

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

MPC Paper No. 16/14

**For Consideration by
the Metro Planning Committee on 17.10.2014**

**PROPOSED AMENDMENTS TO THE
APPROVED SHAU KEI WAN OUTLINE ZONING PLAN NO. S/H9/16**

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1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Shau Kei Wan Outline Zoning Plan (OZP) No. S/H9/16 as shown on the draft OZP No. S/H9/16A (**Attachment II(A)**) and its Notes (**Attachment II(B)**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Attachment II(C)**) is an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP, and is suitable for exhibition together with the OZP and its Notes.

2. Status of the Current OZP

On 8.12.2009, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Shau Kei Wan OZP No. S/H9/15. Upon approval, it was renumbered as S/H9/16 (**Attachment I**) and was exhibited for public inspection under section 9(5) of the Ordinance on 18.12.2009. On 16.9.2014, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.

3. Proposed Amendments to the OZP

- 3.1 The proposed amendments are mainly related to the rezoning of a site at 3 A Kung Ngam Village Road, Shau Kei Wan with an area of about 1,240m² (the subject site) from "Other Specified Use" annotated "Business" ("OU(B)") to "OU(B)1" (**Amendment Item A on Attachment II(A)**). Opportunity has also been taken to update the Notes and ES of the OZP to reflect the latest planning circumstances.

Background

- 3.2 The subject site is located within the A Kung Ngam Industrial Area (AKNIA) at the eastern part of Shau Kei Wan. All industrial sites within the AKNIA, including the subject site, were rezoned from "Industrial" to "OU(B)" on the draft Shau Kei Wan OZP No. S/H9/11 gazetted on 8.2.2002 (**Plans 1 and 2**).

- 3.3 The site was previously occupied by an 8-storey industrial building and is now vacant. It is surrounded by a mix of commercial and industrial buildings, government, institution or community (GIC) uses and open spaces. The two “Open Space” zones abutting the eastern and western boundaries of the subject site are currently occupied by temporary public toilet and refuse collection point, and a temple respectively (**Plans 2 and 3**).
- 3.4 On 23.5.2014, the Metro Planning Committee (the Committee) of the Board considered a s.12A application (No. Y/H9/3) submitted by the Hong Kong Sanatorium & Hospital (HKSH). The application sought permission to rezone the subject site from “OU(B)” to “Government, Institution or Community” (“G/IC”) to facilitate the development of HKSH Eastern District Advanced Medical Centre (AMC), which is a hospital focusing on cancer treatment and radiotherapy. The proposed AMC would be a 23-storey building (including 4 levels of basement) with a plot ratio (PR) of not more than 12 and a building height (BH) of not more than 80mPD at main roof. It would provide a maximum of 100 hospital beds and facilities/services including 24-hour outpatient services, ambulatory care, primary care, cancer care, diagnostic radiology, specialty and oncology clinics, chemotherapy, multi-modality radiation therapy, proton therapy, surgical operating theatres, a pharmacy, a laboratory and other essential clinical support services. Ancillary facilities would include a multi-purpose patient resource room, canteen and communal landscaped areas. The schematic drawings and photomontages for the proposed AMC are at **Drawings 1 to 7**.
- 3.5 Members’ views on the application are summarized as follows:
- 3.5.1 Members were in general in support of the development of a specialised hospital at the subject site as proposed by HKSH. Nevertheless, there was a lengthy discussion on the appropriate zoning for the site and whether ‘Hospital’ use should be put under Column 1 or Column 2;
- Appropriate Zoning*
- 3.5.2 As the subject site was surrounded by existing industrial buildings in the area, it was not considered appropriate to plan a general hospital thereon and the site might not be suitable for some types of GIC uses that were generally permitted under “G/IC” zoning. Therefore, a “G/IC” zoning for the subject site might not be appropriate, whereas an “OU(B)1” zoning could allow land use flexibility in case the proposed specialised hospital scheme was not pursued by the applicant; and
- Column 1 or Column 2 Use*
- 3.5.3 As regards whether ‘Hospital’ use should be a Column 1 or Column 2 use, if it was a Column 1 use, the applicant might develop any types of hospital at the site, such as a general hospital, which may not be appropriate considering the adjoining industrial buildings and could have impacts different from the one proposed in the s.12A application. Putting ‘Hospital’ use under Column 2 to require a s.16 application could ensure that a compatible and technically acceptable hospital scheme would be developed.

- 3.6 After deliberation, the Committee decided to partially agree to the application by rezoning the subject site from “OU(B)” to “OU(B)1” with ‘Hospital’ as a Column 2 use so as to facilitate HKSH’s proposal and at the same time, to ensure appropriate control could be imposed through the planning application mechanism to facilitate better planning control of the proposed development.

Proposed Zoning and Notes for the Site

- 3.7 To take forward the Committee’s decision, it is proposed to rezone the site from “OU(B)” to “OU(B)1”, with incorporation of ‘Hospital’ as a Column 2 use, i.e. ***‘Hospital (for “OU(B)1” only)’*** for the Notes of the “OU(B)” zone. The current development restrictions for the “OU(B)” zone (i.e. maximum non-domestic PR of 12 and a maximum BH of 80mPD) are applied to the “OU(B)1” zone. It is also proposed to specify in the ES of the OZP that for better planning control, any hospital development on the subject site requires permission from the Board under section 16 of the Ordinance.

4. Proposed Amendments to Matters shown on the Plan

The proposed amendments as shown on the draft Shau Kei Wan OZP No. S/H9/16A (**Attachment II(A)**) are as follow:

Amendment Item A (about 1,240m²) (Plans 1 and 2)

Rezoning of the subject site at A Kung Ngam Village Road from “OU(B)” to “OU(B)1” with the stipulation of a building height restriction of 80mPD in accordance with paragraph 3.7 above.

5. Proposed Amendments to the Notes of the OZP

- 5.1 Amendments to the Notes of the OZP (**Attachment II(B)**) are proposed as follows:
- (a) The Notes for “OU(B)” zone have been revised to take into account the proposed amendments as mentioned in paragraph 3.7 above;
 - (b) Amendments to the exemption clause on maximum PR in the remarks for “Comprehensive Development Area” and “Residential (Group A)” zones and on maximum GFA for “Other Specified Uses” annotated “Residential cum Commercial and Community Facilities” zone to clarify that exemption of caretaker’s quarters and recreational facilities are only applicable to those facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building; and
 - (c) Textual amendments to change “storeys” to “storey(s)” in the remarks for “Government, Institution or Community” zone.
- 5.2 The proposed amendments to the Notes of the OZP (with additions in ***bold and italics*** and deletions in ~~‘crossed-out’~~) are at **Attachment II(B)** for Members’ consideration.

6. Revision to the ES of the OZP (Attachment II(C))

The ES of the OZP has been 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 various land use zones to reflect the latest status and planning circumstances of the OZP. The proposed amendments to the ES of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Attachment II(C)** for Members’ consideration.

7. Plan Number

Upon exhibition for public inspection, the OZP will be renumbered as S/H9/17.

8. Consultation

Departmental Circulation

8.1 The proposed amendments have been circulated to the relevant Government bureau/departments. The following concerned departments have no objection to or no comment on the proposed amendments:

- (a) District Lands Officer/Hong Kong East, Lands Department;
- (b) Chief Building Surveyor/Hong Kong East & Heritage, Buildings Department;
- (c) Chief Architect/Central Management Division 2, Architectural Services Department;
- (d) Commissioner for Transport;
- (e) Director of Fire Services;
- (f) Director of Environmental Protection;
- (g) Head of Geotechnical Engineering Office, Civil Engineering and Development Department;
- (h) Chief Highway Engineer/Hong Kong, Highways Department;
- (i) Chief Engineer/Hong Kong & Islands, Drainage Services Department;
- (j) Chief Engineer/Development(2), Water Supplies Department;
- (k) Director of Electrical and Mechanical Services;
- (l) Commissioner of Police;
- (m) District Officer (Eastern), Home Affairs Department; and
- (n) Chief Town Planner/Urban Design & Landscape Section, Planning Department.

8.2 For the proposed specialised hospital development, i.e. HKSH Eastern District AMC, Secretary of Food and Health tendered his in-principle policy support. Director of Health stated that while he was not in a position to comment on the zoning of a land purchased by market price, Department of Health (DH) would regulate private hospitals via registration in accordance with the Hospitals, Nursing Homes and Maternity Homes Registration Ordinance (Cap. 165), under which DH would register private hospitals subject to conditions relating to accommodation, staffing and equipment, and re-registration is required on annual basis.

Public Consultation

- 8.3 Before submission of the s.12A application, HKSH has consulted Eastern District Council (EDC)'s Community Building and Services Committee and Planning, Works and Housing Committee at their joint meeting on 10.10.2013. While generally supporting the proposed AMC as it, with the provision of 24-hour outpatient service and advanced medical services, will ease the pressure on the medical services of Pamela Youde Nethersole Eastern Hospital, EDC Members raised concerns on radiological impact, traffic impact, clinical waste and affordable pricing. They enquired about the standards of radiological safety, locations of the minibus stops and taxi stand and measures to revitalize the area. EDC members also suggested HKSH to reduce the service charges and strengthen the training of medical staff.
- 8.4 The EDC will be consulted on the amendments to the OZP prior to or during the exhibition period of the draft Shau Kei Wan OZP No. S/H9/16A (to be renumbered to S/H9/17 upon exhibition) depending on the meeting schedule.

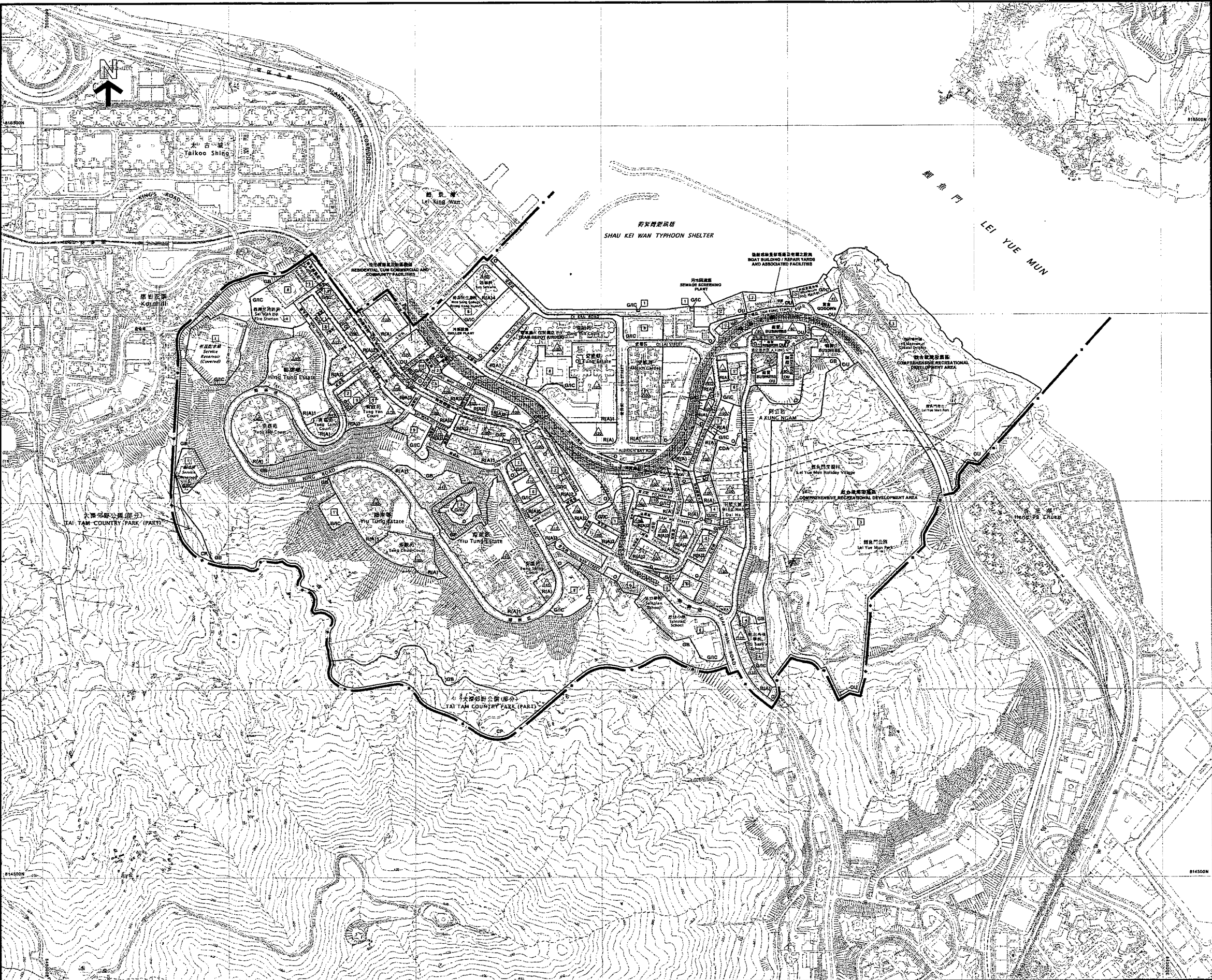
9. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved Shau Kei Wan OZP No. S/H9/16 and that the Amendment Plan No. S/H9/16A at **Attachment II(A)** (to be renumbered to S/H9/17 upon exhibition) and its Notes at **Attachment II(B)** are suitable for exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment II(C)** for the draft Shau Kei Wan OZP No. S/H9/16A as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP and the revised ES will be published together with the OZP.

