RURAL AND NEW TOWN PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD

RNTPC Paper No. 12/13

For Consideration by
The Rural and New Town Planning Committee on 8.11.2013

PROPOSED AMENDMENTS TO THE
APPROVED SHA TIN OUTLINE ZONING PLAN NO. S/ST/28

RNTPC Paper No. 12/13
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PROPOSED AMENDMENTS TO THE APPROVED SHA TIN OUTLINE ZONING PLAN NO. S/ST/28

1. Introduction

The purposes of this paper are to seek Members' agreement:

a) that the proposed amendments to the approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/28 and its Notes are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and

b) that the revised Explanatory Statement (ES) is an expression of the Town Planning Board (the Board)'s planning intention and objectives for various land use zones on the OZP.

2. Status of the Current Sha Tin OZP

2.1 The draft Sha Tin OZP No. S/ST/27 was approved by the Chief Executive in Council (CE in C) under section 9(1)(a) of the Ordinance on 2 July 2013. The approved OZP, renumbered as S/ST/28, was exhibited for public inspection under section 9(5) of the Ordinance on 12 July 2013.

2.2 On 3 September 2013, the CE in C referred the approved Sha Tin OZP No. S/ST/28 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 13 September 2013 under section 12(2) of the Ordinance.

3. Background of the Amendment

Item A - Shek Mun Site for Public Rental Housing (PRH) Development

3.1 It was stated in the 2013 Policy Address that the Government would adopt a multi-pronged approach to build up land reserve with a view to meeting housing and other needs. In this regard, the Government will increase the supply of land in the short, medium and long terms through optimal use of developed land and identifying new land for development at the same time in order to meet the pressing need for housing land supply. A site at Shek Mun zoned "Open Space" ("O") without implementation programme has been identified for housing development.

3.2 The strip of "O" site in Shek Mun is adjacent to the existing Shek Mun Estate (**Plans 1 to 4**). Situated along the Shing Mun River Channel, it has been identified as having the potential for public housing development as an extension of Shek Mun Estate. This strip of "O" site was reserved for district open space by the ex-Municipal Council. However, there is no development programme and the provision of open space in Sha Tin is generally sufficient to satisfy the planned population in accordance with the Hong Kong Planning Standards and Guidelines. The Leisure and Cultural Services Department (LCSD) has no comment on the proposed release of the site if consent from the Sha Tin District Council could be obtained.

3.3 The site is bounded by On Ming Street and Tates Cairn Highway to its west and east; a number of secondary and post-secondary schools to its north and a river channel to its south. The Ma On Shan Line Shek Mun Station is within 120m to the site across On Ming Street. To the further northwest is the Shek Mun Business Area. The site has been used as a temporary works area by Government departments. To facilitate integration with the existing Shek Mun Estate, HD has proposed the closure of a section of On Muk Street separating the two sites. After amalgamation, the site will have a total area of about 4.02 ha. A 20-metre wide public waterfront promenade is proposed along Shing Mun River Channel and will remain in "O" zone.

3.4 The whole site after amalgamation is proposed to be rezoned from "R(A) and "O" to "R(A)4" (**Item A, Plan 2**). The entire public housing development has a total domestic and non-domestic floor area of 234,000m^2 and 19,500m^2 respectively (domestic and non-domestic plot ratio of 6 and 0.5 respectively) with the maximum building height of 140mPD (**Plan 2**). It is expected that a total of 3,010 new units will be provided. To meet the needs of the planned population and in the wider district, a number of community facilities, such as retail / commercial, nursery / kindergarten, recreational and social welfare facilities, are proposed within the development.

3.5 As illustrated in the schematic drawings prepared by HD (**Drawing 1** and photomontages at **Drawings 2a to 2d**), the proposed PRH site extension is to be developed for four housing blocks with building heights ranging from 110mPD to 140mPD. It would create a height profile stepping up from northwest near On Ming Street to the southeast. Building separations of 15m to 34m are proposed to enhance the wind environment and to facilitate visual permeability. Non-domestic uses and retail facilities (in a welfare block and commercial podium) are proposed near the cul-de-sac at On Muk Street and in the north-western part of the site near On Ming Street. Major development parameters of the PRH are summarized as follows:

Gross Site Area	about 4.02 ha
No. of Flats	about 4,968 (about 3,010 from new site)
Average Flat Size	about 47 m^2
No. of Blocks	6 (4 blocks from new site)
Design Population	about 14,310 (about 9,210 from new site)
Maximum GFA	234,000 m^2 (Domestic) 19,500 m^2 (Non-domestic)

Plot Ratio	6 (Domestic) 0.5 (Non-domestic)
Maximum Building Height	110 – 140mPD (33 to 47 domestic storeys) (2 storeys for retails underneath a residential block and a separate welfare block in which the building height will not exceed 27 mPD)
Local Open Space	14,310 m^2
Car parking and Loading/unloading Facilities (ancillary to domestic use)	Private car (domestic) : 136 (71 from new site) Light Goods Vehicle : 15 (7 from new site) Motor-cycle : 31 (15 from new site) Loading/Unloading Space: 6 (4 from new site)
Other Supporting Facilities (subject to review)	Retail facilities (GFA of 5,510m^2 including a wet market of which about 5,400m^2 from new site); A Nursery Class & Kindergarten; A Social Security Field Unit; A 150-place Residential Care Home for the Elderly cum 30-place Day Care Unit; A 20-place Supported Hostel for Mentally Handicapped Persons; and A 100-place Child Care Centre.

3.6 The proposed PRH development will be guided by an administrative planning brief. There will be a list of educational and welfare facilities provided within the PRH site including a nursery/kindergarten, a residential care home for the elderly, a supported hostel for mentally handicapped persons and a social security field unit. The proposed development will be completed in 2017/2018.

Technical Assessments

3.7 HD has undertaken technical assessments for the proposed PRH development with respect to environmental, traffic and visual. The Environmental Assessment Study (EAS) has demonstrated that there is no insurmountable environmental problem for the proposed PRH development based on the current design, layout and environmental conditions. The Director of Environmental Protection has considered the EAS acceptable in principle. Some of the residential units, which will be exposed to road traffic noise levels in excess of the 70 dB(A) noise levels, could be mitigated through the use of various mitigation measures, including fixed windows and acoustic fins. These measures are considered effective in mitigating the noise impact to within an acceptable level. The development will not be subject to adverse rail noise and air quality impacts arising from Ma On Shan Line and Shek Mun Business Area. A summary of the assessment results is at **Appendix I**.

3.8 The traffic impact assessment (TIA) shows that with the implementation of traffic improvement works, including improvement to the pedestrian crossing at On Ming Street near Shek Mun Station exit, extension of the lay-bys along On Ming Street, and junction improvement at On Ming Street and On Muk

Street, the traffic generated by the proposed housing development and the closure of a portion of On Muk Street as a though route will not cause any significant traffic impact on the surrounding road network. A summary of the assessment results is at **Appendix I**. The Commissioner for Transport considered the TIA acceptable in principle.

3.9 The preliminary visual assessment (VA) (**Drawings 2a to 2d**) conducted by HD indicate that for the vantage points at both sides of Shing Mun River where there are heavy pedestrian or visitor flow, the visual impact would be insignificant. The Chief Town Planner/Urban Design and Landscape (CTP/UD&L), Planning Department, considered that the development layout has proposed a pronounced height variation ranging from 33 to 47 storeys. The building gaps of 15 to 34m could facilitate visual and air permeability. CTP/UD&L has no adverse comment on the visual assessment. Detailed visual assessment will be carried out by the HD during the detailed design stage.

3.10 For air ventilation, the Air Ventilation Assessment (AVA) conducted by PlanD (**Appendix II**) show that winds from northeast and east are the dominant annual wind directions. While in summer, wind mainly comes from the southwest direction. The proposed PRH blocks are oriented to facilitate the prevailing winds without substantial impediment from and to the surrounding developments and terrain. There are separations between the housing blocks to optimize the wind environment. It is considered that the proposed PRH would have no significant air ventilation impacts within the site and to the land uses in the vicinity. However, the AVA was conducted based on an earlier version of HD's blocking disposition where the building separations were 15 to 34m. To address STDC's concern, HD has revised the blocking layout to slightly reduce the footprint and revise the blocking disposition such that the building separations have become about 20 to 30m (**Drawing 1**). The results of the AVA would be further refined by a quantitative study in the detailed design of the PRH development. Such requirement would be incorporated in the Explanatory Statement of the OZP.

Consultation with Sha Tin District Council

3.11 The Sha Tin District Council (STDC) generally accepted the proposed PRH development when Housing Department (HD) consulted the STDC on the revised layout on 31 October 2013. Nevertheless, the STDC passed a motion urging the Government to enhance ancillary transport facilities, recreational facilities and open space to meet the demand of additional population.

4. Proposed Amendments to the Approved Sha Tin OZP

4.1 The proposed amendments to the approved OZP are shown on the draft Amendment Plan No. S/ST/28A at **Annex B**. Details of the amendment items are as follows:

Item A – Rezoning of a strip of "O" site, together with the Shek Mun Estate, which is zoned "R(A)", to "R(A)4" (Site Area: about 4.39 ha.) (**Plan 2**, Aerial Photo on **Plan 3** and Site Photo on **Plan 4**)

4.2 To facilitate the proposed PRH development, a new sub-zone, "R(A)4", under the "R(A)" zone is proposed for the PRH site. A maximum total domestic GFA of 234,000m^2, a non-domestic GFA of 19,500m^2 and a maximum building height of 140mPD are stipulated for the "R(A)4" zone taking account of the development scheme at **Drawing 1**. Despite the stipulation of a maximum building height restriction, a stepping height profile as mentioned in para. 3.5 above will be adopted with reference to Tate's Cairn Highway to the east. The stepped height concept will be stated in the ES of the OZP.

4.3 To provide flexibility, a minor relaxation clause will be incorporated in the Notes for the "R(A)4" zone to allow minor relaxation of the stipulated GFA and building height restrictions on individual merits through the planning application mechanism.

5. Proposed Amendment to the Notes of the Approved Sha Tin OZP

The Notes of the "R(A)" zone has been amended to cater for the proposed sub-area of "R(A)4" zone with stipulation of GFA and building height restrictions. Provision has been made in the Notes of the "R(A)4" zone for minor relaxation of GFA and building height restrictions through the planning application mechanism. A copy of the revised Notes is attached at **Annex C** with the proposed amendments highlighted for Member's consideration.

6. Explanatory Statement of the OZP

The ES of the OZP had been revised to take into account the proposed amendments as mentioned in paragraph 4 above and to reflect the latest status and planning circumstances of the OZP. Opportunity is also taken to revise the description of the existing and newly added historic buildings released by the Antiquities Advisory Board (AAB) under the section of Cultural Heritage of the ES. A copy of the revised ES is attached at **Annex D** with the proposed amendments highlighted for Members' consideration.

7. Plan Number

Upon gazetting, the draft OZP will be renumbered as S/ST/29.

8. Consultation

8.1 The proposed amendments to the approved Sha Tin OZP have been circulated to the relevant departments and they have no objection to or no comment on the proposed amendments. The STDC generally accepted the PRH development at Shek Mun when HD consulted STDC 31 October 2013.

8.2 The STDC (or its sub-committee) and Sha Tin Rural Committee (STRC) will be consulted after the Committee's agreement to the proposed amendments either before the gazetting of the proposed amendments to the OZP or during

the exhibition period depending on the meeting schedules of STDC and STRC.

9. Decision Sought

Members are invited to:

a) agree to the proposed amendments to the approved Sha Tin OZP No. S/ST/28 as mentioned in paragraph 4 above;

b) agree that the amendment Plan No. S/ST/28A at Annex B (to be renumbered to S/ST/29 upon gazetting) and its Notes at Annex C are suitable for exhibition for public inspection under section 5 of the Ordinance;

c) adopt the revised ES at Annex D as an expression of the planning intentions and objectives of the Board for various land use zones on the draft Sha Tin OZP; and

d) agree that the revised ES at Annex D is suitable for exhibition for public inspection together with the draft OZP No. S/ST/28A (to be renumbered to S/ST/29 upon gazetting).

10. Attachments

Plan 1	OZP Comparison for Amendment Item A
Plan 2	Site Plan of Amendment Item A
Plan 3	Aerial Photo of Amendment Item A
Plan 4	Site Photo of Amendment Item A
Drawing 1	Indicative Development Scheme of Shek Mun PRH
Drawings 2a to 2d	Photomontages of Shek Mun PRH
Annex A	Approved Sha Tin OZP No. S/ST/28 (A-3 size)
Annex B	Draft Sha Tin OZP No. S/ST/28A
Annex C	Notes of the draft Sha Tin OZP No. S/ST/28A
Annex D	Explanatory Statement of the draft Sha Tin OZP No. S/ST/28A
Appendix I	Summary of Assessments provided by HD
Appendix II	Summary of Air Ventilation Assessments

PLANNING DEPARTMENT
NOVEMBER 2013

分區計劃大綱圖編號S/ST/28
的現有用途地帶
EXISTING ZONINGS ON
PLAN No. S/ST/28

擬議修訂
PROPOSED AMENDMENT

N

香港體育學院
Hong Kong Sports Institute
香港專業教育學院(沙田分校)
Hong Kong Institute of Vocational Education (Sha Tin)
城門河道
大老山公路
MASS TRANSIT RAILWAY (MA ON SHAN LINE)
TAI CHUNG KIU ROAD
RIVER CHANNEL
SIU LEK YUEN ROAD
NGAN SHING STREET
CHAP WAI KON STREET
YUEN SHUN CIRCUIT
SHA TIN WAI ROAD
NGAU PEI SHA STREET
ON SUM STREET
ON KING STREET
ON LAU STREET
ON KWAN STREET
ON MING STREET
SHEK MUN STATION
石門
SHEK MUN
沙田第一城
City One Shatin
圓洲角
YUEN CHAU KOK
愉田苑
Yue Tin Court
小瀝源
Siu Lek Yuen
橫智園
Wong Nai Tau
偏翠苑
Yu Chui Court
牛皮沙
Ngau Pei Sha
威爾斯親王醫院
Prince of Wales Hospital
廣源邨
Kwong Yuen Estate
恒生商學書院
Hang Seng School of Commerce
小瀝源配水庫
Siu Lek Yuen Service Reservoir
垃圾轉運站
REFUSE TRANSFER STATION
大石鼓
TAI SHEK KWU
城厦杆
Chap Wai Kon
多石
To Shek
豪花園
Fair Gens
石門邨
Shek Mun Estate
OU
OU (PFS)
G/IC
R(A)
R(B)
I(1)
C
V
GB
A

本摘要圖於2013年10月11日擬備，
所根據的資料為分區計劃大綱圖編號
S/ST/28及S/ST/28A
EXTRACT PLAN PREPARED ON 11.10.2013
BASED ON OUTLINE ZONING PLANS No.
S/ST/28 & S/ST/28A

位置圖 - 修訂項目A
LOCATION PLAN - ITEM A

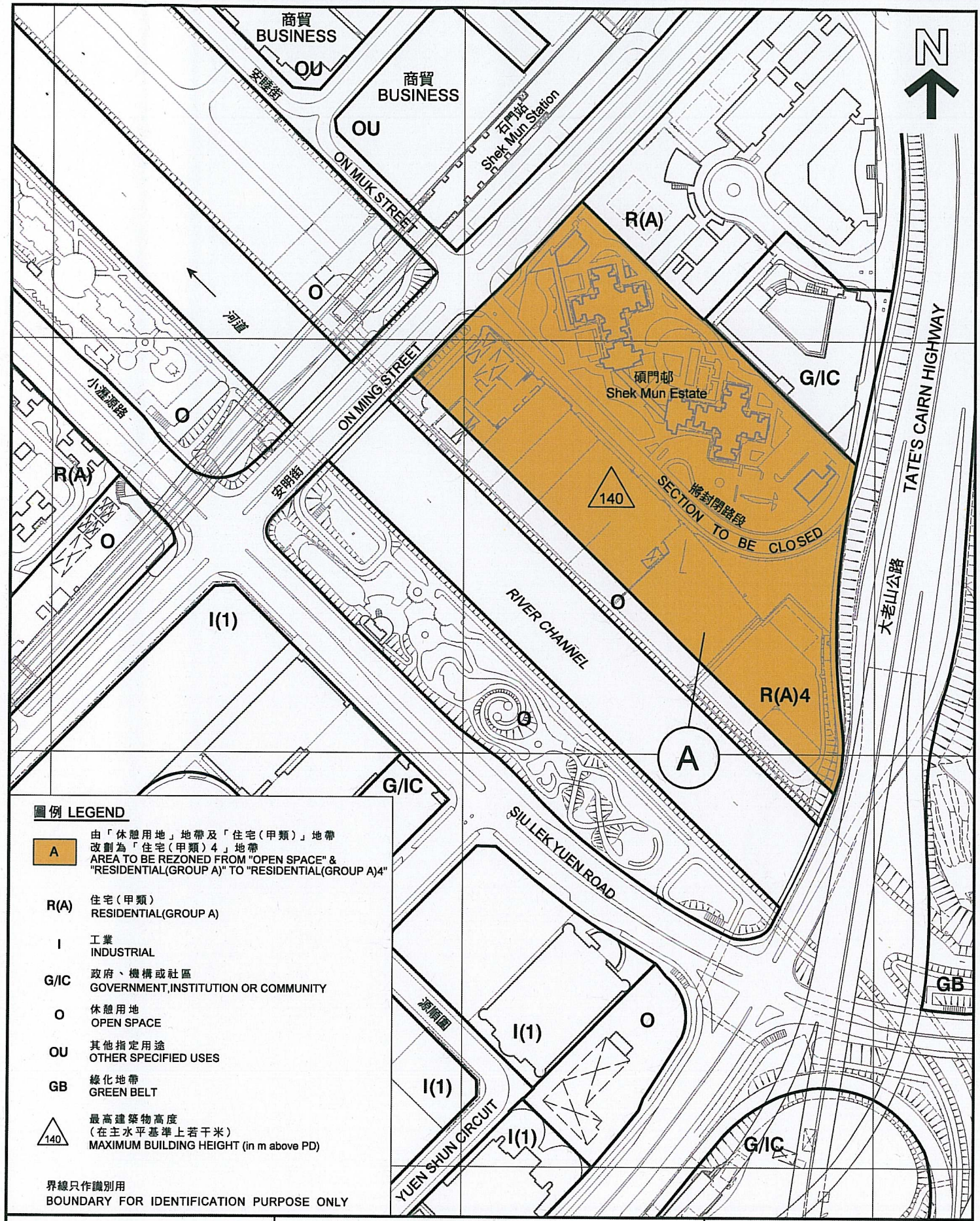
在沙田分區計劃大綱核准圖編號S/ST/28作出的擬議修訂
PROPOSED AMENDMENT TO THE APPROVED SHA TIN OUTLINE ZONING PLAN No. S/ST/28

