 above (Plans F-1 to F-5).

14.7 Item **G**

Rezoning of a site from "U" to "R(B)" and stipulating BHR in accordance with paragraph 13.2 above (Plans G-1 to G-4).

14.8 **Items H**

The designation of "OU" annotated "Pier" to four existing Government piers in Ting Kau, Sham Tseng and Tsing Lung Tau and stipulating BHRs in accordance with paragraph 13.3.2 above (**Plans H-1 to H-8**).

14.9 **Item J**

Extension of the boundary of OZP to include a piece of vegetated slope of about 0.5 ha in the north-eastern part of the Area near the tunnel portal of Tsing Long Highway in accordance with paragraph 13.3.1 above (Plans J-1 to J-3).

14.10 Items K & L (Plans K-1 to K-13 and L-1 to L-14)

Rezoning of areas shown as 'Road' to other appropriate zonings (Item K) and rezoning of areas from other zonings to 'Road' (Item L) to reflect the as-built road alignments, on-site situation/features and digital data base of Lands Department.

14.11 Items M & N (Plans M-1 to M-10 and N-1 to N-10)

Amendments to the boundaries of the "O" and "GB" zones along the southern coast to include (Item M) and exclude (Item N) areas according to High Water Mark (defined as being 2.3mPD) and existing coastal features such as seawall, pier, etc.

14.12 **Others**

Since the construction of the road works for the Castle Peak Road Improvement between Tsuen Wan Planning Area 2 and Sham Tseng, and between Sham Tseng and Ka Loon Tsuen have been completed, the annotation indicating their authorization by the CE in C is proposed to be deleted from the OZP.

15. Proposed Amendments to the Notes of the OZP

Amendments to the Notes of the "R(A)", "R(B)", "R(E)", "G/IC" and "OU" Zones to incorporate Building Height Restrictions (BHRs)

The proposed amendments to the Notes for these zones to incorporate the BHRs, as discussed in paragraphs 10 and 13.2 above, are shown on the revised Notes of the OZP in **Attachment II** (with additions in **bold and italics** and deletions crossed out).

Amendments to the Notes of the "C" Zone

- In order to better reflect the planning intention for the existing local commercial centres in the Area, the Notes for the "C" zone are revised to transfer 'Hotel' use from Column 1 to Column 2 in the Schedule of Uses for the "C" zone.
- The Remarks are revised to incorporate PR restrictions for the "C" zones in Tsing Lung Tau and Sham Tseng in accordance with paragraphs 10.4.7 and 10.4.11 above, and inclusion of an exemption clause for such restrictions.
- A clause to allow the maximum plot ratio to be exceeded in circumstances as set out in Building (Planning) Regulation 22(1) or (2) is included.
- The Remarks are revised to include provision for redevelopment to the existing BH of the sites zoned "C".

Amendments to the Notes of the "R(A)" and/or "R(E)" Zones

The Remarks are revised to incorporate NBA requirements for the "R(A)2", "R(A)3" and "R(E)" zones in accordance with paragraph 11.1 above.

The Remarks are revised to include provision for redevelopment to the existing GFA/PR of the sites zoned "R(A)1", "R(A)2", and "R(A)3".

Amendments to the Notes of the "R(B)" Zone

- 15.8 As the maximum PRs with corresponding SC restrictions are already specified in paragraph (2) of the Remarks, paragraph (1) of the Remarks specifying the maximum PR of 2.1 upon development/redevelopment is not necessary and should be deleted.
- The Remarks are revised to incorporate GFA restrictions for the proposed "R(B)1" zone as mentioned in paragraphs 10.4.9(a) and 10.4.9(b) above.

Amendments to the Notes of the "R(C)" Zone

15.10 The Remarks for the proposed "R(C)4" zone are added with the deletion of the redevelopment to the existing PR and BH clauses as mentioned in paragraph 10.4.5(c) above.

Incorporation of the Notes of the "R(D)" Zone

A set of Notes for the proposed "R(D)" zone is incorporated in accordance with paragraph 13.1 above.

Amendments to the Notes of the "G/IC" Zone

15.12 The Remarks are revised to include a clause to allow exemption of the basement floor(s) in determining the BHRs.

Amendments to the Notes of the "OU" Zone

- 15.13 The Remarks are revised to include a clause to allow exemption of the basement floor(s) in determining the BHRs.
- The planning intention of the "OU" annotated "Tourism and Recreation Related Uses" zone is amended to better reflect to intention for preservation of the existing building(s) at the site. The Remarks of this "OU" zone are amended to allow restoration works coordinated or implemented by Government and minor alteration/modification works ancillary and directly related to the always permitted uses within the existing building.
- 15.15 A set of Notes for the proposed "OU" annotated "Pier" zone is incorporated.

Amendments to the Notes of the "C", "R(A)", "R(B)", "R(E)", "G/IC" and "OU" Zones to include Minor Relaxation Clauses

The Remarks are revised to include a minor relaxation clause on maximum PR/GFA/BH/NBA restrictions as appropriate for relevant zonings.

Amendments to the Notes of the "R(A)", "R(B)", "R(C)" and "R(E)" Zones to clarify the Plot Ratio/GFA/Site Coverage Clause

15.17 Amendment is made to the exemption clause on maximum plot ratio/ GFA/ site coverage to clarify that exemption of caretaker's quarters is only applicable to domestic building or domestic part of the building.

Technical Amendments to the Covering Notes

15.18 Technical amendments to the Covering Notes in accordance with the revised Master Schedule of Notes are included.

16. Revision to the Explanatory Statement of the OZP

- The Explanatory Statement (ES) of the OZP is proposed to be revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also been taken to update the general information for the various land use zones to reflect the latest status and planning circumstances of the OZP.
- A section has been incorporated in the ES of the OZP to state clearly the Board's intention to exclude all slope areas within development sites from GFA/plot ratio calculation to avoid over development.
- 16.3 Copy of the revised ES (with additions in **bold and italics** and deletions erossed out) is at **Attachment III** for Members' consideration.

17. Plan Number

Upon exhibition for public inspection, the Plan will be renumbered as S/TWW/18.

18. Consultation

Departmental Consultation

18.1 The proposed BHRs and development intensity restrictions and the proposed rezoning of various sites have been circulated to relevant Government departments for comments. Where appropriate, their comments have been incorporated into the amendments.

Public Consultation

18.2 Since the amendment proposals involve mainly the imposition of BH and development intensity restrictions, it is considered not appropriate to carry out prior public consultation. Any pre-mature release of the development control information may lead to proponents rushing in to submit building plans before the control is incorporated into the OZP. This would defeat the whole purpose of development control. In any event, the proposed amendments to the OZP

will be exhibited under section 5 of the Ordinance for public representation, which is a statutory channel to solicit public views.

The District Officer/Tsuen Wan has advised that due to the District Council (DC) election, there will be no meeting of the Tsuen Wan DC up to end of 2011. Hence, the relevant Area Committee will be consulted on the amendments during the exhibition period of the draft Tsuen Wan West OZP No. S/TWW/17A (to be renumbered S/TWW/18 upon exhibition).

19. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved Tsuen Wan West OZP No. S/TWW/17 and that the draft Tsuen Wan West OZP No. S/TWW/17A at Attachment I (to be renumbered to S/TWW/18 upon exhibition) and its Notes at Attachment II are suitable for exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment III** for the draft Tsuen Wan West OZP No. S/TWW/17A as an expression of the planning intentions and objectives of the Board for the various land use zones on the Plan and the revised ES will be published together with the Plan.

Attachments

Attachment I	Draft Tsuen Wan West OZP No. S/TWW/17A
Attachment II	Revised Notes of the Draft Tsuen Wan West OZP No. S/TWW/17A
Attachment III	Revised Explanatory Statement of the Draft Tsuen Wan West OZP No. S/TWW/17A
Attachment IV	Existing and Proposed GFA/PR and BH Restrictions for Residential and Commercial Sites in Tsuen Wan West
Attachment V	Proposed BHRs for Sites within "G/IC" zone in Tsuen Wan West
Attachment VI	Proposed BHRs for Sites within "OU" zone in Tsuen Wan West
Attachment VII	Existing and Planned Provision of Open Space in Tsuen Wan West
Attachment VIII	Urban Design Appraisal for Proposed Amendments to the Approved Tsuen Wan West OZP No. S/TWW/17
Attachment IX	Expert Evaluation on Air Ventilation Assessment of the Tsuen Wan West Area
Plan 1	Annuarial Tarray Way Wast OZD Na C/TWW/17 (- 1 - 1)
	Approved Tsuen Wan West OZP No. S/TWW/17 (reduced scale)
Plan 2	Aerial Overview of Tsuen Wan West District
Plan 2A	Location Plan of Sub-Areas in Tsuen Wan West
Plans 2B to 2D	Site Photos of Ting Kau, Sham Tseng and Tsing Lung Tau
Plan 3	Locations of Major Vantage Points
Plans 4A to 4D	Views from Major Vantage Points
Plan 5	Zonings with Building Height/Plot Ratio/GFA/Site Coverage

Restrictions in Tsuen Wan West Planning Scheme Area

Plan 6	Green Belt and Open Space Zones in Tsuen Wan West Planning Scheme Area
Plans 7A & 7A1-4	Viewing Points and Site Photos – Ting Kau
Plans 7B & 7B1-8	Viewing Points and Site Photos – Sham Tseng
Plans 7C & 7C1-5	Viewing Points and Site Photos – Tsing Lung Tau
Plan 7D	Site Plan of "C" zones in Sham Tseng and Tsing Lung Tau
Plans 8A to 8C	Existing Building Height Profile – Ting Kau, Sham Tseng and Tsing
Tialls on to oc	Lung Tau (Number of Storeys)
Plans 9A to 9C	Existing Building Height Profile – Ting Kau, Sham Tseng and Tsing Lung Tau (in metres above Principal Datum)
Plans 10A to 10C	Existing Building age – Ting Kau, Sham Tseng and Tsing Lung Tau
Plan 11	Graded Historic Buildings and Site of Archaeological Interest in Tsuen
	Wan West Planning Scheme Area
Plans 11A & 11B	Aerial/Site Photos of Site of Archaeological Interest and Graded
AND THE REST OF THE WORLD	Historic Buildings
Plan 12	Existing Wind Directions in the Area
Plan 13	Building Height Concept Plan
Plan 13A	Proposed Building Height Restrictions for "Residential" and
71 407	"Comprehensive Development Area" Sites – Ting Kau
Plan 13B	Proposed Building Height Restrictions for "Residential" and
Plan 13C	"Commercial" Sites – Sham Tseng
Flan 15C	Proposed Building Height Restrictions for "Residential" and "Commercial" Sites – Tsing Lung Tau
Plans 14A1-A4 &	Site Plans and Site Photos of Open Space at Sham Tseng
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Plans 15A to 15C	Proposed Building Height Restrictions for "G/IC" and "OU" Sites -
	Ting Kau, Sham Tseng and Tsing Lung Tau
Plans 16A to 16D	Photomontages showing Views from Vantage Points
	Percentage II Coled Motes of the Deaft Tanen Was West I
Plan A	Location Plan – Proposed BH Restrictions
Plans B-1 to B-6	Location Plans, Site Plans, Aerial Photo and Site Photos – Proposed Designation of NBAs
Plans C-1 to C-4	Location Plan, Site Plan, Aerial Photo and Site Photo – Proposed
Tiums e Tio e T	Rezoning of Lido Garden, Sham Tseng from "R(A)" to "R(A)4"
Plans D-1 to D-3	Location Plan, Site Plan and Aerial Photo – Proposed Rezoning of
	Two Sites in Tsing Lung Tau from "R(B)" to "R(B)1"
Plans E-1 to E-4	Location Plan, Site Plan, Aerial Photo and Site Photos - Proposed
EMAY AND WITH AN AMERICA	Rezoning of Ex-Kowloon Textile Family Dormitory, Sham Tseng
	from "R(C)" to "R(C)4"
Plans F-1 to F-5	Location Plan, Site Plan, Aerial Photo and Site Photos – Proposed
DI C 1 / C /	Rezoning of a site at Sham Tseng from "O" and "GB" to "R(D)"
Plans G-1 to G-4	Location Plan, Site Plan, Aerial Photo and Site Photos – Proposed
Plans H-1 to H-8	Rezoning part of a site at Tsing Lung Tau from "U" to "R(B)" Location Plans, Site Plans and Site Photos – Designation of "OU"
1 Ians 11-1 to 11-0	annotated "Pier" Zone
Plans J-1 to J-3	Location Plan, Site Plan and Aerial Photo – Proposed Extension of
	OZP Boundary
Plans K-1 to K-13	Location Plans, Site Plans and Aerial Photos – Proposed Rezoning
	from 'Road' to other Zonings

Plans L-1 to L-14 Location Plans, Site Plans and Aerial Photos – Proposed Rezoning

from other Zonings to 'Road'

Plans M-1 to M-10 Location Plans, Aerial Photos and Aerial Photos – Proposed

Amendments of Zoning Boundaries to include areas according to High

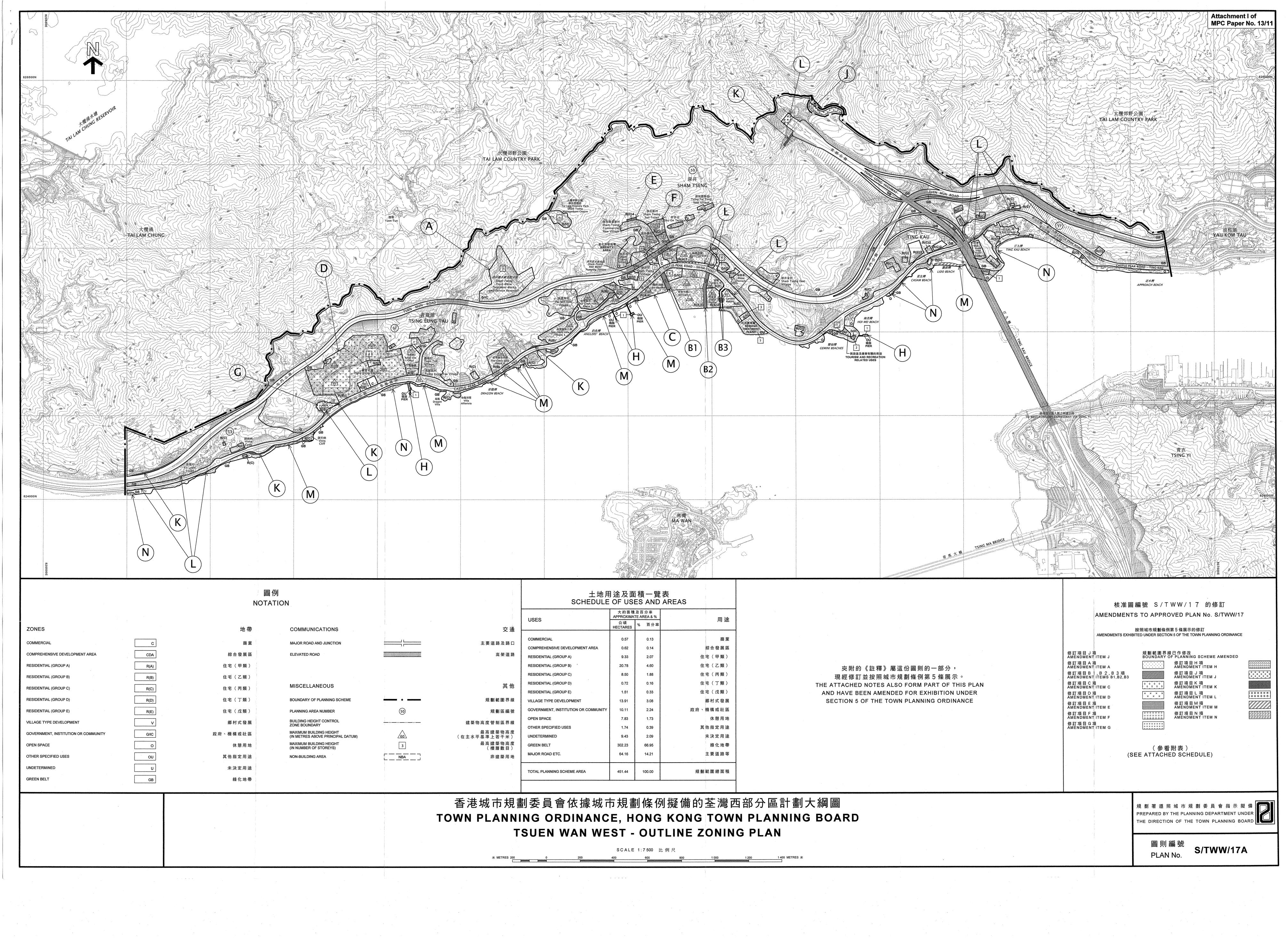
Water Mark/ Coastal Features

Plans N-1 to N-10 Location Plans, Aerial Photos and Site Photos – Proposed

Amendments of Zoning Boundaries to exclude areas according to High

Water Mark/ Coastal Features

PLANNING DEPARTMENT NOVEMBER 2011



APPROVED DRAFT TSUEN WAN WEST OUTLINE ZONING PLAN NO. S/TWW/17A

(Being an-Approved 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 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 where the uses or developments are specified in Column 2 of the Notes of individual zones:
 - (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, 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 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.

- (9) In the "Undetermined" zone, all uses or developments except those specified in paragraph (7) above require permission from the Town Planning Board.
- (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 TSUEN WAN WEST OUTLINE ZONING PLAN NO. S/TWW/17A

Schedule of Uses

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COMMERCIAL

Column 1 Uses always permitted

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

Ambulance Depot

Commercial Bathhouse/Massage

Establishment

Eating Place

Educational Institution

Exhibition or Convention Hall

Government Use (not elsewhere specified)

Hotel

Information Technology and

Telecommunications Industries

Institutional Use (not elsewhere specified)

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)

Recyclable Collection Centre

Religious Institution

School

Shop and Services

Social Welfare Facility

Training Centre

Utility Installation for Private Project

Broadcasting, Television and/or Film Studio

Flat

Government Refuse Collection Point

Hospital

Hotel

House

Petrol Filling Station

Residential Institution

Planning Intention

This zone is intended primarily for commercial developments, which may include office, shop, services, place of entertainment and eating place, functioning mainly as local commercial and shopping centre(s).

COMMERCIAL (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 building height of 3 storeys above one level of car park and the maximum plot ratio specified below, or the height and plot ratio of the existing building, whichever is the greater:

<u>Sites</u>	<u> Maximum Plot Ratio</u>	
Commercial at Tsing Lung Tau	1.75	
Commercial at Sham Tseng	2.15	

- (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) above 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.
- (2)(4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height *and/or plot ratio* restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

COMPREHENSIVE DEVELOPMENT AREA (1)

Column 1 Uses always permitted

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

Government Use (not elsewhere specified) Hotel Public Transport Terminus or Station Public Utility Installation Utility Installation for Private Project

Planning Intention

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

Remarks

- (1) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area (1)", shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
 - (i) the area of 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;
 - (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
 - (iv) the alignment, widths and levels of any roads, walkways and footbridges proposed to be constructed within the area;
 - (v) the landscape and urban design proposals within the area;
 - (vi) programmes of development in detail;

COMPREHENSIVE DEVELOPMENT AREA (1) (cont'd)

Remarks (cont'd)

- (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
- (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
- (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
- (x) such other information as may be required by the Town Planning Board.
- (2) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (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 gross floor area (GFA) of 29,400m² or the GFA of the existing building, whichever is the greater. No part of the structures of the development shall exceed the lowest soffit level of the Ting Kau Bridge (i.e. 76.77 mPD).
- (4) In determining the maximum GFA 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, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted

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

Ambulance Depot

Flat

Government Use (not elsewhere specified)

House

Library

Market

Place of Recreation, Sports or Culture

Public Clinic

Public Transport Terminus or Station

(excluding open-air terminus or station)

Residential Institution

School (in free-standing purpose-designed

building only)

Social Welfare Facility

Utility Installation for Private Project

Commercial Bathhouse/Massage Establishment

L'-- Di---

Eating Place

Educational institution

Exhibition or Convention Hall

Government Refuse Collection Point

Hospital

Hotel

Institutional Use (not elsewhere specified)

Office

Petrol Filling Station

Place of Entertainment

Private Club

Public Convenience

Public Transport Terminus or Station

(not elsewhere specified)

Public Utility Installation

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

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)", 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 "Residential (Group A)", 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:
 - (a) 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
 - (b) the maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (1) 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.
- (3) On land designated "Residential (Group A)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of metres above Principal Datum (mPD) as stipulated on the Plan, or the height of the existing building, whichever is the greater.

Remarks (cont'd)

- (3)(4) On land designated "Residential (Group A) 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 domestic gross floor area (GFA) of 81,528m² and a maximum non-domestic GFA of 3,824m² and the maximum building height in terms of mPD as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater. In addition, a GFA of not less than 725m² should be provided for Government, institution or community (GIC) facilities. The provision of GIC facilities, as required by the Government, will not be taken into account for the purposes of calculating the total non-domestic GFA.
- (4)(5) On land designated "Residential (Group 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 a maximum GFA of 45,660m² or the GFA of the existing building, whichever is the greater, and the maximum building height in terms of mPD as stipulated on the Plan. A 5-metre wide promenade along the southern boundary of the site should also be provided for public use.
- (5)(6) On land designated "Residential (Group A) 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 domestic GFA of 257,234m² and a maximum non-domestic GFA of 2,872m² or the GFA of the existing building, whichever is the greater, and the maximum building heights in terms of mPD as stipulated on the Plan. In addition, a day nursery, a children and youth centre cum study/reading room, a kindergarten consisting not less than 5 classrooms and a transport terminus within the site should be provided. determining the maximum domestic GFA or maximum non-domestic GFA, any floor space that is constructed or intended for use solely as day nursery, children and youth center cum study/reading room, kindergarten consisting not less than 5 classrooms and transport terminus, as required by the Government, may be disregarded. Two nullah decks on the eastern and northwestern sides (20m and 25m wide respectively) and a 10m-wide promenade along the southern boundary of the site should be provided and landscaped. The two nullah decks and the promenade should be linked up by a continuous pedestrian walkway and open for public access.
- (7) On land designated "Residential (Group A) 4", 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 restrictions stipulated in paragraphs (1) and (2) above and the maximum building height in terms of mPD as stipulated on the Plan.

Remarks (cont'd)

- -(6)(8) In determining the relevant maximum plot ratio or GFA for the purposes of paragraphs (1), (2), (34), (45) and (56) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, and caretaker's office-and, or 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.
- (7)(9) 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), (34), (45) and (56) 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), (34), (45) and (56) above may thereby be exceeded.
- (8)(10) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/or-GFA and/or building height restrictions (except the GFA for GIC facilities specified in paragraph (34) above) stated in paragraphs (1), (2), (3), (4), and (5), (6) and (7) above, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (11) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP B)

Colur		Column 2	,
Uses alwa	ys permitted	Uses that may be permitted with or	
and the second of the second o		without conditions on application to the Town Planning Board	
Flat		Ambulance Depot	
Government Use (Pol	ice Reporting Centre.	Eating Place	
Post Office only)		Educational Institution	
House		Government Refuse Collection Point	
Library		Government Use (not elsewhere specified)	
Residential Institution	m sansons son mon	Hospital	
School (in free-standing	ng purpose-designed	Hotel	
building only)		Institutional Use (not elsewhere specified)	
Utility Installation for	Private Project	Market	
		Off-course Betting Centre	
		Office	
		Petrol Filling Station	
		Place of Entertainment	
		Place of Recreation, Sports or Culture	
	incedit .	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	

Planning Intention

Training Centre

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.

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 2.1.

Remarks

- (1) On land designated "Residential (Group B)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights in terms of metres above Principal Datum (mPD) as stipulated on the Plan, or the height of the existing building(s), whichever is the greater.
- (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 Tthe maximum site coverage and plot ratio shall be limited to that stipulated in the following table, or the plot ratio and site coverage of the existing building(s), whichever is the greater:

Height of Buildings in metres	Site Coverage (%)	Plot Ratio
Not Exceeding 6m	30.0	0.60
Over 6m but not exceeding 9m	27.0	0.80
Over 9m but not exceeding 12m	25.0	1.00
Over 12m but not exceeding 15m	22.0	1.10
Over 15m but not exceeding 18m	20.0	1.20
Over 18m but not exceeding 21m	20.0	1.40
Over 21m but not exceeding 24m	18.7	1.50
Over 24m but not exceeding 27m	17.5	1.58
Over 27m but not exceeding 30m	17.5	1.75
Over 30m but not exceeding 33m	17.5	1.93
Over 33m	17.5	2.10

(3) On land designated "Residential (Group B) 1", no new development or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of mPD as stipulated on the Plan and the maximum gross floor area (GFA) specified below, or the height and GFA of the existing building(s), whichever is the greater:

<u>Lot Number</u>	Maximum GFA
Tsing Tung Tau Lot No. 60 (excluding commercial complex)	214,706m ²
Government land and Lots No. 15, 16, 18 and 19 in DD 388	$2,898m^2$
(Please see next page)	

Remarks (cont'd)

- (3)(4) In determining the maximum plot ratio/-and-site coverage or GFA for the purposes of paragraphs (1) and (2) and (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.
- (4)(5) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio,—and—site coverage, GFA and/or building height restrictions stated in the paragraphs (1), and (2) and (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP C)

Column 1 Uses always permitted

Column 2

Uses that may be permitted with or without conditions on application to the Town Planning Board

Flat

Government Use (Police Reporting Centre, Post Office only)

House

Utility Installation for Private Project

Ambulance Depot

Eating Place

Educational Institution

Government Refuse Collection Point

Government Use (not elsewhere specified)

Hospital

Hotel

Institutional Use (not elsewhere specified)

Library

Petrol Filling Station

Place of Recreation, Sports or Culture

Private Club

Public Clinic

Public Convenience

Public Transport Terminus or Station

Public Utility Installation

Public Vehicle Park (excluding container

vehicle)

Recyclable Collection Centre

Religious Institution

Residential Institution

School

Shop and Services

Social Welfare Facility

Training Centre

Planning Intention

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

Remarks

(1) On land designated "Residential (Group C)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of 3 storeys including car park, or the plot ratio and the height of the existing building(s), whichever is the greater.

Remarks (cont'd)

- (2) The maximum plot ratio of 0.4 set out in paragraph (1) above may, upon obtaining permission of the Town Planning Board on application under section 16 of the Town Planning Ordinance, be increased to a maximum of 0.75, provided that the noise impact from Castle Peak Road on the proposed development would be mitigated to the satisfaction of the Town Planning Board.
- (3) On land designated "Residential (Group C) 1", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.75 and a maximum building height of 3 storeys including car park, or the plot ratio and the height of the existing building(s), whichever is the greater.
- (4) On land designated "Residential (Group C) 2", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the restrictions stipulated in paragraph (1) above. The maximum plot ratio and building height may, upon obtaining permission of the Town Planning Board on application under section 16 of the Town Planning Ordinance, be increased to a maximum plot ratio of 1.2 and a maximum building height of 3 storeys above one level of car park provided that the noise impact from Castle Peak Road on the proposed development would be mitigated to the satisfaction of the Town Planning Board.
- (5) On land designated "Residential (Group C) 3", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the restrictions stipulated in paragraph (1) above. The maximum GFA and building height may, upon obtaining permission of the Town Planning Board on application under section 16 of the Town Planning Ordinance, be increased to a maximum GFA of 7,268m² and a maximum building height of 5 storeys above one level of car park provided that the noise impact from Castle Peak Road on the proposed development would be mitigated to the satisfaction of the Town Planning Board.
- (6) On land designated "Residential (Group C) 4", no new development, addition to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of 3 storeys including car park.
- (6)(7) In determining the relevant maximum plot ratio/GFA for the purposes of paragraphs (1), (2), (3), (4), and (5) and (6) 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 building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

Remarks (cont'd)

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(7)(8) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, or GFA and/or building height restrictions stated in paragraphs (1), (2), (3), (4), and (5) and (6) above, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP D)

Column 1 Uses always permitted

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

Agricultural Use
Government Use (Police Reporting Centre,
Post Office only)
House (Redevelopment; Addition,
Alteration and/or Modification
to existing house only)
On-Farm Domestic Structure
Rural Committee/Village Office

Eating Place Flat Government Refuse Collection Point Government Use (not elsewhere specified)# House (not elsewhere specified)# Institutional Use (not elsewhere specified)# Library Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation# Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution# Residential Institution# School# Shop and Services Social Welfare Facility# Utility Installation for Private Project

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

Eating Place Library School Shop and Services

Planning Intention

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

Remarks

- (1) No addition, alteration and/or modification to or in-situ redevelopment of an existing temporary structure or an existing building (except to 'New Territories Exempted House' or to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building area of 37.2m² and a maximum building height of 2 storeys (6m), or the building area and height of the existing building, whichever is the greater.
- (2) No development including redevelopment for 'Flat' and 'House' uses, other than those to which paragraph (1) above shall apply, shall result in a development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of 2 storeys (6m), or the plot ratio and height of the existing building, whichever is the greater.
- (3) In determining the relevant maximum plot ratio for the purposes of paragraph (2) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP E)

Column 1 Uses always permitted

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

Schedule I: for open-air development or for building other than industrial or industrial-office building@

Ambulance Depot Government Use (not elsewhere specified) Public Transport Terminus or Station (excluding open-air terminus or

Utility Installation for Private Project

station)

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 Education Institution Institutional Use (not elsewhere specified) Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Recyclable Collection Centre School Shop and Services Social Welfare Facility

Training Centre

Commercial Bathhouse/Massage Establishment Eating Place **Educational Institution Exhibition or Convention Hall**

Flat

Government Refuse Collection Point

Hospital Hotel

Institutional Use (not elsewhere specified)

Library Market Office

Petrol Filling Station Place of Entertainment

Place of Recreation, Sports or Culture

Private Club Public Clinic Public Convenience

Public Transport Terminus or Station (not elsewhere specified)

Public Utility Installation

Public Vehicle Park (excluding container vehicle)

Religious Institution Residential Institution

School

Shop and Services Social Welfare Facility

Training Centre

Column 1 Uses always permitted

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

Schedule II: for existing industrial or industrial-office building@

Ambulance Depot Cargo Handling and Forwarding Facility (not elsewhere specified) Eating Place (Canteen only) Government Refuse Collection Point Government Use (not elsewhere specified) Information Technology and Telecommunications Industries Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods[△]) Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only) 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 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)

Cargo Handling and Forwarding Facility
(Container Freight Station, free-standing
purpose-designed Logistics Centre only)
Industrial Use (not elsewhere specified)
Off-course Betting Centre
Office (not elsewhere specified)
Petrol Filling Station
Place of Recreation, Sports or Culture
Private Club
Shop and Services (not elsewhere specified)
(ground floor only except Ancillary
Showroom[#] which may be permitted on
any floor)
Vehicle Repair Workshop
Wholesale Trade

Column 1 Uses always permitted

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

Schedule II: for existing industrial or industrial-office building@ (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.

Planning Intention

This zone is intended primarily for phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Town Planning Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential interface problem.

Remarks

- (1) No new development or redevelopment of an existing building 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 or redevelopment to 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) No addition, alteration and/or modification to an existing building shall result in a total development in excess of the plot ratio of the existing building, except for modification of an existing non-domestic building to a domestic building or a building that is partly domestic and partly non-domestic, in which case the development shall not exceed the relevant maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (1) above.
- (3) 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.
- (4) 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.

Remarks (cont'd)

- (5) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (5)(6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraphs (1) and (5) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (7) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted

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

Agricultural Use

Government Use (Police Reporting Centre, Post Office only)

House (New Territories Exempted House only)

On-Farm Domestic Structure

Religious Institution (Ancestral Hall only)

Rural Committee/Village Office

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

VILLAGE TYPE DEVELOPMENT (cont'd)

Planning Intention

The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the 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 restrictions 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" other than "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

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)

Flat

Funeral Facility

Holiday Camp

House

Marine Fuelling Station

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

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

Animal Quarantine Centre

Schedule II: for "Government, Institution or Community (1)"

Ambulance Depot
Government Refuse Collection Point
Government Use (Police Reporting
Centre/Police Post only)
Public Convenience
Public Transport Terminus or Station
Public Utility Installation
Public Vehicle Park (excluding container vehicle)
Recyclable Collection Centre

Government Use (not elsewhere specified) Institutional Use (not elsewhere specified) Market Office Petrol Filling Station (excluding those involving liquefied petroleum gas) Place of Recreation, Sports or Culture Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Research, Design and Development Centre Sewage Treatment/Screening Plant Shop and Services Social Welfare Facility (excluding those involving residential care) Utility Installation for Private Project

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. In particular, the sub-zone "Government, Institution or Community (1)" 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. Some other community and social welfare facilities may be permitted on application to the Board.

GOVERNMENT, INSTITUTION OR COMMUNITY (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 the maximum building heights in terms of number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the 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.

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 **Eating Place**

Government Refuse Collection Point Government Use (not elsewhere specified)

Holiday Camp

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

For "Tourism and Recreation Related Uses" Only

Eating Place
Field Study/Education/Visitor Centre
Exhibition or Convention Hall
Government Use (Police Reporting Centre,
Post Office only)
Place of Entertainment
Place of Recreation, Sports or Culture
Public Convenience
Public Utility Installation
Shop and Services
Utility Installation for Private Project

Government Use (not elsewhere specified)
Private Club

Planning Intention

This zone is intended primarily for *preservation of the ex-Government quarter building for adaptive* the development of tourism and recreation and related uses.

Remarks

- (1) On land designated "Other Specified Uses" annotated "Tourism and Recreation Related Uses", Any demolition of, or addition, alteration and/or modification to (except restoration works coordinated or implemented by Government and those minor alteration and/or modification works which are ancillary and directly related to the always permitted uses) an existing building requires planning permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (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 building height in terms of number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (3) In determining the relevant maximum number of storeys for the purposes of paragraph (2) above, any basement floor(s) may be disregarded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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 "Sewage Treatment Plant" Only

Sewage Treatment Plant

Government Use (not elsewhere specified)
Utility Installation not Ancillary to the
Specified Use

Planning Intention

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

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 the maximum building height in terms of number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) 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.

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted

Column 2

Uses that may be permitted with or without conditions on application to the Town Planning Board

For "Amenity Area" Only

Amenity Area

Government Use (not elsewhere specified)
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 area.

For "Pier" only

Government Use Pier Eating Place
Marine Fuelling Station
Public Utility Installation
Shop and Services

Planning Intention

This zone is intended primarily for the provision of land for pier use.

Remarks

- (1) Kiosks not greater than $10m^2$ each in area and not more than ten in number for use as shop and services are considered as ancillary to "Pier" use.
- (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 building height in terms of number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction mentioned in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GREEN BELT

Column 1 Uses always permitted

Column 2

Uses that may be permitted with or without conditions on application to the Town Planning Board

Agricultural Use
Barbecue Spot
Government Use (Police Reporting Centre only)
Nature Reserve
Nature Trail
On-Farm Domestic Structure
Picnic Area
Public Convenience
Tent Camping Ground
Wild Animals Protection Area

Animal Boarding Establishment
Broadcasting, Television and/or
Film Studio
Burial Ground
Columbarium (within a Religious Institution
or extension of existing Columbarium
only)
Crematorium (within a Religious Institution

Crematorium (within a Religious Institution or extension of existing Crematorium only)

Field Study/Education/Vicitor Control

Field Study/Education/Visitor Centre

Flat

Government Refuse Collection Point Government Use (not elsewhere specified)

Grave

Holiday Camp

House

Petrol Filling Station

Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation

Public Vehicle Park (excluding container

vehicle)

Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation

Religious Institution Residential Institution School

Service Reservoir Social Welfare Facility

Utility Installation for Private Project

Planning Intention

This zone is intended 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.

APPROVED DRAFT TSUEN WAN WEST OUTLINE ZONING PLAN NO. S/TWW/17A

EXPLANATORY STATEMENT

EXPLANATORY STATEMENT

APPROVED DRAFT TSUEN WAN WEST OUTLINE ZONING PLAN NO. S/TWW/17A

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APPROVED DRAFT TSUEN WAN WEST OUTLINE ZONING PLAN No. S/TWW/17A

(Being an Approved 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. <u>INTRODUCTION</u>

This explanatory statement is intended to assist an understanding of the approved draft Tsuen Wan West Outline Zoning Plan (OZP) No. S/TWW/17A. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the various land use zones of the draft Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURES

- 2.1 On 10 July 1987, the then Secretary for Lands and Works, under delegated power of the then Governor, directed the Board, under section 3 of the Town Planning Ordinance (the Ordinance), to prepare a draft plan for the Tsuen Wan West area.
- 2.2 On 3 February 1989, the draft Plan, Tsuen Wan West OZP No. S/TWW/1 was exhibited for public inspection under section 5 of the Ordinance. Since then, the OZP had been amended 5 times to reflect the latest changing circumstances.
- 2.3 On 5 May 1998, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Tsuen Wan West OZP, which was subsequently renumbered as S/TWW/7. On 15 May 1998, the approved Tsuen Wan West OZP No. S/TWW/7 was exhibited for public inspection under section 9(5) of the Ordinance.
- On 30 November 1999, the CE in C referred the approved Tsuen Wan West OZP No. S/TWW/7 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended 6 times under section 5 or 7 of the then Ordinance to reflect the changing circumstances.
- 2.5 On 8 July 2003, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tsuen Wan West OZP, which was subsequently renumbered as No. S/TWW/14. On 9 December 2003, the CE in C referred the approved OZP No. S/TWW/14 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances.

- 2.6 On 9 December 2003, the CE in C referred the approved OZP No. S/TWW/14 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 19 December 2003 under section 12(2) of the Ordinance.
- 2.7 On 5 August 2005, the draft Tsuen-Wan West OZP No. S/TWW/15 was exhibited for public inspection under the section-5 of the Ordinance. The amendments incorporated mainly involved technical adjustments to zoning boundaries, and rezoning an area underneath the elevated section of Tuen Mun Road from 'Road' to "Other Specified Uses" annotated "Amenity Area"; and 'Road' or "Government, Institution or Community" ("G/IC") to "G/IC(1)". In addition, amendments to the Notes in accordance with the revised Master Schedule of Notes to Statutory Plans (MSN) endorsed by the Board were also made. No representation was received during the exhibition period.
- 2.8 On 23 June 2006, the draft Tsuen Wan West OZP No. S/TWW/16, incorporating amendments to the definitions of "existing use of any land or building" and "existing building" in the covering Notes, and amendments to the Notes for "Residential (Group E)" zone in accordance with the revised MSN endorsed by the Board, was exhibited for public inspection under section 7 of the Ordinance. No representation was received during the exhibition period.
- 2.96 On 8 May 2007, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tsuen Wan West OZP No. S/TWW/16A which was subsequently re-numbered as S/TWW/17-(the Plan). On 18 May 2007, the approved-plan was exhibited for public inspection under section 9(5) of the Ordinance. On 4 January 2011, the CE in C referred the approved Tsuen Wan West OZP No. S/TWW/17 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 14 January 2011 under section 12(2) of the Ordinance.
- 2.7 On 16 August 2011, the Secretary for Development, under the delegated authority of the Chief Executive, directed the Board under section 3(1)(a) of the Ordinance to extend the planning scheme boundary of the Tsuen Wan West OZP to cover an area near the tunnel portal of Tsing Long Highway.
- 2.8 On xxx 2011, the draft Tsuen Wan West OZP No S/TWW/18 (the Plan), incorporating amendments mainly to impose building height, gross floor area (GFA), plot ratio (PR) and/or non-building area restrictions on development zones, to rezone a site in Tsing Lung Tau from "Undetermined" to "Residential (Group B)", a site in Sham Tseng from "Open Space" and "Green Belt" to "Residential (Group D)", to designate sub-zone for various sites for the incorporation of appropriate development restrictions, to extend the boundary of the Planning Scheme Area, to zone four existing piers as "Other Specified Uses" ("OU") annotated "Pier", to rationalize the zoning boundary of various sites and to revise the schedule of Notes 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 can be put under statutory planning control.
- 3.2 The Plan is to illustrate the broad principles of development and to provide guidance for more detailed planning within the Planning Scheme 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 detailed planning and development 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 calculation. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Tsuen Wan West area and not to overload the road network in this area.

4. <u>NOTES OF THE PLAN</u>

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Planning Scheme Area 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 Planning Scheme Area (the Area) is defined by the Tai Lam Country Park boundary to the north, the sea *Ma Wan Fairway* to the south, Tuen Mun New Town to the west, and the boundary of Tsuen Wan Outline Zoning Plan to the east. The landward boundary at the western, northern and eastern sides is delineated in a heavy broken line on the Plan.
- 5.2 The Area has a total area of about 450 451ha. It covers three geographical districts, viz. Ting Kau, Sham Tseng and Tsing Lung Tau. It also includes a number of old village settlements, such as Sham Tseng Village and Yuen Tun

Village which are resite villages whilst Ting Kau Village and Tsing Lung Tau Village are old recognized villages.

5.3 The Area lies at the edge of urban areas within vegetated or wooded settings. It is characterized by a mix and gradual gradation of high density development at the sub-urban core of Sham Tseng in the central, medium and low density developments along the eastern and western coastal areas and hilly terrain in the north. The general planning intention is to maintain the urban fringe character of the Area through the preservation of the existing townscape, characters and a development profile compatible with the surrounding natural environment.

6. POPULATION

According to the 2001 2006 By-Census, the total population in the Area was about $23,100 \ 33,800$ persons. The planned population in the Area is expected to be about $40,300 \ 34,400$ persons.

7. <u>BUILDING HEIGHT RESTRICTIONS IN THE AREA</u>

- In order to provide better planning control on the development intensity and building height upon development/redevelopment and to meet public aspirations for greater certainty and transparency in the statutory planning control, a review of the Tsuen Wan West OZP has been undertaken with a view to incorporating appropriate building height restrictions on the Plan for respective development zones. In the absence of building height control, excessively tall buildings may proliferate and the scale may be out-of-context in the locality, resulting in negative impacts on the visual quality of the Area. In order to prevent excessively tall and/or out-of-context buildings in the waterfront areas and to ensure that new building developments are compatible to the surrounding natural environment and character of the locality and to provide better control on the building heights of developments in the Area, appropriate building height restrictions are imposed on various development zones on the Plan.
- 7.2 The overall urban fringe character of the Area should be maintained with higher development intensity in the sub-urban core in Sham Tseng in the central, medium and low density development along the coastal area of Ting Kau in the east, Tsing Lung Tau in the west and the uphill area in the north. The stepped building height concept in general as recommended in the Urban Design Guidelines of the Hong Kong Planning Standards and Guidelines with lower buildings and more open setting along the waterfront and building heights increasing progressively to the inland areas has been adopted, taking into account the topography, local character, local wind environment, compatibility in the wider setting, as well as the need to strike a balance between public interest and private development rights. Owing to the topography of the Area, there are different height restrictions for Ting Kau, Sham Tseng and Tsing Lung Tau. For Ting Kau, generally, building height of 3 storeys including car park has been adopted to preserve the

existing low-rise low-density character. For Sham Tseng and Tsing Lung Tau, there are different height bands increasing progressively from the waterfront towards the uphill areas with a stepped height profile. Specific building height restrictions are adopted for some developments to preserve the local character.

- 7.3 Specific building height restrictions for the "Government, Institution or Community" ("G/IC") and "OU" zones in terms of number of storeys, which mainly reflect the functional requirement of the existing and planned developments, have been incorporated into the Plan, where appropriate, to provide visual and spatial relief to the built-up environment of the Area.
- 7.4 For the "Undetermined" zone in Tsing Lung Tau, the building height restriction will be incorporated upon finalization of the future use.
- 7.5 An Expert Evaluation on Air Ventilation Assessment (AVA) has been undertaken to assess the existing wind environment and the likely impact of the proposed building heights of the development sites within the Area on the pedestrian wind environment. The building height and non-building area (NBA) restrictions shown on the Plan have taken the findings of the AVA into consideration.
- 7.6 In general, a minor relaxation clause in respect of building height restrictions is incorporated into the Notes of the Plan in order to provide incentive for developments/redevelopments with planning and design merits and to cater for circumstances with specific site constraints. Each planning application for minor relaxation of building height restriction under section 16 of the Ordinance will be considered on its own merits and the relevant criteria for consideration of such application are as follows:
 - (a) amalgamating smaller sites for achieving better urban design and local area improvements;
 - (b) accommodating the bonus plot ratio granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as a public passage/street widening;
 - (c) providing better streetscape/good quality street level public urban space;
 - (d) providing separation between buildings to enhance air ventilation and visual permeability;
 - (e) accommodating building design to address specific site constraints in achieving the permissible plot ratio under the Plan; and
 - (f) other factors such as need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality and would not cause adverse landscape and visual impacts.

7.7 However, for any existing building with building height already exceeding the building height restrictions in terms of metres above Hong Kong Principal Datum (mPD) and/or number of storeys as shown in the Notes of the Plan and/or stipulated on the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

8. <u>NON-BUILDING AREAS</u>

- 8.1 According to the findings of the AVA, in general, the major prevailing annual wind comes from the northeast and east. The prevailing summer wind mainly comes from the east, south and southeast directions. Cooler air movement from the hill north of the Area and sea breeze from the south are beneficial to air ventilation and human thermal comfort in the Area. Castle Peak Road and the east to west oriented streets in Tsing Lung Tau will serve as air paths for the annual easterly wind. The north to south oriented streets and gaps at the waterfront will serve as air paths for the summer sea breeze from the south and southeast.
- 8.2 Sham Tseng has a row of high-rise residential developments along its waterfront. There are gaps between Sea Crest Villa Phases 2 and 3, Lido Garden, Bellagio and Ocean Pointe and also Sham Tsz Street which provide a useful relief allowing sea breezes to filter through to the areas north of these developments. The existing gaps between the above developments and at Sham Tsz Street in the area should be respected, maintained and enhanced.
- 8.3 In general, the AVA concludes that there is no major air ventilation issue for the Area. Buildings on the waterfront should be carefully designed with gaps between towers to maintain permeability of air ventilation to its wake areas (i.e. weak wind areas behind buildings). To facilitate better air ventilation in the Area, the AVA recommends to maintain the gap between Bellagio and Ocean Pointe and to widen the gap at Sham Tsz Street to improve permeability and thus air ventilation in the waterfront areas.
- 8.4 Taking into account the findings of the AVA and other relevant factors such as site constraints and impacts on development/redevelopment potential, the following NBAs to facilitate air flows between the coastal and inland areas have been incorporated into the Plan:
 - (a) A strip of NBA (25m wide) is proposed in the northwestern part of Bellagio. The NBA passes through the existing landscape area of Bellagio and connects to Castle Peak Road. It will help facilitate air flow from the south for the inland area particularly the Sham Tseng Catholic Primary School located just behind Bellagio.
 - (b) A strip of NBA (20m wide) is proposed in the eastern part of Bellagio. The NBA passes through the existing landscape area of Bellagio and connects to Castle Peak Road. It will help facilitate air flow from the south for the inland area.

- (c) The existing Sham Tsz Street in Sham Tseng has a width of 12m (including pavements). The following NBAs are proposed to align with Sham Tsz Street to facilitate air flow from the south for the inland area:
 - (i) a strip of NBA (3m wide) is proposed along the eastern part of Ocean Pointe. As it is currently blocked by podium structures of Ocean Pointe, the NBA would be realized upon redevelopment of the site;
 - (ii) a strip of NBA (3m wide) is proposed along the eastern portion of a "R(E)" site (Lot No. 193 in DD 390). As it is currently blocked by structures of Garden Co. Ltd., the NBA would be realized upon redevelopment of the site; and
 - (iii) a strip of NBA (3m wide) is proposed along the western portion of a "R(E)" site (Lot No. 194 in DD 390). As it is currently blocked by structures of Garden Co. Ltd., the NBA would be realized upon redevelopment of the site.
- 8.5 The above NBAs should be taken into account upon future development/redevelopment of the sites. As the designation of NBAs is primarily for the purpose of above ground air ventilation, the NBA requirements will not apply to underground developments. Moreover, a minor relaxation clause has been incorporated into the Notes of the relevant zones to allow minor relaxation of the stated NBA restrictions as shown on the Plan under exceptional circumstances.
- 8.6 According to the AVA, breezeways, air paths, open spaces, gaps between buildings and building permeability especially at near ground level, are effective for maintaining/improving air ventilation in the Area. Future developments are encouraged to adopt suitable design measures to minimize any possible adverse air ventilation impacts, including greater permeability of podium, wider gap between buildings, disposition, orientation, and perforation of building towers to align with the prevailing winds, as appropriate.

79. LAND USE ZONINGS

7.19.1 Commercial ("C"): Total Area 0.57 ha

- 7.1.19.1.1 This zone is intended primarily for commercial developments, which may include office, shop, services, place of entertainment and eating place, functioning mainly as local commercial and shopping centre(s).
- 7.1.29.1.2 The two existing sub-urban commercial centres, namely the sub-district commercial centre associated with the Hong Kong Garden Development in Tsing Lung Tau and the cluster of specialty

roast-goose restaurants in Sham Tseng, are zoned for commercial uses. Within this zone, a selective number of commercial uses are permitted as of right to enhance the role of a sub-urban commercial centre. In order to be compatible with the low-density character of the neighbourhood, development or redevelopment within this zone is restricted to three storeys above one level of car park as stipulated in the Notes and maximum plot ratios of 1.75 and 2.15 for the sites in Tsing Lung Tau and Sham Tseng respectively, or the height and plot ratio of the existing building, whichever is the greater.

7.1.39.1.3 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the PR and/or building height restrictions may be considered by the Board through planning permission-systemon application under section 16 of the Ordinance. The criteria given in paragraph 7.6 above are relevant for assessment for minor relaxation of building height restrictions. Each proposal application will be considered on its individual merits.

7.29.2 Comprehensive Development Area (1) ("CDA(1)"): Total Area 0.62 ha

- 7.2.19.2.1 This zone is intended for comprehensive development/redevelopment of the area for hotel use with the provision of supporting facilities. The zoning is to facilitate appropriate planning control over the scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.
- 7.2.29.2.2 This zone covers a site on the headland between Ting Kau Beach and Lido Beach. The planning intention of the "CDA(1)" zoning is for hotel development. To avoid adverse visual impact on Ting Kau Bridge, development or redevelopment at this site is restricted to a maximum building height of 76.77mPD as stipulated in the Notes which is the lowest soffit level of the bridge, and a maximum GFA of 29,400m².

Master Layout Plan

7.2.39.2.3 Pursuant to section 4A(1) of the Ordinance, any development in the "CDA" sites would require the approval of the Board through planning application under section 16 of the Ordinance. Except as otherwise expressly provided that it is not required by the Board, the applicant shall prepare a Master Layout Plan (MLP) together with an environmental assessment report, a traffic impact assessment report and other materials as specified in the Notes of the Plan for approval by the Board pursuant to section 4A(2) of the Ordinance. This will ensure that development proposals would be designed in a comprehensive manner taking into account various planning considerations such as environmental quality, neighbourhood compatibility, provision of shopping, community and recreational facilities as well as traffic and phasing requirements. When approved by the Board, a copy of the approved MLP certified by the Chairman

- of the Board shall be deposited in the Land Registry and made available for public inspection pursuant to section 4A(3) of the Ordinance.
- 7.2.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio and gross floor area restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits. For the CDA(1) site, it is intended to provide flexibility for accommodating bonus plot ratios for surrendering part of a lot for road widening purpose, as the case may be applicable.

7.39.3 Residential (Group A) ("R(A)"): Total Area 9.47 9.33 ha

- 7.3.19.3.1 This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building. Shop and services such as banks, fast food shop and retail shops are always permitted on the lowest three floors of a building or the purpose-designed non-residential portion of an existing building. Shop and services on other parts of the building will require planning permission from the Board.
- 7.3.29.3.2 This zone covers a number of existing developments in Sham Tseng area, namely Lido Garden, *Bellagio*, *Ocean Pointe*, *Rhine Garden*, Rhine Terrace and Sea Crest Villa (Phase 1).
- 7.3.39.3.3 Development within this zone is subject to 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.
- 7.3.49.3.4 For the addition, alteration and/or modification to or redevelopment of any existing building, it shall not result in a total development and/or redevelopment in excess of the restrictions in paragraph 7.3.39.3.3 above, or the domestic and/or non-domestic plot ratio(s) of the existing building, whichever is the greater, subject to, as applicable (a) the plot ratio 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, or (b) the maximum domestic and/or non-domestic plot ratio(s) stated in paragraph 7.3.39.3.3 above 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. This is to avoid the interchangeability of domestic and non-domestic

plot ratios of an existing building.

- 9.3.5 Developments and redevelopments within the "R(A)" zone are subject to building height restrictions as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- 7.3.59.3.6 This zone includes three four sub-areas and their development restrictions are specified below.

"Residential (Group A) 1" ("R(A)1"): Total Area 1.92 1.73 ha

7.3.69.3.7 The Rhine Garden off Castle Peak Road in Sham Tseng is under this sub-area. Development or redevelopment at this site is restricted to a maximum domestic GFA of 81,528m² and a maximum non-domestic GFA of 3,824m². In addition, a GFA of not less than 725m² should be provided for GIC facilities. The site is subject to a maximum building height of 130mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.

"Residential (Group A) 2" ("R(A) 2"): Total Area 0.91 ha

7.3.79.3.8 The residential development of Ocean Pointe, which is located to the south-west of the Garden Bakery Co. Ltd in Sham Tseng, is under this sub-area. Development or redevelopment at this site is restricted to a maximum GFA of 45,660m². A 5-metre wide promenade along the southern boundary of the site should also be provided for public use. A 3m-wide NBA along the eastern boundary of the site as shown on the Plan should also be provided as a means for improvement of air ventilation in the area. The existing building height of the development at 176mPD is considered excessively tall and out-of-context with the waterfront setting. Having regard to the urban fringe character of the area, the waterfront setting, the stepped height concept and taking into account the permissible GFA and public promenade/NBA requirements under the OZP, a maximum building height of 85mPD is imposed on the site. Future redevelopment to the existing building height is not allowed taking into account the waterfront setting and to ensure the realization of the planning intention upon redevelopment in the long term.

"Residential (Group A) 3" ("R(A)3"): Total Area 4.64 ha

7.3.89.3.9 The residential and commercial development of Bellagio off Castle Peak Road in Sham Tseng is under this sub-area. Development or redevelopment at this site should not result in excess of a maximum domestic GFA of 257,234m² and a maximum non-domestic GFA of 2,872m². In determining the maximum domestic GFA or maximum non-domestic GFA, any floor space that is constructed or intended for use solely as day nursery, children and youth center cum study room, kindergarten consisting not less than 5 classrooms and transport terminus, as required by the Government, may be disregarded. Furthermore, two nullah decks (20m wide on the eastern side and 25m

wide on the northwestern sides) which also serve as NBA for air ventilation purpose and a 10m wide promenade along the southern boundary of the site should also be provided and landscaped. and The two nullah decks and the promenade should be linked up by a continuous pedestrian walkway and open for public access.

9.3.10 The existing building heights of the residential towers of 193mPD are considered excessively tall and out-of-context with the waterfront setting. Having regard to the urban fringe character of the area, the waterfront setting, the stepped height concept and taking into account the permissible GFA, and public transport terminus, public promenade/walkway and NBA requirements under the OZP, maximum building heights of 100mPD and 120mPD are imposed on the site. A maximum building height of 30mPD is imposed for the existing public transport terminus and Bellagio Mall at the northern part of the site fronting Castle Peak Road to maintain the existing low-rise character to be compatible with the adjoining school development. Future redevelopment to the existing building height of the residential towers is not allowed taking into account the waterfront setting and to ensure the realization of the planning intention upon redevelopment in the long term.

"Residential (Group A) 4" ("R(A)4"): Total Area 1.20 ha

- 9.3.11 The residential development of Lido Garden off Castle Peak Road in Sham Tseng is under this sub-area. The existing building height of the development of 110mPD is considered incompatible with the waterfront setting. Having regard to the urban fringe character of the area, the waterfront setting, the stepped height concept and taking into account the existing plot ratio and site configuration, a maximum building height of 100mPD is imposed on this site. Future redevelopment to the existing building height is not allowed taking into account the waterfront setting and to ensure the realization of the planning intention upon redevelopment in the long term.
- 7.3.99.3.12 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height, plot ratio and/or GFA restrictions (except these that on the GFA for GIC within "R(A)1" zone) may be considered by the Board through planning permission system on application under section 16 of the Ordinance. The criteria given in paragraph 7.6 above would be relevant for assessment for minor relaxation of building height restrictions. Each proposal application will be considered on its individual merits. Under exceptional circumstances, minor relaxation of the NBA restriction may be considered by the Board on application under section 16 of the Ordinance.

7.49.4 Residential (Group B) ("R(B)"): Total Area 20.30 20.78 ha

7.4.19.4.1 This zone is intended primarily for medium-density residential

developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.

- 7.4.29.4.2 Existing medium-density residential developments, including the Hong-Kong-Garden, Royal Sea Crest and Lung Tang Court developments in Tsing Lung Tau, Angler's Bay and the Sea Crest Villa developments (Phases 2, 3 and 4) between Sham Tseng and Tsing Lung Tau north of Castle Peak Road, are included in this zone. A site (Lot No. 94 in DD 388) to the south of Hong Kong Garden and a site (Government land) to the west of Hong Kong Garden are planned for residential use. Technical concerns for development on these sites, if any, would need to be addressed in the preparation of the lease conditions. In-addition, a newly completed residential development (Angler's Bay) located at the site between Phase 1 and Phase 2 of Sea Crest Villa is also under this zone. In view of the infrastructural constraints in the Area, the density of development within this zone is controlled by means of plot ratio and site coverage. Development or redevelopment within this zone is required to comply with the plot ratio and site coverage restrictions set out in the Notes, except those with permission granted by the Board. and the respective building height restriction as stipulated on the Plan, or the plot ratio, site coverage and height of the existing building(s), whichever is the greater.
- 9.4.3 This zone includes one sub-area and its development restrictions are specified below.

"Residential (Group B) 1" ("R(B)1"): Total Area 13.52 ha

9.4.4 Hong Kong Garden and a site surrounded by Hong Kong Garden in Tsing Lung Tau are under this sub-area. Developments or redevelopments at these sites are restricted to maximum GFA specified below, or the GFA of the existing building(s), whichever is the greater:

<u>Lot Number</u>	Maximum GFA
Tsing Lung Tau Lot No. 60 (Hong Kong Garden)(excluding commercial complex)	214,706m ²
Government land and Lots No. 15, 16, 18 and 19 in DD 388 (site surrounded by Hong Kong Garden)	2,898m²

Developments or redevelopments within this sub-area are also restricted to maximum building heights of 60mPD, 90mPD, 95mPD and 120mPD, or the height of the existing building(s), whichever is the greater, having regard to the urban fringe character of the area and the stepped height concept.

7.4.39.4.5 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio/and,

site coverage, GFA and/or building height restrictions may be considered by the Board through planning permission system on application under section 16 of the Ordinance. The criteria given in paragraph 7.6 above would be relevant for assessment for minor relaxation of building height restrictions. Each proposal application will be considered on its individual merits.

7.59.5 Residential (Group C) ("R(C)"): Total Area 8.49 8.50 ha

- 7.5.19.5.1 This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.
- 7.5.29.5.2 Because of the existing infrastructural constraints and the objectives to conserve the natural landscape, panoramic sea view as well as to provide greater flexibility without compromising the low-rise, low-density character of the "R(C)" sites, development or redevelopment within this zone is restricted to maximum plot ratio of 0.4 and a maximum building height of 3 storeys including car park as stipulated in the Notes, or the plot ratio and height of the existing building(s), whichever is the greater. The maximum plot ratio of 0.4 may, upon obtaining permission of the Board on application under section 16 of the Ordinance, be increased to a maximum of 0.75, provided that the noise impact from Castle Peak Road on the proposed development would be mitigated to the satisfaction of the Board. design of the residential buildings within the "R(C)" zones should, in addition to the need to address the traffic noise impact from Castle Peak Road, blend in well with the surroundings in particular with due regard to tree preservation and fresh air ventilation in the development proposals.
- 7.5.39.5.3 This zone includes 3 four sub-areas and their development restrictions are specified below.

"Residential (Group C) 1" ("R(C)1"): Total Area 0.45 ha

7.5.49.5.4 Two sites (Lot No. 440 RP in DD 399 and Lots No. 424, 425, 426 & 452 in DD 399) in Ting Kau are under this sub-area. Development or redevelopment within this sub-area is restricted to a maximum plot ratio of 0.75 and a maximum building height of 3 storeys including car park, or the plot ratio and the height of the existing building(s), whichever is the greater.

"Residential (Group C) 2" ("R(C)2"): Total Area 0.38 ha

7.5.59.5.5 Two sites (Lots No. 414 & 415 496 in DD 399 and Lot No. 416 in DD 399) in Ting Kau are under this sub-area. Development or redevelopment within this sub-area is subject to the restrictions in paragraph 79.5.2 above. The maximum plot ratio and building height may, upon obtaining permission of the Board on application under

section 16 of the Ordinance, be increased to a maximum plot ratio of 1.2 and a maximum building height of 3 storeys above one level of car park provided that the noise impact from Castle Peak Road on the proposed development would be mitigated to the satisfaction of the Board.

"Residential (Group C) 3" ("R(C)3"): Total Area 0.76 ha

7.5.69.5.6 One site (Lot No. 417 and portion of Lot No. 387RP 495 in DD 399) in Ting Kau is under this sub-area. Development or redevelopment within this sub-area is subject to the restrictions in paragraph 79.5.2 above. The maximum GFA and building height may, upon obtaining permission of the Board on application under section 16 of the Ordinance, be increased to a maximum GFA of 7,268m²; and a maximum building height of 5 storeys above one level of car park provided that the noise impact from Castle Peak Road on the proposed development would be mitigated to the satisfaction of the Board.

"Residential (Group C) 4" ("R(C)4"): Total Area 0.066 ha

- 9.5.7 The ex-Kowloon Textile Family Dormitory site in Sham Tseng is under this sub-area. The site is subject to a maximum plot ratio of 0.4 and a maximum building height of 3 storeys including car park. The site is currently occupied by a 6-storey building with a plot ratio of about 3.3 which is considered incompatible with the surrounding rural environment and village house development. In order to maintain a compatible building height profile, future redevelopment to the existing plot ratio and building height is not permitted. However, as long as there is no addition of GFA and/or building height, renovation works to the existing building is allowed.
- 7.5.79.5.8 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio or GFA or the building height restrictions may be considered by the Board through planning permission system on application under section 16 of the Ordinance. The criteria given in paragraph 7.6 above would be relevant for assessment for minor relaxation of building height restrictions. Each proposal application will be considered on its individual merits.

9.6 Residential (Group D) ("R(D)"): Total Area 0.72 ha

9.6.1 This zone covers the squatter huts and temporary structures at Sham Hong Road and is intended primarily for improvement and upgrading of the area through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board. Within this zone, redevelopment of existing houses shall not result in a total redevelopment of a maximum building area of 37.2m² and a maximum building height of 2 storeys (6m), or the building area and height of the existing

building, whichever is the greater.

- 9.6.2 Apart from the intention of residential upgrading, very low-rise and low-density residential development may be permitted on application to the Board. To be in line with the general development intensity of the surrounding areas, residential development shall not result in a total development in excess of a maximum plot ratio of 0.4 and a maximum building height of 2 storeys (6m), or the plot ratio and height of the existing building, whichever is the greater.
- 9.6.3 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of plot ratio and/or building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.6 above would be relevant for assessment for minor relaxation of building height restrictions. Each application for minor relaxation of plot ratio and/or building height restrictions will be considered on its own merits.

7.69.7 Residential (Group E) ("R(E)"): Total Area 1.55 1.51 ha

- 7.6.19.7.1 This zone is intended primarily for phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential interface problem.
- 7.6.29.7.2 The two Garden Bakery Co. Ltd. sites (Lots No. 193 and 194 in DD 390) in Sham Tseng is are under this zone. It Garden Co. Ltd. is the only remaining industrial operation in Sham Tseng. The planning intention of the "R(E)" zone for Garden Bakery Co. Ltd. is to phase out the existing industrial activity, removal of the industrial/residential interface problems in the area, to encourage redevelopment of the existing industrial use for commercial and residential uses in the long run, and to allow more flexibility for redevelopment.
- 7.6.39.7.3 Redevelopment of these two sites would need to rely on private initiatives. In the interim, consideration may be given to allowing development of certain 'compatible' non-polluting industrial uses within the sites which would not further degrade the environmental quality of the area upon application to the Board.
- 7.6.49.7.4 Within this zone, development or redevelopment is subject to a maximum domestic plot ratio of 5.0 or a maximum non-domestic plot ratio of 9.5 as stipulated in the Notes and building height and NBA restrictions as stipulated on the Plan.
- 9.7.5 A maximum building height of 85mPD is imposed on the site near waterfront (Lot No. 194 in DD 390) having regard to the urban fringe character of the area, the waterfront setting, the stepped height concept and taking into account the permissible plot ratio and

- NBA requirements under the OZP. A 3m-wide NBA along the western site boundary is imposed for improvement of air ventilation in the area.
- 9.7.6 A maximum building height of 100mPD is imposed on the inland site (Lot No. 193 in DD 390) having regard to the urban fringe character of the area, the stepped height concept and taking into account the permissible plot ratio and NBA requirements under the OZP. A 3m-wide NBA along the eastern site boundary is imposed for improvement of air ventilation in the area.
- 7.6.59.7.7 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio and/or building height restrictions may be considered by the Board through planning permission system on application under section 16 of the Ordinance. The criteria given in paragraph 7.6 above would be relevant for assessment for minor relaxation of building height restrictions. Each proposal—application will be considered on its individual merits. Under exceptional circumstances, minor relaxation of the NBA restriction may be considered by the Board on application under section 16 of the Ordinance.

7.79.8 Village Type Development ("V"): Total Area 13.91 ha

- 7.7.19.8.1 The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.
- 7.7.29.8.2 This zone covers Tsing Lung Tau Village, Yuen Tun Village, Pai Min Kok Village, Sham Tseng San Tsuen, Sham Tseng Kau Tsuen, Sham Tseng East Village, Sham Tseng Village, Sham Tseng Commercial New Village, Shu On Terrace, Tsing Fai Tong New Village and Ting Kau Village. Within this zone, a selective range of residential, commercial and GIC uses are permitted as of right on the basis that these uses would serve the needs of villages and yet would not adversely affect the character of these villages.
- 7.7.39.8.3 In order to ensure that any future development or redevelopment within these villages will retain the village character, a restriction of a maximum building height of 3 storeys (8.23m), or the height of the existing building(s), whichever is the greater, is imposed under this zoning.

7.7.49.8.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the height restriction may be considered by the Board through planning permission system on application under section 16 of the Ordinance. Each proposal application will be considered on its individual merits.

7.89.9 Government, Institution or Community ("G/IC"): Total Area 10.11 ha

- 7.8.19.9.1 This zone is intended primarily for the provision of Government, institution or community (GIC) facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organization providing social services to meet community needs, and other institutional establishments. Such developments, particularly for those which are low-rise, serve to provide visual and spatial relief to the densely built-up environment of the Area.
- 7.8.29.9.2 A range of GIC facilities has been provided in the Area. They include Sham Tseng Fresh Water Service Reservoir (covered) and Fresh Water Treatment Works, Tai Lam Country Park Sham Tseng Management Centre, Telephone Exchange, Sham Tseng Fire Station Cum Ambulance Depot, a two primary schools (Emmanuel Primary School and Sham Tseng Catholic Primary School), a public car park and public utility installations. Two sites are reserved for future GIC primary school developments; one in Hong Kong Garden in Tsing Lung Tau and the other one at Sham Hong Road adjacent to Bellagio in Sham Tseng.
- 9.9.3 Developments or redevelopments within the "G/IC" zone are subject to building height restrictions as stipulated on the Plan, or the height of the existing building, whichever is the greater. Minor relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance. Each application will be considered on its own merits, taking into account the relevant criteria as set out in paragraph 7.6 above.
- 7.8.39.9.4 This zone includes one sub-area and the development restrictions are specified below.
- "Government, Institution or Community (1)" ("G/IC (1)"): Total Area 0.58 ha
- 7.8.49.9.5 This zone covers land beneath flyover. Due to the physical constraints and environmental conditions of such land, only selected GIC facilities are permitted in this sub-zone. Some other community and social welfare facilities may be permitted on application to the Board.
- 7.8.59.9.6 These areas are located beneath Tuen Mun Road in Sham Tseng and currently occupied by Sham Tseng Tsuen Communal Effluent

Improvement Works, temporary fee-paying car parks, refuse collection point and temporary local open space.

7.99.10 Open Space ("O"): Total Area 7.67 7.83 ha

- 7.9.19.10.1 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.
- 7.9.29.10.2 This zoning covers seven gazetted beaches, namely, Approach Beach, Ting Kau Beach, Lido Beach, Casam Beach, Hoi Mei Beach, Gemini Beaches and Anglers' Beach. Existing open space includes the Sham Tsz Street Playground adjacent to Garden Co. Ltd. A site Two sites adjacent to Garden Bakery and at Sham Tseng Kau Tsuen respectively, are is reserved for the development of open space uses.

7.109.11 Other Specified Uses ("OU"): Total Area 1.55 1.74 ha

7.10.19.11.1 This zoning is intended primarily for the development of specified uses which include "Tourism and Recreation Related Uses", "Sewage Treatment Plant", "Pier" and "Amenity Area".

"Other Specified Uses" annotated "Tourism and Recreation Related Uses": Total Area 0.17 ha

7.10.29.11.2 The existing Airport Core Programme (ACP) Exhibition Centre near Hoi Mei Beach is under this zone. It is accommodated in an ex-Government quarters building (known as Homi Villa) which was constructed in 1930s. It is one of the few existing examples of local country house of that period which still retains many of its original architectural features such as floor tiles, columns and mouldings. This architecturally significant building is considered worthy of preservation. The exhibition centre is at present managed by Home Affairs Department and provides a public lookout point of the Tsing Ma and Ting Kau Bridges along the coast of Tsuen Wan West. Any demolition of, or any addition, alteration and/or modification to any of the existing building requires planning permission from the Board.

"Other Specified Uses" annotated "Sewage Treatment Plant": Total Area 1.13 ha

7.10.39.11.3 Sham Tseng Sewage Treatment Plant is under this zone.

"Other Specified Uses" annotated "Pier": Total Area 0.19 ha

9.11.4 Four existing piers in Ting Kau, Sham Tseng and Tsing Lung Tau are under this zone.

"Other Specified Uses" annotated "Amenity Area": Total Area 0.25 ha

- 7.10.49.11.5 A site beneath Tuen Mun Road in Sham Tseng, which is currently occupied by the Sham Tseng Temporary Playground and Sham Tseng Temporary Market and Cooked Food Centre, is under this zone.
- 9.11.6 Developments or redevelopments within areas annotated "Tourism and Recreation Related Uses", "Sewage Treatment Plant" and "Pier" are subject to building height restrictions as stipulated on the Plan, or the height of the existing building, whichever is the greater. Minor relaxation of the building height restrictions in terms of number of storeys may be considered by the Board on application under section 16 of the Ordinance. Each application will be considered on its own merits, taking into account the relevant criteria as set out in paragraph 7.6 above.