10. Attachments

Attachment I	Approved Shau Kei Wan OZP No. S/H9/16 (reduced to A3 size)
Attachment II(A)	Draft Shau Kei Wan OZP No. S/H9/16A
Attachment II(B)	Revised Notes of Draft Shau Kei Wan OZP No. S/H9/16A
Attachment II(C)	Revised ES of Draft Shau Kei Wan OZP No. S/H9/16A
Drawings 1 to 7	Schematic Drawings and Photomontages submitted by the Applicant of s.12A application No. Y/H9/3
Plan 1	Location Plan
Plan 2	Site Plan
Plan 3	Site Photo



圖例
NOTATION

ZONES		地帶
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
COUNTRY PARK	CP	郊野公園
COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)	STATION	鐵路及車站 (地下)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	100	最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	8	最高建築物高度 (樓層數目)
NON-BUILDING AREA	NBA	非建築用地

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	%	
COMPREHENSIVE DEVELOPMENT AREA	3.53	1.75	綜合發展區
RESIDENTIAL (GROUP A)	42.55	21.13	住宅 (甲類)
GOVERNMENT, INSTITUTION OR COMMUNITY	16.23	8.06	政府、機構或社區
OPEN SPACE	11.28	5.60	休憩用地
OTHER SPECIFIED USES	44.62	22.30	其他指定用途
GREEN BELT	46.71	23.19	綠化地帶
COUNTRY PARK	5.88	2.92	郊野公園
MAJOR ROAD ETC.	30.30	15.05	主要道路等
TOTAL PLANNING SCHEME AREA	201.40	100.00	規劃範圍總面積

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

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

Ms Manda CHAN 陳詠嫻女士
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

香港城市規劃委員會依據城市規劃條例擬備的筲箕灣 (港島規劃區第9區) 分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
HONG KONG PLANNING AREA No. 9 - SHAU KEI WAN - OUTLINE ZONING PLAN

SCALE 1:5000 比例尺
1 METRE 100 0 200 400 600 800 METRES 米

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

圖則編號
PLAN No. S/H9/16

圖例
NOTATION

ZONES		地帶
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	RIA	住宅 (甲類)
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
COUNTRY PARK	CP	郊野公園

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

MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)		最高建築物高度 (樓層數目)
NON-BUILDING AREA		非建築用地

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
COMPREHENSIVE DEVELOPMENT AREA	3.53	1.75	綜合發展區
RESIDENTIAL (GROUP A)	42.55	21.13	住宅 (甲類)
GOVERNMENT, INSTITUTION OR COMMUNITY	16.23	8.06	政府、機構或社區
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TOTAL PLANNING SCHEME AREA	201.40	100.00	規劃範圍總面積

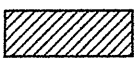
夾附的《註釋》屬這份圖則的一部分，
現經修訂並按照城市規劃條例第 5 條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S/H 9 / 1 6 的修訂
AMENDMENT TO APPROVED PLAN No. S/H9/16

AMENDMENT EXHIBITED UNDER SECTION 5
OF THE TOWN PLANNING ORDINANCE

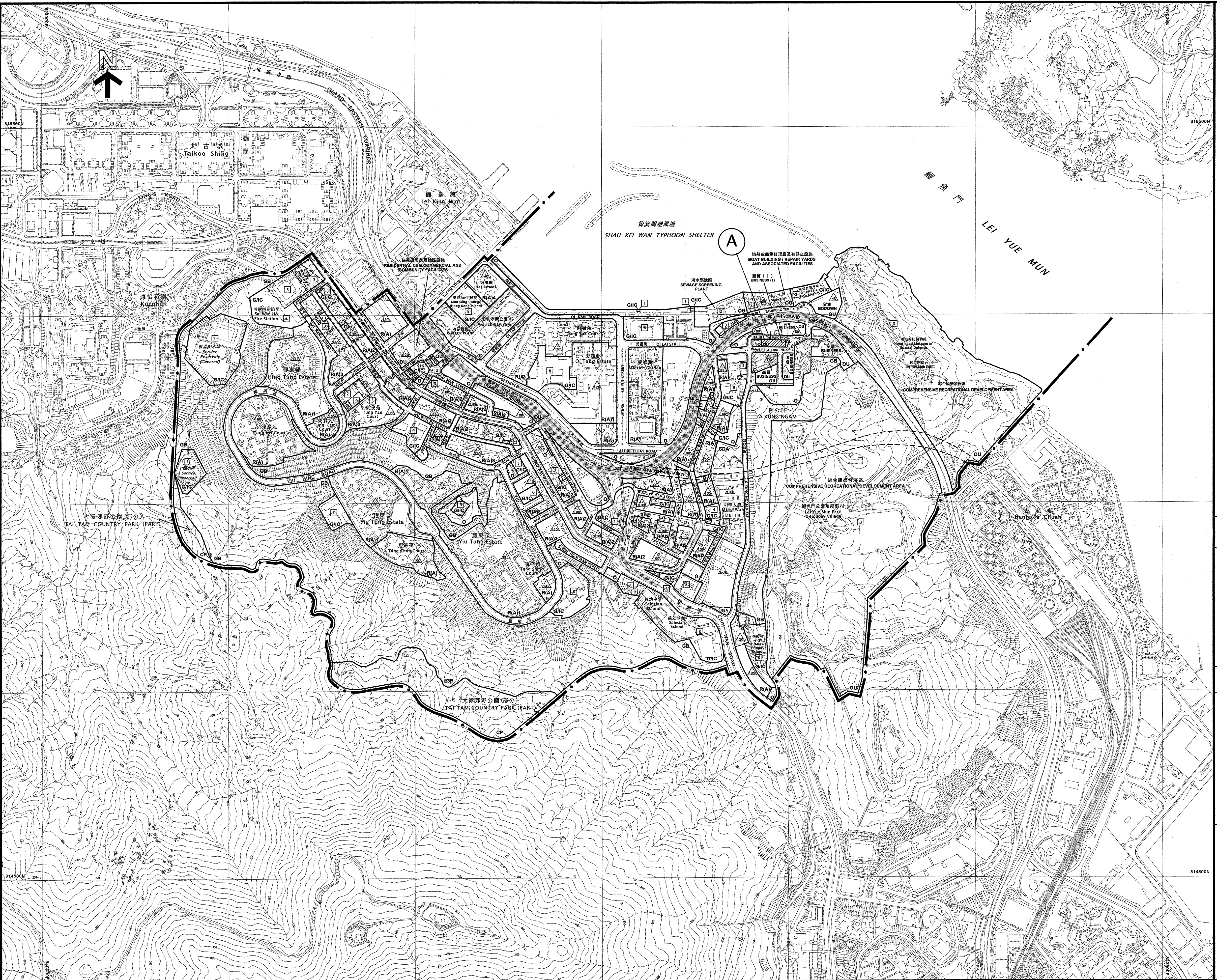
按照城市規劃條例第 5 條
展示的修訂

AMENDMENT ITEM A



修訂項目 A 項

(參看附表)
(SEE ATTACHED SCHEDULE)



按照城市規劃條例第 5 條展示的
核准圖編號 S/H9/16 的修訂
AMENDMENT TO APPROVED PLAN No. S/H9/16 EXHIBITED
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON

SECRETARY
TOWN PLANNING BOARD

城市規劃委員會秘書

香港城市規劃委員會依據城市規劃條例擬備的筲箕灣 (港島規劃區第 9 區) 分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
HONG KONG PLANNING AREA No. 9 - SHAU KEI WAN - OUTLINE ZONING PLAN

SCALE 1:5 000 比例尺
METRES 100 0 200 400 600 METRES 米

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



圖則編號
PLAN No. S/H9/16A

HONG KONG PLANNING AREA NO.9

APPROVED-DRAFT SHAU KEI WAN OUTLINE ZONING PLAN NO. S/H9/16A

(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 railway/tram tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except 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/tram/public light bus stop or lay-by, cycle track, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (c) maintenance or repair of watercourse and grave.
- (8) In 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, railway track and tram track.
- (9) 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.
- (10) 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.

HONG KONG PLANNING AREA NO. 9

APPROVED DRAFT SHAU KEI WAN OUTLINE ZONING PLAN NO. S/H9/16A

Schedule of Uses

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COUNTRY PARK	23

COMPREHENSIVE DEVELOPMENT AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Flat Government Refuse Collection Point Government Use (not elsewhere specified) Hotel House Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Market Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances 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 Research, Design and Development Centre Residential Institution School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)**Planning Intention**

This zone is intended primarily for comprehensive development/redevelopment of the area for residential use with the provision of open space and other supporting facilities. In view of its proximity to the historic site of the former Lyemun Barracks Compound, the zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, visual, traffic and infrastructure constraints as well as air ventilation considerations.

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" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information :-
 - (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
 - (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
 - (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
 - (iv) the alignment, widths and levels of any roads, 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;
 - (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;
 - (x) an air ventilation assessment report to examine any possible air ventilation problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (xi) a visual impact assessment to examine any possible visual impacts that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
 - (xii) such other information as may be required by the Town Planning Board.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)**Remarks (Cont'd)**

- (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 plot ratio of 6 and the maximum building height as stipulated on the Plan.
- (4) In determining the maximum plot ratio for the purposes of paragraph (3) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, *and* caretaker's office, ~~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.
- (5) Where the permitted plot ratio as defined in the 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 (3) 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 (3) above may thereby be exceeded.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (7) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restriction 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 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 Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances 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

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

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)” (“R(A)”), “Residential (Group A)1” (“R(A)1”), “Residential (Group A)2” (“R(A)2”) and “Residential (Group A)3” (“R(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 the maximum building height, in terms of metres above Principal Datum (mPD) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) On land designated “R(A)2”, a maximum building height of 120mPD would be permitted for sites with an area of 400m² or more.
- (3) On land designated “R(A)3”, a maximum building height of 135mPD would be permitted for sites with an area of 400m² or more.
- (4) On land designated “Residential (Group A)4” (“R(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 maximum building height, in terms of mPD, as stipulated on the Plan.
- (5) On land designated “R(A)”, “R(A)2”, “R(A)3” and “R(A)4”, no new development of or redevelopment to a domestic or non-domestic building shall result in a total development and/or redevelopment in excess of a maximum domestic plot ratio of 8 for Class A site, 9 for Class B site and 10 for Class C site, or a maximum non-domestic plot ratio of 15, as the case may be. The definition of Class A, Class B and Class C sites shall be in accordance with the Building (Planning) Regulations.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)**Remarks (Cont'd)**

- (6) On land designated “R(A)”, “R(A)2”, “R(A)3” and “R(A)4”, 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 permitted non-domestic plot ratio of 15 and the actual non-domestic plot ratio proposed for the building and the maximum permitted domestic plot ratio for the building divided by the maximum permitted non-domestic plot ratio of 15. The maximum permitted domestic plot ratios are as stipulated in paragraph (5) above.
- (7) On land designated “R(A)”, “R(A)2”, “R(A)3” and “R(A)4”, no addition, alteration and/or modification to an existing building shall result in a total development in excess of the relevant maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (5) or (6) 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 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 (5) or (6) above shall apply if any addition, alteration and/or modification to 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.
- (8) On land designated “R(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 plot ratio of 6, or the plot ratio of the existing building, whichever is the greater.
- (9) In determining the maximum plot ratio for the purposes of paragraphs (5), (6) and (8) above, the area of any part of the site that is occupied or intended to be occupied by free-standing purpose-designed buildings solely for accommodating Government, institution or community facilities including school(s) as may be required by Government shall be deducted from calculation of the site area.
- (10) In determining the maximum plot ratio for the purposes of paragraphs (5), (6) and (8) 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.
- (11) Where the permitted plot ratio as defined in the 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 (5) or (6) 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 paragraphs (5) or (6) above may thereby be exceeded.
- (12) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and plot ratio restrictions stated in paragraphs (1) to (4) and (8) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

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

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.