SCALE 1 : 10 000 比例尺
米 METRES 100 0 200 400 600 800 1 000 METRES 米

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/ST/13/105

圖 PLAN
1



圖例 LEGEND

A	由「休憩用地」地帶及「住宅(甲類)」地帶改劃為「住宅(甲類)4」地帶 AREA TO BE REZONED FROM "OPEN SPACE" & "RESIDENTIAL(GROUP A)" TO "RESIDENTIAL(GROUP A)4"
R(A)	住宅(甲類) RESIDENTIAL(GROUP A)
I	工業 INDUSTRIAL
G/IC	政府、機構或社區 GOVERNMENT,INSTITUTION OR COMMUNITY
O	休憩用地 OPEN SPACE
OU	其他指定用途 OTHER SPECIFIED USES
GB	綠化地帶 GREEN BELT
140	最高建築物高度 (在主水平基準上若干米) MAXIMUM BUILDING HEIGHT (in m above PD)

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2013年10月24日擬備，
所根據的資料為測量圖編號
7-SE-7C、7D、12A、12B、12C及12D

EXTRACT PLAN PREPARED ON 24.10.2013
BASED ON SURVEY SHEETS No.
7-SE-7C, 7D, 12A, 12B, 12C & 12D

平面圖 - 修訂項目A
SITE PLAN - ITEM A

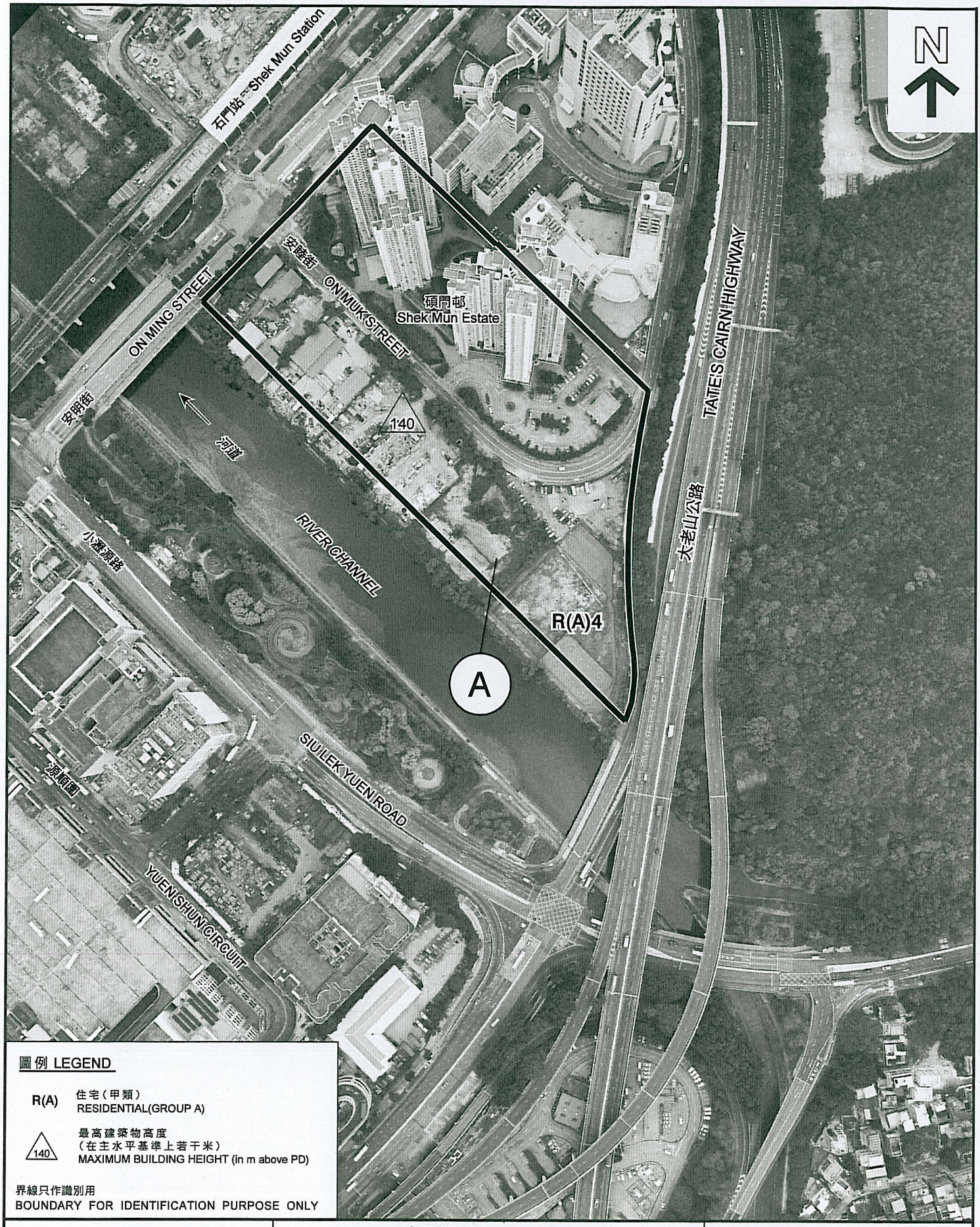
在沙田分區計劃大綱核准圖編號S/ST/28作出的擬議修訂
PROPOSED AMENDMENT TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/28

米 METRES 50 — SCALE 1 : 3 000 比例尺 — 0 50 — 米 100 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/ST/13/105

圖 PLAN
2



圖例 LEGEND

R(A) 住宅（甲類）
RESIDENTIAL(GROUP A)

140 最高建築物高度
（在主水平基準上若干米）
MAXIMUM BUILDING HEIGHT (in m above PD)

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2013年10月11日擬備，
所根據的資料為地政總署
於2013年5月31日拍得的航攝照片
編號CW103723
EXTRACT PLAN PREPARED ON 11.10.2013
BASED ON AERIAL PHOTO No. CW103723
TAKEN ON 31.5.2013 BY
LANDS DEPARTMENT

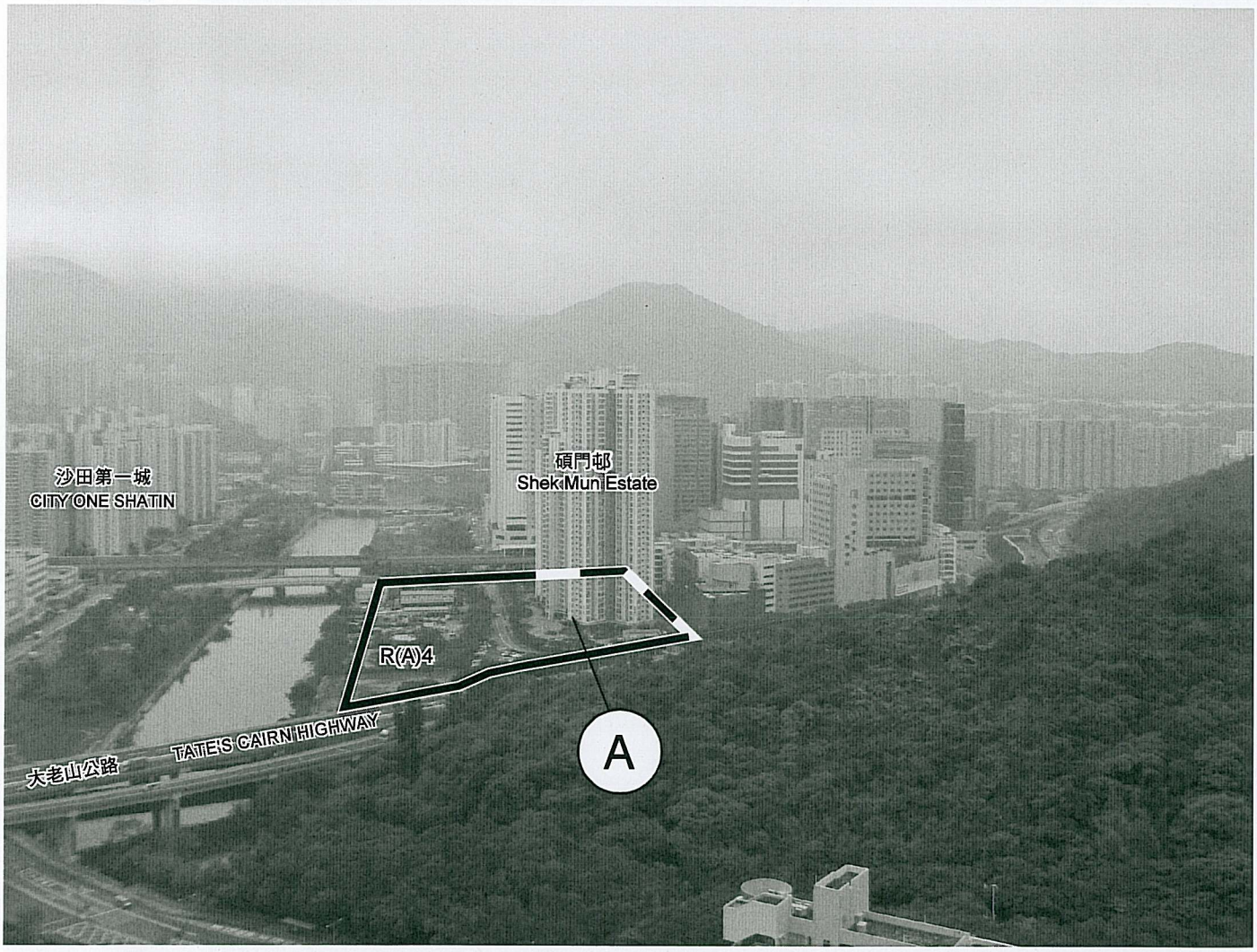
航攝照片 - 修訂項目A
AERIAL PHOTO - ITEM A

在沙田分區計劃大綱核准圖編號S/ST/28作出的擬議修訂
PROPOSED AMENDMENT TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/28

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/ST/13/105

圖 PLAN
3



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2013年10月10日擬備，所根據的資料為攝於2013年4月10日的實地照片
PLAN PREPARED ON 10.10.2013 BASED ON SITE PHOTO TAKEN ON 10.4.2013

實地照片 - 修訂項目A
SITE PHOTO - ITEM A

在沙田分區計劃大綱核准圖編號S/ST/28作出的擬議修訂
PROPOSED AMENDMENT TO THE APPROVED SHA TIN OUTLINE ZONING PLAN No. S/ST/28