7.119.12 Undetermined ("U"): Total Area 9.99 9.43 ha

This zone covers a sloping area to the west of Hong Kong Garden the ex-Tsing Lung Tau-Quarry site and the surrounding slopes. The use of the area is still subject to further investigation related to the proposed North West New Territories urban route (Route 10).

7.129.13 Green Belt ("GB"): Total Area 302.52 302.23 ha

- 7.12.19.13.1 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.
- 7.12.29.13.2 This zoning covers mainly steep hill-slopes to the north and the coastal area to the south of the Area. This is to maintain the Area as a well-known and convenient retreat from the crowded urban areas as well as a visually and aesthetically pleasant environment for villa type development and for leisure recreational activities.
- 7.12.39.13.3 Development or redevelopment within this zone will be carefully controlled and each application for development or redevelopment will be considered on its individual merits taking into account relevant Town Planning Board Guidelines.

810. TRANSPORT

8.110.1 The Area is served by a trunk road, the Tuen Mun Road and a primary distributor road, the Castle Peak Road. Both the internal and the external

transport links are heavily dependent on Castle Peak Road as there is only one vehicular access from Tuen Mun Road to the Area via the Sham Tseng Interchange.

- 8.210.2 To cater for the increase in population in the Tsuen Wan as well as Tsuen Wan West areas resulting from residential developments, the sections of Castle Peak Road between Tsuen Wan Planning Area 2 to Sham Tseng and Sham Tseng to Ka Loon Tsuen have subsequently been upgraded to dual 2-lane carriageway. The road works were have started in late 2001 for completed on in 20067.—The authorized alignment of Castle Peak Road has been incorporated and is shown on the Plan for reference.
- 8.310.3 As many sections of Tuen Mun Road have reached or are approaching the end of their service life, the detailed design and construction for Reconstruction and Improvement of Tuen Mun Road is being carried out by Highways Department in order to improve Tuen Mun Road to the current expressway standards as far as practicable. The construction and improvement works are tentatively scheduled for completion in 2014 mid 2012.
- 8.410.4 The Area is also traversed by Tsing Long Highway (the Route 3), which is a territorial trunk road linking the North Western New Territories with West Kowloon and the Hong Kong Island. The alignment of this Route through Ting Kau has been incorporated onto the Plan.

911. CULTURAL HERITAGE

The Tin Hau Temple, comprising the Kam Fa Temple and the Ching Lit Tsi, is a Grade III Historical Building. Other items of historical interest, which are worthy of preservation, include a grave of a Qing dynasty virgin and the Homi Villa. Prior consultation with the Antiquities and Monuments Office of the Leisure and Cultural Services Department should be made if any development and rezoning proposals might affect the graded historical building or historical items.

A site of archaeological interest, namely the Ting Kau Kiln, falls within the Tsuen Wan West OZP boundary. Dragon Garden near Dragon Beach and Homi Villa (an ex-Government quarter building) accommodating the existing Airport Core Programme Exhibition Centre near Hoi Mei Beach, which are confirmed Grade 2 and Grade 3 historical buildings respectively, are also within the Area. Tin Hau Temple, comprising Kam Fa Temple, Ching Lit Tsi and a grave of a Qing dynasty virgin, is also an item of historical interest in the Area. On 19 March 2009, the Antiquities Advisory Board (AAB) released the list of 1,444 historical buildings, in which some buildings/structures within the Area have been given proposed gradings. Details of these historical buildings/structures have been uploaded onto the official website of the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) at http://www.amo.gov.hk. The proposed gradings of historical buildings/structures are now under the review of AAB for finalization. The proposed gradings, once endorsed by AAB, will be published on AMO's official website. All the above site of archaeological interest and graded historical buildings/structures are worthy of preservation. Prior consultation with the AMO of LCSD should be made if any development, redevelopment or rezoning

proposal might affect the above site of archaeological interest, historical buildings/structures and their immediate environs. If disturbance of the site of archaeological interest or other areas of archaeological potential is unavoidable, a detailed Archaeological Impact Assessment (AIA) conducted by a qualified archaeologist is required. The archaeologist shall apply for a licence to conduct the AIA under the Antiquities and Monuments Ordinance (Cap. 53). A proposal of the AIA shall be submitted to the AMO for agreement prior to applying for a licence.

1012. UTILITY SERVICES

- 10.112.1 There are Sham Tseng Fresh Water Treatment Works and Service Reservoir located at the north of Tuen Mun Road in Tsing Lung Tau.
- 40.212.2 Sham Tseng Sewage Treatment Plant has been commissioned. Effluent of existing developments at Sham Tseng area is connected to the public sewerage network for treatment and discharge at Sham Tseng Sewage Treatment Plant. Additional pumping stations will be have already been constructed in Ting Kau and Tsing Lung Tau as part of the Ting Kau and Sham Tseng Sewerage Scheme in order to serve the Areas.
- 10.312.3 It is envisaged that there will be no problem in the supply of electricity and gas to meet the needs of the District. The existing Sham Tseng Telephone Exchange has capacity to cater the future demand in the Area.

1113. IMPLEMENTATION

- 11.113.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use or any other development or 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 various licensing authorities.
- 11.2-13.2 This 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 reservation 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 relevant 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 Tsuen Wan District Council would also be consulted as appropriate.
- 11.3 13.3 Planning applications to the Board will be assessed on individual merits.

In general, the Board's consideration of the planning applications will take into account all relevant planning considerations which may include the departmental outline development plans/layout plans, and the guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and guidance notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board, 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.

TOWN PLANNING BOARD May 2007 November 2011

Existing and Proposed GFA/PR and Building Height (BH) Restrictions for Residential and Commercial Sites in Tsuen Wan West OZP

Lot No.	Location/ Development	Zoning	Site Area (m²)	100		Existing P	arameters	edium io	er die in Juli	Restrictions under	Lease	Restrictio	0.000 0.000	Proposed OZ	P Restrictions
				PR	BH (mPD)	BH (No. of storey)	Site formation levels (mPD)	Completion year	PR/GFA	вн	Site coverage/ roofed over area	Max. GFA/PR	Max. BH	Max. GFA/PR	Max. BH
Tsing Lung T	au Sub-area														
TLTL 60	Hong Kong Garden	R(B) To be rezoned to R(B)1	136,321 ¹ (lease) (Net 70,279)	PR 1.6 (BD's data) (Net 3.1)	22.85 to 123.8	3 to 30 (no podium)	5.2 to 39.35	1986 – 2008	PR 1.575	Approved Master Layout Plan	23.6% (Mem. 401579)	PR 2.1	Nil	GFA 214,706m ²	60mPD, 90mPD, 95mPD & 120mPD▲
	Hong Kong Garden Commercial Complex	С	(2,398)	PR 0.03 (Net 1.74)		1,881	Emil	Eq. (F. A)	GFA 4,180m ²	1-4-01 0.51	20.5 28 200 Donalou FIC	Nil	3 storeys above 1 level of car park	PR1.75▲	No change*
Government land & Lots 15, 16, 18 & 19, DD 388	Land surrounded by Hong Kong Garden	R(B) To be rezoned to R(B)1	1,380	N.A.	N.A.	N.A.	21.3 to 24.8	N.A.	N.S.	N.S.	N.S.	PR 2.1	Nil	GFA 2,898m²▲	95mPD▲
TLTL 64	Sea Crest Villa Phase 4	R(B)	21,300 (14,000 for dev.)	PR 1.38 (Net 2.1)	118.9 to 135.7	24 to 30 + 11 levels of podium	13.55	1994	PR 1.38	N.S.	17.5%	PR 2.1 🗚	Nil	No change*	130mPD▲
TLTL 61	Lung Tang Court	R(B)	4,487	PR 2.1	44.1	12 + 1 level of podium	5.28	1981	PR 2.1	12 storeys + 1 level of basement	17.5% - 30% pending on PR		A19	Notice of the second	60mPD▲
TLTL 66	Royal Sea Crest	R(B)	9,309	PR 2.1	92.8	21 + 3 levels of podium	10.5	1997	PR 2.1	N.S.	17.5%				90mPD▲
DD 388 Lot 94	Land at Lung Tang Road	R(B)	1,922	N.A.	N.A.	N.A.	5.1	N.A.	N.S.	2 storeys (7.6m)	GN364 (66.67%)				60mPD▲
Government Land	Existing temporary car park (open-air) at Castle Peak Road (Tsing Lung Tau)	U To be rezoned to R(B)	4,900	N.A.	N.A.	N.A.	9.8	N.A.	N.A.	N.A.	N.A.	Nil	Nil	PR 2.1 A	60mPD▲
DD 387 Lot 116 & 117	Rajadasri's Court	R(C)	557	PR 0.70	43.5	2	36.05	1955	N.S.	2 storeys (7.6m)	GN364 / GN50 (66.67%)	PR 0.4 A (may be	3 storeys including car	No change*	No change*
DD 388 Lot 96	Dragon Villa	R(C)	743	PR 0.57	16.4	2	6.2	1955	N.S.	2 storeys (7.6m)	N.S.	increased to PR 0.75 on	park		
DD 387 Lot 125	Villa Alfavista	R(C)	1,031	PR 0.95	16.9 to 18.1	2 + 1CP	10.82	1973	N.S.	2 storeys (7.6m)	30%	application to the TPB			
DD 388 Lot 97	Vista Cliff	R(C)	1,778	PR 1.05	17.8	1 to 2	11.7	1993	N.S.	2 storeys (7.6m)	N.S.	subject to noise			
TLTL 62	131-133 Castle Peak Road	R(C)	298	PR 0.89	13.3	3	7.4	1966	N.S.	7.622m	80.9 m ² (27%)	mitigation			
DD 388 Lot 95	Vista Cove	R(C)	2,787	PR 0.36	26.2 to 39.7	2	22.1 to 32.4	N.A.	N.S.	2 storeys (7.6m)	N.S.	from Castle Peak Road)			
DD 388 Lot 109	Ka Loon Tsuen	R(C)	65	PR 2.96	52.5	2	47.4	N.A.	N.S.	2 and a half storeys (7.6m)	N.S.				

¹ Excluding the planned school site (2,323m² & zoned "G/IC") which has been surrendered to Government.

Lot No.	Location/ Development	Zoning	Site Area (m²)		Ex	cisting Parameters	S	Carefolia)	Rest	rictions unde	r Lease	Restrictions un OZP No. S/7			ed OZP
	mary or A			PR	BH (mPD)	BH (No. of storey)	Site formation levels (mPD)	Completion year	GFA/PR	ВН	Site coverage/ roofed over area	Max. GFA/PR	Max. BH	Max. GFA/PR	Max. BH
Sham Tseng S	Sub-area			store 4 Louis			1694	ng davel	12,000						
TWIL 14	Rhine Terrace	R(A)	2,076	PR 8	133	31 + 1 level of podium	39	1992	N.S.	N.S.	N.S.	PR 5/9.5#A	Nil	No change*	140mPDA
TWML 4	Lido Garden	R(A) To be rezoned to R(A)4	11,540	Dom PR 7.92 / Non-dom PR 0.15	110.3	35 + 1 level of podium	4.3	1989	N.S.	N.S.	N.S.			Pac grow	100mPD
TWIL 13	Sea Crest Villa Phase 1	R(A)	6,444	Dom PR 7.95 / Non-dom PR 0.08	153 to 161.4	35 to 38 + 5 levels of podium	38.25 to 55	1992	N.S.	N.S.	N.S.			romanos) romanos englana (160mPDA
DD 390 Lot 261	Rhine Garden	R(A)1	17,247	Dom PR 4.73 / Non-dom PR 0.36	114.55 to 117.3	35 to 36 +3 levels of Podium + 1 club house level	5.4	1992	Dom GFA 81,528 m ² / Non dom GFA 3,824m ²	N.S.	N.S.	Dom GFA 81,528m ² /Non-dom GFA 3,824m ² / GIC GFA 725m ²	Nil	Dom GFA 81,528m ² / Non-dom GFA 3,824m ² / GIC GFA 725m ² A	130mPDA
DD 390 Lot 265	Ocean Pointe	R(A)2	9,132	PR 5.34	176	48 + 6 levels of podium	6.95	2000	45,660 m ²	N.S.	N.S.	45,660m ²	Nil	45,660m ² A	85mPD
DD390 Lot 269	Bellagio	R(A)3	44,863	Dom PR 5.7 / Non-dom PR 0.06	187.4 to 193.1 (26.3 for Bellagio Mall)	54 to 56 + 8 levels of podium (4 for Bellagio Mall)	6	2002 & 2005	Dom GFA 257,234m ² / Non-dom GFA 2,872m ²	N.S.	N.S.	Dom GFA 257,234m² / Non-dom GFA 2,872m²	Nil	Dom GFA 257,234m²/ Non-dom GFA 2,872m²A	100mPD & 120mPD (30mPD for Bellagio Mall)
DD 390 Lot 193	The Garden Co. Ltd.	R(E)	6,526	PR 2.11	22.7	4	6.1	1965	N.S.	N.S.	N.S.	PR 5/9.5#	Nil	No change*	100mPDA
DD 390 Lot 194 & Ext, RP	The Garden Co. Ltd. (Bakery)	R(E)	8,547	PR 3.87	73	12	5	1991	N.S.	N.S.	N.S.			Steelin (cf)	85mPDA
DD 387 Lot 212	Sea Crest Villa Phase 2	R(B)	9,400	PR 2.1	142.6	28 +7 levels of podium	20	1994	19,740m ²	N.S.	17.5%	PR 2.1 A	Nil	No change*	145mPDA
DD 387 Lot 211	Sea Crest Villa Phase 3	R(B)	18,200	PR 2.1	106.3 to 125.7	24 & 31 + 7 levels of podium	13.36	1995	38,220m ²	N.S.	17.5%				125mPDA
DD 387 Lot 214	Anglers' Bay	R(B)	7,845	PR 2.1	150.4	34 +5 levels of podium	34.45	2004	16,475m ²	155mPD	17.5%				150mPDA

Lot No.	Location/ Development	Zoning	Site Area			Existing Pa	rameters	meticin -	Rest	rictions unde	er Lease	Restri under current OZ		Proposed O	ZP Restrictions
121			(m ²)	PR	BH (mPD)	BH (No. of storey)	Site formation levels (mPD)	Completion year	GFA/PR	ВН	Site coverage/ roofed over area	Max. GFA/PR	Max. BH	Max. GFA/PR	Max. BH
Government Land	Ex-Kowloon Textile Family Dormitory	R(C) To be rezoned to R(C)4	660	PR 3.34	39.8	6	18.91	N.A.	N.S.	N.S.	N.S.	PR 0.4A (may be increased to PR 0.75 on application to the TPB subject to noise mitigation from Castle Peak Road)	3 storeys including car park	PR 0.4	3 storeys including car park
DD 390 Lot 181	Pink Villa	R(C)	1,152	PR 0.31	42.4	2	N.A.	N.A.	N.S.	2 storeys (7.6m)	N.S.	PR 0.24 64.0 g	1 108	No change*	No change*
DD 390 Lot 201	Golden Villa	R(C)	1,524	PR 0.60	41.3 to 47.4	2 +1 CP	33.15 to 39.25	1992	N.S.	2 storeys (7.6m)	30%	1.0 PR 1.00 - 11.0	16 348	-glaffill	2 7 65 TO
DD 387 Lot 99	15 Castle Peak Road	R(C)	1,170	PR 0.40	25.44	2	19.34	1998	N.S.	2 storeys (7.6m)	N.S.	100 EEC 1.65	T TON	- Dg had 00	00390 L
TLTL 67	27-33 Castle Peak Road	R(C)	2,470	PR 0.40 (CIP)	28.64 to 32.29 (CIP)	2 + 1CP (CIP)	20.94 to 24.59	CIP	988m²	3 storeys including basement	20%	PR 0.17 2828		gull most som	
TLTL 68	Junction of Hoi Long Path and Castle Peak Road	R(C)	2,076	PR 0.40	35.79	2 + 1LG/F	28.09	2010	830m ²	3 storeys including basement	20%			ent ersäsenden	005 GG
DD 390 Lot 262	Chan Kee Commercial Centre	С	914	PR 2.63	18.6	3 + 1CP	4.5	1994	2,742m ²	4	N.S.	Nil	3 storeys above 1 level of car park	PR 2.15A	3 storeys above 1 level of car park
Government Land	7-13 & 33-36 Sham Hong Road	С	613	PR 1.67	9.8 to 12.6	2	4.9	2200 2200 2200	N.S.	N.S.	N.S.		3	1017 (101)/46	(15 m)
Government Land	40 Sham Hong Road (Sham Tseng Youth Centre)	С	157	PR 0.62	12.3	2	4.9		N.S.	N.S.	N.S.	1 22 18.9 fb		76.50 F 2071 76.50 F 2071 11.50 F 2071	

Lot No.	Location/ Development	Zoning	Site Area	EQ.	Exi	sting Para	ameters	EBU153: 175.221	Restr	ictions un	der Lease	The state of the s	strictions OZP No. S/TWW/17		sed OZP .
			(m ²)	PR	BH (mPD)	BH (No. of storey)	Site formation levels (mPD)	Completion year	GFA/PR	ВН	Site coverage/ roofed over area	Max. GFA/PR	Max. BH	Max. GFA/PR	Max. BH
Ting Kau S	Sub-area								f						har 1
Various lots in DD 399	Residential developments along Castle Peak Road (Ting Kau)	R(C)	28 to 4,108	PR 0.08 to 3.05	7.3 to 56.8	1 to 6	3.2 to 24.7	1949 to 1990	973 to 1,239m ²	2 to 3 storeys	N.S.	PR 0.4 (may be increased to PR 0.75 on application to the TPB subject to noise mitigation from Castle Peak Road)	3 storeys including car park A	No change*	No change*
DD 399 Lot 440	Mountain Lodge	R(C)1	1,672	PR 0.24	64.8 & 65.7	2	62 to 63	1961	N.S.	7.6m	30%	PR 0.75A	3 storeys including car park	No change*	No change*
DD 399 Lot 424	Sea Cliff Lodge	R(C)1	929	PR 1.04	41.3	2	30.6	1966	N.S.	2 storeys (7.6m)	GN364 (66.67%)		Total for the state of the stat		100 1-1
DD 399 Lot 426	Aztec Lodge	R(C)1	929	PR 1.45	32.7 to 38.3	2	19 –27.8	N.A.	N.S.	2 storeys (7.6m)	GN364 (66.67%)		Jest Francisco	6.0	00 to 1
DD 399 Lot 425	House (near Ting Kau Beach)	R(C)1	929	PR 0.47	28.3	2	19.3	1955	N.S.	2 storeys (7.6m)	GN364 (66.67%)		. lareži.	urfi .	
DD 399 Lot 452	House (near Ting Kau Beach)	R(C)1	40.5	PR 1.09	-	1	15	N.A.	N.S.	2 storeys (7.6m)	N.S.		tich old vi c Park stat le Piete		a gruil
DD 399 Lot 496	Construction in progress (near Lido Beach)	R(C)2	2,624	PR1.2 (CIP)	50.25 to 61.75 (CIP)	3 + 1CP (CIP)	34.5 to 45.1	CIP	3,149m ²	3 storeys	40%	PR 0.4 (may be increased to PR 1.2 on application to the TPB subject to	3 storeys including car park (may be increased to 3 storeys above 1 level of car park on application to the TPB subject	No change*	No change*
DD 399 Lot 416	Edinburgh Villa	R(C)2	1,278	PR 0.38	30.7 to 33.9	2	22.8 –26. 7	1959	N.S.	2 storeys (7.6m)	N.S.	mitigation of noise impact from Castle Peak Road)	to mitigation of noise impact from Castle Peak Road)	(1-7) Ino	orse son
DD 399 Lot 495	Construction in progress (near Casam Beach)	R(C)3	9,260	PR 0.78 (CIP)	52.7- 74.5 (CIP)	5 + 1CP (CIP)	42.15	CIP	7,268m ²	6 storeys	40%	PR 0.4 (GFA may be increased to GFA of 7,268m² on application to the TPB subject to mitigation of noise impact from Castle Peak Road)	3 storeys including car park (may be relaxed to 5 storeys above 1 level of car park on application to the TPB subject to mitigation of noise impact from Castle Peak Road)	No change*	No change*
TWIL 5 & DD 399 Lot 429 Notes :	Royal View Hotel	CDA(1)	6,431	PR 4.57	76.45	15	31	2006	N.S.	N.S.	N.S.	29,400m ² A	76.77mPD	No change*	No change*

Or that of the existing building, whichever is the greater
Domestic PR of 5 or non-domestic PR of 9.5, or subject to composite formula for a building that is partly
domestic or partly non-domestic
No change to the restriction(s) under current OZP No. S/TWW/17

N.A. Not available N.S.

Not stated (i.e. relevant restriction is not stated in the lease)

CIP Construction in Progress

Proposed Building Height (BH) Restrictions for Sites within "G/IC" Zone in Tsuen Wan West

Site Ref.	Existing Use/Planned Use	BH Restrictions under lease or Government	_	f Existing Structure	Proposed BH Restrictions (No. of	Remarks/Justifications
No.	Existing escription of the control o	Land Allocation	mPD	No. of Storeys	Storeys)	beoffs at antionship of good purel as
Educat	ional Uses	<i>3</i> 1 - 1 - 1				Ipostovanesti Voria. Shrin i na luen Road
E01	Emmanuel Primary School, Sham Hong Road, Sham Tseng	N.S.	19-31.8	1-3	8	Proposed building height restriction is in line with general requirement for standard school development.
E02	Sham Tseng Catholic Primary School, Castle Peak Road	8 storeys	24.9	5	8	Proposed building height restriction is in line with general requirement for standard school development.
E03	Vacant site at Hong Kong Garden, Tsing Lung Tau	N.S.	-		8	 The Education Bureau has indicated that the site, which was originally reserved for primary school use, has been released in their earlier site review exercise. The site is reserved for long-term GIC use(s) including other types of educational use. Proposed building height restriction is compatible with the surrounding medium-rise residential development and allows design flexibility for possible GIC use(s) in future.
Govern	ment Uses					incorporate the second
G01	Sham Tseng Fire Station cum Ambulance Depot, 32 Castle Peak Road	N.S.	25.8	6	6	Proposed building height restriction to meet functional requirements
	Ma Wan Marine Traffic Control Station, 403 Castle Peak Road, Sham Tseng	N.S.	26.3	2	2	Proposed building height restriction to meet functional requirements
Utility a	and Others					
U01	Fire Service Water Tank, Ting Kau	N.S.	10.6	1	1	Proposed building height restriction to meet functional requirements
U02	Sham Tseng Electricity Substation, Sham Tsz Street	N.S.	24.6	3	3	Proposed building height restriction to meet functional requirements.
	Telephone Exchange, J/O Sham Hong Road & Castle Peak Road, Sham Tseng	N.S.	16	2	2	Proposed building height restriction to meet functional requirements.

Site Ref.	Evictiva Har /DI 1 V	BH Restrictions under	Height of Building /	Existing Structure	Proposed BH		
No.	Existing Use/Planned Use	lease or Government Land Allocation	mPD	No. of Storeys	Restrictions (No. of Storeys)		Remarks/Justifications
U04	Sham Tseng Sewage Pumping Station, Sham Tseng Tsuen Road	1 storey	11.4-14.3	1		•	Proposed building height restriction to meet functional requirements.
U05	Tsing Lung Tau Substation, Lung Yue Road	N.S.	15.9	1 1	1	•	Proposed building height restriction to meet functional requirements
U06	Sham Tseng Tsuen Communal Effluent Improvement Works, Sham Tseng Tsuen Road	N.S.	-	1	1	•	Proposed building height restriction to meet functional requirements
O 1	Tai Lam Country Park Sham Tseng Management Centre, Tai Lam Forest Track – Sham Tseng Reservoir Section	N.S.	135.1- 141.3	1	1	•	Proposed building height restriction to meet functional requirements
O2	Sham Tseng Public Toilet, Sham Tseng Tsuen Road	1 storey	8.3	1	1	•	Proposed building height restriction to meet functional requirements
О3	Sham Tseng Village Supply Pump House, Sham Tseng Kau Tsuen	7.62m above mean site formation	-	1	2	•	Proposed building height restriction to meet functional requirements and concerned department's planned facilities
O4	Planned GIC site at 42 Castle Peak Road, Sham Tseng. Existing Chan Kee Plaza	2 storeys or 25 ft (7.62m)	16.6	1-2	2	0	The site is reserved for long-term GIC use(s). Proposed building height restriction is compatible with the surrounding environment.
O5	Sham Tseng Raw Water Pumping Station, Sham Tseng Tsuen Road	9m above mean formation level or 1 storey	16-19.7	1	2	•	Proposed building height restriction to meet functional requirements and concerned department's planned facilities
	Sham Tseng Fresh Water Treatment Works and Service Reservoir, Tuen Mun Road	N.S.	124.8- 128.8	1-3	3	•	Proposed building height restriction to meet functional requirements
O 7	Sham Tseng Refuse Collection Point, Sham Tseng Tsuen Road	N.S.	-	1	1	•	Proposed building height restriction to meet functional requirements
	Playground (underneath Tuen Mun Road) near Sham Hong Road	N.S.	-	-	1	•	Proposed building height restriction is to cater for possible minor structure such as kiosk.
1	Planned GIC site at Sham Tseng San Tsuen Existing houses	N.S.	-	1-3	3	•	The site is reserved for long-term GIC use(s). Proposed building height restriction is compatible with the surrounding village environment.

Notes:

N.S. Not stated in the lease

Attachment VI of MPC Paper No. 13/11

Proposed Building Height Restrictions for Sites within "Other Specified Uses" ("OU") Zone in Tsuen Wan West

Site Ref	"OT!" 7 A 4-1		Max. Building Height under lease or	Height of Existi Struct	-	Proposed Building	Remarks / Justifications
No.	"OU" Zone Annotation	Existing Use / Planned Use	Government Land Allocation	No. of Storeys	mPD (approx.)	Height Restrictions (No. of Storeys)	Remarks / Sustmeations
OU01	"Tourism and Recreation Related uses"	Existing Homi Villa (Airport Core Programme Exhibition Centre)	N.S.	1	34-38.4	1	 The site is occupied by an existing Grade 2 historical building Proposed building height restriction to meet functional requirements and to ensure compatibility with surrounding environment
OU02	"Sewage Treatment Plant"	Existing Sham Tseng Sewage Treatment Works, Sham Tsz Street	N.S.	2 & 5	9.1-15.5	5	 Proposed building height restriction to meet functional requirements
OU03	"Amenity Area"	Existing Sham Tseng Temporary Market and Cooked Food Centre, Sham Tseng Tsuen Road. Planned amenity area use.	5.5m	1	-	N/A	
OU04	"Amenity Area"	Existing Sham Tseng Temporary Playground, Sham Tseng Tsuen Road. Planned amenity area use.	10.5m	-	-	N/A	

Note:

N.S. Not stated in the lease

EXISTING AND PLANNED PROVISION OF OPEN SPACE IN TSUEN WAN WEST PLANNING SCHEME AREA

EXISTING POPULATION: 33,800

PLANNED POPULATION: 36,500 (including 2,100 transients)

uzs e	500 SERVER S	EXISTING			PLANNED		
TYPE OF FACILITY	HONG KONG PLANNING STANDARDS & GUIDELINES	THEORETICAL MINIMUM REQUIREMENTS	PROVISION	SURPLUS/ DEFICIT	THEORETICAL MINIMUM REQUIREMENTS	PROVISION	SURPLUS/ DEFICIT
Open Space							
1. Local Open Space	10 ha per 100000 persons	3.38 ha	9.20	5.82	3.44 ha	9.20	5.76
2. District Open Space	10 ha per 100000 persons	3.38 ha	5.88	2.50	3.44 ha	6.70	3.26
Total				8.32			9.02

Notes:

^{1.} Existing population figures based on 2006 By-Census.

^{2.} Planned population based on Explanatory statement of OZP No. S/TWW/17A. For the purpose of open space provision, the transients population is excluded.

^{3.} New rezoning proposal ("O" to "R(D)") in the current OZP Review is not included.

^{4.} Other updatings in open space provisions at the coastal areas in the OZP Review are not included.

URBAN DESIGN APPRAISAL FOR PROPOSED AMENDMENTS TO THE APPROVED TSUEN WAN WEST OUTLINE ZONING PLAN NO. S/TWW/17

1. Background and Purpose

- 1.1 In order to provide better planning control on the building height (BH) upon development/redevelopment and to meet public aspirations for better living environment, better air ventilation, and greater certainty and transparency in the statutory planning control, Planning Department (PlanD) has been reviewing the Approved Tsuen Wan West Outline Zoning Plan No. S/TWW/17 with a view to incorporating building height restrictions (BHRs) for various development zones to guide future development/redevelopment.
- 1.2 The main objectives of this paper are to provide principles and considerations from urban design perspectives for guiding the formulation of BHRs for the Tsuen Wan West Planning Scheme Area (the Area) and to assess the visual impacts of the proposed BHRs.

2. Spatial Context and Profile of the Area

General Context

- 2.1 The Area has a total area of about 451 hectares covering a long stretch (7.3km) of coastal land to the west of Tsuen Wan New Town. It is geographically defined by the Tai Lam Country Park boundary to the north, Ma Wan Fairway to the south, Yau Kam Tau to the east and Tai Lam Chung to the west. Yau Kam Tau is a medium density residential neighbourhood on the western edge of Tsuen Wan New Town proper; and in Tai Lam Chung area, there are mainly a number of GIC facilities including Siu Lam Hospital and Psychiatric Centre, Custom and Excise Training School, Tai Lam Correctional Institution, Maritime Services Training Institute and a few villages. Majority of the Area are covered by green belt (about 67%) with residential areas (about 12%) and commercial uses (including uses under comprehensive development area) (about 0.3%) accounting less than one-fifth of the total land area (Plans 1 and 2 of MPC Paper No. 13/11 (the Paper)). In general, the Area is suburban and rural in character with high-rise, high-density residential developments concentrated in the central part of the Area, low- and medium-rise residential developments scattered along the waterfront and upland hillslopes. A number of village clusters are located in the Area and some squatter settlements are found in Sham Tseng. There are a total of seven gazetted beaches in the Area which are popular spots for water-borne recreation during summer.
- 2.2 Two distributor roads, Tuen Mun Road and Castle Peak Road, run through the Area along the east-west direction whilst the Tsing Long Highway (Route 3) and Ting Kau Bridge connect the North West New Territories with West Kowloon and Hong Kong

Island. Ting Kau Bridge is a landmark bridge in the Area. Tuen Mun Road is connected to the Area via the Sham Tseng Interchange. Both the internal and external transport links for the Area are heavily dependent on Castle Peak Road running at-grade and serving the waterfront areas. The terrain in the northern side generally descends southward towards Castle Peak Road. The hill-slope areas to the north of Tuen Mun Road are covered with good vegetation and provide a scenic backdrop to developments in the Area and also serve as an effective buffer for the adjoining Tai Lam Country Park. The green hill backdrop and waterfront setting form a visually and aesthetically pleasant living environment to this Area and should be protected wherever appropriate.

- 2.3 The Area lies at the edge of urban areas within vegetated or wooded settings. It is characterized by a mix and gradual gradation of high density development at the sub-urban core of Sham Tseng in the central, medium and low density developments along the eastern and western coastal areas and hilly terrain in the north. The general planning intention is to maintain the urban fringe character of the Area through the preservation of the existing townscape, characters and a development profile compatible with the surrounding natural environment.
- 2.4 Based on the existing physical features and land use pattern, the Area can be broadly divided into 3 sub-areas (**Plan 2A of the Paper**) as follows:
 - Ting Kau;
 - Sham Tseng; and
 - Tsing Lung Tau.

Local Context

Ting Kau Sub-Area (Plans 2B, 7A, 8A, 9A and 10A of the Paper)

- 2.5 The Ting Kau sub-area (Site Photos of Plans 7A-1 to 7A-3 of the Paper) is located at the eastern part of the Area. It is characterized by a recognized village (Ting Kau Village) and low-rise low-density residential developments which are zoned "Village Type Development" ("V") and "Residential (Group C)" ("R(C)") (also its sub-areas) respectively. There are existing BHRs in both of these two zones ("V" is restricted to maximum 3 storeys (8.23m) and "R(C)" is restricted to maximum 3 storeys including car park, or the height of the existing buildings, whichever is the greater). Most of these buildings are old and have building age for more than 40 years (Plan 10A of the Paper). Ting Kau Village is located around Ting Kau Beach whilst some low-rise private residential houses are scattered along the waterfront areas of Approach Beach, Ting Kau Beach, Lido Beach, Casam Beach and Hoi Mei Beach.
- 2.6 Ting Kau Bridge forms a gateway to the Area and connects Yuen Long and Tuen Mun by Tsing Long Highway and Tuen Mun Road respectively. The upgrading of Castle Peak Road to dual two-lane carriageway was completed in 2007. Royal View Hotel located at the edge of Ting Kau Bridge was completed in 2006 and is zoned "Comprehensive Development Area (1)" ("CDA(1)") restricted to a maximum BH of 76.77mPD which is the lowest soffit level of the bridge. Two low-rise private residential developments at Castle Peak Road (Ting Kau section) near Casam Beach/Lido Beach (zoned "R(C)2" and "R(C)3") are currently under construction. An existing single storey Fire Service Water Tank located at the headland at the base of

Ting Kau Bridge is zoned "Government, Institution or Community" ("G/IC").

2.7 The low-rise and low-density sub-urban character and the natural coastline and beaches of the sub-area should be preserved to avoid the degradation of the existing landscape of the sub-area.

Sham Tseng Sub-Area (Plans 2C, 7B, 8B, 9B and 10B of the Paper)

- 2.8 This sub-area (Site Photos of Plans 7B-1 to 7B-8 of the Paper) in the central part of the Area can be easily identified by its 'sub-urban core' character with the concentration of high-rise residential developments around the waterfront area, a 'gourmet/tourist' precinct with a number of restaurants along Castle Peak Road (Sham Tseng) and the traditional village type developments at the hill side area. The more recent developments generally concentrate at both sides of Castle Peak Road at the waterfront areas. These developments generally have building age of less than 20 years except Lido Garden and Garden Co. Ltd. which have building ages of about 22 and 46 years respectively.
- 2.9 There are three residential developments on the waterfront including Bellagio (193mPD/187m), Ocean Pointe (176mPD/169m) and Lido Garden (110mPD/106m). The existing BHs of Bellagio and Ocean Pointe are considered excessively tall and out-of-context with the waterfront setting. The existing BH of Lido Garden is also considered incompatible with the waterfront setting. Currently, there is no BHR for the residential developments in the "R(A)" and "R(B)" zones. Bellagio and Ocean Pointe have been redeveloped from former industrial developments of San Miguel Brewery and Union Carbide sites in 2000 and 2005 respectively. They were rezoned from "CDA" to "R(A)3" and "R(A)2" respectively upon completion. An existing public transport terminus under Bellagio Mall of about 26.3mPD is located at the northern part of Bellagio. Two sites (Lots 193 and 194 in DD390) under the "R(E)" zone, which are currently occupied by industrial developments (Garden Co. Ltd.) (23mPD/17m & 73mPD/68m), are located at the waterfront area near Sham Tsz Street Playground. There are several medium- to high-rise residential developments including Rhine Terrace (133mPD/94m), Rhine Garden (117mPD/112m), Anglers Bay (150mPD/116m), Sea Crest Villa Phase 1 (161mPD/106m), Sea Crest Villa Phase 2 (143mPD/123m) and Sea Crest Villa Phase 3 (126mPD/112m) at higher site levels along the northern side of Castle Peak Road (Sham Tseng). The Area is served by a small commercial centre characterized by its roast goose restaurants as a gourmet/visitors attraction of the Area.
- 2.10 Areas to the northwest of the sub-urban core are mixed with some villages as well as some squatters on the hill side. These village settlements form clusters of low-rise developments. The largest cluster is formed by Sham Tseng Village, Sham Tseng Kau Tsuen, Sham Tseng San Tsuen and Sham Tseng Commercial New Village. The Ex-Kowloon Textile Family Dormitory zoned "R(C)" is located in its close proximity. Smaller clusters such as Tsing Fai Tong New Village, Shu On Terrace, Sham Tseng East Village and Pai Min Kok Village are located on both sides of Tuen Mun Road.
- 2.11 The major existing "G/IC" developments within this sub-area include Sham Tseng Fresh Water Treatment Works and Service Reservoir, Tai Lam Country Park Sham Tseng Management Centre, Ma Wan Marine Traffic Control Station, Sham Tseng Sewage Pumping Station, Sham Tseng Fire Station cum Ambulance Depot, schools,

telephone exchange, electricity substations, etc. They are low-rise in nature and in the range of 1 to 6 storeys. Part of the squatter areas to the south of Sham Tseng San Tsuen is zoned "G/IC" to meet longer term demand for G/IC facilities in the area. An "OU" annotated "Sewage Treatment Plant" zone occupied by Sham Tseng Sewage Treatment Works is located near the waterfront.

- 2.12 Two historical buildings are located within this sub-area (Plans 11 and 11B of the Paper). The Airport Core Programme Exhibition Centre near Hoi Mei Beach is zoned "OU" annotated "Tourism and Recreation Related Uses". It is accommodated in a single storey ex-Government quarters building (known as Homi Villa) which is a Grade 3 historical building built in the 1930s. A Grade 2 historical building named Dragon Garden is zoned "GB" near Dragon Beach. It is 1-2 storeys in height and built in the late 1950s.
- 2.13 Excessively tall buildings should be avoided in the setting of the waterfront area in order to preserve the scenic backdrop of Tai Lam Country Park. A stepped height concept with the lowest BH at the waterfront and stepped up further inland should be adopted for urban design and air ventilation purposes.

Tsing Lung Tau Sub-Area (Plans 2D, 7C, 8C, 9C and 10C of the Paper)

- 2.14 This area in the western part of the Area (Site Photos of Plans 7C-1 to 7C-5 of the Paper) is dominated by existing medium-density residential developments zoned "R(B)" including Hong Kong Garden (23mPD to 124mPD/18m to 85m), Royal Sea Crest (93mPD/83m), Lung Tang Court (45mPD/39m) and two proposed private residential sites in the close proximity.
- 2.15 Sea Crest Villa Phase 4 is located at high ground at the waterfront area. It has three medium-rise blocks of about 136mPD/122m in height.
- 2.16 The existing height profile of Hong Kong Garden can be identified as four clusters according to the formation levels of the platforms and internal road. The waterfront blocks located at grade are about 65mPD/56m whilst those blocks located at higher levels are about 124mPD/85m in height. The blocks in the central comprising low-rise blocks and car parking blocks are under 48mPD/39m. The blocks in clusters located on top of the sloping grounds (25mPD to 40mPD) are in the range of 93mPD to 124mPD (68m to 85m). Two blocks at 79mPD/68m at Lung Tang Road are located in close vicinity to Royal Sea Crest and Lung Tang Court. A small low-rise neighbourhood centre (23mPD/17m) associated with Hong Kong Garden is currently zoned "C" for the provision of commercial and retail facilities to serve the sub-area.
- 2.17 Two villages, Tsing Lung Tau Tsuen and Yuen Tun Tsuen, are zoned "V" and subject to BH control of 3 storeys (8.23m). The scattered residential developments within the "R(C)" zone are subject to BHRs of 3 storeys including car park or existing BH whichever is the greater under the OZP.
- 2.18 The "G/IC" development in the sub-area includes an existing single storey Tsing Lung Tau electricity substation and a vacant GIC site within Hong Kong Garden.
- 2.19 An area of about 10 ha to the west of Hong Kong Garden is zoned "Undetermined" ("U") and intended to be a highway reserve for the proposed Tsing Lung Bridge linking Tsing Lung Tau to Kwai Shek at North-east Lantau and there is currently no

definite implementation programme. A review on the land use of the "U" zone has been made and found that the existing temporary open car park located at its south-eastern portion near Hong Kong Garden is suitable for a medium-rise residential development.

2.20 The medium-density sub-urban character of Tsing Lung Tau which integrates well with the surrounding environment should be maintained to avoid the degradation of the existing medium-rise development character.

3. <u>Urban Design Principles and Considerations</u>

- 3.1 In conducting the BH review, the broad urban design principles set out in the Urban Design Guidelines (Chapter 11 of the Hong Kong Planning Standards and Guidelines (HKPSG)) should be taken into consideration. Also, the topography, local character, preservation of natural environment, predominant land uses, the waterfront setting and country park backdrop as well as compatibility in terms of BH with the surrounding areas have been taken into account. The urban design principles that have been considered and adopted in formulating the BH control for the Area are as follows:
 - the scenic backdrop of Tai Lam Country Park is a valuable landscape feature for this Area and should be preserved as far as possible;
 - the urban fringe character of the Area should be maintained;
 - stepped height concept with lower developments and more open setting along the
 waterfront and gradation of height profile towards the upland to echo the natural
 topography should be adopted;
 - excessively tall buildings should be avoided in view of the waterfront setting of the Area and in order to preserve the view to the green hill backdrop;
 - the view to the Area from major vantage points at Pak Wan of Ma Wan and Tsing Yi Viewing Platforms, and selected vantage points at hiking trail/catchwater at Tai Lam Country Park and Sunny Bay of Lantau Island should be taken into account;
 - the BH profile should be sympathetic and compatible in scale and proportion with the surrounding developments within the locality;
 - views to the landmark bridge (Ting Kau Bridge) from the vantage point at Tsing Yi Viewing Platform should be respected;
 - the setting of the heritage buildings (i.e. Dragon Garden and Homi Villa) should be protected;
 - existing view corridors and wind corridors/air paths to maintain wind and sea breezes should be preserved;

- open spaces and low-rise GIC/OU sites should be retained to serve as visual and spatial relief; and
- where practicable, continuous waterfront promenades allowing connections with inland area should be provided for public enjoyment.

4. Proposed Building Height Concept (Plan 13 of the Paper)

- 4.1 Taking into account the urban design principles and considerations mentioned in paragraph 3 above, stepped height, visual and air ventilation considerations, the proposed BH concept for the Area and for each of the three sub-areas is formulated and described below (**Plan 13 of the Paper**).
 - (a) A stepped BH concept is generally adopted with BH gradually increasing from the waterfront to the uphill areas. Respect is given to the low- to high and medium-rise BH profile of the various existing residential clusters along Castle Peak Road running from east to west which is in harmony with the scenic backdrop of Tai Lam Country Park and the urban fringe character of the Area. The stepped (north-south) and varying (east-west) BH profiles would help enhance visual permeability and wind penetration, and maintain an intertwined relationship with the long stretch of water edge.
 - (b) Sham Tseng is proposed to continue to serve as the "sub-urban core" with a "gourmet/tourist precinct" and concentration of high-rise residential developments. Excessively tall and out-of-context buildings on the waterfront should be avoided, and redevelopment of such existing buildings at the Sham Tseng waterfront (i.e. Bellagio, Ocean Pointe and Lido Garden) should conform to the BHRs under the OZP.
 - (c) Ting Kau is proposed to maintain its existing low-rise low-density character with leisure and aquatic activity areas along the coastline. In order to respect the views to Ting Kau Bridge (landmark bridge) as seen from the vantage point at Tsing Yi Viewing Platform, the existing low-rise low-density character of Ting Kau and BH of Royal View Hotel not exceeding the lowest soffit level of the bridge are retained.
 - (d) Tsing Lung Tau is proposed to maintain its existing medium-rise and medium-density character together with sporadic low-rise villa type developments enhancing diversity in townscape.
 - (e) The existing open spaces, beaches and green belts along the waterfront and inland and low-rise GIC/OU developments scattered throughout the Area are retained to serve as breathing spaces and visual relief in the Area. The existing view corridors, wind corridors and air paths are also preserved and enhanced.
 - (f) The setting of the heritage buildings, i.e. Dragon Garden (Grade 2 historical building) near Dragon Beach and Homi Villa (Grade 3 historical building) near Hoi Mei Beach, is preserved.

- 4.2 Based on the findings/recommendations of the AVA Study and other relevant factors such as site constraints and impacts on development/ redevelopment potential, etc., NBAs are imposed at the waterfront area of Sham Tseng to ensure wind to filter through to the inland area and enhance air ventilation performance in that locality (see Plans B-1 to B-6 of the Paper). The existing low-rise developments within the "G/IC" and "OU" sites that are connected to or next to the air paths are maintained. Future developments are encouraged to adopt suitable design measures to minimize any possible adverse air ventilation impacts, including greater permeability of podium, wider gap between buildings, disposition, orientation, and perforation of building towers to align with the prevailing winds, as appropriate.
- 4.3 Existing BHRs imposed on the "CDA(1)", "C" and "R(C)" zones in the Notes of the OZP are considered adequate and proposed to be retained.

5. Formulation of Building Height Control (Plans 13A to 13C of the Paper)

5.1 According to the consultancy study 'Landscape Value Mapping of Hong Kong', the Area can be classified as the 'Urban Fringe Landscape' according to its geographical location and its relatively low-density of development set amidst hillside, green belt and country park areas. The northern boundary of the Area is defined by Tai Lam Country Park and naturally forms a scenic backdrop for the Area. The topography, local character, predominant BH profile, predominant land uses, the waterfront and the country park backdrop setting as well as compatibility with the surrounding areas within the same locality have been considered. The southern coastal areas comprise 5 gazetted beaches in Ting Kau (including Approach Beach, Casam Beach, Hoi Mei Beach, Lido Beach and Ting Kau Beach) and 2 gazetted beaches in Sham Tseng (including Anglers' Beach and Gemini Beach) which provide venues for various leisure and aquatic activities. Due respect should be given to the overall urban fringe character of the Area in the formulation of BHRs.

Ting Kau Sub-area

5.2 Ting Kau is characterized by its low-rise residential developments scattered along the coastal areas and on the hilly terrain, and the recreational nodes of open space (including beaches) and green belts (**Plan 13A of the Paper**). Ting Kau Bridge is a landmark and forms the gateway to the Area. Royal View Hotel, being the tallest building (76.77mPD) in the sub-area, is located at a prominent location at the edge of the Ting Kau Bridge. Having regard to the urban design concept mentioned above, it is considered that the existing BHRs for developments in this sub-area are appropriate and should remain unchanged to preserve the existing low-rise low-density and urban fringe character of the Area as well as to preserve the views to Ting Kau Bridge from the vantage point at Tsing Yi Viewing Platform.

Sham Tseng Sub-area

5.3 As for Sham Tseng, despite the fact that high-rise and high-density residential developments are concentrating along the waterfront areas, Sham Tseng sub-area possesses an urban fringe character. The general BH principle for development within this sub-area is to allow a stepped height concept with BH of 85mPD from the waterfront and gradually increases to 160mPD to the uphill areas. The BHR of

- 85mPD has taken into account the permitted PR of 5 permitted under the OZP for the "R(A)" zone and requirements for promenade and NBA where appropriate. Excessively tall and out-of-context building on the waterfront should be avoided.
- 5:4 The transformation of the previous industrial areas into high-rise and high-density residential developments establishes the sub-urban core/centre of the Area (Plan 13B of the Paper). However, the BHs of Bellagio (193mPD) and Ocean Pointe (176mPD) at the waterfront areas are considered excessively tall and out-of-context buildings (Plans 2C and 4A of the Paper). The BH of Lido Garden (110mPD) is also considered incompatible with the waterfront setting. The developments of Bellagio and Ocean Pointe were approved by the Metro Planning Committee (the Committee) on 14.5.1999 and 24.1.1997 respectively. Despite the fact that the existing BHs were approved by the Committee, there have been growing public aspirations towards the BH and built form of developments, particularly for sites at or near the waterfront. On this basis, it is considered that a lower BH band would be more compatible with the waterfront setting. A BH profile ranging from 85mPD/100mPD along the waterfront and increasing further inland to 120mPD-130mPD according to the stepped height concept under urban design considerations is recommended. Due regard has also been given to the urban fringe character of the area, the waterfront setting, and the existing/permitted development intensity of these developments. To maintain the existing low-rise character to be compatible with the adjoining school development, a BHR of 30mPD has been prescribed to the existing public transport terminus (about 26mPD) (Plan 7B-8 of the Paper).
- 5.5 The two existing Garden Co. Ltd. sites are zoned "R(E)" of which the planning intention is for phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the TPB. In order to avoid excessively tall and out-of-context buildings at the waterfront and having regard to the urban fringe character of the area, the waterfront setting and the stepped height design concept, the BHs are proposed to be stepped up from 85mPD near the waterfront towards 100mPD at the more inland site (Plan 13B of the Paper).
- 5.6 As for developments on the uphill areas north of Castle Peak Road such as Rhine Terrace and Sea Crest Villa Phase 1, the existing BH profile compatible with the urban fringe character of the area and the surrounding topographical and landscape setting is maintained.
- 5.7 The existing suburban core in Sham Tseng comprising supportive GIC facilities (including schools and utilities) in the "G/IC" zones and the low-rise sub-urban commercial centre (including eating place, shop and services) in the "C" zone is maintained.
- 5.8 The height profile of the medium density developments (on the uphill areas north of Castle Peak Road) on various "R(B)" sites between Sham Tseng and Tsing Lung Tau is in variation and gradual reduction from 150mPD (Anglers' Bay) to 125mPD (Sea Crest Villa Phase 3) is compatible with the urban fringe character of the area and sympathetic in scale and proportion to the surrounding topographical and landscape setting.
- 5.9 There are some low-rise residential developments zoned "R(C)" located along the coastal area and one site is located near the hillside (i.e. ex-Kowloon Textile Family

Dormitory adjacent to Sham Tseng Commercial New Village). The existing BHR (i.e. 3 storeys including car park) is appropriate for the sites along the coastal area in order to preserve the existing low-rise low-density character along the coast and protect the setting of the heritage building of Dragon Garden in the western part of this sub-area. The existing 6-storey ex-Kowloon Textile Family Dormitory (40mPD/21m) is considered incompatible with the surrounding rural environment and should follow the stipulated BHR of 3 storeys including carpark upon redevelopment.

Tsing Lung Tau Sub-area

- 5.10 Tsing Lung Tau comprises a medium-rise neighbourhood centre formed by congregation of several residential developments ("R(B)") (including Hong Kong Garden, Royal Sea Crest and Lung Tang Court) and a number of low-density coastal residential developments ("R(C)") (including Dragon Villa, Villa Alfavista, Rajadasri's Court, Vista Cliff and Vista Cove) (Plan 13C of the Paper). The building blocks (including 27 medium-rise, 6 low-rise and 4 carpark blocks) of Hong Kong Garden (to be re-zoned as "R(B)1") have a variable height profile. With existing buildings at different site platforms/mean street levels, Hong Kong Garden has a variable height profile. The existing height of the domestic blocks at the waterfront vary from 23mPD to 86mPD due to varying site platform levels whilst the height of the domestic blocks at high grounds vary from 83mPD to 124mPD. The overall BH profile of development in Tsing Lung Tau shows a height variation and stepped height concept with BH gradually increased from the waterfront to the uphill area. Having regard to the urban fringe character of the area, the waterfront setting and the stepped height concept, four height bands (60mPD, 90mPD, 95mPD and 120mPD) are recommended for the congregation of "R(B)" developments and a maximum BH of 130mPD is proposed for Sea Crest Villa Phase 4 ("R(B)") on the eastern part of this sub-area.
- 5.11 There is an existing retail centre in Hong Kong Garden which is zoned "C" intended to serve the local residents. An area to the west of Hong Kong Garden is zoned "U". The southeastern portion of the "U" zone, which is currently used as temporary open car park, is considered suitable for residential development. It is proposed to be rezoned to "R(B)" subject to BHR of 60mPD. The future use of the remaining areas of the "U" zone will be subject to further investigation.

6. Proposed Building Height Restrictions

6.1 The proposed BHRs for "R(A)", "R(B)", "R(B)1", "R(D)" and "R(E)" sites are shown in Plans 13A to 13C of the Paper. The proposed BHRs for "G/IC" and "OU" sites are shown in Plans 15A to 15C of the Paper. The photomontages showing the existing and committed/potential developments are shown in Plans 16A to 16D of the Paper.

7. Visual Assessment

Scope of Assessment

7.1 This assessment encompasses the built-up areas and evaluates the visual effects of the

proposed BHRs from identified vantage points (VPs) at Tsing Yi, Ma Wan, hiking trail/catchwater of Tai Lam Country Park and Sunny Bay, Lantau Island. For the purpose of visual assessment, sites with development/redevelopment potential are identified in paragraphs 5.8 and 5.9 of the Paper. The potential development/redevelopment sites are assumed to be developed/redeveloped to the proposed maximum BHs and developments under construction are also included to show the possible built-form in the Area.

Selection of Vantage Points (Plan 3 of the Paper)

7.2 Four vantage points (VPs) taking into consideration the availability of views popular to the public and viewing locations accessible to the public are selected for assessing the visual impact of the proposed BHRs. Pak Wan of Ma Wan (VP1) is a major VP providing panoramic view of Sham Tseng, Ting Kau and Tsing Lung Tau. Another major VP is at Tsing Yi public viewing platform (VP2) which is at a prominent location, designed/built for public viewing purpose and easily accessible by the public. Another VP (VP3) is located at a hiking trail/catchwater at a high ground of Tai Lam Country Park near Yuen Tun. This VP provides a view over the major residential developments in Tsing Lung Tau. VP4 is taken from Sunny Bay, Lantau Island which provides a panoramic view towards Tsing Lung Tau and Sham Tseng.

Appraisal of Visual Changes (Photomontages at Plans 16A to 16D of the Paper)

Waterfront area at Pak Wan, Ma Wan (VP1)

7.3 A panoramic view of Sham Tseng area (more distant view of Tsing Lung Tau and Ting Kau is also available) from the vantage point at Ma Wan is shown in Plan 4A of the Paper. The visual impacts of the existing and proposed developments including Bellagio, Ocean Pointe and Lido Garden and the possible redevelopment of Lots 193 and 194 DD390 (Garden Co. Ltd. sites) along the waterfront of Sham Tseng are shown in the photomontages in Plan 16A of the Paper. The proposed BHRs can help to prevent excessively tall buildings which are incompatible and out-of-context with the waterfront setting and urban fringe character of the area upon redevelopment in the long term, although it may not be able to relieve the visual impact currently induced by these excessively tall buildings. The existing building gaps between developments in Sham Tseng/Tsing Lung Tau and the proposed NBAs at the waterfront area of Sham Tseng would help to maintain the visual permeability and open views towards the scenic backdrop of Tai Lam Country Park.

Public viewing area at Tsing Yi Viewing Platform (VP2)

7.4 A panoramic view and photomontage of Ting Kau and Sham Tseng area from Tsing Yi Viewing Platform are shown in **Plans 4B and 16B of the Paper**. The retention of the existing BHRs of the low-rise residential developments (including Rivera Apartment, Villamar, Vistal Del Mar, Edinburgh Villa and Ting Kau Villa) scattered along the coastal areas and on the hill side area would help maintain the existing urban fringe and low-rise low-density character of the area, and respect the views to the green hill backdrop and Ting Kau Bridge as seen from this VP. Two sites including Lot 495 ("R(C)2"; 3 storeys over one level of car park) and Lot 496 ("R(C)3"; 5 storeys above one level of car park), which are under construction, will not have adverse visual impact on the area. This photomontage also illustrates the gradation of

BHs in response to the natural topographical profile of Sham Tseng with lower buildings(85mPD/100mPD) along the waterfront and taller buildings (120mPD/130mPD) towards the inland area (**Plan A of the Paper**). The visual composition with variation in BH and massing of the developments in Ting Kau and Sham Tseng sub-areas would help maintain the overall visual balance and the compatibility with the country park backdrop behind.

Hiking trail /Catchwater at Tai Lam Country Park (VP3)

7.5 The view and photomontage of Tsing Lung Tau from the hiking trail/catchwater of Tai Lam Country Park are shown in Plans 4C and 16C of the Paper. A number of existing developments including Sea Crest Villa Phases 3 and 4, Royal Sea Crest, Lung Tang Court and Hong Kong Garden on either side of Castle Peak Road can be seen. The proposed residential developments at BH of 60mPD and 95mPD standing behind a spur near Hong Kong Garden will unlikely have any visual impact on the area. Since the valley of Tsing Lung Tau is dominated by village type housing and no major developments are proposed, the scenic view of Ma Wan Channel and Tsing Ma Bridge as seen from this VP would not be jeopardized.

View of Tsing Lung Tau and Sham Tseng from Sunny Bay, Lantau Island (VP4)

7.6 This view point is rather distant but it helps to illustrate the visual impact of the existing and proposed residential developments in Sham Tseng and Tsing Lung Tau from a public viewing area at Sunny Bay, Lantau Island (Plans 4D and 16D of the Paper). As seen from this viewpoint, the proposed medium-rise residential developments adjoining Hong Kong Garden in Tsing Lung Tau are compatible with the natural environment, the urban fringe character and the waterfront setting of the area. A stepped height profile with BHs gradually increase from the waterfront to further inland and uphill areas is observed. Similar to VP2, the gradation of BHs with lower buildings (85mPD/100mPD) along the waterfront and taller buildings (120mPD/130mPD) towards the inland area in Sham Tseng is noted.

Overall visual changes

7.7 The stepped BH concept recommended in the Urban Design Guidelines with BH gradually increase from the waterfront progressively to the inland areas has been adopted. As shown in the photomontages (Plans 16A to 16D of the Paper), the proposed BHRs of 85mPD and 100mPD at the waterfront of Sham Tseng and 60mPD at the waterfront of Tsing Lung Tau would help to prevent tall or excessively tall buildings upon redevelopment in the long term. A stepped BH profile from 85mPD/100mPD at the waterfront of Sham Tseng and stepped up to 130mPD/140mPD (Plan A of the Paper) on the hilly terrain is achieved. In order to avoid excessively tall buildings which are incompatible and out-of-context with the waterfront setting, future redevelopment of the three waterfront sites, i.e. Lido Garden, Bellagio and Ocean Pointe, up to their respective existing BHs is not permitted. The BH profiles for the waterfront areas of Sham Tseng and Tsing Lung Tau are sympathetic and compatible with the surrounding topographic and landscape setting. The retention of the low-rise character in Ting Kau and the hillside areas of Sham Tseng would help preserve the green hill backdrop, the setting of the nearby Country Park, the existing visually and aesthetically pleasant environment, the setting of heritage buildings (Dragon Garden and Homi Villa), as well as the views towards Ting

Kau Bridge (from VP2). In short, the proposed BHs will result in an overall enhancement of the visual quality and complement the visual character of the Area as seen from the above VPs.

Appraisal of Urban Design Changes

Stepped Height Profile

- 7.8 The imposition of BHR from 85mPD/100mPD for "R(A)" developments at the waterfront to 130mPD for Rhine Garden at Castle Peak Road and 140mPD for Rhine Terrace and 160mPD for Sea Crest Villa Phase 1 (**Plan A of the Paper**) in Sham Tseng generally follow the stepped BH profile and the existing topography which gradually increases from flat land (about 5mPD) at the waterfront to uphill areas (site levels at about 39mPD-44mPD).
- 7.9 The "R(B)" developments located at a relatively higher site platforms in the areas between Sham Tseng and Tsing Lung Tau undergo a gradual reduction of BHR from 150mPD at Anglers' Bay to 130mPD at Sea Crest Villa Phase 4 (due to the fall in site levels from 34mPD to 14mPD). The proposed and existing waterfront "R(B)" developments of Tsing Lung Tau are maintained at 60mPD (site level at about 5-9mPD) and stepped up to 90mPD to 120mPD depending on the formation levels of the respective building clusters (at site levels of about 19mPD to 40mPD).

Avoid Excessively Tall Buildings on the Waterfront

- 7.10 Restricting the development at Lido Garden, Ocean Pointe and Bellagio to maximum BHs of 100mPD, 85mPD and 100mPD/120mPD respectively, and without the provision for redevelopment to the existing BHs, has respected the urban design principle to avoid excessively tall buildings which are incompatible and out-of-context with the waterfront setting, having regard to the specific considerations relating to these three sites as set out in paragraphs 5.4 and 7.3 above. Given the permitted development intensity and the need to provide GIC and public facilities, a higher BHR has been prescribed for Bellagio (2 height bands of 100mPD and 120mPD) as compared with the adjacent Ocean Pointe (85mPD) despite their locations at the waterfront areas. Setting BHRs of 85mPD/100mPD to the two "R(E)" sites (Garden Co. Ltd.) (existing heights 23mPD and 73mPD) avoids out-of-context buildings at the waterfront upon future redevelopment.
- 7.11 Similarly, the potential residential (site at south-west of Hong Kong Garden) and existing developments (part of Hong Kong Garden and Lung Tang Court) at the waterfront areas of Tsing Lung Tau are also restricted to maximum BH of 60mPD to avoid excessively tall and out-of-context buildings on the waterfront.

Preserve View/Wind Corridors

7.12 The proposed BHRs at residential zones ensure that the BHs of the developments/ redevelopments are commensurate with the character of the Area and preserve the existing view/wind corridors at main streets. In particular, non-building areas (NBAs) located at Bellagio, Ocean Pointe and Garden Co. Ltd. sites have been designated to preserve the wind corridors.

Provide Visual Relief at "GB", "O", "GIC" and "OU" sites

7.13 The open space, green belt, low to medium-rise GIC and OU developments scattered throughout the Area are retained to serve as visual relief and breathing spaces in the Area. The GIC and OU developments in the Area generally are low-rise in nature. It is intended to integrate these developments with the greenery in the "GB" zone to enhance visual permeability and visual relief. The low-rise developments within the "C", "R(C)" and "V" zones would also help to serve these purposes.

Respect Heritage Buildings

7.14 A BHR of 1 storey is proposed for the preservation of the existing ex-Government quarter building (Homi Villa) (Grade 3 historical building) within an "OU" zone where planning permission from the Town Planning Board is required for any demolition of, or addition, alteration and /or modification to the building. Another existing heritage development is Dragon Garden (Grade 2 historical building) (1 to 2 storeys) which is located within the "GB" zone near Dragon Beach and Sea Crest Villa Phase 4. The setting of these historical buildings is generally respected.

Compatible with Natural Setting

7.15 The BHRs are generally in line with the urban fringe character and natural topography of the Area with the lowest development in the waterfront and ascending towards the hilly terrain. The BHRs echo the natural topography of the Area.

8. Conclusion

8.1 Based on the visual assessment, it is considered that the proposed BH profile is in line with the urban design concept and is sympathetic and compatible with the topography and the local character in the Area. Due respect has been given to preserving the urban fringe character of the area, the waterfront setting and the scenic backdrop of Tai Lam Country Park. Low-rise GIC/OU facilities, green belts and open spaces are maintained to act as spatial and visual relief, as well as breathing spaces in the Area. The overall BH profile under the proposed BHRs is generally in harmony with existing environment and no adverse visual impact would be envisaged.

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Final Report Tsuen Wan West Area

Nov 2011



by

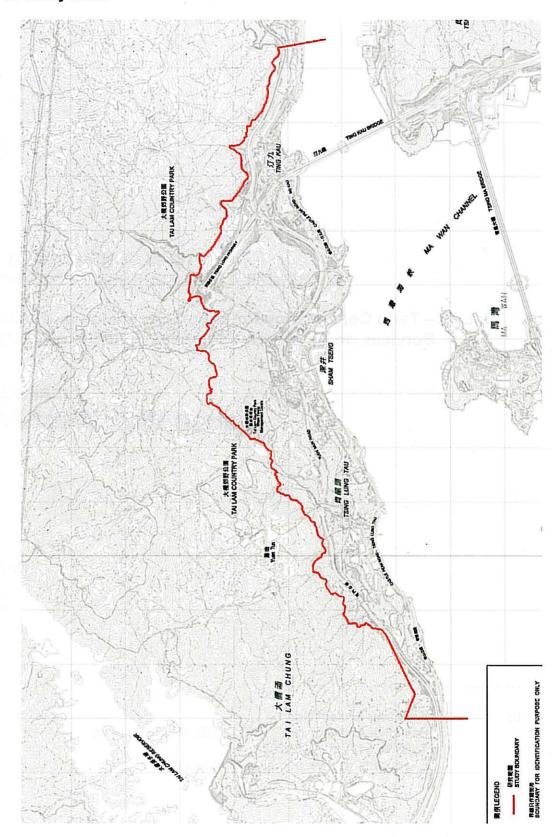
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The Study Area



Final Report

Expert Evaluation Report of Tsuen Wan West Area

Executive summary

0.1 Wind Availability

- (a) Based on the available wind data, the annual wind of the study area (Tsuen Wan West Area) is mainly from the northeast and east. The summer wind mainly comes from the east, south and southeast quarters.
- (b) Cooler air movements from the hills north of the study area and sea breezes from the south are beneficial to air ventilation in the study area.

0.2 Existing conditions

- (a) Compared to some of the metro areas in Hong Kong, the study area has large greenery coverage. Utilizing the green areas appropriately to enhance the air paths through the study area to the waterfront is possible and should be attempted.
- (b) On the whole, the building ground coverage and the building bulk of the study area are not high. The shape of the study area is elongated with good exposures to its north-south frontages. Therefore, it is anticipated that building related poor air ventilation issues are unlikely.
- (c) For expert evaluation, the study area can be divided into three sub-areas: Ting Kau area, Sham Tseng area and Tsing Lung Tau area. Buildings in Ting Kau are mainly low-rise and low density residential buildings, typically below 20 mPD in height. Tsing Lung Tau contains medium density developments, with varying building heights. Building related poor air ventilation issues are unlikely in these two sub-areas.
- (d) Sham Tseng is the "urban core" of the study area with high-rise residential buildings (some of which are above 190 mPD), low-rise village houses and lowrise commercial buildings. It is still useful to respect, maintain and enhance the existing gaps and streets in this area.

0.3 The Existing Conditions with Committed and Potential Redevelopment Projects

- (a) There are a few committed redevelopment projects scattered in the study area. In Ting Kau area, the new proposed private housing buildings (Figure 6.1) will not be a problem to the surrounding area from the air ventilation issue point of view.
- (b) The potential residential redevelopments in Sham Tseng area (Figure 6.3) are located on two R(E) sites butting Ocean Pointe, it is anticipated that the project proponents will follow Government's relevant requirements. At the planning level, it is recommended that the gap between Bellagio and Ocean Pointe be

maintained. In addition, it is also recommended that the gap at Sham Tsz Street be widened to improve permeability and thus air ventilation from the waterfront.

0.4 Expert Evaluation and Recommendations of the Initial Planned Scenario

- (a) Due to Hong Kong's high-density urban morphology, it is not advisable to only rely on building height restriction (or minor changes of building heights) to maintain and/or improve air ventilation. For most of the areas, air ventilation will achieve better performance if more effective measures are also applied, including formation of breezeways, air paths, open spaces, gaps between buildings and building permeability especially near ground level.
- (b) On the whole, it appears that the building height restriction proposed is more or less similar to the existing building heights except three developments (i.e. Bellagio, Ocean Pointe and Lido Garden) at Sham Tseng waterfront. These sites will have the building height restricted that they are not allowed for redevelopment up to the existing building height. With careful design and disposition of buildings on site, this should not result in adverse air ventilation issues.
- (c) As the study area is located on the waterfront and is back by extensive green areas, with appropriately spaced out air paths, the elongated study area should not have severe air ventilation issues.
- (d) As a general principle, buildings on the waterfront should be carefully designed with good gaps between towers to maintain permeability of air ventilation to its wake areas (weak wind areas behind buildings). If needed, project proponent may conduct further AVA studies to ascertain the air ventilation performance of their designs, and to improve their designs at the detail design stage. On an area-average basis, the rule of thumb is 40-50% permeability for good air ventilation and 25 to 35% for reasonable air ventilation. Wall like structures with no gap in between is not encouraged.
- (e) The initial planned scenario has incorporated a number of useful non-building areas (NBAs) including the widened gap at Sham Tsz Street. The permeability provided by the north-south oriented NBAs for the waterfront areas in Sham Tseng is reasonable for maintaining / improving air ventilation of the surrounding areas.
- (f) The initial planned scenario keeps most of the existing GIC/OU sites (Figure 7.2) as low-rise buildings. GIC/OU sites with low-rise buildings and greeneries that are connected to or next to the air paths should be maintained for enhancing the air ventilation performance of the surrounding areas.

0.5 Further works

(a) Based on the expert assessment, the study area has no major air ventilation issue. Further AVA study for the OZP review is not necessary.

Expert Evaluation Report of Tsuen Wan West Area

1.0 The Assignment

- 1.1 In order to provide better planning control on the <u>building height</u> upon development/redevelopment, the approved Tsuen Wan West Outline Zoning Plan (OZP) No. S/TWW/17 (the Plan) is being reviewed with a view to incorporating appropriate development restrictions in the Notes for various development zones of the OZP to guide future development/redevelopment. It is considered necessary to conduct an expert evaluation to <u>assess the preliminary Air Ventilation impacts of the proposed building height restrictions</u>.
- 1.2 This expert evaluation report is based on the materials given by Planning Department to the Consultant including:

The approved Tsuen Wan West Outline Zoning Plan

The height (in mPD) of existing building towers and podiums

The height (in mPD) of proposed/ committed buildings towers and podiums

The proposed GFA /PR and building height restrictions (in mPD) for commercial and residential sites in Tsuen Wan West.

The proposed building height restrictions (in no. of storeys or mPD) for "G/IC" and "OU" zones in Tsuen Wan West

The proposed developments in Tsuen Wan West

1.3 The consultant has studied the above mentioned materials. During the preparation of the report, the consultant has visited the site and has working sessions with Planning Department.

2.0 Background

- 2.1 Planning Department's study: "Feasibility Study for Establishment of Air Ventilation Assessment System" has recommended that it is important to allow adequate air ventilation through the built environment for pedestrian comfort.
- 2.2 Given Hong Kong's high density urban development, the study opines that: "more air ventilation, the better" is the useful design guideline.

- 2.3 The study summarizes 10 qualitative guidelines for planners and designers. For the preparation of OZPs, all the breezeways/air paths, street grids and orientations, open spaces, non-building areas, waterfront sites, scales of podium, building heights, building dispositions, and greeneries are all important strategic considerations.
- 2.4 The study also suggests that Air Ventilation Assessment (AVA) be conducted at 3 stages: Expert Evaluation, Initial Studies, and Detailed Studies. The suggestion have been adopted and incorporated into HPLB and ETWB Technical Circular no. 1/06. The key purposes of Expert Evaluation are to:
 - (a) Identify good design features.
 - (b) Identify obvious problem areas and propose some mitigation measures.
 - (c) Define "focuses" and methodologies of the Initial and/or Detailed studies.
 - (d) Determine if further study should be staged into Initial Study and Detailed Study, or Detailed Study alone.
- 2.5 To conduct the Expert Evaluation systematically and methodologically, it is necessary to undertake the following information analyses:
 - (a) Analyse relevant wind data as the input conditions to understand the wind environment of the Area.
 - (b) Analyse the topographical features of the Area, as well as the surrounding areas.
 - (c) Analyse the greenery/landscape characteristics of the Area, as well as the surrounding areas.
 - (d) Analyse the land use and built form of the Area, as well as the surrounding areas.

Based on the analyses:

- (e) Estimate the characteristics of the input wind conditions of the Area.
- (f) Identify the wind paths and wind flow characteristics of the Area through slopes, open spaces, streets, gaps and non-building areas between buildings, and low-rise buildings; also identify stagnant/problem areas, if any.
- (g) Estimate the need of wind for pedestrian comfort.