(Please see next page)

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 total development and/or redevelopment in excess of the maximum building height, in terms of number of storey(s) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the maximum number of storey(s) 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 Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Sitting Out Area Zoo	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Mass Transit Railway Vent Shaft and/or other Structure above Ground Level other than Entrances Pier Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

Planning Intention

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

OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Business” only

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

Ambulance Depot	Broadcasting, Television and/or Film Studio
Commercial Bathhouse/Massage Establishment	Cargo Handling and Forwarding Facility
Eating Place	Government Refuse Collection Point
Educational Institution	Government Use (not elsewhere specified)
Exhibition or Convention Hall	<i>Hospital (for “OU(B)I” only)</i>
Government Use (Police Reporting Centre, Post Office only)	Hotel
Information Technology and Telecommunications Industries	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Institutional Use (not elsewhere specified)	Non-polluting Industrial Use (not elsewhere specified)
Library	Petrol Filling Station
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods [△])	School (not elsewhere specified)
Off-course Betting Centre	Social Welfare Facility (excluding those involving residential care)
Office	Warehouse (excluding Dangerous Goods Godown)
Place of Entertainment	Wholesale Trade
Place of Recreation, Sports or Culture	
Private Club	
Public Clinic	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Radar, Telecommunications, Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	
Recyclable Collection Centre	
Religious Institution	
Research, Design and Development Centre	
School (excluding free-standing purpose-designed building and kindergarten)	
Shop and Services	
Training Centre	
Utility Installation for Private Project	

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Business” only (Cont'd)**Schedule II: for industrial or industrial-office building [@]**

Ambulance Depot	Broadcasting, Television and/or Film Studio
Cargo Handling and Forwarding Facility (not elsewhere specified)	Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)
Eating Place (Canteen only)	Industrial Use (not elsewhere specified))
Government Refuse Collection Point	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Government Use (not elsewhere specified)	Off-course Betting Centre
Information Technology and Telecommunications Industries	Office (not elsewhere specified)
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods [△])	Petrol Filling Station
Office (excluding those involving direct provision of customer services or goods)	Place of Recreation, Sports or Culture
Public Convenience	Shop and Services (not elsewhere specified) (ground floor only except for Ancillary Showroom [#] which may be permitted on any floor)
Public Transport Terminus or Station	Vehicle Repair Workshop
Public Utility Installation	Wholesale Trade
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)	

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

Office

(Please see next page)

OTHER SPECIFIED USES (Cont'd)**For "Business" only (Cont'd)**

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

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

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

Social Welfare Facility (excluding those involving residential care)

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

Planning Intention

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

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum non-domestic plot ratio of 12 and a maximum building height of 80 metres above Principal Datum, or the plot ratio and height of the existing building, whichever is the greater.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For “Business” only (Cont'd)

Remarks (Cont'd)

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

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For “Comprehensive Recreational Development Area” only</u>	
Aviary	Cable Car Route and Terminal Building
Barbecue Spot	Eating Place
Boating Centre	Hotel
Exhibition or Convention Hall	Marina
Field Study/Education/Visitor Centre	Mass Transit Railway Vent Shaft and/or other Structure above Ground Level other than Entrances
Golf Course	Private Club
Government Refuse Collection Point	Public Transport Terminus or Station
Government Use (not elsewhere specified)	Public Utility Installation
Holiday Camp	Public Vehicle Park (excluding container vehicle)
Library	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Park and Garden	Religious Institution
Picnic Area	Residential Institution
Pier	Service Reservoir
Place of Entertainment	Shop and Services (Fast Food Shop and Retail Shop only)
Place of Recreation, Sports or Culture	Utility Installation for Private Project
Playground/Playing Field	
Public Convenience	
Tent Camping Ground	
Zoo	

Planning Intention

This zone is intended primarily to provide/reserve land for recreational and cultural facilities as well as holiday-camp type accommodation in Lei Yue Mun Park and Holiday Village and the Hong Kong Museum of Coastal Defence and for the preservation of the features of historical significance within the zone.

Remarks

- (1) Any demolition of, or addition, alteration and/or modification to (except those minor alteration and/or modification works which are ancillary and directly related to the always permitted uses) any of the existing historic buildings requires planning permission of the Town Planning Board.
- (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 building height of 3 storeys, or the height of the existing building(s), whichever is the greater.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Comprehensive Recreational Development Area" only (Cont'd)

Remarks (Cont'd)

- (3) In determining the 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.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Residential cum Commercial and Community Facilities" only</u>	
Ambulance Depot Eating Place Educational Institution Exhibition or Convention Hall Flat Government Use (not elsewhere specified) Library Market Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Residential Institution School Shop and Services Social Welfare Facility Utility Installation for Private Project	Broadcasting, Television and/or Film Studio Commercial Bathhouse / Massage Establishment Government Refuse Collection Point Mass Transit Railway Vent Shaft and/or other structure above ground level other than entrances Petrol Filling Station Public Convenience Religious Institution

Planning Intention

This zone is intended primarily to provide land intended for integrated development of residential, commercial, government and community uses above a Mass Transit Railway station.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)For “Residential cum Commercial and Community Facilities” only (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 height as stipulated on the Plan, or the height of the existing building, 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 a maximum domestic gross floor area of 53,590m² and non-domestic gross floor area of 13,540m².
- (3) In determining the maximum gross floor area 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 ~~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. Any floor space that is constructed or intended for use as, or ancillary and directly related to, a Mass Transit Railway station may also be disregarded.
- (4) Where the permitted plot ratio as defined in the Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the gross floor area for the building on land to which paragraph (2) above applies may be increased by the additional gross floor area by which the permitted gross floor area is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum gross floor area specified in paragraph (2) above may thereby be exceeded.
- (5) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and gross floor area restrictions stated in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<p style="text-align: center;"><u>For “Godown” only</u></p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> Eating Place (Canteen only) Public Utility Installation Utility Installation for Private Project Warehouse (other than Dangerous Goods Godown) </div> <div style="width: 45%;"> Office not Ancillary to Godown use Industrial Use (other than Offensive Trades) </div> </div>	

Planning Intention

This zone is intended primarily to provide/reserve land for purpose-built godown building.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 25,250m², and the maximum building height as stipulated on the Plan, or the gross floor area and height of the existing building, whichever is the greater.
- (2) In determining the maximum gross floor area 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) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area and building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Sewage Screening Plant ” only

Sewage Treatment/Screening Plant

Government Use (not elsewhere specified)
Public Utility Installation
Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of sewage treatment/screening plant serving the needs of the general public.

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 as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the 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.

(please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1
Uses always permitted

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

For “Boat Building/Repair Yards and Associated Facilities ” only

Boat Building/Repairing Yard

Government Use (not elsewhere specified)
Public Utility Installation
Utility Installation for Private Project

Planning Intention

This zone is intended primarily for use as boat building/repairing yards and associated facilities.

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 as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the 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.

(please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For All Other Specified Uses Not Listed Above

As Specified on the Plan

Government Use
 Mass Transit Railway Vent Shaft and/or other
 Structure above Ground Level other than
 Entrances
 Public Utility Installation
 Utility Installation for Private Project

Planning Intention

This zone is intended primarily to provide land for specific purposes including tram depot and air-cooled chiller plant.

Remark

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 above the soffit level of the Island Eastern Corridor.

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Country Park* Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Field Study/Education/Visitor Centre Flat Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp House Mass Transit Railway Vent Shaft and/or other Structure above Ground Level other than Entrances 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 Zoo

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

Planning Intention

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

COUNTRY PARK

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

HONG KONG PLANNING AREA NO. 9

**~~APPROVED-DRAFT~~ SHAU KEI WAN
OUTLINE ZONING PLAN NO. S/H9/16A**

EXPLANATORY STATEMENT

HONG KONG PLANNING AREA NO. 9

APPROVED DRAFT SHAU KEI WAN OUTLINE ZONING PLAN NO. S/H9/16A

EXPLANATORY STATEMENT

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HONG KONG PLANNING AREA NO. 9

~~APPROVED DRAFT~~ SHAU KEI WAN OUTLINE ZONING PLAN NO. S/H9/16A

(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. INTRODUCTION

This explanatory statement is intended to assist an understanding of the ~~approved~~ ***draft*** Shau Kei Wan Outline Zoning Plan (OZP) No. S/H9/16A. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the various land use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURES

- 2.1 On 5 May 1967, the draft Shau Kei Wan OZP No. LH 9/31, being the first statutory plan covering the Shau Kei Wan area, was gazetted under section 5 of the Town Planning Ordinance (the Ordinance). On 28 November 1967, the then Governor in Council approved the draft OZP. Since then, the OZP had been amended several times to reflect the changing circumstances.
- 2.2 On 22 October 2002, the Chief Executive in Council, under section 9(1)(a) of the Ordinance, approved the draft Shau Kei Wan OZP, which was subsequently renumbered as S/H9/12. On 1 November 2002, the approved Shau Kei Wan OZP No. S/H9/12 was exhibited for public inspection under section 9(5) of the Ordinance.

- 2.3 On 8 July 2003, the Chief Executive in Council referred the approved Shau Kei Wan OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.
- 2.4 On 27 February 2004, the draft Shau Kei Wan OZP No. S/H9/13, incorporating amendments which involve rezoning of various sites from “Commercial/Residential” (“C/R”) to “Residential (Group A)” (“R(A)”), rezoning of various areas at Shau Kei Wan Foothills to reflect existing land uses upon completion of public housing developments, rezoning of a strip of land on Nam On Street to reflect the completion of a sitting out area, incorporation of plot ratio restrictions into the Notes of the OZP for “R(A)” and “Other Specified Uses” annotated “Business” zones, and revision to the Notes of the OZP in accordance with the revised Master Schedule of Notes to Statutory Plans endorsed by the Board, was exhibited for public inspection under section 5 of the Ordinance. During the exhibition period, two objections were received. After giving considerations to the objections, the Board decided not to uphold them.
- 2.5 On 4 January 2005, the Chief Executive in Council, under section 9(1)(a) of the Ordinance, approved the draft Shau Kei Wan OZP, which was subsequently renumbered as S/H9/14. On 21 January 2005, the approval of the draft OZP was notified in the Gazette and the approved Shau Kei Wan OZP No. S/H9/14 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.6 On 20 June 2006, the Chief Executive in Council referred the approved Shau Kei Wan OZP No. S/H9/14 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back was notified in the Gazette on 7 July 2006 under section 12(2) of the Ordinance.
- 2.7 On 7 November 2008, the draft Shau Kei Wan OZP No. S/H9/15 incorporating amendments to impose building height restrictions for “Comprehensive Development Area” (“CDA”), “Residential (Group A)” (“R(A)”), “Government, Institution or Community” (“G/IC”) and “Other Specified Uses” (“OU”) zones, various zoning amendments and technical amendments to the Notes of the Plan was exhibited under section 5 of the Ordinance. During the 2-month exhibition period, a total of 10 representations were received. On 16 January 2009, the Board published the representations for three weeks for public comment, and 3 comments on the representations was subsequently received.

- 2.8 After giving consideration to the representations to the OZP No. S/H9/15 under section 6B(1) of the Ordinance on 29 May 2009, the Board decided to propose an amendment to the OZP to partially meet one representation. On 19 June 2009, the proposed amendment was published under section 6C(2) of the Ordinance for three weeks for further representations. No further representation in respect of the proposed amendment was received.
- 2.9 On 8 December 2009, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Shau Kei Wan OZP, which was subsequently renumbered as S/H9/16. On 18 December 2009, the approved Shau Kei Wan OZP No. S/H9/16 ~~(the Plan)~~ was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.10 *On 16 September 2014, the CE in C referred the approved Shau Kei Wan OZP No. S/H9/16 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back was notified in the Gazette on 26 September 2014 under section 12(2) of the Ordinance.***
- 2.11 *On dd Month yyyy, the draft Shau Kei Wan OZP No. S/H9/17 (the Plan), incorporating amendments to rezone a site at A Kung Ngam Village Road from “Other Specified Uses” annotated “Business” (“OU(B)”) to “OU(B)1”, with ‘Hospital (for “OU(B)1” only)’ incorporated under Column 2 of the Notes and the stipulation of a maximum non-domestic plot ratio of 12 and a maximum building height of 80mPD, 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 transport networks so that development and redevelopment within the Planning Scheme Area (*the Area*) can be put under statutory planning control.
- 3.2 The Plan is to illustrate only the broad principles of development within the ~~Planning Scheme Area~~. It is a small-scale plan and the transport alignments and

boundaries between the land use zones may be subject to minor adjustments as detailed planning proceeds.

- 3.3 Since the Plan is to show broad land use zoning, there would be ~~eases that~~ **situations in which** small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted **as non-building area or** for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculations. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Shau Kei Wan area and not to overload the road network in this area.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the type 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 shown by a heavy broken line on the Plan. ~~The Area~~ **It** covers about 201 hectares (ha) of land in the north-eastern part of Hong Kong Island.

- 5.2 It is bounded by the Shau Kei Wan Typhoon Shelter to the north and Tai Tam Country Park to the south. To the east is Heng Fa Chuen and to the west are the residential developments of Lei King Wan, Taikoo Shing and Kornhill.
- 5.3 A mixture of commercial and residential uses is found in the Area with the old Shau Kei Wan town centre located mainly along Shau Kei Wan Road and Shau Kei Wan Main Street East (i.e. the inland built-up area) and newer developments on the reclamation and the foothill areas respectively to its north and south. Two large public housing estates, namely Yiu Tung Estate and Hing Tung Estate, and four Home Ownership Scheme (HOS) developments are situated at the foothills. The waterfront area, reclaimed from the former Aldrich Bay Typhoon Shelter, provides additional land mainly for housing, school and open space developments. A new typhoon shelter has been provided to the north of the reclamation.
- 5.4 The eastern portion of the Area at a slightly uphill position is dominated by the Lei Yue Mun Park and Holiday Village and the Hong Kong Museum of Coastal Defence. They occupy the former Lyemun Barracks Compound which is a graded historic site.
- 5.5 The Area covers land on the waterfront of Victoria Harbour. For any development proposal affecting such land, due regard shall be given to the Vision Statement for Victoria Harbour published by the Board and the requirements under the Protection of the Harbour Ordinance (Cap. 531).

6. POPULATION

According to the ~~2006~~**2011** Population By-census, the population of the Area was about ~~122,900~~**125,900**. It is estimated that the planned population of the Area would be about ~~128,200~~**134,000**.

7. BUILDING HEIGHT RESTRICTIONS IN THE AREA

- 7.1 To provide better planning control on the built-form upon development/redevelopment and to meet public aspirations for a better living

environment, a review of the Shau Kei Wan OZP has been taken with a view to incorporating building height restrictions on the Plan for various development zones. In the absence of building height control, excessively tall buildings may proliferate in the Area, intermixing with the older and lower buildings. The presence of protruding buildings could create an unpleasant townscape and may sometimes obstruct air circulation.

