# RURAL AND NEW TOWN PLANNING COMMITTEE OF THE TOWN PLANNING BOARD

RNTPC Paper No. 6/14

For Consideration by
The Rural and New Town Planning Committee on 4.4.2014

PROPOSED AMENDMENTS TO THE

APPROVED TAI PO OUTLINE ZONING PLAN NO. S/TP/24

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#### 1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Tai Po Outline Zoning Plan (OZP) No. S/TP/24 (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the Explanatory Statement (ES) of the OZP (**Attachment IV**) is an expression of the Town Planning Board (the Board)'s planning intentions and objectives for the various land use zonings of the OZP.

#### 2. Status of the Current OZP

- 2.1 On 27.8.2013, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Tai Po OZP, which was subsequently renumbered as S/TP/24. On 13.9.2013, the approved Tai Po OZP No. S/TP/24 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.2 On 3.12.2013, the CE in C referred the approved Tai Po OZP No. S/TP/24 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back was notified in the Gazette on 13.12.2014 under section 12(2) of the Ordinance.

#### 3. The Proposed Amendments

3.1 It was stated in the 2013 Policy Address that the Government would adopt a multipronged approach to increase land supply with a view to meeting housing and other development needs of Hong Kong. It was reaffirmed in the 2014 Policy Address that the Government would continue reviewing various land uses and rezoning sites as appropriate and, where the original intended use is no longer required, converting the land for housing development. Besides, the Government would take steps to review the Green Belt areas which are devegetated, deserted or formed for possible residential use. To meet the pressing need for housing land supply, six sites in Tai Po (Site A, Site C to Site F and Site H on **Plan 1**) are identified for housing developments and rezoning of these sites for residential purposes is required. Besides, as set out in Policy Address 2013, the development intensity of unleased or unallocated residential sites should be increased as far as allowable in planning terms. In this connection, the

development intensity of a site currently zoned "Residential (Group C)" ("R(C)") (Site G on **Plan 1**) has also been reviewed.

3.2 In order to make more efficient use of scare land resources that could be made available for housing development or redevelopment, it was announced in the 2014 Policy Address that the Government considers it feasible to generally increase the maximum domestic plot ratio (PR) within Density Zones 1, 2 and 3 by 20% in New Town as appropriate. For the low density zone with PR of less than 1, consideration could be given to increase the PR by 100% subject to confirmation on traffic and infrastructural capacities and no adverse impact on local characteristics and the surrounding environment.

#### **Public Housing**

Item A: Tai Po Area 9, Chung Nga Road East and Chung Nga Road West sites (Plans 1, 2a-1, 3a-1 to 3a-4)

- 3.3 An area to the north Tai Po Hospital in Tai Po Area 9 and two pieces of land at Chung Nga Road have been identified for a comprehensive public housing development to provide a total of about 6,350 flats, two schools, retail and various social welfare facilities. The site with an area of about 9.6 ha is located in the northern fringe of Tai Po New Town. It is composed of three portions, namely, Chung Nga Road East (CNRE) and Chung Nga Road West (CNRW) sites along Chung Nga Road and an area previously reserved for private hospital development 1 and its adjacent vacant government land to the north of Tai Po Hospital in Tai Po Area 9 (TP9) (Plan 2a-1). Majority of land within the site is government land except the CNRW site which comprises 0.85 ha. private land. Developments in the surrounding areas generally consist of institutional uses, including the Hong Chi Pinehill Integrated Vocational Training Centre, the Tai Po Hospital and the Nethersole Hospital, as well as public housing developments including Chung Nga Court and Fu Heng Estate. A permitted burial ground is located to the north and northwest of the CNRW site on a natural hillslope overgrown with mature trees. The Fung Yuen "Site of Special Scientific Interest" ("SSSI") is located to the further north of the site. Opposite to the eastern spur of the site is a "Comprehensive Development Area" ("CDA") development under construction at Fung Yuen. The site is accessible from Chung Nga Road.
- 3.4 The TP9 site was previously a borrow area which was reinstated and replanted thereafter. It mainly consists of two existing platforms at about 33mPD and 52mPD with slopes in between. It is vacant and covered with shrubs and vegetations (**Plan 3a-1**). Exotic trees and weedy plants are the dominant species such as *Acacia auriculiforms*, *A. confusa*, *Eucalyptus* sp., *Leucaena leucocephala*, etc. The CNRE site is being used as a temporary cultivation area by Hong Chi Pinehill Village (**Plan 3a-3**). Some tree groups are located at its northern periphery with species such as *Bridelia tomentosa*, *Schefflera octophylla*, *Ficus variegata*, etc. The CNRW site is located on a gentle slope partly vacant and partly covered with shrubs and tree groups with scattered temporary structures and a small Drainage Services Department works area in the

<sup>1</sup> The government announced in July 2013 that the land originally reserved for private hospital development was no longer required and would be released for other development purposes.

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southeast (**Plan 3a-4**). The trees include exotic species such as *Acacia confusa*, and native species such as *Ficus variegate*, *Macaranga tanarius*, etc. Nevertheless, the Director of Agricultural, Fisheries and Conservation (DAFC) advises that there is no tree species of conservation interests within the site and adverse ecological impact is not expected.

It is proposed to rezone the site from "Government, Institution or Community" 3.5 ("G/IC") and "Green Belt" ("GB") to "Residential (Group A)9" ("R(A)9") for public housing development (Amendment Items A1, A2, A3 and A4). According to the feasibility study undertaken by Housing Department (HD), a total plot ratio (PR) of 6 (of which non-domestic PR should not exceed 0.5) and a maximum building height of 140mPD are proposed for the site. It is expected that the site will provide about 6,350 public housing flats with supporting commercial and G/IC facilities. Two primary schools with one at TP9 site and one at CNRW site are also proposed. In formulating the PR and building height restriction for the proposed public housing development, due considerations have been given to the existing topography, the settings, the local character/attractions, existing land uses (Fu Heng Estate and Chung Nga Court both subject to a maximum PR of 5/9.5) and building heights, the local wind environment and air ventilation improvement measures, as well as the overall building height concept for the New Town. A 'stepped height concept' has been adopted with building heights descending from the northern fringe to the central part of the New Town, and with height graduation and/or variation introduced in Tai Po Market and Tai Po Centre area to reflect the focal point character of the two town centres. Due regard has also been given to preserve views towards the mountain backdrop to the north. The proposed building heights can blend in with the overall stepped height profile descending from the development site (140mPD), via Fu Heng and Tai Yuen Estates (110mPD), Tai Po Centre (about 100mPD), Tai Po Centre (southern portion) and Plover Cove Garden (80mPD) to Tai Po Market (55mPD). The proposed public housing developments within "R(A)9" site are considered compatible with the surrounding areas. The planning intention of "R(A)9" zone for public housing development is recommended to be incorporated into the Notes and Explanatory Statements of the OZP respectively. A planning brief setting out the development parameters and the design requirements of the comprehensive public housing development will be provided to guide the future development of the site. Based on HD's latest preliminary proposal as shown on Drawing 2, major development parameters of the proposed public housing development at this site are as follows:

Gross Site Area	About 9.59 ha
Net Site Area*	About 5.35 ha
Maximum PR	Total 6 with non-domestic not exceeding
	0.5
Maximum GFA	About 321,000m <sup>2</sup> (including not more
	than 26,750 m <sup>2</sup> for non-domestic)
Maximum Building Height	140mPD
No. of building blocks	11
No. of flats	About 6,350
Car Parking and Loading/Unloading	- to be provided in accordance with the
(L/UL) and Transport Facilities	Hong Kong Planning Standards and
	Guidelines (HKPSG)

	11' ( ) (DTT)
	- a public transport terminus (PTT)
Retail Facilities	About 7,100m <sup>2</sup>
Education Facilities**	<ul> <li>One 9-classroom kindergarten and one 6-classroom kindergarten</li> <li>One 36-classroom primary school</li> <li>One 30-classroom primary school</li> </ul>
Other Supporting Facilities***	<ul> <li>60-place Day Care Centre for the Elderly</li> <li>100-place Residential Care Home for the Elderly</li> <li>100-place Child Care Centre</li> <li>Integrated Family Service Centre</li> <li>Neighbourhood Elderly Centre</li> <li>90-place Early Education and Training Centre</li> <li>60-place Special Child Care Centre</li> <li>120-place Integrated Vocational Rehabilitation Services Centre</li> <li>40-place Halfway Home (Total GFA about 10,200 m²)</li> </ul>

<sup>\*</sup> excluding slope area, school and public road from site area

- 3.6 Two conceptual layouts of the proposed public housing development as provided by HD (one with one primary school and the other with two) are shown on **Drawings 1** and 2. Preliminary assessments conducted by HD on the proposed housing development are highlighted in paragraphs 3.9 to 3.15 below.
- 3.7 About 0.85 ha of the CNRW site is private land and resumption is necessary to facilitate the implementation of the public housing project. On 6.12.2013, the Board received a s.12A planning application (No. Y/TP/19) submitted by Honour More Limited for rezoning various private lots in D.D. 11 and adjoining government land to the north of Chung Nga Road at Pine Hill, from "GB" and "G/IC to "Residential (Group B)" ("R(B)") to facilitate a private residential development. According to the subject s.12A application, the "R(B)" zone would be subject to maximum gross floor area (GFA) of 55,125 m² (equivalent to PR of 3.5) and a maximum building height of 130mPD. Part of the site under the rezoning application (with an area of about 1.2 ha) falls within the CNRW site (**Plan Z-1**). The proposed private residential development scheme is shown on **Drawings No. Z-1** to **Z-2**. Major development parameters of the s.12A application are as follows:

Application Site Area:	1.97 ha (about)
Development Site Area:	1.575 ha (about)
Maximum Domestic GFA:	55,125 m <sup>2</sup>
Maximum Domestic PR:	3.5*

<sup>\*\*</sup> provision of school facilities subject to further confirmation with EDB

<sup>\*\*\*</sup> provision of welfare facilities may be adjusted subject to Social Welfare Department's (SWD) agreement

No. of Blocks:	6 residential towers
Building Height:	22 to 35 storeys (including 1 storey of basement carpark) / 130mPD (max.)
No. of Units:	1,144

<sup>\*</sup> PR 3.5 calculated on basis of gross site including the vegetated slope.