Based on the analyses of the EXISTING urban conditions:

- (h) Evaluate the strategic role of the Area in air ventilation term.
- (i) Identify problematic areas which warrant attention.
- (j) Identify existing "good features" that needs to be kept or strengthened.

Based on an understanding of the EXISTING urban conditions:

- (k) Compare the prima facie impact, merits or demerits of the building height restrictions as proposed by Planning Department on Air Ventilation.
- (I) Highlight problem areas, if any. Recommend improvements and mitigation measures if possible.
- (m) Identify focus areas or issues that may need further studies. Recommend appropriate technical methodologies for the study if needed.

3.0 The Wind Environment

3.1 Hong Kong Observatory (HKO) stations provide useful and reliable data of the wind environment in Hong Kong (Figure 3.1). There are some 46 stations operated by HKO in Hong Kong. Together, they allow a very good general understanding of the wind environment especially close to ground level.



Figure 3.1 Some of the HKO stations in Hong Kong. This is a screen capture at 16:50 on 13 May 2011 from the HKO website. The arrows show the wind directions and speeds of the time.

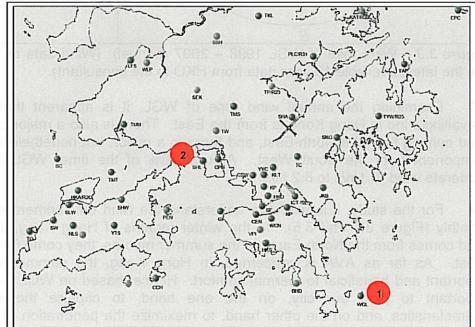


Figure 3.2 The HKO stations at 1: Waglan Island (WGL), 2: Tsing Yi (SHL),

3.2 The HKO station at Waglan Island (WGL) is normally regarded by wind engineers as the reference station for wind related studies (Figure 3.3). The station has a very long measuring record, and it is unaffected by Hong Kong's complex topography (unfortunately, it is known not to be able to capture the thermally induced local wind circulation like sea breezes too well). Based on WGL wind data, studies are typically employed to estimate the site wind availability taking into account the topographical features around the site.

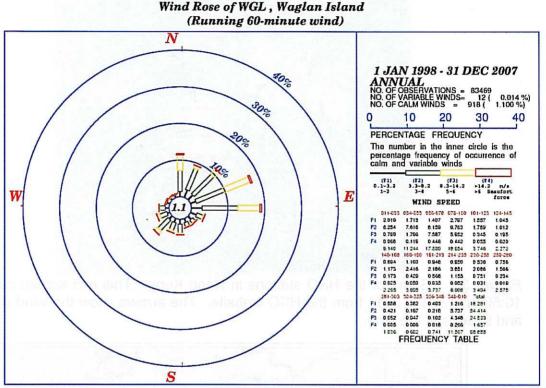


Figure 3.3 Wind rose of WGL 1998 – 2007 (annual) (Wind data in 1998 – 2007 are the latest available 10-year data from HKO to the consultant).

- 3.3 Examining the annual wind rose of WGL, it is apparent that the annual prevailing wind in Hong Kong is from the East. There is also a major component of wind coming from the North-East; and there is a minor, but nonetheless observable component from the South-West. Around 70% of the time, WGL has weak to moderate wind (0.1m/s to 8.2 m/s).
- 3.4 For the study, it is useful to understand the wind environment seasonally or monthly (Figure 3.4 and 3.5). In the winter months of Hong Kong, the prevailing wind comes from the North-East. In the summer months, they come from the South-West. As far as AVA is concerned, in Hong Kong, the summer wind is very important and beneficial to thermal comfort. Hence, based on WGL data, it is very important to plan our city, on the one hand, to capture the annual wind characteristics, and on the other hand, to maximize the penetration of the summer winds (mainly from the South-West) into the urban fabric.

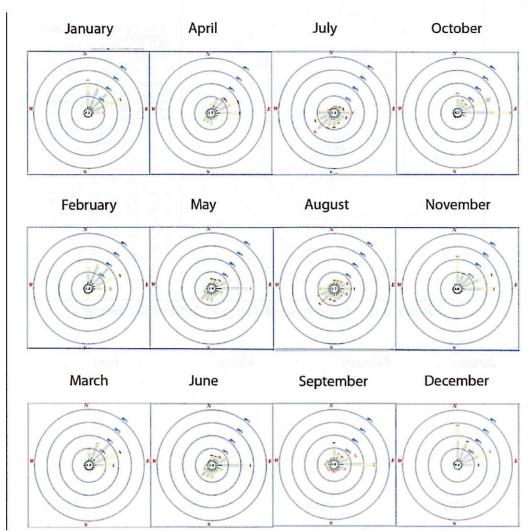


Figure 3.4 monthly wind roses of WGL 1998 – 2007

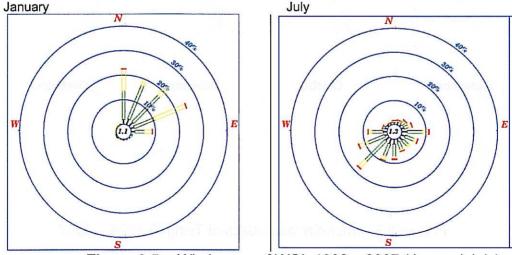


Figure 3.5 Wind roses of WGL 1998 - 2007 (Jan and July)

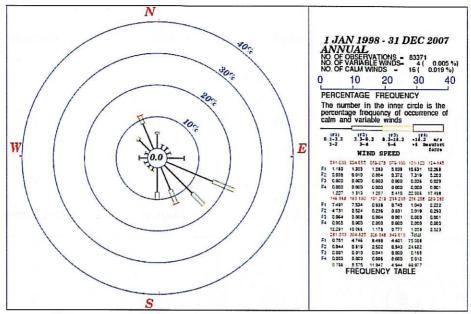


Figure 3.6 Wind rose of Tsing Yi 1998-2007 (annual)

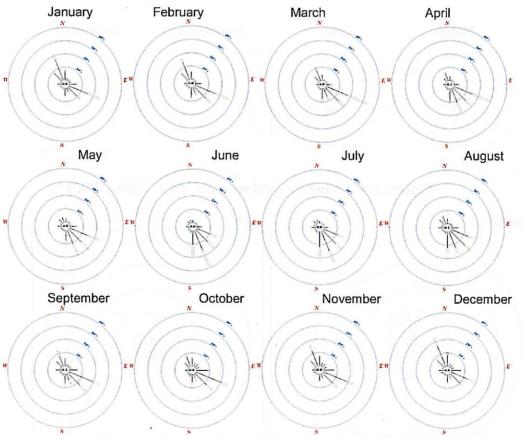


Figure 3.7 monthly wind roses of Tsing Yi 1998 – 2007

January

July

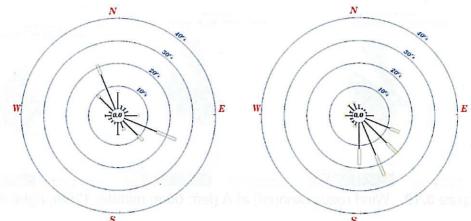


Figure 3.8 Wind roses of Tsing Yi 1998 – 2007 (Jan and July)

- 3.5 Apart from WGL, wind data of Tsing Yi station have also been extracted from HKO for reference (Figure 3.6 to Figure 3.8) as the nearest station measuring wind environment.
- 3.6 Researchers at Hong Kong University of Science and Technology (HKUST), Prof Alexis Lau and Prof Jimmy Fung, have model simulated a set of wind data using MM5-CALMET. The data period cover the whole year of 2004. Based on this dataset, 3 locations of the Area are extracted at 60m, 120m and 450m above ground (Figures 3.9 to 3.15).

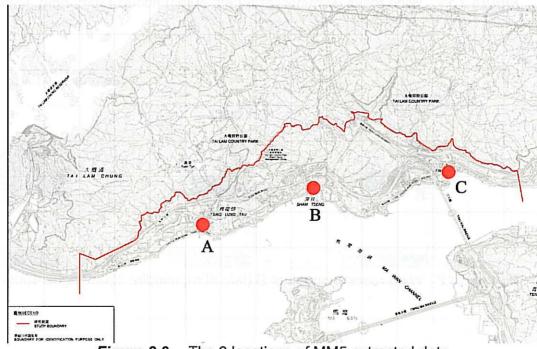


Figure 3.9 The 3 locations of MM5 extracted data

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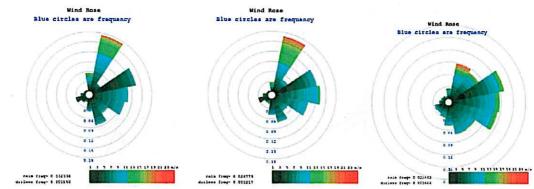


Figure 3.10 Wind roses (annual) at A (left: 60m; middle: 120m; right: 450m)

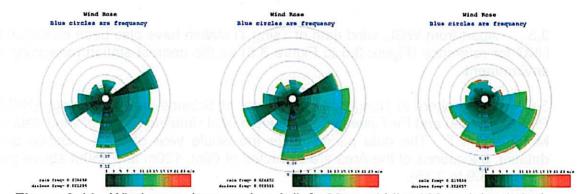


Figure 3.11 Wind roses (summer) at A (left: 60m; middle: 120m; right: 450m)

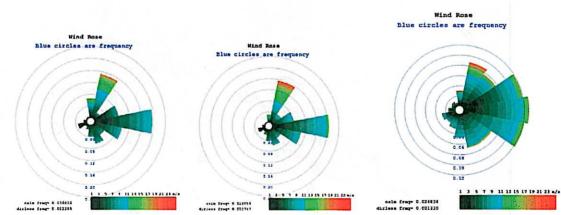


Figure 3.12 Wind roses (annual) at B (left: 60m; middle: 120m; right: 450m)



Figure 3.13 Wind roses (summer) at B (left: 60m; middle: 120m; right: 450m)

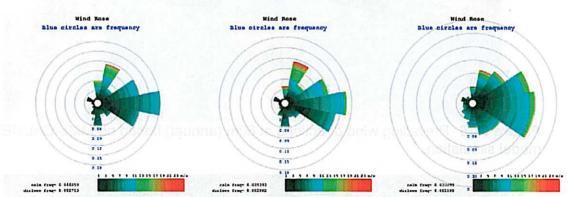


Figure 3.14 Wind roses (annual) at C (left: 60m; middle: 120m; right: 450m)



Figure 3.15 Wind roses (summer) at C (left: 60m; middle: 120m; right: 450m)

3.7 Using the model simulated MM5 data, the annual and the summer prevailing wind directions of the study area and the surroundings can be evaluated as in Figure 3.16 and 3.17.



Figure 3.16 Prevailing wind directions at 60m (annual) based on MM5-CALMET model simulation.

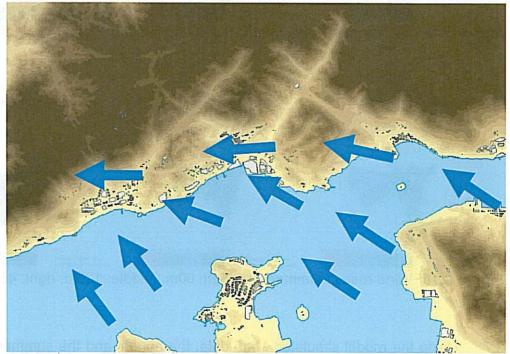


Figure 3.17 Prevailing wind directions at 60m (summer months Jun-Aug) based on MM5-CALMET model simulation.

3.8 In summary, based on the available wind data, one may conclude that the annual wind of the study area is mainly from the East and North-East. The direction of summer wind is ranging from the East, South and South-East.

4.0 Topography and the Wind Environment

4.1 The vegetated hills to the north of the study area can benefit the area with katabatic cool air mass movements especially in the evening. This cooler air movement can flush and cool down the study area. The katabatic air movement is particularly prominent along valleys.

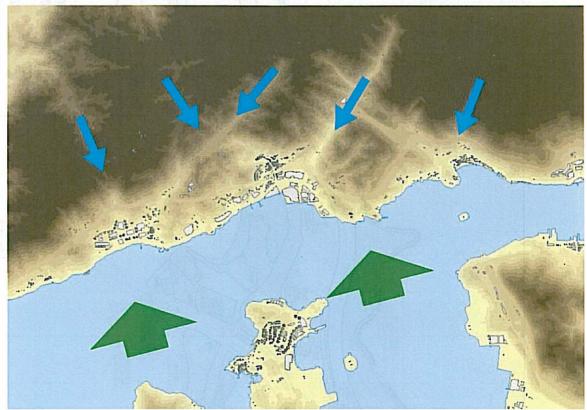


Figure 4.1 Katabatic air movements along the valleys (blue allows). Localised sea breezes from the waterfront (green arrows)

- 4.2 Localized sea breezes can also benefit the study area especially in the day time.
- 4.3 Hence, it is useful to bear in mind the north-south katabatic and localized sea breezes movement beneficial to the study area.

5.0 The existing condition Figure 5.1 The existing building height profile in Ting Kau in mPD

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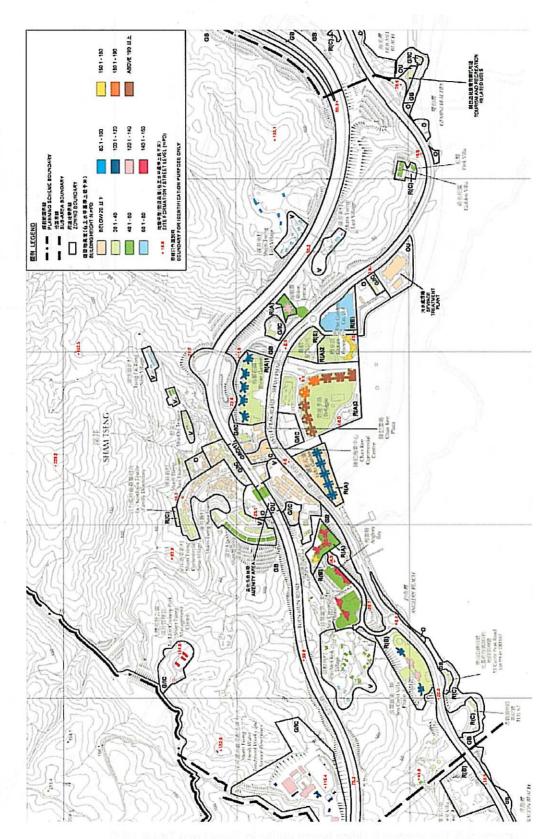


Figure 5.2 The existing building height profile in Sham Tseng in mPD

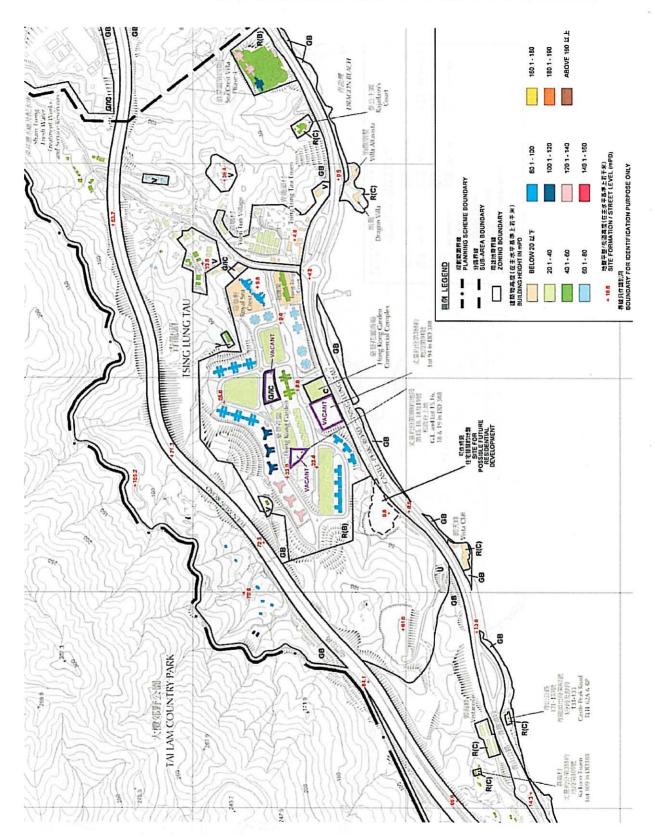


Figure 5.3 The existing building height profile in Tsing Lung Tau in mPD

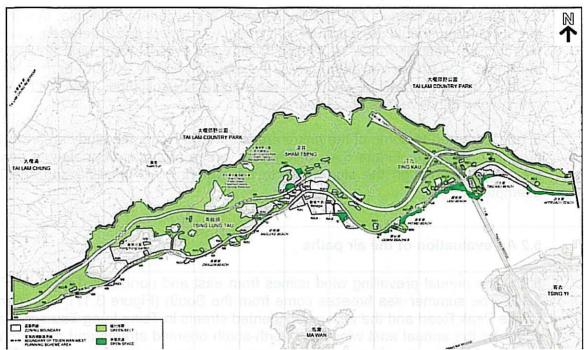


Figure 5.4 A greenery map of the area based on land use data

- 5.1.1 The existing building heights (in mPD) for the three sub-areas: Ting Kau, Sham Tseng, Tsing Lung Tau are shown in figure 5.1 to figure 5.3 respectively.
- 5.1.2 Most buildings in Ting Kau are 1-3 storey village houses except the Royal View hotel, which is about 45 meters (76.45mPD) high and has large building footprint. Buildings of low building heights sparsely scattered or slightly packed will not have air ventilation problems. A single high-rise building that is also isolated will not pose the air ventilation problems to its surrounding areas.
- 5.1.3 Tsing Lung Tau has a number of medium-density residential developments, such as Hong Kong Garden and Royal Sea Crest. The building blocks are rather isolated with open spaces and low-rise podium structures in-between. As such, severe air ventilation problems are not anticipated.
- 5.1.4 Sham Tseng has a row of high-rise residential developments along the waterfront, such as Sea Crest Villa (Phase 1 to 3), Lido Gardens, Bellagio, Ocean Pointe, Rhine Garden, and so on, along its waterfront. There is a gap between Sea Crest Villa Phase 2 and 3, hence Pai Min Kok village will not be unduly affected in terms of air ventilation. There are two gaps east and west of Lido Garden that would allow reasonable air ventilation to filter through so that Sham Tseng village will not be unduly affected in terms of air ventilation. There are two gaps east and west of Bellagio that would allow air ventilation to filter through to the G/IC site on its north. Sham Tsz Street, although a bit narrow at the moment, and the gap between Bellagio and Ocean Pointe, and provide useful reliefs allowing sea breezes to filter through to the areas north of the two developments. It is useful to respect, maintain and enhance the gaps and the street as identified above.

- 5.1.5 For Sham Tseng's Garden Bakery sites, as a general principle, buildings on the waterfront should be carefully designed with good gaps between towers to maintain permeability of air ventilation to its wake areas (weak wind areas behind buildings). On an area-average basis, the rule of thumb is 40-50% permeability for good air ventilation, and 25 to 35% for reasonable air ventilation. Wall like structures with no gap in between is not encouraged.
- 5.1.6 Compared to some of the metro areas in Hong Kong, the study area has large greenery coverage (Figure 5.4). Utilizing the green areas appropriately to enhance the air paths through the study area to the waterfront is possible and should be attempted.

5.2 An evaluation of the air paths

5.2.1 The annual prevailing wind comes from east and northeast directions (Figure 3.16). The summer sea breezes come from the South (Figure 3.17). In general, Castle Peak Road and the east-west oriented streets in Tsing Lung Tau serve as air paths for the annual east wind. The north-south oriented streets and gaps from the waterfront serve as air paths for the summer sea breeze from the south and Southeast.

5.2.2 Tsing Lung Tau

Figure 5.5 shows the annual wind and Figure 5.6 shows the summer wind and sea breezes.

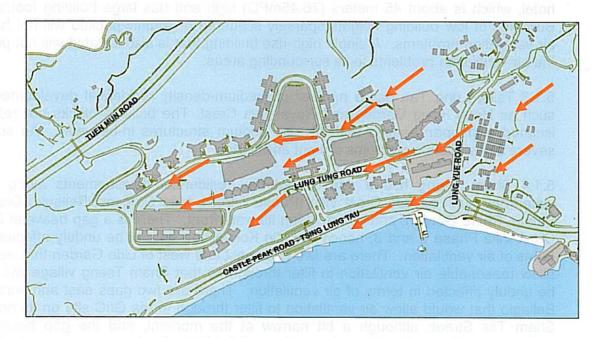


Figure 5.5 Annual prevailing wind directions of Tsing Lung Tau area

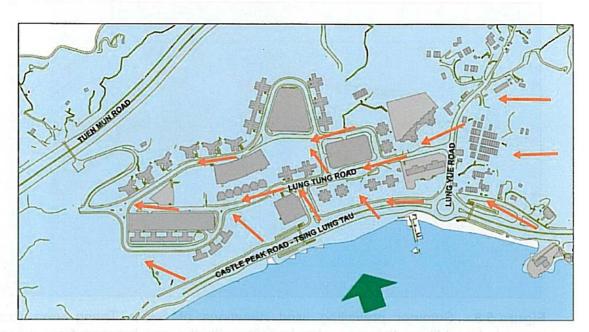


Figure 5.6 Summer prevailing wind directions of Tsing Lung Tau area (orange arrows). In addition, the area also benefits with the sea breezes from the south (green arrow).

5.2.3 Sham Tseng

Figure 5.7 shows the annual wind and Figure 5.8 shows the summer wind and sea breezes

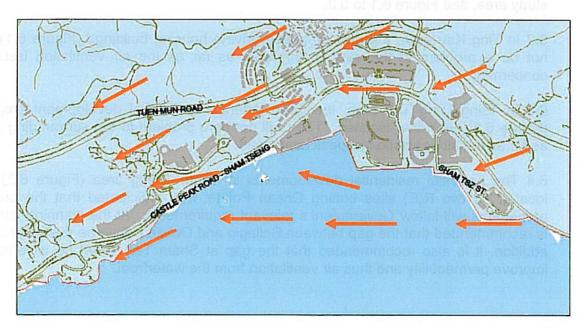


Figure 5.7 Annual prevailing wind directions of Sham Tseng area

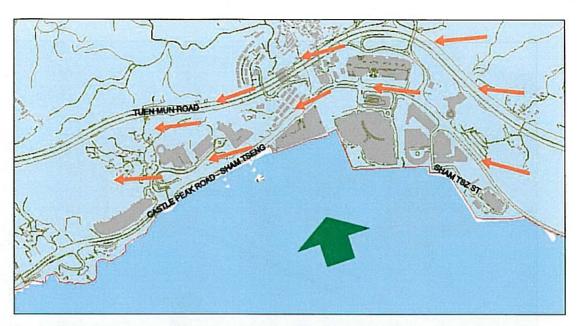


Figure 5.8 Summer prevailing wind directions of Sham Tseng area (orange arrows). In addition, the area also benefits with the sea breezes from the south (green arrow).

6.0 The Existing Conditions with Committed and Potential Redevelopment Projects

- 6.1 There are a few committed and potential redevelopment projects scattered in the study area, see Figure 6.1 to 6.3.
- 6.2 In Ting Kau area, the new proposed private housing buildings (Figure 6.1) will not be a problem to the surrounding area as far as the air ventilation issue is concerned.
- 6.3 In Tsing Lung Tau area, the three potential residential development projects (Figure 6.2) are rather isolated. They will not be a problem to the surrounding area as far as the air ventilation issue is concerned.
- 6.4 The potential residential developments in Sham Tseng area (Figure 6.3) are located on two R(E) sites butting Ocean Pointe, it is anticipated that the project proponents will follow Government's relevant requirements. At the planning level, it is recommended that the gap between Bellagio and Ocean Pointe be maintained. In addition, it is also recommended that the gap at Sham Tsz Street be widened to improve permeability and thus air ventilation from the waterfront.

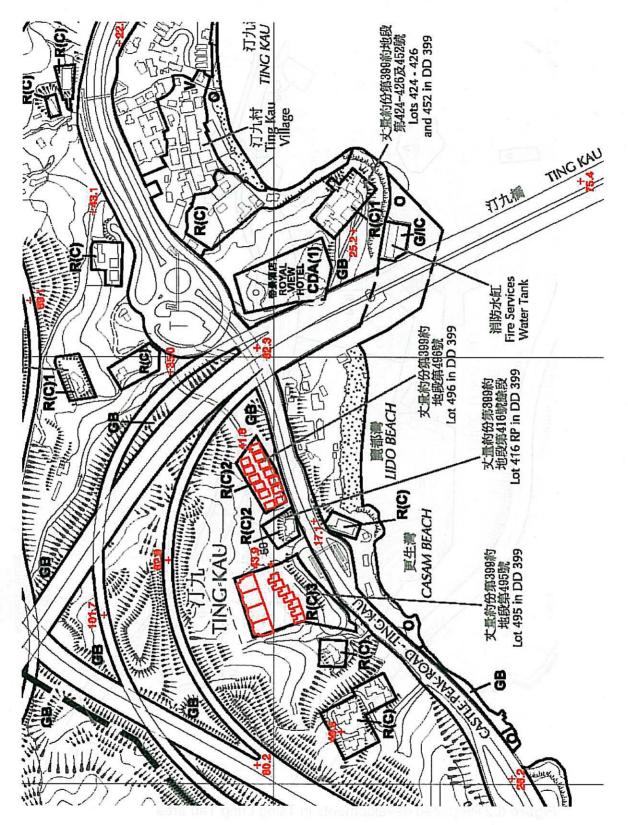


Figure 6.1 Proposed developments in Ting Kau area

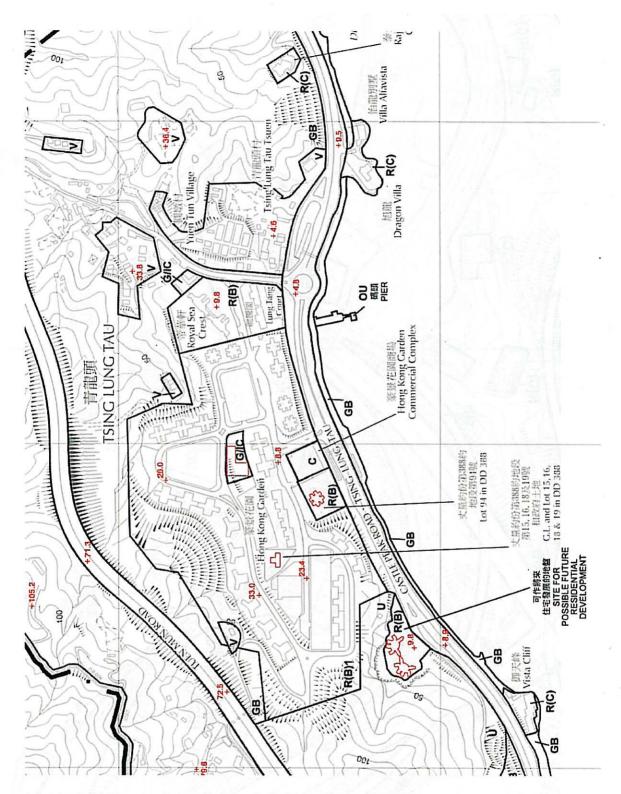


Figure 6.2 Proposed developments in Tsing Lung Tau area

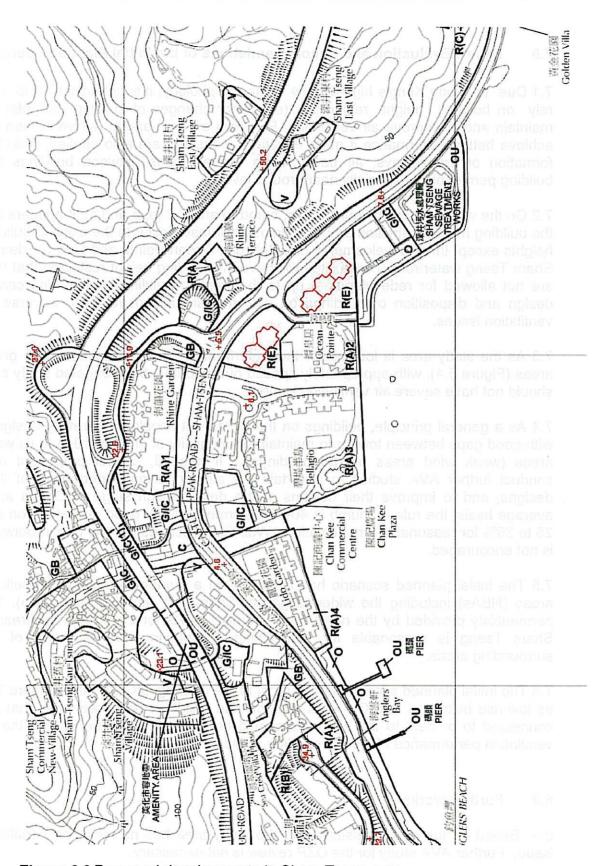


Figure 6.3 Proposed developments in Sham Tseng area

7.0 Expert Evaluation and Recommendations of the Initial Planned Scenario

- 7.1 Due to Hong Kong's high-density urban morphology, it is not advisable to only rely on building height restriction (or minor changes of building heights) to maintain and/or improve air ventilation. For most of the areas, air ventilation will achieve better performance if more effective measures are also applied, including formation of breezeways, air paths, open spaces, gaps between buildings and building permeability especially near ground level.
- 7.2 On the whole, refer to Figure 7.1 (a, b and c) and 7.2 (a, b and c), it appears that the building height restriction proposed is more or less similar to the existing building heights except three developments (i.e. Bellagio, Ocean Pointe and Lido Garden) at Sham Tseng waterfront. These sites will have the building height restricted that they are not allowed for redevelopment up to the existing building height. With careful design and disposition of buildings on site, this should not result in adverse air ventilation issues.
- 7.3 As the study area is located on the waterfront and is back by extensive green areas (Figure 5.4), with appropriately spaced out air paths, the elongated study area should not have severe air ventilation issues.
- 7.4 As a general principle, buildings on the waterfront should be carefully designed with good gaps between towers to maintain permeability of air ventilation to its wake areas (weak wind areas behind buildings). If needed, project proponent may conduct further AVA studies to ascertain the air ventilation performance of their designs, and to improve their designs at the detail design stage. On an area-average basis, the rule of thumb is 40-50% permeability for good air ventilation and 25 to 35% for reasonable air ventilation. Wall like structures with no gap in between is not encouraged.
- 7.5 The initial planned scenario has incorporated a number of useful non-building areas (NBAs) including the widened gap at Sham Tsz Street (Figure 7.1b). The permeability provided by the north-south oriented NBAs for the waterfront areas in Sham Tseng is reasonable for maintaining / improving air ventilation of the surrounding areas.
- 7.6 The initial planned scenario keeps most of the existing GIC/OU sites (Figure 7.2) as low-rise buildings. GIC/OU sites with low-rise buildings and greeneries that are connected to or next to the air paths should be maintained for enhancing the air ventilation performance of the surrounding areas.

8.0 Further works

8.1 Based on the expert assessment, the study area has no major air ventilation issue. Further AVA study for the OZP review is not necessary.

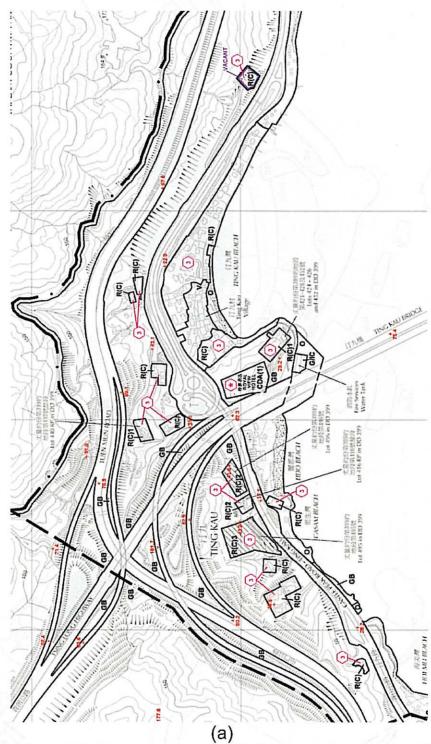


Figure 7.1 The Initial Planned Scenario of the Area (proposed building height restrictions for commercial and residential development sites in mPD) (a: Ting Kau; b: Sham Tseng; c: Tsing Lung Tau).

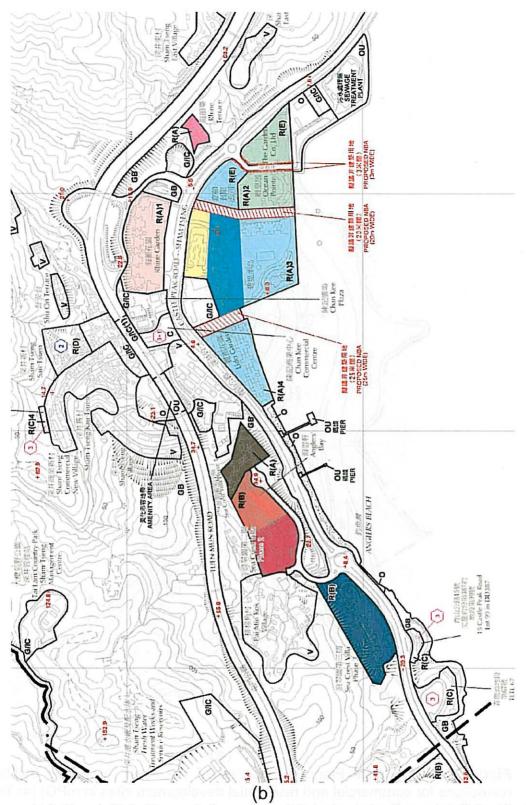
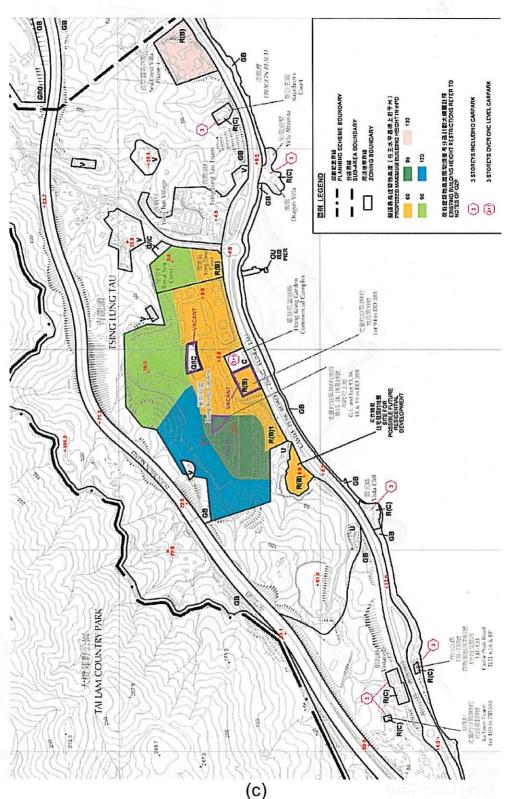


Figure 7.1 The Initial Planned Scenario of the Area (proposed building height restrictions for commercial and residential development sites in mPD) (a: Ting Kau; b: Sham Tseng; c: Tsing Lung Tau).



(c) Figure 7.1 The Initial Planned Scenario of the Area (proposed building height restrictions for commercial and residential development sites in mPD) (a: Ting Kau; b: Sham Tseng; c: Tsing Lung Tau)

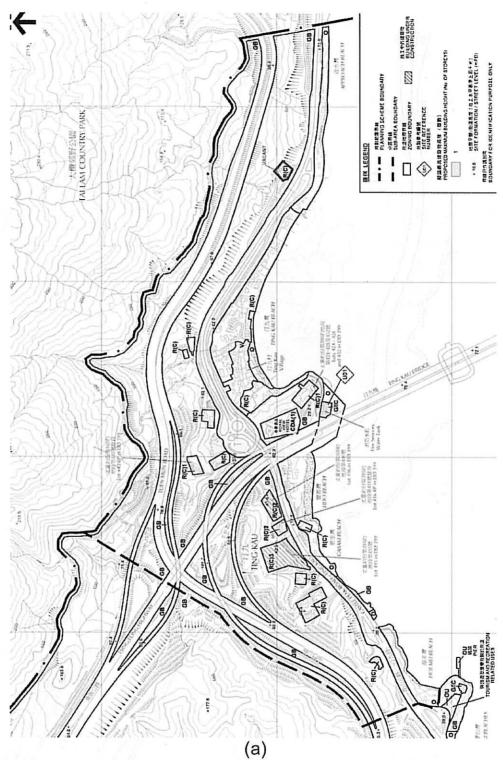
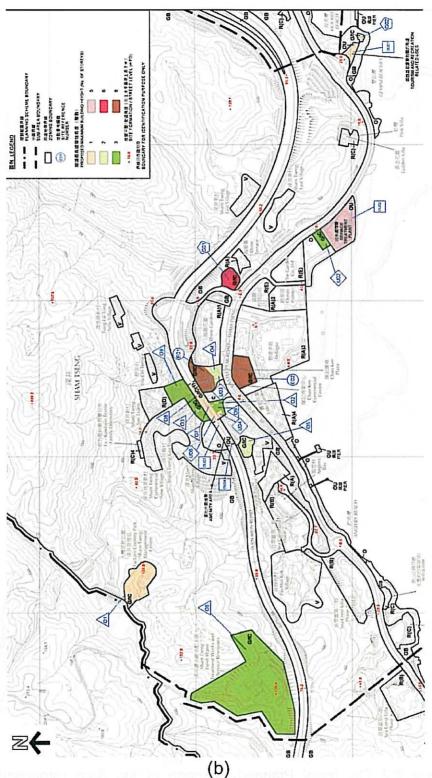


Figure 7.2 The Initial Planned Scenario of the Area (proposed building height restrictions for G/IC and OU sites in no. of storeys) (a: Ting Kau; b: Sham Tseng; c: Tsing Lung Tau)



(b) Figure 7.2 The Initial Planned Scenario of the Area (proposed building height restrictions for G/IC and OU sites in no. of storeys) (a: Ting Kau; b: Sham Tseng; c: Tsing Lung Tau)

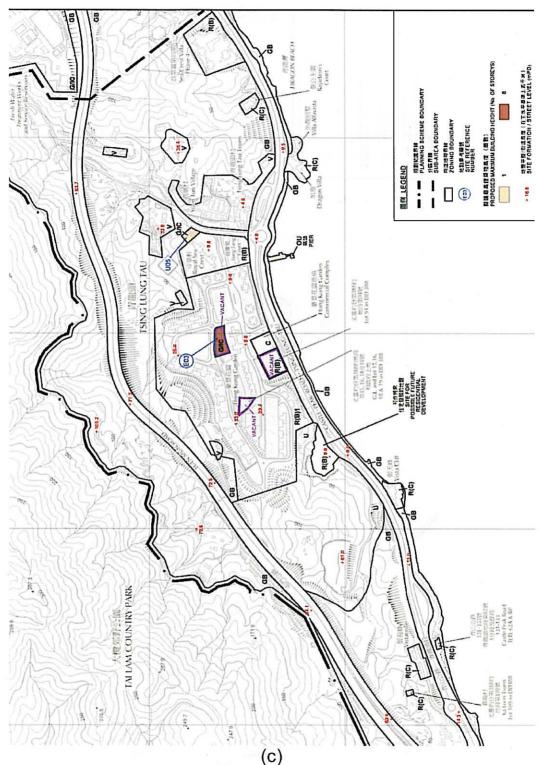


Figure 7.2 The Initial Planned Scenario of the Area (proposed building height restrictions for G/IC and OU sites in no. of storeys) (a: Ting Kau; b: Sham Tseng; c: Tsing Lung Tau)

Professor Edward Ng

On behalf of technical experts in the term consultant term

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Miss Betty Ho

Planner,

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Architect,

Professor Jimmy Chi-Hung Fung

HKUST, Hong Kong

Mathematician,

Meso-scale wind field modeling, CFD

Dr S C Kot,

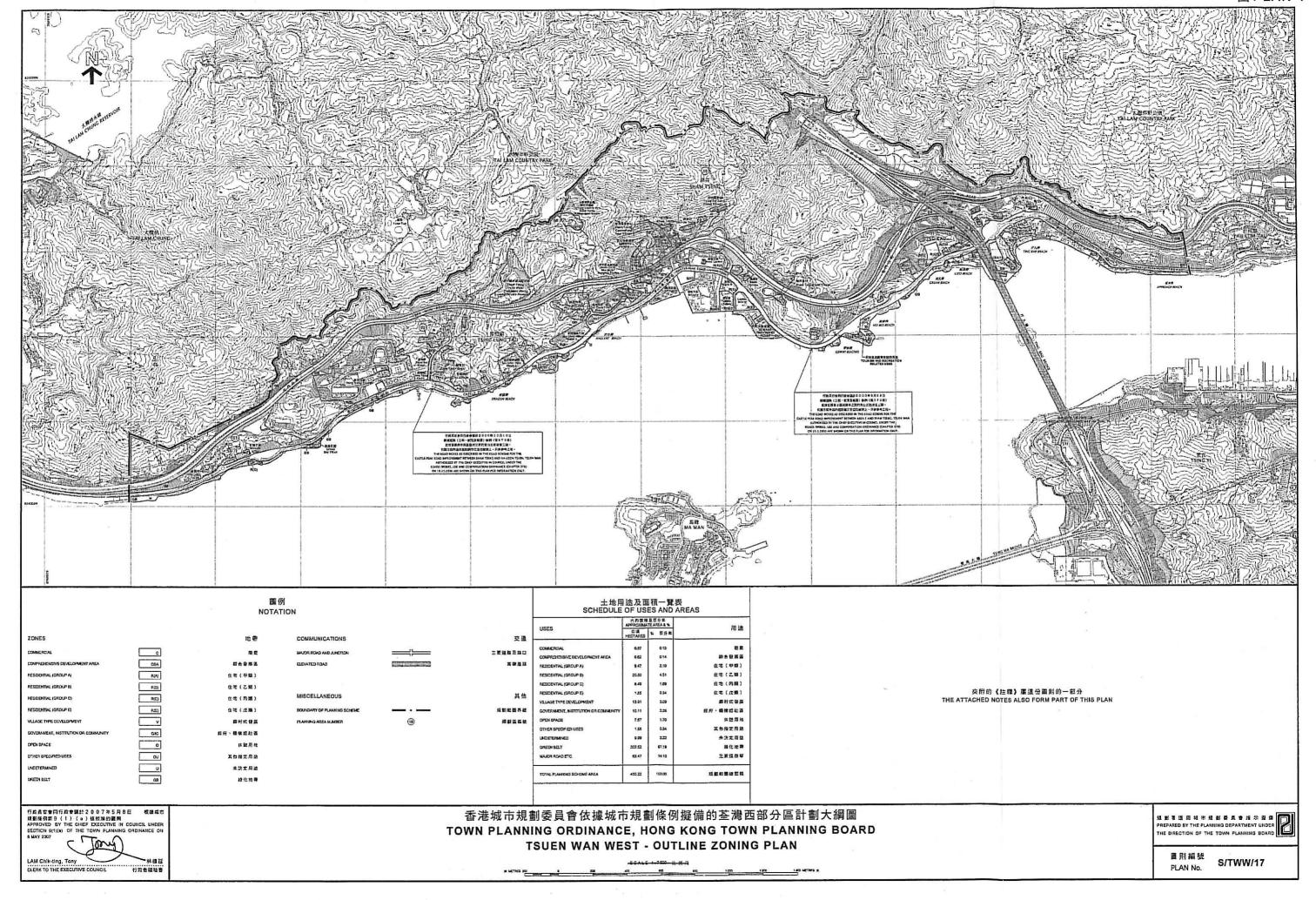
(retired) HKUST, Hong Kong

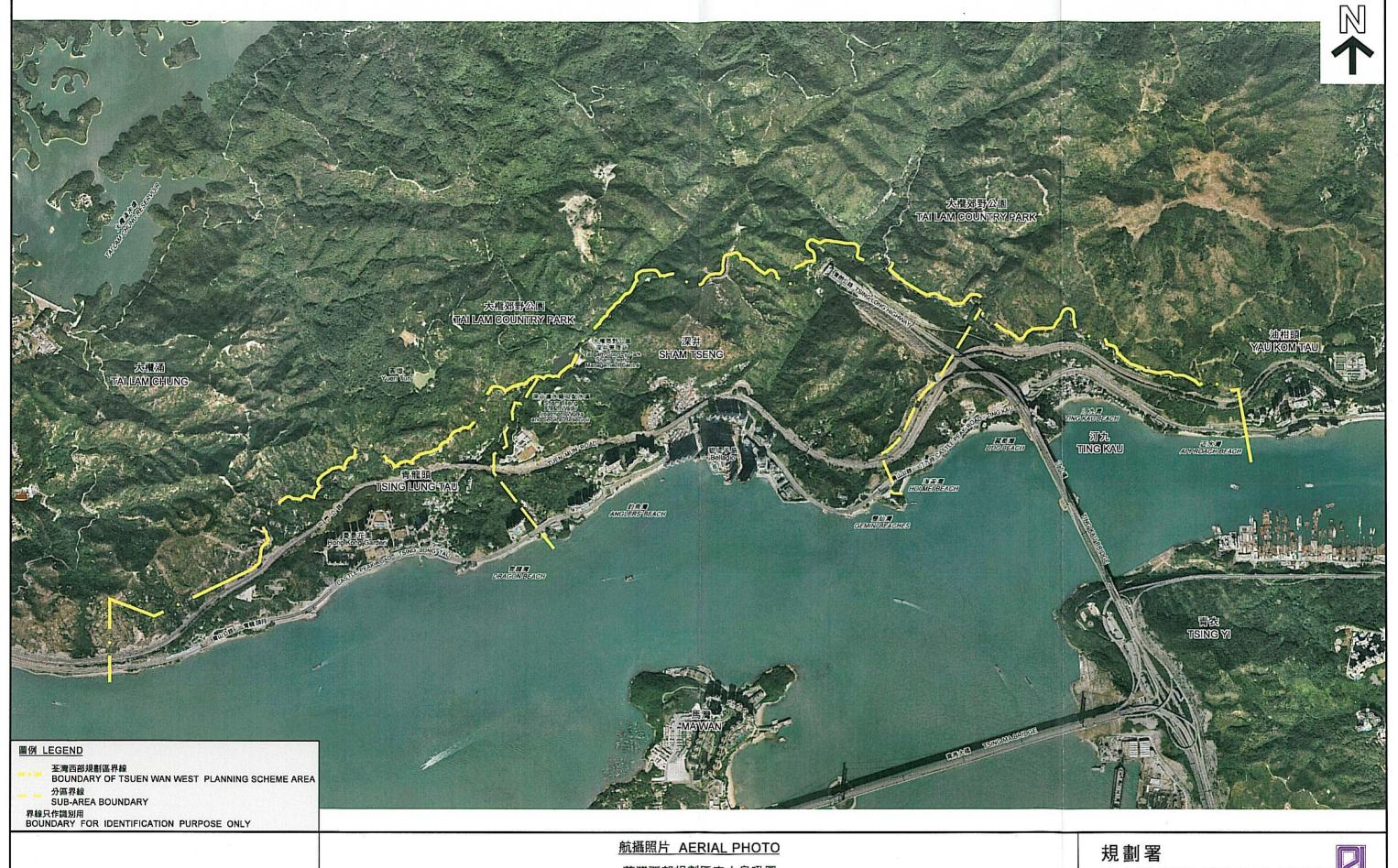
Mechanical Engineer,

Aerodynamicist, Computational Fluid Dynamics (CFD),

Wind tunnel engineer

Date: 9 Nov 2011





本摘要圖於2011年9月9日擬備,所根據的資料為 地政總署於2008年11月拍得的正射影像圖

EXTRACT PLAN PREPARED ON 9.9.2011 BASED ON ORTHOPHOTO TAKEN ON NOV 2008 BY LANDS DEPARTMENT

荃灣西部規劃區空中鳥瞰圖 AERIAL OVERVIEW OF TSUEN WAN WEST PLANNING SCHEME AREA

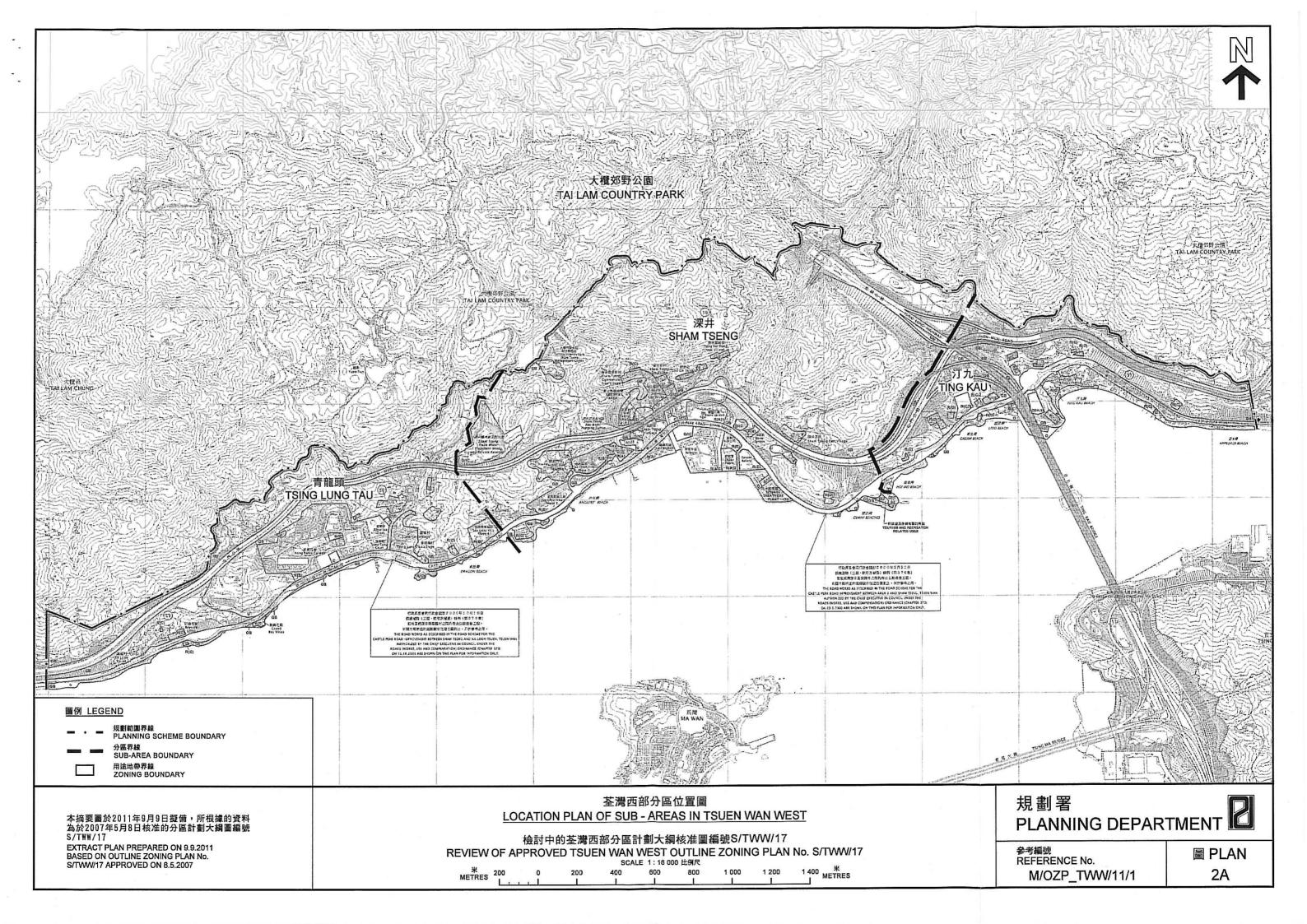
檢討中的荃灣西部分區計劃大綱核准圖編號S/TWW/17 REVIEW OF APPROVED TSUEN WAN WEST OUTLINE ZONING PLAN No. S/TWW/17

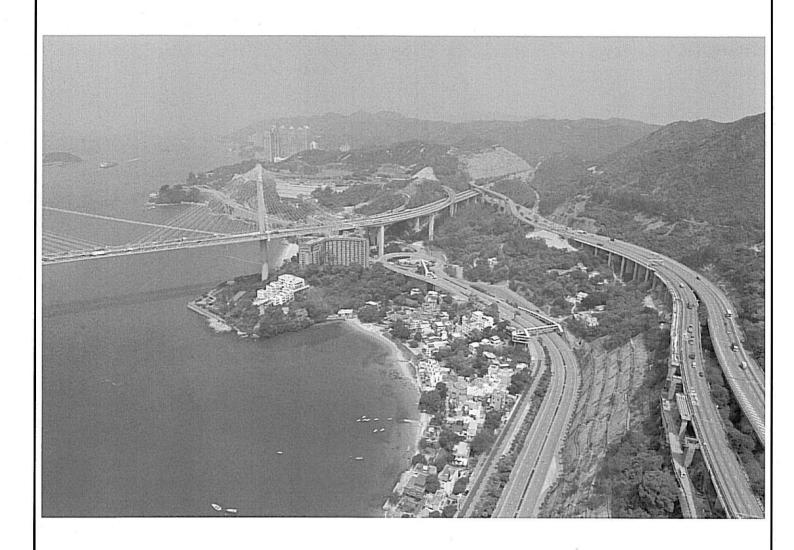
PLANNING DEPARTMENT

參考編號 REFERENCE No. M/OZP_TWW/11/1

圖 PLAN

2





汀九 TING KAU

檢討中的荃灣西部分區計劃大綱核准圖編號S/TWW/17 REVIEW OF APPROVED TSUEN WAN WEST OUTLINE ZONING PLAN No. S/TWW/17

規劃署 PLANNING DEPARTMENT



參考編號 REFERENCE No. M/OZP_TWW/11/1



本圖於2011年8月9日擬備,所根據的 資料為攝於2011年5月30日的實地照片 PLAN PREPARED ON 9.8.2011 BASED ON SITE PHOTO TAKEN ON 30.5.2011



深井 SHAM TSENG

檢討中的荃灣西部分區計劃大綱核准圖編號S/TWW/17

規劃署 PLANNING DEPARTMENT

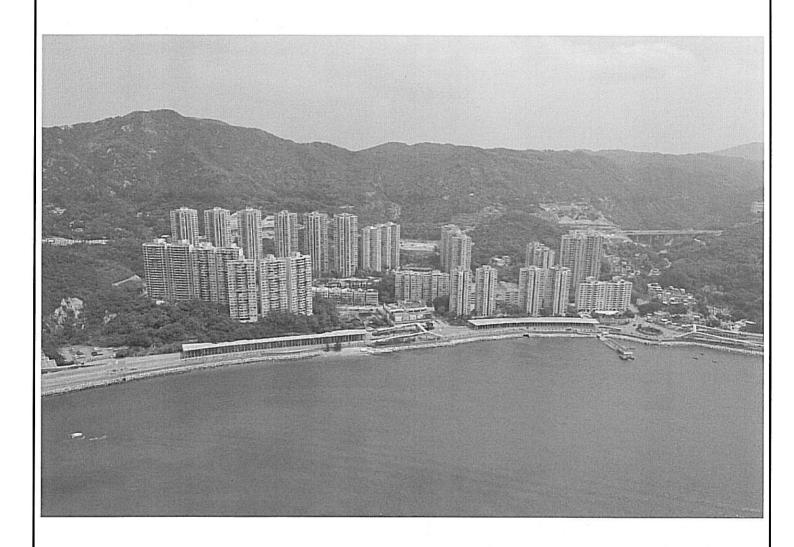


REVIEW OF APPROVED TSUEN WAN WEST OUTLINE ZONING PLAN No. S/TWW/17

參考編號 REFERENCE No. M/OZP_TWW/11/1

圖 PLAN 2C

本圖於2011年8月9日擬備,所根據的 資料為攝於2011年5月30日的實地照片 PLAN PREPARED ON 9.8.2011 BASED ON SITE PHOTO TAKEN ON 30.5.2011



青龍頭 TSING LUNG TAU

檢討中的荃灣西部分區計劃大綱核准圖編號S/TWW/17

規劃署 PLANNING DEPARTMENT

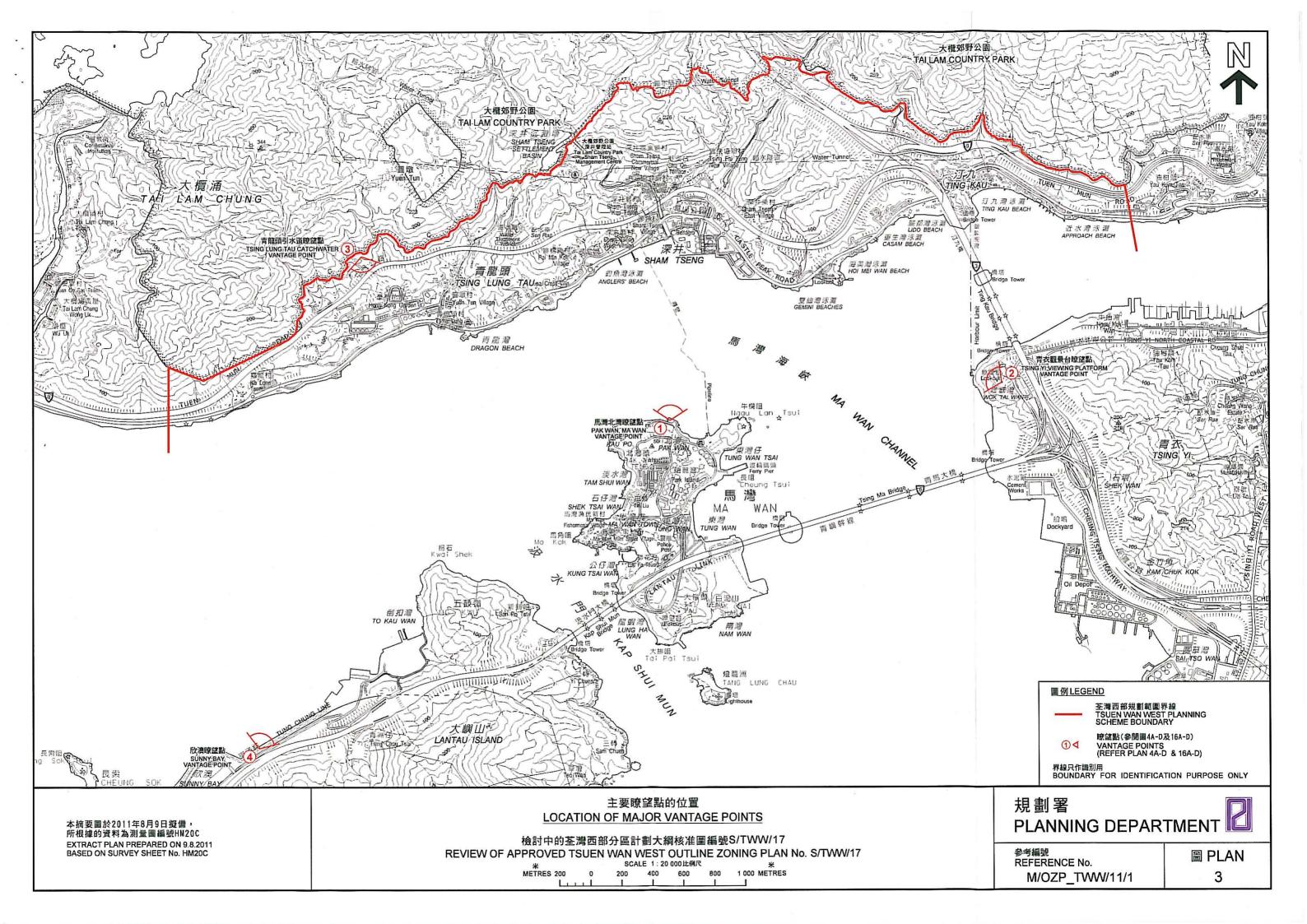


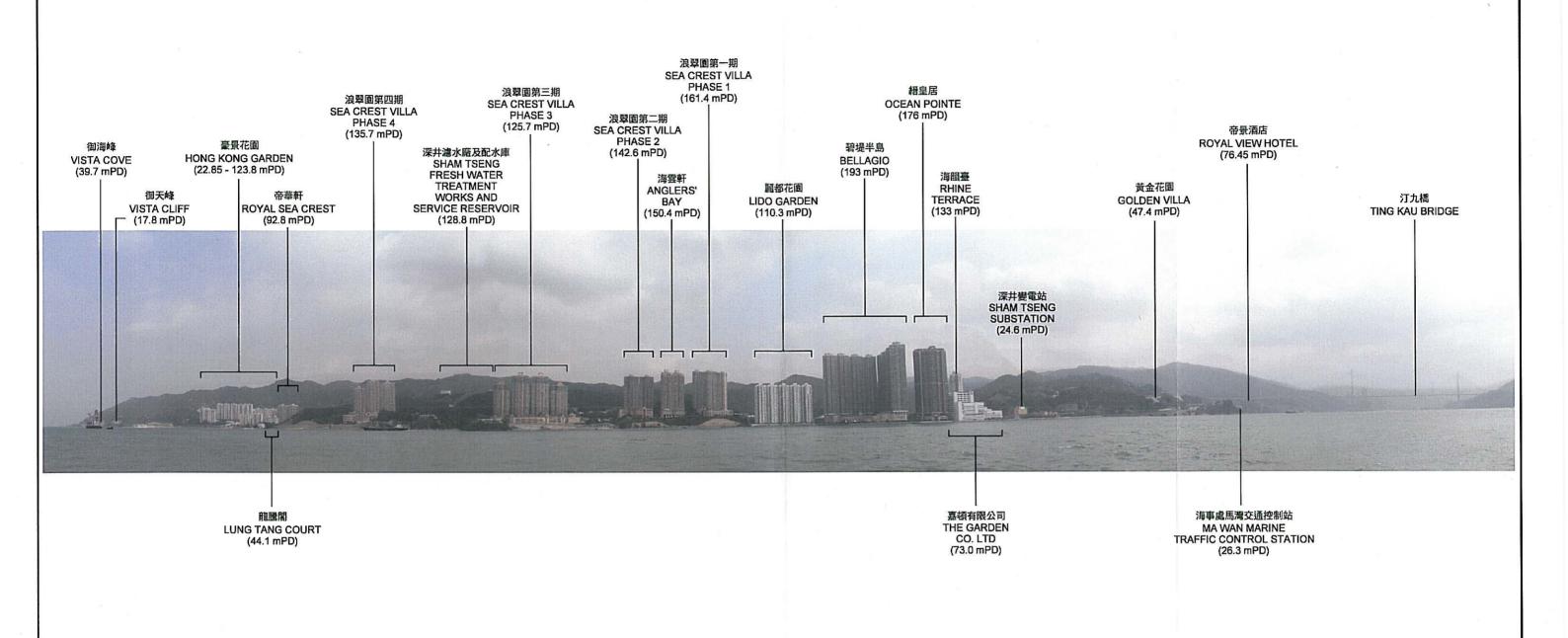
REVIEW OF APPROVED TSUEN WAN WEST OUTLINE ZONING PLAN No. S/TWW/17

參考編號 REFERENCE No. M/OZP_TWW/11/1

圖 PLAN 2D

本圖於2011年8月9日擬備,所根據的 資料為攝於2011年5月30日的實地照片 PLAN PREPARED ON 9.8.2011 BASED ON SITE PHOTO TAKEN ON 30.5.2011





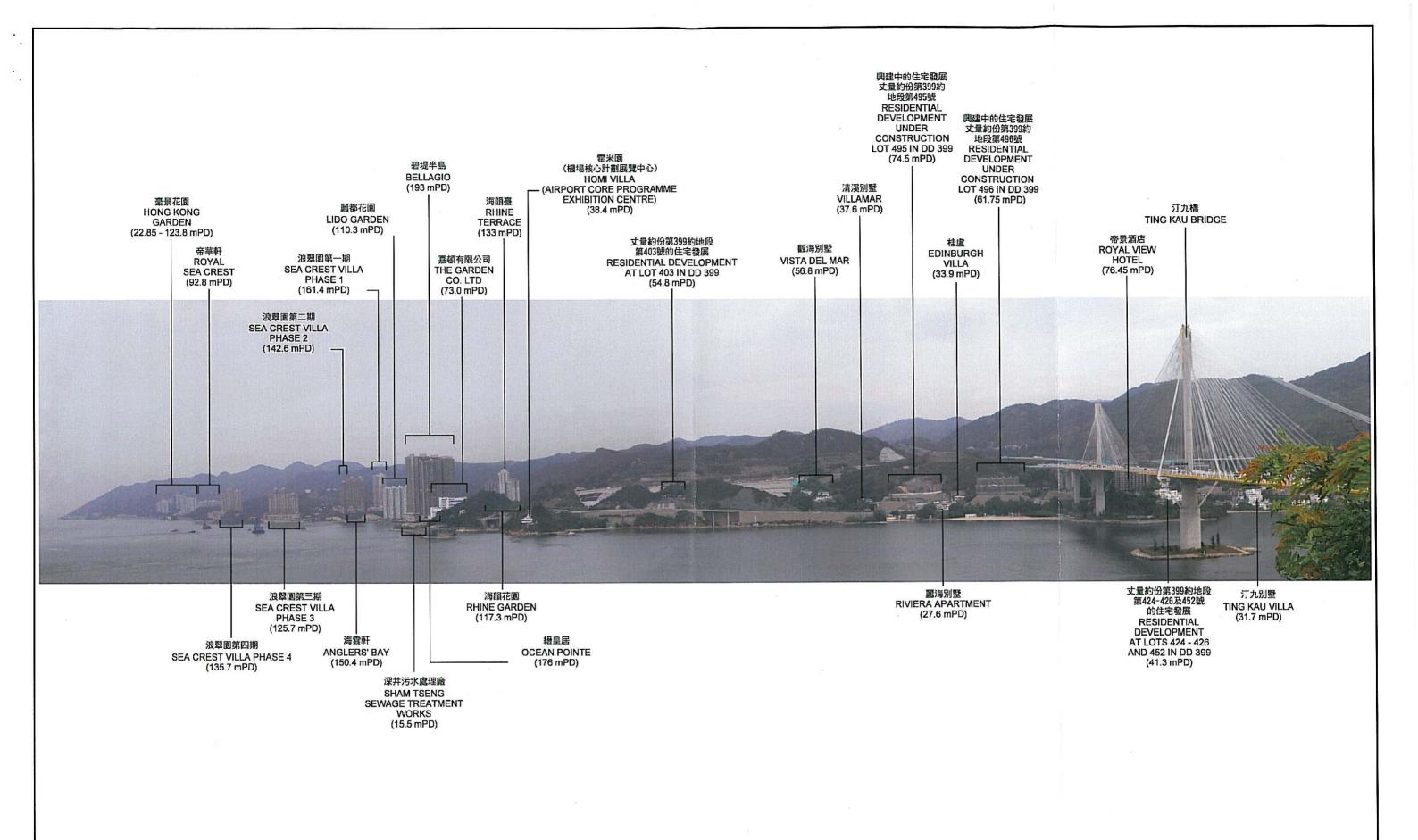
馬灣北灣瞭望點的景觀 VIEW FROM PAK WAN, MA WAN VANTAGE POINT

檢討中的荃灣西部分區計劃大綱核准圖編號S/TWW/17 REVIEW OF APPROVED TSUEN WAN WEST OUTLINE ZONING PLAN No. S/TWW/17 規劃署
PLANNING DEPARTMENT

参考編號 REFERENCE No. M/OZP_TWW/11/1

B PLAN 4A

本圖於2011年8月29日擬備,所根據的資料 為攝於2011年4月21日的實地照片 PLAN PREPARED ON 29.8.2011 BASED ON SITE PHOTOS TAKEN ON 21.4.2011



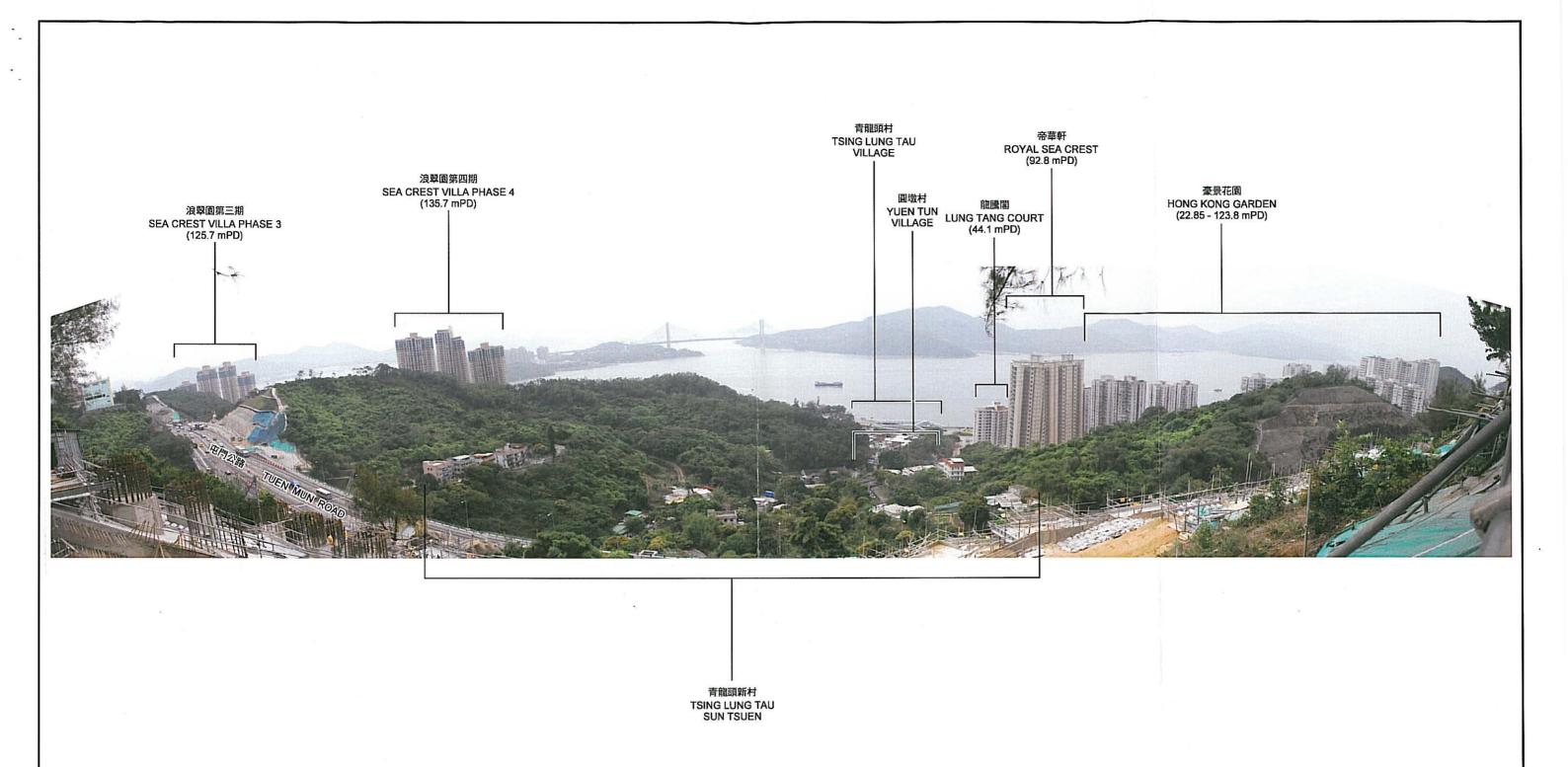
青衣觀景台瞭望點的景觀 VIEW FROM TSING YI VIEWING PLATFORM VANTAGE POINT