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/ST/13/105

圖 PLAN
4

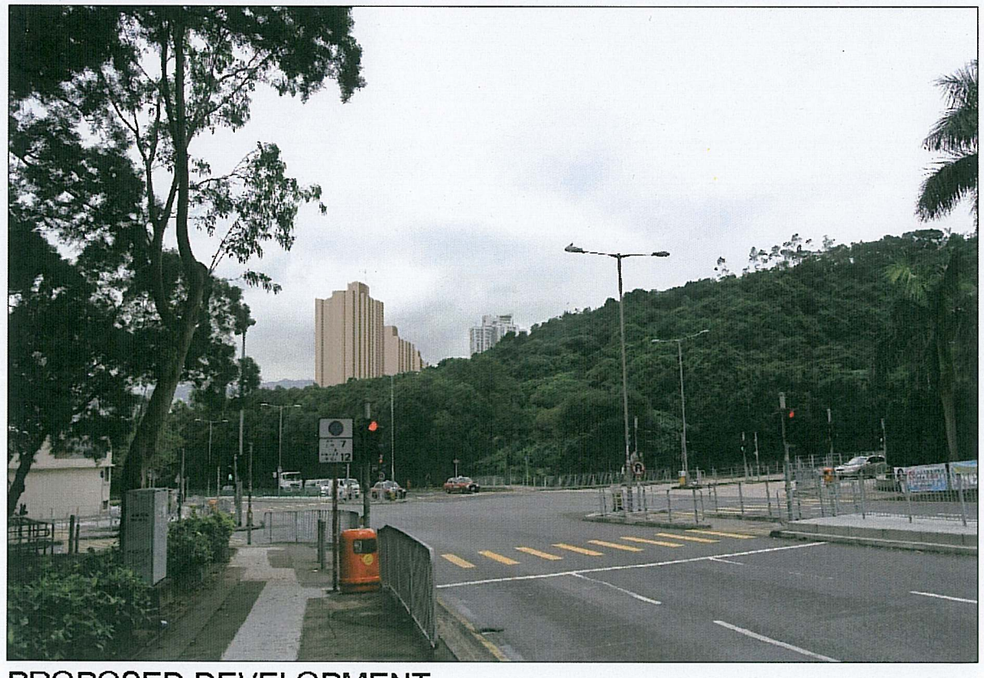


參考編號 REFERENCE No.	M/ST/13/105	繪圖 DRAWING 1

PHOTOMONTAGE AT J/O SIU LEK YUEN ROAD / KWONG SIN STREET, SOUTHEAST OF THE SUBJECT SITE

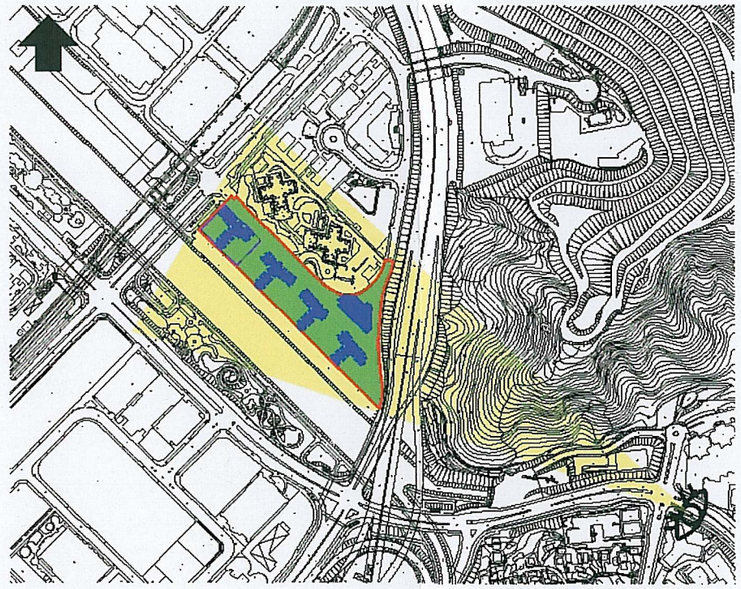


EXISTING SITE PHOTO



PROPOSED DEVELOPMENT

VANTAGE POINT 1



KEY PLAN

SCALE 1: 7500

LEGEND

- THE SUBJECT SITE
- VIEW POINT
- VIEW FAN AREA
- PROPOSED BUILDING BLOCKS

HOUSING DEPARTMENT

參考編號 REFERENCE No.	M/ST/13/105	繪圖 DRAWING 2a

PHOTOMONTAGE AT YUEN HONG STREET, SOUTHWEST OF THE SUBJECT SITE

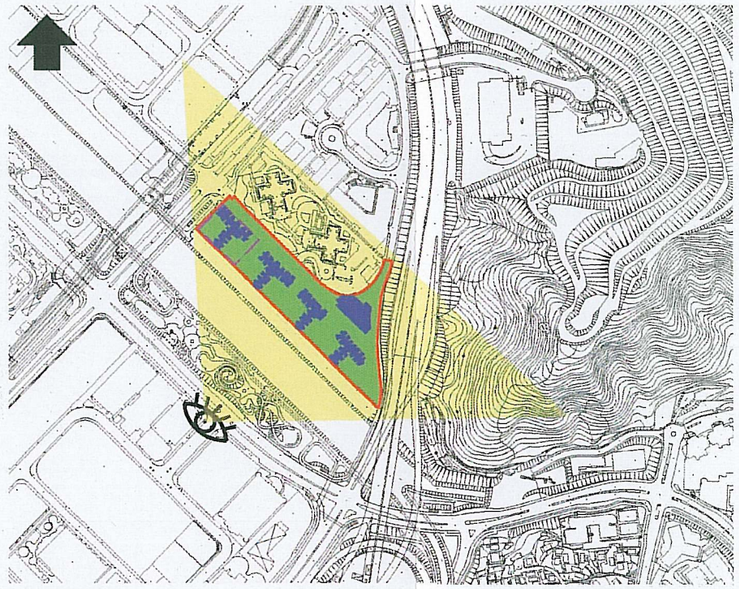


EXISTING SITE PHOTO



PROPOSED DEVELOPMENT

VANTAGE POINT 2



KEY PLAN

SCALE 1: 7500

LEGEND

- THE SUBJECT SITE
- VIEW POINT
- VIEW FAN AREA
- PROPOSED BUILDING BLOCKS

HOUSING DEPARTMENT

參考編號 REFERENCE No.	M/ST/13/105	繪圖 DRAWING 2b

PHOTOMONTAGE AT SHATIN ROWING CENTRE, NORTHWEST OF THE SUBJECT SITE

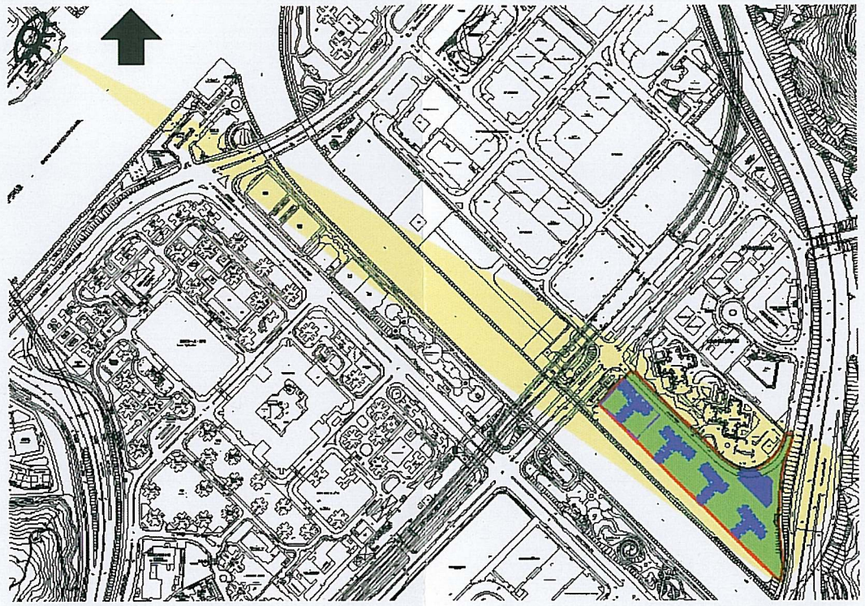


EXISTING SITE PHOTO



PROPOSED DEVELOPMENT

VANTAGE POINT 3



KEY PLAN

SCALE 1: 7500

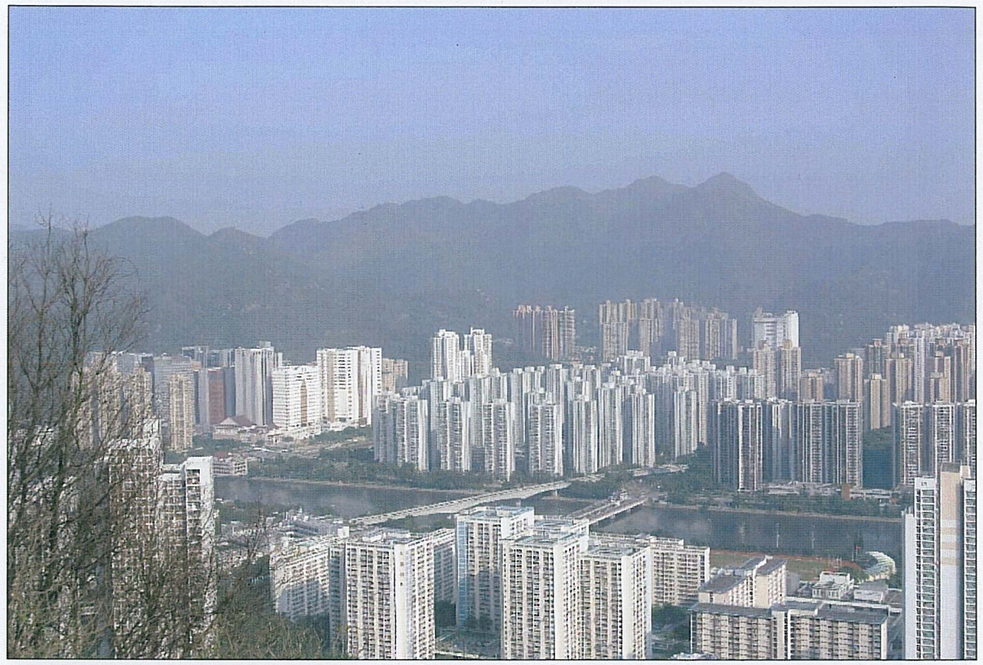
LEGEND

- THE SUBJECT SITE
- VIEW POINT
- VIEW FAN AREA
- PROPOSED BUILDING BLOCKS

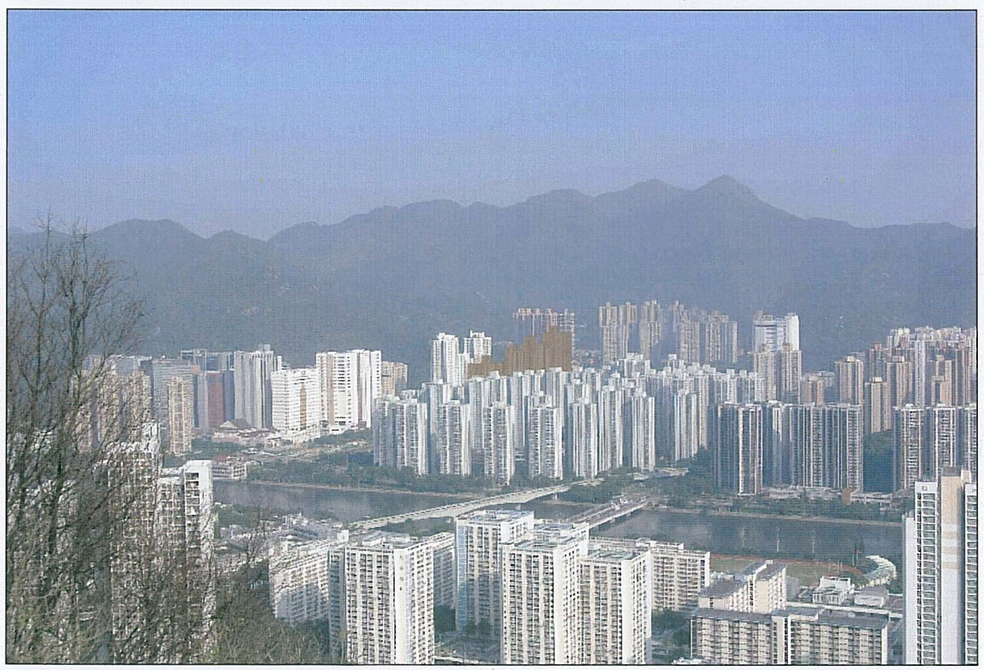
HOUSING DEPARTMENT

參考編號 REFERENCE No.	M/ST/13/105	繪圖 DRAWING 2c

PHOTOMONTAGE AT THE LIONS PAVILION, NORTHWEST OF THE SUBJECT SITE

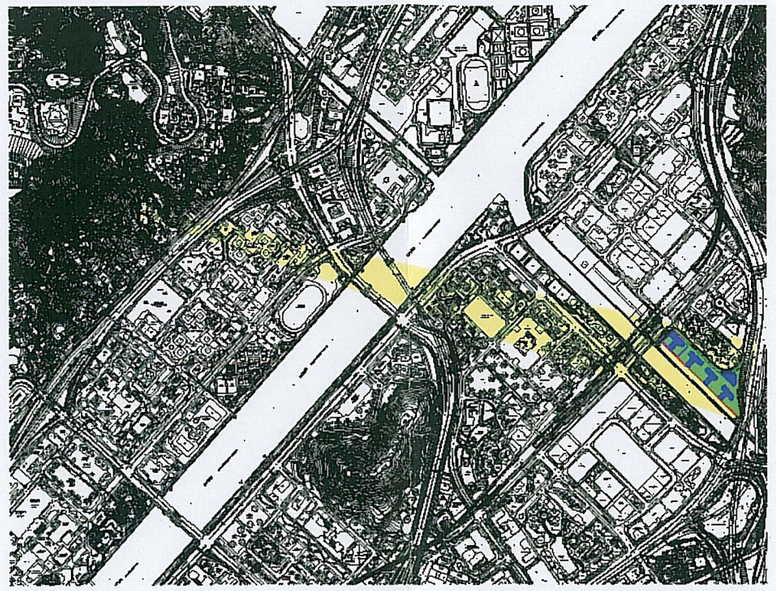


EXISTING SITE PHOTO



PROPOSED DEVELOPMENT

VANTAGE POINT 4



KEY PLAN

SCALE 1: 17500

LEGEND

- THE SUBJECT SITE
- VIEW POINT
- VIEW FAN AREA
- PROPOSED BUILDING BLOCKS

HOUSING DEPARTMENT

參考編號 REFERENCE No.	M/ST/13/105	繪圖 DRAWING 2d



圖例
NOTATION

ZONES / 地帶

COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
COMMERCIAL / RESIDENTIAL	C/R	商業 / 住宅
RESIDENTIAL (GROUP A)	R(A)	住宅（甲類）
RESIDENTIAL (GROUP B)	R(B)	住宅（乙類）
RESIDENTIAL (GROUP C)	R(C)	住宅（丙類）
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
INDUSTRIAL	I	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	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

COMMUNICATIONS / 交通

RAILWAY AND STATION (ELEVATED)	鐵路及車站（高架）
MAJOR ROAD AND JUNCTION	主要道路及路口
ELEVATED ROAD	高架道路
RAILWAY RESERVE	鐵路專用範圍

MISCELLANEOUS / 其他

BOUNDARY OF PLANNING SCHEME	規劃範圍界線
PLANNING AREA NUMBER	規劃區編號
BUILDING HEIGHT CONTROL ZONE BOUNDARY	建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM) 120	最高建築物高度（在主水平基準上若干米）
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) 3	最高建築物高度（樓層數目）
PETROL FILLING STATION P F S	加油站

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & % 公頃 HECTARES	% 百分率	用途
COMMERCIAL	6.60	0.24	商業
COMPREHENSIVE DEVELOPMENT AREA	17.21	0.62	綜合發展區
COMMERCIAL / RESIDENTIAL	14.55	0.52	商業 / 住宅
RESIDENTIAL (GROUP A)	247.44	8.91	住宅（甲類）
RESIDENTIAL (GROUP B)	193.39	6.96	住宅（乙類）
RESIDENTIAL (GROUP C)	0.95	0.03	住宅（丙類）
VILLAGE TYPE DEVELOPMENT	160.30	5.85	鄉村式發展
INDUSTRIAL	46.29	1.67	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	296.70	10.69	政府、機構或社區
OPEN SPACE	255.60	9.21	休憩用地
OTHER SPECIFIED USES	205.17	7.39	其他指定用途
GREEN BELT	984.93	35.47	綠化地帶
RIVER CHANNEL	97.57	3.51	河道
MAJOR ROAD ETC	219.68	7.93	主要道路等
TOTAL PLANNING SCHEME AREA	2776.77	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２０１３年７月２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 2 JULY 2013

Ms Kinnie WONG 黃潔怡女士
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沙田分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
SHA TIN - OUTLINE ZONING PLAN

SCALE 1:10 000 比例尺

0 500 1000 1500 METRES 米
250

規劃署遵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/ST/28

ANNEX A

ANNEX B

大埔滘自然護理區
TAI PO KAU NATURE RESERVE

城門郊野公園
SHING MUN COUNTRY PARK

沙田海
SHA TIN HOI
(TIDE COVE)

獅子山郊野公園
LION ROCK COUNTRY PARK

馬鞍山郊野公園
MA ON SHAN COUNTRY PARK

金山郊野公園
KAM SHAN COUNTRY PARK

獅子山
LION ROCK

圖例
NOTATION

ZONES / 地帶

COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
COMMERCIAL / RESIDENTIAL	C/R	商業 / 住宅
RESIDENTIAL (GROUP A)	R(A)	住宅（甲類）
RESIDENTIAL (GROUP B)	R(B)	住宅（乙類）
RESIDENTIAL (GROUP C)	R(C)	住宅（丙類）
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
INDUSTRIAL	I	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	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

COMMUNICATIONS / 交通

RAILWAY AND STATION (ELEVATED)	鐵路及車站（高架）
MAJOR ROAD AND JUNCTION	主要道路及路口
ELEVATED ROAD	高架道路
RAILWAY RESERVE	鐵路專用範圍

MISCELLANEOUS / 其他

BOUNDARY OF PLANNING SCHEME	規劃範圍界線
PLANNING AREA NUMBER	規劃區編號
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）
PETROL FILLING STATION	加油站

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & % 公頃 HECTARES	% 百分率	用途
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COMMERCIAL / RESIDENTIAL	14.55	0.52	商業 / 住宅
RESIDENTIAL (GROUP A)	249.27	8.97	住宅（甲類）
RESIDENTIAL (GROUP B)	193.39	6.96	住宅（乙類）
RESIDENTIAL (GROUP C)	0.95	0.03	住宅（丙類）
VILLAGE TYPE DEVELOPMENT	190.30	6.85	鄉村式發展
INDUSTRIAL	46.28	1.67	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	296.70	10.69	政府、機構或社區
OPEN SPACE	253.97	9.15	休憩用地
OTHER SPECIFIED USES	205.17	7.39	其他指定用途
GREEN BELT	984.93	35.47	綠化地帶
RIVER CHANNEL	97.57	3.51	河道
MAJOR ROAD ETC.	219.88	7.93	主要道路等
TOTAL PLANNING SCHEME AREA	2776.77	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/ST/28 的修訂
AMENDMENT TO APPROVED PLAN No. S/ST/28

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)

香港城市規劃委員會依據城市規劃條例擬備的沙田分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
SHA TIN - OUTLINE ZONING PLAN

SCALE 1:10 000 比例尺

米 METRES 250 0 500 1 000 1 500 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/ST/28A

Draft Sha Tin Outline Zoning Plan No. S/ST/28*A*

Schedule of Uses

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INDUSTRIAL	16
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COMMERCIAL

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

Planning Intention

This zone is intended primarily for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as local shopping centre serving the immediate neighbourhood.

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
	Flat Government Refuse Collection Point Government Use (not elsewhere specified) House Place of Recreation, Sports or Culture Private Club Public Utility Installation Social Welfare Facility Utility Installation for Private Project

Planning Intention

This zone is intended for comprehensive development/redevelopment of the area for residential use with the 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, traffic, infrastructure and other constraints.

Remarks

(a) 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, dimension 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 proposed to be constructed within the area;

(v) the landscaping 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;

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks (Cont'd)

(viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;

(ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and

(x) such other information as may be required by the Town Planning Board.

(b) 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.

(c) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 52,156m^2.

(d) In determining the maximum gross floor area for the purposes of paragraph (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area restriction stated in paragraph (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

COMPREHENSIVE DEVELOPMENT AREA (1)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Commercial Bathhouse/ Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Flat Government Refuse Collection Point Government Use (not elsewhere specified) Hotel House Library Market Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Railway Depot Railway Station Religious Institution Residential Institution School Shop and Services Social Welfare Facility Utility Installation for Private Project

Planning Intention

This zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the 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, traffic, infrastructure and other constraints.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (1) (Cont'd)

Remarks

(a) Pursuant to Section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area (1)" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:

(i) the area of 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 proposed to be constructed within the area;

(v) the landscaping 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) a visual impact assessment report to examine any possible visual impacts that may be caused by the proposed development and the proposed mitigation measures to tackle them; and

(xi) such other information as may be required by the Town Planning Board.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (1) (Cont'd)

Remarks (Cont'd)

(b) 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.

(c) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum gross floor area specified below:

Site	Maximum Gross Floor Area (GFA)
CDA(1) at East Rail Fo Tan Station and the Adjoining Area	208,600m² (the maximum domestic GFA shall not exceed 191,100m²)
CDA(1) at Ma On Shan Rail Tai Wai Station and the Adjoining Area	253,590m² (the maximum domestic GFA shall not exceed 219,090 m²)
CDA(1) at Ma On Shan Rail Che Kung Temple Station	90,655 m²

(d) In determining the maximum gross floor area for the purposes of paragraph (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as public transport facilities, railway station, railway depot, schools or Government, institution, community or social welfare facilities, as required by the Government, may also be disregarded.

(e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area restriction stated in paragraph (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

COMMERCIAL/RESIDENTIAL

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 Eating Place Educational Institution (in a commercial building or in the purpose-designed non-residential portion[@] of an existing building only) Exhibition or Convention Hall Flat Government Use (not elsewhere specified) Hotel House Information Technology and Telecommunications Industries (in a commercial building or in the purpose-designed non-residential portion[@] of an existing building only) 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 (in free-standing purpose-designed school building, in a commercial building or in the purpose-designed non-residential portion[@] of an existing building only) Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project	Broadcasting, Television and/or Film Studio Commercial Bathhouse/ Massage Establishment Educational Institution (not elsewhere specified) Government Refuse Collection Point Hospital Institutional Use (not elsewhere specified) Petrol Filling Station Public Convenience Recyclable Collection Centre Religious Institution School (not elsewhere specified)

[@] *Excluding floors containing wholly or mainly car parking, loading/unloading bay and/or plant room*

Planning Intention

This zone is intended primarily for commercial and/or residential development. Commercial, residential and mixed commercial/residential uses are always permitted.

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) 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)

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

(a) On land designated "Residential (Group A)1" ("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 gross floor area (GFA) of 501,800m^2 and a maximum building height in terms of number of storeys or metres above Principal Datum as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

(b) On land designated "Residential (Group A)2" ("R(A)2"), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum GFA of 194,500m^2 and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.

(c) On land designated "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 a maximum GFA of 43,600m^2 and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.

(d) ***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 a maximum domestic GFA of 234,000m^2, non-domestic GFA of 19,500m^2 and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.***

(e) In determining the maximum number of storeys for the purpose of paragraph (a) above, any basement floor(s) may be disregarded.

(f) In determining the maximum GFA for the purposes of paragraphs (a) to ***(d)*** above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(g) Where the permitted plot ratio/GFA as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio/GFA for the building on land to which paragraphs (a) to ***(d)*** 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 GFA specified in paragraphs (a) to ***(d)*** above may thereby be exceeded.

(h) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and/or GFA restrictions stated in paragraphs (a) to ***(d)*** above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP B)

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

Planning Intention

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

Remarks

(a) On land designated "Residential (Group B) 1", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3.

(b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners and 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.

(c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP C)

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

Planning Intention

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

Remarks

(a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum plot ratio, site coverage and building height specified below, or the plot ratio, site coverage and height of the existing building, whichever is the greater: -

(Please see next page)

RESIDENTIAL (GROUP C) (Cont'd)

Remarks (Cont'd)

Sub-area	Maximum Plot Ratio	Maximum Site Coverage	Number of Storeys
R(C)1	0.6	25 %	--
R(C)2	1	50 %	2 storeys including carport
R(C)3	0.6	--	3 storeys over one-storey carport

(b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

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

VILLAGE TYPE DEVELOPMENT

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

Planning Intention

The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)

Remarks

(a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23 m) or the height of the existing building, whichever is the greater.