- 7.2 The review has taken into account urban design considerations, including preservation of public views from important viewpoints, stepped height concept as recommended in the Urban Design Guidelines Study (with building heights increasing progressively from the waterfront to the inland areas), compatibility of building masses in the wider setting, local topography and characteristics, findings of an air ventilation assessment (AVA) by expert evaluation, as well as the need to strike a balance between the public interest and private development rights. Moreover, due to the presence of the historic site of the former Lyemun Barracks, consideration is given to maintaining a lower building profile for the development areas located in its proximity. In the light of the above, height bands of 100 metres above Principal Datum (mPD), 120mPD and 140mPD are recommended for the waterfront area at the northern part of the Area, 100mPD and 115mPD for the inland built-up area (i.e. the town centre area), 145mPD, 160mPD and 190mPD for the higher platforms at the foothill area. The maximum building height for the 100mPD and 115mPD height band zones could be allowed to increase to 120mPD and 135mPD respectively for sites with an area over 400m². For the sites in the eastern part of the Area, lower building heights of 80mPD (for the business area) to 120mPD are recommended, and at the elevated platform along Chai Wan Road, a slightly higher height band of 135mPD is proposed.
- 7.3 Building height restrictions are also imposed on “G/IC” and “OU” zones in terms of mPD or number of storeys which mainly reflect the existing building heights of developments. The imposition provides visual and spatial relief to the densely built-up environment of the Area.
- 7.4 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 design merits/planning gains. Each 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 and visual permeability; ~~and~~
- (e) ***accommodating building design to address specific site constraints in achieving the permissible plot ratio under the Plan; and***
- ~~(e)~~(f) other factors such as ~~site constraints~~, need for tree preservation, innovative building design and planning merits that would bring about improvements to the townscape and amenity of the locality and would not cause adverse landscape and visual impacts.

7.5 However, for any existing building with building height already exceeding the building height restrictions in terms of mPD and/or number of storeys as ***shown on 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. NON-BUILDING AREAS

8.1 The AVA by expert evaluation carried out to assess the likely impact of the proposed building heights of the development sites in the Area on the pedestrian wind environment finds that the major prevailing annual winds come from the north-east direction. In terms of seasonal behaviour, the easterlies and southerlies dominate the spring and summer months, while the north-easterlies dominate the autumn and winter months. Developments along the waterfront and at the foothill areas generally enjoy good ventilation and existing open space and GIC

developments on the waterfront help to bring seabreezes inland. However, some of the air paths into the central part of the Area, particularly along Shau Kei Wan Road and Sai Wan Ho Street, could be impeded by surrounding developments.

- 8.2 To facilitate better air ventilation in the Area, the AVA has recommended non-building areas across the Ming Wah Dai Ha and Yiu Tung Estate sites which are not only large in size but located, respectively, to the east and south of the Shau Kei Wan town centre, i.e. the directions of major winter and summer winds. It is therefore important that the future development on these sites should not shield the inland area against the prevailing winds. Apart from recommending detailed AVA studies to be carried out when the sites are proposed for redevelopment, two non-building areas within the Ming Wah Dai Ha site (respectively a strip of land at least 10m in width across its central portion aligned with Kam Wa Street and another at its southern boundary abutting Chai Wan Road), and another non-building area running in a south to north direction at the Yiu Tung Estate site have been proposed to enhance the air paths to the town centre.
- 8.3 The exact alignment, width, level above ground and elevation of the non-building areas across the two subject sites are to be considered under detailed AVAs for the future redevelopment of the sites. However, for the non-building area at the southern boundary of the Ming Wah Dai Ha site which serves purposes other than air ventilation (e.g. tree preservation), its alignment is delineated on the Plan. The intention for the designation of non-building area is to provide air/visual corridors above ground and development is permitted below ground. Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restriction may be considered by the Board on application under section 16 of the Ordinance.
- 8.4 Furthermore, future developments, especially those in the inland built-up area, are encouraged to adopt suitable design measures to minimise any possible adverse impacts. These include greater permeability of podium, wider gap between buildings, positioning of buildings to align with the prevailing wind directions, etc.

9. **LAND USE ZONINGS**

- 9.1 Comprehensive Development Area (“CDA”) : Total Area 3.53 ha

- 9.1.1 This zone is intended primarily for comprehensive development/redevelopment of the area for residential use with provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, visual, traffic, infrastructure constraints, as well as air ventilation considerations.
- 9.1.2 The Ming Wah Dai Ha site at A Kung Ngam Road is under this zoning. In view of its proximity to the historic site of the Lyemun Barracks, visual and air ventilation impacts as well as traffic concerns, redevelopment within this zone is subject to a maximum plot ratio of 6 (calculated on a net site basis excluding slopes) as well as a maximum building height of 100mPD for the northern part of the zone and 120mPD for the southern part.
- 9.1.3 As stated in paragraph 8.2 above, in order to improve air ventilation into the inner parts of the Area, two non-building areas are required for the site, i.e. a corridor of at least 10m in width across the central portion of the site generally aligning with Kam Wa Street (which is to be detailed in the master layout plan submission including an AVA report), and another at its southern boundary to enhance the air path along Chai Wan Road as shown on the Plan.
- 9.1.4 Minor relaxation of the plot ratio and building height restrictions may be considered by the Board on application. Each application for minor relaxation of the plot ratio and building height restrictions will be considered on its own merits, taking into account the relevant criteria as set out in paragraph 7.4 above.
- 9.1.5 Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restriction may be considered by the Board on application.

9.2 Residential (Group A) ("R(A)") : Total Area 42.55 ha

- 9.2.1 This zone is intended primarily for high-density residential developments. Commercial uses such as shops, **and** services and eating places are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building. The lowest three floors of a building include basements but exclude any floor used wholly or mainly for carparking, loading/unloading bay and/or plant room. Commercial uses on any floor above the lowest three floors will require permission from the Board.
- 9.2.2 This zone includes public housing estates, HOS, Private Sector Participation Scheme and private residential developments in Shau Kei Wan foothills and the Aldrich Bay Reclamation Area, and private residential developments to the south of Sai Wan Ho Street and along Shau Kei Wan Road, Mong Lung Street, Shau Kei Wan Main Street East and Chai Wan Road. The residential developments near Island Eastern Corridor (IEC) would be subject to traffic noise impacts. Where appropriate, the building design of new development/redevelopment should take into account the need to mitigate the traffic noise impacts from the IEC. Efforts should also be made to reduce the noise level at source, such as provision of noise reducing friction course on road surface.
- 9.2.3 In the consideration of the overall transport, environmental and infrastructural constraints, as well as the adequacy in the provision of community facilities, developments or redevelopments within the “R(A)”, “R(A)2”, “R(A)3” and “R(A)4” zones are subject to plot ratio restrictions specified in the Notes, i.e. a maximum plot ratio of 8 for Class A site, 9 for Class B site and 10 for Class C site for a domestic building, or a maximum plot ratio of 15 for a non-domestic building depending on the site class of development site. The definition of Class A, Class B and Class C sites shall be in accordance with the Building (Planning) Regulations.
- 9.2.4 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratios may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.

- 9.2.5 To provide a better living environment, on land designated “R(A)1” covering Oi Tung Estate, Yiu Tung Estate and Hing Tung Estate, a maximum plot ratio of 6 (calculated on a net site basis excluding slopes, public roads and free-standing GIC facilities), or the plot ratio of the existing building, whichever is the greater, is imposed. For the site at the lower platform of Yiu Tung Estate broadly bounded by Yiu Hing Road, the maximum plot ratio of 6 should only be taken as the maximum level for the purpose of technical assessments, including traffic impact assessment and air ventilation assessment, and the actual permitted level is subject to satisfactory demonstration of no adverse impacts based on the technical assessments.
- 9.2.6 Development and redevelopment within the “R(A)”, R(A)1”, “R(A)2” and R(A)3” zones are subject to building height restrictions as stipulated on the Plan or the height of the existing building, whichever is the greater. Redevelopment within the “R(A)4” zone covering the Les Saisons site, however, should conform to the stipulated maximum building height in view of its prominent waterfront location.
- 9.2.7 Developments and redevelopments within the “R(A)2” and “R(A)3” zones are subject to maximum building height restrictions of 100mPD and 115mPD respectively to allow a better wind environment in the inland area, especially along Sai Wan Ho Street. Nonetheless, to cater for amalgamation of sites and inclusion of on-site parking and loading/unloading and other supporting facilities for larger sites, maximum building heights of 120mPD and 135mPD would be permitted within the “R(A)2” and “R(A)3” zones respectively for sites with an area of 400m² or more.
- 9.2.8 Minor relaxation of the plot ratio and building height restrictions may be considered by the Board on application under section 16 of the Ordinance. Each application for minor relaxation of the plot ratio and building height restrictions will be considered on its own merits, taking into account the relevant criteria as set out in paragraph 7.4 above.

9.3 Government, Institution or Community (“G/IC”) : Total Area 16.23 ha

- 9.3.1 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, organisations providing social services to meet community needs, and other institutional establishments.
- 9.3.2 This zone includes sites for Government and community facilities such as police station, clinic, market, public convenience, public bathhouse, refuse collection point, school and bus terminus. Uses such as temple, church, electric substation and telephone exchange also fall within this zone.
- 9.3.3 Development and redevelopment within the “G/IC” zone is 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. Each application for minor relaxation of the building height restriction will be considered on its own merits, taking into account the relevant criteria as set out in paragraph 7.4 above.

9.4 Open Space (“O”) : Total Area 11.28 ha

- 9.4.1 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.
- 9.4.2 Whilst most of the existing open space sites are small sitting-out areas, they are well distributed within the Area and easily accessible on foot. Active recreational facilities can be found at the open space site on Nam On Street. Additional open space sites including a 15m wide promenade and three large open space sites are provided on the Aldrich Bay Reclamation Area to serve the population in the Area. The waterfront promenade and open space to the north of Oi Lai Street have been completed.

9.5 Other Specified Uses (“OU”) : Total Area 44.92 ha

- 9.5.1 This zone is intended for specific development(s) and/or use(s), which is/are specified in the annotation of the zone. Two large sites under this zoning with a total area of about 40.21 ha are annotated “Comprehensive Recreational Development Area”. They cover the Lei Yue Mun Park and Holiday Village and the Hong Kong Museum of Coastal Defence, providing recreational and cultural facilities as well as holiday-camp type of accommodation. As these are on the historic site of the former Lyemun Barracks Compound, any demolition of, or addition, alteration and/or modification to (except those minor alteration and/or modification works which are ancillary and directly related to the always permitted uses) any of the existing historic buildings requires planning permission of the Board. Moreover, prior consultation with the Antiquities and Monuments Office of the Leisure and Cultural Services Department should be made if any development or redevelopment may affect the site or its buildings. A maximum building height restriction of three storeys, or the height of the existing building, whichever is the greater, is imposed on this zone.
- 9.5.2 About 1.48 ha of land is zoned “OU” annotated “Business” (“**OU(B)**”) and “**OU(B)I**”. The planning intention of the business zone is primarily for general business uses. Under this zoning, a mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new “business” buildings. However, in order to ensure that the concerns on fire safety and environmental impacts are properly addressed, only less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial and industrial-office (I-O) buildings. As it is not possible to phase out existing polluting and hazardous industrial uses all at once, it is necessary to ensure compatibility of the uses within the same industrial or I-O building in the A Kung Ngam Industrial Area (AKNIA) until the whole area is transformed to cater for the new non-polluting business uses. *For a site at 3 A Kung Ngam Village Road, “OU(B)I” zone is designated to facilitate the possible development of a private hospital specialised in cancer treatment and radiotherapy. For better planning control, hospital development on this site requires permission from the Board under section 16 of the*

Ordinance. Development within this zoning should make reference to the relevant Town Planning Board Guidelines. In order to protect the view from the former Lyemun Barracks behind AKNIA, development within this zone is subject to a maximum building height of 80mPD or the height of the existing building, whichever is the greater. Developments within this zone are also subject to a maximum non-domestic plot ratio of 12. In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratio may be increased by what is permitted to be exceeded under Regulation 22.

9.5.3 Other sites falling within this zone include the godown, the sewage screening plant and the boat building/repair yards in the A Kung Ngam area, the integrated development of residential use and commercial and community facilities at Tai On Street, Sai Wan Ho, and the tram depot underneath the IEC. These sites are subject to building height restrictions and, where appropriate, GFA restrictions as stipulated on the Plan and/or indicated in the Remarks of the Notes.

9.5.4 Minor relaxation of the plot ratio/gross floor area (GFA) and/or building height restrictions imposed on the “OU” zones may be considered by the Board on application. Each application for minor relaxation of the plot ratio/GFA and/or building height restrictions will be considered on its own merits, taking into account the relevant criteria as set out in paragraph 7.4 above.

9.6 Green Belt (“GB”) : Total Area 46.71 ha

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 developments and to provide additional outlets for passive recreational activities. These areas are generally well wooded hill slopes forming a green backdrop to Shau Kei Wan. Where appropriate, passive recreational facilities such as walking trails and sitting-out areas are provided. There is a general presumption against development within this zoning to promote conservation of the natural environment. The “GB” zone comprises areas of steep terrain or difficult topography and hence is not suitable for development.

9.7 Country Park (“CP”) : Total Area 5.88 ha

Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). The main purpose of this zoning is to conserve the natural environment and to provide for recreational facilities where appropriate. The planning and development within this zoning are under the jurisdiction of the Country and Marine Parks Authority pursuant to the Country Parks Ordinance. Approval from the Board is not required. This zone covers the portion of Tai Tam Country Park which falls within the boundary of the Area.

10. COMMUNICATIONS

10.1 Roads

10.1.1 Shau Kei Wan Road, Chai Wan Road and the IEC are major roads connecting Shau Kei Wan with the other parts of Hong Kong Island.