3.8 The rezoning application is also submitted for consideration of the Committee at this meeting.

#### **Technical Assessments**

- 3.9 HD has undertaken relevant technical assessments (i.e. Traffic Impact Assessment (TIA), Drainage Impact Assessment (DIA), Sewerage Impact Assessment (SIA), Air Ventilation Assessment (Expert Evaluation) (AVA(EE)), visual appraisal (VA) and Environmental Assessment Study (EA) for the proposed public housing developments in TP 9, CNRE, and CNRW. Preliminary findings of the technical assessments reveal that the proposed public housing developments would not have significant adverse impacts on the traffic, air ventilation, visual and environmental aspects on the surrounding areas. A summary of the assessment results is at **Appendix I**.
- 3.10 A TIA was conducted for the proposed public housing developments covering the key junctions in the vicinity of the site. Junction capacity assessment was undertaken covering the key junctions in the vicinity of the subject site. The results demonstrated that all the assessed junctions would be operating with acceptable capacity in Year 2027. Improvement works are required for the junction of Chung Nga Road and Chuen On Road and the junction of Chung Nga Road/access road to Pinehill Village was recommended to be signal controlled with the access upgraded to public road standard. A PTT is proposed at TP 9 to cater for additional public transport demand generated by the proposed public housing developments. The layout and design of the PTT in TP 9 will be worked out in consultation with Transport Department (TD) at a later stage.
- 3.11 The DIA shows that with the implementation of the proposed new stormwater drainage system along Chung Nga Road, the proposed development will not result in any adverse drainage impact to the existing drainage system in the area.
- 3.12 The SIA shows that with the implementation of the proposed new sewerage system along Chung Nga Road, the proposed development will not result in any adverse sewerage impact to the existing sewerage system in the area.
- 3.13 The AVA(EE) shows that the annual prevailing wind directions are from east and northeast whereas the summer prevailing wind comes from southeast. The proposed public housing developments, by incorporating some good wind responsive measures, such as adjusting building orientation, providing building separations of 10m and 15m wide and increasing opening at ground floor, would maintain the air ventilation of the surrounding area during annual and summer prevailing wind conditions and no adverse air ventilation impact is envisaged. The Chief Town Planner/Urban Design and Landscape (CTP/UD&L) of PlanD considers the AVA acceptable in principle. HD will conduct quantitative AVA studies using Computation Fluid Dynamic technique to

- assess the air ventilation performance of the proposed developments at the detailed design stage.
- 3.14 The EA for the proposed public housing developments shows that with the implementation of environmental mitigation measures, the environmental performance of the proposed developments proposed developments is acceptable. The Director of Environmental Protection (DEP) has no adverse comment on the EA.
- 3.15 In view of prevailing Government policy to increase housing land supply, the area around Chung Nga Road and Tai Po Area 9 is considered appropriate to be evolved from a sub-urban fringe into an extension of the Tai Po New Town. Considering that Fu Heng Estate and Chung Nga Court have already been established in the immediate neighbourhood, the proposed housing developments would not constitute an incompatibility in visual term with those neighbouring public housing areas. Nevertheless, further development would inevitably incur a loss of visual openness and greenery, affecting the visual amenity of the area. The visual impacts of the proposed developments are reflected in the VA based on Conceptual Layout Drawing 1 (Appendix IIIa) conducted by HD taken at various publicly accessible vantage points (VPs), including the playground at Chung Nga Court, Chuen On Road Garden, the public transport interchange south of Tai Po Hospital, and area near Fung Yuen Butterfly Reserve Centre. An elevated VP taken from Wilson Trail (V8) is also included to illustrate a wider visual context. As illustrated in the photomontages of the VA (Appendix IIIa), visual access to the proposed developments may be obscured from many of the VPs as they would be blocked by existing buildings and/or surrounding trees/vegetation. Unless viewing at a close distance whereby the building mass may block some of sky views or visual greenery, the general quality of view for most VPs is not affected. For those VPs (e.g. VPs 5, 7 and 8) where the proposed developments would be conspicuous, some degree of visual impact and changes to the general townscape would seem inevitable. Nevertheless, upon detailed design, the layout and disposition of the proposed housing developments in this area would be carefully considered with due regard to the surrounding environment to enhance visual permeability and improve visual compatibility with the adjacent uses. In a wider context, the proposed building heights can blend in with the overall stepped height profile descending from the northern portion of the New Town, via Fu Heng and Tai Yuen Estates (110mPD), Tai Po Centre (about 100mPD), Tai Po Centre (southern portion) and Plover Cove Garden (80mPD) to Tai Po Market (55mPD). The building gaps of 15m and the said visual corridor could facilitate visual and air permeability. Significant visual impact due to the proposed public housing developments is not anticipated.
- 3.16 Education Bureau (EDB) has lately requested the provision of two primary schools in the area. The requirement for two primary schools is reflected in Conceptual Layout **Drawing 2**. Relevant government departments have been consulted on the revised Conceptual Layout of the proposed public housing developments and they advise that there would not be significant change in the findings of technical assessments as compared with the scheme shown on **Drawing 1**. An additional VA based on Conceptual Layout **Drawing 2** has been conducted. The findings of the VA are similar to those mentioned in paragraph 3.15 above and significant visual impact due to the proposed public housing developments is not anticipated (**Drawings 2a** to **2e** and **Appendix IIIb**).

#### **Private Housing**

#### Background

- 3.17 To meet the pressing need for housing land supply, the Government has undertaken review of Green Belt areas which are devegetated, deserted, developed or formed or with low conservation values. In Tai Po, five sites have been identified for housing development (Items C, D, E, F and H below). They are mainly brownfield or reinstatement slopes with non-native trees and plants of common species. Regarding tree preservation and compensation, the prospective developers will be required to carry out appropriate greening measures and tree preservation/compensation proposals in accordance with established guidelines<sup>2</sup> so as to minimize environmental impact.
- 3.18 According to Lands Administration Office, Lands Department Practice Note (No. 7/2007), during the planning and design stage, the prospective developers will be required to submit a tree survey to identify all existing trees within development sites and to ensure that no trees are unnecessarily felled or adversely affected. A balanced approach taking into consideration of all relevant factors is encouraged with due regard given to retain large trees and/or trees in group with high amenity value. The preservation of these landscape resources should be a key consideration in the design and layout of the developments to avoid or minimize the landscape/environmental impacts. If trees could not be fully replanted, the prospective developers would be required to provide good quality landscaping, such as theme planting, increasing green coverage of development sites, vertical greening and green roofing, so as to compensate for the original greening effect of the sites. DAFC and CTP/UD&L. PlanD would recommend appropriate tree preservation/landscape measures for each site.

#### Local Wind Environment and Air Ventilation Assessments

3.19 For the sites identified suitable for medium and high density residential developments, the site to the west of Nethersole Hospital (**Item C**) has a PR exceeding 5.0 whilst the site at Lai Chi Shan (**Item F**) has a total GFA exceeding 100,000 m<sup>2</sup> and a long site frontage facing east which is likely to create wake areas (low wind areas) on the leeward sides to affect the villages to the east and west. According to the Housing, Planning and Lands Bureau Technical Circular No. 1/06 on AVA, an AVA(EE) is required to assess the likely impacts of the proposed developments on the pedestrian wind environment for these two sites. For the proposed low density residential developments, their building coverage would be in the range of 20% to 30% and there would be reasonable scope to accommodate good building design and layout

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<sup>&</sup>lt;sup>2</sup> "Development Bureau Technical Circular (Works) No. 10/23" (DEVB TC(W) 10/2013) - "Tree Preservation and Tree Removal Application for Building Development in Private Projects" and Lands Administration Office, Lands Department Practice Note (No. 7/2007) provide guidelines on the tree preservation mechanism.

disposition to avoid wall effect of buildings and enhance permeability. Hence, no major air ventilation issues are anticipated, and no AVA has been conducted for these sites.

#### Other Assessments

3.20 Preliminary technical assessments including traffic, sewerage, drainage, ecological, landscape and geotechnical have been carried out by relevant departments. Their comments are summarized in **Appendix II**.

#### Item C: Site to the west of Nethersole Hospital (Plans 2c and 3c)

- 3.21 The site is a piece of government land with an area of about 0.57 ha located at the junction of Chuen On Road and Chung Nga Road, currently vegetated with native and exotic tree species, commonly found in secondary woodland planted on sloped surfaces. Areas in the surrounding are mainly existing residential, educational/ institutional developments and open space. To the north is Chuen On Road Garden. To the west across Chung Nga Road are Fu Heng Estate and a public transport terminus. Nethersole Hospital is about 150m to the east. To the southeast are schools including China Holiness Church Living Spirit College, Tai Po Methodist School and Jockey Club Elaine Field School. To the southwest are Sacred Heart of Mary Catholic Primary School and a rest garden. Access to the site is via Chung Nga Road.
  - 3.22 Fu Heng Estate in the vicinity of the site is subject to a maximum PR of 5/9.5 and a maximum building height of 110mPD under the "R(A)" zone. In line with the policy directive that for area within Density Zone 1 in New Town, consideration should be given to increase the domestic PR by 20% from 5.0 to 6.0. Having regard to the land use and density of the surrounding development, it is proposed to rezone the site from "GB" to "R(A)10" subject to a maximum domestic PR of 6 and a maximum non-domestic PR of 9.5 with composite formula applied, and a maximum building height of 110mPD. It is expected that the site can provide about 680 flats (Amendment **Item C**). The proposed development parameters of the residential site are as follows:

Gross Site Area of "R(A)10"	About 0.57 ha
Net Site Area	About 0.57 ha
No. of Flats	About 680* (assumed flat size of 50m <sup>2</sup> )
Maximum PR	6 for domestic and 9.5 for non-domestic
Maximum GFA	34,200m <sup>2</sup> for domestic
Maximum Building Height	110mPD

<sup>\*</sup> site entirely for residential purpose only

3.23 DAFC advises that the western portion of the site is dominated by *Hibiscus tiliaceus*, and the eastern portion of the site near Chuen On Road is dominated by exotic tree species such as *Acacia confusa*, *A. mangium*, etc. Some native and exotic trees such as

Cassia siamea, Ficus hispida, etc. are found in the rest of the site. Since the site is a disturbed habitat, he has no strong view on the proposed rezoning from the nature conservation point of view. Nevertheless, CTP/UD&L, PlanD recommends that the prospective developer should provide a Landscape Master Plan with tree preservation proposal to minimize the adverse landscape impacts on the site and surrounding environment.