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

INDUSTRIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Bus Depot Cargo Handling and Forwarding Facility (not elsewhere specified) Eating Place (Canteen, Cooked Food Centre only) Government Refuse Collection Point Government Use (not elsewhere specified) Industrial Use (not elsewhere specified) Information Technology and Telecommunications Industries Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only) Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Recyclable Collection Centre Research, Design and Development Centre Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only) Utility Installation for Private Project Vehicle Repair Workshop Warehouse (excluding Dangerous Goods Godown)	Broadcasting, Television and/or Film Studio Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only) Concrete Batching Plant Dangerous Goods Godown Eating Place (not elsewhere specified) (in wholesale conversion of an existing building only) Educational Institution (in wholesale conversion of an existing building only) Exhibition or Convention Hall Hotel (on land designated "Industrial (1)" only) Industrial Use (Bleaching and Dyeing Factory, Electroplating/Printed Circuit Board Manufacture Factory, Metal Casting and Treatment Factory/Workshop only) Institutional Use (not elsewhere specified) (in wholesale conversion of an existing building only) Off-course Betting Centre Offensive Trades Office (not elsewhere specified) Petrol Filling Station Pier Place of Entertainment (in wholesale conversion of an existing building only) Place of Recreation, Sports or Culture Private Club Public Clinic (in wholesale conversion of an existing building only) Religious Institution (in wholesale conversion of an existing building only) Shop and Services (not elsewhere specified) (ground floor only, except in wholesale conversion of an existing building and Ancillary Showroom[#] which may be permitted on any floor) Training Centre (in wholesale conversion of an existing building only) Wholesale Trade

(Please see next page)

INDUSTRIAL (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application To the Town Planning Board
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:
Eating Place Educational Institution Exhibition or Convention Hall Institutional Use (not elsewhere specified) Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Religious Institution Shop and Services Training Centre	Social Welfare Facility (excluding those involving residential care)

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

Planning Intention

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

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 Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Cable Car Route and Terminal Building Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market Pier Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre Rural Committee/Village Office School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade	Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Columbarium Correctional Institution Crematorium Driving School Eating Place (not elsewhere specified) Flat Funeral Facility Helicopter Landing Pad Holiday Camp Hotel House Marine Fuelling Station Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Refuse Disposal Installation (Refuse Transfer Station only) Residential Institution Sewage Treatment/Screening Plant Shop and Services Utility Installation for Private Project Zoo

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of 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

(a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(b) In determining the maximum number of storeys for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.

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

OPEN SPACE

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

Planning Intention

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

OTHER SPECIFIED USES

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

For "Railway Station Development" Only

Ambulance Depot
Commercial Bathhouse/Massage Establishment
Eating Place
Exhibition or Convention Hall
Government Use (not elsewhere specified)
Hotel
Library
Off-course Betting Centre
Office
Place of Entertainment
Private Club
Public Clinic
Public Convenience
Public Transport Terminus or Station
Public Utility Installation
Public Vehicle Park (excluding container vehicle)
Railway Station
Recyclable Collection Centre
School
Shop and Services (not elsewhere specified)
Utility Installation for Private Project

Broadcasting, Television and/or Film Studio
Flat
Government Refuse Collection Point
Petrol Filling Station
Place of Recreation, Sports or Culture
Religious Institution
Shop and Services (Motor-vehicle Showroom only)

Planning Intention

This zone is intended primarily to cater for the development of railway station with commercial facilities.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

For "Railway Depot Comprehensive Development Area" Only

Ambulance Depot
Commercial Bathhouse/Massage Establishment
Eating Place (not elsewhere specified)
Exhibition or Convention Hall
Flat
Government Use (not elsewhere specified)
Library
Market (not elsewhere specified)
Off-course Betting Centre
Office
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Public Convenience
Public Transport Terminus or Station
Public Utility Installation
Public Vehicle Park
(excluding container vehicle)
Railway Depot
Religious Institution
Residential Institution
School
Shop and Services (not elsewhere specified)
Social Welfare Facility
Utility Installation for Private Project

Broadcasting, Television and/or Film Studio
Eating Place (Cooked Food Centre only)
Educational Institution
Government Refuse Collection Point
Industrial Use (Printing, Publishing and Allied Industries only)
Market (Hawker Centre only)
Petrol Filling Station
Recyclable Collection Centre
Shop and Services (Motor-vehicle Showroom only)

Planning Intention

This zone is intended primarily to cater for the development of the railway depot with commercial/residential uses above.

(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 "Refuse Transfer Station" Only

Government Use Refuse Disposal Installation (Refuse Transfer Station only)	Industrial Use

Planning Intention

This zone is intended primarily to provide land for the development of a refuse transfer station.

For "Kowloon-Canton Railway" Only

Railway Track Railway Station	Eating Place Government Use Private Club Public Utility Installation Shop and Services (excluding Motor-vehicle Showroom) Utility Installation for Private Project

Planning Intention

This zone is intended primarily to cater for the Kowloon-Canton Railway and the associated facilities.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

For "Business" Only

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

Ambulance Depot
Commercial Bathhouse/Massage Establishment
Eating Place
Educational Institution
Exhibition or Convention Hall
Government Use (Police Reporting Centre, Post Office only)
Information Technology and Telecommunications Industries
Institutional Use (not elsewhere specified)
Library
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods[Δ])
Off-course Betting Centre
Office
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Public Convenience
Public Transport Terminus or Station
Public Utility Installation
Public Vehicle Park (excluding container vehicle)
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Recyclable Collection Centre
Religious Institution
Research, Design and Development Centre
School (excluding free-standing purpose-designed building and kindergarten)
Shop and Services
Training Centre
Utility Installation for Private Project

Broadcasting, Television and/or Film Studio
Cargo Handling and Forwarding Facility
Government Refuse Collection Point
Government Use (not elsewhere specified)
Hotel
Non-polluting Industrial Use (not elsewhere specified)
Petrol Filling Station
School (not elsewhere specified)
Social Welfare Facility (excluding those involving residential care)
Warehouse (excluding Dangerous Goods Godown)
Wholesale Trade

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

For "Business" Only (Cont'd)

Schedule II: for industrial or industrial-office building [@]

Ambulance Depot
Cargo Handling and Forwarding Facility (not elsewhere specified)
Eating Place (Canteen only)
Government Refuse Collection Point
Government Use (not elsewhere specified)
Information Technology and Telecommunications Industries
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods[Δ])
Office (excluding those involving direct provision of customer services or goods)
Public Convenience
Public Transport Terminus or Station
Public Utility Installation
Public Vehicle Park (excluding container vehicle)
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Recyclable Collection Centre
Research, Design and Development Centre
Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only)
Utility Installation for Private Project
Warehouse (excluding Dangerous Goods Godown)

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

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

Office

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

(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 "Business (1)" Only

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

Ambulance Depot
Commercial Bathhouse/Massage Establishment
Eating Place
Government Use (Police Reporting Centre, Post Office only)
Information Technology and Telecommunications Industries
Institutional Use (not elsewhere specified)
Library
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods[Δ])
Off-course Betting Centre
Office
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Public Convenience
Public Transport Terminus or Station
Public Utility Installation
Public Vehicle Park (excluding container vehicle)
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Recyclable Collection Centre
Religious Institution
Research, Design and Development Centre
Shop and Services (not elsewhere specified)
Training Centre
Utility Installation for Private Project
Broadcasting, Television and/or Film Studio
Cargo Handling and Forwarding Facility
Educational Institution
Exhibition or Convention Hall
Government Refuse Collection Point
Government Use (not elsewhere specified)
Hotel
Non-polluting Industrial Use (not elsewhere specified)
Petrol Filling Station
School
Shop and Services (Retail Shop only)
Social Welfare Facility (excluding those involving residential care)
Warehouse (excluding Dangerous Goods Godown)
Wholesale Trade

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

For "Business (1)" Only (Cont'd)

Schedule II: for industrial or industrial-office building [@]

Ambulance Depot
Cargo Handling and Forwarding Facility (not elsewhere specified)
Eating Place (Canteen only)
Government Refuse Collection Point
Government Use (not elsewhere specified)
Information Technology and Telecommunications Industries
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods[Δ])
Office (excluding those involving direct provision of customer services or goods)
Public Convenience
Public Transport Terminus or Station
Public Utility Installation
Public Vehicle Park (excluding container vehicle)
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Recyclable Collection Centre
Research, Design and Development Centre
Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only)
Utility Installation for Private Project
Warehouse (excluding Dangerous Goods Godown)

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

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

Office

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
For "Business (1)" 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 uses 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 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:
Commercial Bathhouse/Massage Establishment Eating Place Institutional Use (not elsewhere specified) Library Off-course Betting Centre Office Place of Entertainment Private Club Public Clinic Religious Institution Shop and Services (not elsewhere specified) Training Centre	Educational Institution Exhibition or Convention Hall Place of Recreation, Sports or Culture School (excluding kindergarten) Shop and Services (Retail Shop only) 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 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. However, uses such as educational institution, exhibition or convention hall, place of recreation, sports or culture, retail shop and school which will likely attract high concentration of population require planning permission from the Town Planning Board.

(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 "Cemetery" Only

Columbarium (Garden of Remembrance only)	Columbarium (not elsewhere specified)
Government Use	Grave (Ossuarium only)
Grave (not elsewhere specified)	Public Utility Installation
Public Convenience	Utility Installation for Private Project

Planning Intention

This zone is primarily for land intended for cemetery use.

For "Amenity Area" Only

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

Planning Intention

This zone is intended primarily for the provision of amenity area.

For "Waterfront Amenity Area" Only

Public Convenience	Government Use (not elsewhere specified)
Waterfront Amenity Area	Public Utility Installation
	Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of waterfront amenity area.

(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 "Columbarium" Only

Columbarium	Public Utility Installation Utility Installation for Private Project

Planning Intention

This zone is primarily for land intended for columbarium use.

Remarks

(a) On land designated "Other Specified Uses" annotated "Columbarium",

(i) 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 4,149m^2 and a maximum site coverage of 37.5%; and

(ii) no new development or addition, alteration and/or modification to an existing building, other than redevelopment of an existing building, shall exceed a maximum building height of 14.5m. An existing building is allowed to be redeveloped to the same height of the building provided the existing gross floor area of the building is not exceeded.

(b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area/site coverage/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

For All Other Sites (Not Listed Above)

As Specified on the Plan	Government Use (not elsewhere specified) Public Utility Installation Utility Installation for Private Project

Planning Intention

This zone is primarily to provide/reserve land for specific purposes and uses.

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Burial Ground Cable Car Route and Terminal Building Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Flat Government Refuse Collection Point Government Use (not elsewhere specified) Grave Helicopter Landing Pad Holiday Camp House Marine Fuelling Station Petrol Filling Station Pier Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution School Service Reservoir Social Welfare Facility Utility Installation for Private Project Zoo

Planning Intention

The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

DRAFT SHA TIN OUTLINE ZONING PLAN NO. S/ST/28*A*

EXPLANATORY STATEMENT

Draft Sha Tin Outline Zoning Plan No. S/ST/28*A*

Explanatory Statement

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DRAFT SHA TIN OUTLINE ZONING PLAN NO. S/ST/28*A*

(Being an ***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 ***draft*** Sha Tin Outline Zoning Plan (OZP) No. S/ST/28*A*. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land-use zonings of the plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURE

2.1 On 15 April 1966, the draft Sha Tin OZP No. LST/47 was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). On 13 June 1967, the then Governor-in-Council (G in C), under section 8(1) of the Ordinance, approved the draft Sha Tin OZP No. LST/47. On 10 July 1973, the then G in C referred the approved OZP No. LST/47 to the Board for replacement under section 12 of the Ordinance. The OZP was subsequently amended seven times and exhibited for public inspection under section 5 or 7 of the Ordinance.

2.2 On 5 July 1988, the then G in C, under section 9(1)(a) of the Ordinance, approved the draft Sha Tin OZP, which was subsequently renumbered as S/ST/4. On 25 June 1991, the then G in C referred the approved OZP No. S/ST/4 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. It was then amended five times and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances.

2.3 On 9 December 1997, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Sha Tin OZP, which was subsequently renumbered as S/ST/10. On 21 July 1998, the CE in C referred the approved Sha Tin OZP No. S/ST/10 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.

2.4 On 11 May 1999, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Sha Tin OZP, which was subsequently renumbered as S/ST/12. On 20 July 1999, the CE in C referred the approved OZP No. S/ST/12 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. It was amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance to incorporate the adjustment of planning scheme boundary and to reflect the changing circumstances.

2.5 On 25 September 2001, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Sha Tin OZP, which was subsequently renumbered as S/ST/15. On 27 November 2001, the CE in C referred the approved Sha Tin OZP No. S/ST/15 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. It was then amended four times, including the extension of planning scheme boundary to include an area to be reclaimed on the western side of Sha Tin Hoi (Tide Cove), and was exhibited under section 5 or 7 of the Ordinance.

2.6 On 8 June 2004, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Sha Tin OZP, which was subsequently renumbered as S/ST/20. On 13 September 2005, the CE in C referred the approved Sha Tin OZP No. S/ST/20 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. It was then amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances.

2.7 On 5 June 2007, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Sha Tin OZP, which was subsequently renumbered as S/ST/23. On 6 July 2010, the CE in C referred the approved Sha Tin OZP No. S/ST/23 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. It was then amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances.

2.8 On 13 March 2012, the CE in C under section 9(1)(a) of the Ordinance, approved the draft Sha Tin OZP, which was subsequently re-numbered as S/ST/26. On 5 June 2012, the CE in C referred the approved Sha Tin OZP No. S/ST/26 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 15 June 2012 under section 12(2) of the Ordinance.

2.9 On 26 October 2012, the draft Sha Tin OZP No. S/ST/27, incorporating amendments to rezone two sites in Areas 16 and 58D to "Residential (Group A)2" and "Residential (Group A)3" to facilitate public housing and home ownership scheme developments, and amendments to reflect the latest land use proposal, as-built situation and minor boundary adjustments, was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, a total of six representations were received. On 11 January 2013, the Board published the representations for public comments. During the first three weeks of the publication period, one comment was received. After giving consideration to the representations and comment on 22 March 2013, the Board decided not to propose any amendment to the draft OZP to meet the representations.

2.10 On 2 July 2013, the CE in C, under section 9 (1)(a) of the Ordinance, approved the draft Sha Tin OZP, which was subsequently renumbered as S/ST/28. On 12 July 2013, the approved Sha Tin OZP No. S/ST/28 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance. ***On 3 September 2013, the CE in C referred the approved Sha Tin OZP No. S/ST/28 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 13 September 2013 under section 12(2) of the Ordinance.***

3. OBJECT OF THE PLAN

3.1 The object of the Plan is to indicate the broad land-use zones and major road networks for Sha Tin so that development and redevelopment within Sha Tin can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.

3.2 The Plan is to illustrate the broad principles of development and planning control only. It is a small-scale plan and the road alignments and boundaries between the land-use zones may be subject to minor alterations as detailed planning proceeds.

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

3.4 Also, there would be cases that areas occupied by free-standing purpose-designed buildings that are solely accommodating schools or other Government, institution or community facilities, including those located on ground and on podium level, are included in the residential zones. Such areas should not be included into the plot ratio and site coverage calculations.

4. NOTES OF THE PLAN

4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land-use planning and control of development to meet changing needs.

4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at http://www.info.gov.hk/tpb.

5. THE PLANNING SCHEME AREA

5.1 The Planning Scheme Area (the Area) covered by the Plan is about 2,777 hectares. Its inner core lies at the bottom of the Sha Tin Valley which is separated from Kowloon by a range of hills, dominated by Lion Rock (495m above sea level) and Sugar Loaf Peak (372m above sea level). These hills form a natural barrier to the expansion of the Sha Tin New Town towards the south

and south-east. Ma On Shan, the extension to Sha Tin New Town, lies to the north-east of the Area.

5.2 Sha Tin Hoi (Tide Cove) used to be a wide and relatively shallow estuary. It has been extensively reclaimed and the reclamation has formed the southern extremity of Tolo Harbour. Lek Yuen and Wo Che Estates and the race course are situated on reclaimed land. Large pieces of land near Siu Lek Yuen, Ngau Pei Sha and Ma Liu Shui have also been reclaimed from the Tide Cove.

5.3 The boundary of the Area is shown by a heavy broken line on the Plan. For planning and reference purposes, the Area is sub-divided into a number of smaller planning areas as shown on the Plan.

6. POPULATION

According to the ***2011 Census***, the population of the Area was about ***433,150*** persons, comprising ***236,650*** in public housing (including Home Ownership Schemes (HOS) and Private Sector Participation Schemes (PSPS)) and ***196,500*** in private housing including village type developments. It is estimated that the total planned population would be about ***506,110*** persons.

7. LAND-USE ZONINGS

7.1 Commercial ("C") : Total Area 6.60 ha

7.1.1 This zone is intended for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as local shopping centre serving the immediate neighbourhood.

7.1.2 This zone covers the major part of Planning Area 20 and parts of Planning Areas 5, 11, 14 and 16. Planning Area 20 is in close proximity to the East Rail Sha Tin Station and forms an extension to the town centre. The site abutting Tai Chung Kiu Road in Planning Area 5 has been developed into a hotel. The site in Planning Area 11 was disposed of in April 1997 to provide commercial and office accommodation to serve the industrial area in Shek Mun. The site in the northern corner of Planning Area 14 has been developed into a permanent concrete 'boat-like' restaurant. The site in the Yuen Chau Kok Industrial Area in Planning Area 14 has been developed into a commercial/office building to serve the adjacent industrial and residential developments. It also serves as a buffer between industrial developments in the Yuen Chau Kok Industrial Area and the adjoining residential developments. The site in Planning Area 16 has also been developed to a commercial/office building to serve the Fo Tan Industrial Area.