檢討中的荃灣西部分區計劃大綱核准圖編號S/TWW/17 REVIEW OF APPROVED TSUEN WAN WEST OUTLINE ZONING PLAN No. S/TWW/17 規劃署
PLANNING DEPARTMENT

參考編號 REFERENCE No. M/OZP_TWW/11/1

B PLAN 4B

本圖於2011年8月29日擬備,所根據的資料 為攝於2011年4月18日的實地照片 PLAN PREPARED ON 29.8.2011 BASED ON SITE PHOTOS TAKEN ON 18.4.2011



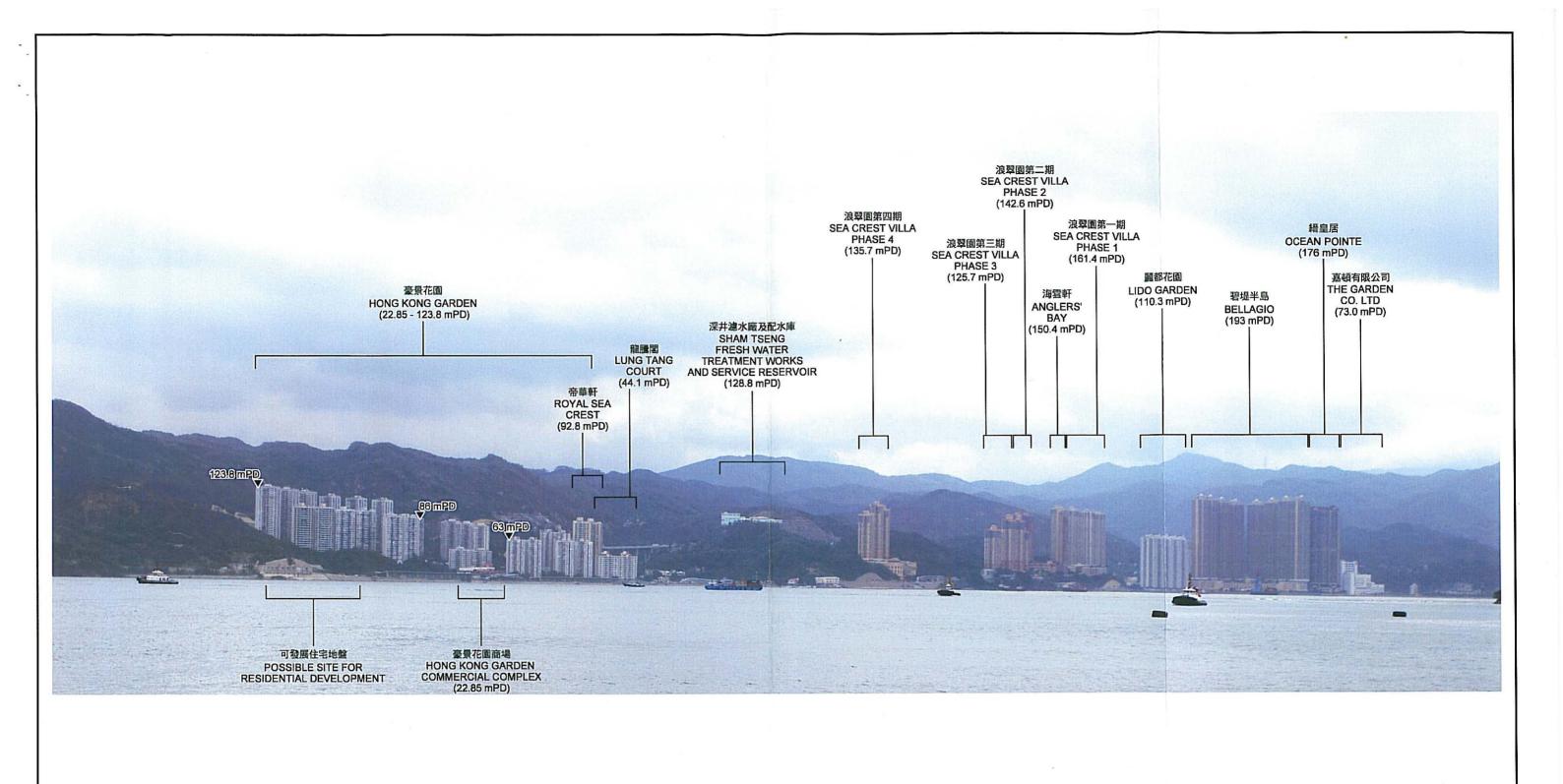
青龍頭引水道瞭望點的景觀 VIEW FROM TSING LUNG TAU CATCHWATER VANTAGE POINT

檢討中的荃灣西部分區計劃大綱核准圖編號S/TWW/17 REVIEW OF APPROVED TSUEN WAN WEST OUTLINE ZONING PLAN No. S/TWW/17 規劃署 PLANNING DEPARTMENT

参考編號 REFERENCE No. M/OZP_TWW/11/1

■ PLAN 4C

本圖於2011年8月25日擬備,所根據的資料 為攝於2011年4月18日的實地照片 PLAN PREPARED ON 25.8.2011 BASED ON SITE PHOTOS TAKEN ON 18.4.2011



大嶼山欣澳瞭望點的景觀 VIEW FROM SUNNY BAY, LANTAU ISLAND VANTAGE POINT

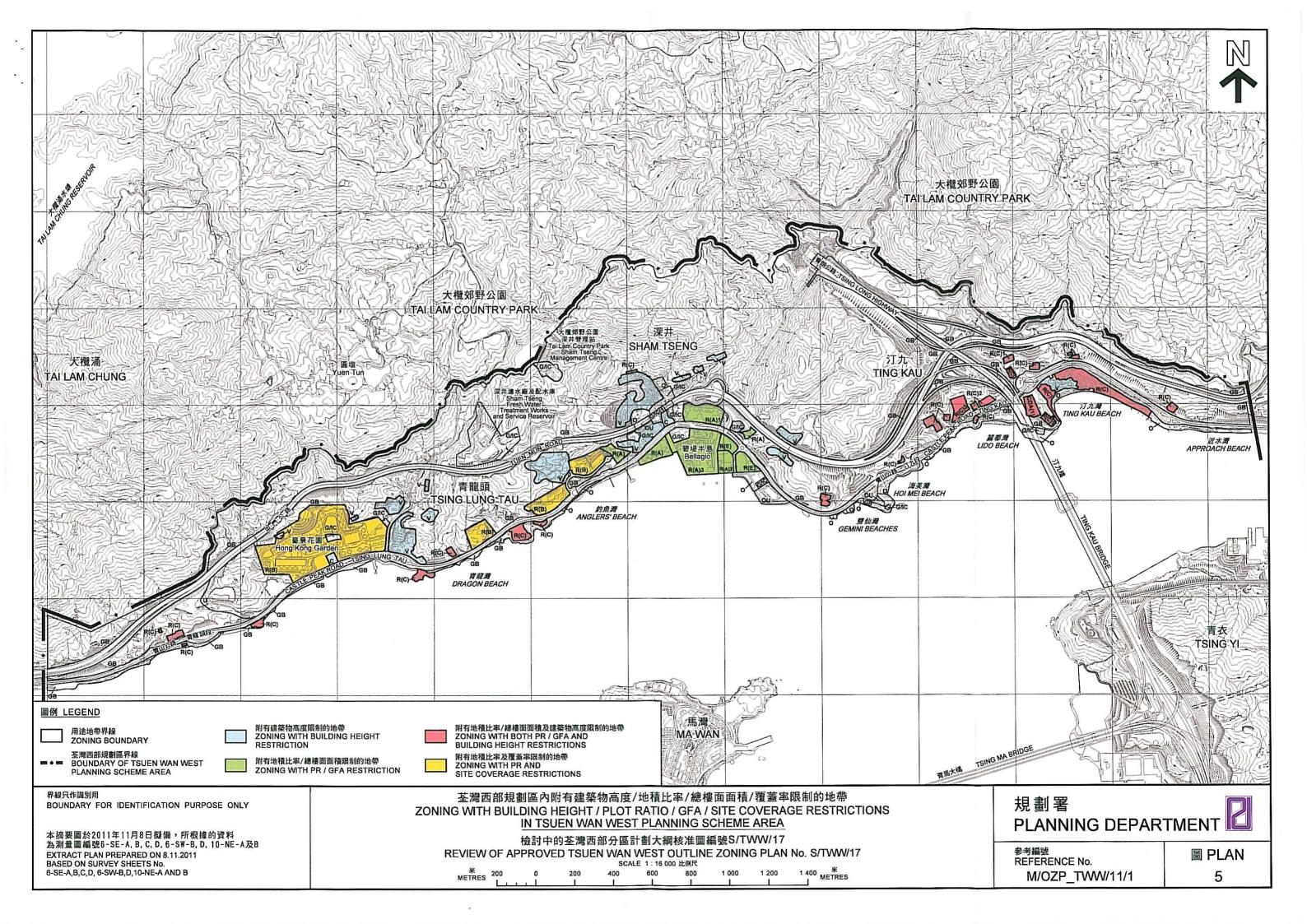
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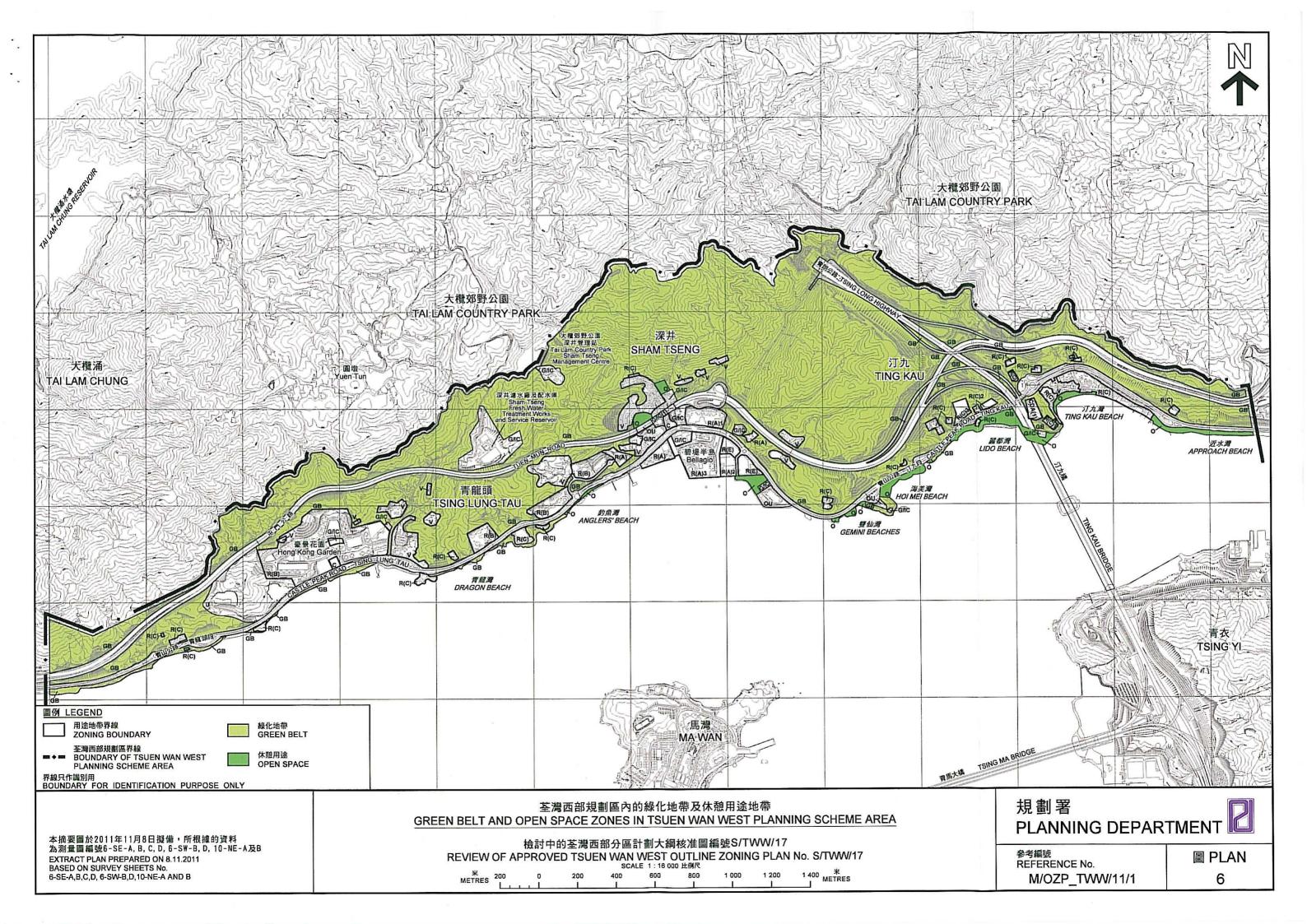
参考編號 REFERENCE No. M/OZP_TWW/11/1

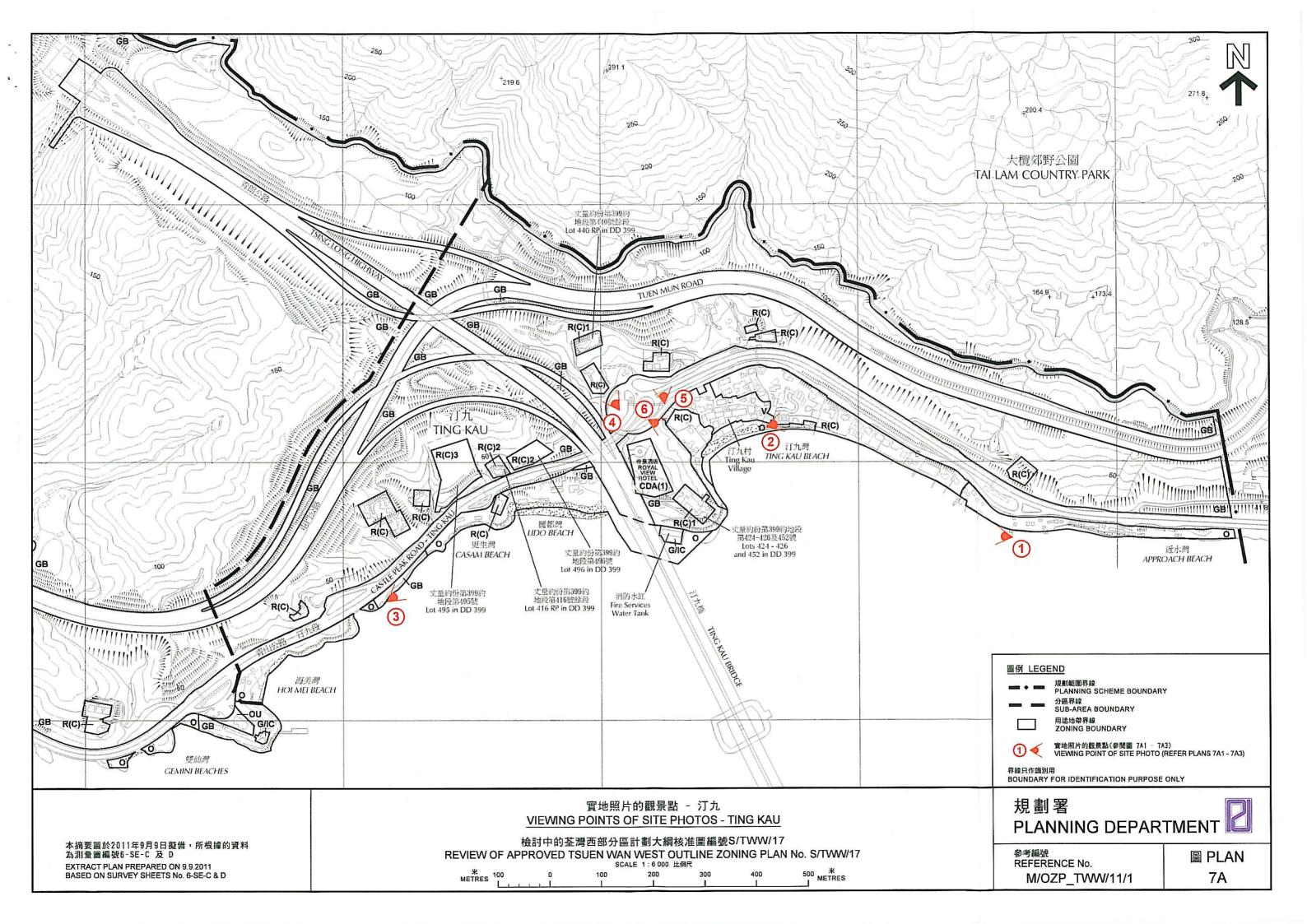
B PLAN 4D

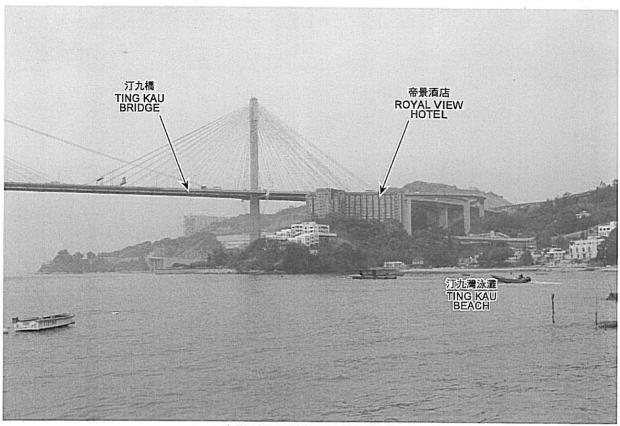
本圖於2011年8月25日擬備,所根據的資料 為攝於2011年7月14日的實地照片

PLAN PREPARED ON 25.8.2011 BASED ON SITE PHOTO TAKEN ON 14.7.2011









帝景酒店及汀九橋的景觀(觀景點 1) VIEW OF ROYAL VIEW HOTEL AND TING KAU BRIDGE (VIEWING POINT 1)



汀九灣的景觀(觀景點 2) VIEW OF TING KAU BEACH (VIEWING POINT 2)

汀九 TING KAU

檢討中的荃灣西部分區計劃大網核准圖編號S/TWW/17 REVIEW OF APPROVED TSUEN WAN WEST OUTLINE ZONING PLAN No. S/TWW/17

規劃署 PLANNING DEPARTMENT



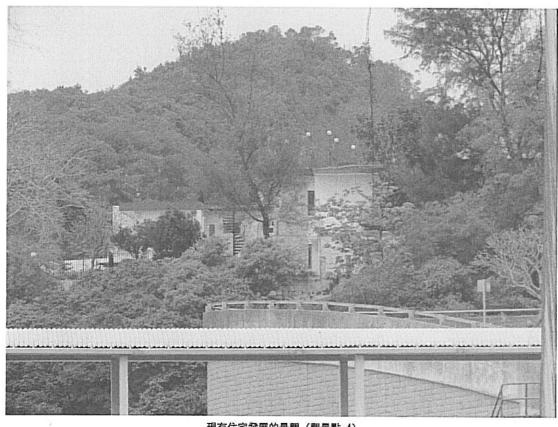
參考編號 REFERENCE No. M/OZP_TWW/11/1

圖 PLAN 7A - 1

本圖於2011年8月12日擬備,所根據的資料為攝於2011年3月29日的實地照片 PLAN PREPARED ON 12.8.2011 BASED ON SITE PHOTOS TAKEN ON 29.3.2011



更新灣泳灘的景觀(觀景點 3) VIEW OF CASAM BEACH (VIEWING POINT 3)



現有住宅發展的景觀(觀景點 4) VIEW OF EXISTING RESIDENTIAL DEVELOPMENT (VIEWING POINT 4)

汀九 TING KAU

檢討中的荃灣西部分區計劃大網核准圖編號S/TWW/17 REVIEW OF APPROVED TSUEN WAN WEST OUTLINE ZONING PLAN No. S/TWW/17

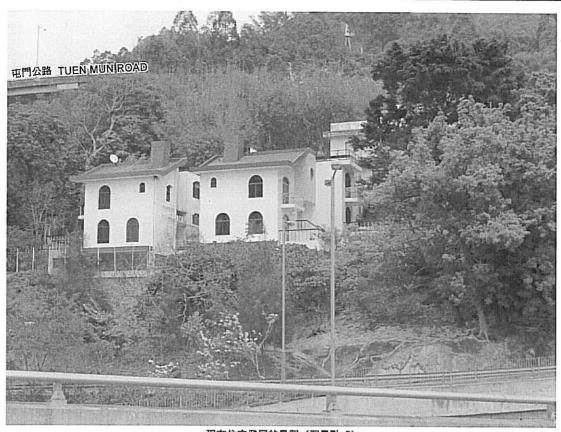
規劃署 PLANNING DEPARTMENT



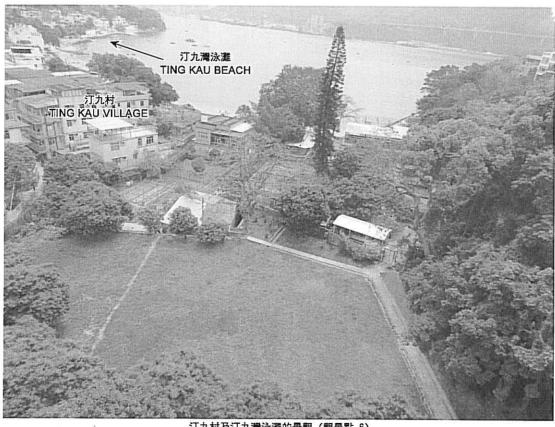
參考編號 REFERENCE No. M/OZP_TWW/11/1

圖 PLAN 7A - 2

本圖於2011年8月23日擬備,所根據的 資料為攝於2011年3月29日的實地照片 PLAN PREPARED ON 23.8.2011 BASED ON SITE PHOTOS TAKEN ON 29.3.2011



現有住宅發展的景觀(觀景點 5) VIEW OF EXISTING RESIDENTIAL DEVELOPMENT (VIEWING POINT 5)



汀九村及汀九灣泳灘的景觀(觀景點 6) VIEW OF TING KAU VILLAGE AND TING KAU BEACH (VIEWING POINT 6)

汀九 TING KAU

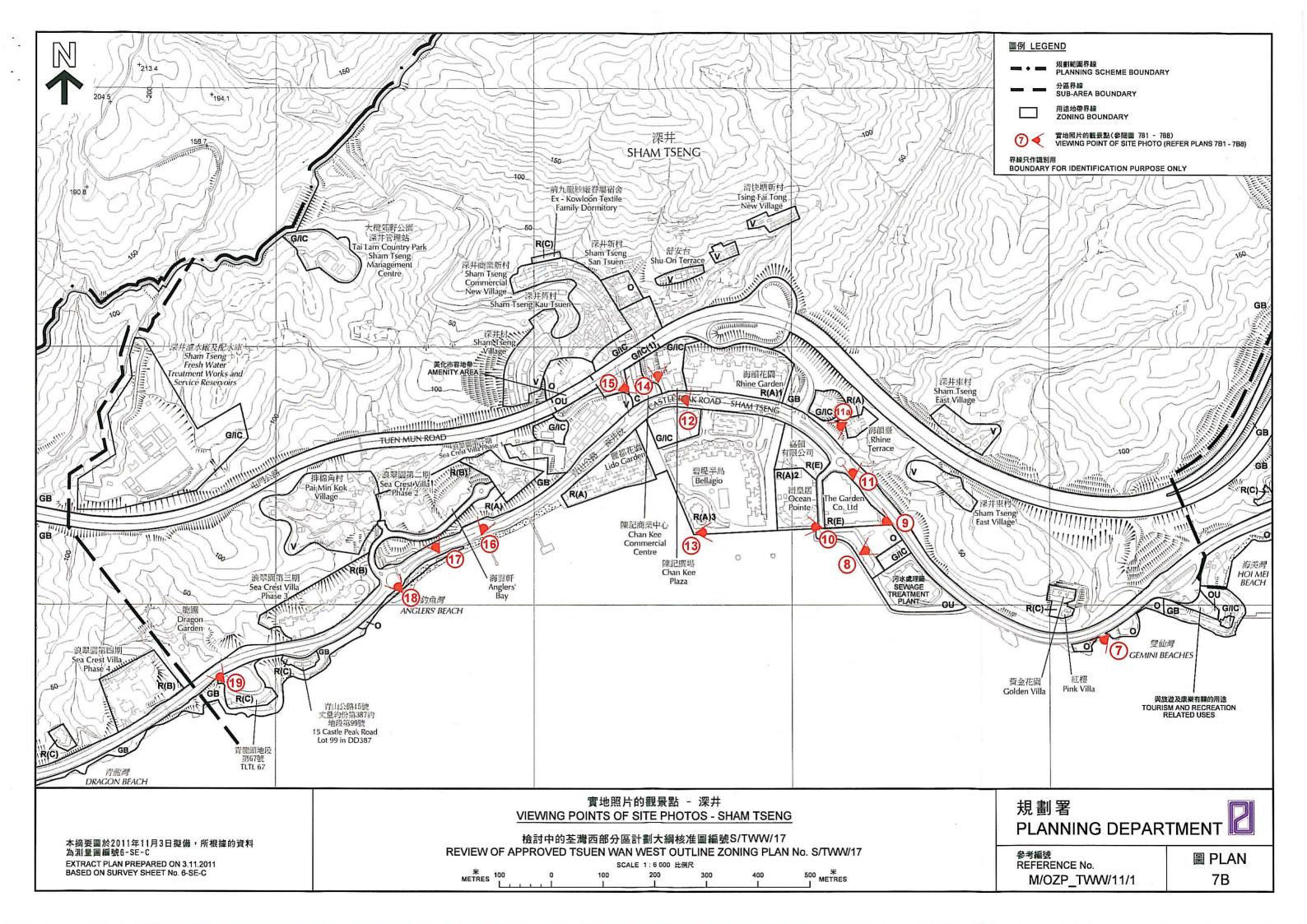
檢討中的荃灣西部分區計劃大網核准圖編號S/TWW/17 REVIEW OF APPROVED TSUEN WAN WEST OUTLINE ZONING PLAN No. S/TWW/17 規劃署 PLANNING DEPARTMENT

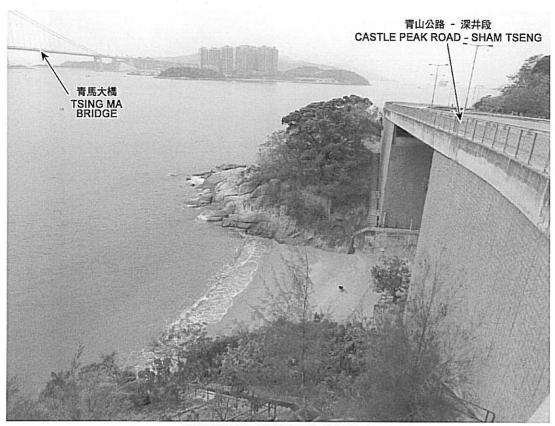


本圖於2011年8月23日擬備,所根據的資料為攝於2011年3月29日的實地照片 PLAN PREPARED ON 23.8.2011 BASED ON SITE PHOTOS TAKEN ON 29.3.2011

參考編號 REFERENCE No. M/OZP_TWW/11/1

圖 PLAN 7A - 3





雙仙灣泳灘旁的小沙灘的景觀(觀景點 7) VIEW OF A SMALL BEACH NEXT TO GEMINI BEACHES (VIEWING POINT 7)



深慈街遊樂場的景觀(觀景點 8) VIEW OF SHAM TSZ STREET PLAYGROUND (VIEWING POINT 8)

深井 SHAM TSENG

檢討中的荃灣西部分區計劃大網核准圖編號S/TWW/T/ REVIEW OF APPROVED TSUEN WAN WEST OUTLINE ZONING PLAN No. S/TWW/17 規劃署 PLANNING DEPARTMENT



本圖於2011年8月23日擬備,所根據的資料為攝於2011年3月29日的實地照片 PLAN PREPARED ON 23.8.2011 BASED ON SITE PHOTOS TAKEN ON 29.3.2011

參考編號 REFERENCE No. M/OZP_TWW/11/1

圖 PLAN 7B - 1



嘉頓有限公司的景觀(觀景點 9) VIEW OF THE GARDEN CO. LTD (VIEWING POINT 9)



海濱長廊(縉皇居段)的景觀 (觀景點 10) VIEW OF PUBLIC PROMENADE (OCEAN POINTE SECTION) (VIEWING POINT 10)

深井 SHAM TSENG

檢討中的荃灣西部分區計劃大綱核准圖編號S/TWW/17 REVIEW OF APPROVED TSUEN WAN WEST OUTLINE ZONING PLAN No. S/TWW/17

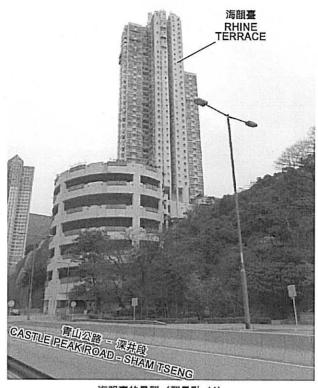
規劃署 PLANNING DEPARTMENT



圖 PLAN 7B - 2M/OZP_TWW/11/1

本圖於2011年8月23日擬備,所根據的資料為攝於2011年3月29日的實地照片 PLAN PREPARED ON 23.8.2011 BASED ON SITE PHOTOS TAKEN ON 29.3.2011

參考編號 REFERENCE No.



海韻臺的景觀(觀景點 11) VIEW OF RHINE TERRACE (VIEWING POINT 11)



陳記廣場的景觀(觀景點 12) VIEW OF CHAN KEE PLAZA (VIEWING POINT 12)

深井 SHAM TSENG

檢討中的荃灣西部分區計劃大綱核准圖編號S/TWW/17 REVIEW OF APPROVED TSUEN WAN WEST

規劃署 PLANNING DEPARTMENT



OUTLINE ZONING PLAN No. S/TWW/17

參考編號 REFERENCE No. M/OZP_TWW/11/1

圖 PLAN 7B - 3

本圖於2011年8月23日擬備,所根據的 資料為攝於2011年3月29日的實地照片 PLAN PREPARED ON 23.8.2011 BASED ON SITE PHOTOS TAKEN ON 29.3.2011



海濱長廊(碧堤半島段)的景觀 (觀景點 13) VIEW OF PUBLIC PROMENADE (BELLAGIO SECTION) (VIEWING POINT 13)



靈光小學的景觀(觀景點 14) VIEW OF EMMANUEL PRIMARY SCHOOL (VIEWING POINT 14)

深井 SHAM TSENG

檢討中的荃灣西部分區計劃大綱核准圖編號S/TWW/17 REVIEW OF APPROVED TSUEN WAN WEST OUTLINE ZONING PLAN No. S/TWW/17

規劃署 PLANNING DEPARTMENT



參考編號 REFERENCE No. M/OZP_TWW/11/1

圖 PLAN 7B - 4

本圖於2011年8月23日擬備,所根據的 資料為攝於2011年3月29日的實地照片

PLAN PREPARED ON 23.8.2011 BASED ON SITE PHOTOS TAKEN ON 29.3.2011



深井商業地區的景觀(觀景點 15) VIEW OF SHAM TSENG COMMERCIAL AREA (VIEWING POINT 15)

深井 SHAM TSENG

檢討中的荃灣西部分區計劃大綱核准圖編號S/TWW/17

規劃署 **PLANNING** DEPARTMENT



REVIEW OF APPROVED TSUEN WAN WEST OUTLINE ZONING PLAN No. S/TWW/17

參考編號 REFERENCE No. M/OZP_TWW/11/1

圖 PLAN 7B - 5

本圖於2011年8月23日擬備,所根據的 資料為攝於2011年3月2日的實地照片 PLAN PREPARED ON 23.8.2011 BASED ON SITE PHOTO TAKEN ON 2.3.2011



浪翠園第一期的景觀(觀景點 16) VIEW OF SEA CREST VILLA PHASE 1 (VIEWING POINT 16)



浪翠圓第二期的景觀(觀景點 17) VIEW OF SEA CREST VILLA PHASE 2 (VIEWING POINT 17)

深井 SHAM TSENG

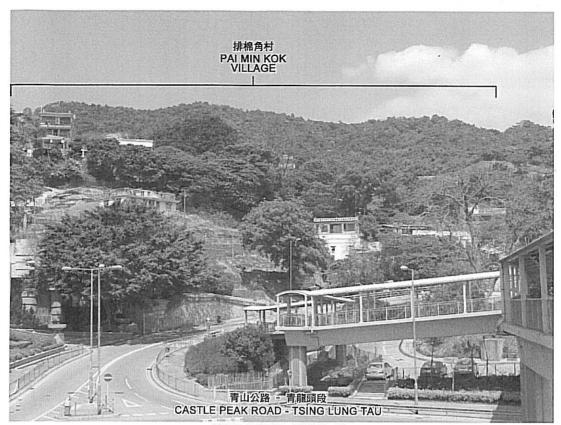
檢討中的荃灣西部分區計劃大網核准圖編號S/TWW/T/ REVIEW OF APPROVED TSUEN WAN WEST OUTLINE ZONING PLAN No. S/TWW/17 規劃署 PLANNING DEPARTMENT



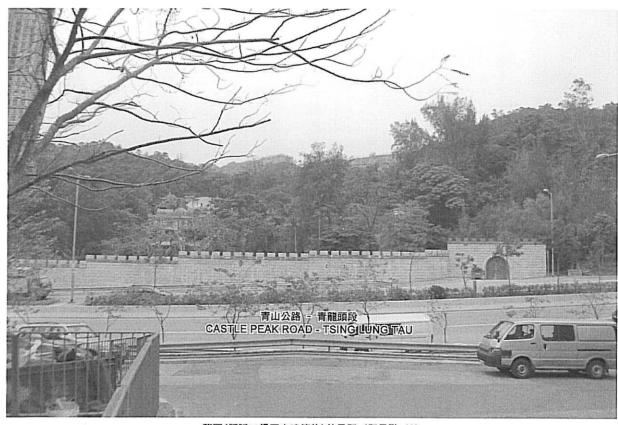
本圖於2011年8月19日擬備,所根據的 資料為攝於2011年4月1日的實地照片 PLAN PREPARED ON 19.8.2011 BASED ON SITE PHOTOS TAKEN ON 1.4.2011

參考編號 REFERENCE No. M/OZP_TWW/11/1

圖 PLAN 7B - 6



排棉角村的景觀(觀景點 18) VIEW OF PAI MIN KOK VILLAGE (VIEWING POINT 18)



龍圃(擬議二級歷史建築物)的景觀(觀景點 19) VIEW OF DRAGON GARDEN (PROPOSED GRADE 2 HISTORICAL BUILDING) (VIEWING POINT 19)

深井 SHAM TSENG

檢討中的荃灣西部分區計劃大綱核准圖編號S/TWW/17 REVIEW OF APPROVED TSUEN WAN WEST OUTLINE ZONING PLAN No. S/TWW/17

規劃署 PLANNING DEPARTMENT



參考編號 REFERENCE No. M/OZP_TWW/11/1

圖 PLAN 7B - 7

本圖於2011年8月19日擬備,所根據的 資料為攝於2011年4月1日及3月2日的

實地照片 PLAN PREPARED ON 19.8.2011 BASED ON SITE PHOTOS TAKEN ON 1.4.2011 AND 2.3.2011



界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

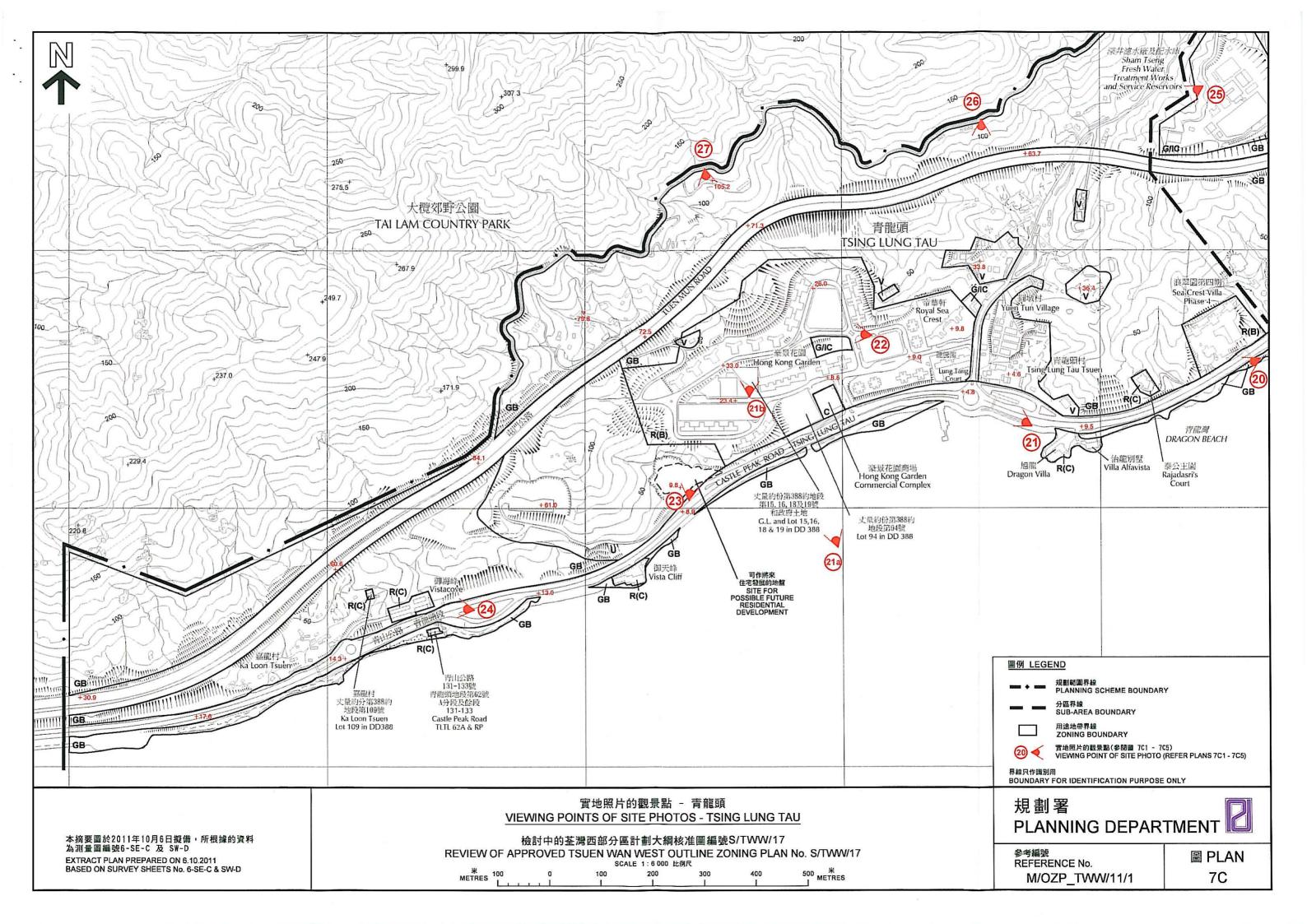
深井 SHAM TSENG

檢討中的荃灣西部分區計劃大綱核准圖編號S/TWW/17 REVIEW OF APPROVED TSUEN WAN WEST OUTLINE ZONING PLAN No. S/TWW/17 規劃署
PLANNING DEPARTMENT

参考編號 REFERENCE No. M/OZP_TWW/11/1

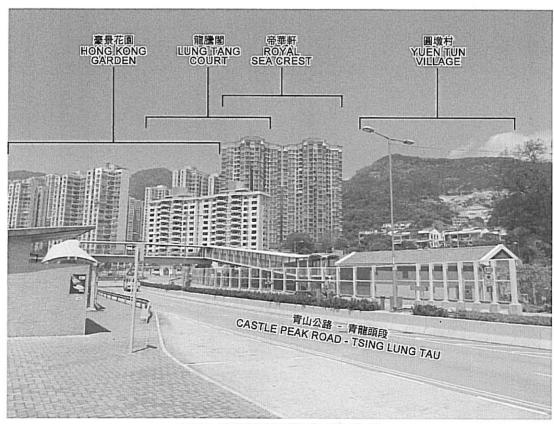
圖 PLAN 7B - 8

本圖於2011年11月3日擬備,所根據的資料為攝於2011年8月11日的實地照片 PLAN PREPARED ON 3.11.2011 BASED ON SITE PHOTOS TAKEN ON 11.8.2011





青龍灣及浪翠園第四期的景觀(觀景點 20) VIEW OF DRAGON BEACH AND SEA CREST VILLA PHASE 4 (VIEWING POINT 20)



圓墩村,帝華軒及龍騰閣的景觀(觀景點 21) VIEW OF YUEN TUN VILLAGE, ROYAL SEA CREST AND LUNG TANG COURT (VIEWING POINT 21)

青龍頭 TSING LUNG TAU

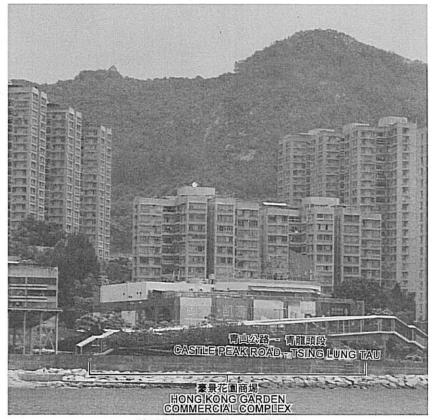
檢討中的荃灣西部分區計劃大網核准圖編號S/TWW/T/ REVIEW OF APPROVED TSUEN WAN WEST OUTLINE ZONING PLAN No. S/TWW/17 規劃署 PLANNING DEPARTMENT



本圖於2011年8月12日擬備,所根據的 資料為攝於2011年4月1日的實地照片 PLAN PREPARED ON 12.8.2011 BASED ON SITE PHOTOS TAKEN ON 1.4.2011

參考編號 REFERENCE No. M/OZP_TWW/11/1

圖 PLAN 7C - 1



豪景花園商場的景觀(觀景點 21a) VIEW OF HONG KONG GARDEN COMMERCIAL COMPLEX (VIEWING POINT 21a)



豪景花園內的現有政府土地(連私人土地)的景觀(觀景點 21b)
VIEW OF EXISTING GOVERNMENT LAND (WITH PRIVATE LAND) WITHIN HONG KONG GARDEN (VIEWING POINT 21b)

SITE PHOTO 實地照片

青龍頭 **TSING LUNG TAU**

檢討中的荃灣西部分區計劃大網核准圖編號S/TWW/17 REVIEW OF APPROVED TSUEN WAN WEST

規劃署 PLANNING DEPARTMENT



OUTLINE ZONING PLAN No. S/TWW/17

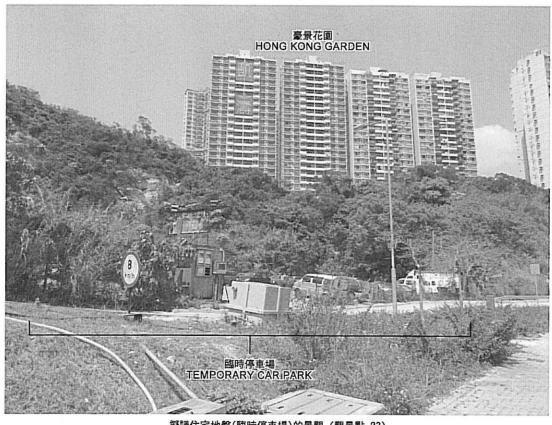
參考編號 REFERENCE No. M/OZP_TWW/11/1

圖 PLAN 7C - 2

本圖於2011年10月6日擬備,所根據的資料為攝於2011年5月31日的實地照片 PLAN PREPARED ON 6.10.2011 BASED ON SITE PHOTO TAKEN ON 31.5.2011



豪景花園內政府、機構或社區地盤的景觀(觀景點 22) VIEW OF G/IC SITE WITHIN HONG KONG GARDEN (VIEWING POINT 22)



擬譜住宅地盤(臨時停車場)的景觀(觀景點 23) VIEW OF PROPOSED RESIDENTIAL SITE (TEMPORARY CAR PARK) (VIEWING POINT 23)

青龍頭 **TSING LUNG TAU**

檢討中的荃灣西部分區計劃大綱核准圖編號S/TWW/17 REVIEW OF APPROVED TSUEN WAN WEST

規劃署 PLANNING DEPARTMENT

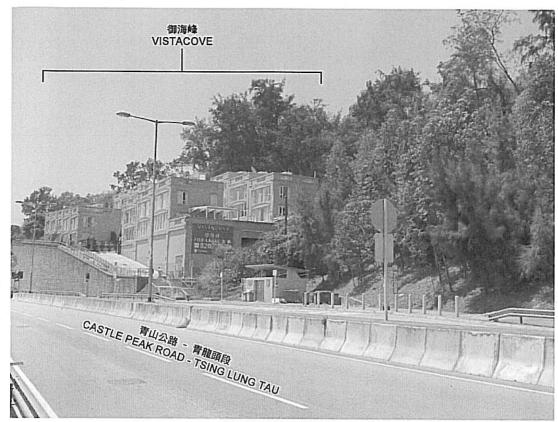


OUTLINE ZONING PLAN No. S/TWW/17

參考編號 REFERENCE No. M/OZP_TWW/11/1

圖 PLAN 7C - 3

本圖於2011年8月19日擬備,所根據的資料為攝於2011年4月1日的實地照片 PLAN PREPARED ON 19.8.2011 BASED ON SITE PHOTOS TAKEN ON 1.4.2011



御海峰的景觀(觀景點 24) VIEW OF VISTACOVE (VIEWING POINT 24)



豪景花園的景觀(觀景點 25) VIEW OF HONG KONG GARDEN (VIEWING POINT 25)

青龍頭 TSING LUNG TAU

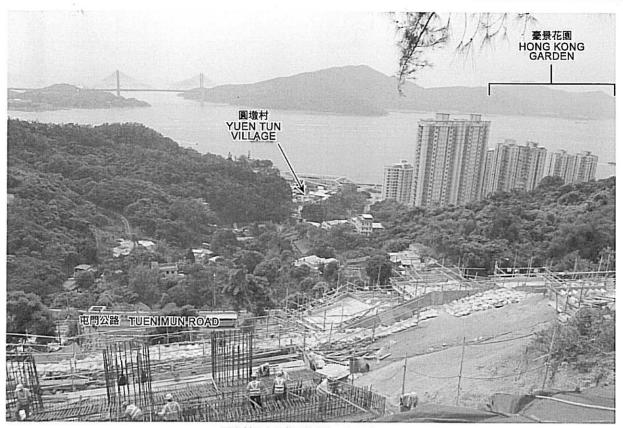
檢討中的荃灣西部分區計劃大網核准圖編號S/TWW/17 REVIEW OF APPROVED TSUEN WAN WEST OUTLINE ZONING PLAN No. S/TWW/17 規劃署 PLANNING DEPARTMENT



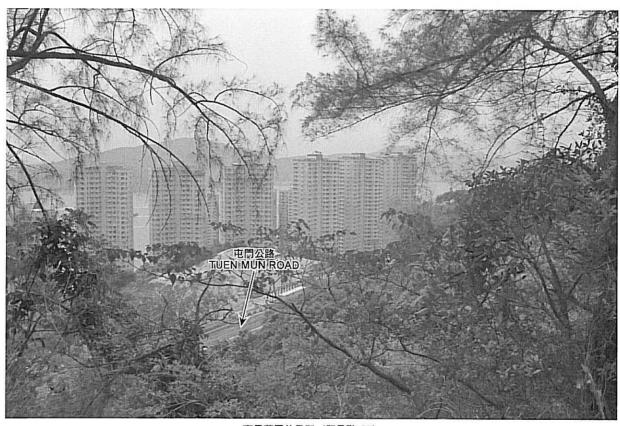
本圖於2011年8月19日擬備,所根據的 資料為攝於2011年4月1日及4月18日 的實地照片 PLAN PREPARED ON 19 8 2011 BASED ON

PLAN PREPARED ON 19.8.2011 BASED ON SITE PHOTOS TAKEN ON 1.4.2011 AND 18.4.2011 參考編號 REFERENCE No. M/OZP_TWW/11/1

圖 PLAN 7C - 4



圓墩村及豪景花園的景觀(觀景點 26) VIEW OF YUEN TUN VILLAGE AND HONG KONG GARDEN (VIEWING POINT 26)



豪景花園的景觀(觀景點 27) VIEW OF HONG KONG GARDEN (VIEWING POINT 27)

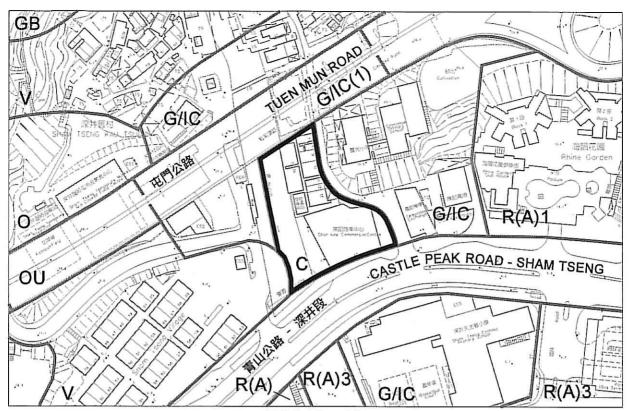
青龍頭 TSING LUNG TAU

檢討中的荃灣西部分區計劃大綱核准圖編號S/TWW/17 REVIEW OF APPROVED TSUEN WAN WEST OUTLINE ZONING PLAN No. S/TWW/17 規劃署 PLANNING DEPARTMENT

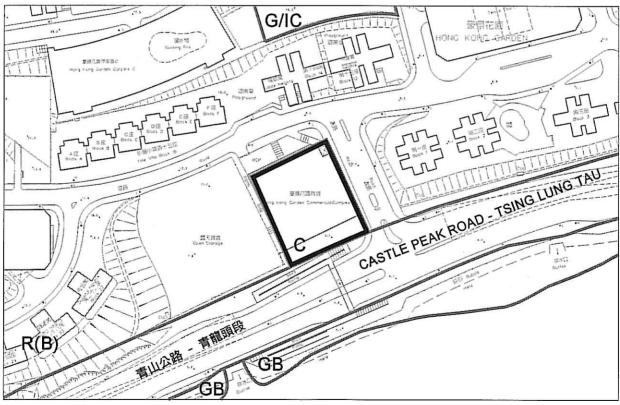


本圖於2011年8月19日擬備,所根據的資料為攝於2011年4月18日的實地照片 PLAN PREPARED ON 19.8.2011 BASED ON SITE PHOTOS TAKEN ON 18.4.2011 參考編號 REFERENCE No. M/OZP_TWW/11/1

圖 PLAN 7C - 5



深井「商業」地帶 "COMMERCIAL" ZONE IN SHAM TSENG



青龍頭「商業」地帶 "COMMERCIAL" ZONE IN TSING LUNG TAU

平面圖 SITE PLAN

深井及青龍頭的「商業」地帶 "COMMERCIAL" ZONES IN SHAM TSENG AND **TSING LUNG TAU**

檢討中的荃灣西部分區計劃大綱核准圖編號S/TWW/17 REVIEW OF APPROVED TSUEN WAN WEST OUTLINE ZONING PLAN No. S/TWW/17

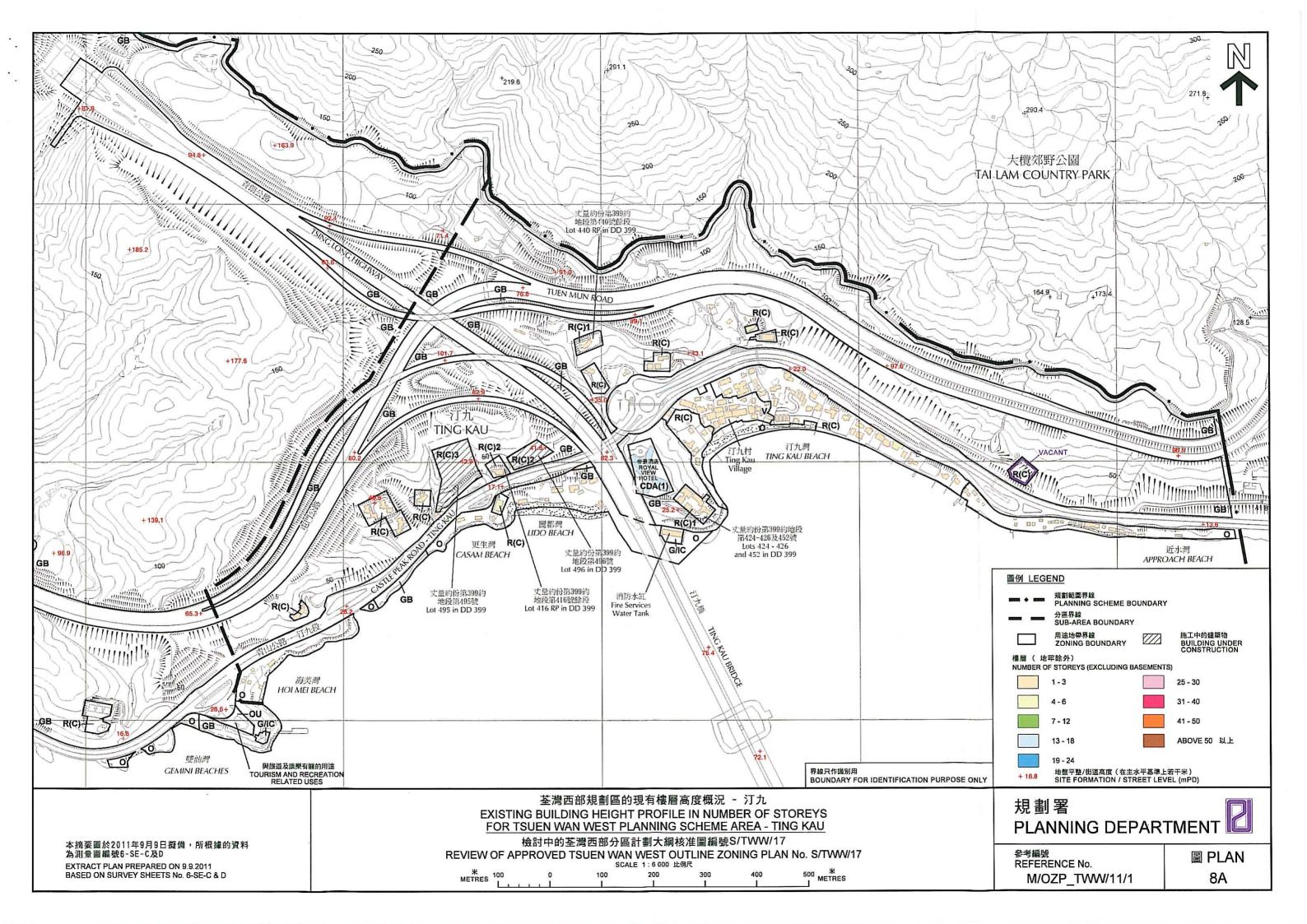
規劃署 PLANNING DEPARTMENT

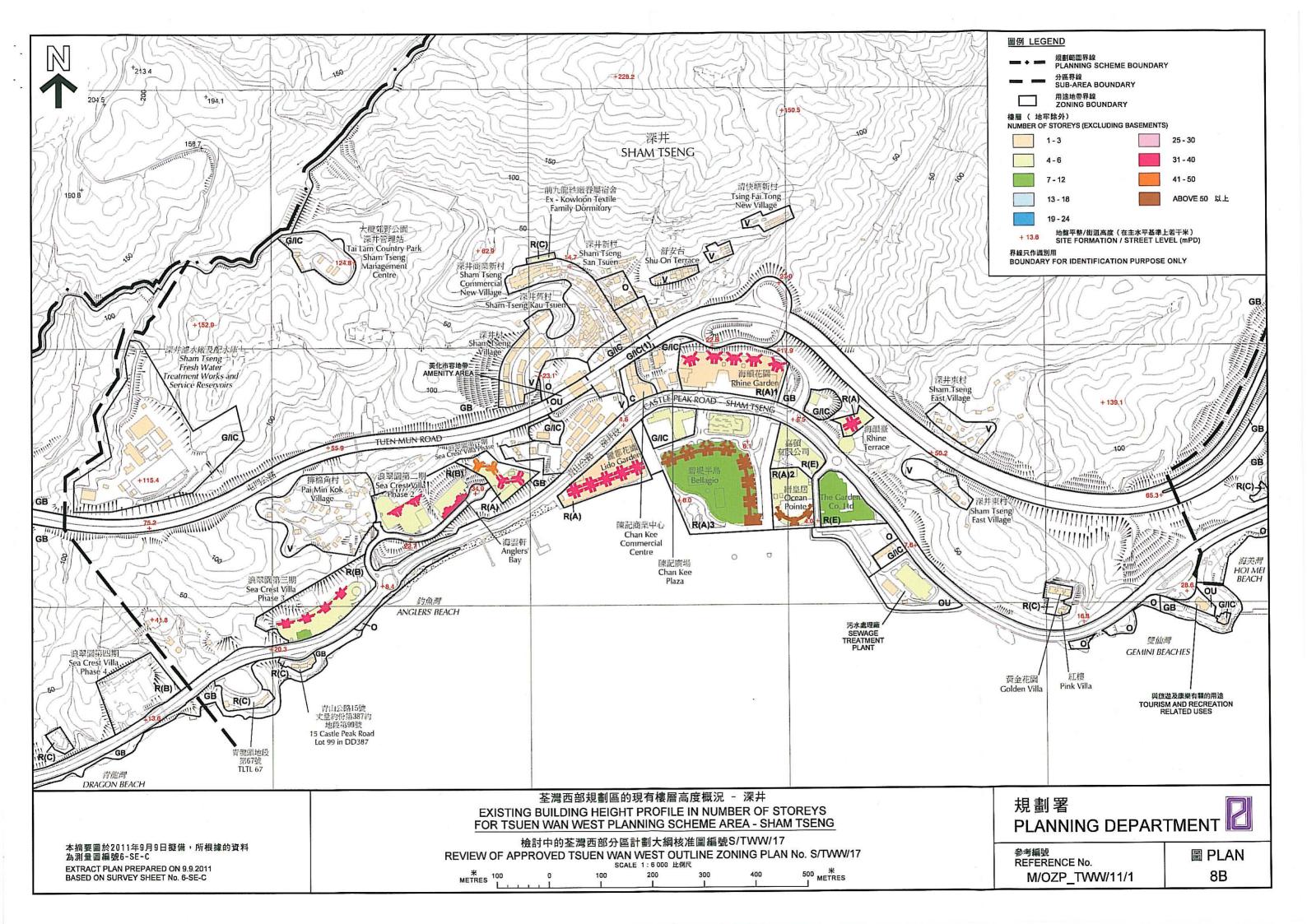


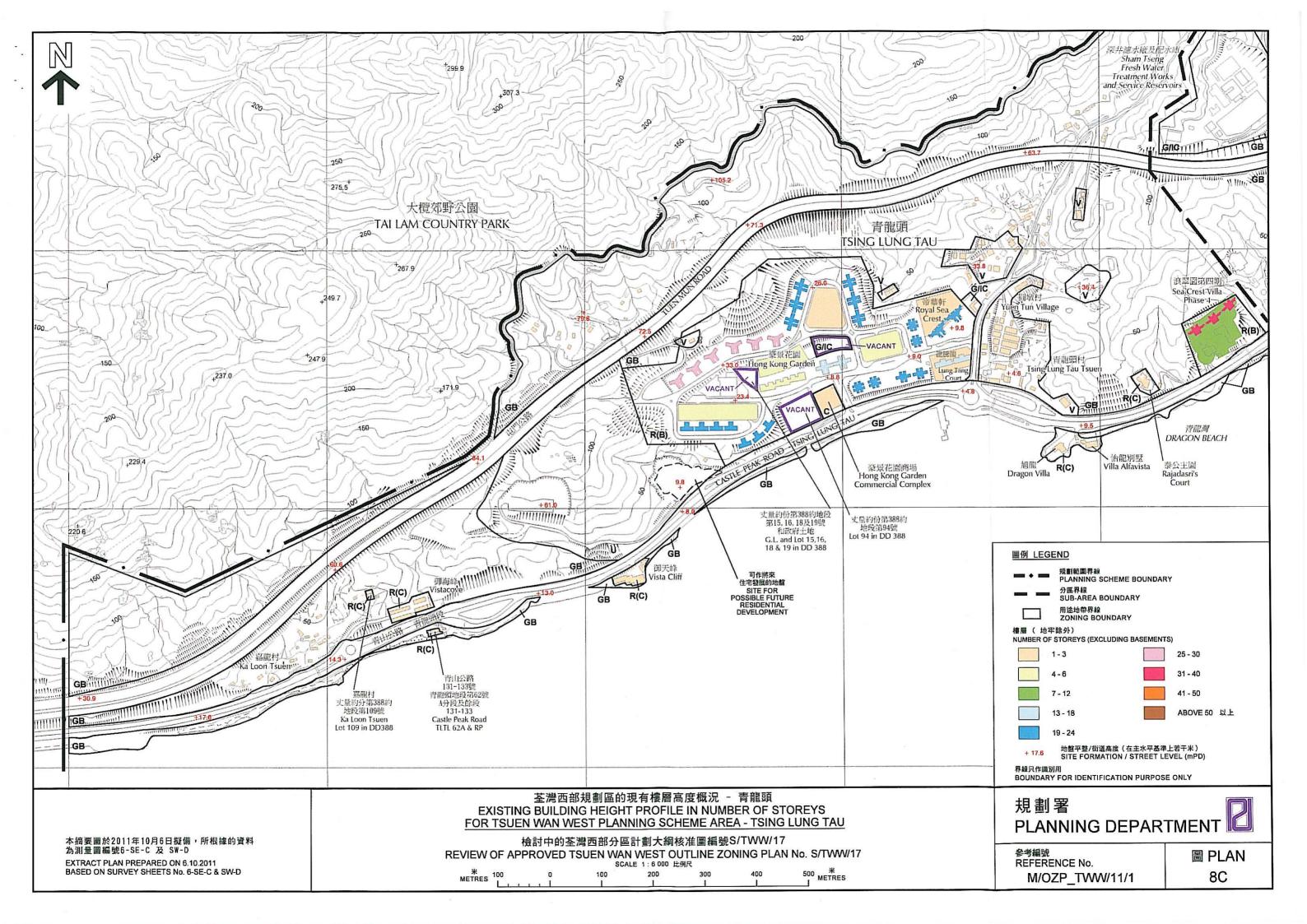
參考編號 REFERENCE No. M/OZP_TWW/11/1

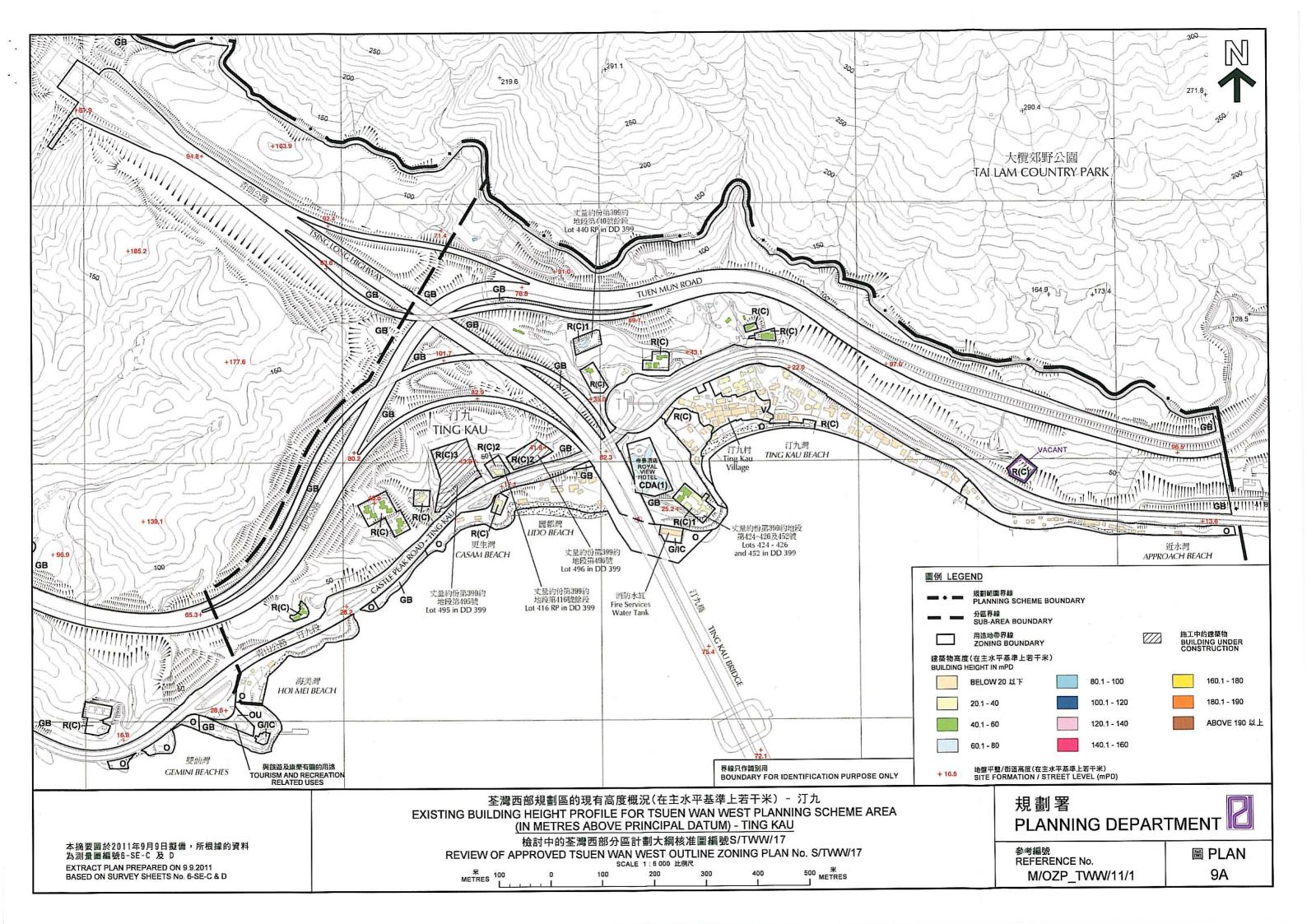
圖 PLAN 7D

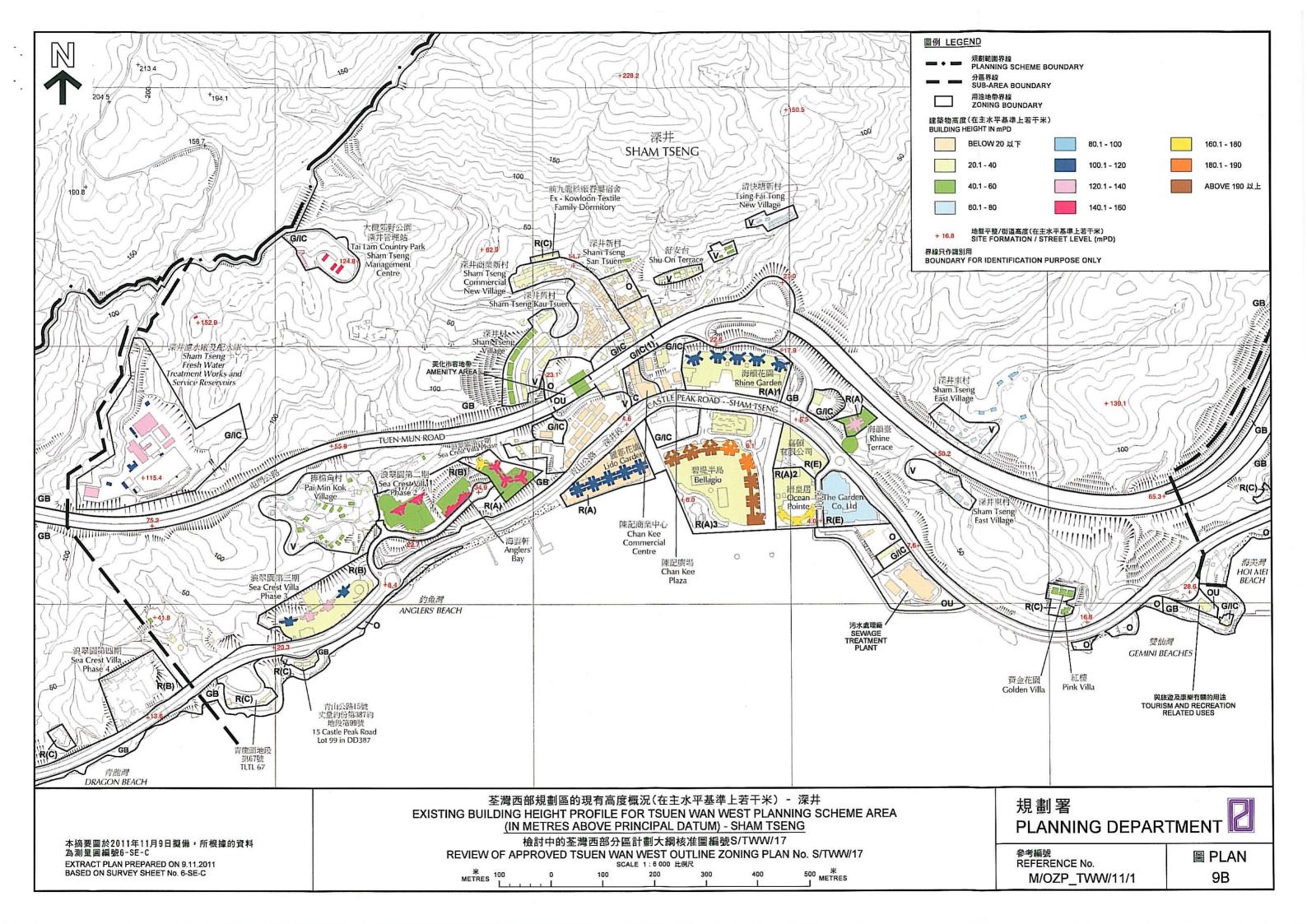
本摘要圖於2011年11月9日擬備,所 根據的資料為測量圖編號 6-SE-17C, 21A及SW-25B **EXTRACT PLAN PREPARED ON 9.11.2011** BASED ON SURVEY SHEETS No. 6-SE-17C, 21A & SW-25B