10.1.2 To cater for the developments on Aldrich Bay Reclamation Area, link roads have been provided at Tai On Street, Mong Lung Street and A Kung Ngam Village Road.

10.2 Public Transport

10.2.1 The Area is served by various modes of public transport including Mass Transit Railway, buses, trams, public light buses and taxis. An existing bus terminus is located at the junction of Aldrich Street and Nam On Street. An additional bus terminus has been provided in Yiu Tung Estate.

10.2.2 Two Mass Transit Railway stations, namely Sai Wan Ho and Shau Kei Wan, are located within the Area, providing easy access to and from other

districts. Most parts of the Area are within walking distance from these stations.

11. UTILITY SERVICES

The Area is adequately provided with water supply, electricity, gas, telephone and drainage services. A sewage screening plant is provided at A Kung Ngam. The screened effluent is transferred through a deep tunnel conveyance system to the Stonecutters Island Sewage Treatment Works for chemically enhanced primary treatment before discharging into the western harbour through a submarine outfall. A site located to its west has been reserved for the extension of the plant.

12. CULTURAL HERITAGE

The former Lyemun Barracks Compound and a number of buildings within the Compound are graded historic site and graded historic buildings respectively. Also, there are a number of temples in Shau Kei Wan which are graded historic buildings. They include Shing Wong Temple, Tin Hau Temple and Tam Kung Temple. Prior consultation with the Antiquities and Monuments Office of the Leisure and Cultural Services Department should be made if any development or rezoning proposals might affect the sites/structures.

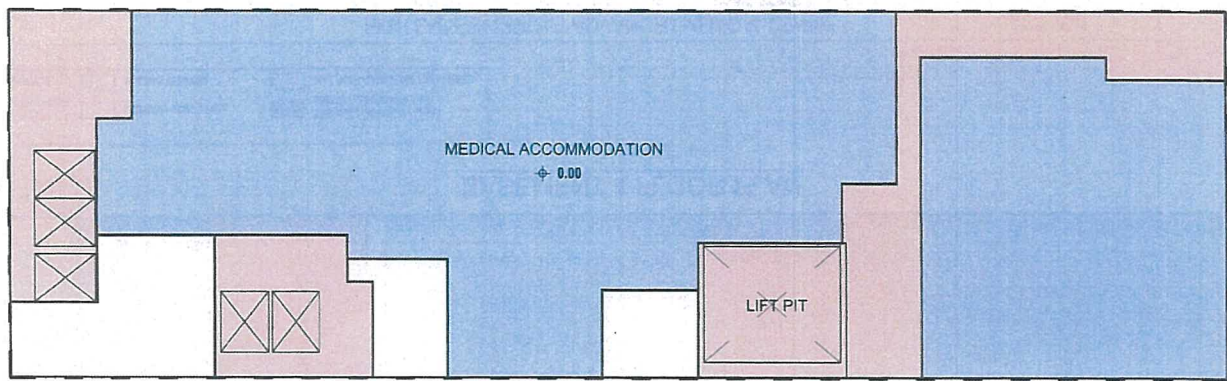
13. IMPLEMENTATION

13.1 Works for the Aldrich Bay Reclamation were completed in early 1999. Planned housing developments, Government, institution and community facilities and open spaces have ~~largely~~ been completed.

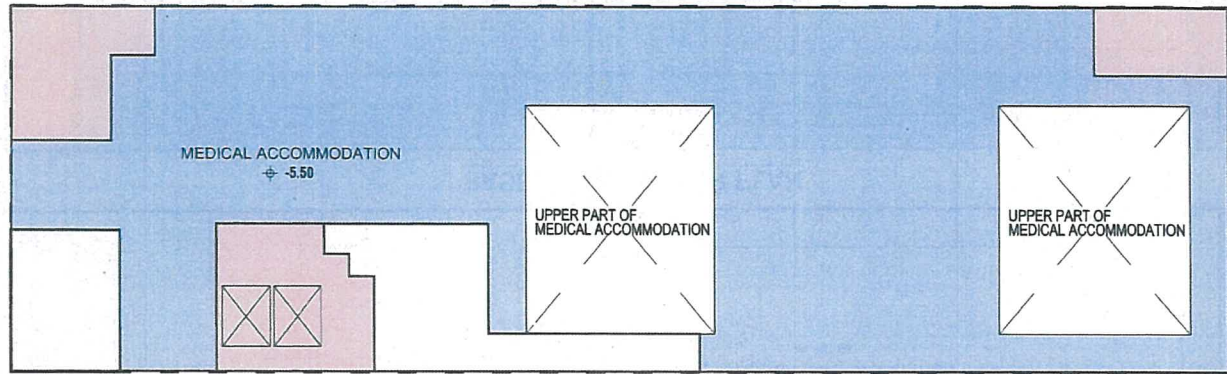
13.2 Although ~~all~~ existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance

with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an “existing use right” should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.

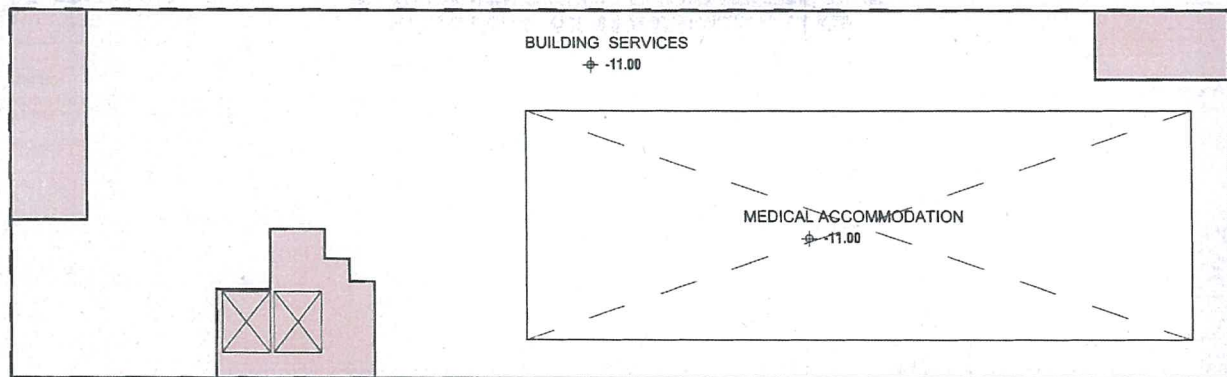
- 13.3 The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area are prepared by the Planning Department. These detailed plans are used as the basis for public works planning and site reservations within Government departments. Disposal of sites is undertaken by the Lands Department. Public works projects are co-ordinated by the Civil Engineering and Development Department in conjunction with the client departments and the works departments, such as the Highways Department and the Architectural Services Department. In the course of implementation of the Plan, the Eastern District Council would also be consulted as appropriate.
- 13.4 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.



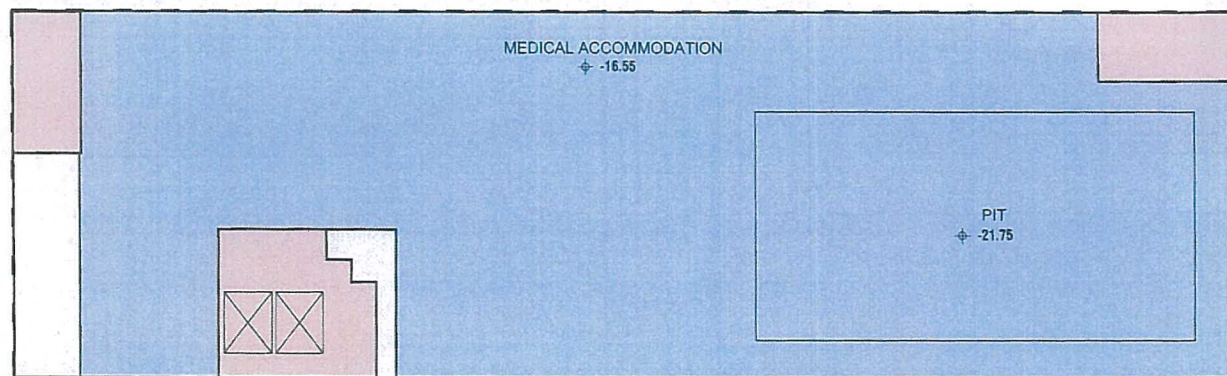
BASEMENT 1 FLOOR PLAN



BASEMENT 2 FLOOR PLAN



BASEMENT 3 FLOOR PLAN



BASEMENT 4 FLOOR PLAN

LEGEND			

RONALD LU & PARTNERS

HKSH EASTERN DISTRICT ADVANCED MEDICAL CENTRE
AT NO.3 A KUNG NGAM VILLAGE ROAD, SHAU KEI WAN, HONG KONG, S.I.L. 778

JOB NO.: 12022K
SCALE: 1:200
SHEET: M&E-001
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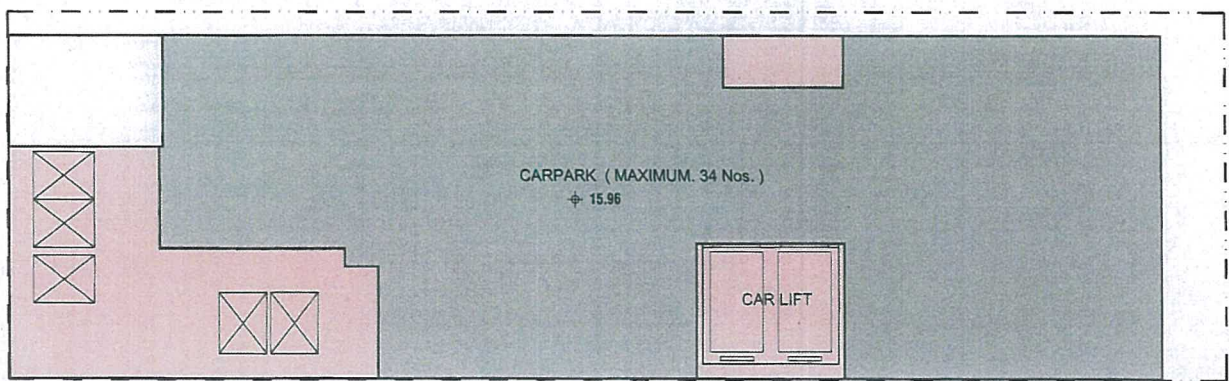


DATE: APR 2013
APPD:

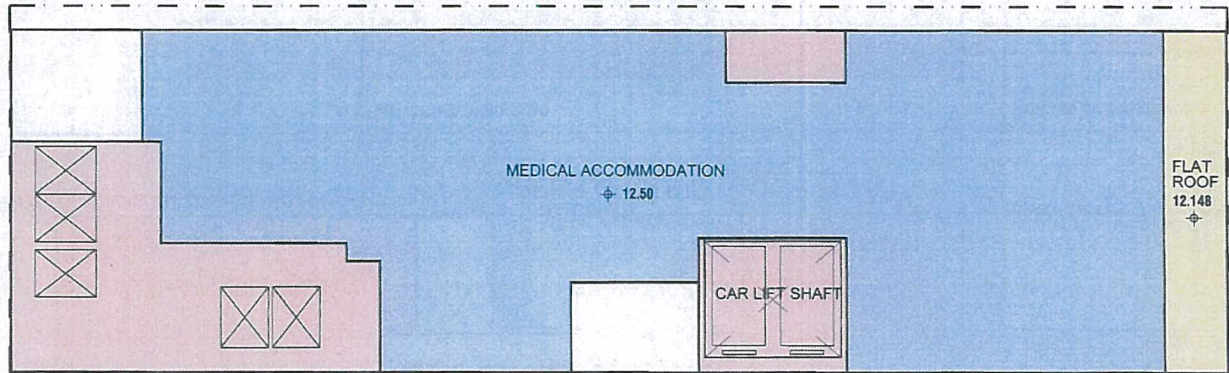
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SOURCE: SUBMITTED BY THE PROPONENT