- 3.24 Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H/GEO, CEDD) advises that the site is located below steep natural terrain and meets the Alert Criteria for a natural terrain hazard study (NTHS). Should the site be developed, the natural terrain hazard issues need to be addressed.
- 3.25 C for T advises that the proposed development will be connected to the existing Chung Nga Road, which is a local single two carriageway with 2-way capacity of 1400veh/h. The additional traffic generated from the proposed development will be about 50 vehicle at AM peak hour. Even with this additional traffic, the existing Chung Nga Road will still be operated within its handling capacity.
- 3.26 An AVA(EE) has been conducted. According to AVA, the annual wind comes from the east and southerly quarters including southwest, south and southeast. The site is not on air path/breezeway of the neighbourhoods. The exposure of the site to the westerly and south-westerly winds is likely to be affected by the surrounding buildings in Fu Heng Estate. Otherwise, it has a relatively open exposure to the south, southeast and northeast winds. When prevailing winds come from the west, southwest, south and southeast, development at the site is unlikely to impose air ventilation impacts as there are no sensitive receivers in the wake areas under these wind directions. However, when prevailing winds come from the east and northeast, development at the site is likely to create wake areas to the leeward sides to affect areas to the west including a bus terminus which needs ventilation to disperse the pollutants.
- 3.27 Based on the AVA(EE), a 15m wide Non-building area (NBA) is recommended to be incorporated. The NBA recommended at planning stage together with the building permeability recommended at detailed design stage would facilitate the penetration of winds from the east and northeast into the bus terminus to the west of the site to reduce the impact of the development on the surrounding areas. Subject to the NBA and building permeability being respected, the site should have no major air ventilation issues. Further AVA study is not necessary.
- 3.28 The site is located in the vicinity of Fu Heng Estate with a general building height of about 110mPD. The proposed building height of 110mPD at the site is similar to those of the public housing blocks in the area. Photomontages have been prepared to illustrate the possible visual impact of the proposed residential development at the site. Two view points are selected, one at the PTT of Nethersole Hospital and the other near

the basketball court adjacent to the ex-Confucian Sam Lok Chow Mud Wai School. These view points are selected as they are transport/recreational facility frequently visited by the public. As shown in **Plan 4c**, the proposed building height of 110mPD for the "R(A)10" site is compatible with the surrounding developments when viewed from the PTT and basketball court, and would not impose significant visual impacts on the local character of the area.

3.29 Departments consulted have no adverse comment on the proposed amendment and they confirm that the proposed residential development would not induce any insurmountable problems on the traffic, environmental, sewerage, drainage and water supplies aspects.

#### Item D: Site near Fung Yuen (Plans 2d, 3d-1 and 3d-2)

- 3.30 The site is a piece of government land with an area of 4.78 ha located at the eastern part of Fung Yuen Valley at the sub-urban fringe of Tai Po New Town. The southern portion of the site along Ting Kok Road is flat and is being used by the Society of Horticulture (Hong Kong) Limited under a short term tenancy. The northeastern portion of the site is a gentle sloping area and largely a plantation woodland. Adjoining the site is an access road leading to Sha Lo Tung and Ha Hang Government Quarters is located to the east. To the further east is Ha Hang Village. To the south of the site across Ting Kok Road is the Tai Po Industrial Estate. To the north are hillslopes and a service reservoir. To the west at Fung Yuen Valley are Fung Yuen Villages including Lo Tsuen, Mak Uk and Tin Sam and the Fung Yuen CDA development.
- 3.31 As the neighbouring Ha Hang Government quarters are zoned "R(C)" subject to a maximum PR of 0.6 and having taken into account the development intensity of the Fung Yuen CDA development to the west (PR of 0.64), it is proposed to rezone the site from "GB" and "G/IC" to "R(C)10" with a maximum domestic GFA of 43,500m<sup>2</sup> [based on Large Site Reduction Factor (LSRF) of 0.7 and PR 1.3] and a maximum building height of 7 storeys. It is expected that the site can provide about 620 flats (Amendment **Items D1** and **D2**). The proposed development parameters of the residential site are as follows:

Gross Site Area of "R(C)10"	About 4.78 ha
Net Site Area*	About 3.34 ha
No. of Flats	About 620 (assumed flat size of 70m <sup>2</sup> )
Maximum PR	1.3
Maximum GFA	43,500m <sup>2</sup>
Maximum Building Height	7 storeys

<sup>\*</sup> LSRF applied has taken into account site constraints and exclusion of slopes

- 3.32 DAFC advises that the site is largely a plantation woodland. Although some native tree species could be found like *Alangium chinense* and *Schima superba*, the woodland is dominated by exotic trees such as *Acacia confusa*, *Eucalyptus sp.* and *Lophostemon confertus*. He has no strong view on the proposed rezoning from the nature conservation point of view. Nevertheless, the site is well-covered by trees, and some mature trees could be found near its northeast and southern portions. To minimize the adverse landscape impacts on the site and surrounding environment, CTP/UD&L, PlanD recommends that a tree survey should be conducted by the prospective developer, and a Landscape Master Plan with tree preservation proposal should be provided. Besides, the requirement for an adequate landscaping area around the site periphery to serve as buffer to the SSSI and adjacent dense woodland should be included under lease conditions.
- 3.33 The Director of Electrical and Mechanical Services (DEMS) advises that the site falls within the consultation zone of the Tai Po Gas Production Plant (**Plan 2d**), which is a Potentially Hazardous Installation (PHI). As such, a hazard assessment (i.e. Quantitative Risk Assessment) should be carried out by the prospective developer to assess the risks posed by the PHI on the new overall population in accordance with the HKPSG. Nevertheless, given the PR of the proposed site is 1.3 and the minimum proximity distance of the proposed site to the plant is more than 600m, there should be scope in the proposed site to incorporate appropriate mitigation measures, subject to the findings of the aforesaid hazard assessment.
- 3.34 C for T advises that the proposed development will be connected to the existing Fung Yuen Road and Ting Kok Road. Fung Yuen Road is a local single two carriageway with 2-way capacity of 1400veh/h while that section of Ting Kok road is dual-two carriageway with 1-way capacity of 2800veh/h. With regard to the proposed development scale, the additional traffic generated from the proposed development will be about 280 vehicle at AM peak hour. Even with this additional traffic, the existing Ting Kok Road will still be operated within its handling capacity. However, C for T advises that access to the site should be via a new section of proposed road connecting to Fung Yuen Road. Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) advises that an engineering feasibility study for the proposed access road to the site will be conducted. Subject to the findings of the engineering feasibility study, the formation works of the proposed access road to the site should be carried out by the prospective developer.
- 3.35 Photomontages have been prepared to illustrate the possible visual impact of the proposed residential development at the site. Two view points are selected, one at Ha Hang Playground and the other at the cycle track at Ting Kok Road. These view points are selected as they are popular public open space or cycling facility frequently visited by the public. As shown in **Plan 4d**, the proposed development is compatible with the surrounding developments including village houses at Ha Hang and industrial blocks

along Ting Kok Road. Existing trees along the slopes and roadside and buffer planting around the site would also reduce the visual prominence of the development and provide for the visual integration of the buildings within the existing context. Hence, it would not impose significant visual impacts on local character of the area in general.

3.36 Departments consulted have no adverse comment on the proposed amendment and they confirm that the proposed residential development would not induce any insurmountable problems on the traffic, environmental, sewerage, drainage and water supplies aspects.

#### Item E: Site at Lo Fai Road near Tycoon Place (Plans 2e, 3e-1 and 3e-2)

- 3.37 The site is a piece of government land with an area of about 4.13 ha located at Lo Fai Road within a low-rise residential neighbourhood. The site mainly comprises a knoll overlooking the Shuen Wan Landfill and Tolo Harbour to the south. There is a footpath/walking trail connecting Lo Fai Road to the southern part of the site. Existing residential developments in the vicinity include Tycoon Place, Case Marina I and II, Richwood Park and Forest Hill. They are mainly surrounded by vegetated slopes zoned "GB" on the OZP. The site is accessible via Lo Fai Road.
- 3.38 The surrounding low-density developments include Casa Marina I and II (PR of 0.8 and BH 3 storeys), Tycoon Place (PR of 0.8 and BH 4 storeys), Richwood Park (PR of 1.59 and BH 5 storeys) and Forest Hill (PR of 1.8 and BH 5 storeys). Having regard to the density of the surrounding development and the site constraints, it is proposed to rezone the site from "GB" to "R(C)9" with a maximum domestic GFA of 46,200m² [based on LSRF of 0.7 and PR of 1.6] and a maximum building height of 5 storeys. It is expected that the site can provide about 660 flats (Amendment **Item E**). A metered car park partly within the site is proposed to be reprovisioned along Lo Fai Road by the future developer. The proposed development parameters of the residential site are as follows:

Gross Site Area of "R(C)9"	About 4.13 ha
Net Site Area*	About 2.89 ha
No. of Flats	About 660 (assumed flat size of 70m <sup>2</sup> )
Maximum PR	1.6
Maximum GFA	46,200m <sup>2</sup>
Maximum Building Height	5 storeys

<sup>\*</sup> LSRF applied has taken into account site constraints and exclusion of slopes

3.39 The site was previously a borrow area which was reinstated and replanted thereafter. DAFC advises that the site is a plantation woodland dominated by exotic tree species such as *Acacia confusa*, *A. mangium*, *Eucalyptus torelliana*, etc. He has no strong view on the proposed rezoning from the nature conservation point of view. To minimize the adverse landscape impacts on the site and surrounding environment, CTP/UD&L,

PlanD recommends that a tree survey should be conducted by the prospective developer, and a Landscape Master Plan with tree preservation proposal should be provided. Besides, the requirement for an adequate landscaping area around the site periphery to serve as buffer to the "SSSI" and adjacent dense woodland should be included under lease conditions.