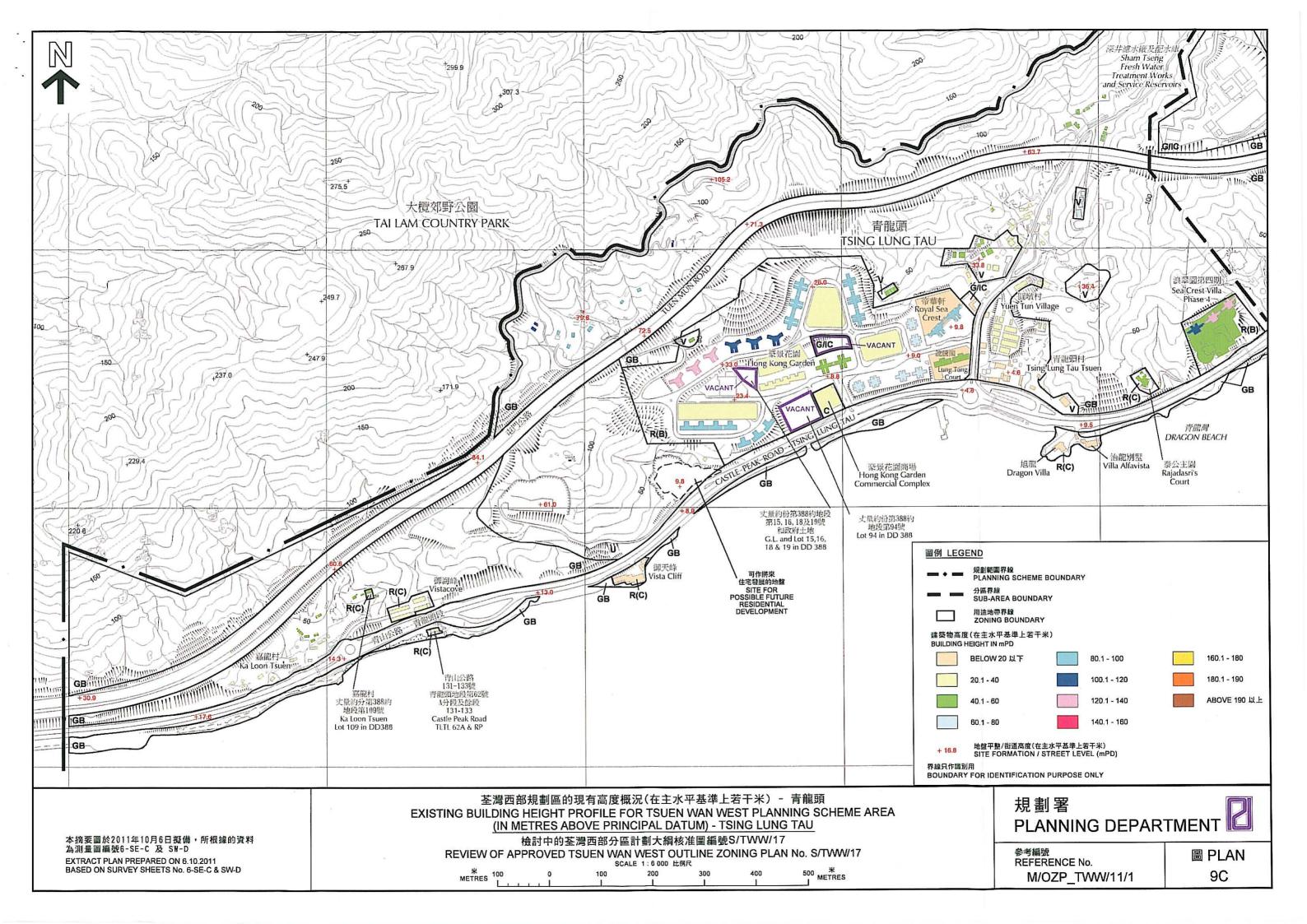


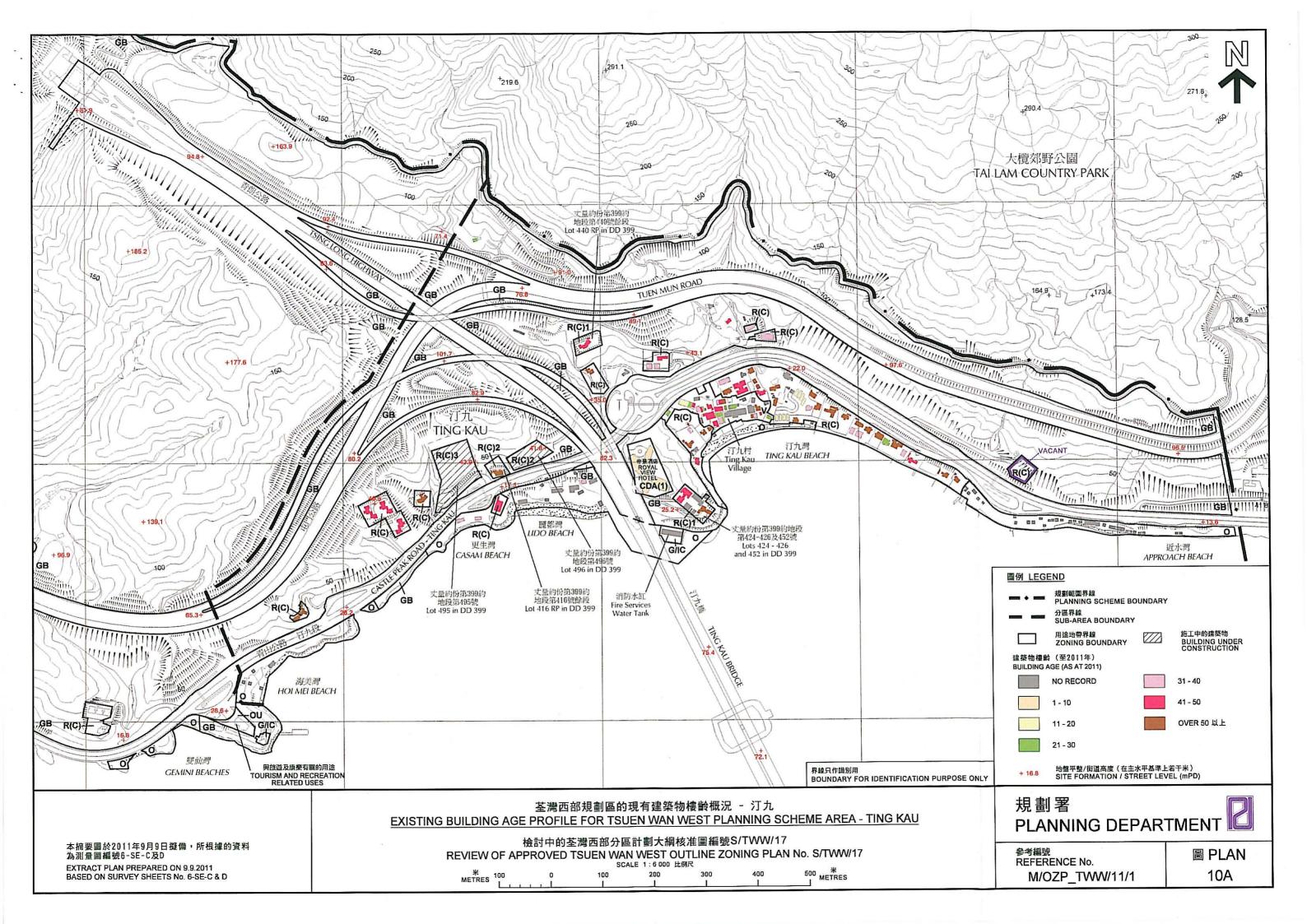


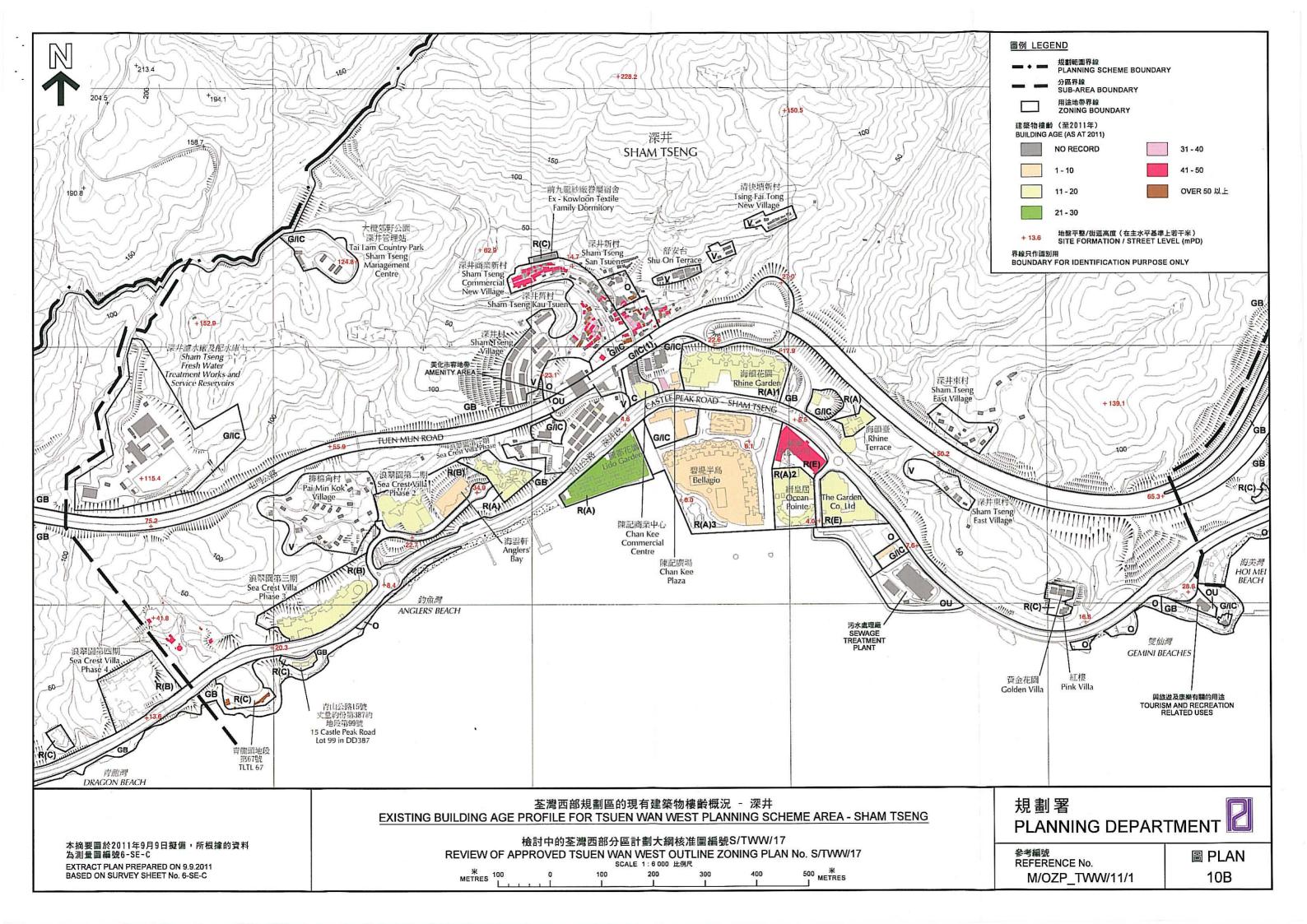


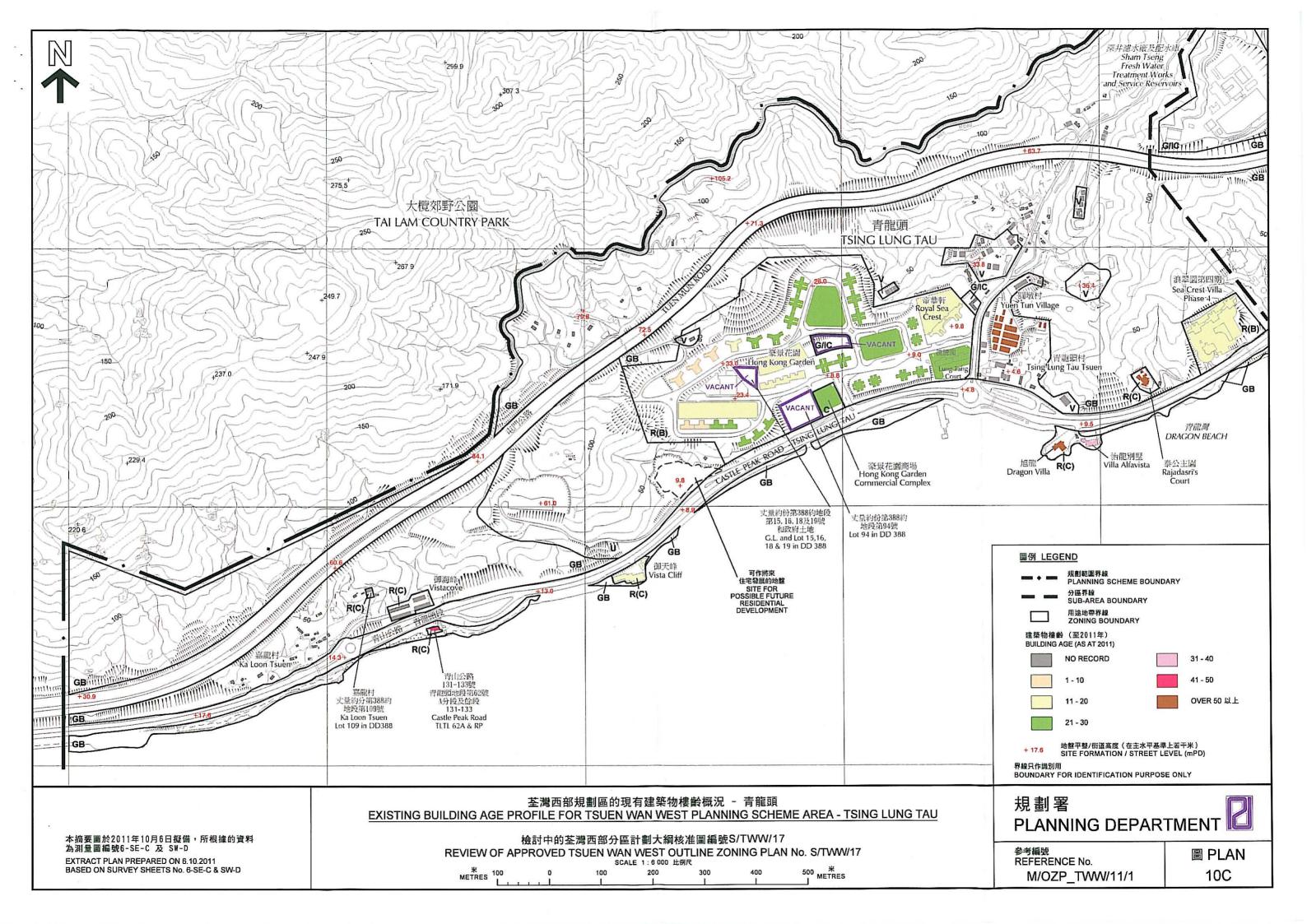


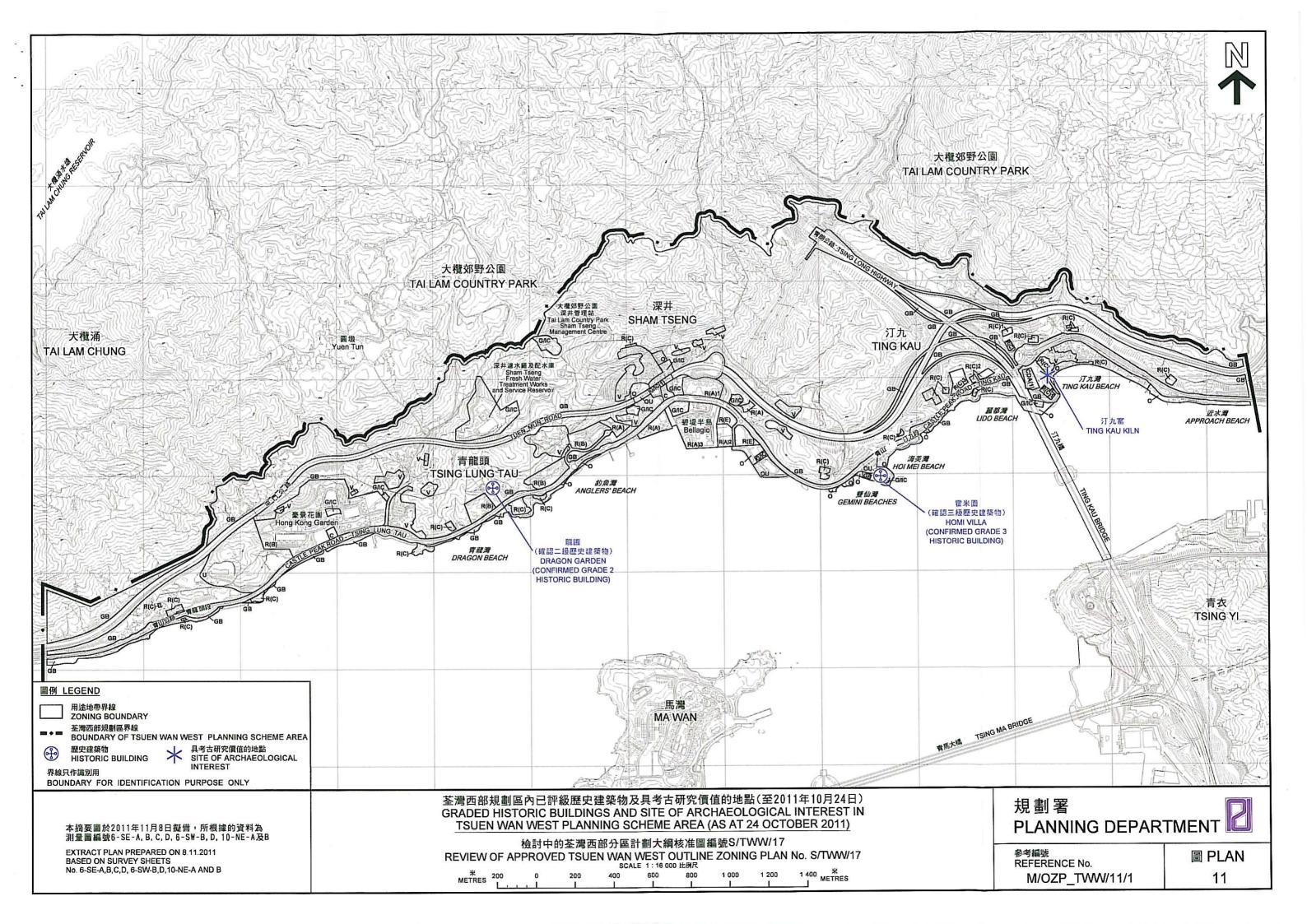














本摘要圖於2011年8月18日擬備,所 根據的資料為地政總署於2010年 10月31日拍得的航攝照片編號CS29180 EXTRACT PLAN PREPARED ON 18.8.2011 BASED ON AERIAL PHOTO No. CS29180 TAKEN ON 31.10.2010 BY LANDS

DEPARTMENT

具考古研究價值的地點 SITE OF ARCHAEOLOGICAL INTEREST

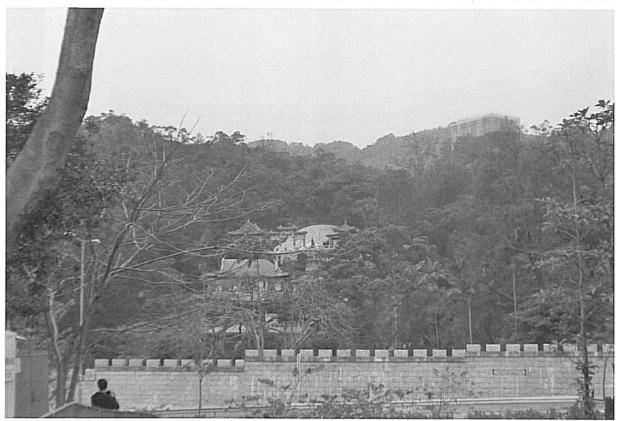
檢討中的荃灣西部分區計劃大網核准圖編號S/TWW/17 REVIEW OF APPROVED TSUEN WAN WEST OUTLINE ZONING PLAN No. S/TWW/17 規劃署 PLANNING DEPARTMENT



參考編號 REFERENCE No.

M/OZP_TWW/11/1

圖 PLAN 11A



龍國(確認二級歷史建築物)的景觀 VIEW OF DRAGON GARDEN (CONFIRMED GRADE 2 HISTORIC BUILDING)



霍米園(確認三級歷史建築物)的景觀 VIEW OF HOMI VILLA (CONFIRMED GRADE 3 HISTORIC BUILDING)

本摘要圖於2011年11月8日擬備,所根據 的資料為攝於2011年1月25日及3月2日的 實地照片

EXTRACT PLAN PREPARED ON 8.11.2011 BASED ON SITE PHOTOS TAKEN ON 25.1. & 2.3.2011

實地照片 SITE PHOTOS

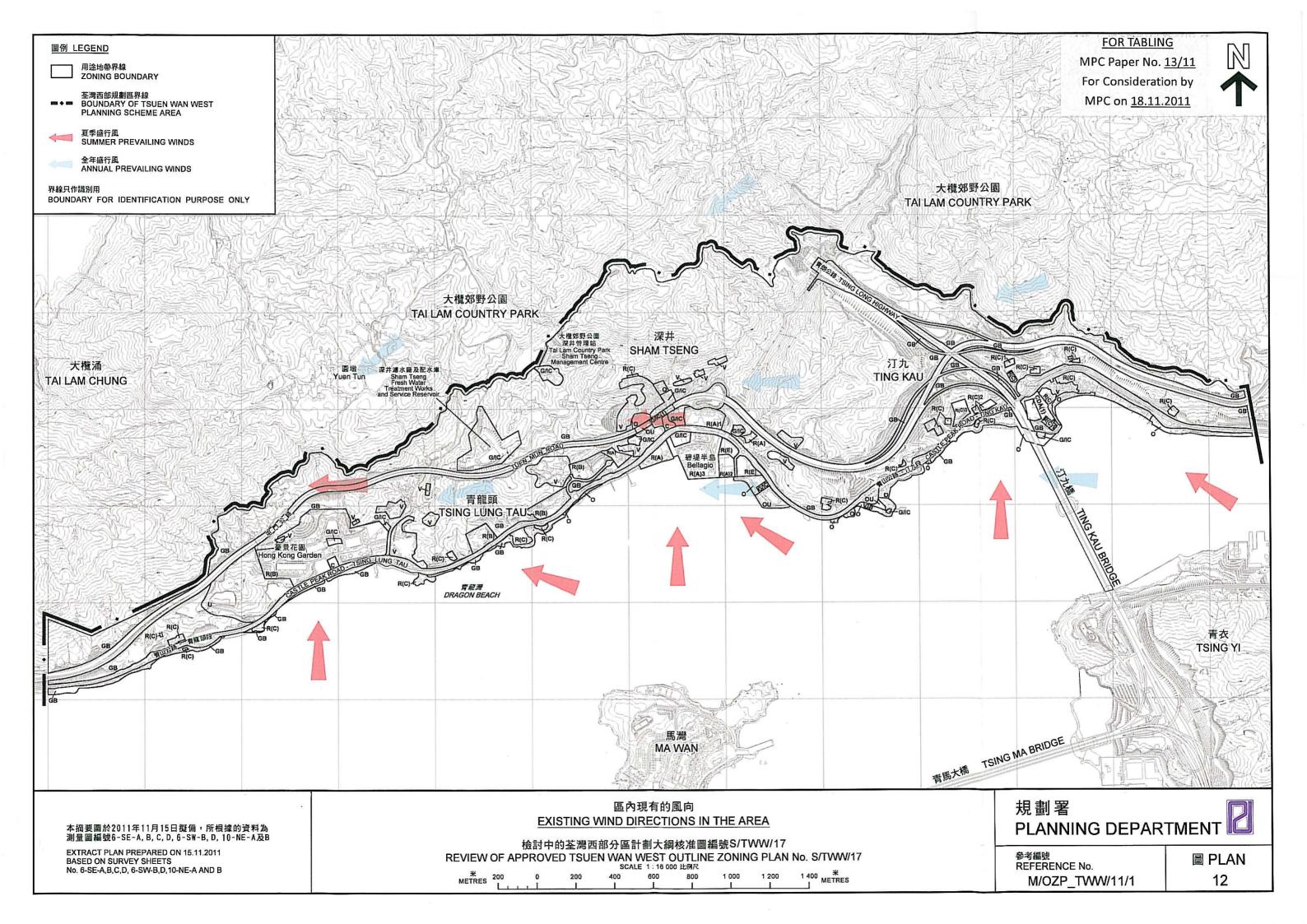
已評級的歷史建築物 GRADED HISTORIC BUILDINGS

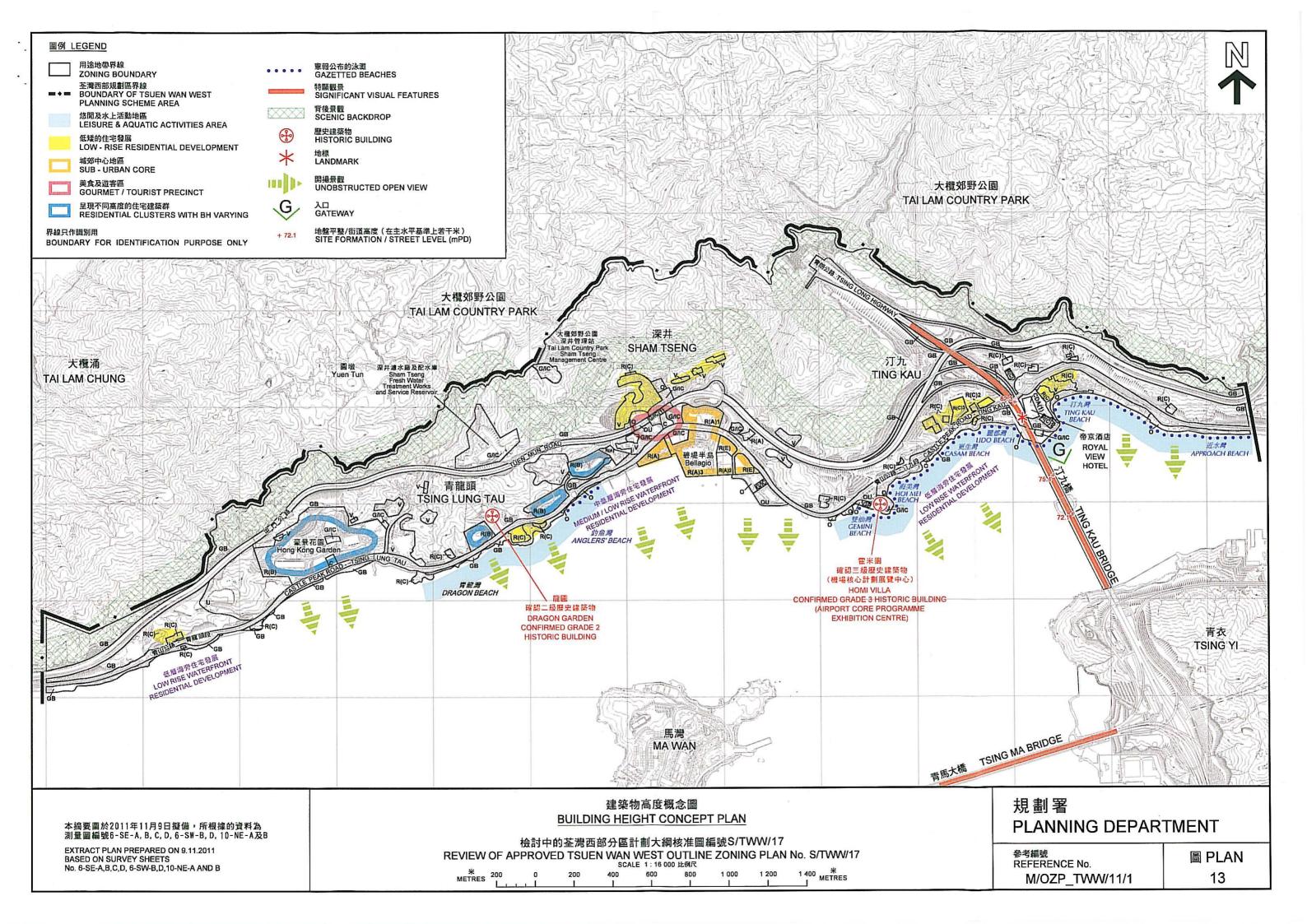
檢討中的荃灣西部分區計劃大綱核准圖編號S/TWW/17 REVIEW OF APPROVED TSUEN WAN WEST OUTLINE ZONING PLAN No. S/TWW/17 規劃署 PLANNING DEPARTMENT

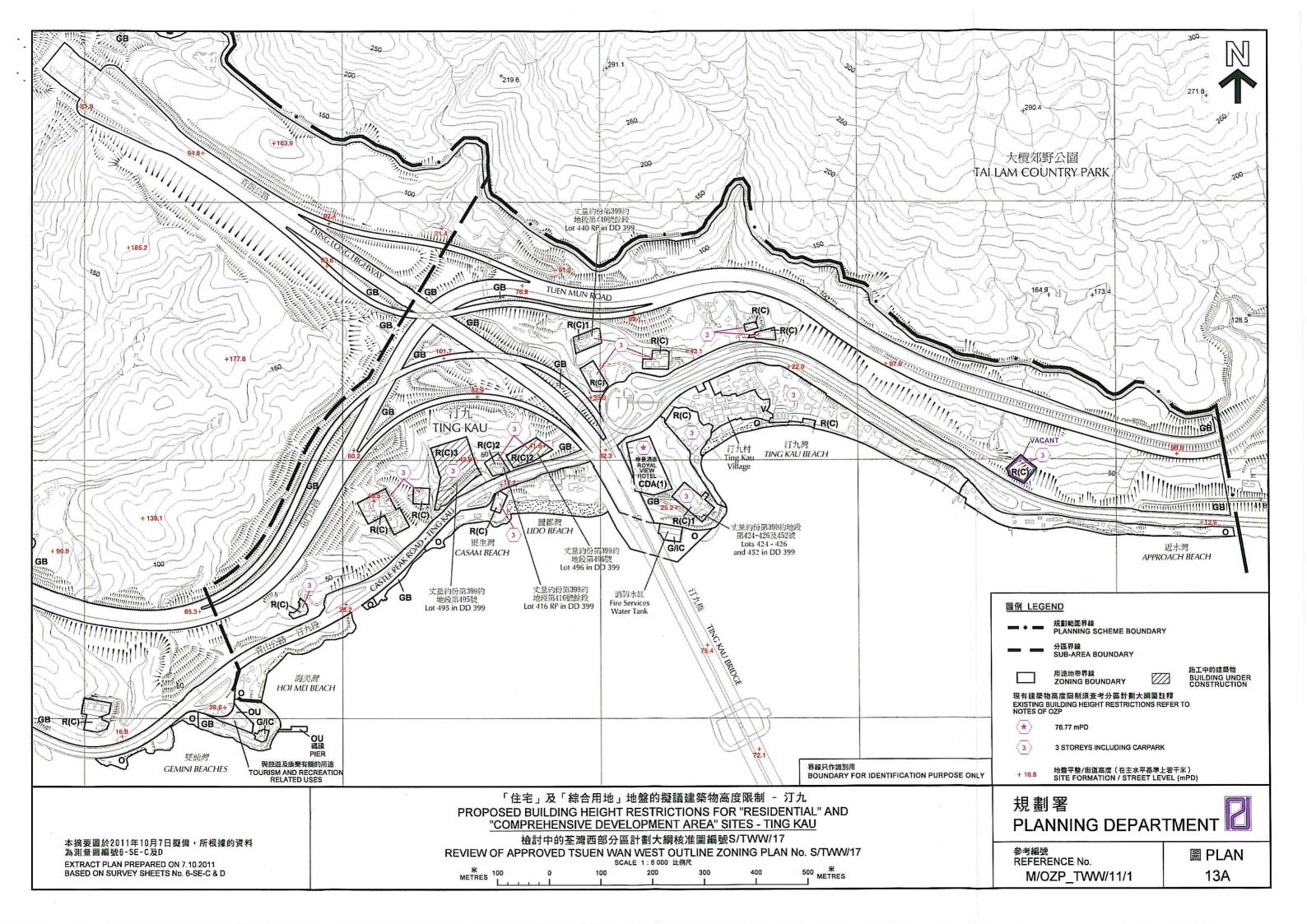


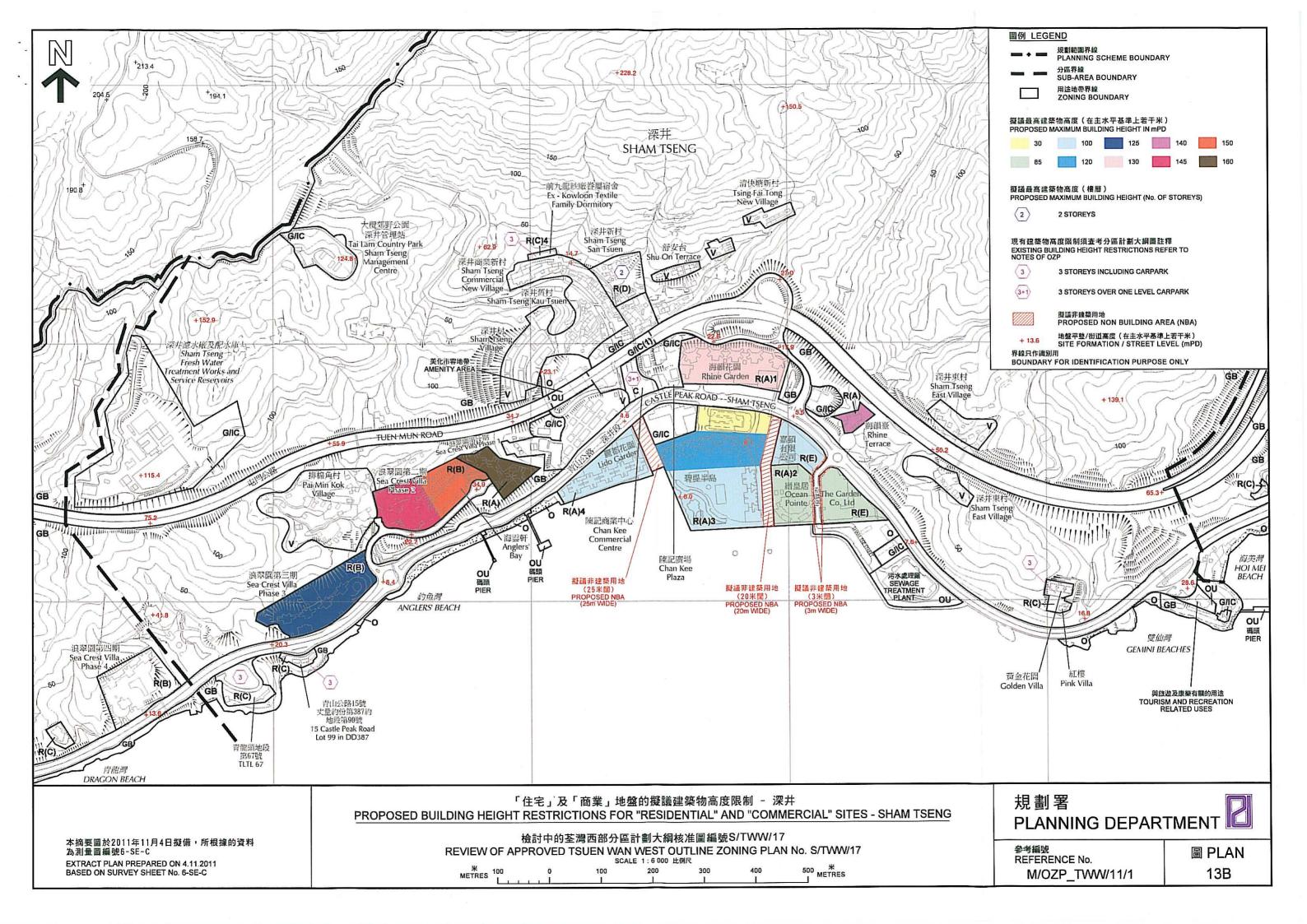
參考編號 REFERENCE No. M/OZP_TWW/11/1

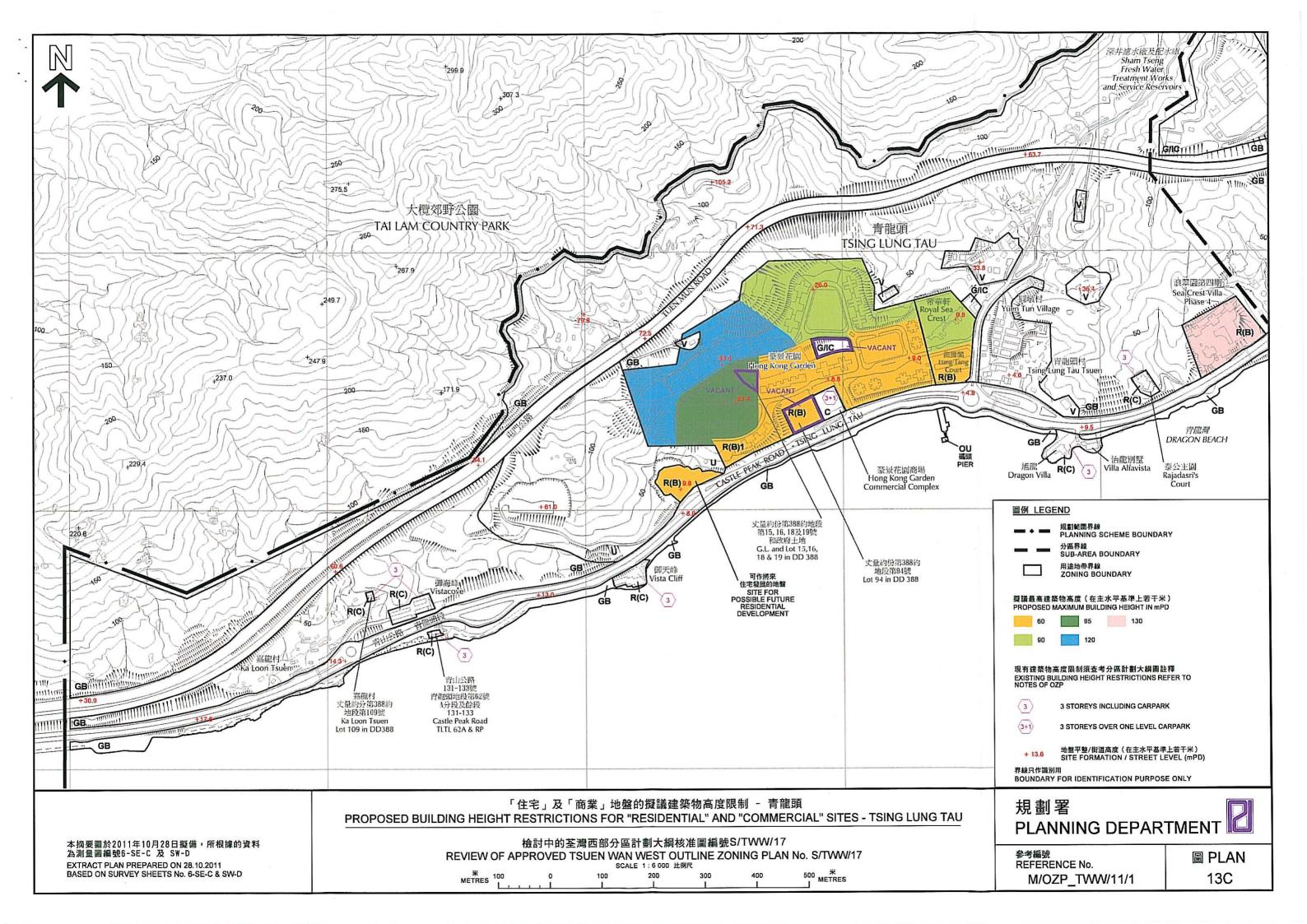
圖 PLAN 11B

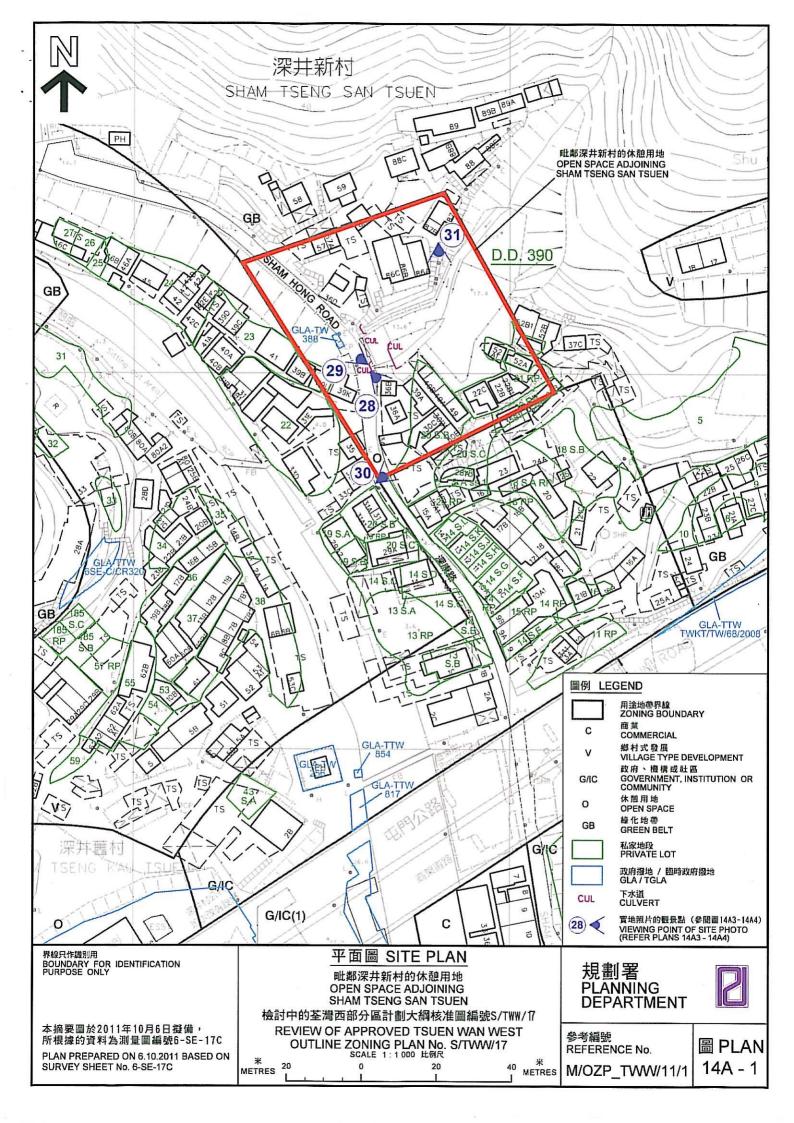














本摘要圖於2011年10月6日撥備,所根據的資料為地政總署於2010年10月31日拍得的航攝照片編號CS29176

EXTRACT PLAN PREPARED ON 6.10.2011 BASED ON AERIAL PHOTO No. CS29176 **TAKEN ON 31.10.2010 BY LANDS** DEPARTMENT

毗鄰深井新村的休憩用地 OPEN SPACE ADJOINING SHAM TSENG SAN TSUEN

檢討中的荃灣西部分區計劃大網核准圖編號S/TWW/17 REVIEW OF APPROVED TSUEN WAN WEST OUTLINE ZONING PLAN No. S/TWW/17

PLANNING DEPARTMENT

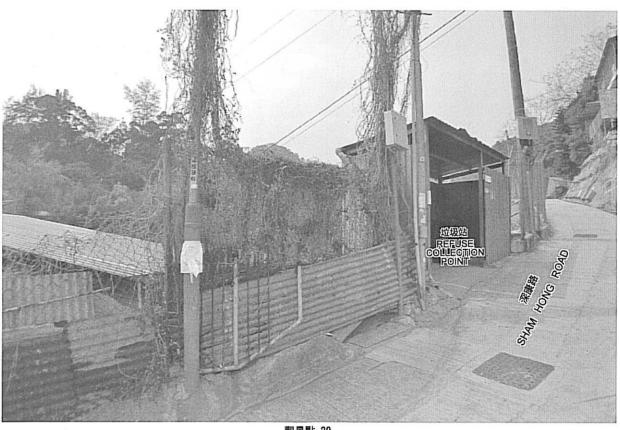


參考編號 REFERENCE No. M/OZP_TWW/11/1

圖 PLAN 14A - 2



觀景點 28 VIEWING POINT 28



觀景點 29 VIEWING POINT 29

毗鄰深井新村的休憩用地 OPEN SPACE ADJOINING SHAM TSENG SAN TSUEN

檢討中的荃灣西部分區計劃大網核准圖編號S/TWW/17

規劃署 PLANNING DEPARTMENT



REVIEW OF APPROVED TSUEN WAN WEST OUTLINE ZONING PLAN No. S/TWW/17

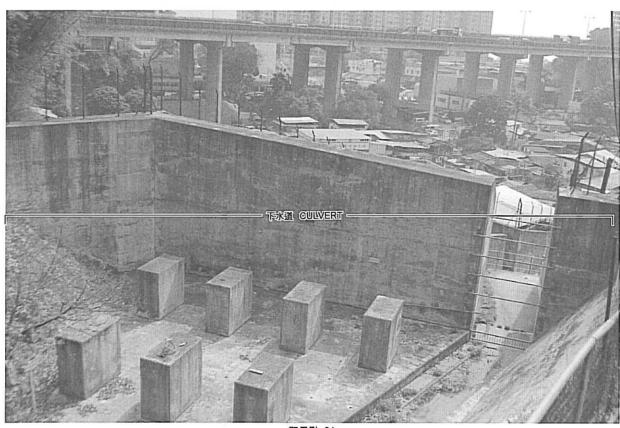
參考編號 REFERENCE No. M/OZP_TWW/11/1

圖 PLAN 14A - 3

本圖於2011年8月11日擬備,所根據的 資料為攝於2011年3月2日的實地照片 PLAN PREPARED ON 11.8.2011 BASED ON SITE PHOTOS TAKEN ON 2.3.2011



觀景點 30 VIEWING POINT 30



觀景點 31 VIEWING POINT 31

毗鄰深井新村的休憩用地 OPEN SPACE ADJOINING SHAM TSENG SAN TSUEN

規劃署 PLANNING DEPARTMENT



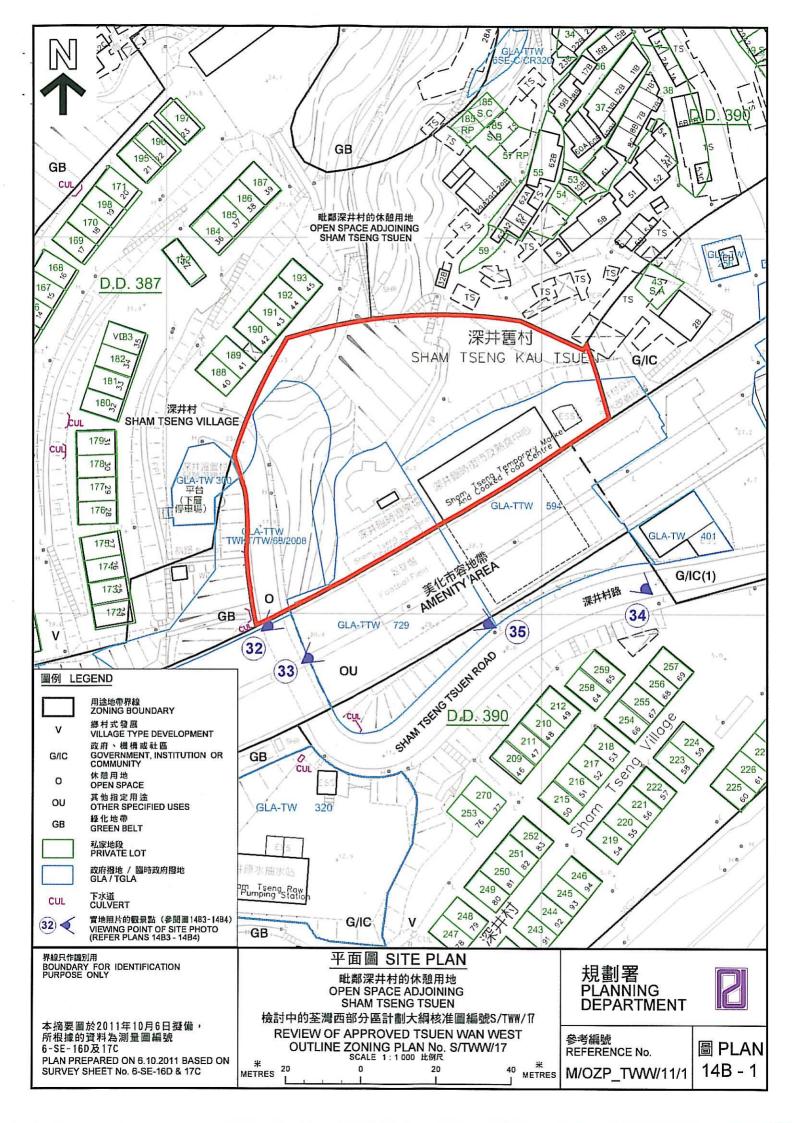
檢討中的荃灣西部分區計劃大網核准圖編號S/TWW/17 REVIEW OF APPROVED TSUEN WAN WEST OUTLINE ZONING PLAN No. S/TWW/17

參考編號 REFERENCE No. M/OZP_TWW/11/1

圖 PLAN 14A - 4

本圖於2011年8月11日擬備,所根據的資料為攝於2011年3月2日的實地照片

PLAN PREPARED ON 11.8.2011 BASED ON SITE PHOTOS TAKEN ON 2.3.2011





本摘要圖於2011年10月6日擬備,所根 據的資料為地政總署於2010年10月31日 拍得的航攝照片編號CS29176

EXTRACT PLAN PREPARED ON 6.10.2011 BASED ON AERIAL PHOTO No. CS29176 **TAKEN ON 31.10.2010 BY LANDS DEPARTMENT**

毗鄰深井村的休憩用地 OPEN SPACE ADJOINING SHAM TSENG TSUEN

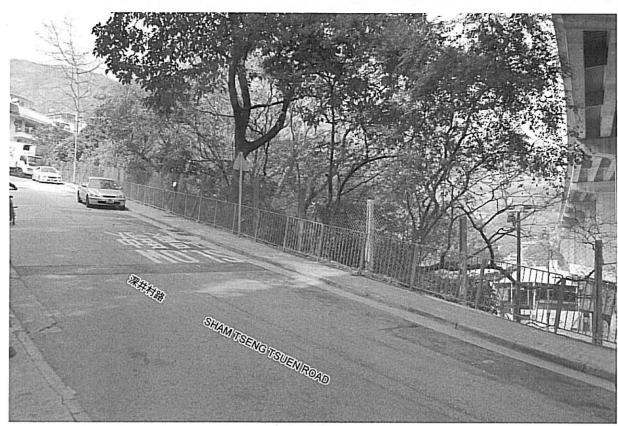
檢討中的荃灣西部分區計劃大綱核准圖編號S/TWW/17 REVIEW OF APPROVED TSUEN WAN WEST OUTLINE ZONING PLAN No. S/TWW/17

DEPARTMENT

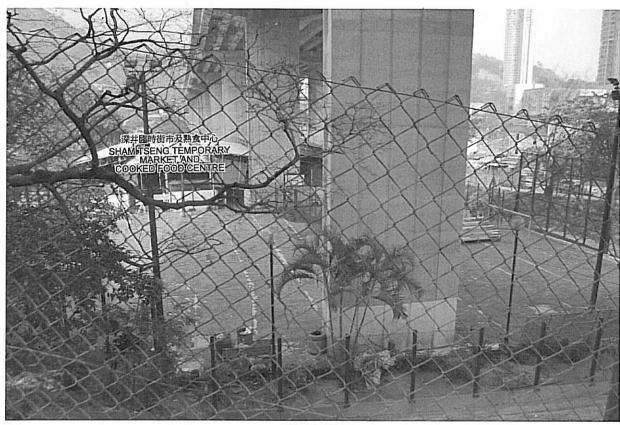


參考編號 REFERENCE No. M/OZP TWW/11/1

圖 PLAN 14B - 2



觀景點 32 VIEWING POINT 32



觀景點 33 VIEWING POINT 33

毗鄰深井村的休憩用地 OPEN SPACE ADJOINING SHAM TSENG TSUEN

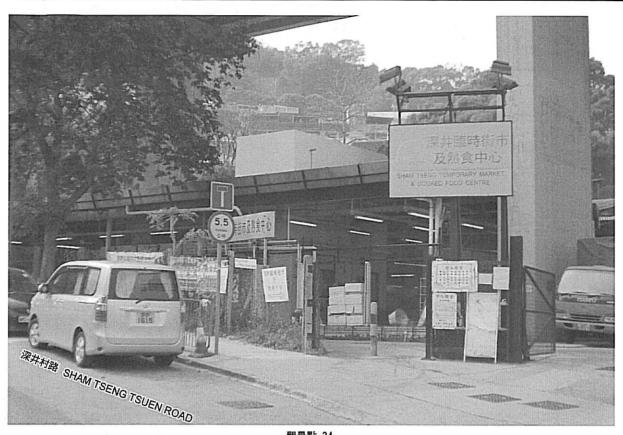
檢討中的荃灣西部分區計劃大網核准圖編號S/TWW/T/ REVIEW OF APPROVED TSUEN WAN WEST OUTLINE ZONING PLAN No. S/TWW/17 規劃署 PLANNING DEPARTMENT



本圖於2011年8月11日擬備,所根據的 資料為攝於2011年3月2日的實地照片 PLAN PREPARED ON 11.8.2011 BASED ON SITE PHOTOS TAKEN ON 2.3.2011

參考編號 REFERENCE No. M/OZP_TWW/11/1

圖 PLAN 14B - 3



觀景點 34 VIEWING POINT 34



觀景點 35 VIEWING POINT 35

毗鄰深井村的休憩用地 OPEN SPACE ADJOINING SHAM TSENG TSUEN

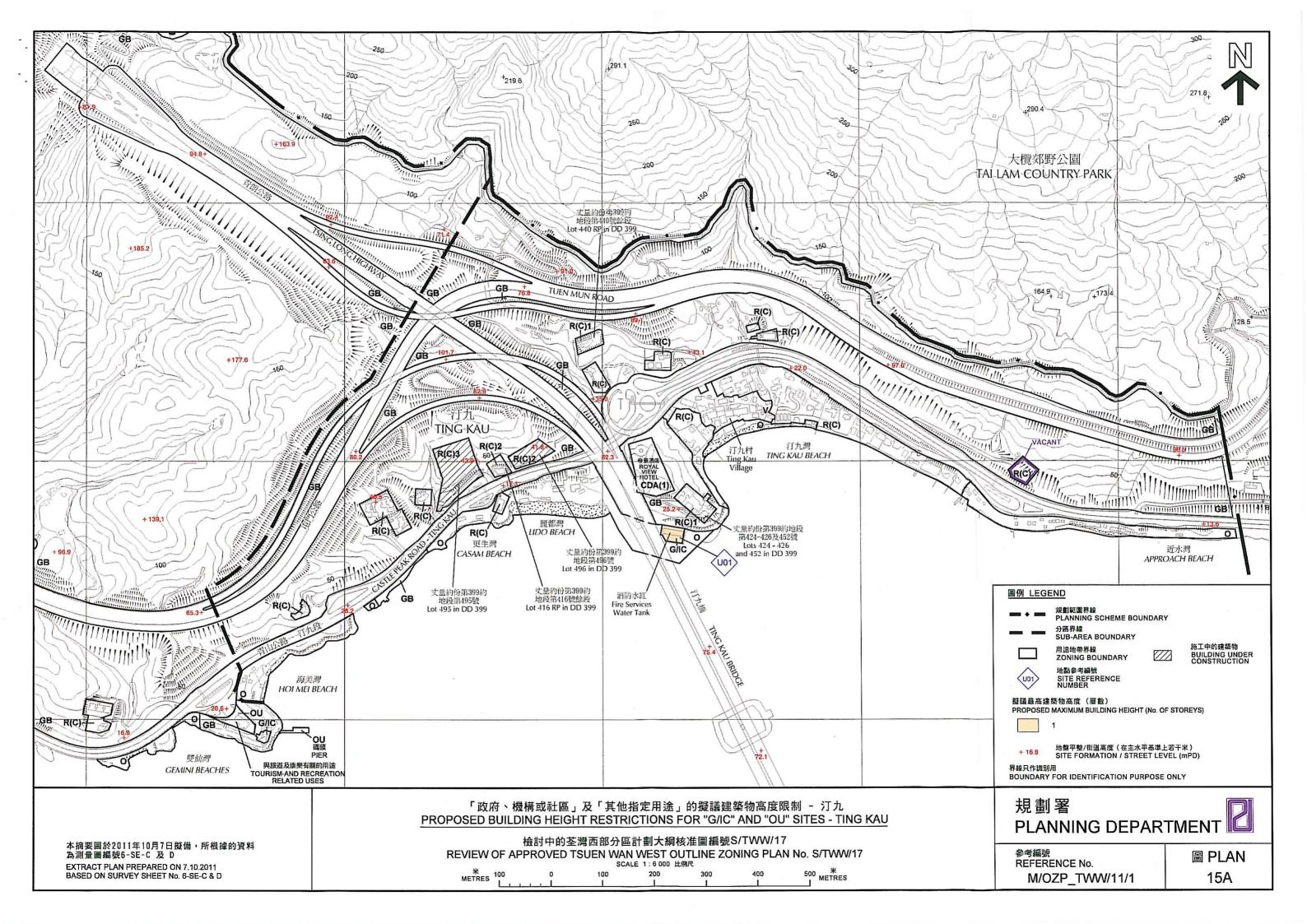
檢討中的荃灣西部分區計劃大綱核准圖編號S/TWW/T/ REVIEW OF APPROVED TSUEN WAN WEST OUTLINE ZONING PLAN No. S/TWW/17 規劃署 PLANNING DEPARTMENT

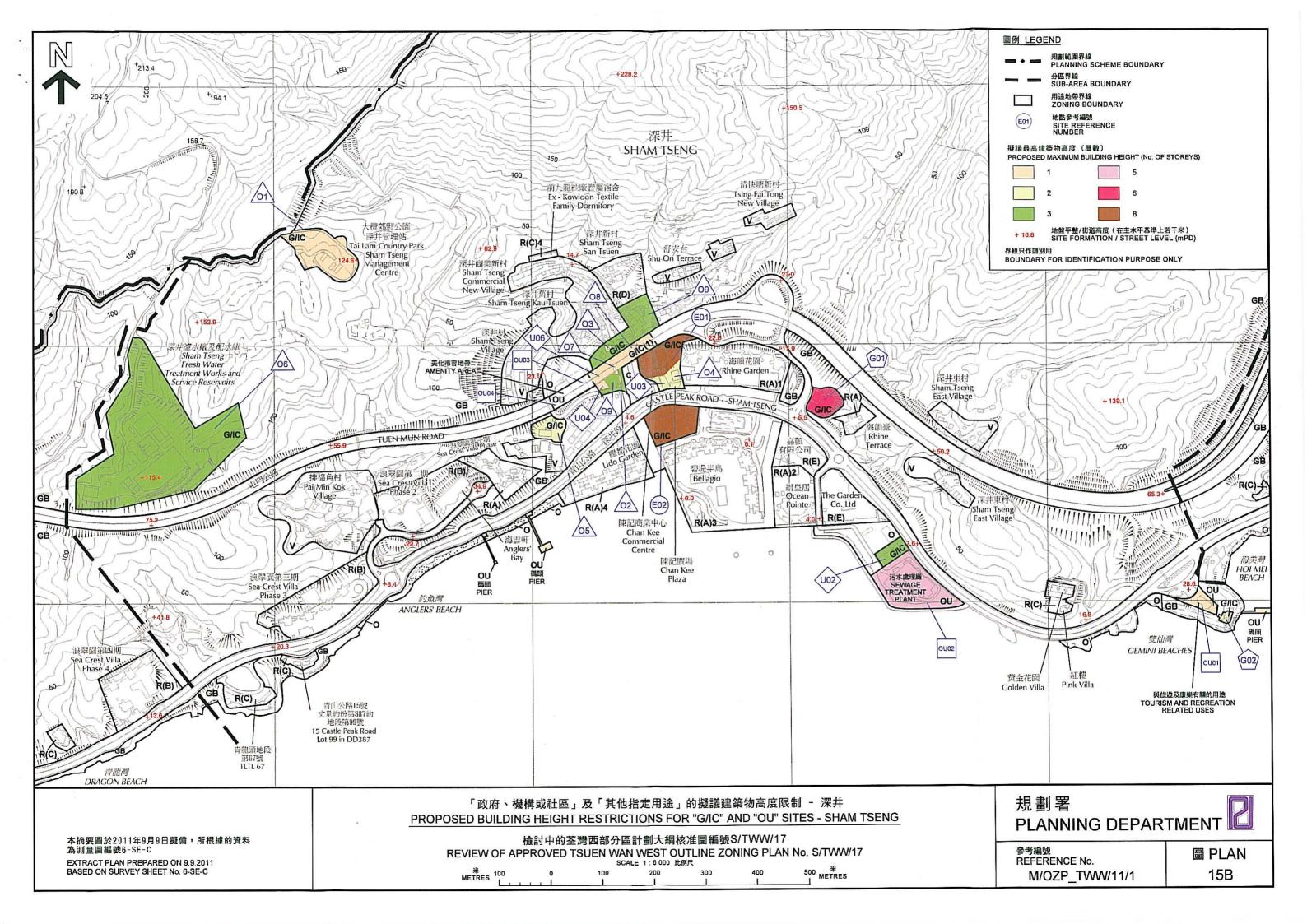


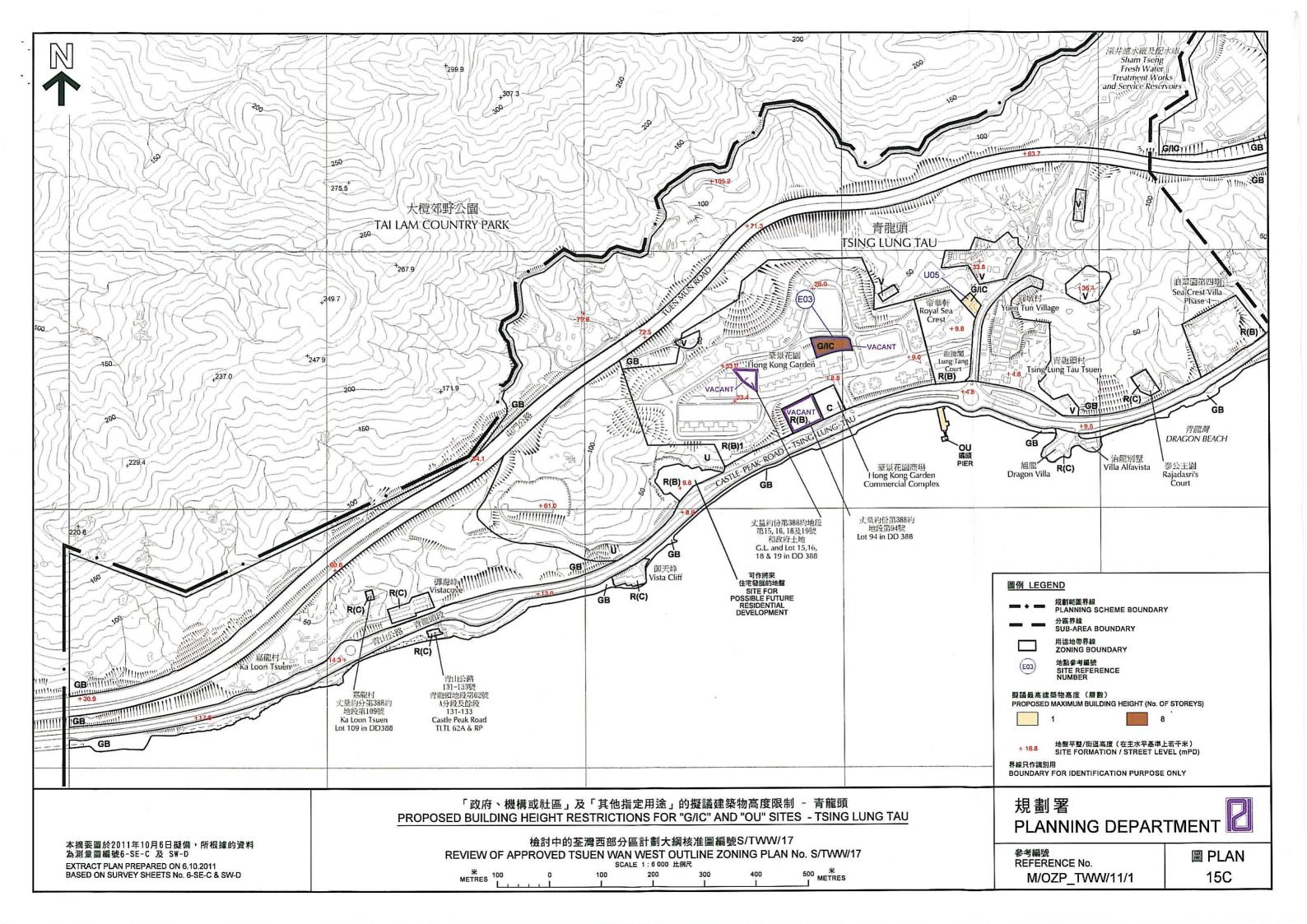
本圖於2011年8月11日擬備,所根據的 資料為攝於2011年3月2日的實地照片 PLAN PREPARED ON 11.8.2011 BASED ON SITE PHOTOS TAKEN ON 2.3.2011

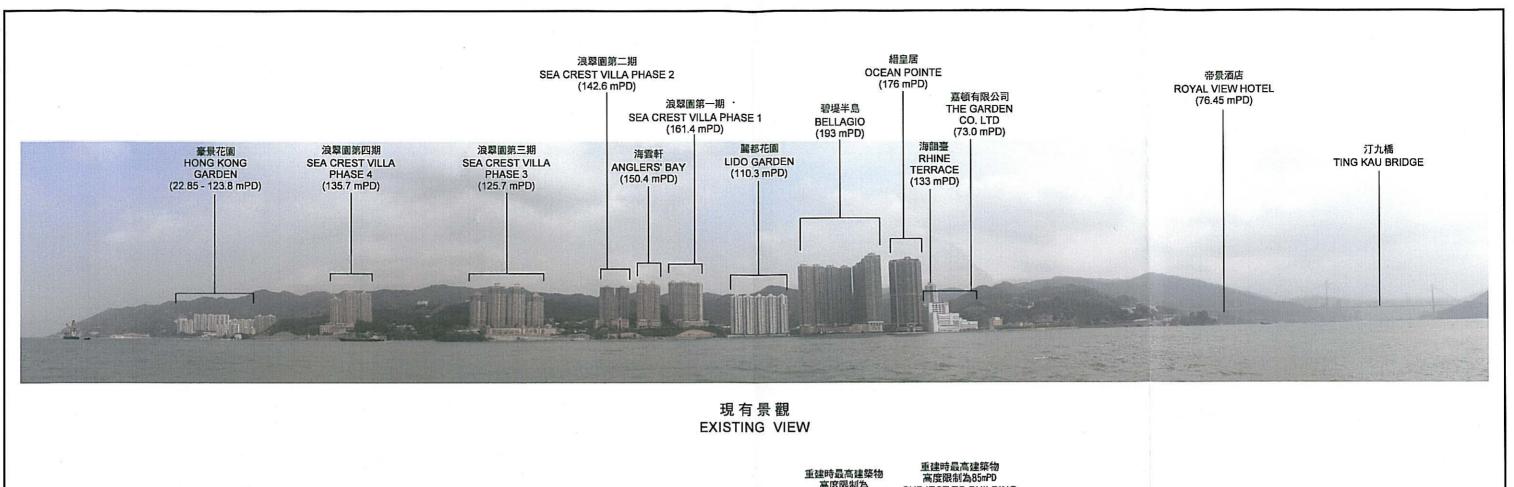
參考編號 REFERENCE No. M/OZP_TWW/11/1

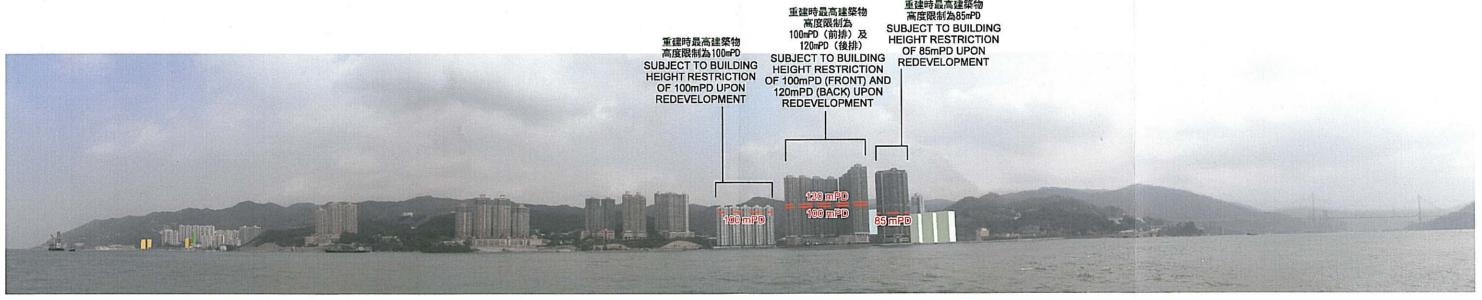
圖 PLAN 14B - 4











合成照片 PHOTOMONTAGE

最高建築物高度(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)

60mPD 85mPD 95mPD 100mPD

本圖於2011年9月23日擬備,所根據的資料為攝於2011年4月21日的實地照片 PLAN PREPARED ON 23.9 2011 BASED ON SITE PHOTOS TAKEN