7.2 Comprehensive Development Area ("CDA") : Total Area 17.21 ha

7.2.1 This zone is intended for comprehensive development/redevelopment of the "CDA" area for residential use, and the "CDA(1)" area for

commercial and/or residential uses, both with the 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, traffic, infrastructure and other constraints.

7.2.2 This zoning comprises the following four sites :

(i) "CDA" site at Heung Fan Liu : Total Area 4.55 ha

Development within this "CDA" site is restricted to a maximum gross floor area (GFA) of 52,156m^2. Residential development with landscape areas is restricted to the southern part of the site. The northern part of the site, which is covered by rich vegetation, should be preserved. Upon completion, about 820 flats will be provided.

(ii) "CDA(1)" site at East Rail Fo Tan Station and its Adjoining Area : Total Area 5.13 ha

Development within this "CDA(1)" site is restricted to a maximum GFA of 208,600m^2. The domestic GFA shall not exceed 191,100m^2. A primary school will be provided in the development. Upon completion, about 2,800 flats will be provided.

(iii) "CDA(1)" site at the Ma On Shan Line Tai Wai Station and its Adjoining Area : Total Area 5.48 ha

Development within this "CDA(1)" site is restricted to a maximum GFA of 253,590 m^2. The domestic GFA shall not exceed 219,090 m^2. A post-secondary college will be provided in the development. Upon completion, about 2,900 flats will be provided. The proposed developments at this "CDA(1)" site and the Tai Wai Maintenance Centre site should be planned comprehensively to ensure a coherent and integrated development at both sites, which would be compatible with the existing and planned developments in the area.

(iv) "CDA(1)" site at the Ma On Shan Line Che Kung Temple Station : Total Area 2.05 ha

Development within this "CDA(1)" site is restricted to a maximum GFA of 90,655m^2. Upon completion, about 981 flats will be provided.

7.2.3 Pursuant to section 4A(2) of the Ordinance, and except as otherwise expressly provided that it is not required by the Board, an applicant for permission for development on land designated "CDA" shall prepare a Master Layout Plan for the approval of the Board. 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 Government, institution or community (GIC) facilities, and recreational and open space facilities.

7.3 Commercial/Residential ("C/R") : Total Area 14.55 ha

7.3.1 This zone is intended primarily for commercial and/or residential development. Commercial, residential and mixed commercial/ residential uses are always permitted.

7.3.2 There is only one site zoned for this purpose. It is the existing town centre in Planning Area 7 which provides the main commercial, cultural, social, civic and Government facilities for the Area. The town centre is centrally located between the existing East Rail Sha Tin Station and Shing Mun River. It is at the heart of the road and pedestrian networks of the Area. New Town Plaza, a major development at the site, provides residential accommodation together with retail space, a hotel and an office block.

7.4 Residential (Group A) ("R(A)") : Total Area ***249.27 ha***

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

7.4.2 There are fourteen existing public rental housing estates, eleven HOS, three PSPS and one Sandwich Class Housing in the Area. A planned public housing development in the Area is at Planning Area 52 (Shui Chuen O). Another planned public housing development and a planned HOS development are at Planning Areas 16 and 58D. Within public housing estates, there are a wide range of low-rise free-standing GIC facilities including schools, community halls, children and youth centres, elderly centres, social and welfare centres as well as ancillary facility buildings such as car parks, shopping centres and markets serving the residents of the concerned estates. Such low-rise free-standing GIC and ancillary facility buildings should be kept as breathing spaces and visual relief for the building mass. No new addition, alteration and/or modification to or redevelopment of these existing individual free-standing GIC and ancillary facility buildings shall result in a height exceeding that of the existing building. All public housing estates are governed by planning brief. Upon the future redevelopment of the estates, the layout and design of these GIC and ancillary facility buildings should be comprehensively reviewed with the support of relevant impact assessments on air ventilation and visual aspects.

7.4.3 This zoning includes ***four*** sub-areas which are subject to the following development restrictions:

"Residential (Group A)1" ("R(A)1"): Total Area 12.45 ha

(a) The planned public housing development at Planning Area 52 (Shui Chuen O) is under this zoning. Development/redevelopment within this zoning is subject to restrictions on the maximum total gross floor area of 501,800m^2 and building height restriction as shown on the Plan, or the GFA and height of existing building, whichever is the greater. The building height restrictions stipulated on the Plan are the maximum permitted height. Staggered building heights with a maximum of 30 domestic storeys and general building heights ranging from 25 to 28 domestic storeys should be adopted to create a stepped height profile against the hilly terrain. Maximum building heights of 2 to 4 storeys are stipulated along two view corridors where only low-rise structures are permitted.

(b) The building height restrictions in terms of number of storeys are applicable to buildings above the ground level. Any basement floors may be disregarded.

"Residential (Group A)2" ("R(A)2"): Total Area 4.09 ha

(c) The planned public housing development at Planning Areas 16 and 58D is under this zoning. Development/redevelopment within this zoning is subject to restrictions on the maximum total gross floor area of 194,500m^2 and building height restriction as shown on the Plan, or the GFA and height of existing building, whichever is the greater. The building height restriction stipulated on the Plan is the maximum permitted height. Building heights ranging from 26 to 36 domestic storeys should be adopted to create a height profile stepping up from both ends to the centre with reference to the hilly terrain to the north.

"Residential (Group A)3" ("R(A)3"): Total Area 0.87 ha

(d) The planned HOS development at Planning Area 16 is under this zoning. Development/redevelopment within this zoning is subject to restrictions on the maximum total gross floor area of 43,600m^2 and building height restriction as shown on the Plan, or the GFA and height of existing building, whichever is the greater.

"Residential (Group A)4" ("R(A)4"): Total Area 4.39 ha

(e) The planned public housing estate at Planning Area 11 is under this zoning. Development/redevelopment within this zoning is subject to restrictions on the maximum total domestic gross floor area of 234,000m^2, non-domestic gross floor area of 19,500m^2 and building height restriction as shown on the Plan, or the GFA and height of existing building, whichever is the greater. Building heights ranging

from about 110 to 140mPD should be adopted to create a height profile stepping up from northwest near On Ming Street to the southeast.

7.4.4 At detailed design stage, quantitative Air Ventilation Assessment (AVA) studies will need to be conducted for the public housing developments within the "R(A)1" and "R(A)2" sites to further refine the development layout and the relevant mitigation measures from the air ventilation perspectives.

7.4.5 Minor relaxation of the GFA and building height restrictions for the "R(A)1", "R(A)2" and "R(A)3" zones may be considered by the Board on application under section 16 of the Town Planning Ordinance. Each application for minor relaxation of GFA/building height restrictions will be considered on its own merits.

7.5 Residential (Group B) ("R(B)") : Total Area 193.39 ha

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

7.5.2 One site at Fu Kin Street is zoned "R(B)1" which is subject to plot ratio restriction. The restriction is necessary for the purposes of preserving the general amenity of the area as well as to ensure that the development intensity will be compatible with the adjacent developments and will not overtax the infrastructural provision in the area.

7.5.3 All sites within this zone, except those in Planning Area 51 and located on the waterfront adjacent to Shing Mun River, are located largely on the hill slopes overlooking the Sha Tin Valley.

7.6 Residential (Group C) ("R(C)") : Total Area 0.95 ha

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

7.6.2 Two sites at Tai Po Road in Planning Area 33 and one site at Tai Po Road near the Chinese University of Hong Kong are under this zoning. Developments within this zone are subject to plot ratio, site coverage and/or building height restrictions. These restrictions are necessary for the purposes of preserving the general amenity of the area as well as to ensure that the development intensities will be within the limits of the road capacity. Minor relaxation of the stated restrictions may be considered by the Board on application under section 16 of the Ordinance. Each proposal will be considered on its own merits.

7.7 Village Type Development ("V") : Total Area 190.30 ha

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

7.7.2 In order to ensure that any future development or redevelopment within this zone would retain the village character, a maximum building height of 3 storeys (8.23m) or the height of the existing building(s), whichever is the greater, is imposed under this zone.

7.7.3 Existing villages such as Tai Wai, Tsang Tai Uk, Siu Lek Yuen, Hin Tin and Kak Tin will be retained. For those villages which have been displaced by public projects, village resite areas have been provided for. Tsok Pok Hang New Village is one of the examples.

7.8 Industrial ("I") : Total Area 46.28 ha

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

7.8.2 Industrial land is distributed in three locations, Planning Area 3 (Tai Wai), Planning Area 14 (Siu Lek Yuen) and Planning Area 16 (Fo Tan). They are separated as far apart as possible from the residential areas by open spaces or other physical features.

7.8.3 All industrial land in Planning Area 14 (Siu Lek Yuen) is zoned to "I(1)" with 'Hotel' use under Column 2 in the Notes to allow flexibility for hotel development through planning application.

7.9 Government, Institution or Community ("G/IC") : Total Area 296.70 ha

7.9.1 This zone is intended primarily for the provision of Government, institution or community (GIC) facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. Such

developments, particular for those which are low-rise, serve to provide visual and spatial relief to the built-up environment of the Area.

7.9.2 Major GIC facilities provided in the Area include :

(a) the Sha Tin Town Hall, the Sha Tin Public Library and the Sha Tin Magistracy in Planning Area 7;
(b) the Sha Tin Government Offices building in Planning Area 20;
(c) the Chinese University of Hong Kong in Planning Area 68;
(d) the Hong Kong Institute of Vocational Education (Sha Tin) in Planning Area 21;
(e) the Hang Seng School of Commerce in Planning Area 54;
(f) the Hong Kong Sports Institute in Planning Area 47;
(g) the Prince of Wales Hospital in Planning Area 14 and the Sha Tin Hospital in Planning Area 65;
(h) Yuen Wo Road Sports Centre and Sha Tin Jockey Club Swimming Pool in Planning Area 26;
(i) service reservoirs, including those in Planning Areas 56 and 62;
(j) the Hong Kong Heritage Museum in Planning Area 25;
(k) the Ten Thousand Buddhas Monastery in Planning Area 6; and
(l) Hin Tin Swimming Pool in Planning Area 17.

7.9.3 Local GIC facilities are/will be provided in the commercial/residential, residential and industrial developments when detailed planning for the Area proceeds.

7.9.4 Two sites to the south of Sha Tin Road at Planning Area 52 (Shui Chuen O) are planned for a covered public transport terminus and a primary school. They are subject to building height restrictions as stipulated on the Plan or the height of the existing building, whichever is the greater. Minor relaxation of the building height restriction may be considered by the Board on application under section 16 of the Town Planning Ordinance. Each application for minor relaxation of building height restriction will be considered on its own merits.

7.10 Open Space ("O") : Total Area ***253.97 ha***

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

7.10.2 A prominent feature is the provision of large landscaped open spaces in Planning Area 12 (the Sha Tin Park), Planning Area 28 in the vicinity of the town centre ***and along river channel at Siu Lek Yuen.*** They form a major node of recreational activities and extend along both sides of Shing Mun River providing a spine for pedestrian and cycle movements. A major recreational ground with soccer pitches and tennis courts etc. is provided in Planning Area 26 (Yuen Wo Road). Playgrounds with different active and passive recreational facilities are

also provided in Planning Areas 2 (Che Kung Miu Road Playground), 5 (Tsang Tai Uk Playground) and 17 (Hin Tin Playground).

7.10.3 Other major open space zones, including those in Planning Areas 2 and 33, are suitable for passive recreational purposes. In addition, open spaces in Planning Areas 13 and 24 are zoned for this purpose because of their 'fung shui' significance or landscape quality.

7.10.4 In addition to the major open spaces as indicated on the Plan, local open spaces will also be provided within the public housing estates and the large private residential developments for the enjoyment of local residents.

7.11 Other Specified Uses ("OU") : Total Area 205.17 ha

7.11.1 This zone is intended for specific development(s) and/or uses, which is/are specified in the annotation of the zone. They include the following specific uses :

(a) the Sha Tin Race Course in Planning Area 47;
(b) the sewage treatment plant in Planning Area 47;
(c) the refuse transfer station in Planning Area 65;
(d) the Fu Shan Crematorium and Columbarium and its extension, a public mortuary and a funeral parlour in Planning Area 18;
(e) the East Rail Sha Tin Station, with commercial development and bus terminus, in Planning Area 20;
(f) the East Rail Ho Tung Lau Maintenance Centre, with commercial/ residential developments above, in Planning Area 15;
(g) the Tai Wai Maintenance Centre, with residential development above, in Planning Area 17;
(h) the land for railway development;
(i) the Sha Tin Water Treatment Works in Planning Areas 9 and 49;
(j) the existing petrol filling stations at On Sum Street in Planning Area 11, Yuen On Street in Planning Area 14 and Tai Po Road in Planning Area 33, and a proposed one in Planning Area 68;
(k) the sites proposed for business use in Planning Area 11;
(l) Po Fook Hill in Planning Area 6;
(m) Tao Fong Shan Christian Cemetery in Planning Area 6;
(n) the amenity areas adjoining Po Fook Hill and Tao Fong Shan Christian Cemetery; and
(o) the proposed waterfront amenity area in the area on the western side of Sha Tin Hoi (Tide Cove).

7.11.2 Land zoned for "OU" annotated "Business" ("OU(Business)") and "OU(Business(1))" is intended 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 are permitted as of right in existing industrial buildings or industrial-office buildings within this zone. As it is not possible to phase out existing polluting and hazardous industrial uses all at once, it is necessary to ensure compatibility of the uses within the same industrial building until the whole area is transformed to cater for the new non-polluting business uses. Development within this zone should make reference to the relevant Town Planning Board Guidelines.

7.11.3 The "OU(Business)" zone in Shek Mun comprises twelve existing buildings with mixed industrial and office uses as well as some vacant sites in the south-eastern part of the zone.

7.11.4 On land designated "OU(Business(1))", uses such as educational institution, exhibition or convention hall, place of recreation, sports or culture, retail shop and school, which will likely attract high concentration of population, require planning permission from the Board.

7.11.5 The site designated "OU" annotated "Columbarium" in Planning Area 6 (i.e. Po Fook Hill) is subject to GFA, site coverage and building height restrictions. The restrictions are necessary for the purposes of minimizing adverse visual, landscape, traffic and environmental impacts caused by columbarium development at the site. Minor relaxation of the stated restrictions may be considered by the Board on application under section 16 of the Ordinance. Each proposal will be considered on its own merits.

7.12 Green Belt ("GB") : Total Area 984.93 ha

The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

8. COMMUNICATIONS

8.1 Roads

8.1.1 Only major road network which comprises trunk roads, primary distributors and district distributors is shown on the Plan. As the Plan is drawn at a small-scale, design details of major road junctions and local access roads are not indicated.

8.1.2 The Area is linked to the northern and western Kowloon via the Lion Rock Tunnel Road and Tai Po Road respectively. The Tate's Cairn Tunnel provides an additional strategic highway linking north-east Kowloon, the Area and further onto Ma On Shan. In the west, Route

5, including the Shing Mun Tunnel, provides a direct access to Tsuen Wan. The Tsing Sha Highway connects the Area with Cheung Sha Wan. In the north, a highway system, which comprises Sha Tin Road, Tai Po Road and Tolo Highway, connects the Area with Tai Po and beyond.

8.2 Railway

8.2.1 Mass Transit Railway (MTR) East Rail Line

The Area is served by the electrified East Rail which provides a major transport link between Kowloon and the New Territories. There are altogether five railway stations serving various parts of the Area viz. Tai Wai, Sha Tin, Fo Tan, Racecourse and University Stations.

8.2.2 MTR Ma On Shan Line – Tai Wai to Wu Kai Sha

The Ma On Shan Line (MOS Line) provides a convenient passenger link connecting Ma On Shan with Tai Wai via the Sha Tin hinterland. There are interchange facilities with the existing East Rail in Planning Area 3 (Tai Wai), five stations in Sha Tin (Tai Wai, Che Kung Temple, Sha Tin Wai, City One and Shek Mun) and a Maintenance Centre at Tai Wai. There is potential for property development along the railway at the Tai Wai Station and Maintenance Centre, and Che Kung Temple Station. Pursuant to section 13A of the Ordinance, the railway scheme authorized by the CE in C under the Railways Ordinance, Chapter 519, shall be deemed to be approved under the Ordinance. As such, the alignment of the MOS Line traversing the Planning Scheme Area and its stations are shown on the Plan for information only.

8.3 Public Transport

In addition to railway, buses, taxis and green mini-buses are the main modes of public transport in the Area. Public transport interchange facilities are provided at convenient locations such as near the railway stations.

8.4 Ferry Services

The use of waterborne transport for external communication is limited at present. There is a ferry pier in Planning Area 68 which provides services to the outlying islands. The adjoining ferry pier has been demolished to make way for the construction of an access road from Ma Liu Shui to Pak Shek Kok. Landing steps are provided in the adjacent area.

8.5 Pedestrian and Cycle Networks

A special feature of the Area is a comprehensive system of walkways and cycle tracks, which links all major developments in the Area and provides direct links with most of the open spaces. The system is segregated from the

vehicular transport network by means of separate right-of-ways or grade-separated crossings.

9. UTILITY SERVICES

9.1 Water Supply

There are adequate water supplies to serve the Area. The Sha Tin Water Treatment Works located in Planning Areas 9 and 49 at the head of the valley is a major water treatment facility in Hong Kong. It receives water from the Plover Cove Reservoir and High Island Reservoir. The Area is also served by a salt water pumping station in Planning Area 47 (Ma Liu Shui), major fresh water and salt water service reservoirs in Planning Areas 18 (Sha Tin West), 22 (To Shek), 23 (Sha Tin South), 40 (Sha Tin North), 56 (Kau To) and 64 (A Kung Kok), and high-level service reservoirs in Planning Areas 22 (Siu Lek Yuen), 37 (Lower Shing Mun), 61 (Pai Tau Hang) and 62 (Ha Wo Che). Additional service reservoirs are also planned in Planning Areas 52 (Shui Chuen O) and 56 (Kau To North).