參考編號
REFERENCE No.
M/H9/14/3

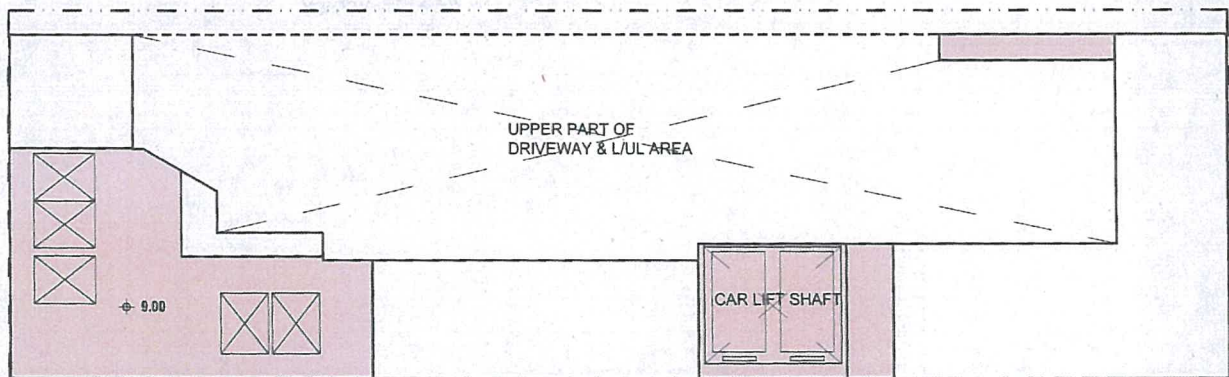
繪圖
DRAWING
1



2ND FLOOR PLAN

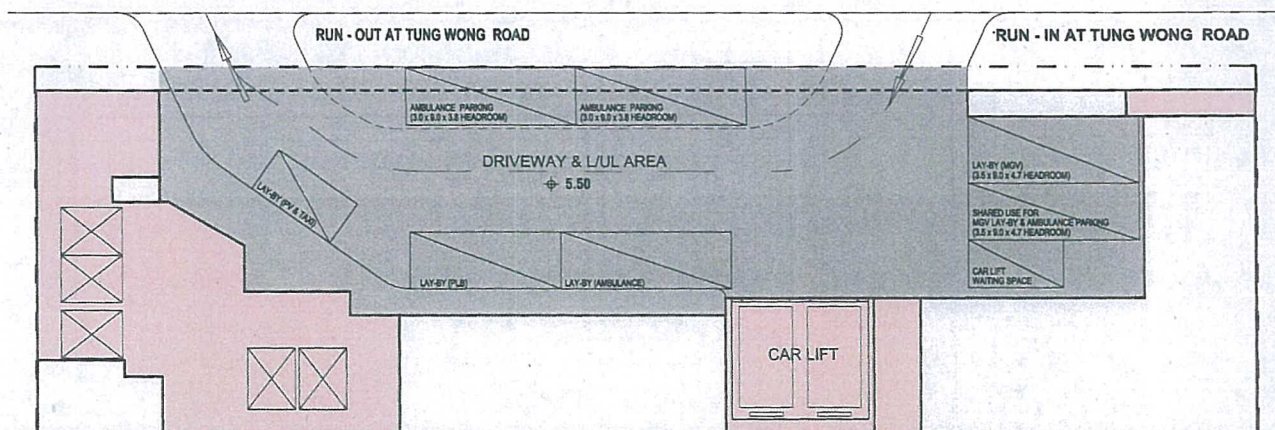


1ST FLOOR PLAN



PEDESTRIAN ENTRANCE AT A KUNG NGAM VILLAGE ROAD

UPPER GROUND FLOOR PLAN



LOWER GROUND FLOOR PLAN

LEGEND		
LIFT LOBBY / LIFTS AREA / STAIRCASE / CIRCULATION AREA	CANTINEEN / STAFF OFFICE	CARPARK / DRIVEWAY / LAYBY LOADING / UNLOADING AREA
MEDICAL ACCOMMODATION	BUILDING SERVICES	FLAT ROOF (LANDSCAPE AREA / M&B)

RONALD LU & PARTNERS

HKSH EASTERN DISTRICT ADVANCED MEDICAL CENTRE
AT NO.3 A KUNG NGAM VILLAGE ROAD, SHAU KEI WAN, HONG KONG, S.L.L. 778

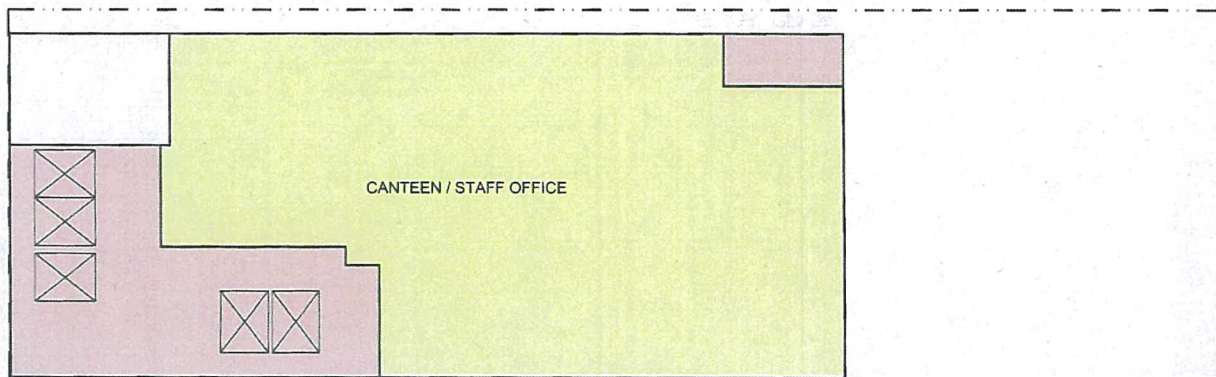
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SCALE: 1:500
DWG. NO.: M/H9-14/3-01
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DATE: APR 2013
APPR:

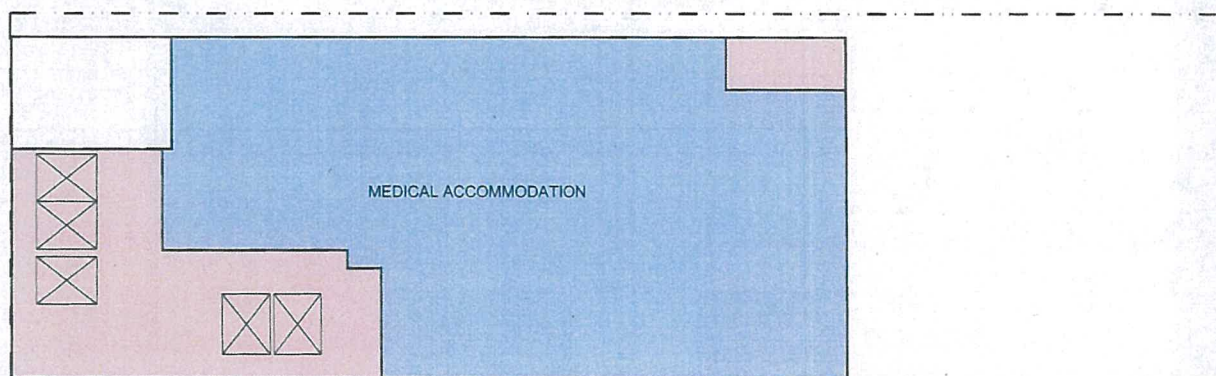
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SOURCE: SUBMITTED BY THE PROPONENT

參考編號
REFERENCE No.
M/H9/14/3

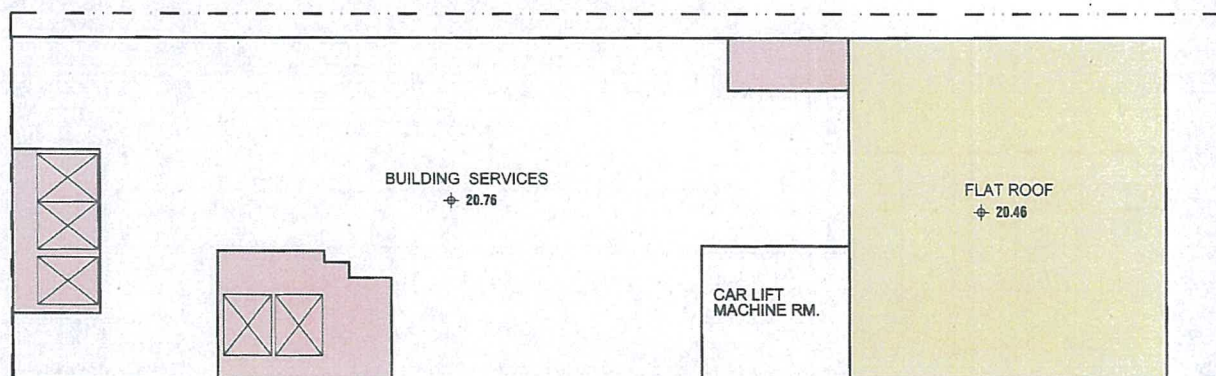
繪圖
DRAWING
2



12TH FLOOR PLAN



TYPICAL FLOOR PLAN (4/F - 11/F)



3RD FLOOR PLAN

LEGEND		
LIFT LOBBY / LIFTS AREA / STAIRCASE / CIRCULATION AREA	CANTEEN / STAFF OFFICE	CARPARK / DRIVEWAY / LAYBY
MEDICAL ACCOMMODATION	BUILDING SERVICES	LOADING / UNLOADING AREA
		FLAT ROOF (LANDSCAPE AREA / M&E)

RONALD LU & PARTNERS

HKSH EASTERN DISTRICT ADVANCED MEDICAL CENTRE
AT NO.3 A KUNG NGAM VILLAGE ROAD, SHAU KEI WAN, HONG KONG, S.I.L 778

JOB NO.: 120224-K
SCALE: 1:800
DATE: APR 2013
APPL: 3
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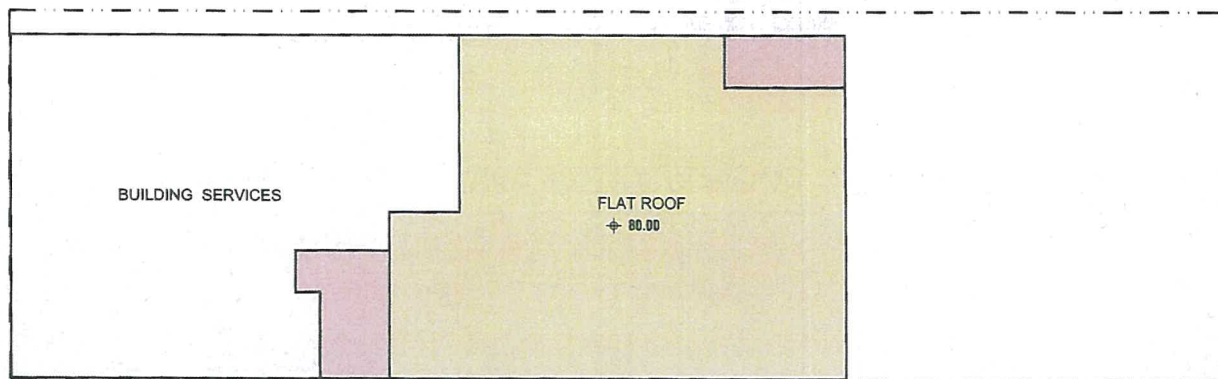


DATE: APR 2013
APPL: 3

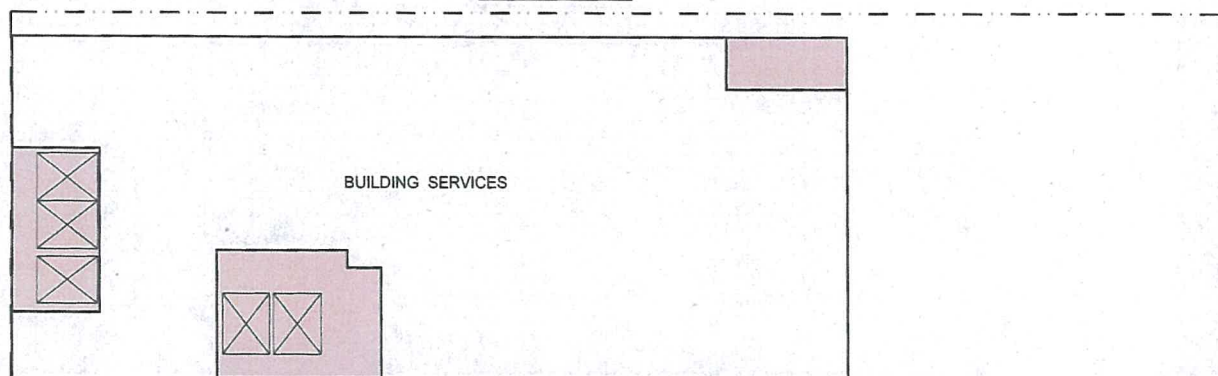
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參考編號
REFERENCE No.
M/H9/14/3

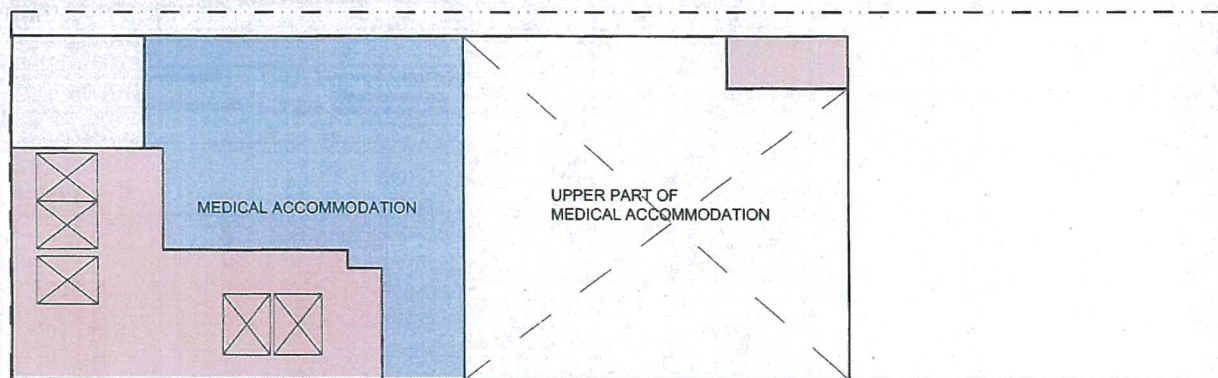
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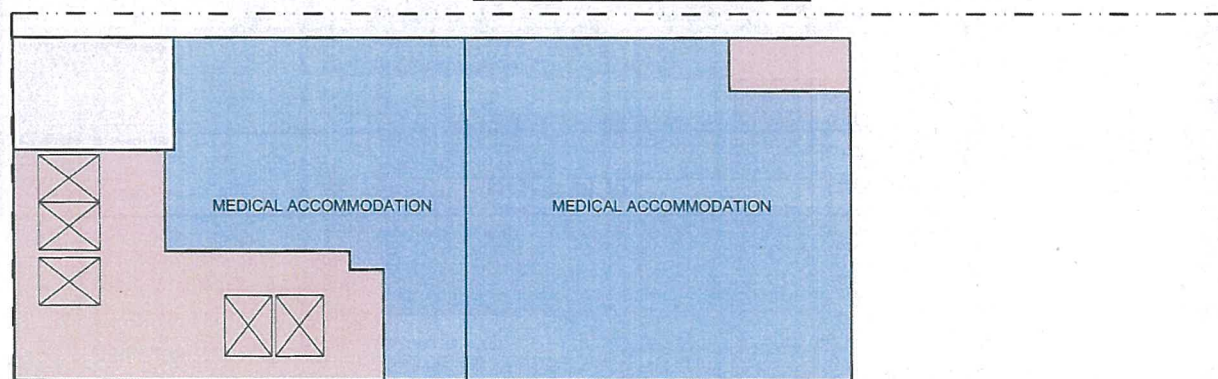
ROOF PLAN