ON 21.4.2011

合成照片 PHOTOMONTAGE

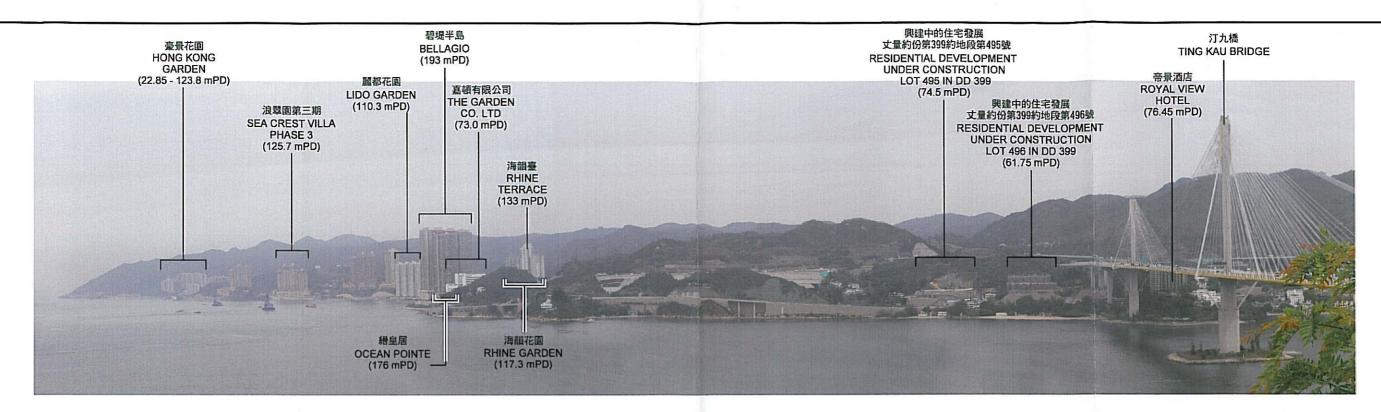
馬灣北灣瞭望點的景觀

VIEW FROM PAK WAN, MA WAN VANTAGE POINT

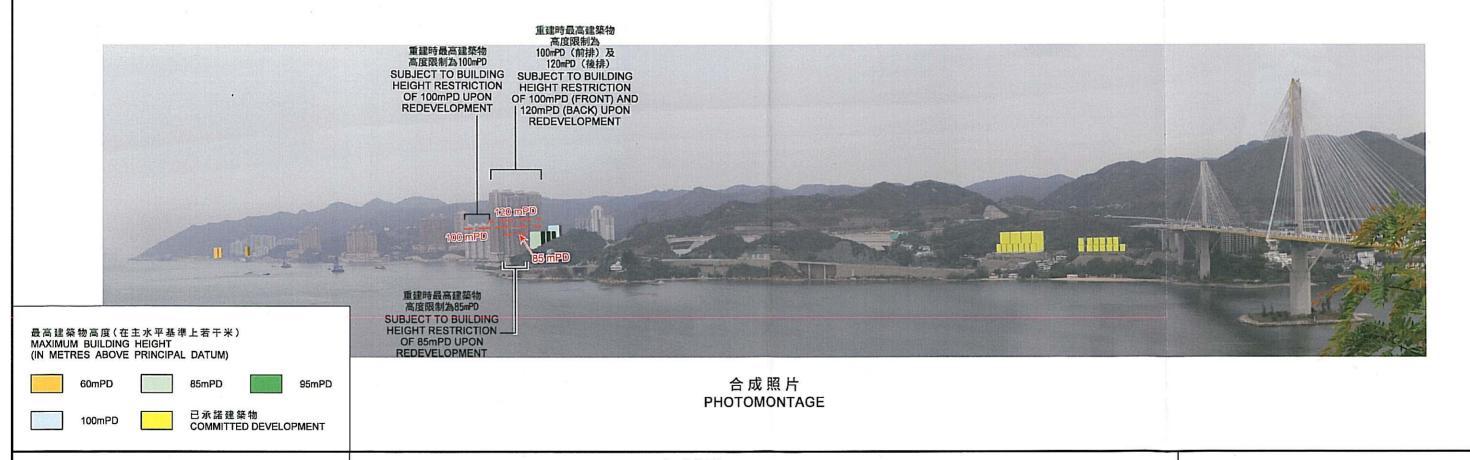
檢討中的荃灣西部分區計劃大綱核准圖編號S/TWW/17 REVIEW OF APPROVED TSUEN WAN WEST OUTLINE ZONING PLAN No. S/TWW/17 規劃署 PLANNING DEPARTMENT

參考編號 REFERENCE No. M/OZP_TWW/11/1

■ PLAN 16A



現有景觀 EXISTING VIEW



本圖於2011年9月23日擬備,所根據的資料為攝於2011年4月18日的實地照片

PLAN PREPARED ON 23.9.2011 BASED ON SITE PHOTOS TAKEN ON 18.4.2011

合成照片 PHOTOMONTAGE

青衣觀景台瞭望點的景觀

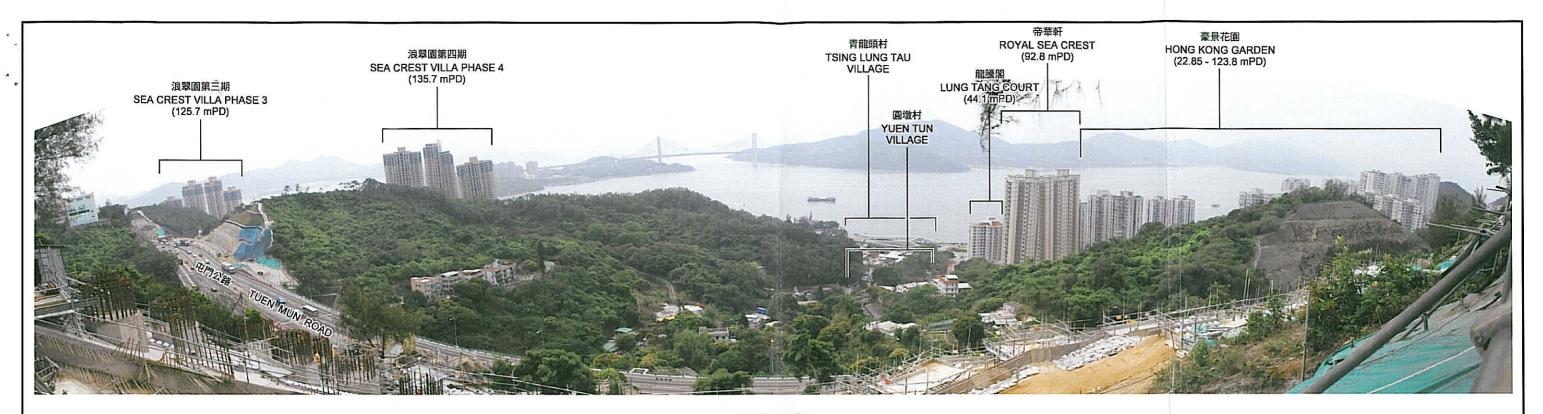
VIEW FROM TSING YI VIEWING PLATFORM VANTAGE POINT

檢討中的荃灣西部分區計劃大綱核准圖編號S/TWW/17 REVIEW OF APPROVED TSUEN WAN WEST OUTLINE ZONING PLAN No. S/TWW/17

規劃署 PLANNING DEPARTMENT

參考編號 REFERENCE No. M/OZP_TWW/11/1

■ PLAN 16B



現有景觀 **EXISTING VIEW**



合成照片 **PHOTOMONTAGE**

合成照片 PHOTOMONTAGE

青龍頭引水道瞭望點的景觀 VIEW FROM TSING LUNG TAU CATCHWATER VANTAGE POINT

檢討中的荃灣西部分區計劃大綱核准圖編號S/TWW/17 REVIEW OF APPROVED TSUEN WAN WEST OUTLINE ZONING PLAN No. S/TWW/17

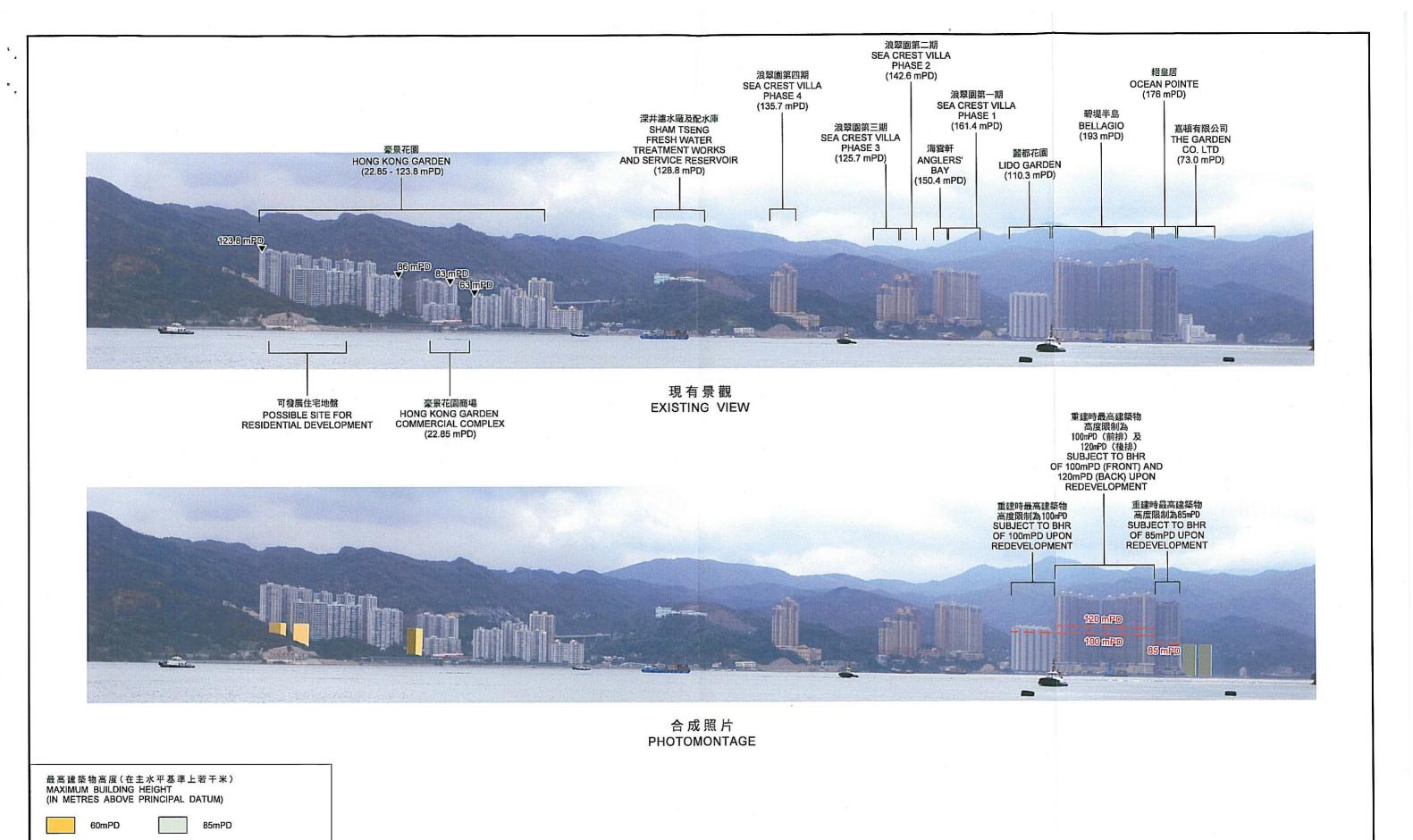
規劃署 PLANNING DEPARTMENT

參考編號 REFERENCE No. M/OZP_TWW/11/1

圖 PLAN 16C

本圖於2011年9月23日提備,所根據的 資料為攝於2011年4月18日的實地照片

PLAN PREPARED ON 23.9.2011 BASED ON SITE PHOTOS TAKEN ON 18.4.2011



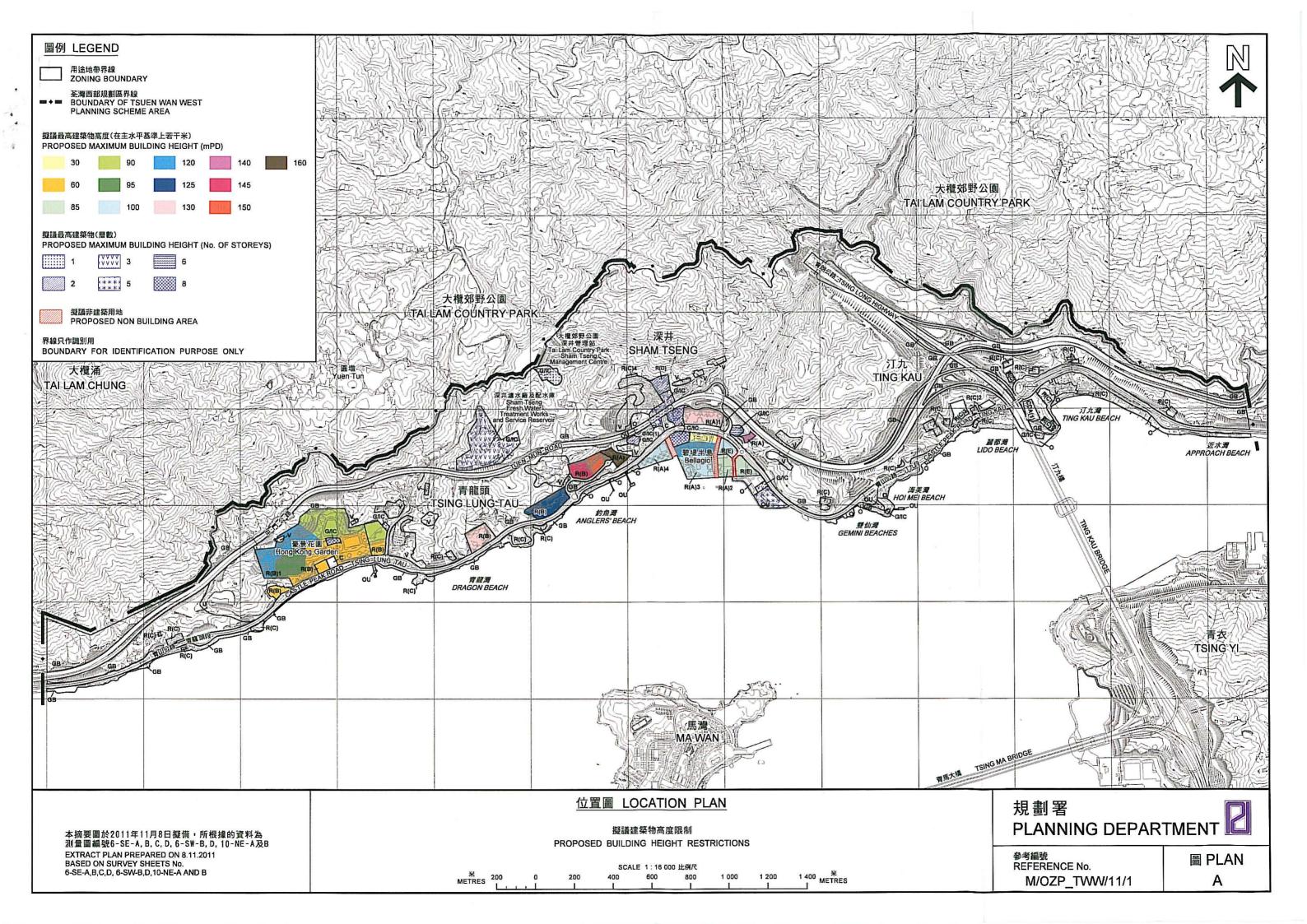
合成照片 PHOTOMONTAGE

大嶼山欣澳瞭望點的景觀 VIEW FROM SUNNY BAY, LANTAU ISLAND VANTAGE POINT

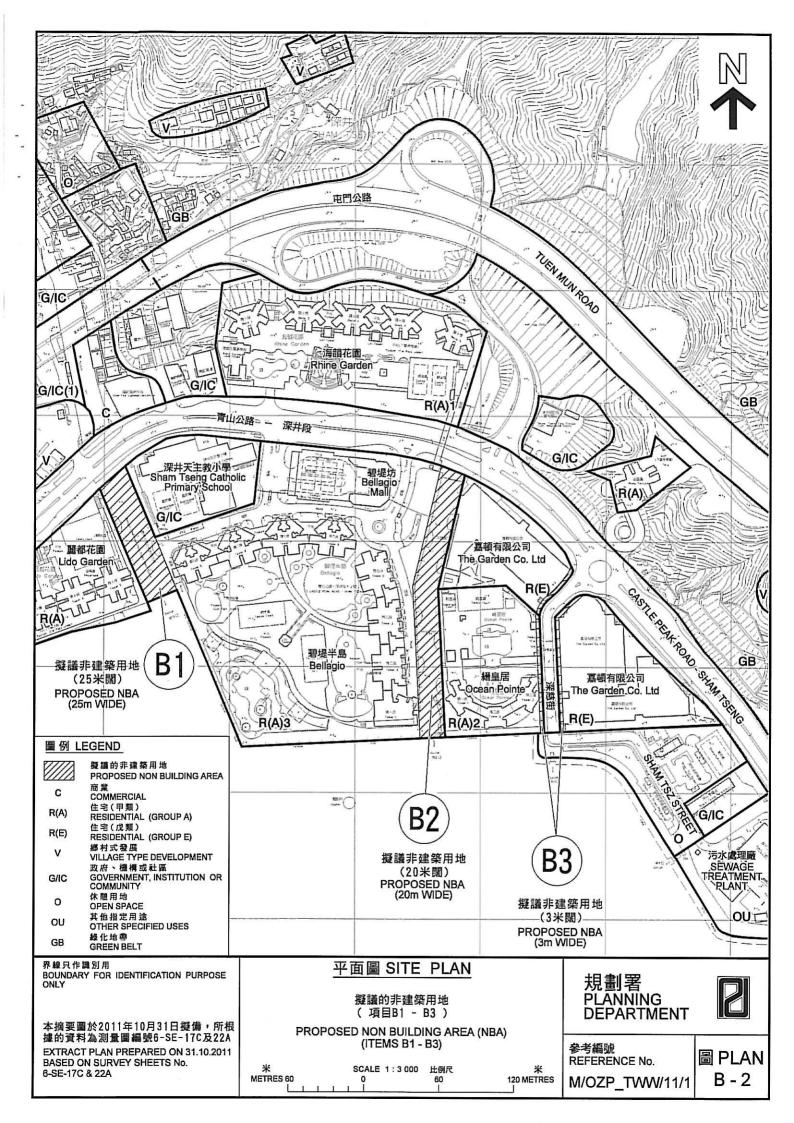
檢討中的荃灣西部分區計劃大綱核准圖編號S/TWW/17 REVIEW OF APPROVED TSUEN WAN WEST OUTLINE ZONING PLAN No. S/TWW/17 規劃署 PLANNING DEPARTMENT

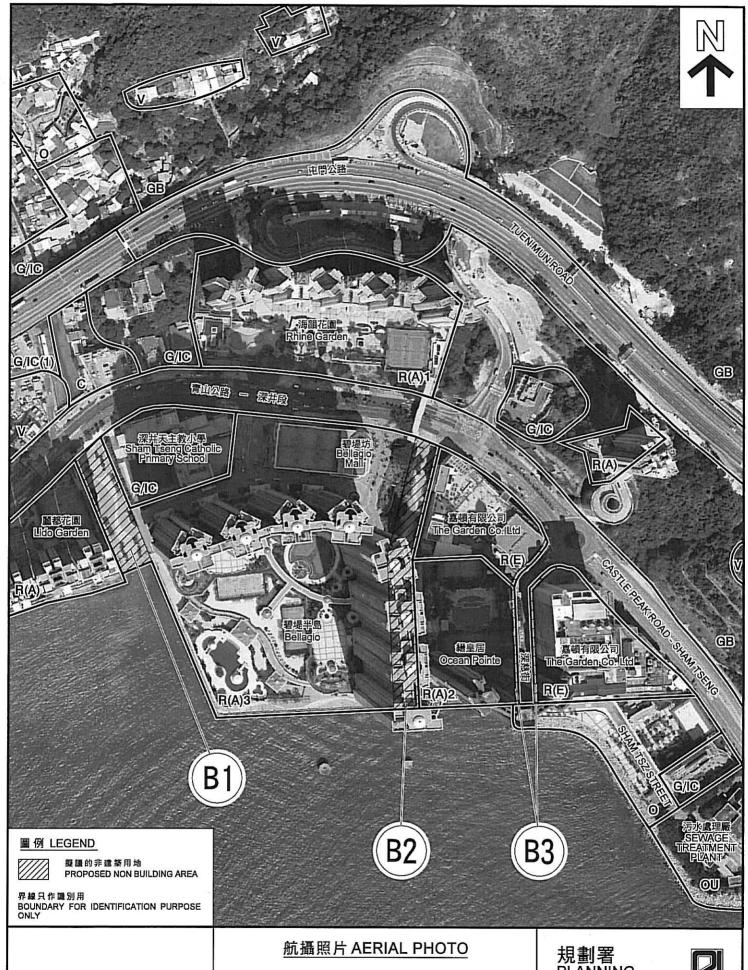
參考編號 REFERENCE No. M/OZP_TWW/11/1 B PLAN 16D

本圖於2011年8月18日提備,所根據的 資料為攝於2011年7月14日的實地照片 PLAN PREPARED ON 18.8.2011 BASED ON SITE PHOTO TAKEN ON 14.7.2011









本摘要圖於2011年10月31日擬備,所 根據的資料為地政總署於2010年10月 31日拍得的航攝照片編號CS29176 EXTRACT PLAN PREPARED ON 31.10.2011 BASED ON AERIAL PHOTO No. CS29176 TAKEN ON 31.10.2010 BY LANDS

DEPARTMENT

擬議的非建築用地 (項目B1-B3)

PROPOSED NON BUILDING AREA (NBA) (ITEMS B1 - B3)

規劃署 PLANNING DEPARTMENT



參考編號 REFERENCE No.

M/OZP_TWW/11/1

圖 PLAN B - 3



本圖於2011年10月31日擬備,所根據的資料為攝於2011年3月29日的實地照片

PLAN PREPARED ON 31.10.2011 BASED ON SITE PHOTO TAKEN ON 29.3.2011

實地照片 SITE PHOTOS

擬議的非建築用地 (項目B1) PROPOSED NON BUILDING AREA (NBA) (ITEM B1)

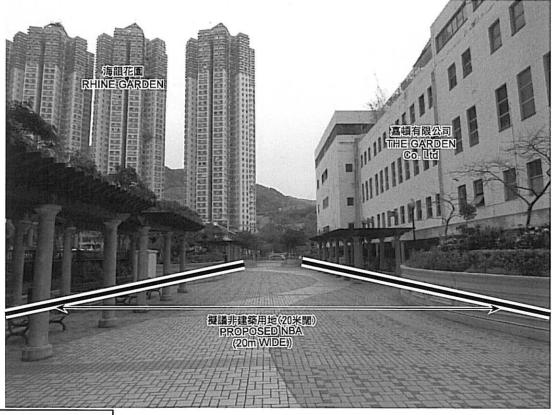
規劃署 PLANNING DEPARTMENT



參考編號 REFERENCE No. M/OZP_TWW/11/1

圖 PLAN B-4





本圖於2011年10月31日接備,所根據的資料為攝於2011年3月29日的實地照片 PLAN PREPARED ON 31.10.2011 BASED ON SITE PHOTOS TAKEN ON 29.3.2011

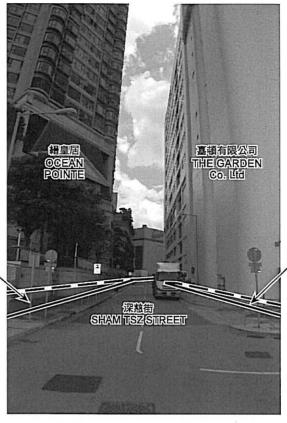
實地照片 SITE PHOTOS

擬議的非建築用地 (項目B2) PROPOSED NON BUILDING AREA (NBA) (ITEM B2) 規劃署 PLANNING DEPARTMENT



參考編號 REFERENCE No. M/OZP_TVW/11/1

圖 PLAN B - 5



擬議非建築用地(3米閣) PROPOSED NBA (3m WIDE)

(3m WIDE)

擬議非建築用地(3米閣) PROPOSED NBA

直頓有限公司 THE GARDEN Co. Ltd 細皇居 OCEAN POINTE 深趣街 SHAM TSZ STREET

擬議非建築用地(3米閣) PROPOSED NBA (3m WIDE)

擬議非建築用地(3米閣) PROPOSED NBA (3m WIDE)

BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

擬議的非建築用地 (項目B3) PROPOSED NON BUILDING AREA (NBA) (ITEM B3)

規劃署 PLANNING DEPARTMENT

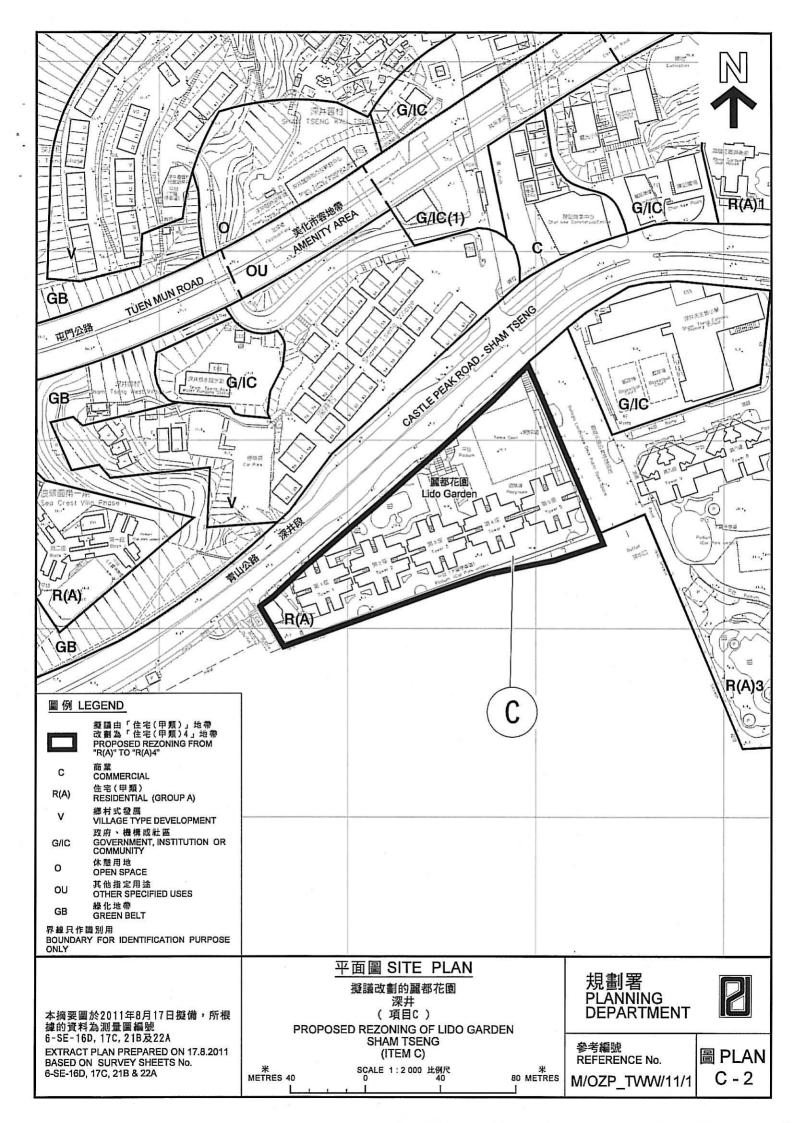


本圖於2011年10月31日擬備,所根據的資料為攝於2011年6月20日的實地照片 PLAN PREPARED ON 31.10.2011 BASED ON SITE PHOTOS TAKEN ON 20.6.2011

參考編號 REFERENCE No. M/OZP_TWW/11/1

圖 PLAN B - 6







本摘要圖於2011年8月17日擬備,所根據 的資料為地政總署於2010年10月31日 拍得的航攝照片編號CS29176

EXTRACT PLAN PREPARED ON 17.8.2011 BASED ON AERIAL PHOTO No. CS29176 TAKEN ON 31.10.2010 BY LANDS DEPARTMENT

深井 (項目C)

PROPOSED REZONING OF LIDO GARDEN SHAM TSENG (ITEM C)

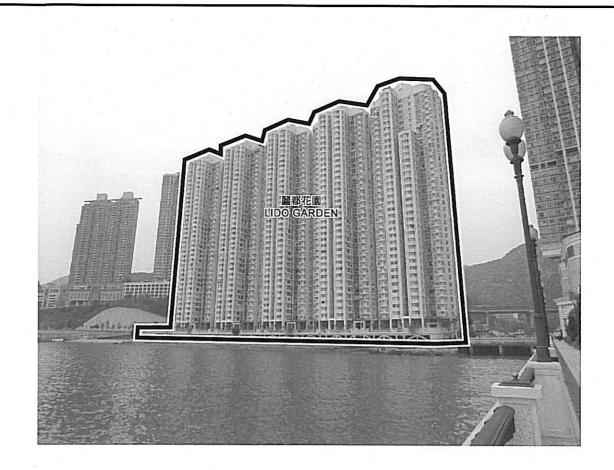
PLANNING DEPARTMENT

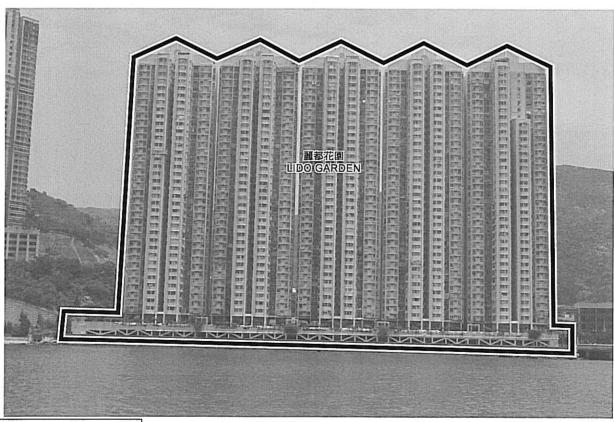


參考編號 REFERENCE No.

M/OZP_TWW/11/1

圖 PLAN C - 3





本圖於2011年8月17日擬備,所根據的 資料為攝於2011年5月31日及7月8日 的實地照片 PLAN PREPARED ON 17.8.2011 BASED ON SITE PHOTOS TAKEN ON 31.5 & 8.7.2011

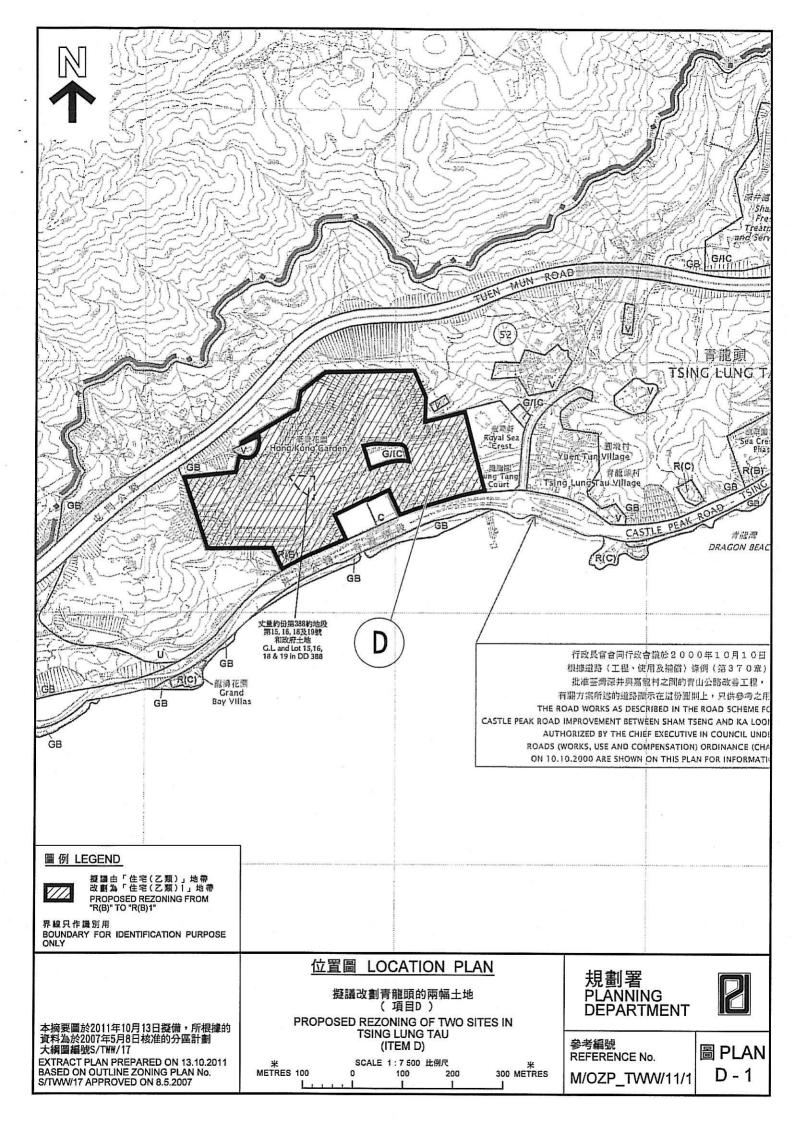
實地照片 SITE PHOTOS

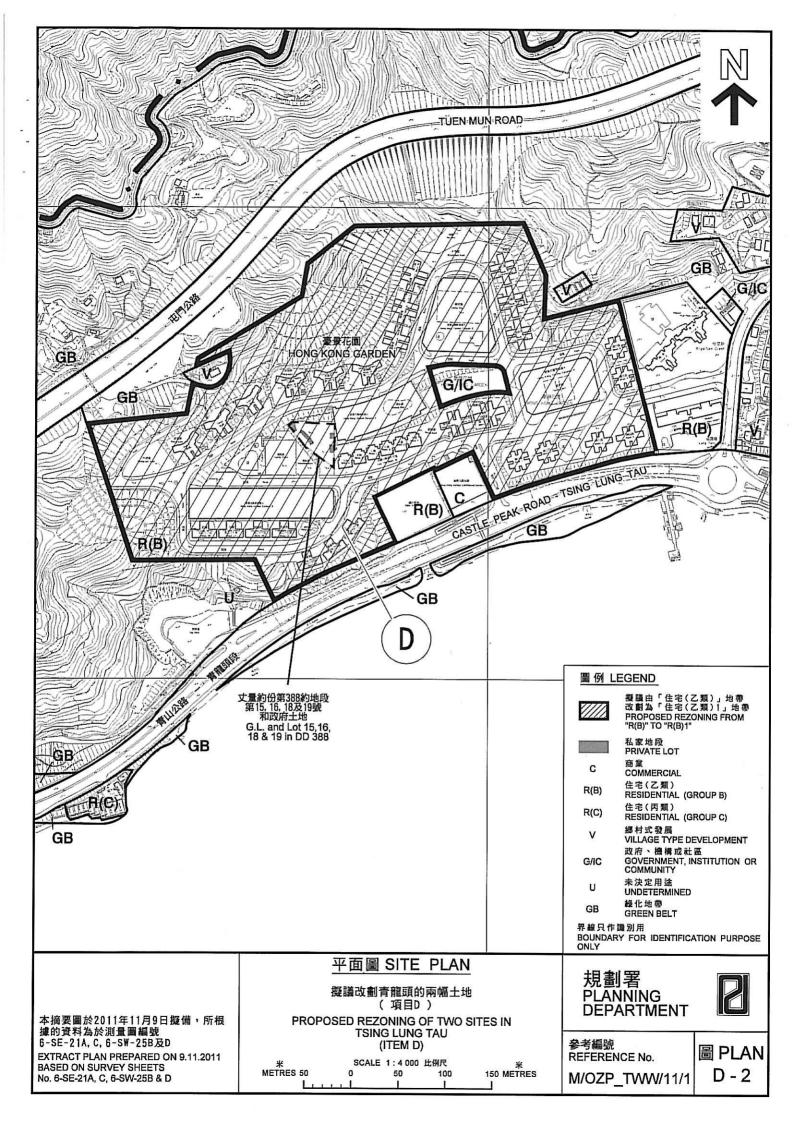
擬議改劃的麗都花園 深井 (項目C) PROPOSED REZONING OF LIDO GARDEN SHAM TSENG (ITEM C) 規劃署 PLANNING DEPARTMENT



參考編號 REFERENCE No. M/OZP_TWW/11/1

圖 PLAN C - 4







本摘要圖於2011年10月13日擬備,所根據的資料為地政總署於2010年10月 31日拍得的航攝照片編號CS29341

EXTRACT PLAN PREPARED ON 13.10.2011 BASED ON AERIAL PHOTO No. CS29341 TAKEN ON 31.10.2010 BY LANDS DEPARTMENT

擬議改劃青龍頭的兩幅土地 (項目D)

PROPOSED REZONING OF TWO SITES IN TSING LUNG TAU (ITEM D)

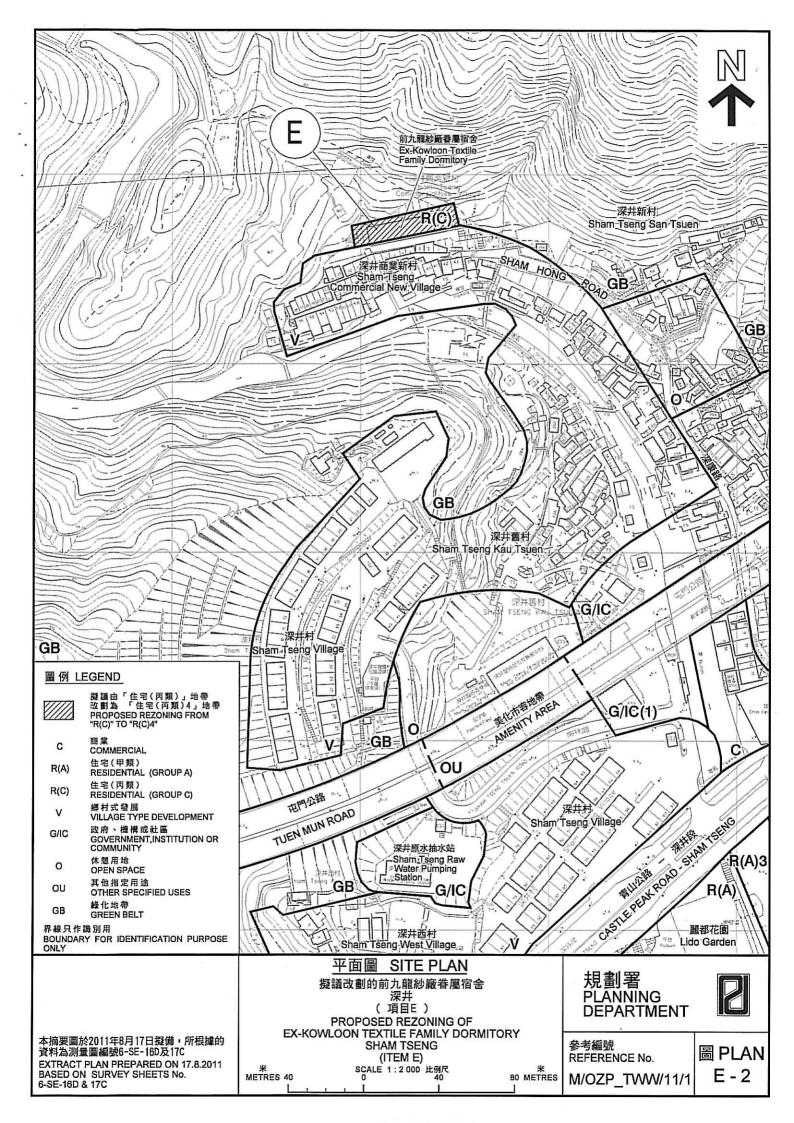


參考編號 REFERENCE No.

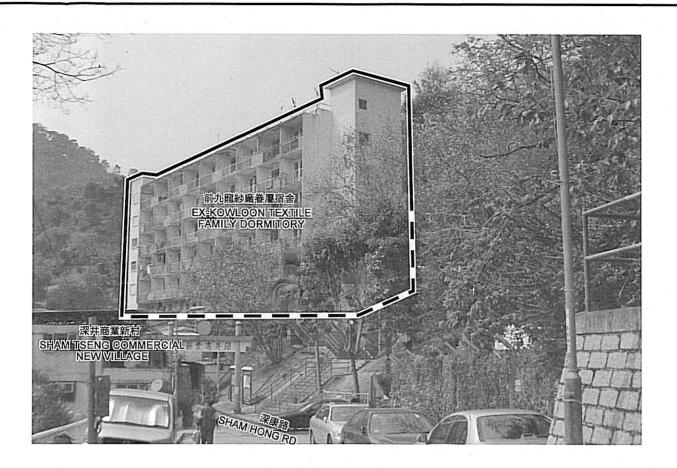
M/OZP_TWW/11/1

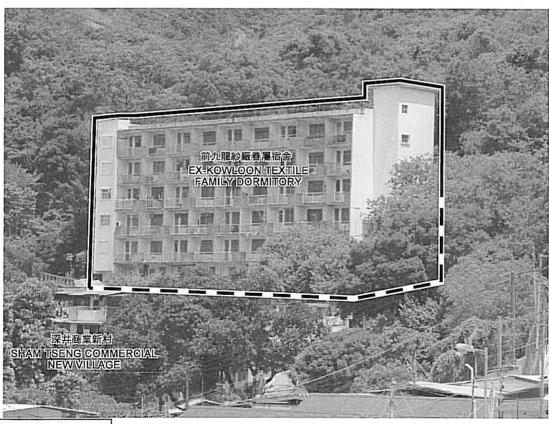
圖 PLAN D - 3











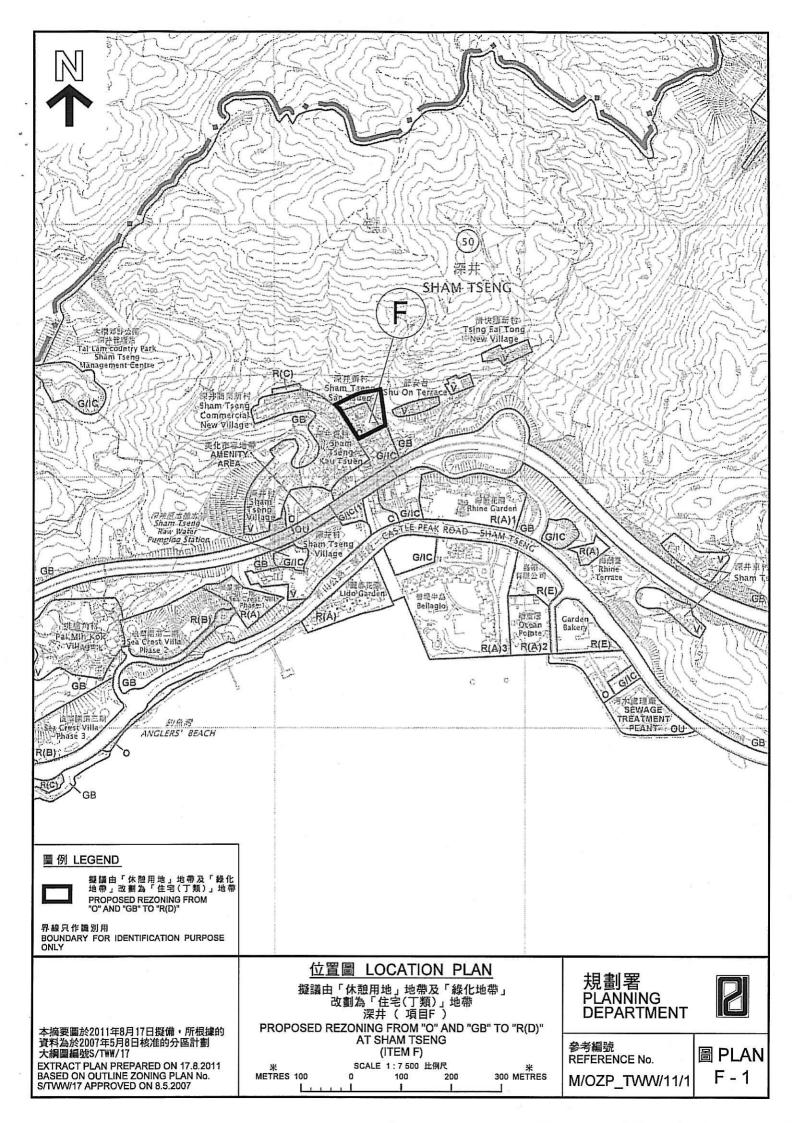
本圖於2011年8月10日擬備,所根據的 資料為攝於2011年3月2日及7月8日 的實地照片 PLAN PREPARED ON 10.8.2011 BASED ON SITE PHOTOS TAKEN ON 2.3 & 8.7.2011 實地照片 SITE PHOTOS

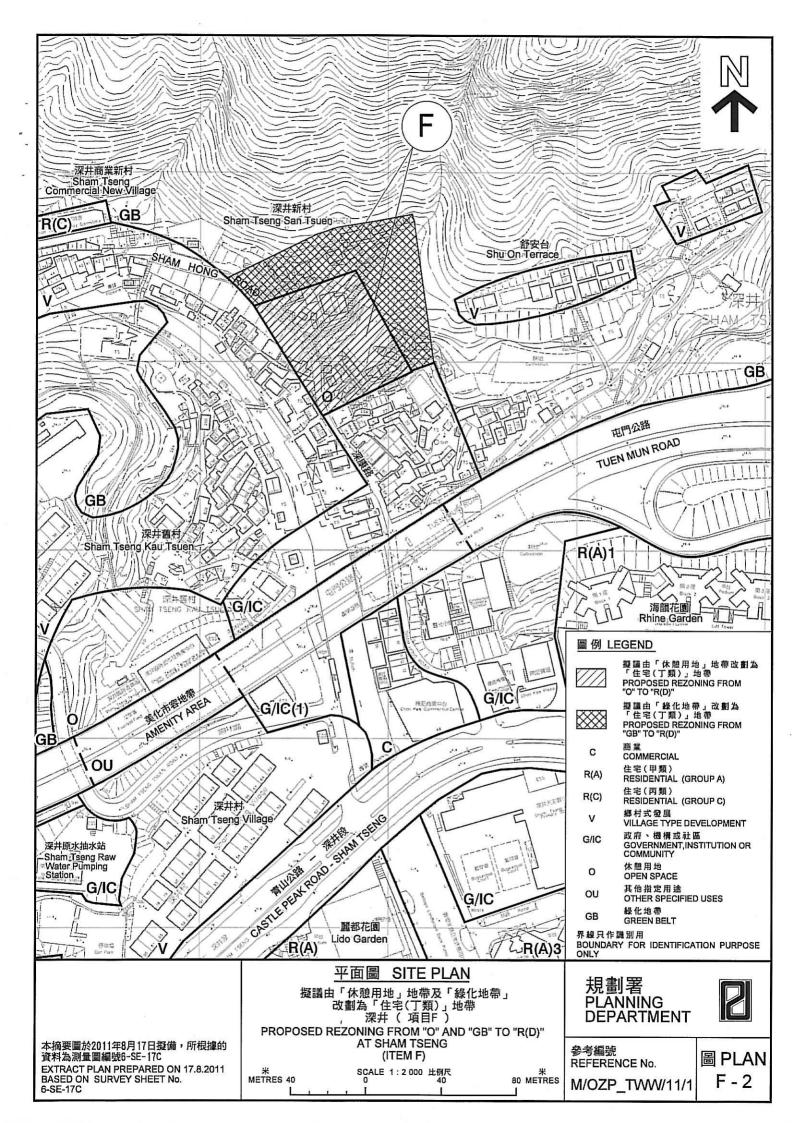
擬議改劃的前九龍紗廠眷屬宿舍 深井 (項目E) PROPOSED REZONING OF EX-KOWLOON TEXTILE FAMILY DORMITORY SHAM TSENG (ITEM E) 規劃署 PLANNING DEPARTMENT

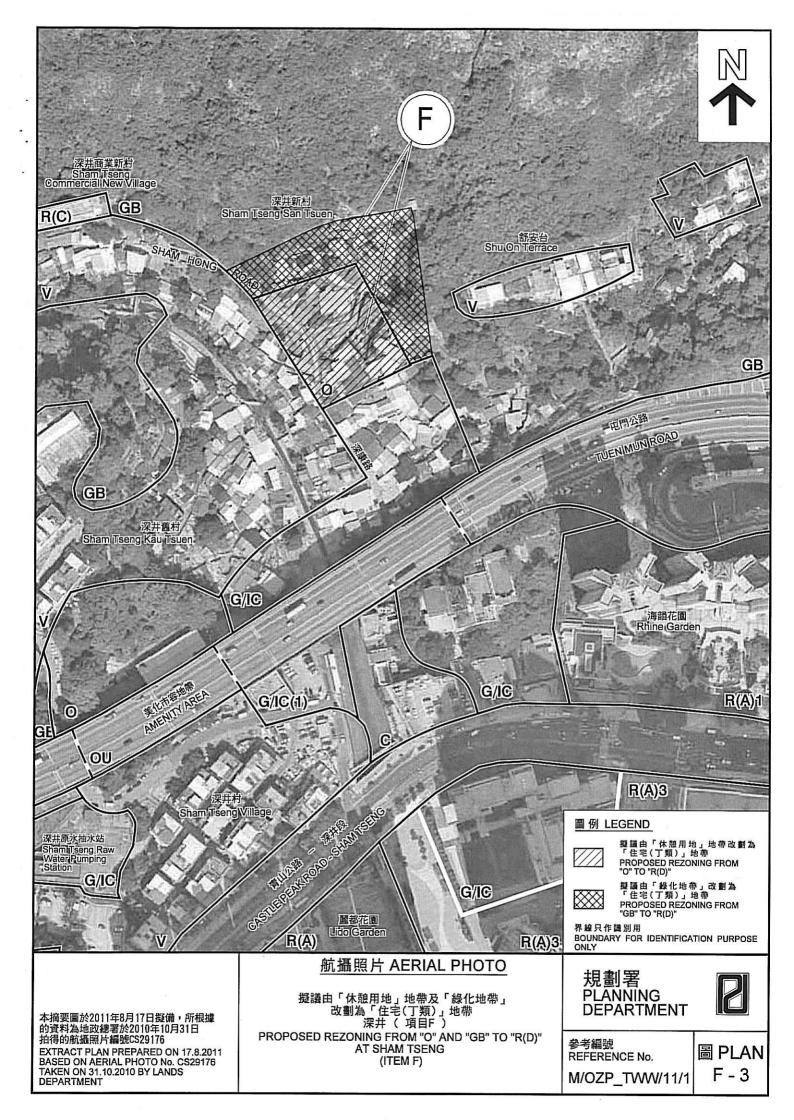


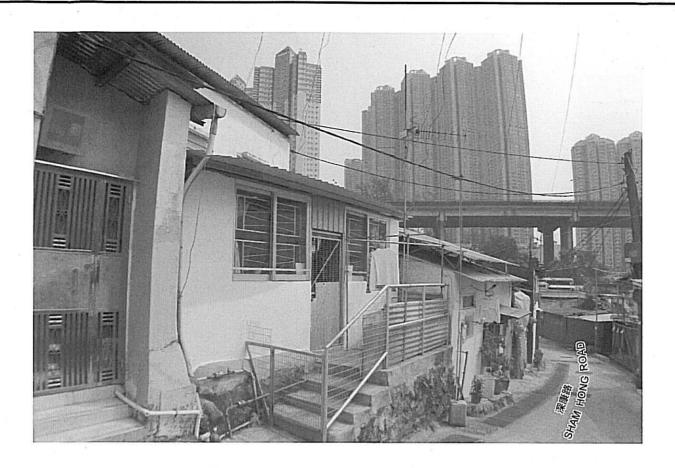
參考編號 REFERENCE No. M/OZP_TWW/11/1

圖 PLAN E - 4











本圖於2011年8月17日擬備,所根據的資料為攝於2011年3月2日的實地照片

PLAN PREPARED ON 17.8.2011 BASED ON SITE PHOTOS TAKEN ON 2.3.2011

實地照片 SITE PHOTOS

擬議由「休憩用地」地帶及「綠化地帶」 改劃為「住宅(丁類)」地帶 深井 (項目F)

PROPOSED REZONING FROM "O" AND "GB" TO "R(D)"
AT SHAM TSENG
(ITEM F)

規劃署 PLANNING DEPARTMENT



參考編號 REFERENCE No.

M/OZP_TWW/11/1

圖 PLAN F - 4





本圖於2011年8月17日擬備,所根據的資料為攝於2011年3月2日的實地照片 PLAN PREPARED ON 17.8.2011 BASED ON SITE PHOTOS TAKEN ON 2.3.2011

實地照片 SITE PHOTOS

擬議由「休憩用地」地帶及「綠化地帶」 改劃為「住宅(丁類)」地帶 深井(項目F)

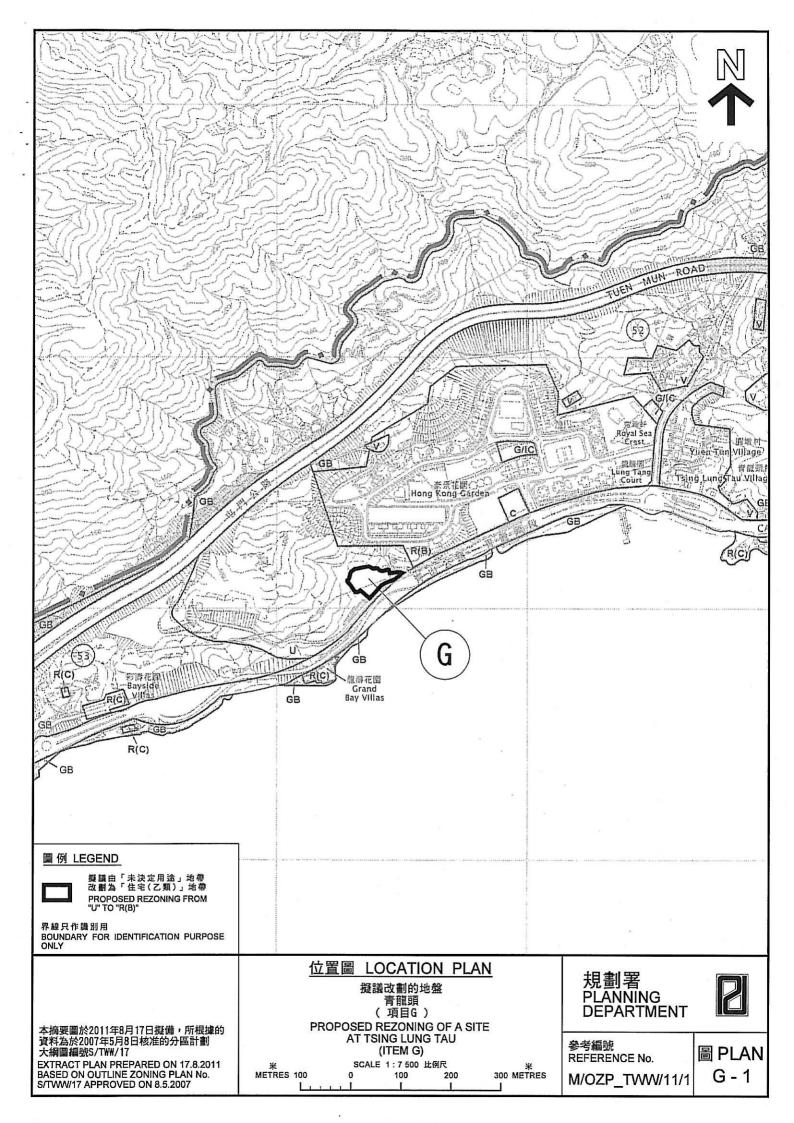
PROPOSED REZONING FROM "O" AND "GB" TO "R(D)"
AT SHAM TSENG
(ITEM F)

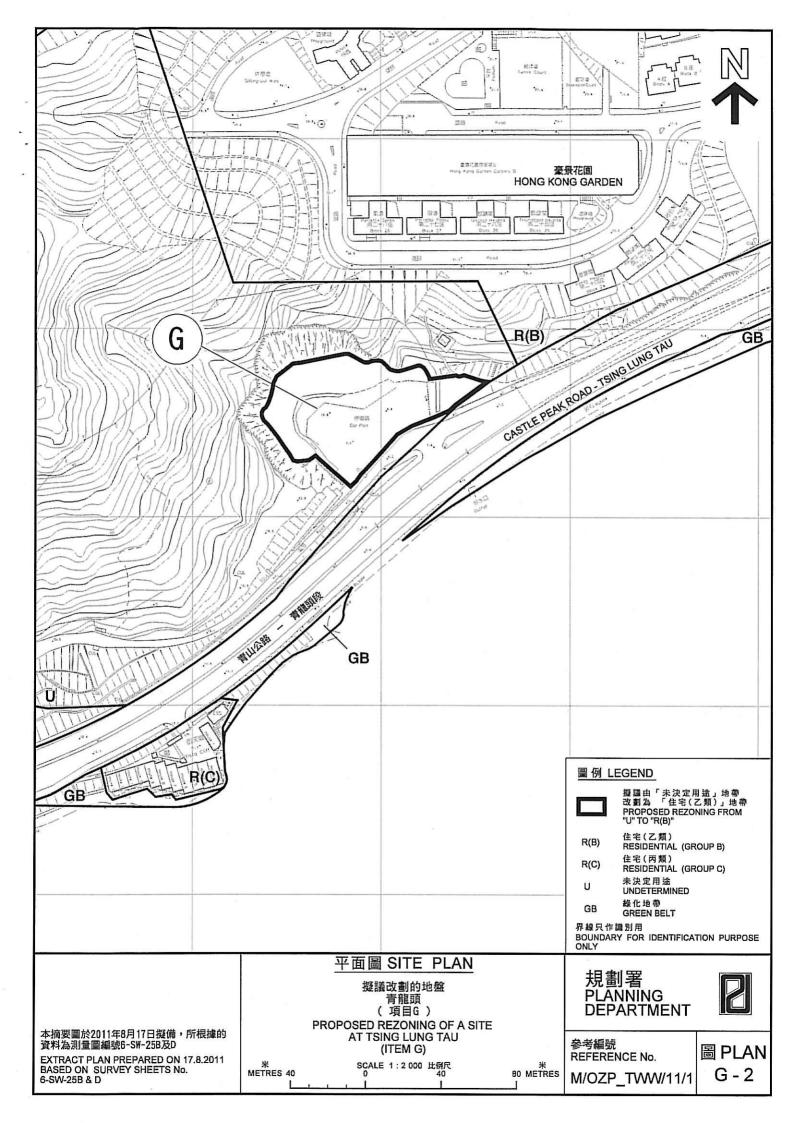
規劃署 PLANNING DEPARTMENT

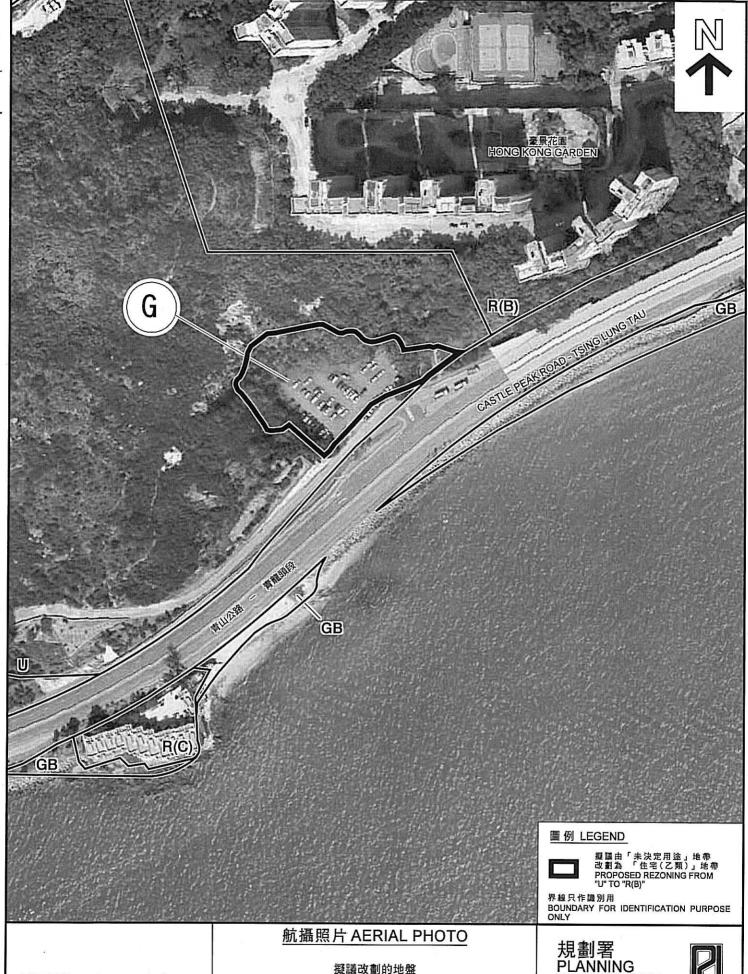


參考編號 REFERENCE No. M/OZP_TWW/11/1

圖 PLAN F - 5







本摘要圖於2011年8月17日擬備,所根據的資料為地政總署於2010年10月 31日拍得的航攝照片編號CS29341 EXTRACT PLAN PREPARED ON 17.8.2011 BASED ON AERIAL PHOTO No. CS29341 TAKEN ON 31.10.2010 BY LANDS DEPARTMENT

擬議改劃的地盤 青龍頭 (項目G) PROPOSED REZONING OF A SITE AT TSING LUNG TAU (ITEM G)

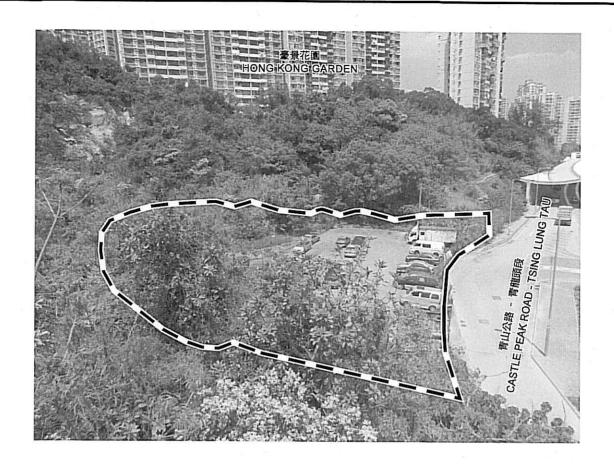
PLANNING DEPARTMENT

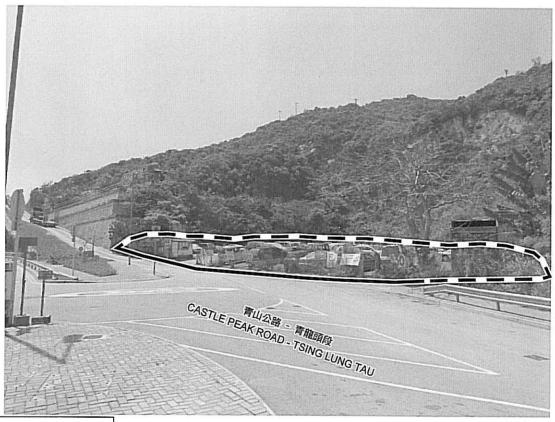


參考編號 REFERENCE No.