9.2 Sewage Treatment

Sewage generated in the Area is treated in the Sha Tin Sewage Treatment Works in Planning Area 47. The treated effluent is discharged to the Kai Tak Nullah through the Tolo Harbour Effluent Export Scheme. The construction work of the Sha Tin Sewage Treatment Works Stage III Extension has started in February 2001 and was completed in April 2012.

9.3 Electricity

There are a number of primary substations provided in the Area including a 400 kV substation in Planning Area 4 (Heung Fan Liu).

9.4 Town Gas

Town gas is supplied to the Area via trunk main from the gas production plant in Tai Po across Tolo Harbour with a gas off-take pigging station in Planning Area 11.

9.5 Telephone

Two telephone exchanges, one in Planning Area 14 and the other in Planning Area 25, are provided to serve the Area and to cater for the projected increase in demand.

10. CULTURAL HERITAGE

Two Declared ***Monuments*** and graded historic buildings, i.e. Old House at Wong Uk Village (Declared Monument), ***Recorder House, Kowloon Reservoir (Declared Monument)***, Tsang Tai Uk (Grade 1), Entrance Gate, Chik Chuen Wai, Tai Wai Tsuen (Grade 2), Nos. 5A, 5B, 5C and 6 Pai Tau (Grade 2), Tao Fong Shan Christian Centre (Grade 2), High Rock Christian Camp (Grade 2), ***Weir, Lower Shing Mun***

Reservoir (Grade 2), Che Kung Temple (Grade 2), Lam Ancestral Hall, Nos. 8, 10-14 Pai Tau (Grade 3), Ng Yuen (Grade 3), ***Dam and Supply Basin, Lower Shing Mun Reservoir (Grade 3),*** Nos. 1 and 3 First Street, Tai Wai (Grade 3), Nos. 33, 34, 36, 37, 38 and 39 Ha Wo Che (Grade 3), Yeung Ancestral Hall, Law Ancestral Hall and So Ancestral Hall in Hin Tin (Grade 3), Lau Ancestral Hall, Sha Tin Tau (Grade 3), Man Fat Din and Pagoda in Man Fat Tsz (Grade 3), Nos. 7-10 Sheung Wo Che (Grade 3) and No. 11 Kak Tin Village Third Street (Grade 3) are located within the Area. ~~***Besides, there are proposed graded historic buildings within the Area. Brief information of the historic buildings is available on the official website of the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department at http://www.amo.gov.hk.***~~ ***On 19 March 2009, the Antiquities Advisory Board (AAB) released the list of 1,444 historic buildings, in which some buildings within the Area have also been given proposed gradings. There are a number of new items in addition to the 1,444 historic buildings in Hong Kong proposed for assessment by AAB in the Area. Details of these historic buildings have been uploaded onto the official website of the AAB at http://www.aab.gov.hk. The proposed gradings of historic buildings are now under review of AAB for finalization. The proposed gradings, once endorsed by AAB, will be published on AAB's official website. Prior consultation with the Antiquities and Monuments Office of the Leisure and Cultural Services Department*** and Commissioner for Heritage's Office of Development Bureau should be made, if any development, redevelopment or rezoning proposal might affect the above ***monuments*** and historic buildings and ***new items in addition to 1,444 historic buildings, and*** their immediate environs.

11. IMPLEMENTATION

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

11.2 This Plan provides a broad land-use framework within which more detailed non-statutory plans for the Area are prepared by the Planning Department. These detailed plans are used within the Government as the basis for public works planning and site reservation. 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 Architectural Services Department and the Highways Department. In the implementation of the Plan, the Sha Tin District Council would be consulted as appropriate.

11.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include the

departmental outline development plans/layout plans, and guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and guidance notes for planning application can be downloaded from the Board's website and are available from the Secretariat of the Board, and the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

TOWN PLANNING BOARD
NOVEMBER 2013

Brief Summary of Assessments for Shek Mun Public Rental Housing Development

Background

The proposed public rental housing (PRH) development is located at a site bounded by On Ming Street and Tates Cairn Highway to its west and east. The whole site after amalgamation is proposed to be rezoned from "R(A)" and "O" to R(A)4". The Hong Kong Housing Authority (HA) has carried out traffic impact assessment and environment assessment study to support the proposed PRH development. The findings are summarized as follows:

Environmental Assessment Study (EAS)

An EAS has been conducted for the proposed new PRH development at Shek Mun "O" Site to support the land use rezoning from "O" to "R(A)". In order to mitigate the traffic noise impacts, various noise mitigation measures including single aspect block, building layout and orientation, barrier, fixed window and acoustic fins have been investigated. With the implementation of acoustic fins and fixed windows, a 90% compliance rate can be achieved on traffic noise aspect.

Ma On Shan Line (MOL) is running parallel to On Ming Street. Rail noise assessments indicate that the predicted noise levels would comply with the Acceptable Noise Level (ANL) for Area Sensitivity Rating (ASR) of B under Noise Control Ordinance (NCO) and hence no mitigation measures are required.

Industrial premises are found at the northwest and southeast of the site. Fixed noise impact assessment has been conducted and results indicate that the predicted noise level would comply with both the NCO and the HKPSG requirement for ASR of B, and hence no mitigation measures are required.

The current scheme has allowed for adequate setback distance from the major roads to meet the minimum requirement for active and passive recreational uses as stipulated in HKPSG and hence potential vehicular emission impact is not anticipated.

No chimney was identified within 500m of the subject site. Hence, no adverse air quality impact due to chimney is anticipated.
It is concluded that there is no insurmountable environmental impacts on the proposed development at Shek Mun "O" Site.

Traffic Impact Assessment (TIA)

Junction capacity assessment was undertaken for scenarios of design year 2018 and 2023 covering a total number of 6 junctions in the vicinity of the subject site. The School PM Peak has also been assessed for those junctions in the vicinity, namely On Muk Street (J2), On Ming Street/On Yiu Street (J4), On Muk Street/On Muk Lane (J5) and On Muk Street/On Hing Lane (J6). The other two junctions are Siu Lek Yuen Road/Chap Wai Kon Street (J1) and Sha Tin Wai Road/Siu Lek Yuen Road (J3).

The proposed PRH at Shek Mun has a limited impact on the local highway network with the exception of J4. It is proposed to expend the junction to allow an additional lane for left turn to On Ming Street. Although vehicle capacity improves at J2, the forecast pedestrian flows at this junction require mitigation to increase pedestrian capacity. The improvement measures include re-distributing pedestrian green time and widening of pedestrian crossing. With mitigated engineering solution employed at both these junctions it is possible to improve junction performance to a positive capacity for vehicles and pedestrians.

All analysed results reveal that the associated junctions along the accessing/ leaving routes are still performing satisfactorily with spare capacity. It is considered that the traffic impact caused by the proposed housing development and closure of On Muk Street as a through route is minimal and can be accommodated by the existing road network and proposed mitigation.

Other traffic matters such as public transport facilities were examined, minor reconfiguration of existing facilities has been recommended, and no substantial problem was predicted.

In conclusion, the traffic impact assessment has demonstrated that the traffic generated by the proposed PRH development and closure of On Muk Street as a through route will not cause any significant traffic impacts if proposed mitigation measures are employed. Hence it can be concluded that the proposed PRH development is acceptable in traffic terms with this work undertaken.

Housing Department
November 2013

AECOM

Planning Department

Environmental Study for Shek Mun Area

Air Ventilation Assessment

November 2013

	Name	Signature
Prepared & Checked:	Karl An	
Reviewed & Approved:	Anna Chung	

Version: A	Date: November 2013

Disclaimer

This Air Ventilation Assessment –Shek Mun Area is prepared for Planning Department and is given for its sole benefit in relation to and pursuant to Shek Mun Area Development and may not be disclosed to, quoted to or relied upon by any person other than Planning Department / identified recipient as requested under the Agreement with Planning Department without our prior written consent. No person (other than Planning Department) into whose possession a copy of this Air Ventilation Assessment – Shek Mun Area Report comes may rely on this Air Ventilation Assessment – Shek Mun Area Report without our express written consent and Planning Department may not rely on it for any purpose other than as described above.

AECOM Asia Co. Ltd.
11/F, Grand Central Plaza, Tower 2, 138 Shatin Rural Committee Road, Shatin, NT, Hong Kong
Tel: (852) 3105 8686 Fax: (852) 2317 7609 www.aecom.com

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1 INTRODUCTION

1.1 Background

1.1.1 In March 2013, AECOM Asia Company Ltd. was commissioned by the Hong Kong Planning Department to undertake an Air Ventilation Assessment (AVA) for the Development of Shek Mun area to examine the air ventilation performance of the development building designs and layouts in the study area in order to propose effective and practicable measures enhancing the air ventilation as part of the continuous design improvement process.

1.2 Objectives of the AVA Study

1.2.1 The objective of this study is to assess the air ventilation impacts of the development proposals for Shek Mun area. This evaluation study has made reference to PlanD's study: "Feasibility Study for Establishment of Air Ventilation Assessment System" which recommended that it is important to allow adequate air ventilation through the built environment for pedestrian comfort.

1.3 Content of this Report

1.3.1 Section 1 is the introduction section. The remainder of the report is organized as follows:

- Section 2 on expert evaluation;
- Section 3 on design layouts and incorporated mitigation measures; and
- Section 4 is the summary and conclusion

2 EXPERT EVALUATION

2.1 Wind Availability

2.1.1 The Subject Site, Shek Mun study area, is located in the Sha Tin District, to the south east of the Shing Mun River Channel. The Shek Mun area falls within the Sha Tin Outline Zoning Plan (OZP) No.S/ST/28.

2.1.2 The natural wind availability is crucial to investigate the wind ventilation performance of the Subject Site. The Hong Kong Planning Department (PlanD) has released a set of wind availability data of different locations in Hong Kong using MM5 mesoscale model for AVA studies. The set wind availability data can be obtained at the official website of PlanD (http://www.pland.gov.hk/pland_en/misc/MM5/index.html). According to PlanD's MM5 wind availability data, the data from grid (29, 32) is used for the Shek Mun Area as the site wind availability data for site wind analysis as shown in **Figure 2.1**.

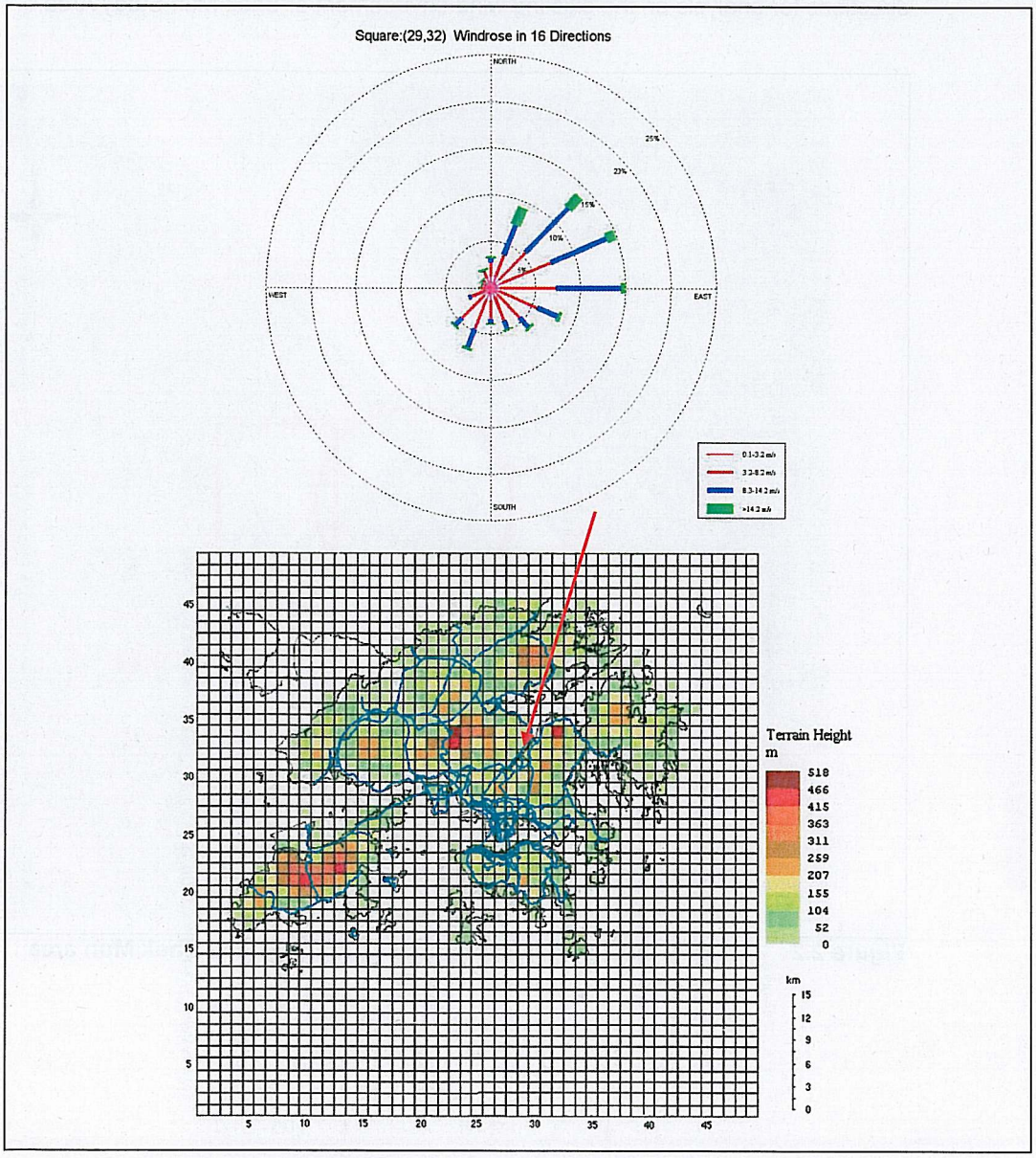


Figure 2.1 Wind rose from PlanD website obtained from MM5 model (Grid 29, 32)

2.1.3 Apart from the MM5 data mentioned above, The Chinese University of Hong Kong, on behalf of PlanD conducted a wind tunnel study of wind availability and characteristics for a nominated Study Area in Shatin in August 2009 and the results are detailed documented in the report "EXPERIMENTAL SITE WIND AVAILABILITY STUDY FOR SHA TIN, HONG KONG - INVESTIGATION REPORT WWTF017-2009" which can be found on the website of the PlanD. (http://www.pland.gov.hk/pland_en/info_serv/site_wind/Shatin_site_wind.pdf).

2.1.4 The Hong Kong Observatory has also issued a report named "SUMMARY OF METEOROLOGICAL AND TIDAL OBSERVATIONS IN HONG KONG 2011". In the report, an annual wind rose and summer wind roses for the Shatin automatic weather station which is in the vicinity of the Shek Mun Area from 1985 - 2012 which is shown in **Figure 2.4** has been presented.

2.1.5 The MM5 natural wind availability data, the HKO data and the experimental wind tunnel data are compared in this report in order to identify the annual and summer prevailing wind directions for analysis on the existing wind environment of Shek Mun Study Area.

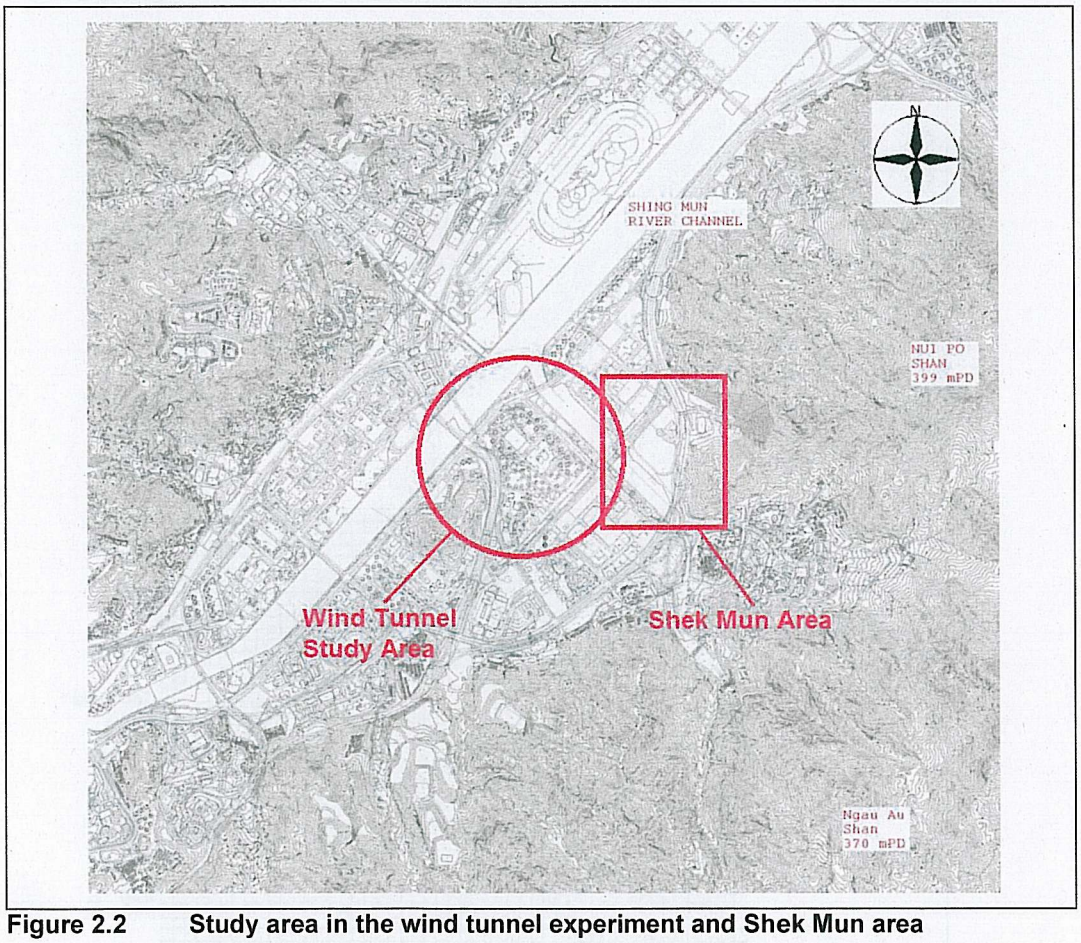
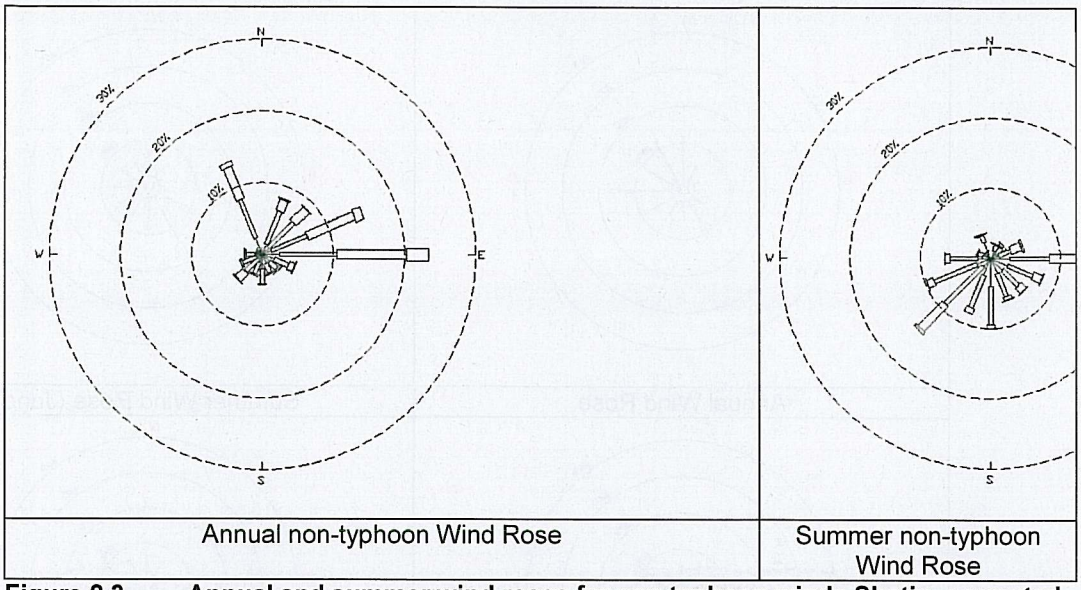