- 3.40 C for T advises that the proposed development will be connected to the existing Lo Fai Road and Ting Kok Road. Lo Fai Road is a local single two carriageway with 2-way capacity of 1400veh/h while that section of Ting Kok Road is dual-two carriageway with 1-way capacity of 2800veh/h respectively. With regard to the proposed development scale, the additional traffic generated from the proposed development will be about 300 vehicle at AM peak hour. Even with this additional traffic, the existing Lo Fai Road and Ting Kok Road will still be operated within its handling capacity. Notwithstanding the above, the junction of Lo Fai Road/Lo Ping Road may need to be modified to cater for the additional traffic on Lo Fai Road.
- 3.41 Photomontages have been prepared to illustrate the possible visual impact of the proposed residential development at the site. The existing visual context is one characterized by low-rise residential developments including Forest Hill, Richwood Park, Casa Marina I and II, and Tycoon Place. Located on the top of a knoll and obscured by existing vegetation, the site is not visible from Ting Kok Road. A view point at Shuen Wan Golf Course is selected as it is one of the very few popular vantage points that have a direct view to the proposed development. As shown in Plan 4e, the proposed development blends in well with the adjoining residential developments including the Casa Marina I to the west and Tycoon Place to the east. With higher buildings at the west and lower buildings at the east of the site and together with Tycoon Place, a stepped building profile would be created. Existing trees on the lower slopes and buffer planting around the site would also reduce the visual prominence of the development and provide for the visual integration of the buildings within the existing context. As development is low-rise, an uninterrupted view to Pat Sin Leng can be maintained. Hence the proposed development would not create adverse visual impact to the surrounding areas.
- 3.42 Departments consulted have no adverse comment on the proposed amendment and they confirm that the proposed residential development would not induce any insurmountable problems on the traffic, environmental, sewerage, drainage and water supplies aspects.

#### Item F: Site at Lai Chi Shan (Plans 2f, 3f-1 and 3f-2)

3.43 The site is a piece of government land with an area of about 4.25 ha located to the south of Tolo Highway and to the east of Lai Chi Shan Village. The northern portion of the site is being used as temporary works areas by HyD and Water Supplies Department

(WSD) whilst the central and southern portions mainly comprise vegetated land. The surrounding areas are mixed with low and high density residential developments. Low density residential developments including The Paramount and JC Castle are located to the east of the site, villages such as Shan Tong New Village to the northeast and Lai Chi Shan and Wun Yiu to the west. To the north across Tolo Highway and Tai Po River are some high density residential developments including Home Ownership Scheme developments namely King Nga Court and Tak Nga Court. To the south are mainly woodland and temporary structures. A new access branching off Shan Tong Road would be required.

3.44 Reference has been made to the development intensity of the residential developments in the vicinity including Tak Nga Court and King Nga Court Home Ownership Schemes (restricted to PR of 5/9.5 under OZP), village type developments at Shan Tong and Lai Chi Shan, medium-density developments such as Grand Palisades (PR of 2.4) and The Paragoon (PR of 1.65), and low-density developments like The Paramount (PR of 0.8) and J C Castle (PR of 0.6). Locating at the fringe of Tai Po New Town with high-density public housing in the north and low-density residential developments in the south, a medium-density residential development at the site is considered As the maximum PR in Density Zone 2 in New Town is 3, it is appropriate. recommended to increase the PR by 20% to 3.6. Having considered the site constraints including topography, site configuration and NBA requirements, it is proposed to rezone the site from "GB" to "R(B)8" with a maximum domestic GFA of 107,100m<sup>2</sup> [based on LSRF of 0.7 and PR 3.6] and maximum building heights of 100mPD at the northern portion and 80mPD at the southern portion. It is expected that the site can provide about 1,785 flats (Amendment Item F). Based on the recommendation of an AVA(EE) in **Appendix IV**, two NBAs of 15m wide and a NBA of 30m wide (**Plan 2f**) are proposed to be incorporated so as to facilitate air flow from the east and southeast into Lai Chi Shan and Wun Yiu. The proposed development parameters of the site are as follows:

Gross Site Area of "R(B)8"	About 4.25 ha
Net Site Area*	About 2.97 ha
No. of Flats	About 1,785 (assumed flat size of 60m <sup>2</sup> )
Maximum PR	3.6
Maximum GFA	107,100m <sup>2</sup>
Maximum Building Height	100mPD at the northern portion and
	80mPD at the southern portion

<sup>\*</sup> LSRF applied has taken into account site constraints and exclusion of slopes

3.45 The site previously formed part of a formation area which was reinstated and replanted thereafter. DAFC advises that the site is generally covered with exotic trees such as *Acacia confusa, Leucaena leucocephala, Eucalyptus torelliana*, etc., and some native trees such as *Ficus variegate, Macaranga tanarius*. Areas near Tolo Highway have

been formed and hard paved. In view that the site is disturbed, he has no strong view on the proposed rezoning from the nature conservation point of view. However, there is natural water course at the northern portion of the site. Avoidance of impact to this water course should also be duly considered. To minimize the adverse landscape impacts on the site and surrounding environment, CTP/UD&L, PlanD recommends that a Landscape Master Plan including adequate tree planting buffer around the site and tree preservation proposal should be provided by the prospective developer.

- 3.46 C for T advises that the proposed development will be connected to the existing Shan Tong Road, which is a local single two carriageway with 2-way capacity of 1400veh/h. With regard to the proposed development scale, the additional traffic generated from the proposed development will be about 550 vehicle at AM park hour. Even with this additional traffic, the existing Shan Tong Road will be still operated within its handling capacity.
- 3.47 DEMS advises that there is a high pressure town gas transmission pipeline (running along New Territories Ring Road) to the north of the site. A risk assessment would be required from the prospective developer to assess the potential risks associated with the high pressure gas pipeline. Nevertheless, he considers that subject to the findings of the developer's Quantitative Risk Assessment, there should be no insurmountable problem to inhibit the site development if appropriate mitigation measures would be properly implemented by the developer.
- 3.48 H/GEO, CEDD advises that the site is located below steep natural terrain and meets the Alert Criteria for a NTHS. Should the site be developed, the natural terrain hazard issues need to be addressed.
- 3.49 DEP advises that the existing sewerage at Shan Tong Road is higher than the ground level of the proposed development. There is also existing sewerage about 200m away from the development at Tat Wan Road. A SIA is required to be conducted by the prospective developer to check whether the existing sewerage has sufficient capacity and to undertake the upgrading works or provide sewage treatment facilities deemed necessary. DSD advises that there are public stormwater drains and drainage channels inside the site. A 12m NBA for the drainage reserve should be designated over the drains/channels within the site.
- 3.50 An AVA(EE) has been conducted. It is concluded that the annual wind comes mainly from the east. The summer wind of the area mainly comes from the east and southerly quarters including southwest, south and southeast. As existing buildings surrounding the site are low-rise developments, the site has a relatively open exposure to winds from all directions. However, the site is big in size with a very long lot frontage of about 560m facing east. When prevailing winds come from the southwest, developments on the north-eastern part of the site are likely to create wake areas on the leeward side to

affect Shan Tong New Village; when prevailing winds come from the east and southeast, the wake areas are likely to affect the developments to the west including Lai Chi Shan. In order to break up the long lot frontage for facilitating good wind penetration under the prevailing winds and to address potential air ventilation of future development, two 15m wide NBAs and a 30m wide NBA are recommended to be incorporated (**Plan 2f**). The NBAs recommended at the planning stage together with the requirements of building separation in accordance with Sustainable Building Design Guidelines (APP-152) at the detailed design stage would facilitate the penetration of winds from the east, southeast and southwest to serve the village areas including Shan Tong New Village, Lai Chi Shan and Wun Yiu. With these measures in place, development on the site should have no major air ventilation impacts. Further AVA study is not necessary.

- 3.51 The site is located near Lai Chi Shan and Shan Tong which is a residential neighbourhood surrounded by "GB". It forms part of the Wun Yiu Valley which can provide certain degree of visual relief in the locality. The residential developments in the vicinity include Shan Tong to the northeast (about 51mPD), The Paramount (about 90mPD) and JC Castle (about 110mPD) to the east, and Tak Nga Court and King Nga Court to the north (about 110mPD). The proposed building heights of 100mPD at the northern portion and 80mPD at the southern portion are considered within the acceptable range.
- 3.52 Photomontages have been prepared to illustrate the possible visual impact of the proposed residential development at the site. Two view points are selected, one at Wun Yiu along the Wilson Trail and the other at Shan Tong Road. These view points are selected as they are of high pedestrian patronage. As shown in **Plan 4f**, the proposed development is similar to the nearby residential development of The Paramount which is situated on a higher platform. When viewed from Shan Tong Road, the proposed development is at similar level as the high-rise Tak Nga Court and King Nga Court Home Ownership Schemes at the background. Hence, it would not be incompatible with its surroundings in terms of visual context nor impose significant visual impacts on local character of the area in general. At the open space of Shan Tong Village and King Nga Court the proposed residential development will be entirely screened off by trees in between, and hence the proposed development would not create adverse visual impact to the users thereat.
- 3.53 Departments consulted have no adverse comment on the proposed amendment and they confirm that the proposed residential development would not induce any insurmountable problems on the traffic, environmental, sewerage, drainage and water supplies aspects.