M/OZP_TWW/11/1

圖 PLAN G - 3





本圖於2011年8月18日擬備,所根據的資料為攝於2011年4月1日的實地照片 PLAN PREPARED ON 18.8.2011 BASED ON SITE PHOTOS TAKEN ON 1.4.2011

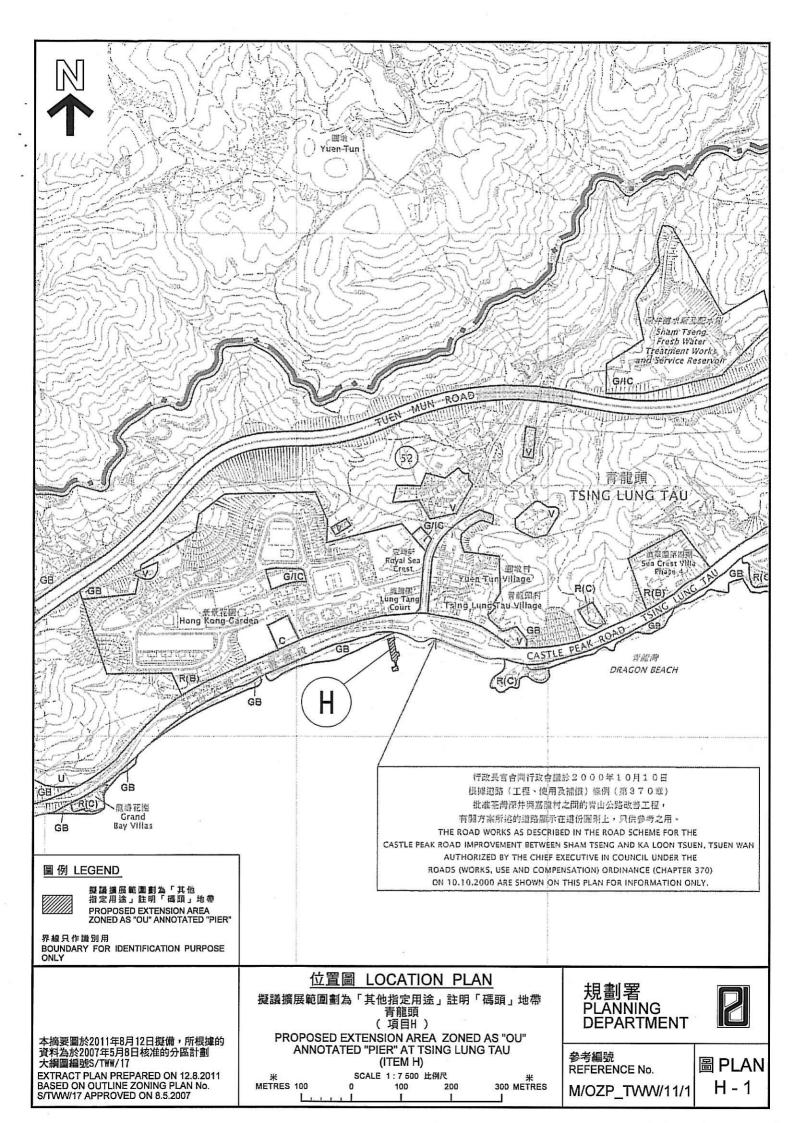
實地照片 SITE PHOTOS

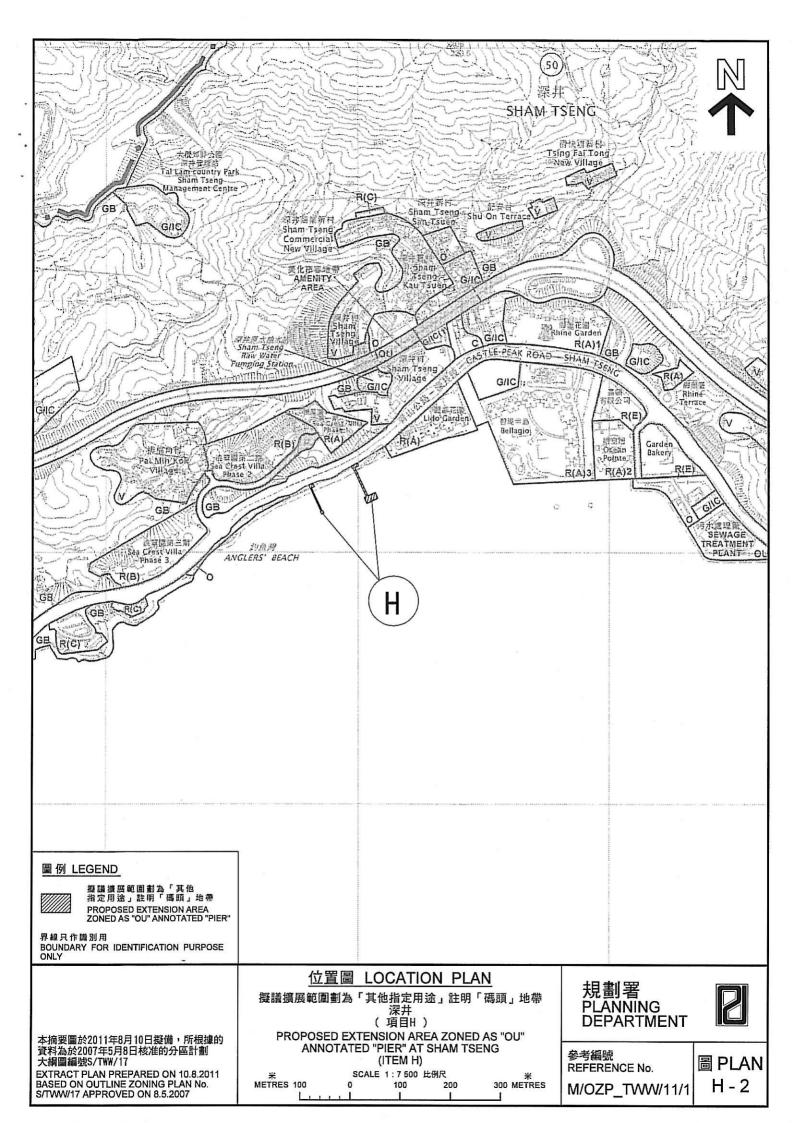
擬議改劃的地盤 青龍頭 (項目G) PROPOSED REZONING OF A SITE AT TSING LUNG TAU (ITEM G) 規劃署 PLANNING DEPARTMENT

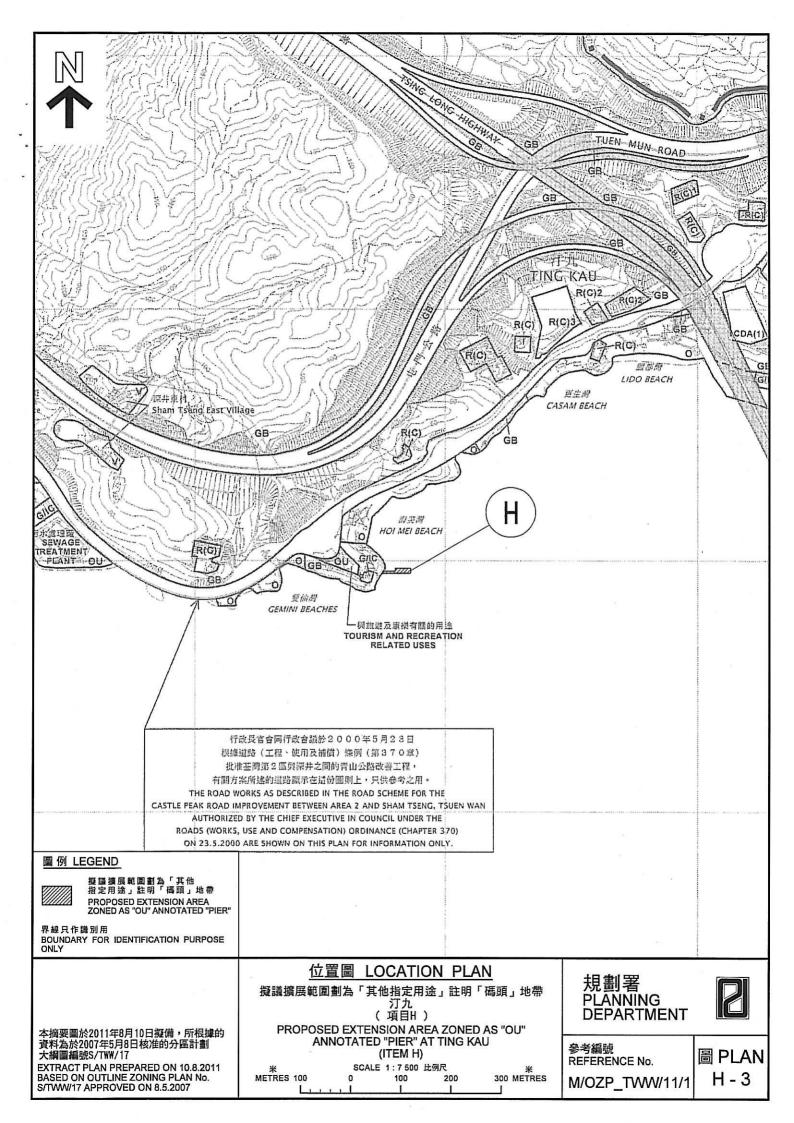


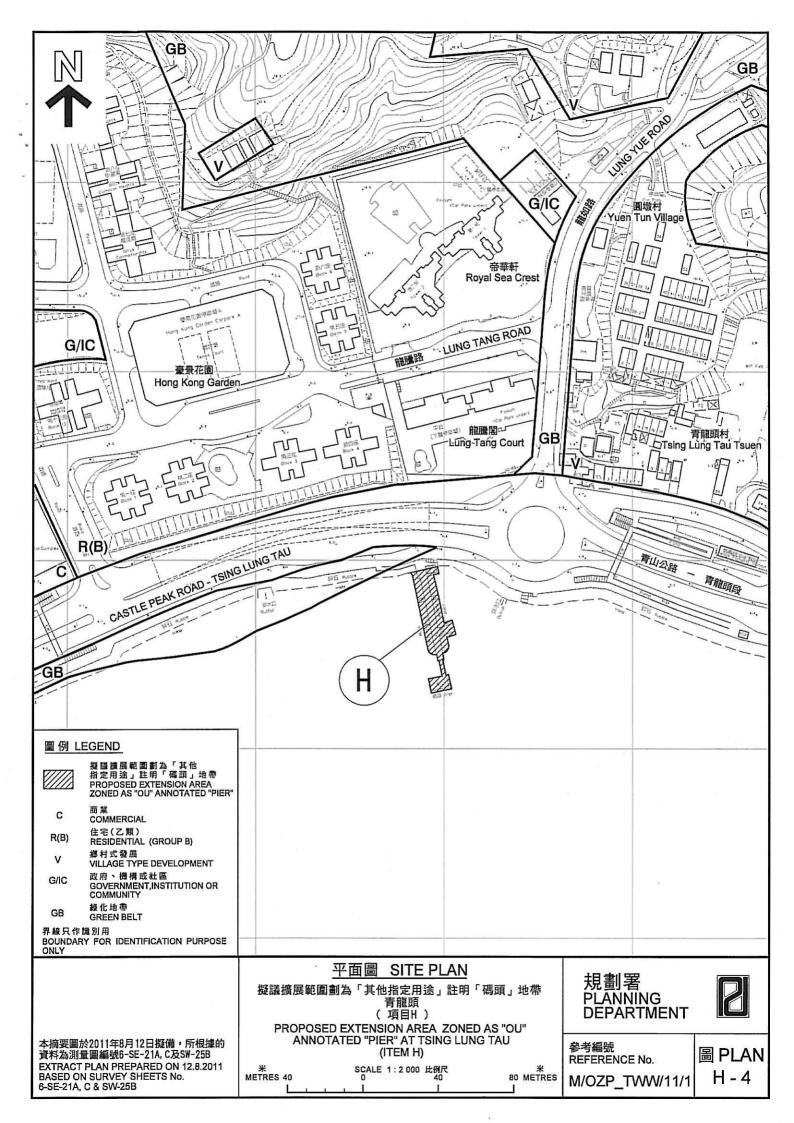
參考編號 REFERENCE No. M/OZP_TWW/11/1

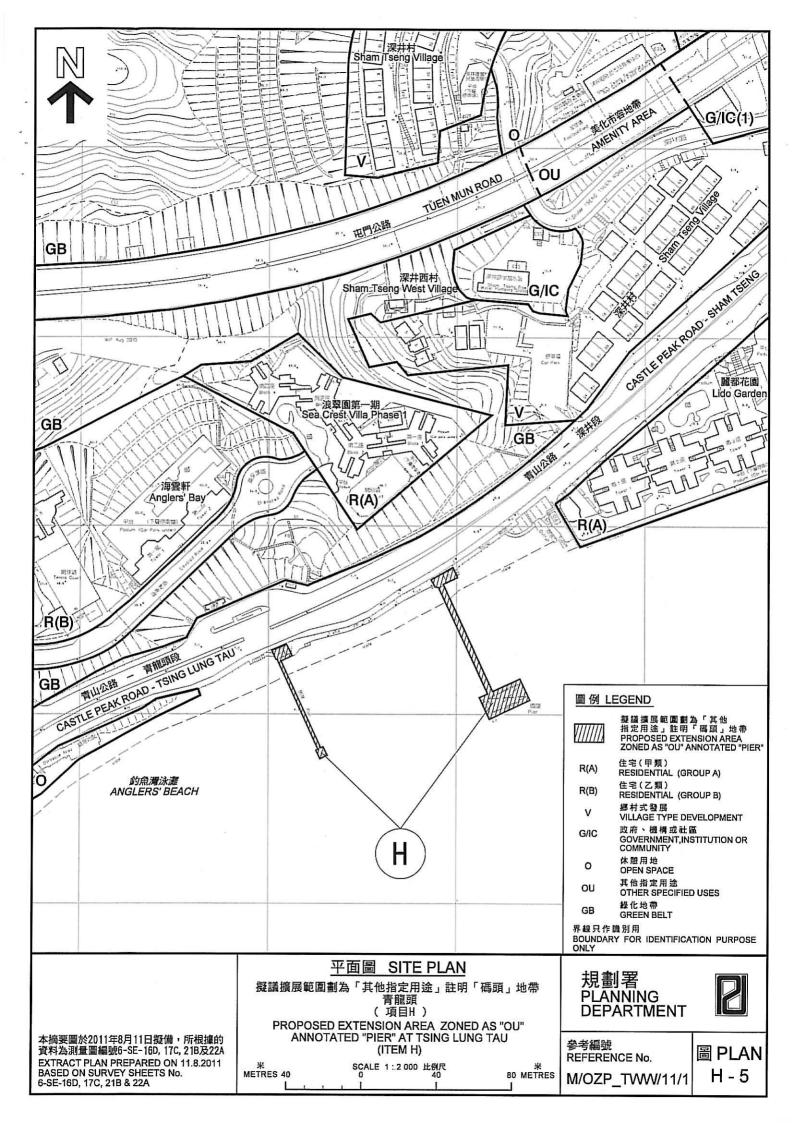
圖 PLAN G - 4

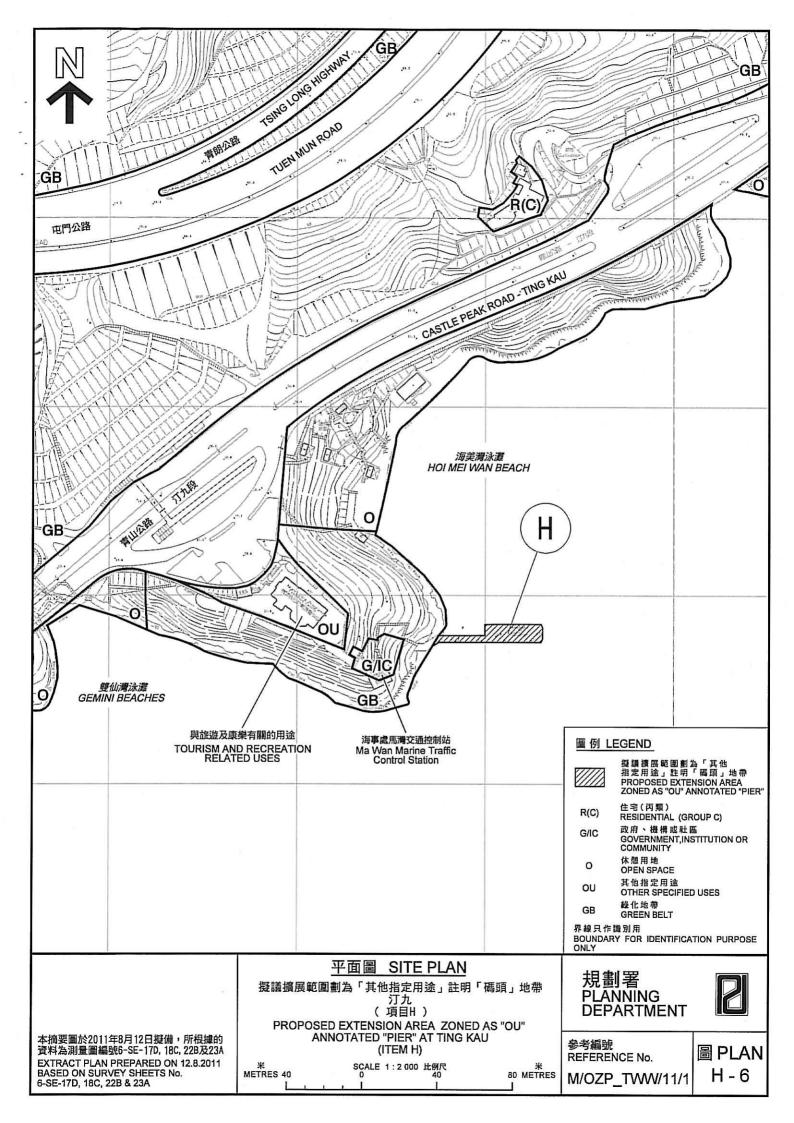






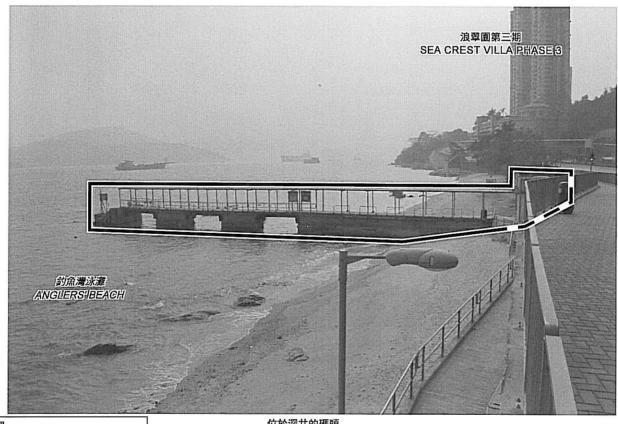








位於青龍頭的碼頭 THE PIER AT TSING LUNG TAU



位於深井的碼頭 THE PIER AT SHAM TSENG

實地照片 SITE PHOTOS

擬議擴展範圍劃為「其他指定用途」 註明「碼頭」地帶 (項目H)

PROPOSED EXTENSION AREA ZONED AS "OU" ANNOTATED "PIER" (ITEM H)

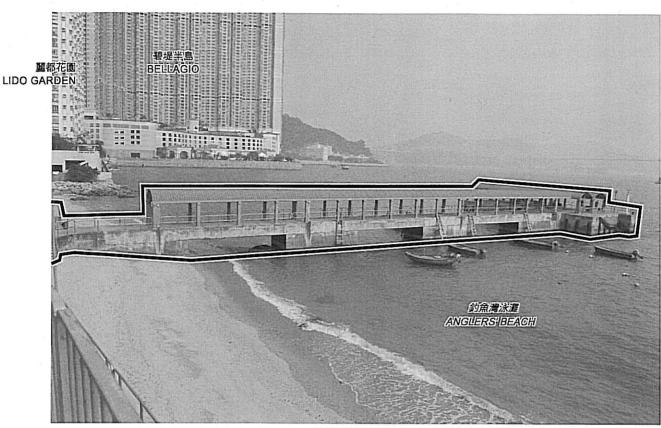
規劃署 PLANNING DEPARTMENT



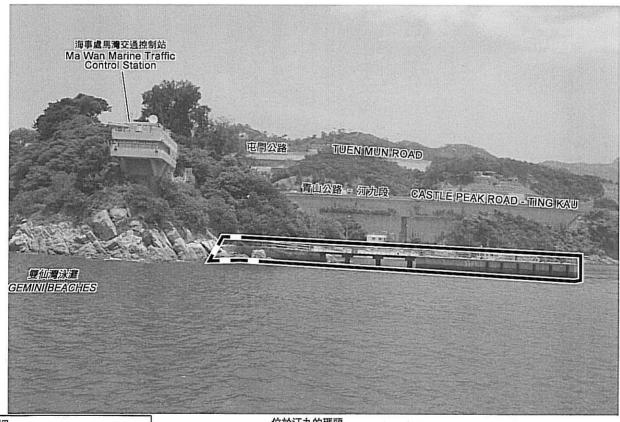
本圖於2011年8月12日擬備,所根據的 資料為攝於2011年3月2日及4月1日的 實地照片 PLAN PREPARED ON 12.8.2011 BASED ON SITE PHOTOS TAKEN ON 2.3 & 1.4.2011

參考編號 REFERENCE No. M/OZP_TWW/11/1

圖 PLAN H-7



位於深井的碼頭 THE PIER AT SHAM TSENG



位於汀九的碼頭 THE PIER AT TING KAU

實地照片 SITE PHOTOS

擬議擴展範圍劃為「其他指定用途」 註明「碼頭」地帶 (項目H)

PROPOSED EXTENSION AREA ZONED AS "OU" ANNOTATED "PIER" (ITEM H)

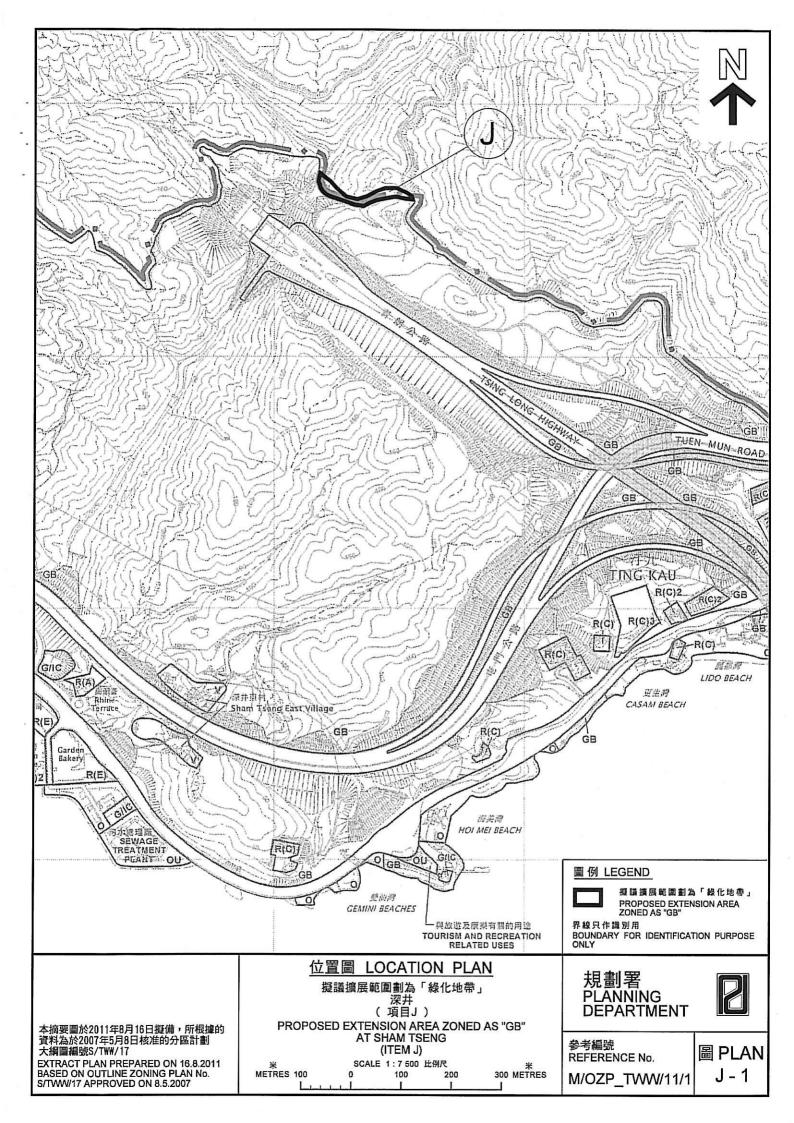
規劃署 PLANNING DEPARTMENT

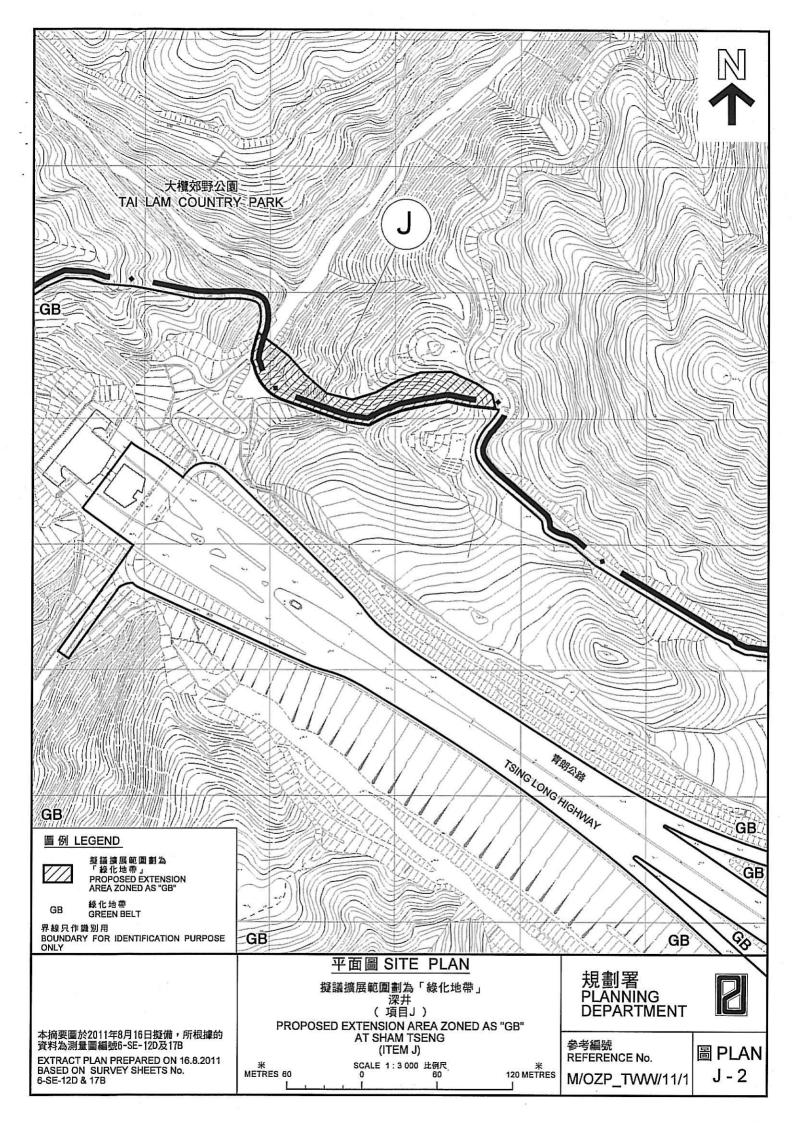


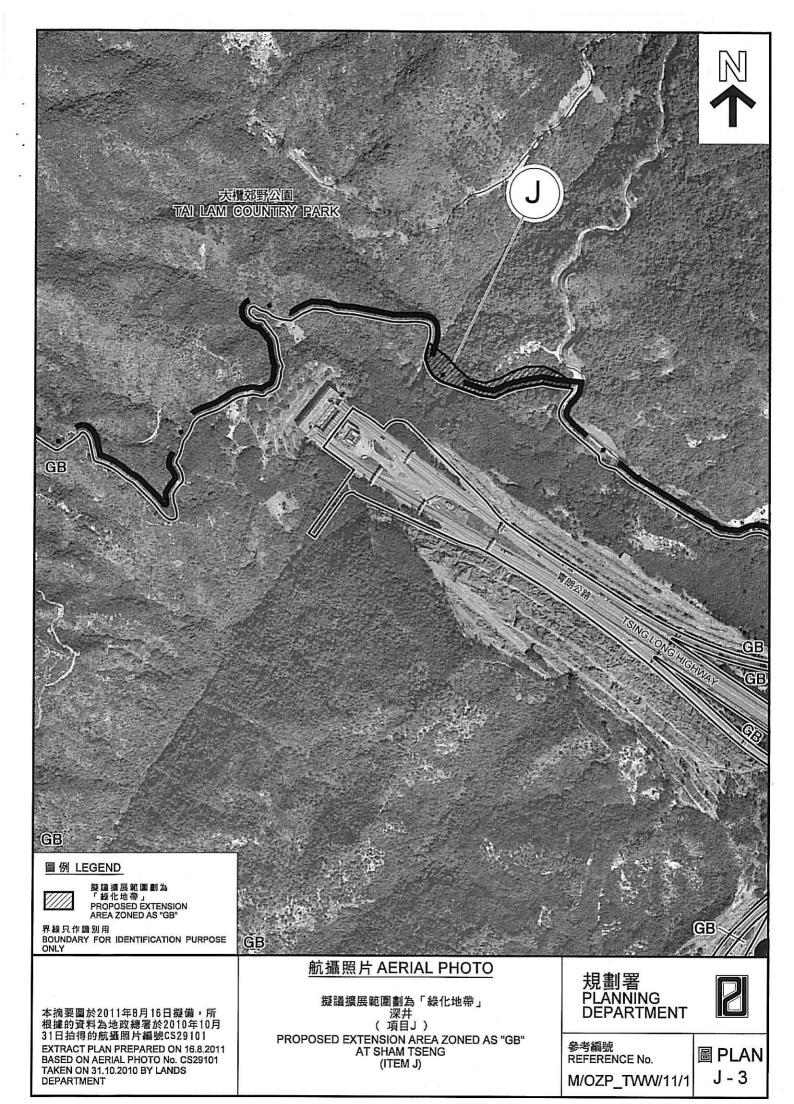
本圖於2011年8月12日擬備,所根據的 資料為攝於2011年3月2日及5月31日的 實地照片 PLAN PREPARED ON 12.8.2011 BASED ON SITE PHOTOS TAKEN ON 2.3 & 31.5.2011

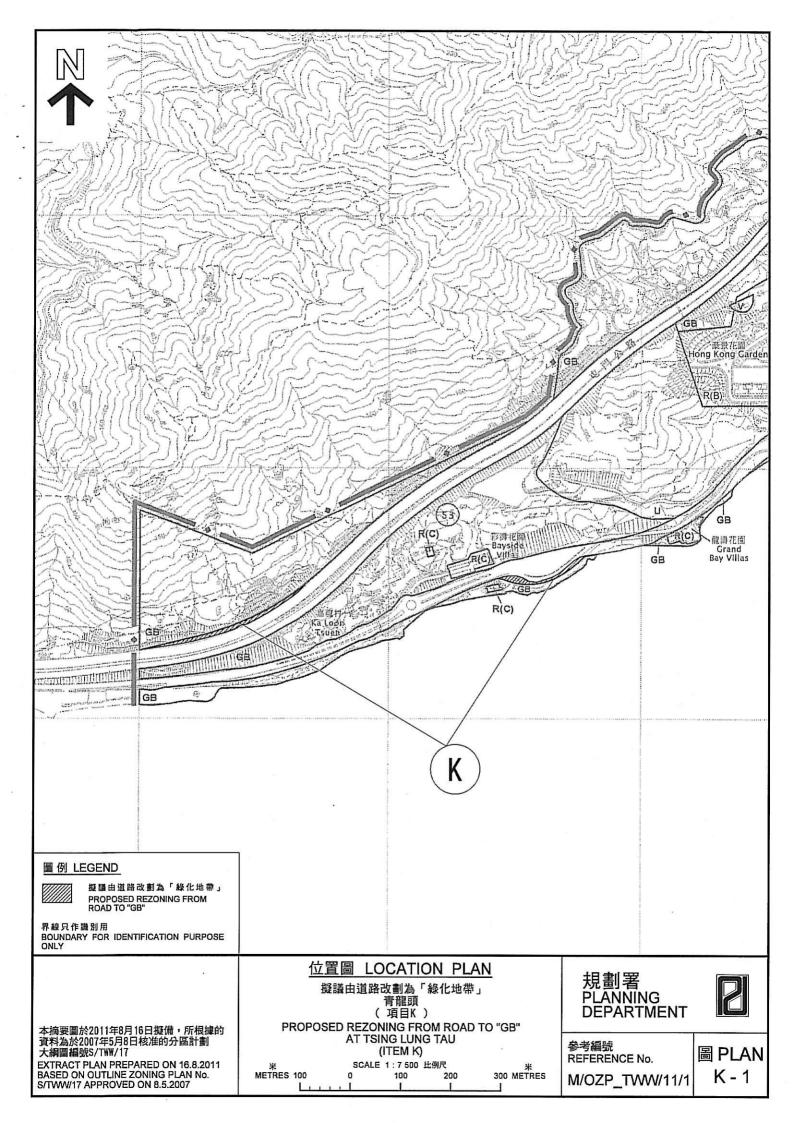
參考編號 REFERENCE No. M/OZP_TWW/11/1

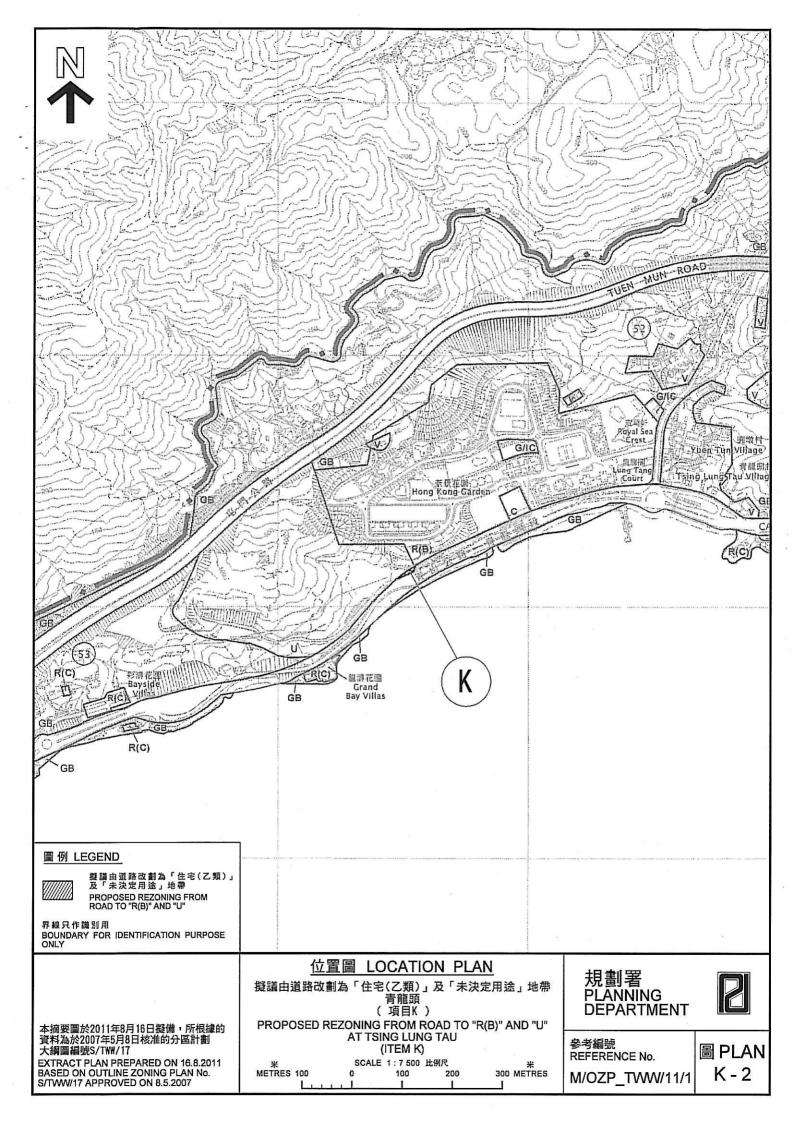
圖 PLAN H - 8

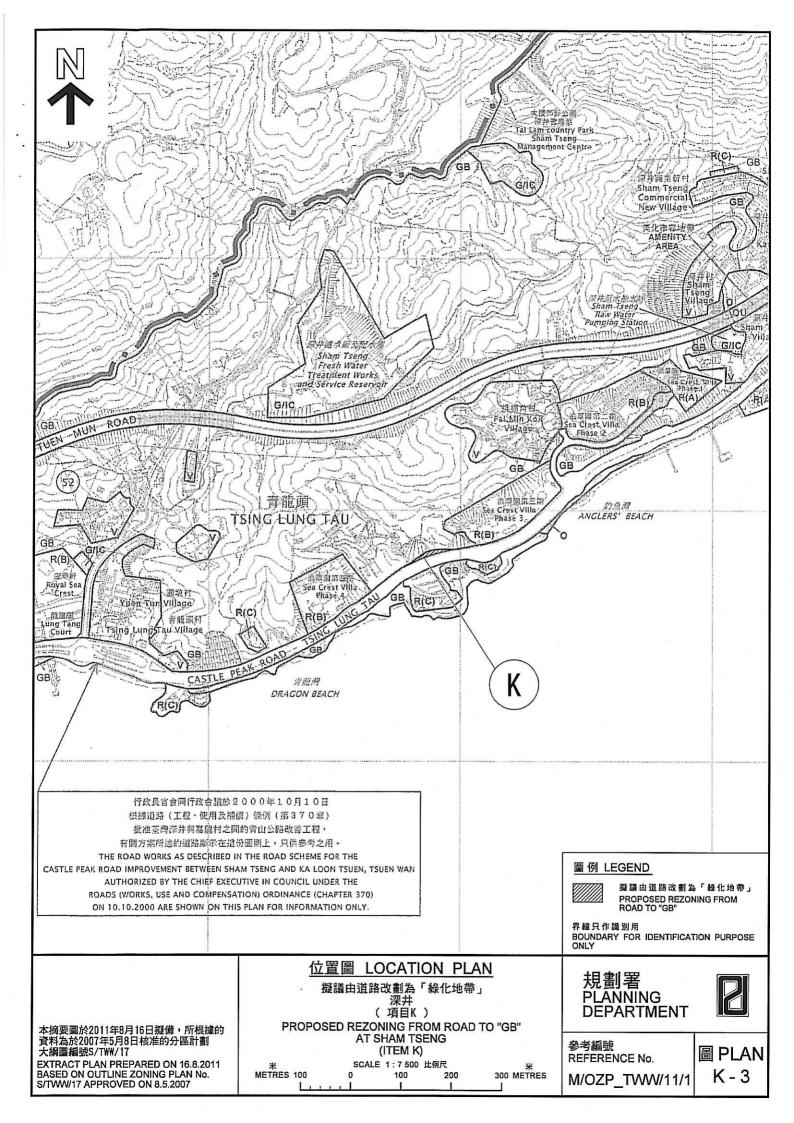


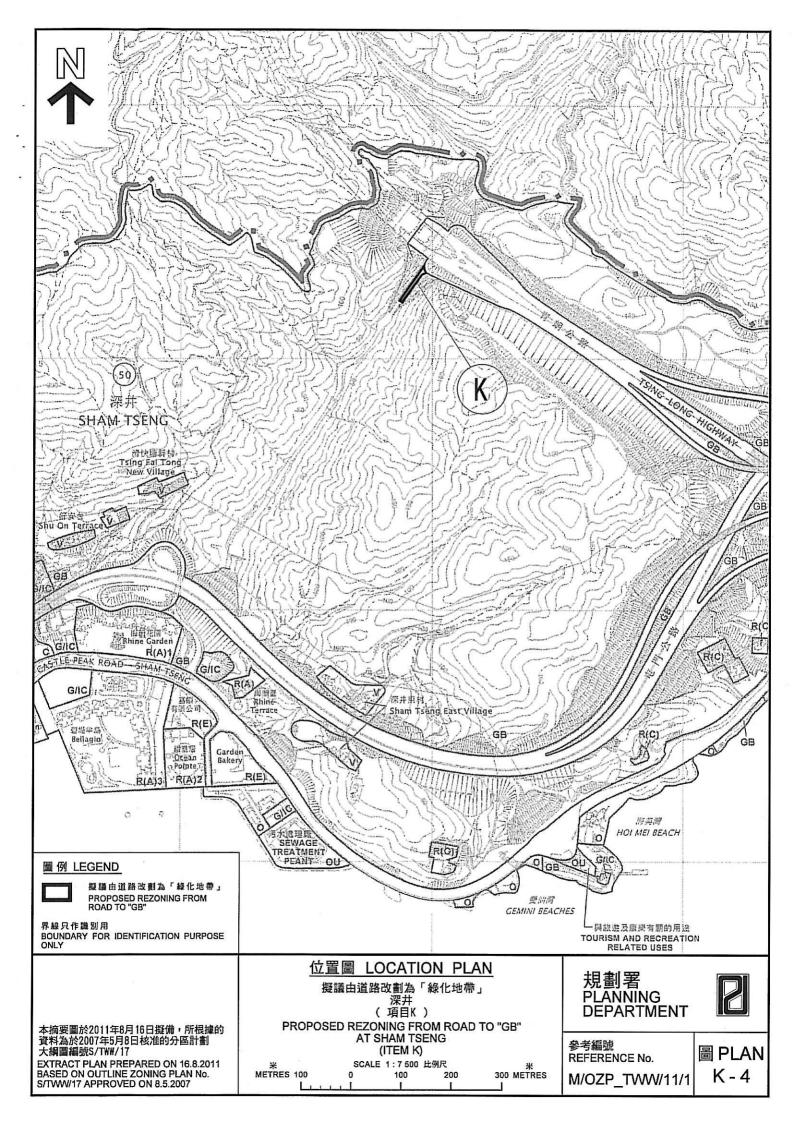


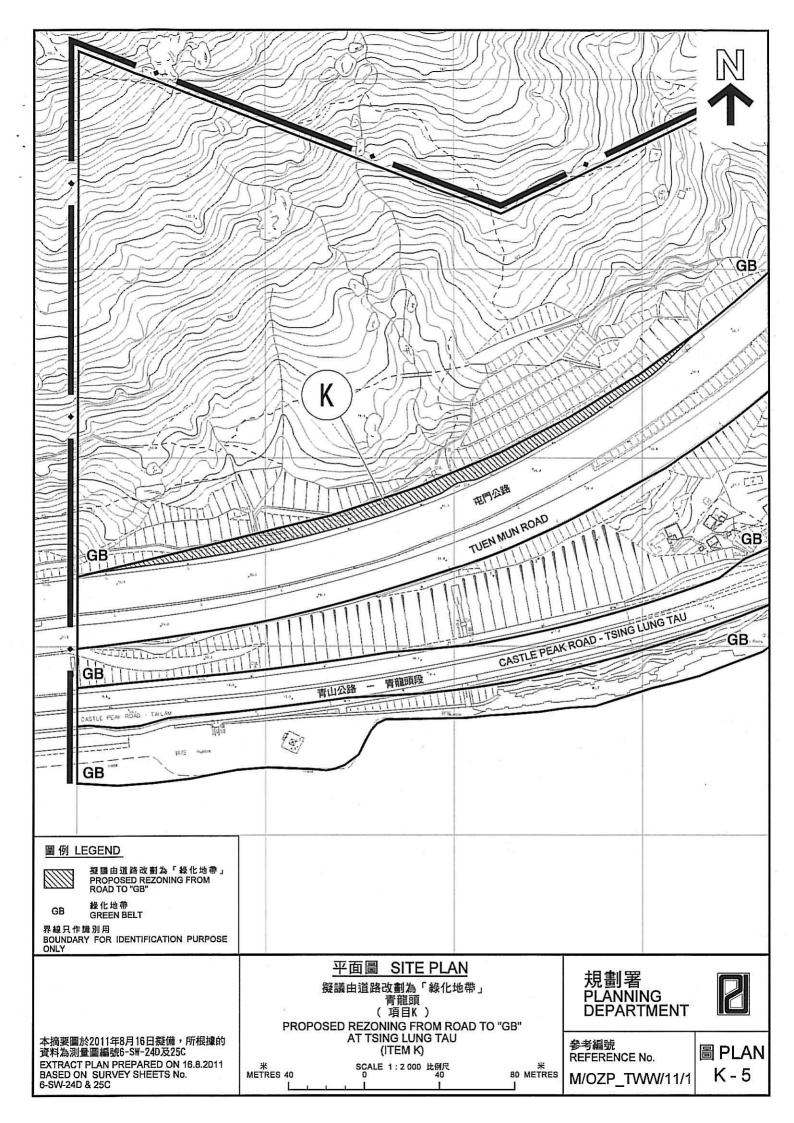


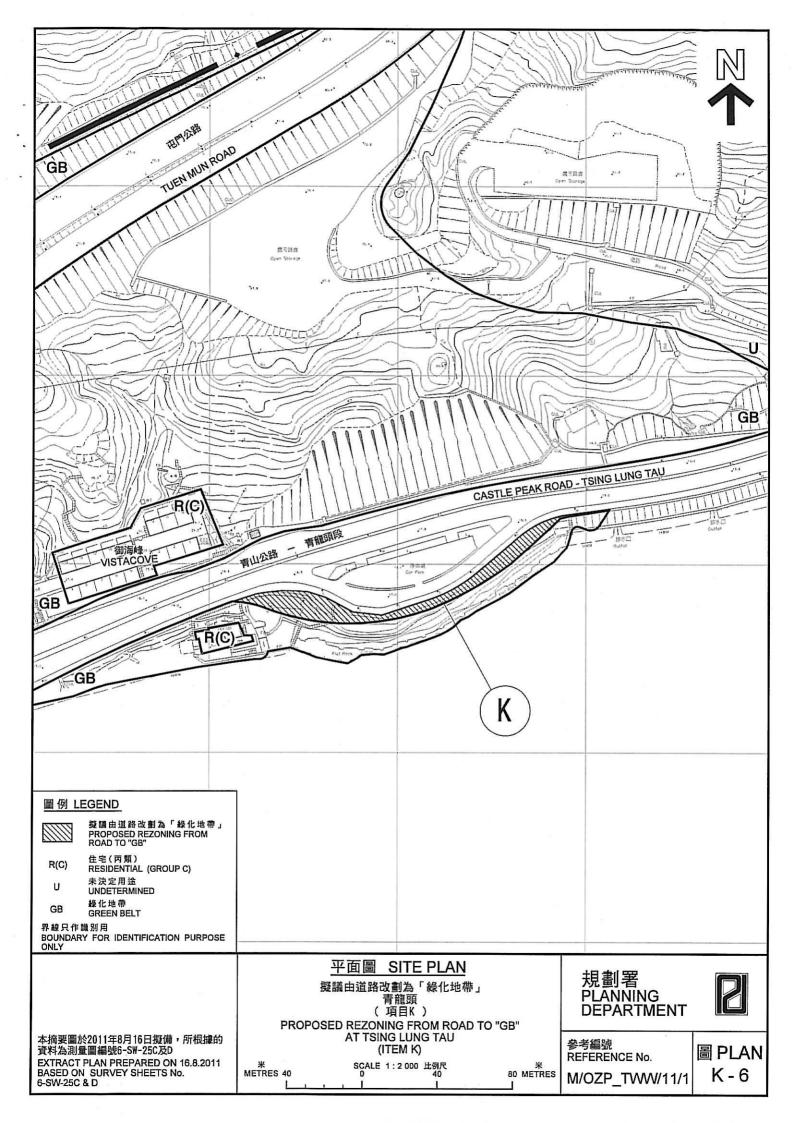


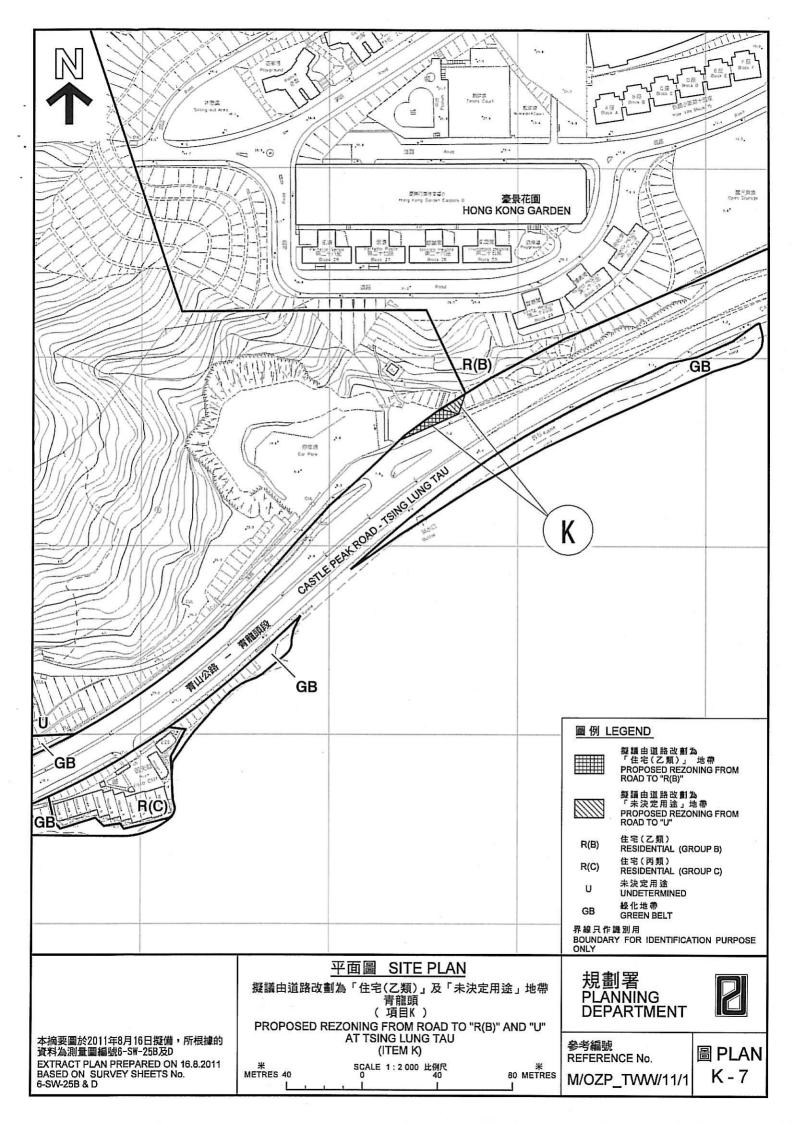


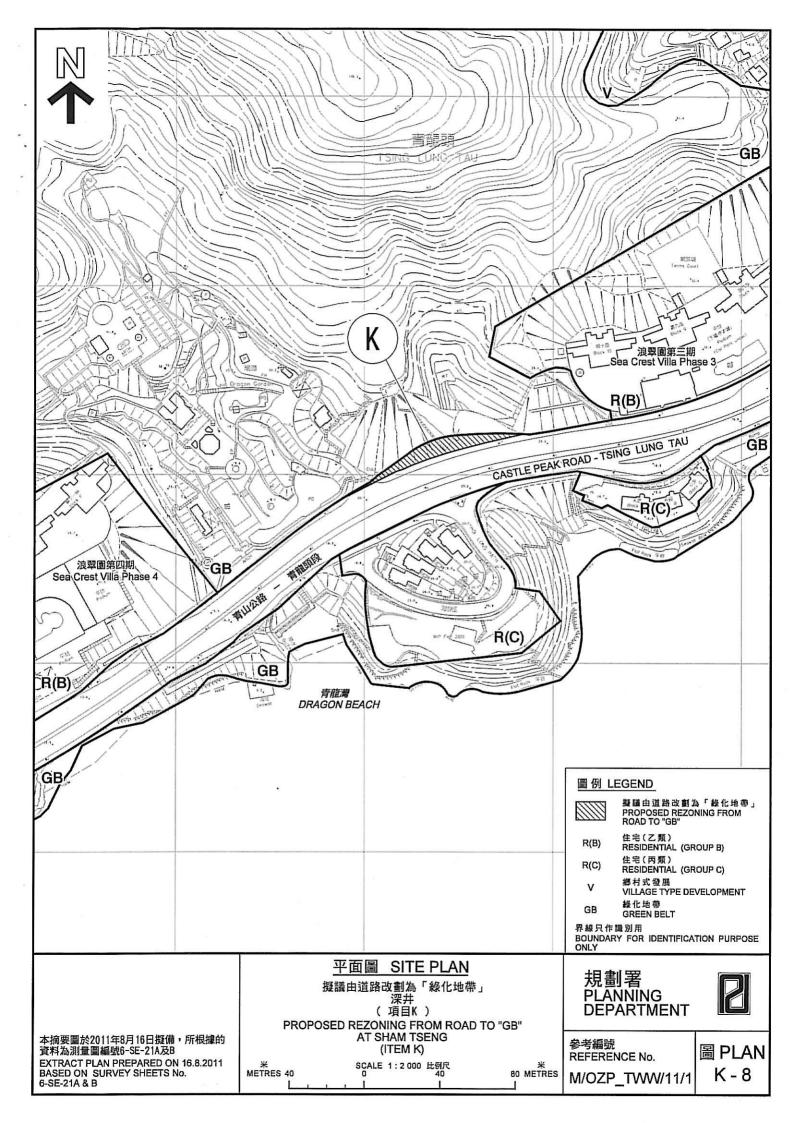


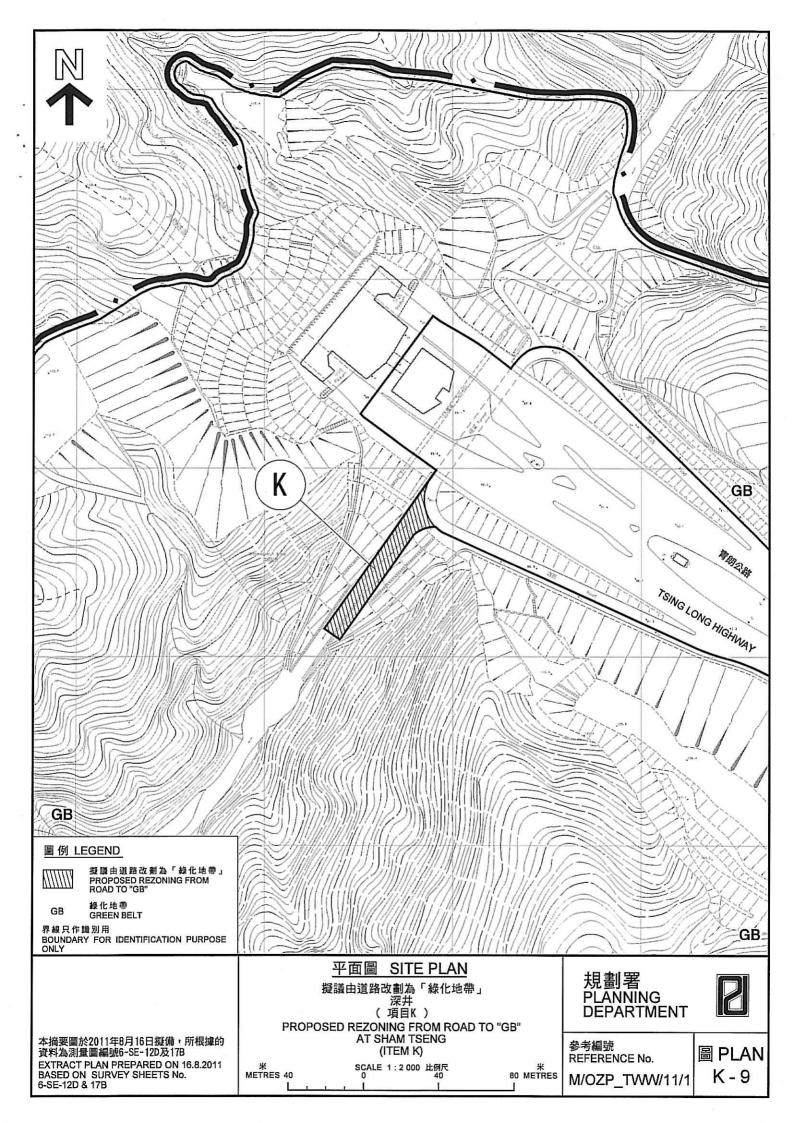


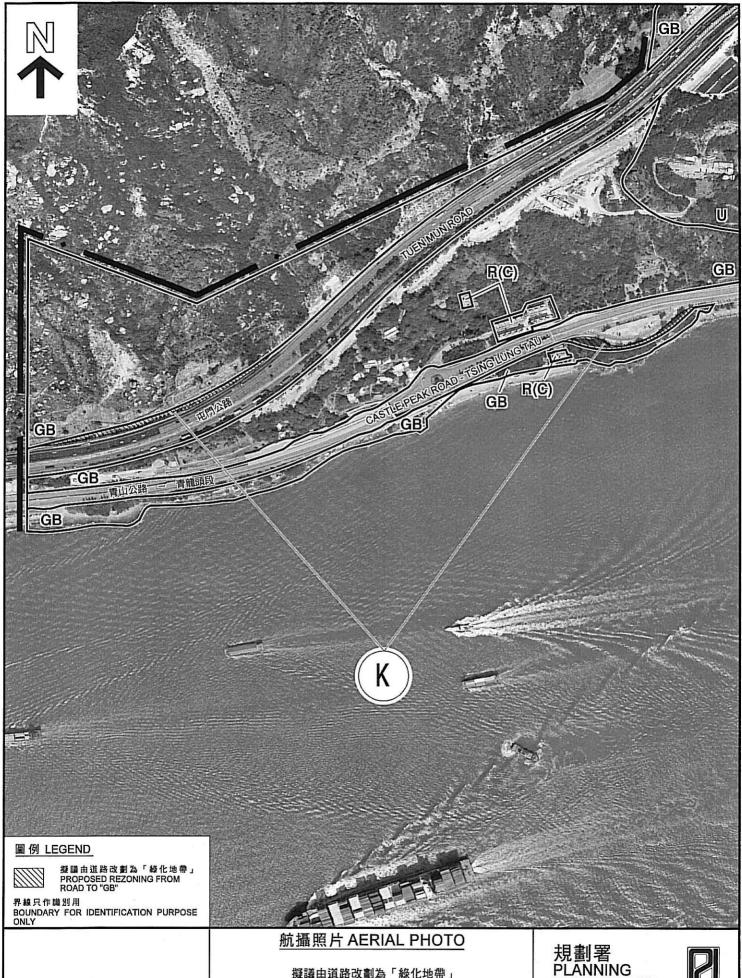












本摘要圖於2011年8月18日擬備,所根據的資料為地政總署於2010年10月 31日拍得的航攝照片編號CS29371

EXTRACT PLAN PREPARED ON 18.8.2011 BASED ON AERIAL PHOTO No. CS29371 TAKEN ON 31.10.2010 BY LANDS DEPARTMENT

擬議由道路改劃為「綠化地帶」 青龍頭 (項目K)

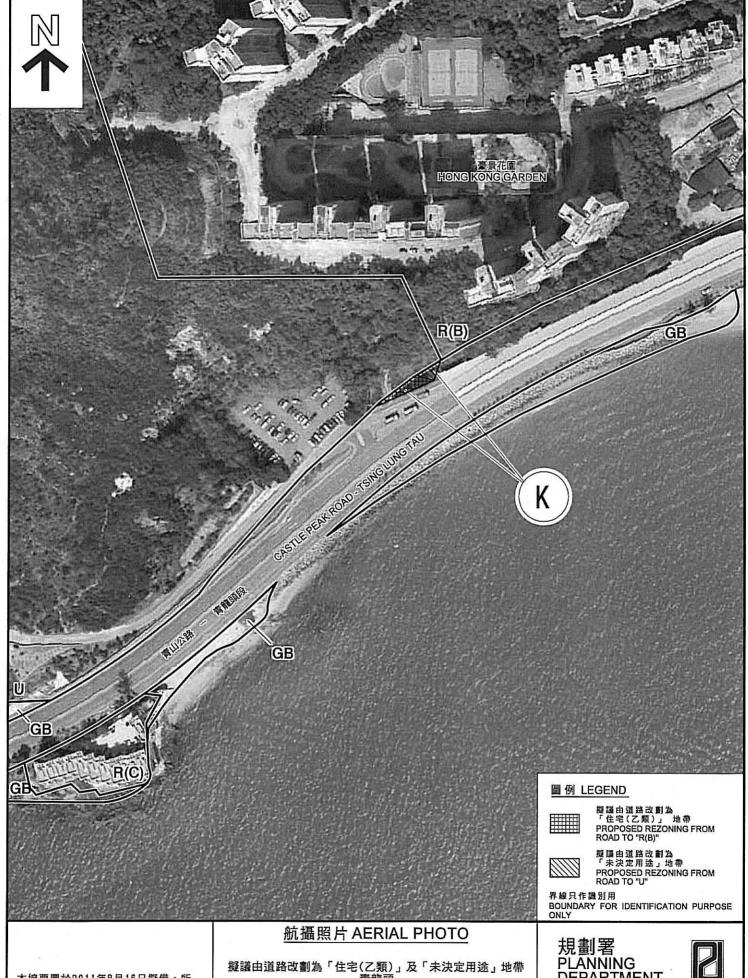
PROPOSED REZONING FROM ROAD TO "GB"
AT TSING LUNG TAU
(ITEM K)

PLANNING DEPARTMENT



參考編號 REFERENCE No. M/OZP_TWW/11/1

圖 PLAN K - 10



本摘要圓於2011年8月16日擬備,所根據的資料為地政總署於2010年10月 31日拍得的航攝照片編號CS29341 EXTRACT PLAN PREPARED ON 16.8.2011 BASED ON AERIAL PHOTO No. CS29341 TAKEN ON 31.10.2010 BY LANDS DEPARTMENT 擬議由道路改劃為「住宅(乙類)」及「未決定用途」地帶 青龍頭 (項目K)

PROPOSED REZONING FROM ROAD TO "R(B)" AND "U" AT TSING LUNG TAU (ITEM K)

DEPARTMENT



參考編號 REFERENCE No.

M/OZP_TWW/11/1

圖 PLAN K - 11



本摘要圖於2011年8月16日擬備,所根據的資料為地政總署於2010年10月31日拍得的航攝照片編號CS29339 EXTRACT PLAN PREPARED ON 16.8.2011 BASED ON AERIAL PHOTO No. CS29339 TAKEN ON 31.10.2010 BY LANDS DEPARTMENT

擬議由道路改劃為「綠化地帶」 深井 (項目K) PROPOSED REZONING FROM ROAD TO "GB" AT SHAM TSENG (ITEM K)

DEPARTMENT



參考編號 REFERENCE No.

M/OZP_TWW/11/1





本摘要圖於2011年8月16日擬備,所根據的資料為地政總署於2010年10月31日拍得的航攝照片編號CS29101 EXTRACT PLAN PREPARED ON 16.8.2011 BASED ON AERIAL PHOTO No. CS29101 TAKEN ON 31.10.2010 BY LANDS DEPARTMENT

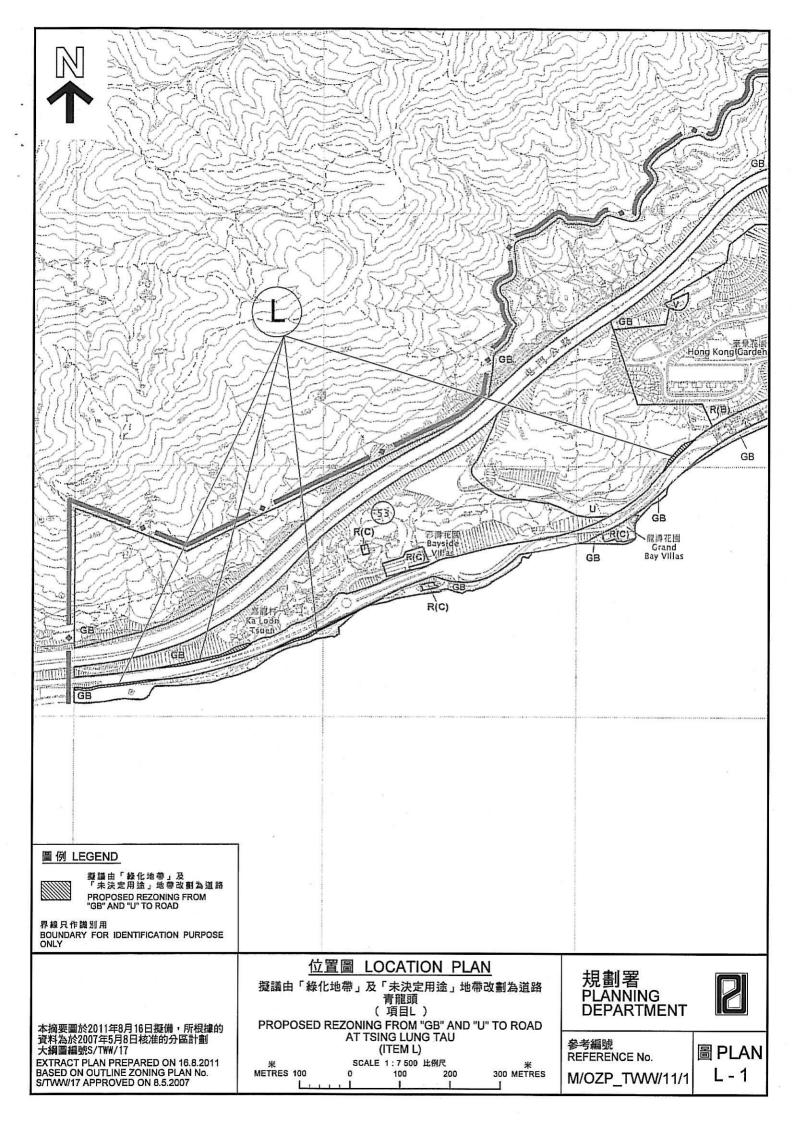
擬議由道路改劃為「綠化地帶」 深井 (項目K) PROPOSED REZONING FROM ROAD TO "GB" AT SHAM TSENG (ITEM K)