Figure 2.2 Study area in the wind tunnel experiment and Shek Mun area



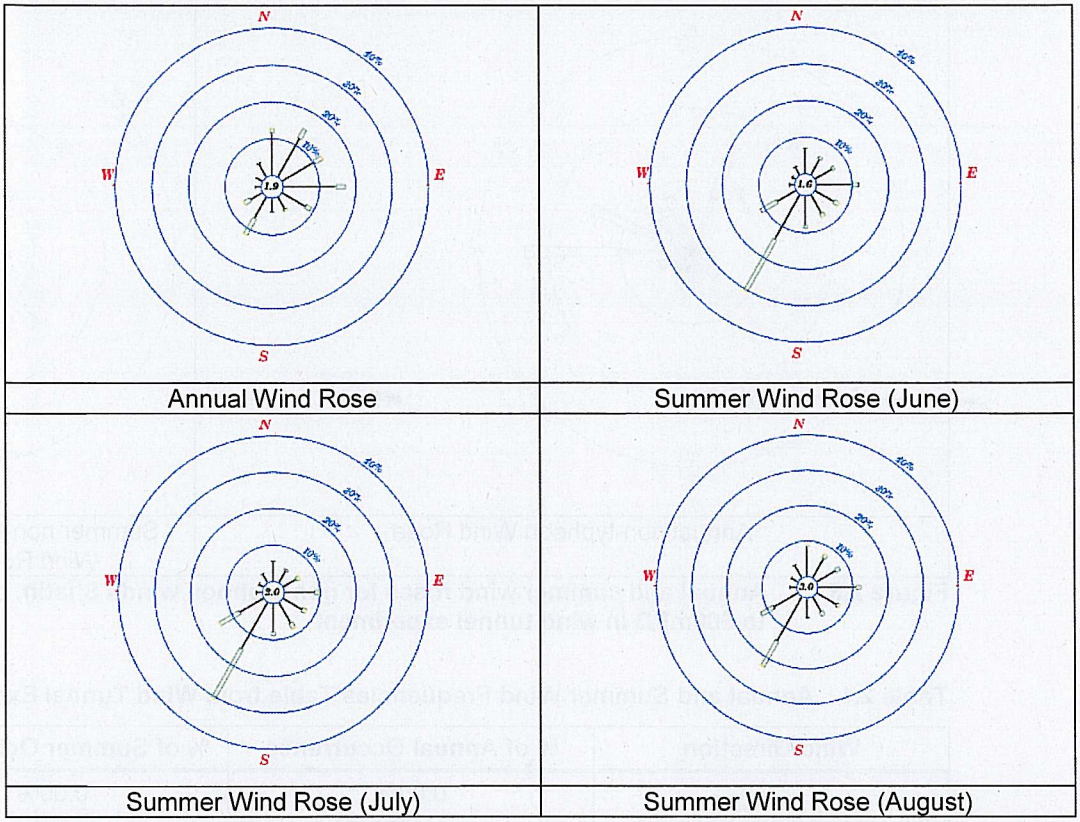
Annual non-typhoon Wind Rose | Summer non-typhoon Wind Rose

Figure 2.3 Annual and summer wind roses for non typhoon winds Shatin, corrected to 500mPD in wind tunnel experiment

Table 2.1 Annual and Summer Wind Frequencies Table from Wind Tunnel Experiment

Wind Direction	% of Annual Occurrence	% of Summer Occurrence
0° (N)	0.00%	0.00%
22.5° (NNE)	8.30%	2.20%
45° (NE)	8.80%	2.50%
67.5° (ENE)	15.1%	4.80%
90° (E)	23.4%	13.8%
112.5° (ESE)	4.90%	7.90%
135° (SE)	3.10%	6.50%
157.5° (SSE)	3.00%	6.40%
180° (S)	4.30%	10.1%
202.5° (SSW)	3.10%	8.30%
225° (SW)	4.90%	14.5%
247.5° (WSW)	3.20%	9.70%
270° (W)	2.50%	6.50%
292.5° (WNW)	1.00%	2.00%
315° (NW)	0.60%	1.10%
337.5° (NNW)	13.7%	3.70%

2.1.6 According to the wind rose obtained from the wind tunnel experiment and probability table provided together with the wind rose analysis result, E wind and ENE wind are the most predominant winds in the area and both contributes over 15% of the time in a year, meanwhile, the wind direction from the SW, S, WSW and E directions are the major dominant summer wind directions with the SW direction possesses an occurrence percentage of 14.5%.



Annual Wind Rose | Summer Wind Rose (June)

Summer Wind Rose (July) | Summer Wind Rose (August)

Figure 2.4 Annual and summer wind roses for Shatin automatic weather station from 1985-2012

2.1.7 E, NE and ENE directional winds are also the major annual dominant ones while the SW/SSW /E wind is the summer dominant wind from the annual and summer wind roses of Hong Kong Observatory Automatic Monitoring Station located in Shatin.(**Figure 2.4**).

2.1.8 Therefore, the winds from the E, NE and ENE are considered to be the annual prevailing wind for the study area. Apart from that, the summer non- typhoon wind rose from the Wind Tunnel Experiment and the Shatin Automatic Weather Station suggests that summer prevailing wind is coming from the south, south west and south southern west direction. As a result, the prevailing wind for the study area is considered to be E/ENE/NNW (annual) and S/SW/WSW/E (summer).

2.2 Topography and Building Morphology within Study Site and Surroundings

2.2.1 **Figure 2.5** shows land use of the subject area and its immediate surroundings. The Subject Site, Shek Mun Study area, is located in the Sha Tin District, to the south east of the Shing Mun River Channel. The terrain of the Subject Site is rather flat with the Nui Po Shan (Turret Hill) of approximately 399mPD in height to the north easterly direction of it and the Ngau Au Shan of approximately 290mPD in height to the south easterly direction of it. The Shek Mun area falls within the Sha Tin Outline Zoning Plan (OZP) No.S/ST/28.

2.2.2 The Subject Site is located to the south east of Shing Mun river channel and bounded by the Sha Lek Highway, Tate's Cairn Highway, On Ming Street and the Siu Lek Yuen Road. As shown in **Figure 2.5**, the study area possesses several land use types, including residential, GIC and open spaces.

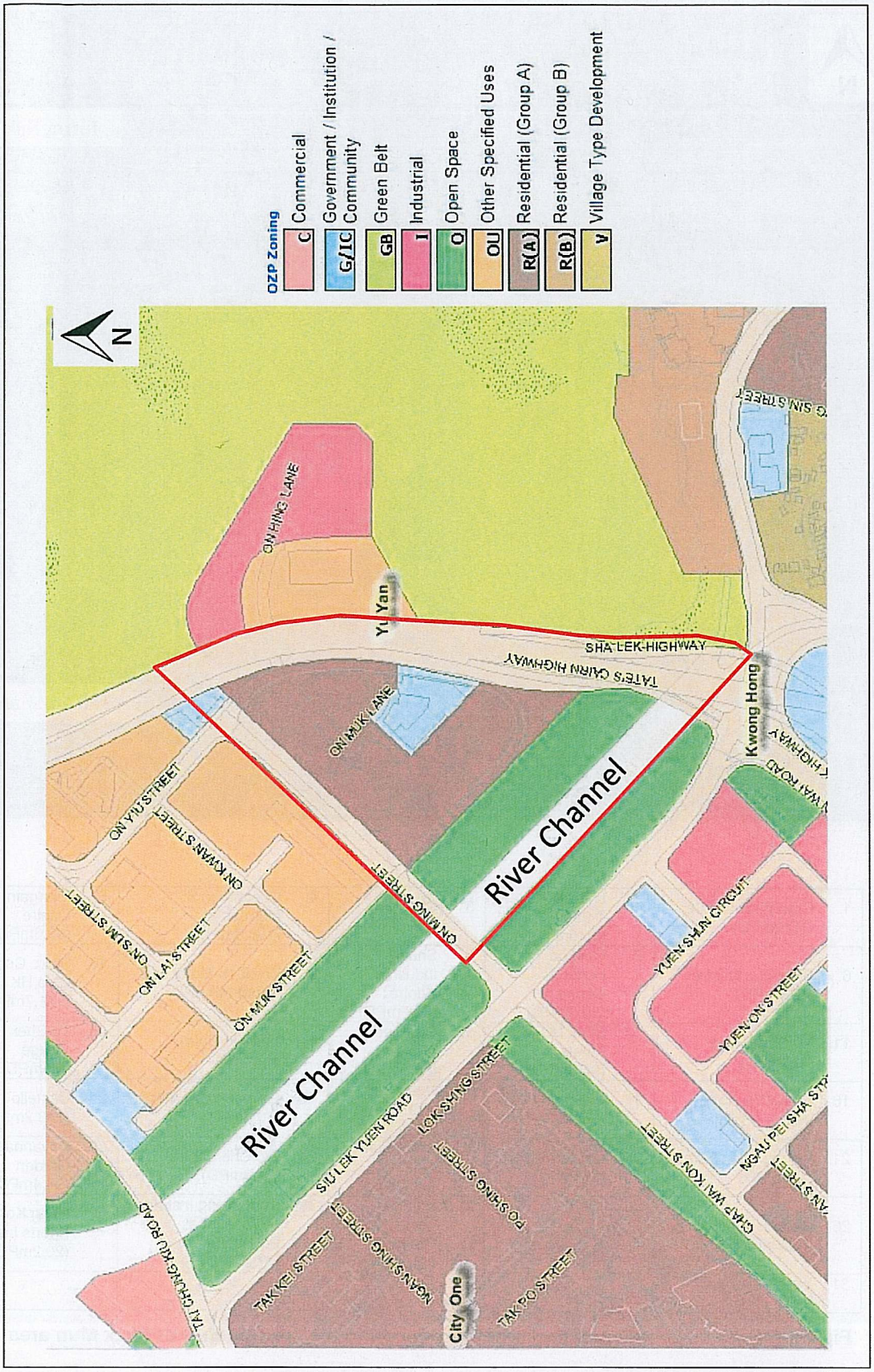
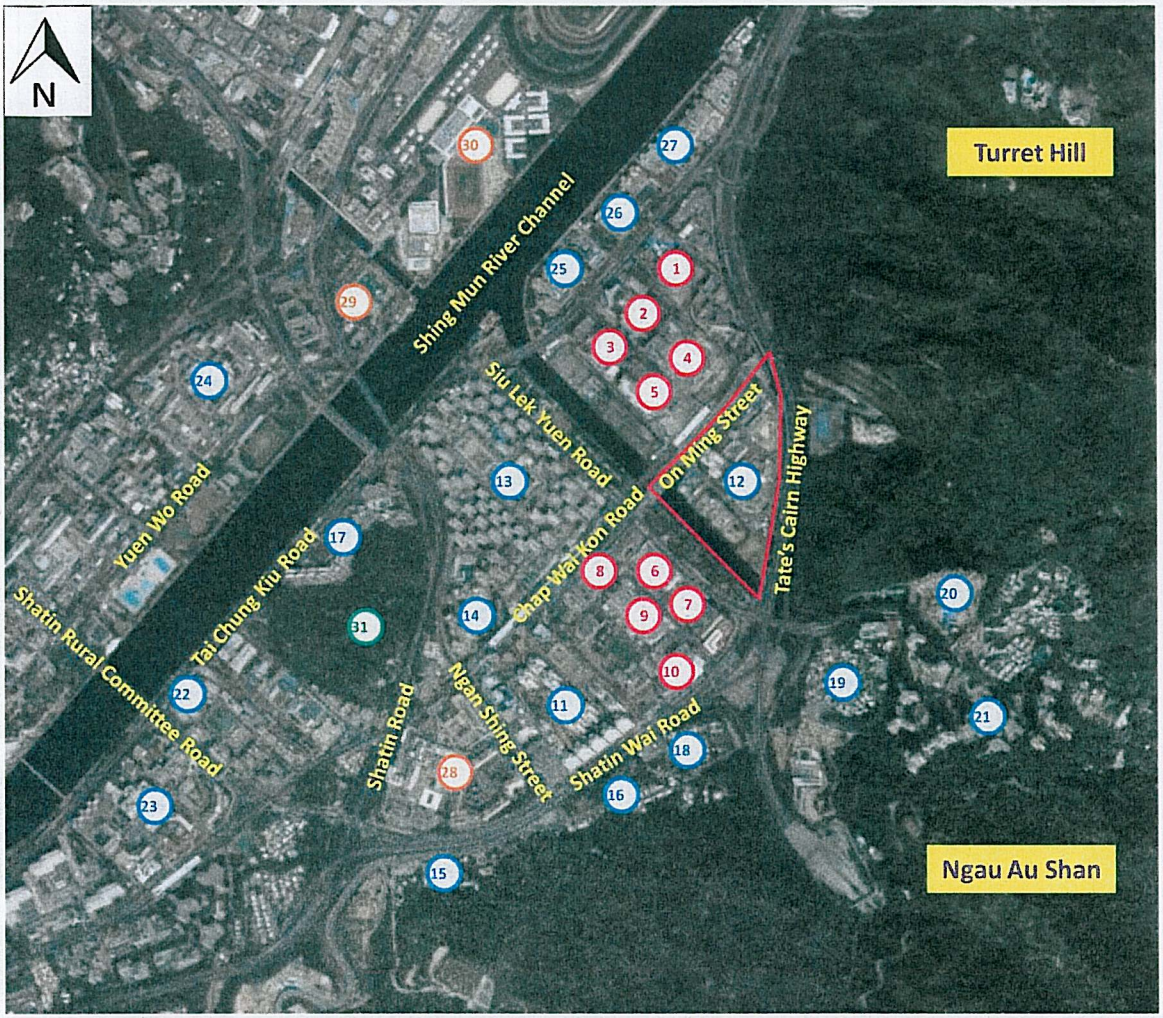


Figure 2.5 Land use of the development site and its surrounding area of Shek Mun



1. Grandtech Centre (112mPD)	2. Li Fung & New Trade Centre (94.5mPD)	3. CLP (122mPD)	4. Coporation & Metropole (108.8mPD)	5. Evergain Centre (92.6mPD)
6. Chiaphua Centre (49.7mPD)	7. Goldion Holdings Centre (39.3mPD)	8. Shatin Industrial Centre (39.5mPD)	9. Kowloon Motor Bus Depot (40mPD)	10. Swire Coca Cola HK Ltd. (141.7mPD)
11. Yu Chui Court (120mPD)	12. Shek Mun Estate (95.6mPD)	13. City One Shatin (90.2mPD)	14. Yue Tin Court (84mPD)	15. To Shek Village (8.5mPD)
16. Chap Wai Kong Village(16.2mPD)	17. Beliar Gardens (86.9mPD)	18. Ngau Pei Sha Village (29.8mPD)	19. Siu Lek Yuen Village (30.3mPD)	20. Castello (148.2mPD)
21. Kwong Yuen Estate (136mPD)	22. Garden Rivera (57.7mPD)	23. Sha Court Estate (81.3mPD)	24. Wo Che Estate (71.6mPD)	25. Ravanna Garden (96.4mPD)
26. Garden Vista (86.8mPD)	27. Pictorial Garden (80.6mPD)	28. Princes Wales Hospital (55.4mPD)	29. Hong Kong Institute of Vocational Education (17.9mPD)	30. Hong Kong Sports Institute (20.2mPD)
31. Yuen Chau Kok Park				

Figure 2.6 Location of major developments to the surrounding of Shek Mun area

2.2.3 The western part of Shek Mun study area consists of mixed industrial and office buildings, such as Corporation Park and New Trade Plaza, some GIC uses and commercial uses, such as Heung Yee Kuk Building and a hotel, i.e. Courtyard by Marriott Hong Kong Sha Tin. These buildings in this area are mainly high rise buildings with medium building density.