#### Item G: Site near Yat Yiu Avenue (Plans 2g, 3g-1 and 3g-2)

- 3.54 The site is a piece of government land with an area of about 2.09 ha located near the junction of Tai Po Road and Yat Yiu Avenue. It is a wooded knoll overlooking Tolo Harbour with government quarters located at the southeastern portion. The site is within a low-rise residential neighbourhood. Existing residential developments in the vicinity include Emerald Palace to the east and The Kingston Hills, L'utopie and Savanna Garden to the south. To the southwest are scattered village houses and temporary structures, agricultural land and natural slopes. To the immediate north (about 15m) is a helipad serving Strafford House which is being used as CLP's system control centre, staff quarters and management training centre. Access to the site is via a local road branching off Yat Yiu Avenue and part of the access need to pass through private lots.
- 3.55 As the neighbouring developments including Savanna Garden, Emerald Palace, The Kingston Hills and L'utopie are zoned "R(C)" and subject to a maximum PR of 0.6. and maximum building height of 4 storeys, it is proposed to up-zone the site currently zoned "R(C)" with a PR restriction of 0.6 to "R(C)7" with a maximum domestic PR of 1.2 [with LSRF of 0.8] and a maximum building height of 7 storeys. It is expected that the site can provide about 280 flats (Amendment **Item G**). The proposed development parameters of the residential site are as follows:

Gross Site area of "R(C)7"	About 2.09 ha
Net Site area*	About 1.67 ha
No. of Flats	About 280 (assumed flat size of 70m <sup>2</sup> )
Maximum PR	1.2
Maximum GFA	20,000m <sup>2</sup>
Maximum Building Height	7 storeys

<sup>\*</sup> LSRF applied has taken into account site constraints and exclusion of slopes

- 3.56 DAFC advises that as the site is currently zoned "R(C)" for residential development, he has no comment on the proposed rezoning from the nature conservation point of view.
- 3.57 C for T advises that the proposed development will be connected to the existing Tai Po Road Tai Po Kau via an access road. The Tai Po Road Tai Po Kau which is a single two carriageway with 2-way capacity of 1400 veh/h. With regard to the proposed development scale, the additional traffic generated from the proposed development will be about 80 vehicle at AM park hour. Even with this additional traffic, the existing Tai Po Road Tai Po Kau will be still operated within its handling capacity. However, TD and CHE/NTE, HyD advise that an engineering feasibility study to investigate a new access to the site without encroaching upon any private lots will be conducted. Subject to the findings of the engineering feasibility study, the formation works of the proposed access road to the site should be carried out by the prospective developer.

- 3.58 For the helipad to the north of the site, CLP advises that the helipad serves as an emergency backup access to the system control centre of Strafford House for CLP's key personnel when there is any interruption to the road access. DEMS agrees that the helipad has a role in serving as an emergency backup access to the system control centre of the power system of CLP. DEP has no comment on the proposed rezoning as the site is already zoned "R(C)" for residential development. Nevertheless, detailed environmental assessment should be conducted by future developer to address the noise issue and to identify appropriate mitigation measures to ensure that all applicable environmental regulations, requirements and standards are met.
- 3.59 Photomontages have been prepared to illustrate the possible visual impact of the proposed residential development at the site. The existing visual context is one characterized by low-rise residential developments including Emerald Palace, The Kingston Hills, L'utopie and Savanna Garden. Located on the top of a knoll and obscured by existing vegetation, the site at the far background is not visible from Tai Po Road. As shown in **Plan 4g**, the proposed development is obscured by existing trees and not visible from the open space at the Tolo Harbour waterfront promenade. At the junction of Tai Po Road and Yat Yiu Avenue, the proposed development is slightly higher than the adjoining Emerald Palace to the east but is still compatible with its surroundings in terms of visual context. Besides, the proposed development will be partly screened off by roadside trees and buffer planting around the site. Hence, it would not impose significant visual impacts on local character of the area in general.
- 3.60 Departments consulted have no adverse comment on the proposed amendment and they confirm that the proposed residential development would not induce any insurmountable problems on the traffic, environmental, sewerage, drainage and water supplies aspects.

#### Item H: Site at Kon Hang near Cheung Shue Tan (Plans 2h, 3h-1 and 3h-2)

3.61 The site with an area of about 2.54 ha is located in a valley to the west of Tai Po Road near Cheung Shue Tan. A government site of about 1.12 ha proposed for land sale and the adjacent areas of about 1.42 ha mainly comprising private lots and land under government licences and short term tenancies are proposed to be rezoned. The surrounding area is predominantly rural in character with some village houses and temporary structures varying from 1 to 3 storeys and private gardens under short term tenancies. To the east across Tai Po Road are low-density residential developments including Ferry Hill and Banyan Villa. The site is surrounded by woodland zoned "Conservation Area" ("CA") on the OZP. Two areas zoned "GB" to the further north and south of the site are permitted burial grounds. The site is accessible via a substandard access road from Tai Po Road.

3.62 Residential developments in Kon Hang are mainly old house lots (with PR of about 3.0). Low-density developments including Ferry Hill and Banyan Villa on the other site of Tai Po Road are zoned "R(C)" subject to a maximum PR of 0.6. Having considered the topography, infrastructural capacity and the environmental characteristics of the surrounding areas as well as the development intensity of the area ranging from about 0.6 to 3, it is proposed to rezone the site from "GB" to "R(C)8" with a maximum domestic PR of 1.5 and a maximum building height of 120mPD. The proposed building height restriction of 120mPD has taken into account the existing building height of Deerhill Bay and the lowest level of the burial ground to the north, which is approximately at the same level. It is expected that the government site would provide about 150 flats. The proposed development parameters of the residential site for land sale are as follows:

Site area of "R(C)8"	About 2.54 ha
Site area for Land Sale*	About 1.12 ha
No. of Flats	About 150 (assumed flat size of 110m <sup>2</sup> )
Maximum PR	1.5
Maximum GFA	16,800m <sup>2</sup>
Maximum Building Height	120mPD (ranging from 4 to 10 storeys)

<sup>\*</sup> government land proposed for land sale

- 3.63 DAFC advises that the site consists mainly of village houses, temporary structures, a nursery and interspersed with some common amenity or exotic tree species. He has no strong view on the proposed rezoning from the nature conservation point of view. Nevertheless, the site is largely surrounded by woodland in the adjoining "CA" zone and a natural stream course is flowing through its northern portion. If the site is to be developed for residential use, an ecological assessment should be conducted during the design stage for identification of suitable mitigation measures by the prospective developer. To minimize the adverse landscape impacts on the site and surrounding environment, CTP/UD&L, PlanD recommends that the prospective developer should provide a Landscape Master Plan including tree preservation proposal and adequate landscaping area around the site periphery to serve as a buffer for Tai Po Kau Nature Reserve.
- 3.64 C for T advises that the proposed development will be connected to the existing Tai Po Road Tai Po Kau, which is a single two carriageway with 2-way capacity of 1400 veh/h. With regard to the proposed development scale, the additional traffic generated from the proposed development will be about 40 vehicle at AM park hour. Even with these additional traffic, the existing Tai Po Road Tai Po Kau will be still operated within its handling capacity.

- 3.65 H/GEO, CEDD advises that the site is located below steep natural terrain and meets the Alert Criteria for a NTHS. Should the site be developed, the natural terrain hazard issues need to be addressed.
- 3.66 District Officer (Tai Po) (DO(TP)) advises that there will be *feng shui* issue from the local concerned as there is a permitted burial ground in the vicinity.
- 3.67 Photomontages have been prepared to illustrate the possible visual impact of the proposed residential development at the site when viewing from the Chinese University and Area 39 near Cheung Shue Tan at **Plan 4h**. The Site is surrounded by slopes on the north, south and west sides. The proposed building height restriction of 120mPD has taken into account the topography of the site, existing building height of Deerhill Bay and the lowest level of the burial ground to the north, which is approximately at the same level. The proposed maximum building height restriction has respected the mountain backdrop of Kon Hang which peaks at about 190mPD. As the site is located in a 'pocket' retreated from Tai Po Road, most users travelling along Tai Po Road would not have a direct sight to most of the development as it would have been screened off by the terrain. The proposed development is not incompatible with the surrounding areas and would not cause significant adverse visual impacts to the area.
- 3.68 Departments consulted have no adverse comment on the proposed amendment and they confirm that the proposed residential development would not induce any insurmountable problems on the traffic, environmental, sewerage, drainage and water supplies aspects.

#### **Others**

#### Item J: Site at Po Heung Street (Plans 2j, 3j-1 and 3j-2)

3.69 Home Affairs Bureau (HAB) has been tasked to take the lead on a new policy initiative in the Policy Address 2011-12 on youth hostel scheme. Hong Kong Federation of Youth Groups (HKFYG) has proposed to redevelop the Tai Po Lions Space for Participation, Opportunities and Training (S.P.O.T.) site at Po Heung Street into a youth hostel cum youth centre. On 12.3.2014, HAB consulted EHWC on a youth hostel scheme with a domestic PR of 5 and a non-domestic PR of 2.587. Some members of Environment, Housing and Works Committee (EHWC) of Tai Po District Council (TPDC) were of the view that a higher plot ratio, thus provision of more hostel places, should be considered. Taking into account the views of EHWC, the total plot ratio of the proposed youth hostel is revised to 8.587 (domestic PR of 6 and non-domestic PR of 2.587) for 76 hostel places. It comprises a 16-storey residential tower above a 3storey podium of youth centre (with joint policy support from HAB, Labour and Welfare Bureau and SWD) and a 5m high podium garden. The overall height of the development is about 80mPD. Schematic drawing provided by the project proponent is shown in **Drawing 3**.