17TH FLOOR PLAN



14TH & 16TH FLOOR PLAN



13TH & 15TH FLOOR PLAN

LEGEND		
LIFT LOBBY / LIFTS AREA / STAIRCASE / CIRCULATION AREA	CANTINEEN / STAFF OFFICE	CARPARK / DRIVEWAY / LAYBY LOADING / UNLOADING AREA
MEDICAL ACCOMMODATION	BUILDING SERVICES	FLAT ROOF (LANDSCAPE AREA / M&E)

RONALD LU & PARTNERS

HKSH EASTERN DISTRICT ADVANCED MEDICAL CENTRE
AT NO.3 A KUNG NGAM VILLAGE ROAD, SHAU KEI WAN, HONG KONG, S.I.L. 778

JOB NO.: 10002HK
SCALE: 1:200
DWG NO.: M/P00P
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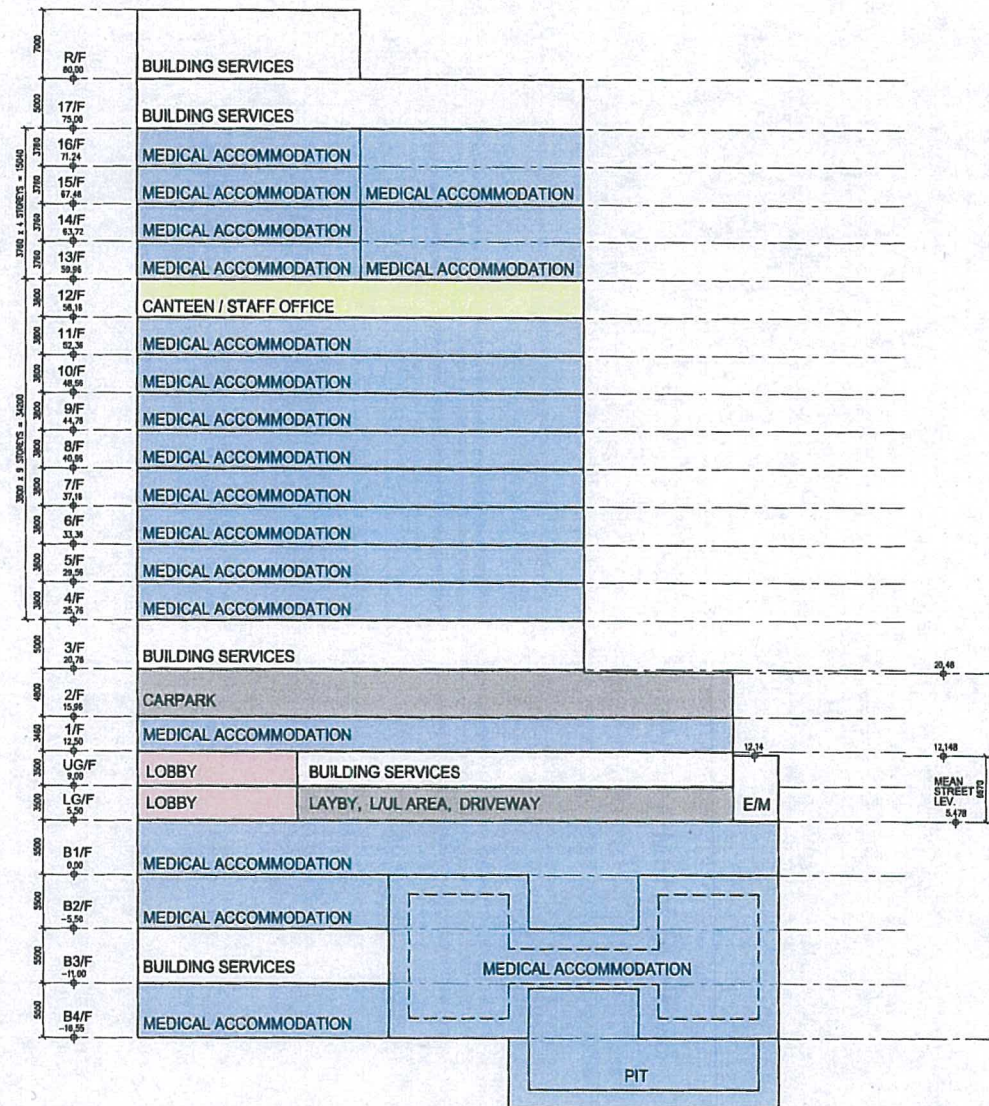
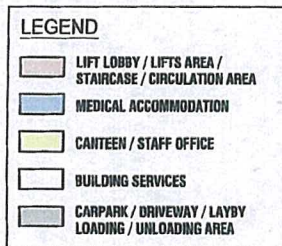
DATE: APR 2013
APPD: _____

資料來源：由擬議人提供
SOURCE: SUBMITTED BY THE PROPONENT

參考編號
REFERENCE No.
M/H9/14/3

繪圖
DRAWING
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資料來源：由擬議人提供
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DIAGRAMMATIC SECTION

HKSH EASTERN DISTRICT ADVANCED MEDICAL CENTRE
AT NO.3 A KUNG NGAM VILLAGE ROAD, SHAU KEI WAN, HONG KONG, S.I.L. 778

RONALD LU
& PARTNERS

JOB NO.: 12002HK
DATE: 1-8-88
DNG. NO.: MLP009
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DATE: APR 2013
APPR.: _____

參考編號
REFERENCE No.
M/H/9/14/3

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EXISTING CONDITION



INDICATIVE DEVELOPMENT SCHEME

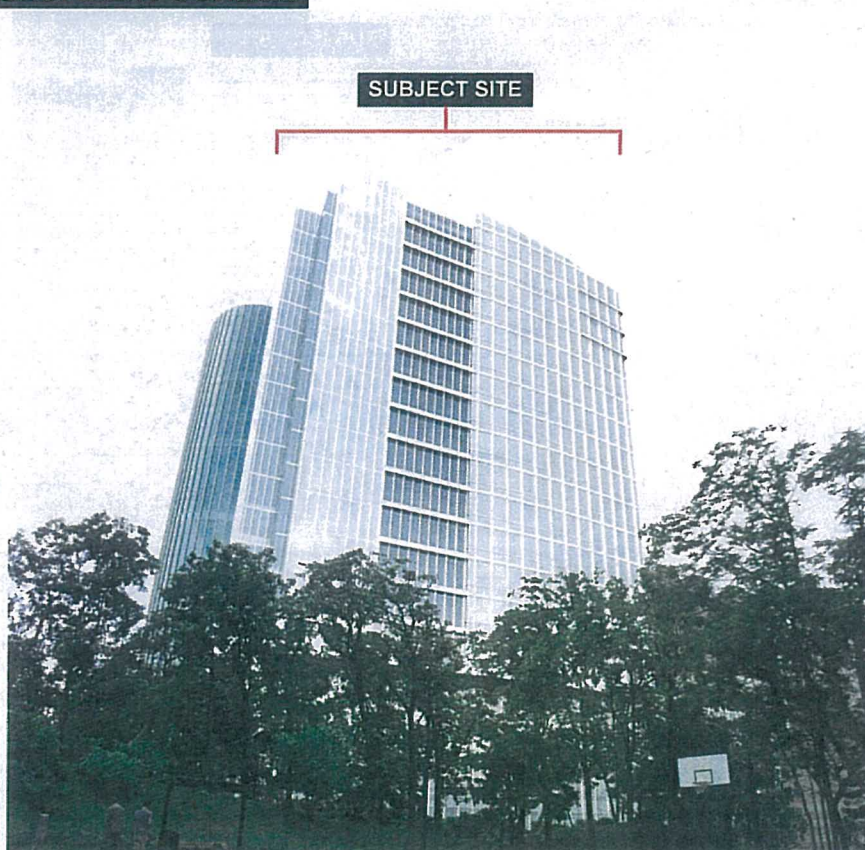


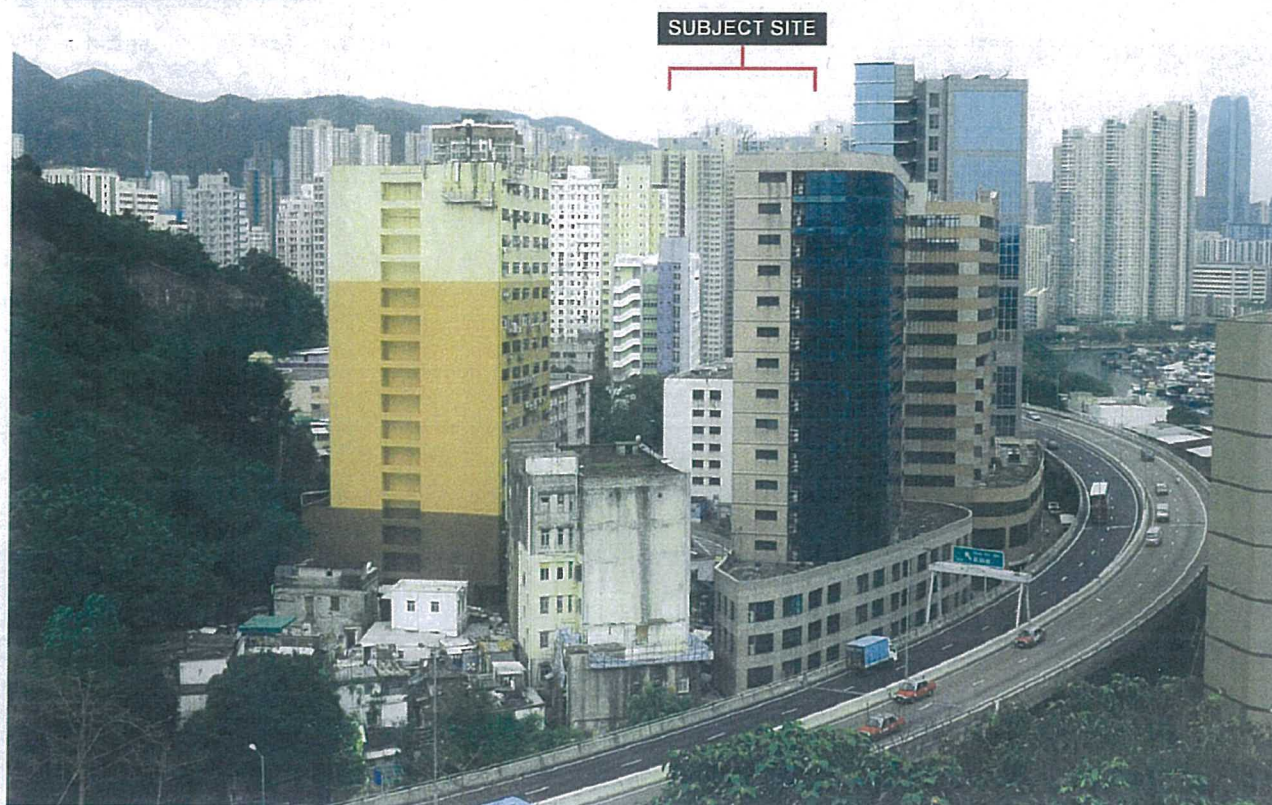
FIGURE 3 VIEWPOINT 2 : VIEW FROM THE SOUTHWEST OF THE SUBJECT SITE AT BASEL ROAD PLAYGROUND AND BASKETBALL COURT