2.2.4 Within the Shek Mun study area (hatched in red tiles in **Figure 2.7**) consists of residential type developments, such as Shek Mun Estate, and GIC uses. Medium and high rise buildings are located in this area with a medium building density. To the south of Shek Mun area and separated by some open space are mostly industrial areas with minor commercial and GIC land uses. Mostly medium rise and some high rise buildings are located in this area with a medium building density. To the further south of the Shek Mun study area are residential type developments, in which high rise buildings, such as Yue Chui Court, are densely located.

2.2.5 To the south east of the Shek Mun study area and across the Tate's Cairn Highway is the Siu Lek Yuen area which consists of residential uses and GIC uses. The residential developments include village houses (about 3-storey high)and medium to high rise residential buildings. Medium rise buildings are sparsely located in GIC areas. Other surrounding areas include mostly green belt with minor industrial and OU land uses to the immediate east of the Subject Site and further south of the Chap Wai Kon village area.

2.2.6 Major residential developments in the vicinity of the Shek Mun study area include City One Shatin, Belair Gardens and Yue Tin Court to the west, and Ravana Garden and Pictorial Garden to the north. These are high rise buildings densely located in these areas.

2.2.7 To the south west of City One Shatin and separated by Yuen Chau Kok, a hill of approximately 70mPD in height, are also residential type developments with minor commercial uses. Medium to high rise buildings are located in this area with a medium building density. The major residential developments include but not limited to the Garden Rivera and the Sha Court Estate.

2.2.8 To the northwest direction of the Shek Mun area and across the Shing Mun River Channel are the Hong Kong Sports Institutes and Sha Tin Race Course which are marked as "GIC" and "OU" land uses, respectively. Several medium and low rise buildings are sparsely located in Hong Kong Sports Institutes, and Sha Tin Race Course is a large flat and open area.

2.3 Wind Environment of Existing Scenario

2.3.1 In accordance with the wind availability data, the Shek Mun study area relies on E, ENE and NNW winds for ventilation during in a year. Summer prevailing wind is coming from the S, SW, WSW and E direction. Therefore, any blockage to these prevailing winds should be avoided as far as possible.

2.3.2 Turret Hill located to the Shek Mun area's north-east will affect annual wind coming from the east and north-east directions. The wind profiles and characteristics will be affected by the hilly terrain. Turbulence and re-circulation of wind when it moves downhill towards the study area is expected. Generally speaking, the easterly and north easterly wind arriving at the Shek Mun area will be slowed and weakened by the shielding effects of the hills.

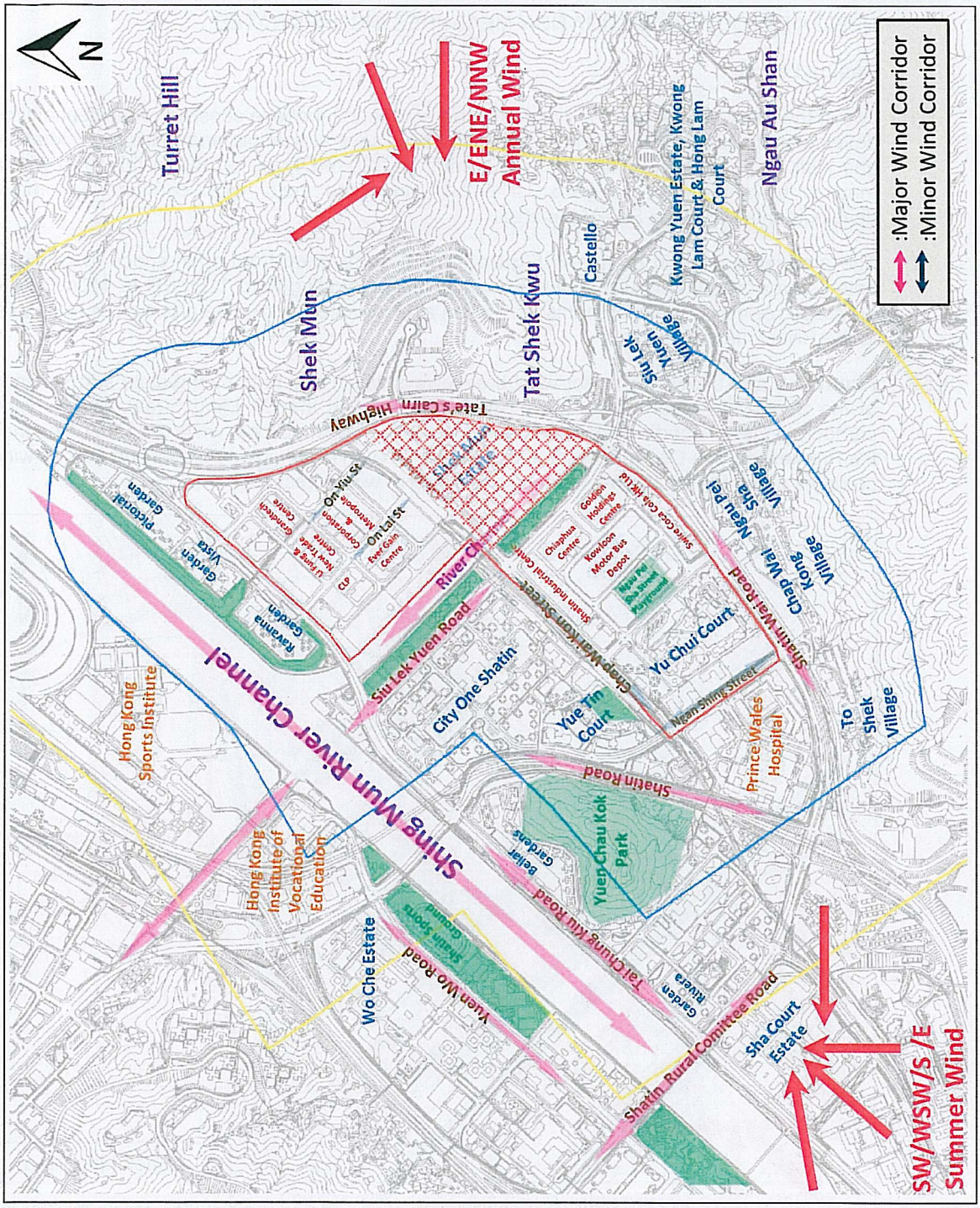
2.3.3 Apart from the background wind, due to the vegetated topography of the terrain near the Turret Hill, the cooler air mass on the west facing vegetated slopes formed overnight can be advected to the study area. This can bring cool and refreshing air ventilation. This cooler air mass can be a few degrees lower than the ambient air temperature and is beneficial to the study area.

2.3.4 In the summer months of Hong Kong, the background prevailing is from the south west and east. The south-westerly summer prevailing wind flows from Shing Mun River Channel unobstructed along the west side of the Shek Mun area hence enhancing the ventilation in those regions. The easterly summer wind will be weakened by the shielding of the Turrent Hill and arrive at the Shek Mun area. The river channel and the separate gaps between the existing building blocks within the Shek Mun area are useful to allow penetration of the eastern wind and maintain satisfactory air ventilation there.

2.3.5 There are a large cluster of residential buildings of City One Shatin located to the immediate south western direction of the subject site. These building blocks are approximately 100 mPD in height but with building separation gaps and building arrangement designs incorporated, the predominant winds from the south westerly would expect to be partially flow through these building clusters and reach the Shek Mun Area its leeward side.

2.3.6 As shown in **Figure 2.7**, the well developed road link networks are expected to act as ventilation corridors which promote good ventilation issues to the study area. The Tate's Cairn Highway, the Shatin Road and the Tai Chung Kiu Road will act as southwest/ south-south westerly wind breezeway while the Siu Lek Yuen Road and a branch of the Shing Mun River Channel will take the role of the breezeway in the South easterly and north westerly direction to promote ventilation.

2.3.7 In addition, the Shing Mun River Channel and its various river branches also serves as major breezeways with some green areas and open spaces on the two sides of the river banks. The major spotted open spaces are the Yuen Chau Kok Park and the Shatin Sports ground. These open spaces, green areas should be avoided to be changed in order to maintain good air ventilation to the study area and its surroundings.



Notes:

- Width and Length of arrows **do not** have any special meanings and just for illustration purpose
- Minor Wind Corridors means breezeways created by streets which are indicated in blue colour
- Major Wind Corridors means breezeways created by roads, highways and river channels which are indicated in light purple colour
- Green hatched areas are major open spaces and playgrounds

Figure 2.7 Breezeways movement in the vicinity of Shek Mun area

3 DESIGN LAYOUT AND MITIGATION MEASURES INCORPORATED

3.1 Design Layout

3.1.1 Within the Shek Mun Area as mentioned in paragraph 2.2.4 above consists of residential type developments such as Shek Mun Estate and also several schools and institutes. Medium and high rise buildings (ranging from 23.4mPD to 120mPD) are located in this area with a medium building density. **Figure 3.1** below shows the major wind corridors and major developments within the Shek Mun area.

3.1.2 The area highlighted in orange in **Figure 3.1** will be rezoned from open space land use to potential residential land use. Four residential blocks ranging from 110mPD to 140mPD are proposed residential developments leaving an approximately 20m wide promenade in parallel to the River Channel.

3.1.3 **Figure 3.1** also shows the major wind breezeways within and to the immediate surroundings of the Shek Mun area. The Tate's Cairn Highway and the On Ming Street acts as wind corridors under the north eastern and south western wind directions, while the River Channel, the Promenade, the On Muk Street and the Siu Lek Yuen Road are in parallel and acts as wind corridors under the south eastern and north western wind directions.

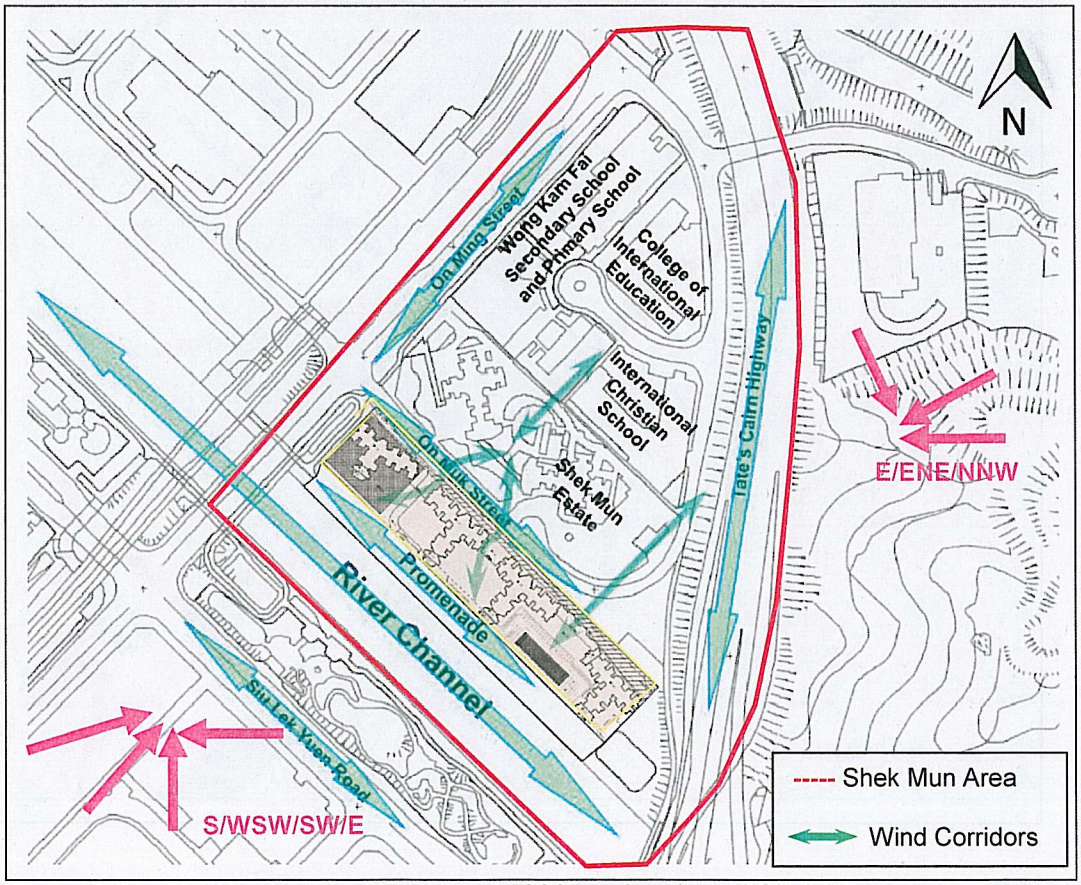


Figure 3.1 Breezeways movement within and surround Shek Mun area

3.2 Mitigation Measures Incorporated

3.2.1 The rezoning of part of the open space land use to residential development land use will have certain impacts in terms of air ventilation within the Shek Mun area. However, the existing developments within the Shek Mun Area are medium density and mid rise one. Besides, the new proposed developments have incorporated certain mitigation measures. The above site characteristics and mitigation measures together help reduce the negative air ventilation impact caused by the proposed residential developments to a minimum extent.

3.2.2 As shown in **Figure 3.2**, there exist separation gaps ranging from 15 meters to 34 meters wide between proposed development blocks resulting in good penetration of the wind from the north eastern and south western direction within the Shek Mun Area.

3.2.3 The design of the separation gaps mentioned in paragraph 3.2.2 above results in good penetration of wind, the design is also useful in reducing long wind wakes under the north eastern and south western directions which will result in a better wind ventilation performance.

3.2.4 Well designed road networks within the Shek Mun area are useful to link up the wind corridors which merit the penetration of the wind into the Shek Mun area and facilitate the air flow within it.

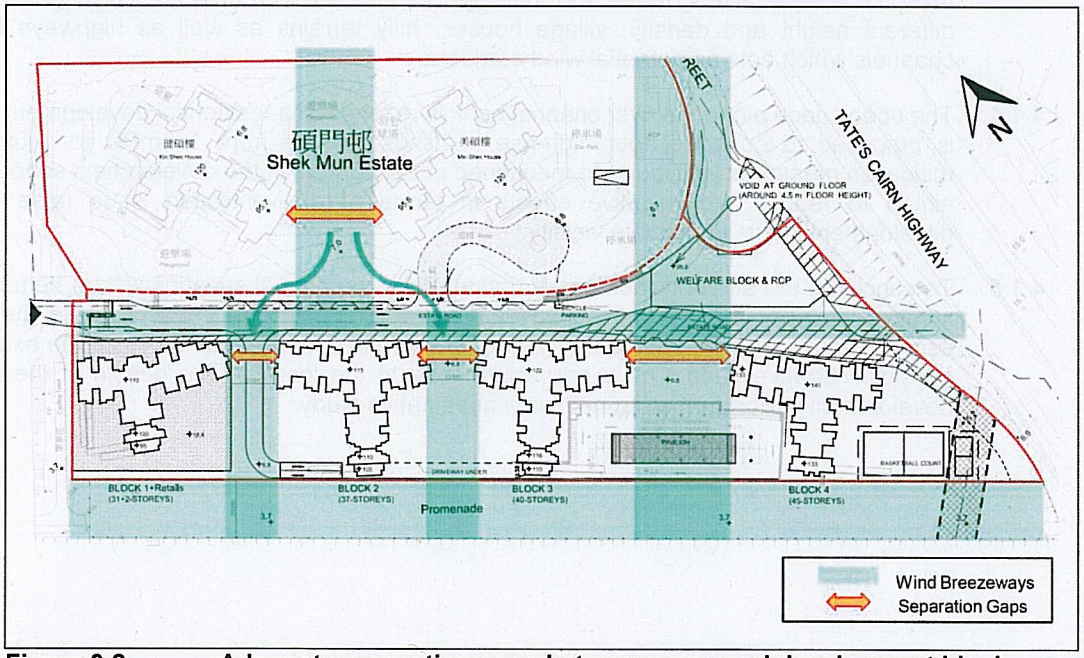


Figure 3.2 Adequate separation gaps between proposed development blocks

3.2.5 The design of the proposed developments are mostly podium free and have a set back of 20 meters from the river channel forming a promenade along the river channel bank with the air to create an effective wind corridor along the river channel. This design would be useful to improve the pedestrian wind comfort in the immediate vicinity of the proposed residential developments.

3.2.6 After the incorporation of the mitigation measures stated in paragraph 3.2.2 to 3.2.5, a significant adverse impact on the pedestrian wind environment under the north eastern wind directions would not be anticipated.

3.2.7 However, for the summer south western quadrant winds, there is a large cluster of residential buildings of City One Shatin located to the immediate south western direction of the Shek Mun area. It would expect to partially block the summer wind flow through these building clusters and reach the Shek Mun area. The building of the proposed developments along the river bank of the channel would also cause certain blockage to the south western wind to reach the inner Shek Mun area. The wind performance under the condition is expected to be influenced by the proposed residential developments, thus mitigation measures should be incorporated to minimize such impacts.

4 SUMMARY AND CONCLUSION

4.1.1 This AVA Study Report aims at assessing the characteristics of the wind availability of the site, providing a general estimate of wind performance under different wind directions and investigating the effectiveness of ventilation for the proposed redevelopment situation in Shek Mun Area.

4.1.2 The Shek Mun Area relies heavily on the E, NNW and NE winds in a year. While in summer, the predominant winds would come from S,SW and WSW and E directions.

4.1.3 The buildings within the Shek Mun area are mainly mid-rise medium density clusters with reasonable separations. In the surroundings of the Shek Mun area are building clusters with different height and density, village houses, hilly terrains as well as highways and river channels which acts as potential wind corridors.

4.1.4 The open space along the river channel bank is rezoned to a residential development area and is proposed to construct four high-rise buildings ranging from 110mPD to 140mPD with mitigation measures incorporated mentioned in Section 3.2 in the development scheme, which aimed to reduce the negative effects in terms of air ventilation issue raise from the developments to its immediate vicinity.

4.1.5 To conclude, the air ventilation performance under the annual seasons will be better than the summer seasons. The proposed developments' air ventilation impacts under the summer season require incorporation of mitigating measures with a view to minimize the extent of the possible negative impact on wind performance to the locality. The design of the proposed development will be further refined via a quantitative study.