- 3.70 The site with an area of 402m<sup>2</sup> which was granted to HKFYG in 1982 for the development of a youth centre is located within a GIC cluster at the fringe of Tai Po Market. It adjoins an open-air basketball court and a 6-storey (27 mPD) community centre to the north, Po Heung Street to the west, Po Heung Lane and the MTR East Rail to the south and the 7-storey (60mPD) Tai Po Complex to the east. Po Heung Street Public Housing Scheme with PR of 6.2 (4.7 for domestic and 1.5 for non-domestic) and building height of 80mPD under construction is located to the west.
- 3.71 To facilitate the implementation of the proposal, it is proposed to rezone the site currently zoned "G/IC" and subject to a maximum building height of 2 storeys to "G/IC(2)" with a maximum domestic GFA of 2,412m², a maximum non-domestic GFA of 1,040m² and a maximum building height of 80mPD (Amendment Item J1), with 'Residential Institution' (Hostel and Dormitory only) use placed in Column 1. The proposed youth hostel with domestic GFA equivalent to PR of 6 and non-domestic GFA equivalent to PR of 2.587 (for G/IC facilities) is in line with the policy directive of increasing development density in Density Zone 1 of existing New Town by 20% from PR of 5 to PR of 6, whilst the proposed building height of 80mPD is generally compatible with the building height profile ranging from 55mPD to 80mPD in the surrounding area. Opportunity is also taken to rezone the adjoining Po Heung Lane (an area of about 0.1 ha) from "G/IC" to area shown as 'Road' (Amendment Item J2). The proposed development parameters of the site are as follows:

Gross Site Area of "OU(Hostel Use)"	About $402\text{m}^2$
Net Site Area	About $402\text{m}^2$
No. of Hostel Places	About 76
Maximum PR	6.0 for domestic and 2.587 for non-dom.
Maximum GFA	2,412m <sup>2</sup> for domestic and 1,040m <sup>2</sup> for
	non-dom.
Maximum Building Height	80mPD

- 3.72 Director of Social Welfare (DSW) advises that the proposed redevelopment at the site by HKFYG will also include the in-situ reprovisioning of a youth centre under the subvention of SWD on the understanding that the floor area will be no less than the existing provision. In this regard, he has no objection to the proposed amendments to the OZP to facilitate the redevelopment proposal.
- 3.73 DEP advises that the site is located close to East Rail and would be subject to noise from East Rail at level exceeding the Noise Control Ordinance limits. Also, there are multi-purpose municipal building (including a cooked food centre) and community centre nearby in which noise from the air conditioning and ventilation plant could be a concern. Building design such as blanked wall facades facing East Rail, vertical architectural fins, special window designs etc could be effective to reduce noise impact. The proponent shall be required via lease conditions to conduct noise impact

assessment (NIA) and provide noise mitigation measures to the satisfaction of DEP. CE/MN, DSD also advises that the proposed redevelopment will increase the sewage flow to the public sewerage system in this area. Nevertheless, as the total number of hostel places is relatively small, he has no objection to the proposed development.

- 3.74 Photomontages have been prepared to illustrate the possible visual impact of the proposed youth hostel development at the site. Two view points are selected, one at the sitting-out area at Po Heung Street and the other at the sitting-out area at Pan Chung. As shown in **Plan 4a**, there are also some high-rise buildings along Po Heung Street (e.g. 88 Square at about 84mPD and Kam Fu Building at about 79mPD) and Elegance Garden (about 85mPD). The proposed building height of 80mPD for the "GIC(2)" site is compatible with the surrounding developments when viewed from Po Heung Street and Pan Chung, and would not impose significant visual impacts on the local character of the area. CTP/UD&L advises that the proposed building height of 80mPD for this site is not incompatible with the surrounding context, particularly taking into account that the Po Heung Street public rental housing under construction located to its west is also restricted to 80mPD. Significant visual impact is not anticipated.
- 3.75 Departments consulted have no adverse comment on the proposed amendment and they confirm that the proposed residential development would not induce any insurmountable problems on the traffic, environmental, sewerage, drainage and water supplies aspects.

#### Item B: Site at Hong Chi Pinehill Village (Plans 2b, 3b-1 and 3b-2)

- 3.76 The site is located at the northern fringe of Tai Po New Town. It forms part of Hong Chi Pinehill Village operated by the Hong Chi Association (the then HK Association for the Mentally Handicapped), a non-profit-making organization, which provides preschool training, special education, job training, sheltered and supported employment, adult education, day care and training, residential services, family and community support, recreational and social programmes, as well as professional therapy for mentally handicapped persons. To provide better services to the community, amongst other redevelopment proposals, part of the Integrated Vocational Training Centre (IVTC) at Pinehill Village will be redeveloped into a 8-storey new social service centre including the ITVC, a 200-place hostel for Severely Mentally Handicapped Persons, a 200-place day activity centre and a 180-place integrated vocational rehabilitation services centre. An indicative redevelopment proposal is shown in **Drawing 4**.
- 3.77 The site with an area of about 0.87 ha is located at the southeast portion of Hong Chi Pinehill Village which is zoned "G/IC" and restricted to a maximum building height of 4 storeys. To facilitate the implementation of the redevelopment proposal, it is proposed to revise the maximum building height restriction covering the site from 4 storeys to 8 storeys (Amendment **Item B**).

- 3.78 The site is located on a developed platform at about 22mPD with some existing buildings including the IVTC, staff quarters, refuse store and incinerator. The site is accessible via local road connecting to Chung Nga Road. Within the Hong Chi Village are mainly buildings of not exceeding 4 storeys at various developed platforms ranging from 22 to 52mPD. The proposed redevelopment with a building height of 8 storeys (main roof level at about 47mPD) is considered not incompatible with the surroundings including the adjacent Tai Po Hospital to its southeast at 52mPD and Chung Nga Court to the south at 110mPD as well as the large scale public housing developments under planning to the northeast at Tai Po Area 9 and to the southwest at Chung Nga Road with a proposed maximum building height of 140mPD (Amendment Item A). With building heights ranging from four to eight storeys, Hong Chi Pinehill Village can provide visual and spatial relief as well as breathing space for the neighbouring high-rise residential developments.
- 3.79 DEP advises that there will be noise sensitive uses such as dormitories and staff barracks in the proposed redevelopment. The noise sensitive receivers, in particular those on top floors of the new social service complex facing the nearby Tai Po Hospital, would be subjected to noise impact from the fixed noise sources of the hospital. A NIA will be required to confirm the noise impact and identify any appropriate noise mitigation measures. Regarding the air quality impact, it is the proponent's responsibility to identify chimneys and obtain relevant chimney emission data in the study area (i.e. 500m form the project site boundary) by carrying out a survey. The survey information will be used to demonstrate that the proposed development will meet relevant HKPSG requirements or for assessing the cumulative air quality impact of air pollutants through quantitative assessment. As such, a proper air quality assessment is required when the proponent carries out detailed design and technical feasibility study at a later stage. CE/MN, DSD has no objection to the proposed redevelopment from sewerage and drainage point of view.
- 3.80 Photomontages have been prepared by the project proponent to illustrate the possible visual impact of the proposed residential development at the site (**Plan 4b**). In view of the changing character in the surrounding context due to the proposed public housing developments in Tai Po Area 9 and Chung Nga Road, no significant adverse visual impact is anticipated for the proposed increase of building height from 4 storeys to 8 storeys for the site to facilitate redevelopment of the social service centre.
- 3.81 Departments consulted have no adverse comment on the proposed amendment and they confirm that the proposed residential development would not induce any insurmountable problems on the traffic, environmental, sewerage, drainage and water supplies aspects.

#### **Overall Planning Implications**

3.82 With the proposed zoning amendments for residential developments, it is estimated that a total of about 6,350 public housing flats and 4,175 private flats can be provided to accommodate an additional population of about 29,500. The total planned population for Tai Po New Town would be about 280,700 persons and the public-private housing mix will be about 53:47. With appropriate mitigation measures and improvement/upgrading of the traffic and supporting infrastructures, the proposed amendments for housing developments would not have adverse cumulative impacts on the traffic and infrastructural capacity in the Tai Po New Town.

#### **Provision of Open Space and GIC Facilities (Appendix VI)**

- 3.83 For the provision of public open space in Tai Po, there is sufficient existing and planned open space provision in the New Town to meet the requirements as stipulated in the HKPSG<sup>3</sup>.
- 3.84 Regarding government, institution or community facilities, there is a shortfall in the planned provision of primary school classrooms but a surplus of secondary school and kindergarten classrooms. Conversion of the existing secondary schools may be considered by EDB on individual basis to address the deficit of primary school classrooms. The two proposed primary schools in the comprehensive public housing development at Tai Po Area 9 and Chung Nga Road would also alleviate the shortage of primary classrooms in the long run.

#### 4. Proposed Amendments to the Approved Tai Po OZP

4.1 The proposed amendments to the approved OZP are shown on the draft Amendment Plan No. S/TP/24C at **Attachment II**. Details of the amendment items are as follows:

- Item A1 Rezoning of a site at Tai Po Area 9 and the eastern portion of Chung Nga Road from "GB" to "R(A)9" and stipulation of building height restriction of 140mPD (Site Area: about 1.65 ha)
- Item A2 Rezoning of a site at Tai Po Area 9 and the eastern portion of Chung Nga Road from "G/IC" to "R(A)9" and stipulation of building height restriction of 140mPD (Site Area: about 6.12 ha)
- Item A3 Rezoning of a site at the western portion of Chung Nga Road from "GB" to "R(A)9" and stipulation of building height restriction of 140mPD (Site Area: about 1.63 ha)

<sup>3</sup> Based on the latest planned population, a total of about 56 ha of open space are required in Tai Po in accordance with HKPSG. Total planned open space provision in Tai Po is about 102 ha, well above the HKPSG requirement.