資料來源：由擬議人提供
SOURCE : SUBMITTED BY THE PROPONENT

參考編號
REFERENCE No.
M/H9/14/3

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EXISTING CONDITION



INDICATIVE DEVELOPMENT SCHEME

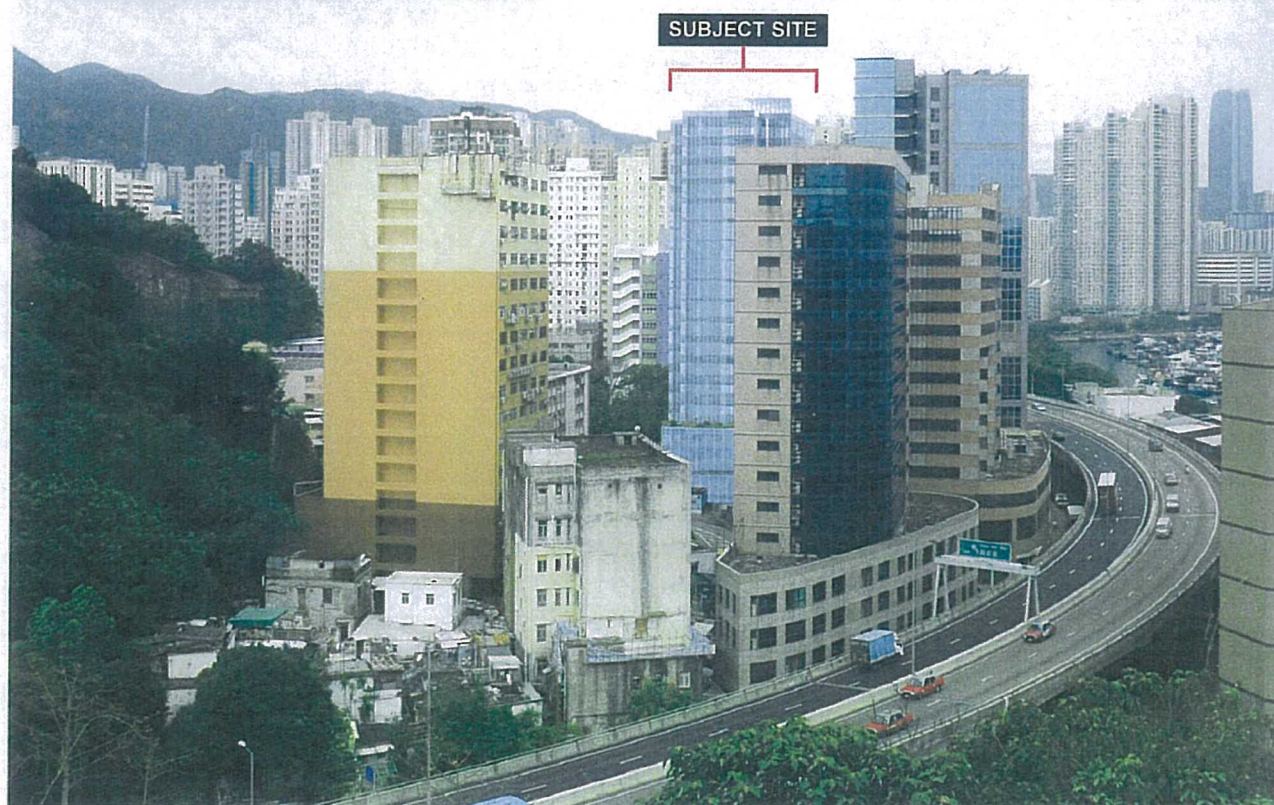
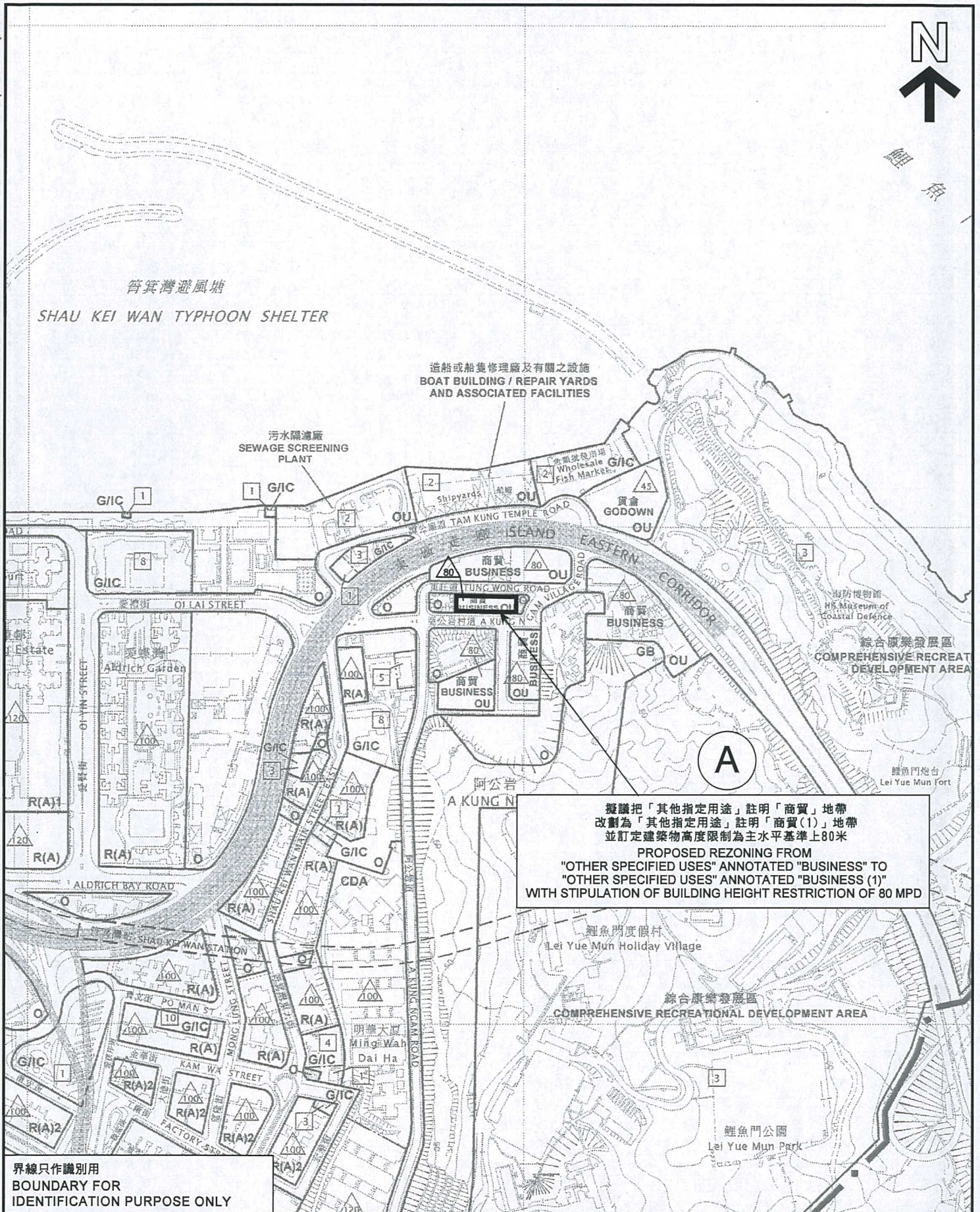


FIGURE 4 VIEWPOINT 3 : VIEW FROM THE NORTHEAST OF THE SUBJECT SITE AT HONG KONG MUSEUM OF COASTAL DEFENCE

資料來源：由擬議人提供
SOURCE : SUBMITTED BY THE PROPONENT

參考編號
REFERENCE No.
M/H9/14/3

繪圖
DRAWING
7



界線只作識別用
BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

擬議把位於筲箕灣阿公岩村道3號一幅土地
由「其他指定用途」註明「商貿」地帶
改劃為「其他指定用途」註明「商貿(1)」地帶
PROPOSED REZONING OF A SITE AT
3 A KUNG NGAM VILLAGE ROAD, SHAU KEI WAN
FROM "OTHER SPECIFIED USES" ANNOTATED "BUSINESS"
TO "OTHER SPECIFIED USES" ANNOTATED "BUSINESS (1)"

SCALE 1:5 000 比例尺

100 0 100 200
METRES METRES

規劃署
PLANNING
DEPARTMENT



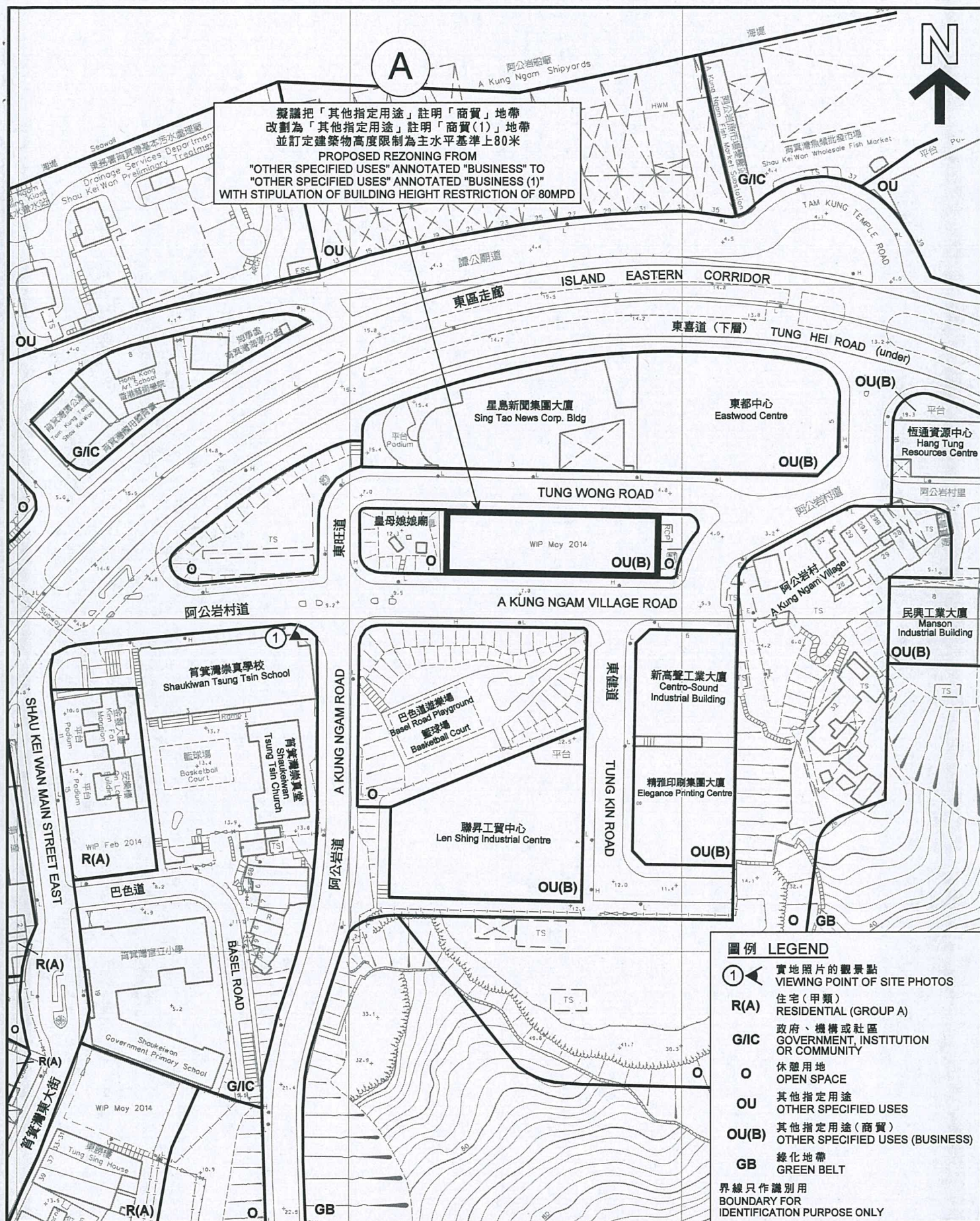
參考編號
REFERENCE No.

M/H9/14/3

圖 PLAN

1

本摘要圖於2014年10月9日擬備，
所根據的資料為於2009年12月8日
核准的分區計劃大綱圖編號S/H9/16
EXTRACT PLAN PREPARED ON 9.10.2014
BASED ON OUTLINE ZONING PLAN No.
S/H9/16 APPROVED ON 8.12.2009



平面圖 SITE PLAN

本摘要圖於2014年10月9日擬備，
所根據的資料為測量圖編號
11-SE-8D及9C
EXTRACT PLAN PREPARED ON 9.10.2014
BASED ON SURVEY SHEETS No.
11-SE-8D & 9C

擬議把位於筲箕灣阿公岩村道3號一幅土地
由「其他指定用途」註明「商貿」地帶
改劃為「其他指定用途」註明「商貿(1)」地帶
PROPOSED REZONING OF A SITE AT
3 A KUNG NGAM VILLAGE ROAD, SHAU KEI WAN
FROM "OTHER SPECIFIED USES" ANNOTATED "BUSINESS"
TO "OTHER SPECIFIED USES" ANNOTATED "BUSINESS (1)"

SCALE 1:1 500 比例尺

米 METRES 60 0 30 60 米 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H9/14/3

圖 PLAN
2



界線只作識別用
BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

擬議把「其他指定用途」註明「商貿」地帶
改劃為「其他指定用途」註明「商貿(1)」地帶
並訂定建築物高度限制為主水平基準上80米
PROPOSED REZONING FROM
"OTHER SPECIFIED USES" ANNOTATED "BUSINESS" TO
"OTHER SPECIFIED USES" ANNOTATED "BUSINESS (1)"
WITH STIPULATION OF BUILDING HEIGHT RESTRICTION OF 80 MPD

本圖於2014年10月9日擬備，所根據的資料
為攝於2014年7月3日的實地照片
PLAN PREPARED ON 9.10.2014 BASED ON
SITE PHOTOS TAKEN ON 3.7.2014

實地照片 SITE PHOTO

擬議把位於筲箕灣阿公岩村道3號一幅土地
由「其他指定用途」註明「商貿」地帶
改劃為「其他指定用途」註明「商貿(1)」地帶

PROPOSED REZONING OF A SITE AT
3 A KUNG NGAM VILLAGE ROAD, SHAU KEI WAN
FROM "OTHER SPECIFIED USES" ANNOTATED "BUSINESS"
TO "OTHER SPECIFIED USES" ANNOTATED "BUSINESS (1)"

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H9/14/3

圖 PLAN
3