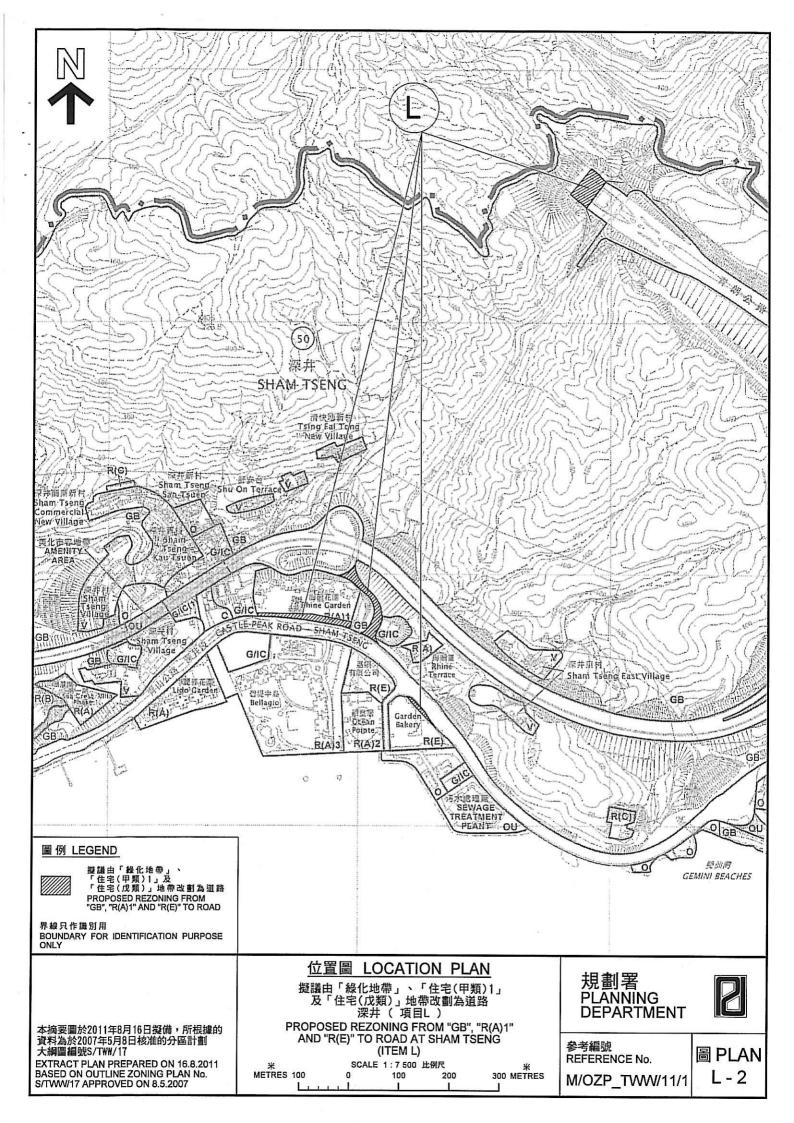
規劃署 PLANNING **DEPARTMENT**

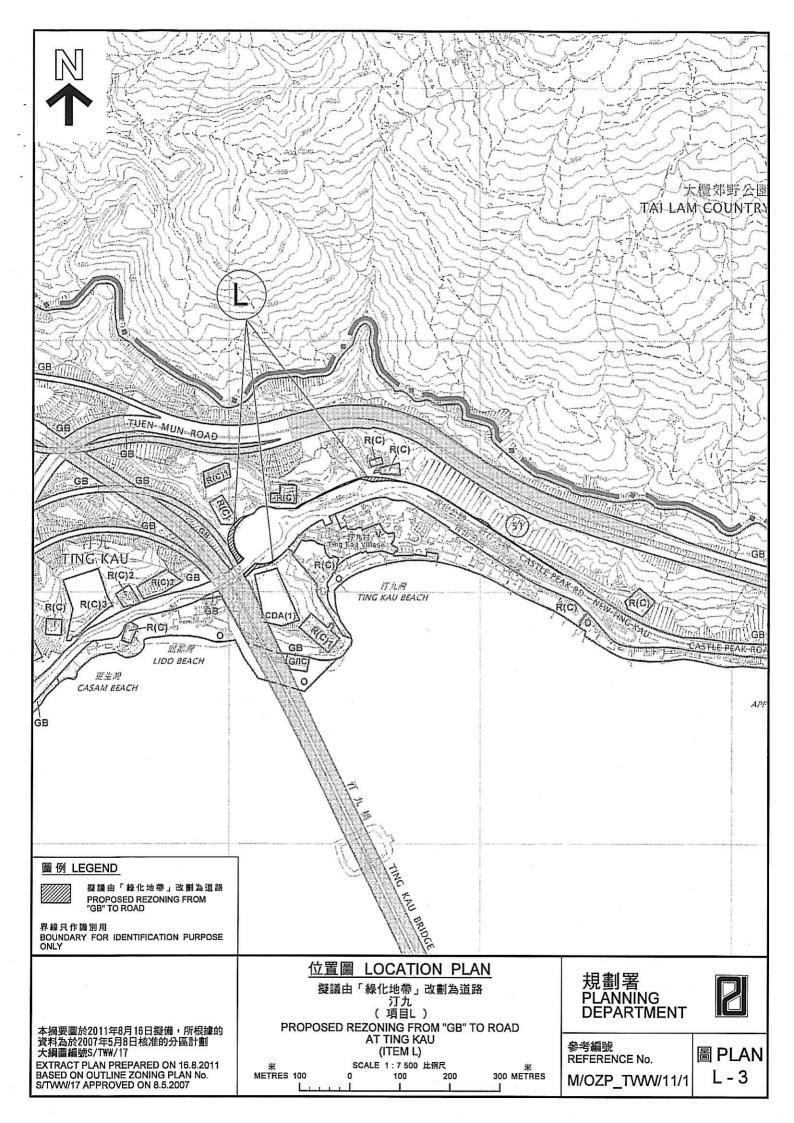


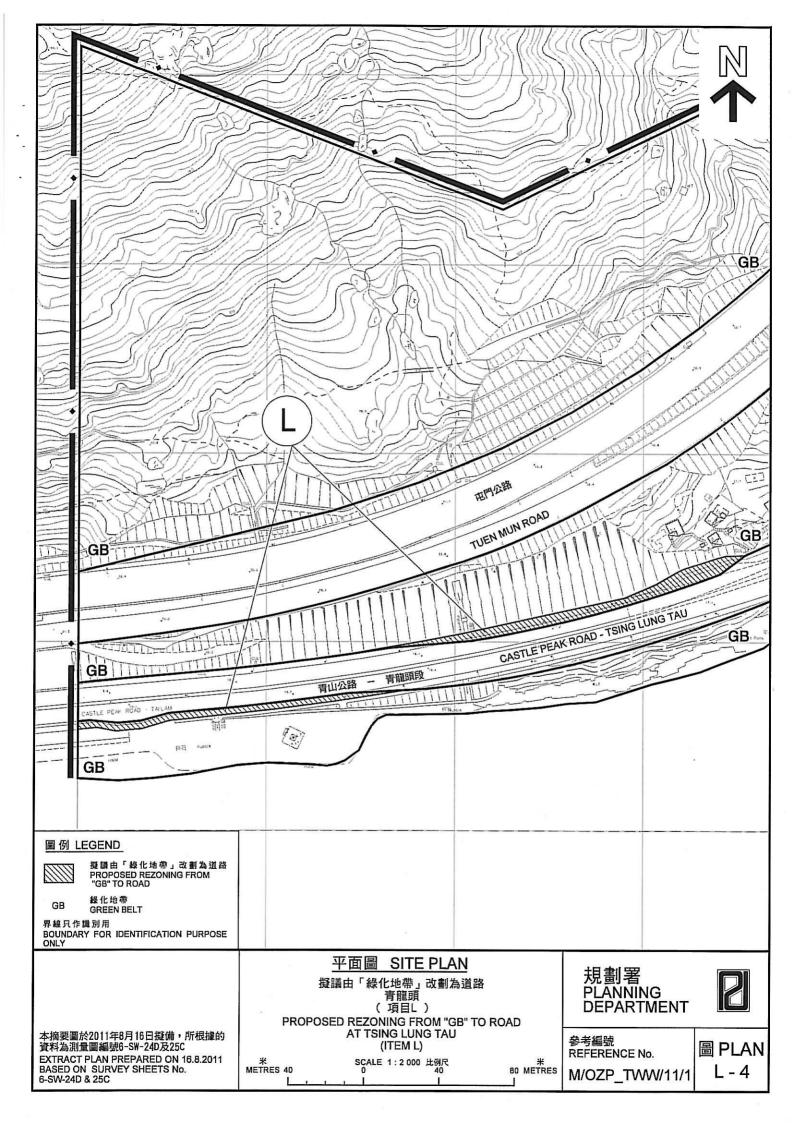
參考編號 REFERENCE No. M/OZP_TWW/11/1

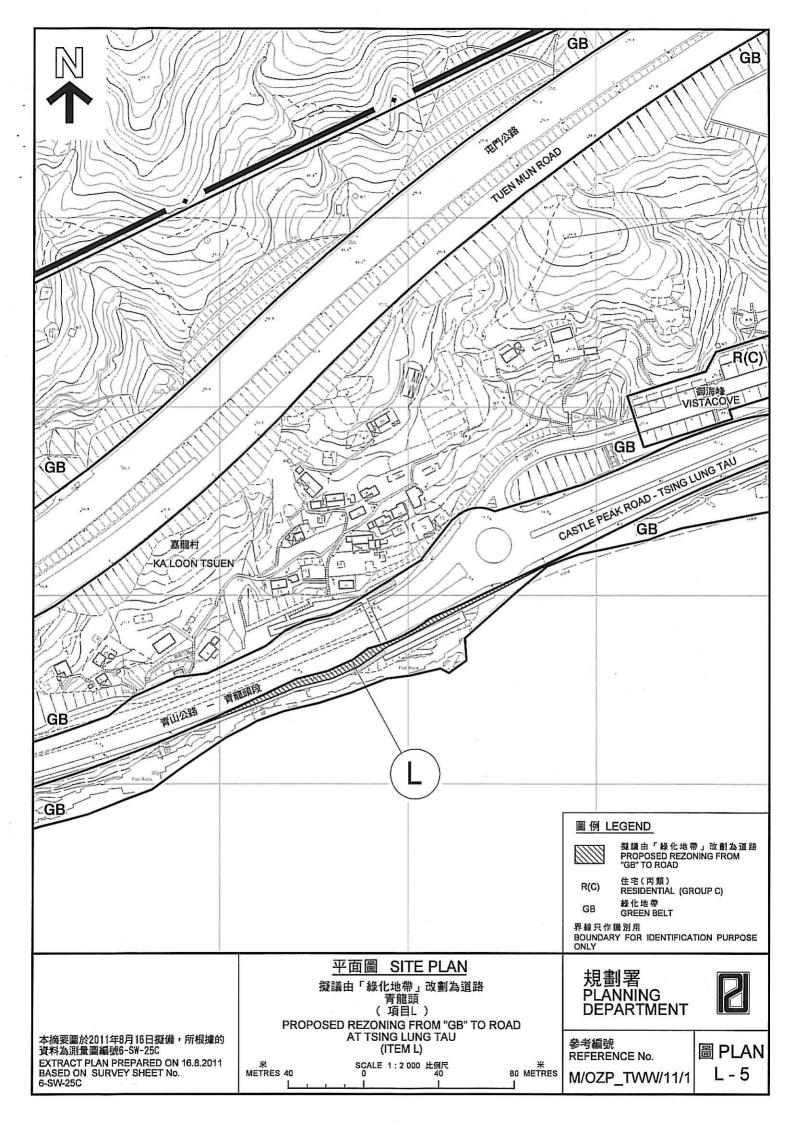
圖 PLAN K - 13

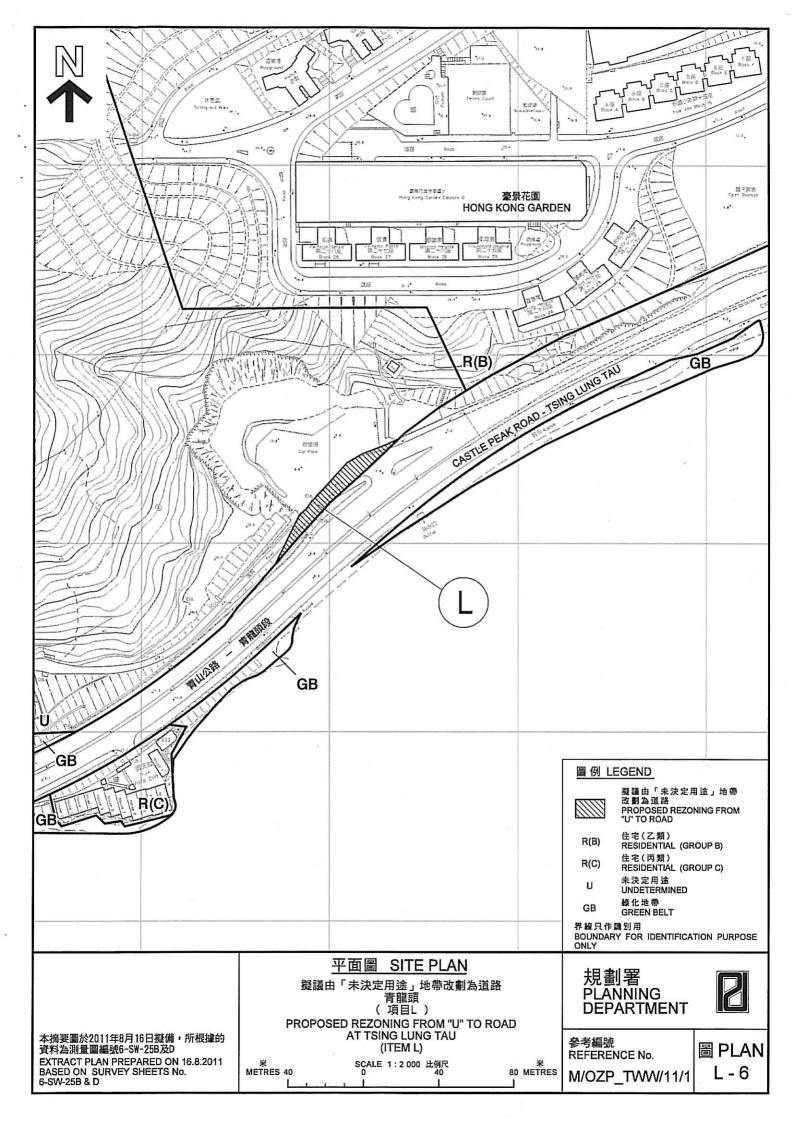


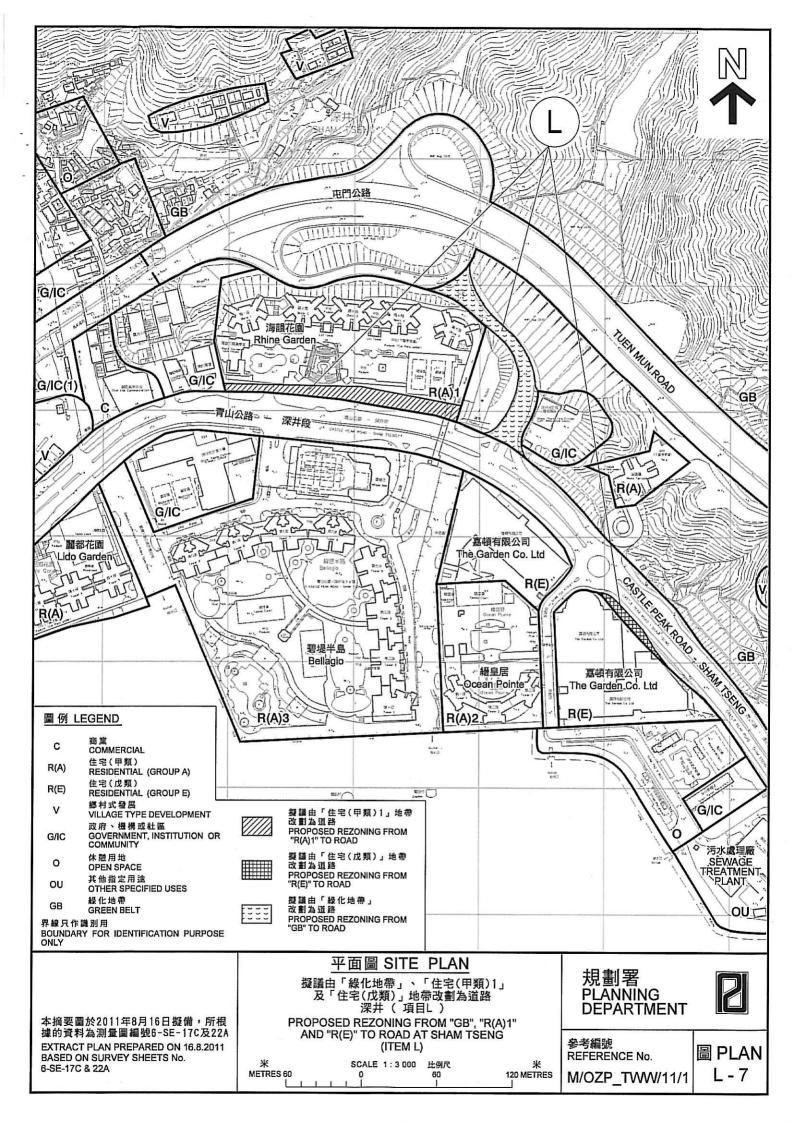


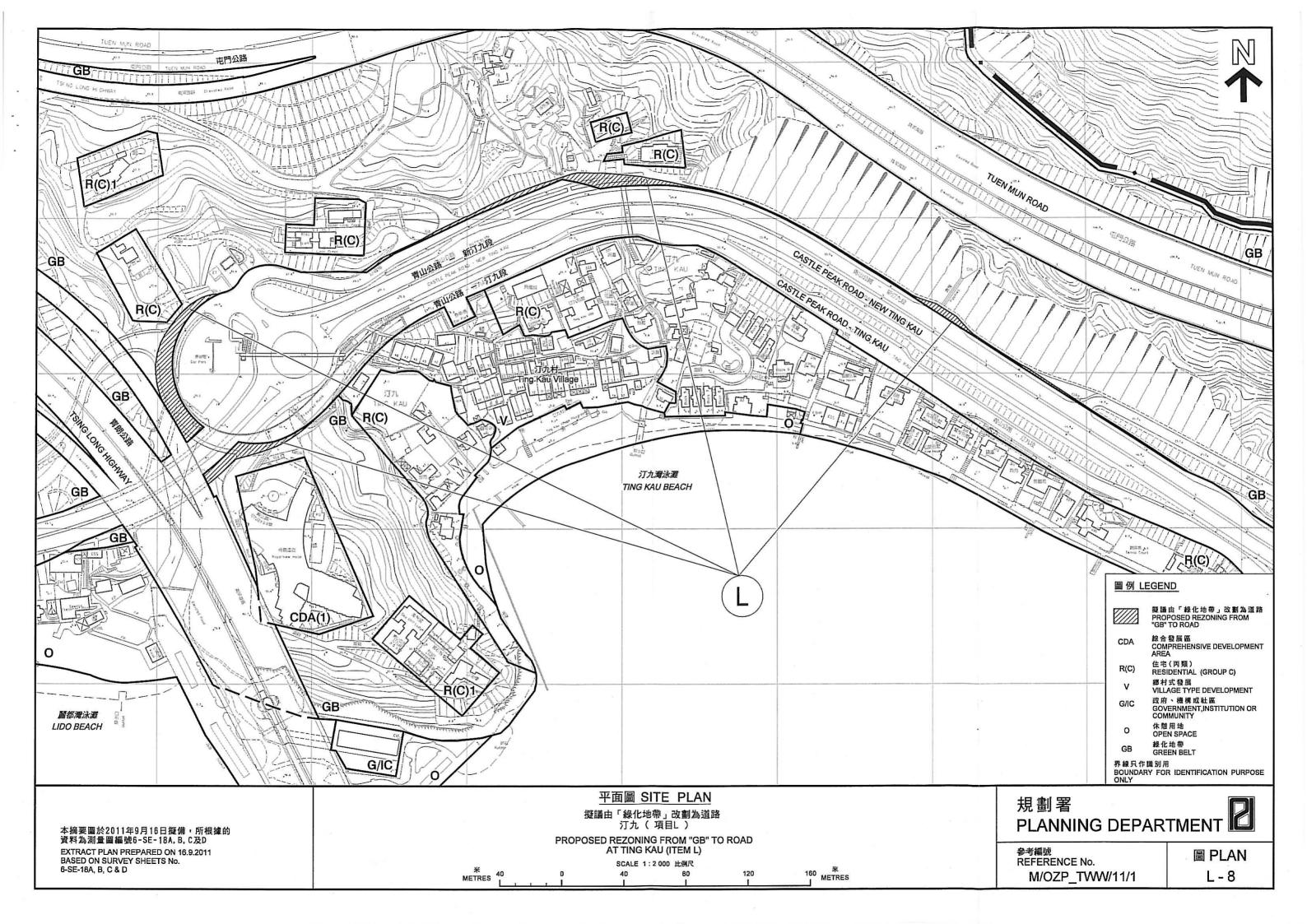


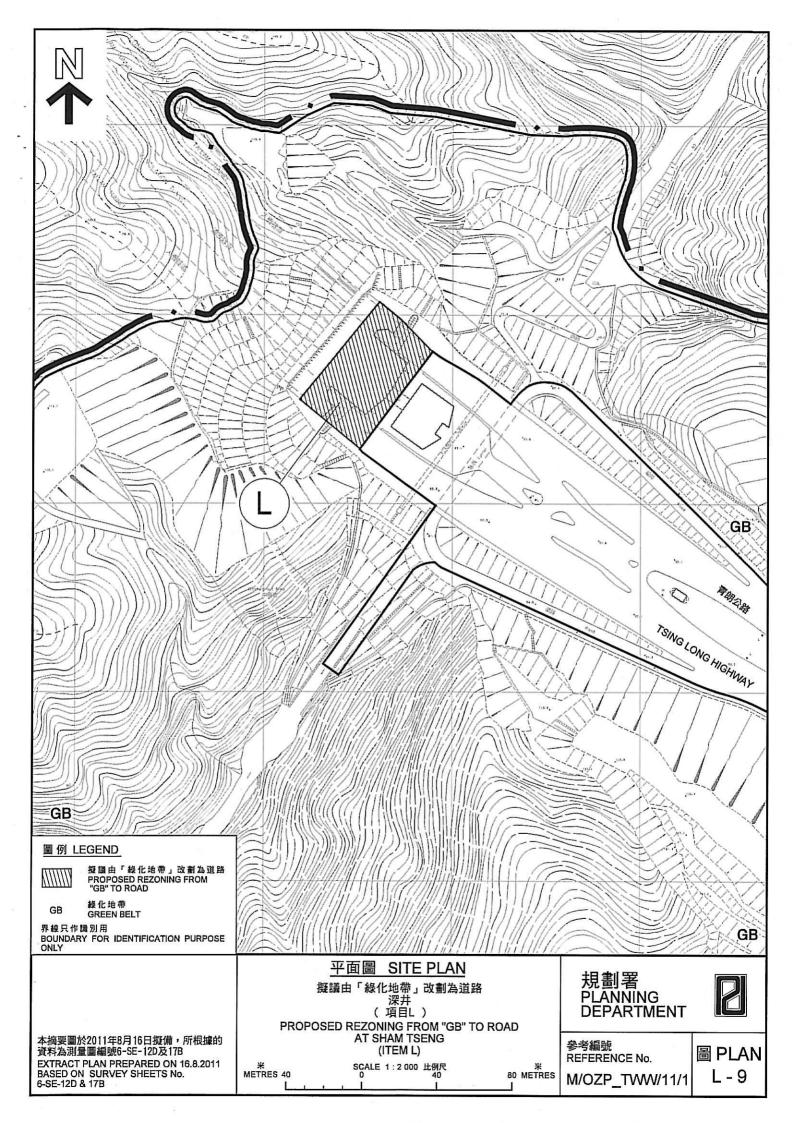


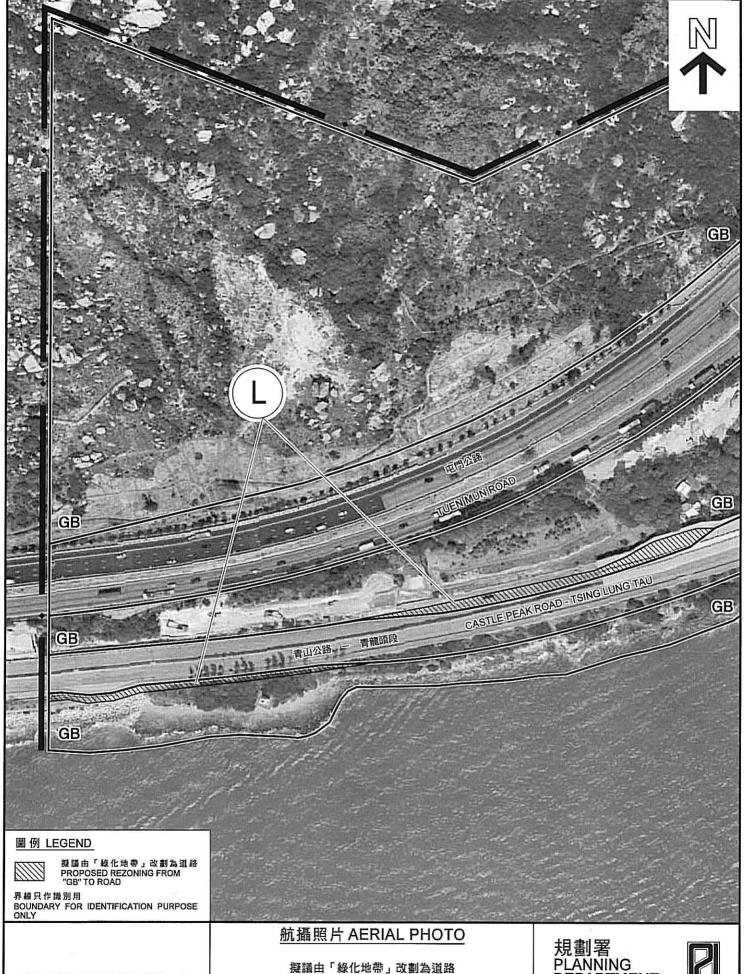












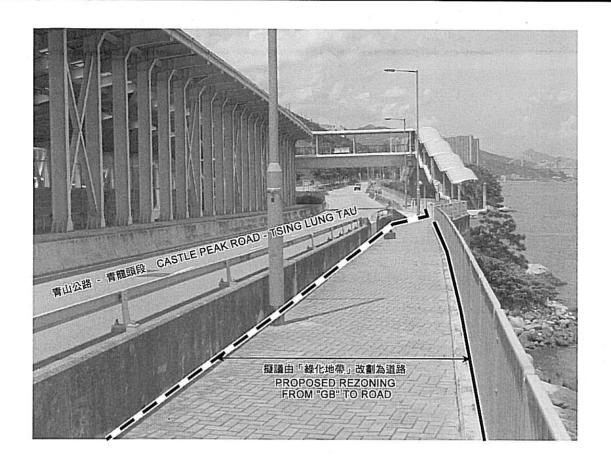
本摘要圖於2011年8月16日擬備,所根據的資料為地政總署於2010年10月 31日拍得的航攝照片編號CS29371 EXTRACT PLAN PREPARED ON 16.8.2011 BASED ON AERIAL PHOTO No. CS29371 TAKEN ON 31.10.2010 BY LANDS DEPARTMENT

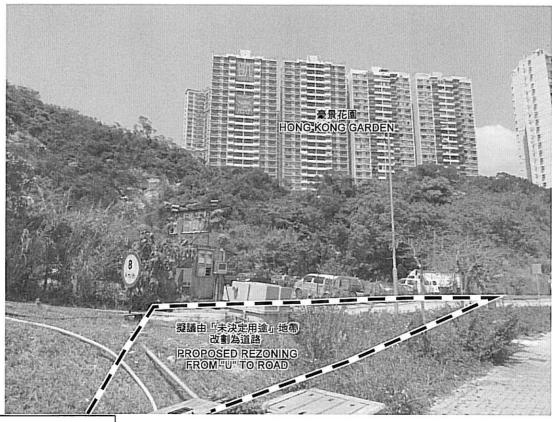
擬議由「綠化地帶」改劃為道路 青龍頭 (項目L) PROPOSED REZONING FROM "GB" TO ROAD AT TSING LUNG TAU (ITEM L)

規劃署 PLANNING DEPARTMENT



參考編號 REFERENCE No. M/OZP_TWW/11/1





界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2011年8月18日擬備,所根據的 資料為攝於2011年4月1日及7月8日的 實地照片 PLAN PREPARED ON 18.8.2011 BASED ON SITE PHOTOS TAKEN ON 1.4 & 8.7.2011

實地照片 SITE PHOTOS

擬議由「綠化地帶」及「未決定用途」地帶改劃為道路 青龍頭 (項目L)

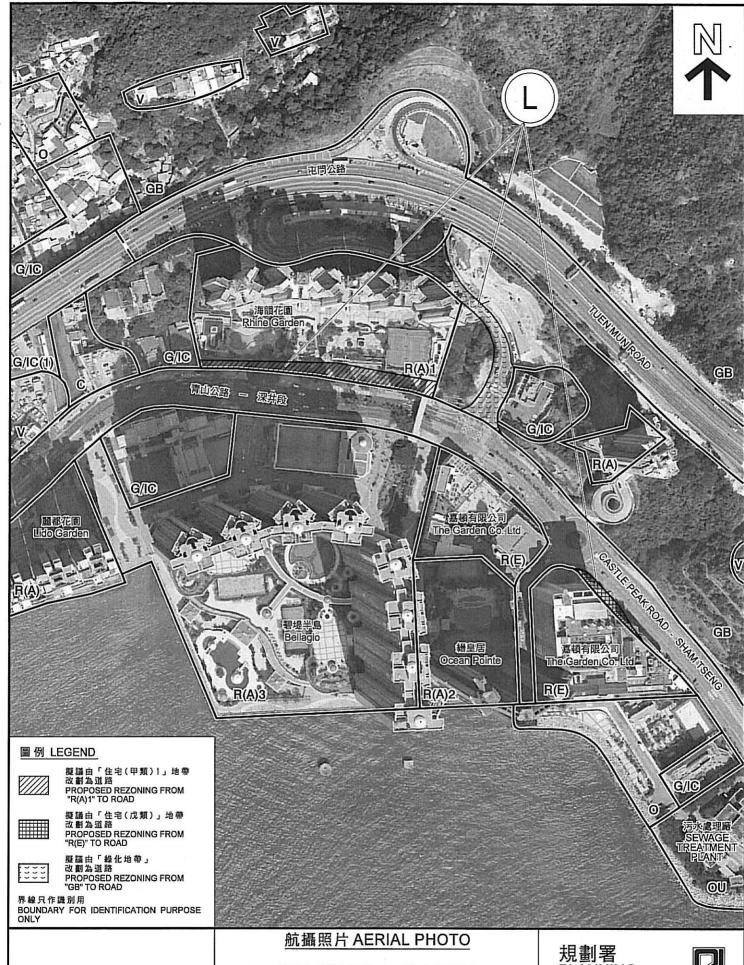
PROPOSED REZONING FROM "GB" AND "U" TO ROAD AT TSING LUNG TAU (ITEM L)

規劃署 PLANNING DEPARTMENT



參考編號 REFERENCE No.

圖 PLAN L - 11 M/OZP_TWW/11/1



本摘要圖於2011年8月16日擬備,所根據的資料為地政總署於2010年10月 31日拍得的航攝照片編號CS29176 EXTRACT PLAN PREPARED ON 16.8.2011 BASED ON AERIAL PHOTO No. CS29176 TAKEN ON 31.10.2010 BY LANDS DEPARTMENT 擬議由「綠化地帶」、「住宅(甲類)1」 及「住宅(戊類)」地帶改劃為道路 深井(項目L)

PROPOSED REZONING FROM "GB", "R(A)1" AND "R(E)" TO ROAD AT SHAM TSENG (ITEM L)

PLANNING DEPARTMENT



參考編號 REFERENCE No. M/OZP_TWW/11/1



本摘要圖於2011年8月16日擬備,所根據的資料為地政總署於2010年10月31日拍得的航攝照片編號CS29181 EXTRACT PLAN PREPARED ON 16.8.2011 BASED ON AERIAL PHOTO No. CS29181 TAKEN ON 31.10.2010 BY LANDS DEPARTMENT 擬議由「綠化地帶」改劃為道路 汀九 (項目L) PROPOSED REZONING FROM "GB" TO ROAD AT TING KAU (ITEM L)

參考編號 REFERENCE No. M/OZP_TWW/11/1



本摘要圜於2011年8月16日擬備,所根據的資料為地政總署於2010年10月31日拍得的航攝照片編號CS29101 EXTRACT PLAN PREPARED ON 16.8.2011 BASED ON AERIAL PHOTO No. CS29101 TAKEN ON 31.10.2010 BY LANDS

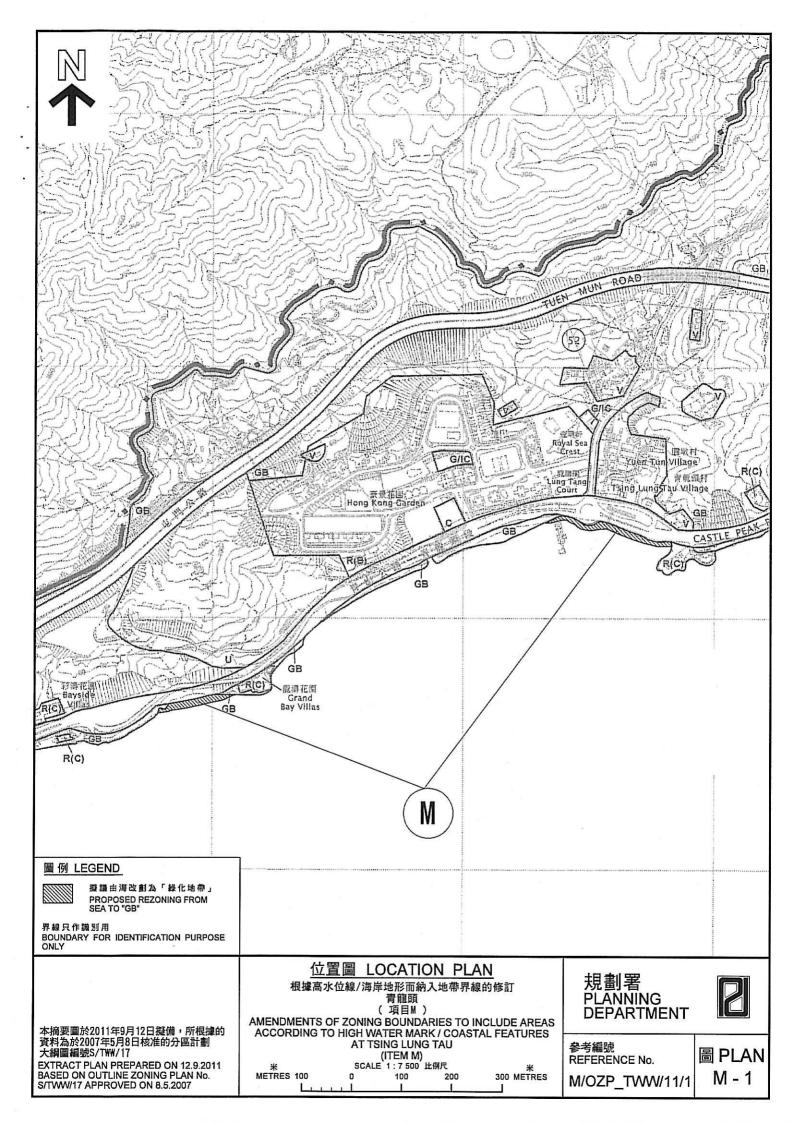
DEPARTMENT

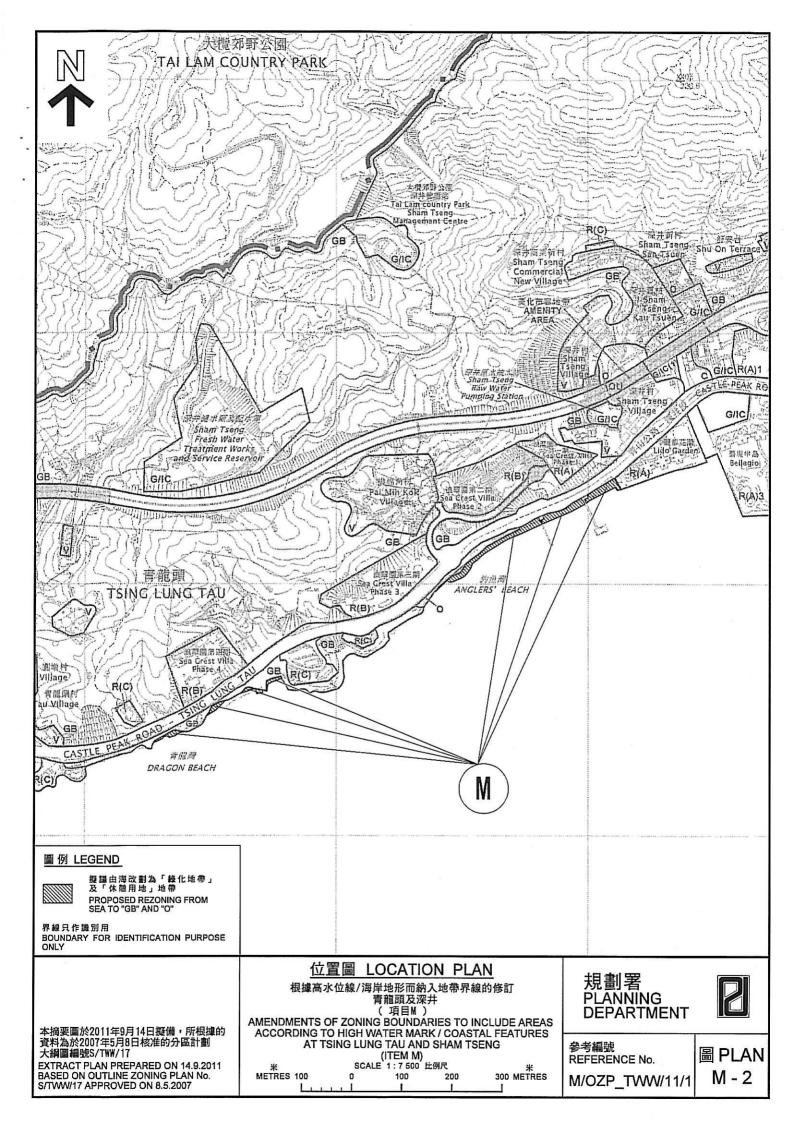
擬議由「綠化地帶」改劃為道路 深井 (項目L) PROPOSED REZONING FROM "GB" TO ROAD AT SHAM TSENG (ITEM L)

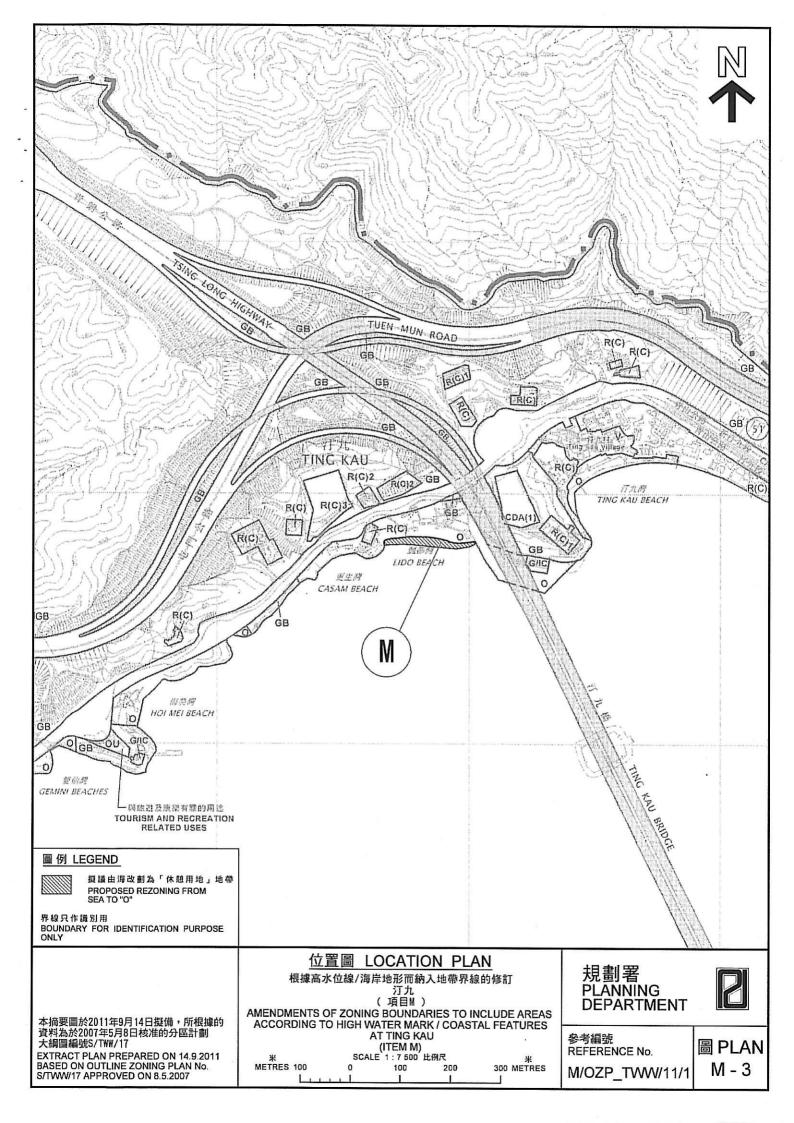
規劃署 PLANNING DEPARTMENT

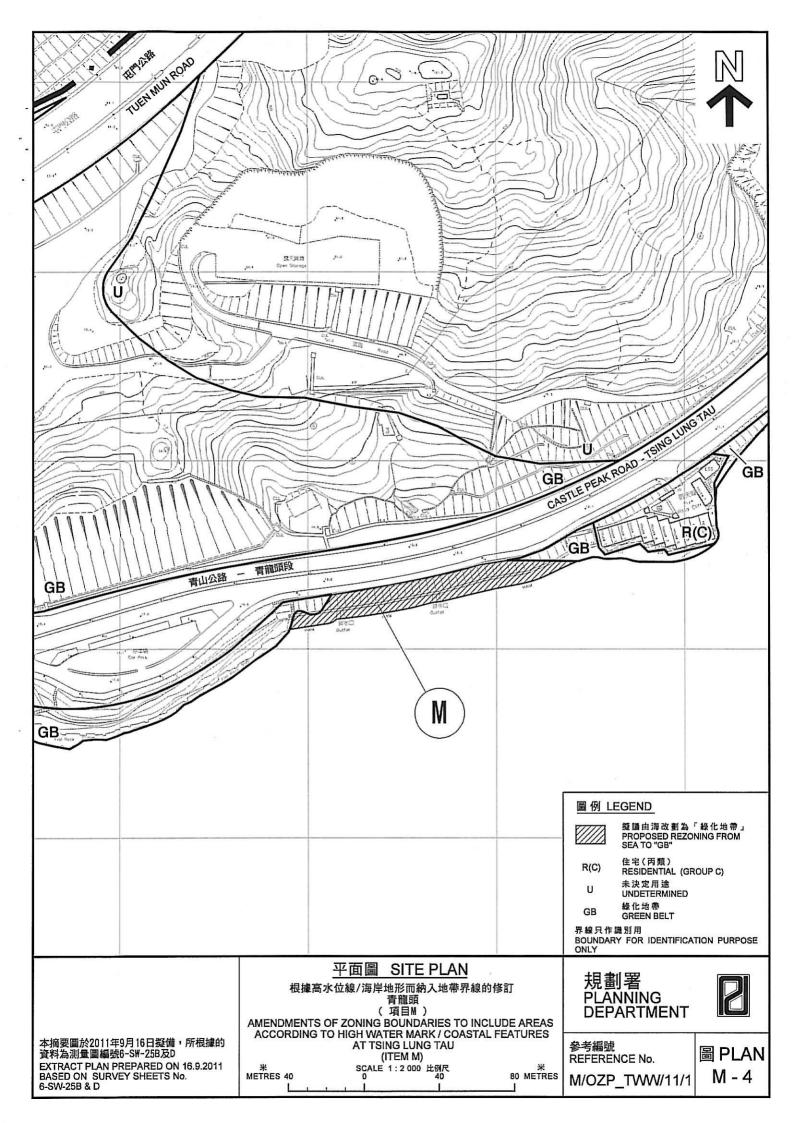


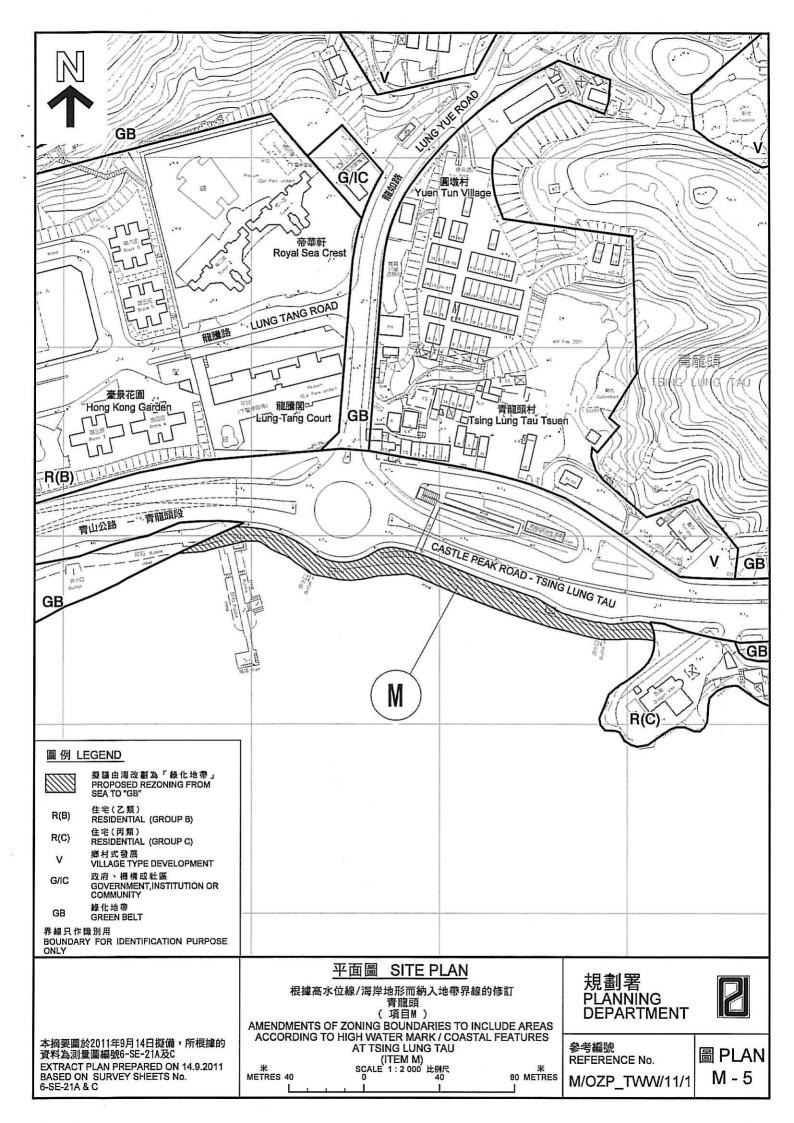
參考編號 REFERENCE No. M/OZP_TWW/11/1

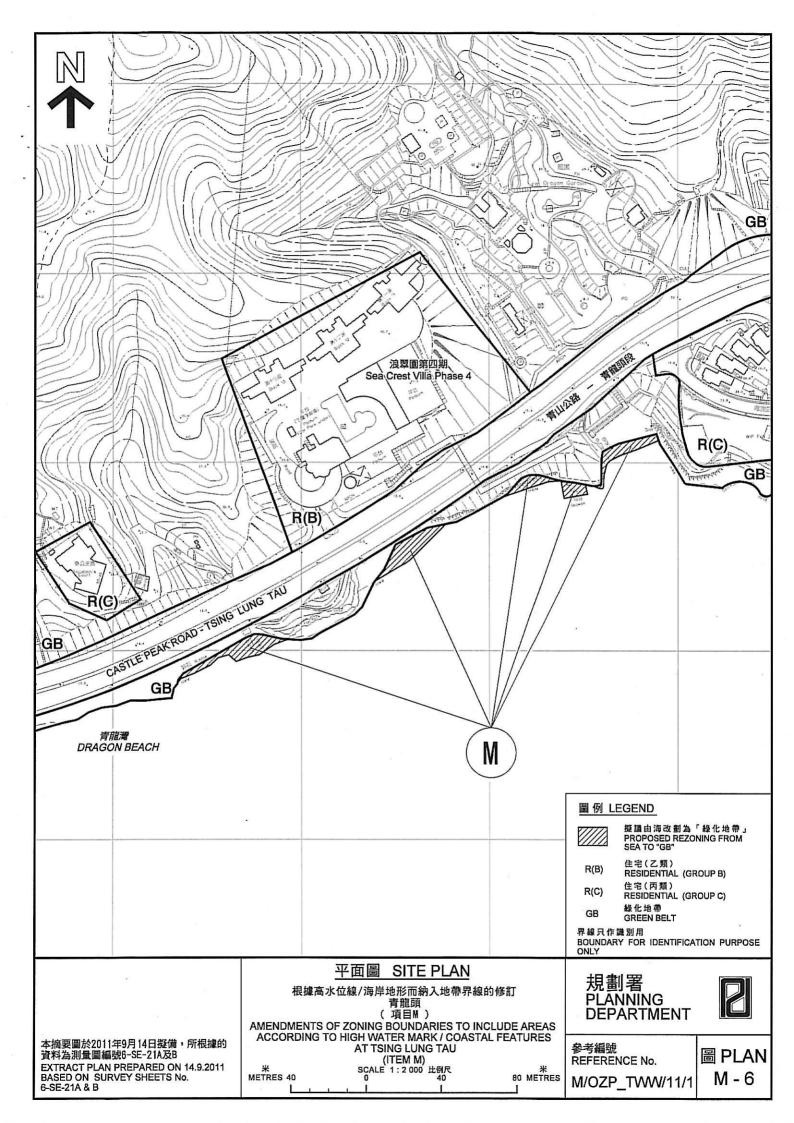


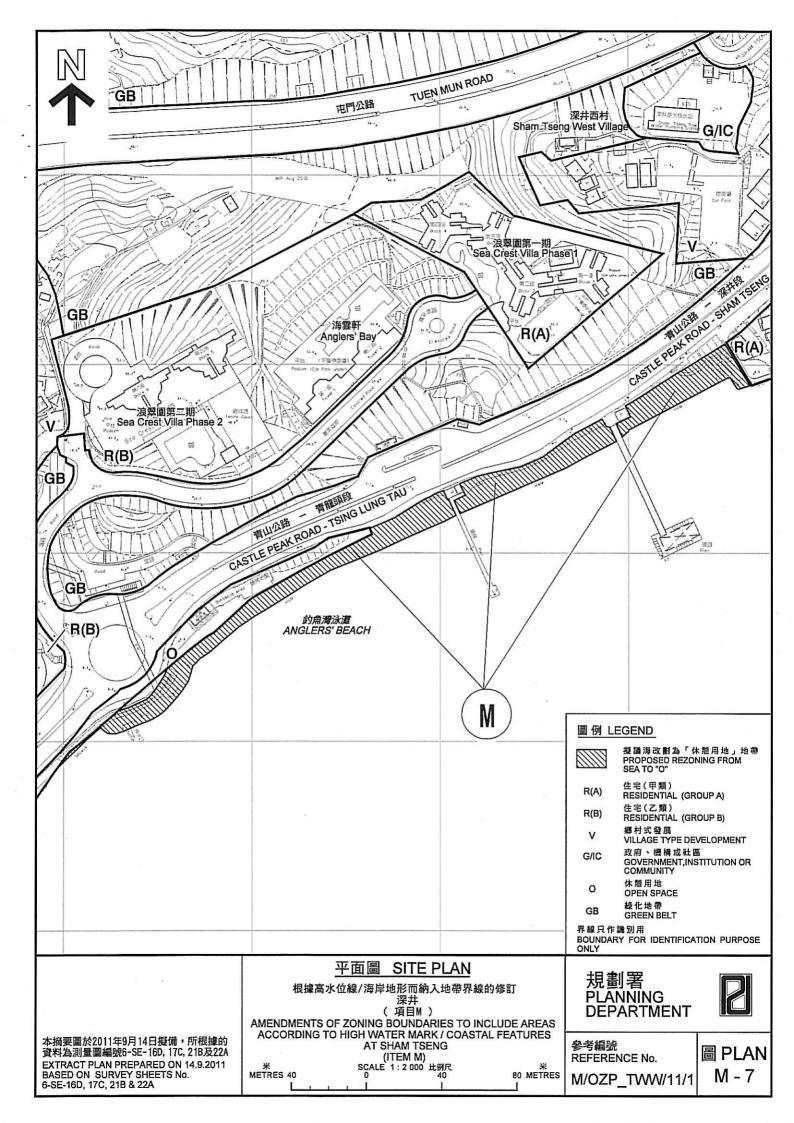


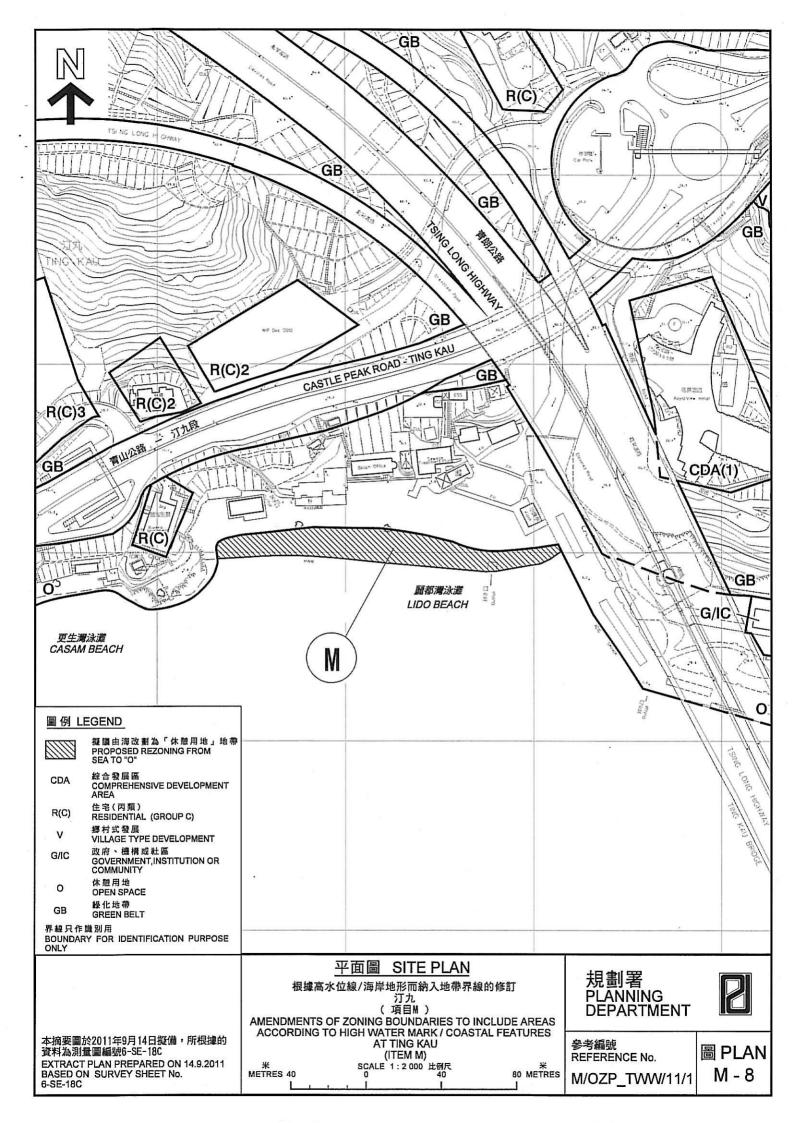


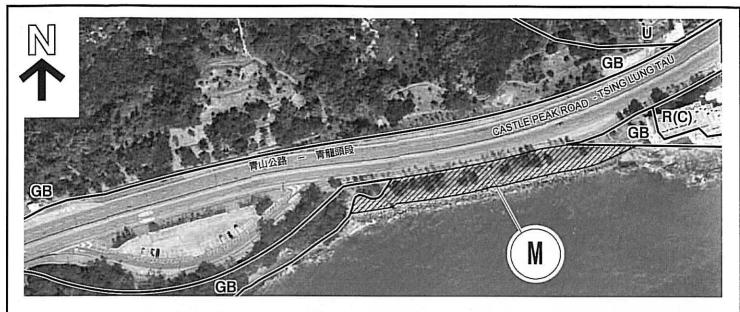


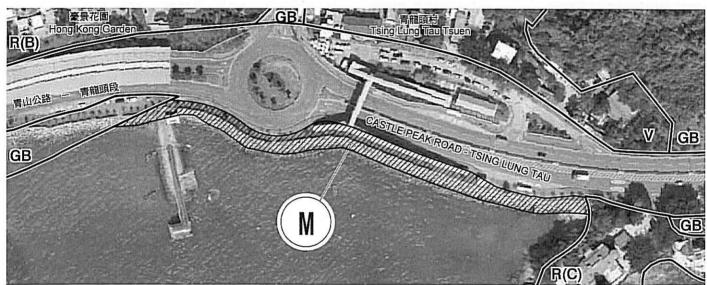














本摘要圖於2011年9月15日擬備,所根據的資料為地政總署於2010年10月31日拍得的航攝照片編號CS29339, CS29341及CS29371 EXTRACT PLAN PREPARED ON 15.9.2011 BASED ON AERIAL PHOTOS No. CS29339, CS29341 & CS29371 TAKEN ON 31.10.2010 BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTOS

根據高水位線/海岸地形而納入地帶界線的修訂 青龍頭 (項目M)

AMENDMENTS OF ZONING BOUNDARIES TO INCLUDE AREAS ACCORDING TO HIGH WATER MARK / COASTAL FEATURES AT TSING LUNG TAU (ITEM M)

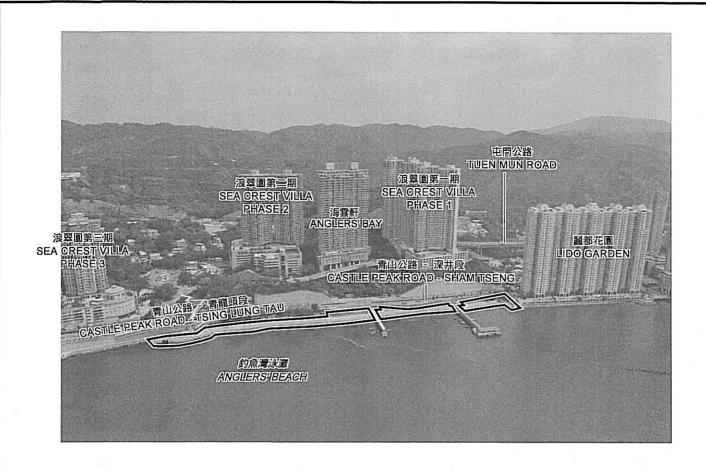
規劃署 PLANNING DEPARTMENT

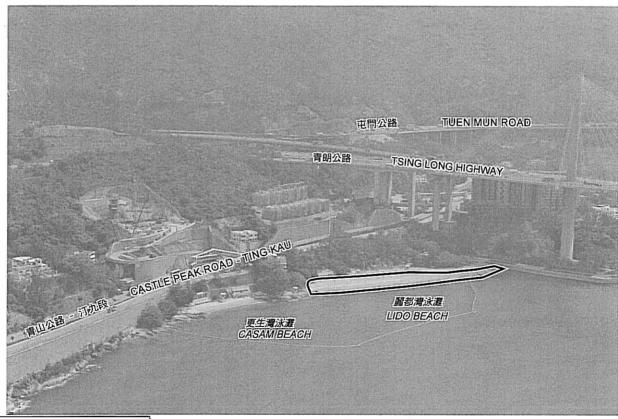


參考編號 REFERENCE No.

M/OZP_TWW/11/1 M - 9

圖 PLAN M - 9





界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

根據高水位線/海岸地形而納入地帶界線的修訂 深井及汀九 (項目M)

AMENDMENTS OF ZONING BOUNDARIES TO INCLUDE AREAS ACCORDING TO HIGH WATER MARK / COASTAL FEATURES AT TING KAU AND TING KAU (ITEM M) 規劃署 PLANNING DEPARTMENT

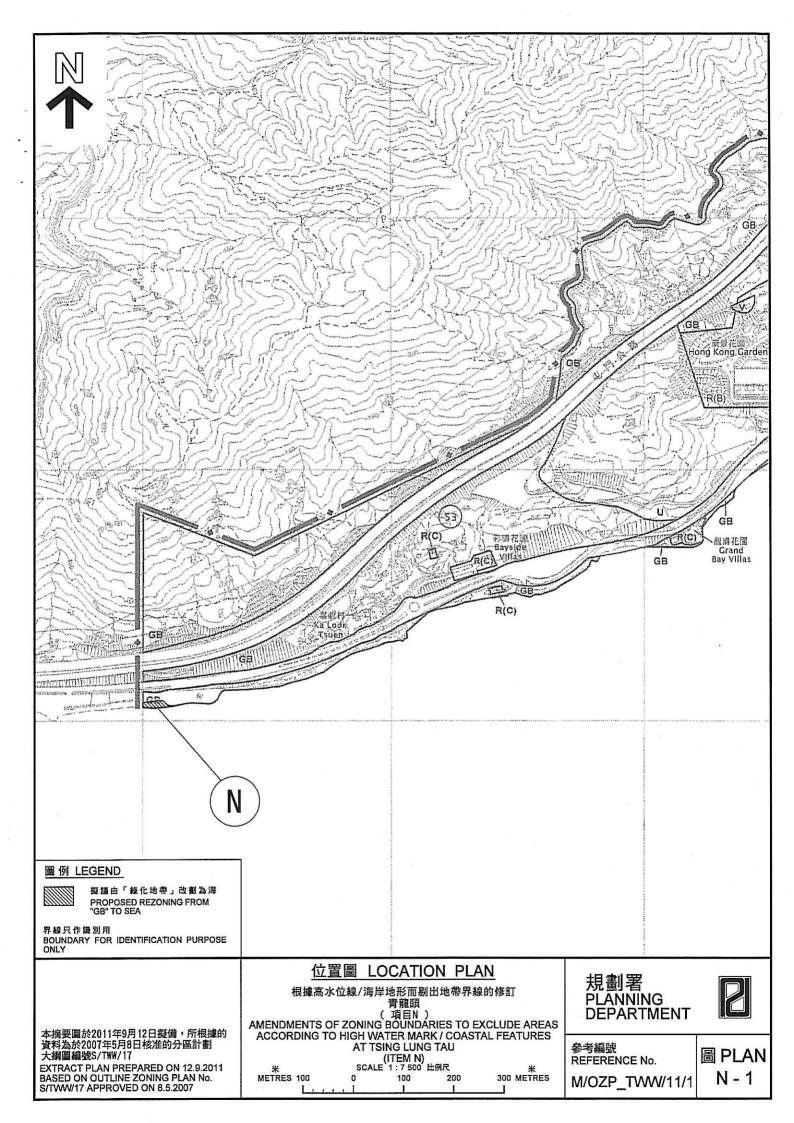


本圖於2011年9月15日擬備,所根據的 資料為攝於2011年5月30日的實地照片 PLAN PREPARED ON 15.9.2011 BASED ON SITE PHOTOS TAKEN ON 30.5.2011

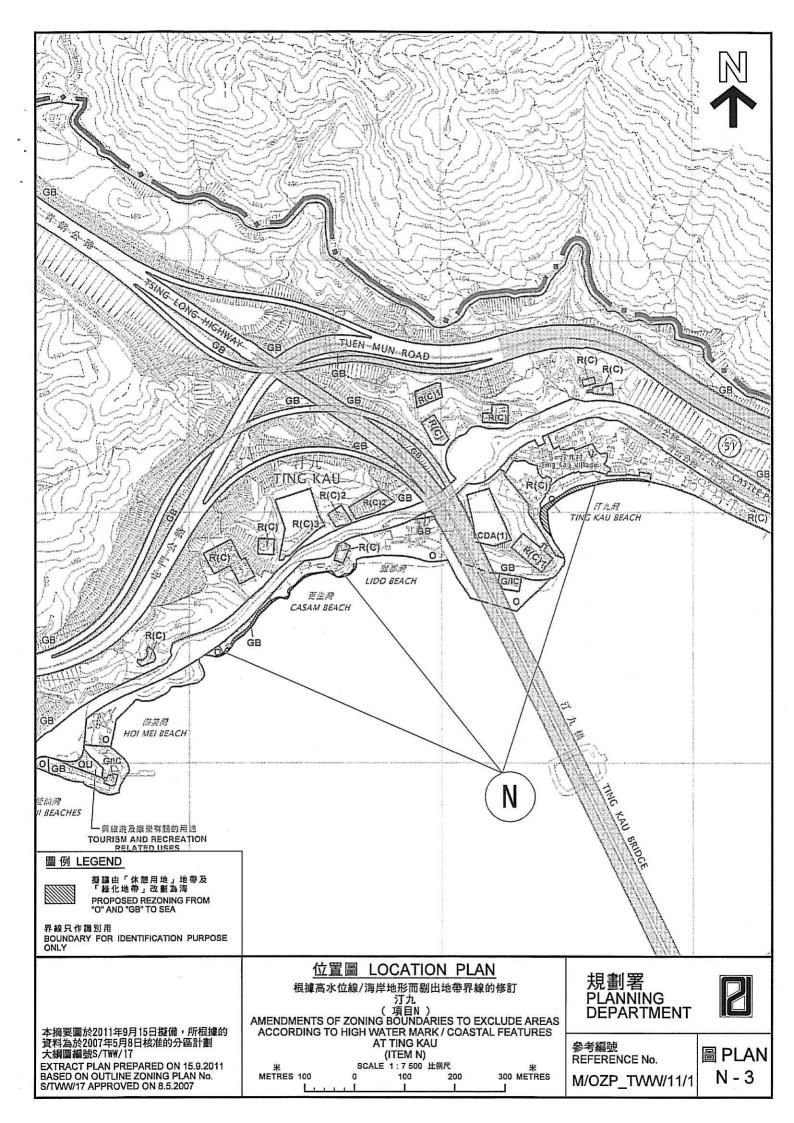
參考編號 REFERENCE No.

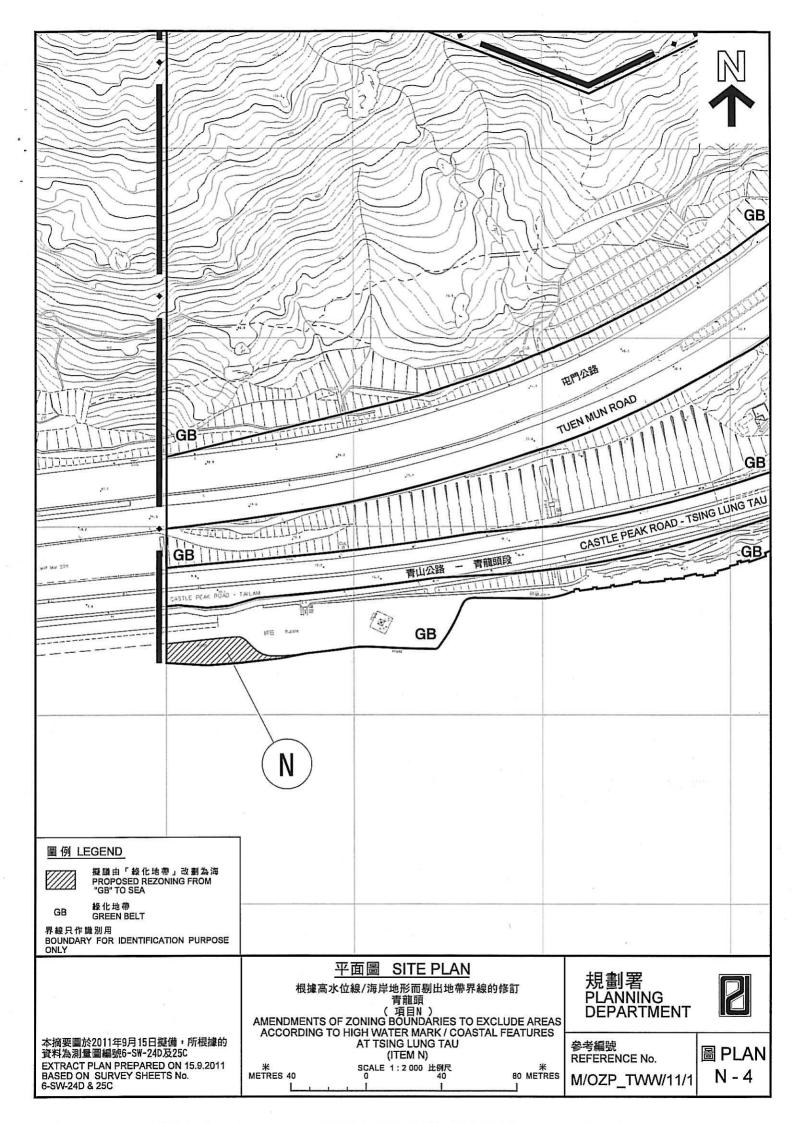
M/OZP_TWW/11/1

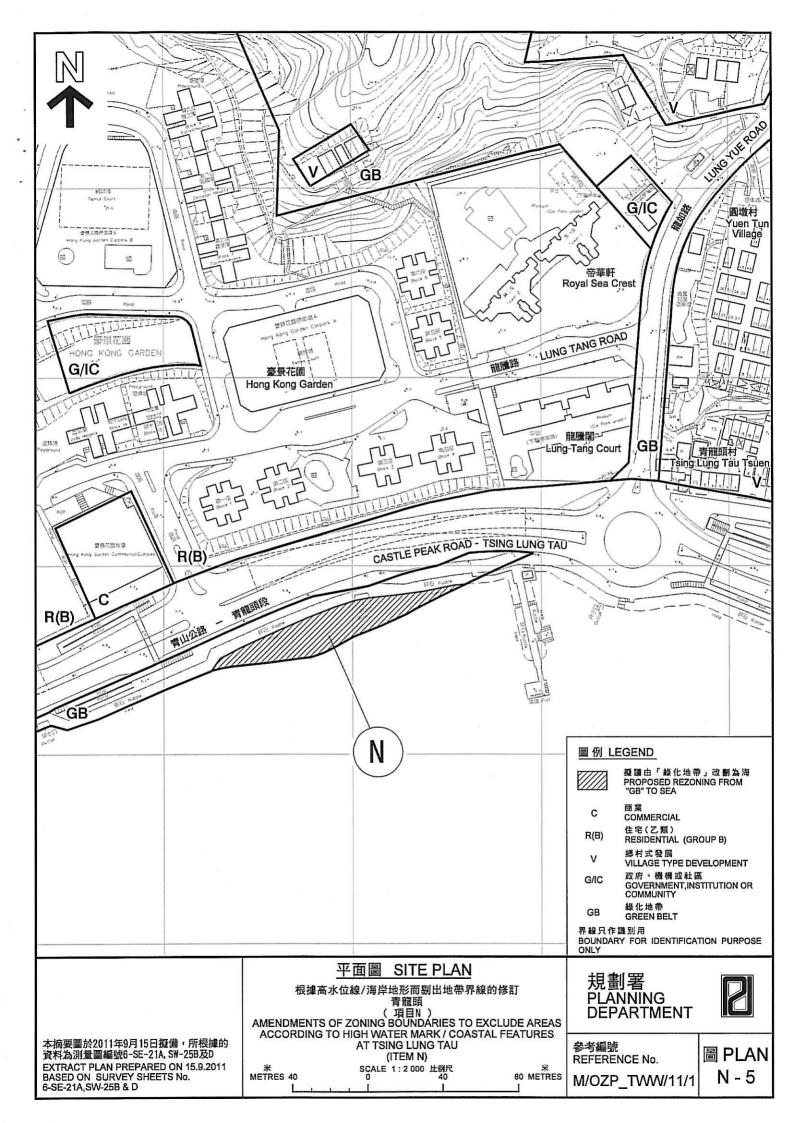
圖 PLAN M - 10

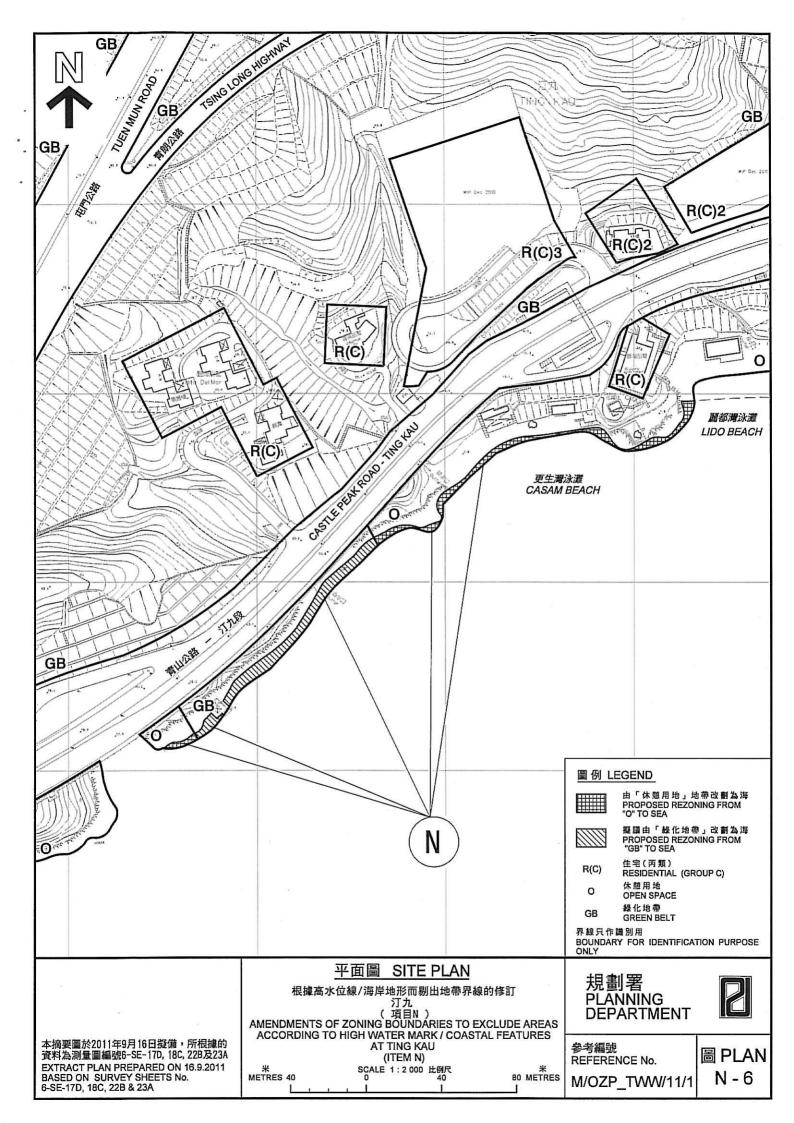


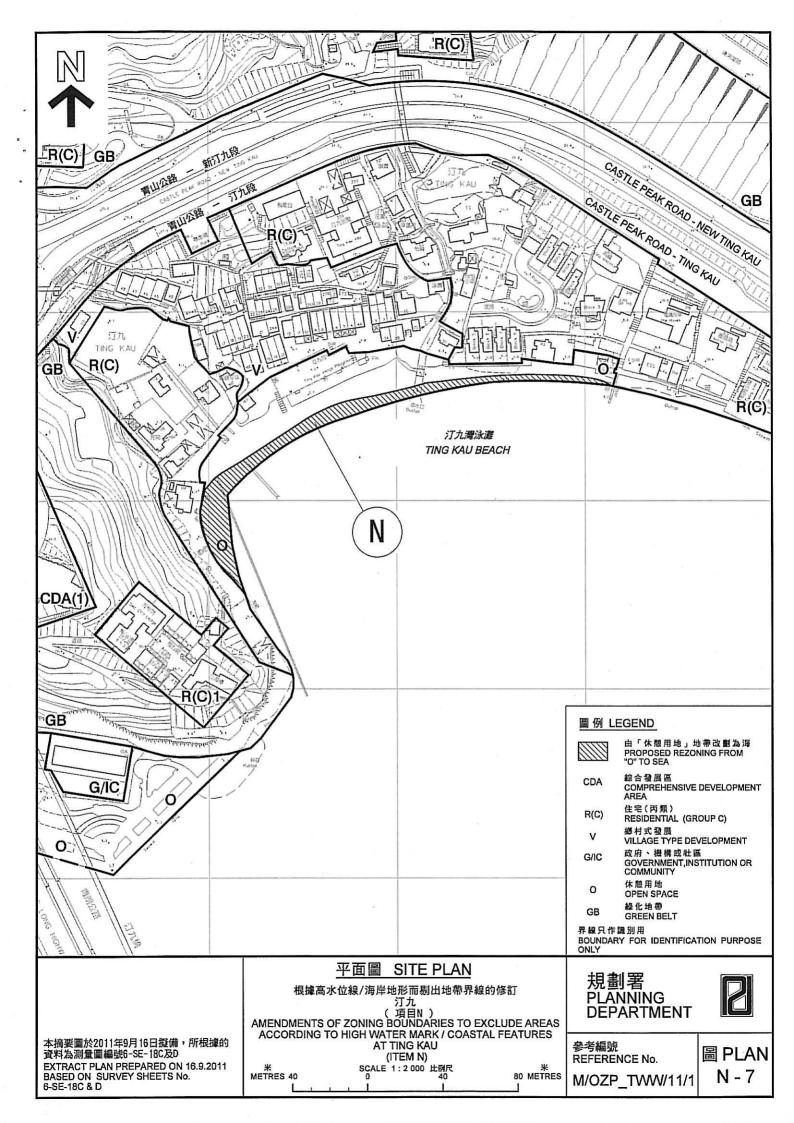


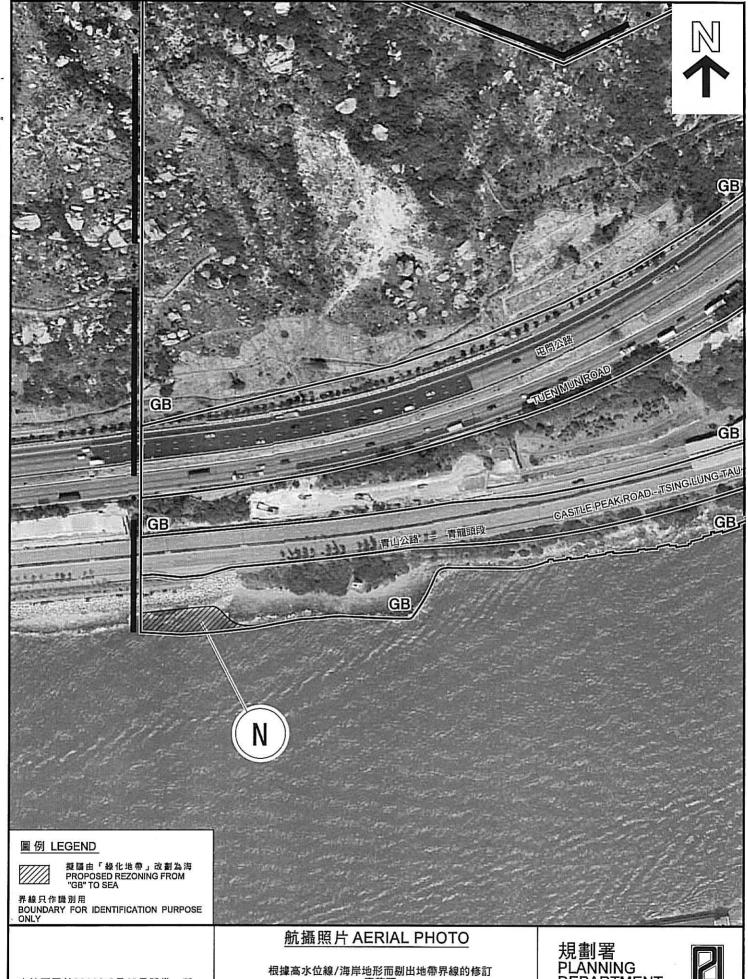












本摘要圓於2011年9月16日擬備,所根據的資料為地政總署於2010年10月31日拍得的航攝照片編號CS29371 EXTRACT PLAN PREPARED ON 16.9.2011 BASED ON AERIAL PHOTO No. CS29371 TAKEN ON 31.10.2010 BY LANDS DEPARTMENT

根據高水位線/海岸地形而剔出地帶界線的修訂 青龍頭 (項目N) AMENDMENTS OF ZONING BOUNDARIES TO EXCLUDE AREAS

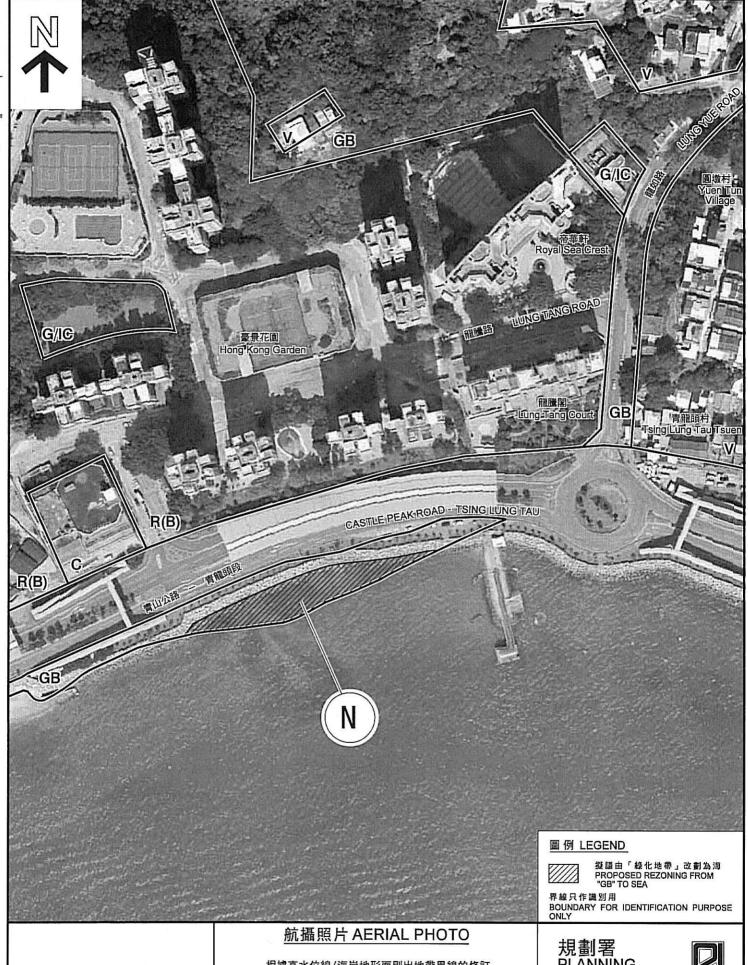
ACCORDING TO HIGH WATER MARK / COASTAL FEATURES AT TSING LUNG TAU (ITEM N)

DEPARTMENT



參考編號 REFERENCE No. M/OZP_TWW/11/1

圖 PLAN N - 8



本摘要圖於2011年9月16日擬備,所根據的資料為地政總署於2010年10月 31日拍得的航攝照片編號CS29341 EXTRACT PLAN PREPARED ON 16.9.2011 BASED ON AERIAL PHOTO No. CS29341 **TAKEN ON 31.10.2010 BY LANDS** DEPARTMENT

根據高水位線/海岸地形而剔出地帶界線的修訂

低燥高水位線/海岸地が旧刻田地帯弁線的修訂 青龍頭 (項目N) AMENDMENTS OF ZONING BOUNDARIES TO EXCLUDE AREAS ACCORDING TO HIGH WATER MARK / COASTAL FEATURES AT TSING LUNG TAU (ITEM N)

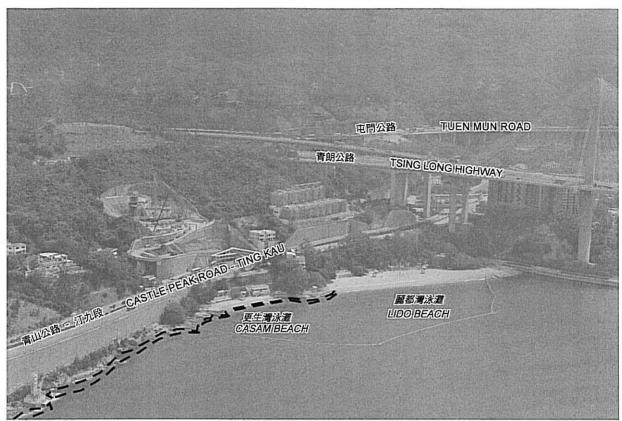
PLANNING DEPARTMENT



參考編號 REFERENCE No.

M/OZP_TWW/11/1





擬議由「休憩用地」地帶及「綠化地帶」改劃為海 PROPOSED REZONING FROM "O" AND "GB" TO SEA



界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

擬議由「休憩用地」地帶改劃為海 PROPOSED REZONING FROM "O" TO SEA

實地照片 SITE PHOTOS

AMENDMENTS OF ZONING BOUNDARIES TO EXCLUDE AREAS ACCORDING TO HIGH WATER MARK / COASTAL FEATURES AT TING KAU (ITEM N)

規劃署 PLANNING DEPARTMENT



本圖於2011年9月16日擬備,所根據的資料為攝於2011年5月30日的實地照片 PLAN PREPARED ON 16.9.2011 BASED ON SITE PHOTOS TAKEN ON 30.5.2011

參考編號 REFERENCE No. M/OZP_TWW/11/1

圖 PLAN N - 10