- Item A4 Rezoning of a site at the western portion of Chung Nga Road from "G/IC" to "R(A)9" and stipulation of building height restriction of 140mPD (Site Area: about 0.1 ha)
- Item A5 Rezoning of a site at the western portion of Chung Nga Road from "G/IC" to "Road" (Site Area: about 0.1 ha)
- Item B Revising the building height restriction for a site within "G/IC" zone of Hong Chi Pinehill Village from 4 storeys to 8 storeys (Site Area: about 0.87 ha)
- Item C Rezoning of a site to the west of Nethersole Hospital from "GB" to "R(A)10" and stipulation of building height restriction of 110mPD (Site Area: about 0.57 ha) and incorporation of non-building area
- Item D1 Rezoning of a site near Fung Yuen from "G/IC" to "R(C)10" and stipulation of building height restriction of 7 storeys (Site Area: about 0.31 ha)
- Item D2 Rezoning of a site near Fung Yuen from "GB" to "R(C)10" and stipulation of building height restriction of 7 storeys (Site Area: about 4.47 ha)
- Item E Rezoning of a site at Lo Fai Road near Tycoon Place from "GB" to "R(C)9" and stipulation of building height restriction of 5 storeys (Site Area: about 4.13 ha)
- Item F Rezoning of a site at Lai Chi Shan from "GB" to "R(B)8" and stipulation of building height restrictions of 80mPD and 100mPD (Site Area: about 4.25 ha) and incorporation of non-building areas
- Item G Rezoning of a site near Yat Yiu Avenue from "R(C)" to "R(C)7" and stipulation of building height restriction of 7 storeys (Site Area: about 2.09 ha)
- Item H Rezoning of a site at Kon Hang from "GB" to "R(C)8" and stipulation of building height restriction of 120mPD (Site Area: about 2.54 ha)
- Item J1— Rezoning of a site at Po Heung Street from "G/IC" to "G/IC(2)" and stipulation of building height restriction of 80mPD (Site Area: about 0.04 ha)
- Item J2— Rezoning of a site at Po Heung Lane from "G/IC" to area shown as 'Road' (Site Area: about 0.1 ha)

#### 5. Proposed Amendments to the Notes of the OZP

The proposed amendments to the Notes for these zones to incorporate the building height and/or PR/GFA restrictions are shown on the revised Notes of the OZP in **Attachment III** (with addition in bold and italics and deletions <del>crossed out</del>). The major amendments include:

- (i) Revision to the Remarks for "R(A)" zone to incorporate development restrictions for sub-zones "R(A)9" and "R(A)10" and the planning intention of developing the sites zoned "R(A)1" and "R(A)9" for public housing;
- (ii) revision to the Remarks for "R(B)" and "R(C)" zones to incorporate development restrictions for sub-zones "R(B)8", "R(C)7", "R(C)8", "R(C)9" and "R(C)10"; and
- (iii) incorporation of the Notes for "G/IC(2)" zone.

#### 6. Revision to the Explanatory Statement of the OZP

- 6.1 The Explanatory Statement (ES) of the OZP has been revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also been taken to update the general information for the various land use zones to reflect the latest status and planning circumstances of the OZP.
- 6.2 Copy of the revised ES (with additions in **bold and italics** and deletions in <del>crossed out</del>) is at **Attachment IV** for Members' consideration.

#### 7. Plan Number

Upon exhibition for public inspection, the Plan will be renumbered as S/TP/25.

#### 8. <u>Consultation</u>

#### Consultation with District Council and Rural Committee

- 8.1 EHWC was consulted on the amendments (**Amendment Items A1** to **A2**, **C** to **H**) on 8.1.2014. Their comments are summarized below:
  - they generally welcomed the amendment proposals especially the public housing development at Chung Nga Road and Area 9;
  - they requested HD to give priority for allocating Tai Po public housing units to Tai Po residents:
  - they had concerns on the traffic problems arising from the proposed housing

- developments and requested to provide more car-parking spaces in the area;
- wider consultation with local residents and rural committees:
- they requested to release more land in rural area for village type development;
- for the public housing site at Chung Nga Road and Area 9, it should be selfcontained with appropriate community facilities, and stepped building height concept should be adopted; and
- developments at Kon Hang might affect the *feng shui* of Cheung Shue Tan.
- 8.2 Tai Po Rural Committee (TPRC) was consulted on the amendment Items F, G and H on 4.2.2014. Whilst they had no in-principle objection to Items F and G, the representatives of Cheung Shue Tan and Tai Po Mei concerned that the proposed rezoning of the site at Kon Hang would affect the *feng shui* of their villages and expressed that more rural land within "GB" should also be rezoned for village type development.
- 8.3 The EHWC was further consulted on the amendments (**Amendment Items A, C to H**) on 13.2.2014. Their comments are summarized below:
  - some objections to the Lo Fai Road site (**Item E**) were received from nearby owners incorporations and green group;
  - some members had strong reservation on the public housing development at the CNRW site as the site involved private land, private property rights should be respected and wider consultation with local residents and villagers should be conducted. Some members considered the proposed public housing developments should proceed in a progressive manner without overstraining the infrastructural capacity of the area;
  - a member proposed to reserve a portion of the site at Fung Yuen for widening of Ting Kok Road
  - a member considered that the proposed residential development at Kon Hang would affect the *feng shui* of the surrounding area and the access to the burial grounds.
- 8.4 On 12.3.2014, HKFYG consulted EHWC of TPDC on their proposed youth hostel cum youth centre development at Po Heung Street, DC members generally had no adverse comment on the youth hostel scheme but some advised that the site should be better utilized with higher plot ratio to provide more hostel units to meet the aspiration of the working youth and consideration should be given to include the adjoining basketball court into the proposed scheme.
- 8.5 On 4.3.2014, representatives of owners' incorporations of Forest Hill, Richwood Park, Casa Marina I & II and Tycoon Place together with a district councillor raised objection to the proposed rezoning amendment to the site at Lo Fai Road. They considered that the site should be retained for open space purpose and the proposed residential development was not compatible with the existing low-density residential development in the area. They also had concern on whether the existing road

- infrastructure in the area could have sufficient capacity to accommodate the additional traffic to be brought by the new development.
- 8.6 Views of TPDC have been incorporated into the proposed amendments as and where appropriate.
- 8.7 The TPDC (or its sub-committee) and TPRC will be consulted after gazetting of the proposed amendments to the OZP during the exhibition period.

#### Departmental Consultation

- 8.8 Relevant bureaux and departments were consulted on the proposed amendments. Comments of District Land Officer/Tai Po of Lands Department, C for T, CHE/NTE of HyD, Director of Housing, Secretary for Education, DEP, DAFC, CE/MN, DSD, DEMS, DO(TP), DSW, H/GEO of CEDD and CTP/UD&L of PlanD have been incorporated into the above paragraphs, where appropriate.
- 8.9 Apart from the above, the following departments have no objection to/no comment on the proposed amendments:
  - (a) Project Manager/NTN&W, Civil Engineering and Development Department;
  - (b) Antiquities and Monuments Office, Leisure and Cultural Services Department;
  - (c) Chief Engineer/Consultant Management, Drainage Services Department;
  - (d) Chief Building Surveyor/New Territories East, Buildings Department;
  - (e) Director of Water Supplies;
  - (f) Director of Fire Services; and
  - (g) Director of Leisure and Cultural Services.

#### **Public Consultation**

8.10 If the proposed amendments are agreed by the Committee, the draft OZP (to be renumbered to S/TP/25 upon exhibition) and its Notes will be suitable for exhibition under section 5 of the Ordinance. Members of the public can submit representations on the OZP to the Board during the two-month statutory public inspection period.

#### 9. <u>Decision Sought</u>

Members are invited to:

(a) agree to the proposed amendments to the approved Tai Po OZP No. S/TP/24 as mentioned in paragraphs 4 and 5 above;

- (b) agree that the draft Amendment Plan No. S/TP/24C at **Attachment II** (to be renumbered to S/TP/25 upon exhibition) and its Notes at **Attachment III** are suitable for exhibition under section 5 of the Ordinance;
- (c) adopt the revised ES at **Attachment IV** for the draft Tai Po OZP No. S/TP/24C as an expression of the planning intentions and objectives of the Board for the various land use zonings on the Plan; and
- (d) agree that the revised ES at **Attachment IV** is suitable for exhibition together with the draft Tai Po OZP No. S/TP/24C (to be renumbered as S/TP/25 upon exhibition).

#### 10. Attachments

Attachment I Approved Tai Po Outline Zoning Plan No. S/TP/24 (reduced)

Attachment II Draft Tai Po Outline Zoning Plan No. S/TP/24C
Attachment III Notes of the Draft Tai Po OZP No. S/TP/24C

Attachment IV Revised Explanatory Statement of the Draft Tai Po Outline Zoning

Plan No. S/TP/24C

Plan 1 Location Plan Plans 2a to 2j Site Plans

Plans 3a to 3j Site/Aerial Photos Plans 4a to 4h Photomontages

Plan 5 Location Plan of S12A Application No. Y/TP/19

Drawings Z1 & Z2 Development Scheme of Y/TP/19

Drawing 1 Conceptual Layout for Proposed Public Housing Developments

Drawing 2 Revised Conceptual Layout for Proposed Public Housing

**Developments** 

Drawings 2a to 2e Photomontages for Proposed Public Housing Developments provided

by HD (for revised Conceptual Layout)

Drawing 3 Indicative Youth Hostel Scheme provided by Hong Kong Federation

of Youth Groups

Drawing 4 Indicative Scheme provided by Hong Chi Association

Appendix I Summary of Assessment Results provided by HD

Appendix II Preliminary Technical Assessments for Private Housing Sites

Appendices IIIa & b Visual Appraisal Report provided by HD

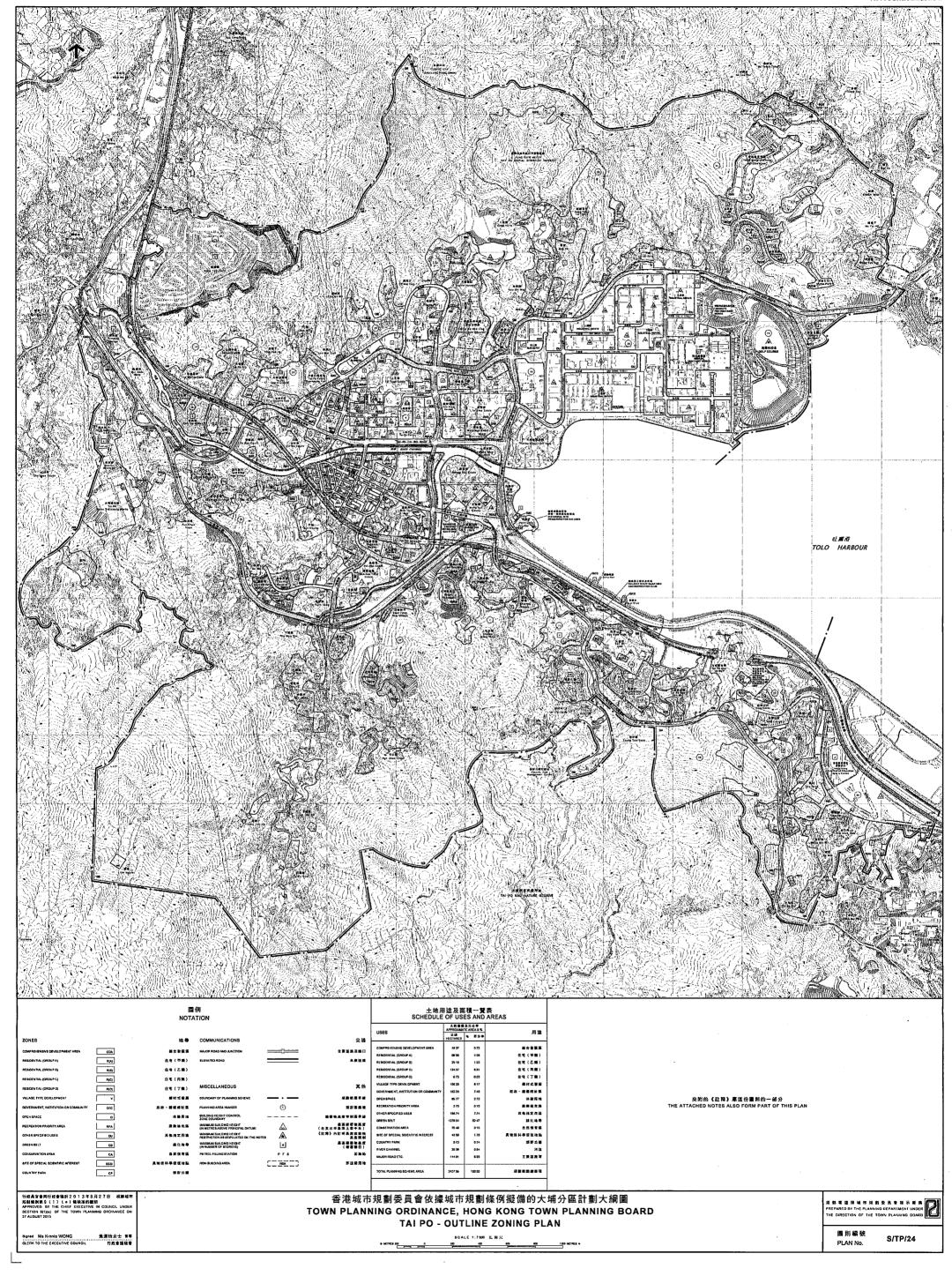
Appendix IV Executive Summary of Air Ventilation Assessment (Expert

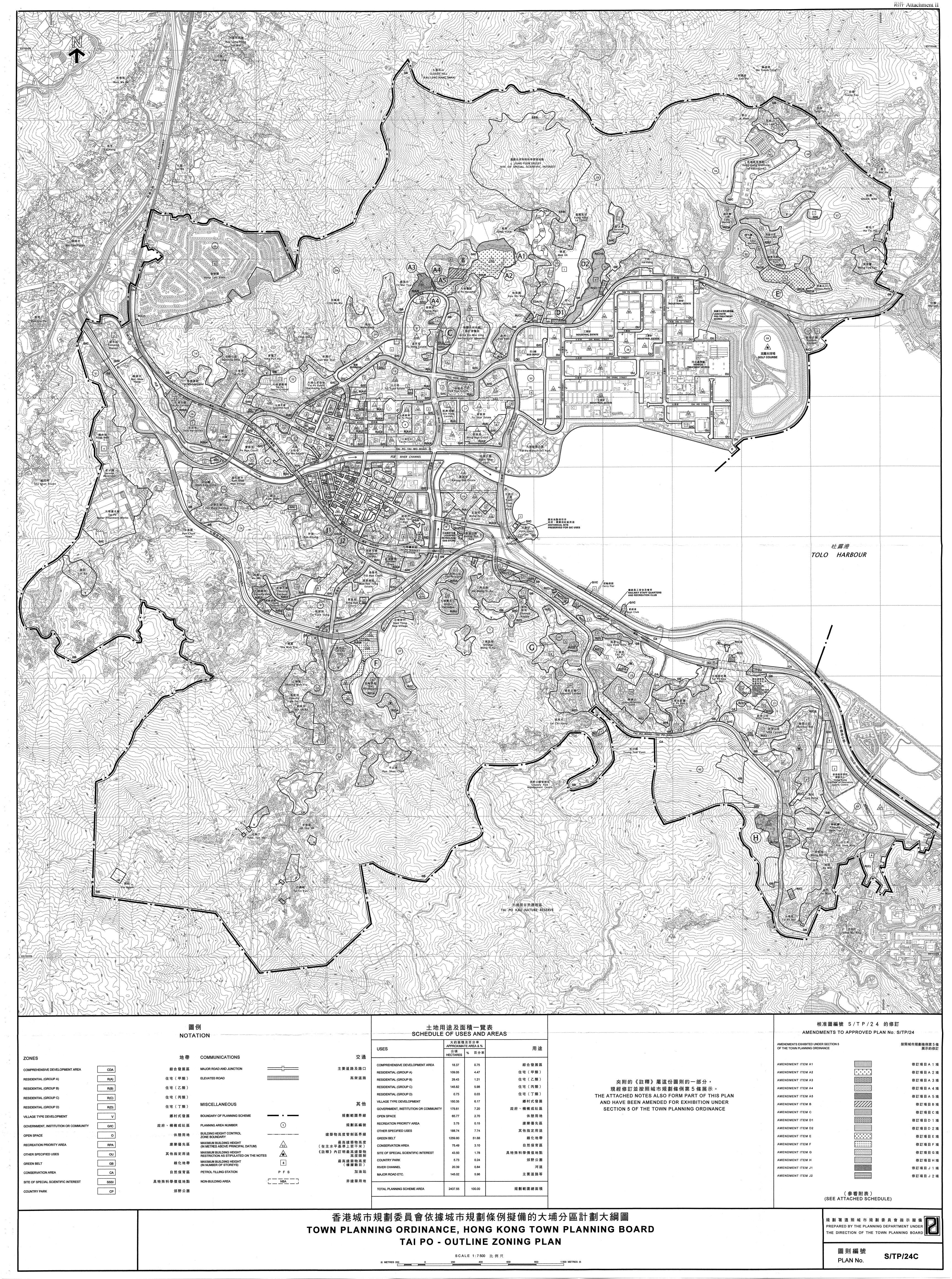
Evaluation) provided by PlanD

Appendix V Visual Appraisal Report provided by PlanD

Appendix VI Provision of Open Space and Major G/IC Facilities in the Tai Po OZP

### PLANNING DEPARTMENT APRIL 2014





#### APPROVED-DRAFT TAI PO OUTLINE ZONING PLAN NO. S/TP/24C

(Being an approved a Draft Plan for the Purposes of the Town Planning Ordinance)

#### **NOTES**

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3) (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
  - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
  - (c) For the purposes of subparagraph (a) above, "existing use of any land or building" means -
    - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as 'the first plan'),
      - a use in existence before the publication of the first plan which has continued since it came into existence; or
      - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and
    - (ii) after the publication of the first plan,
      - a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or
      - a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.
- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.

- (5) Road junctions, alignments of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (8) in relation to areas zoned "Site of Special Scientific Interest" or "Conservation Area":
  - (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus stop or lay-by, cycle track, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
  - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
  - (c) maintenance or repair of watercourse and grave.
- (8) In areas zoned "Site of Special Scientific Interest" or "Conservation Area",
  - (a) the following uses or developments are always permitted:
    - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave; and
    - (ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
  - (b) the following uses or developments require permission from the Town Planning Board:
    - provision of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.
- (9) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board:

on-street vehicle park and railway track.

- (10) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (11) In these Notes,

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

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

#### Approved Draft Tai Po Outline Zoning Plan No. S/TP/24C

#### Schedule of Uses

	<u>Page</u>
COMPREHENSIVE DEVELOPMENT AREA (1)	1
RESIDENTIAL (GROUP A)	4
RESIDENTIAL (GROUP B)	78
RESIDENTIAL (GROUP C)	<del>9</del> 10
RESIDENTIAL (GROUP D)	<del>11</del> 13
VILLAGE TYPE DEVELOPMENT	<del>13</del> 15
GOVERNMENT, INSTITUTION OR COMMUNITY	<del>15</del> 17
GOVERNMENT, INSTITUTION OR COMMUNITY (1)	<del>17</del> 19
GOVERNMENT, INSTITUTION OR COMMUNITY (2)	20
OPEN SPACE	<del>18</del> 21
RECREATION PRIORITY AREA	<del>19</del> 22
OTHER SPECIFIED USES	<del>21</del> 24
GREEN BELT	<del>37</del> 40
CONSERVATION AREA	<del>39</del> 42
SITE OF SPECIAL SCIENTIFIC INTEREST	40 43
COUNTRY PARK	41 44

#### 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

Agricultural Use (Crop Cultivation Only)

**Eating Place** 

Flat

Government Refuse Collection Point

Government Use (not elsewhere specified)

House

Market

Place of Entertainment

Place of Recreation, Sports or Culture

Private Club

Public Clinic

Public Convenience

**Public Transport Terminus or Station** 

Public Utility Installation Residential Institution Shop and Services

School

Utility Installation for Private Project

#### **Planning Intention**

This zone is intended for comprehensive development/redevelopment of the area for low-density residential and agricultural uses with the provision of open spaces 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 (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;

#### COMPREHENSIVE DEVELOPMENT AREA (1) (Cont'd)

#### Remarks (Cont'd)

- (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 leading to or within the area;
- (v) the landscape, tree preservation and urban design proposals within the area;
- (vi) programmes of development in detail;
- (vii) an environmental assessment including an ecological 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;
- (xi) an air ventilation assessment report to examine any possible air ventilation problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
- (xii) 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 domestic plot ratio of 0.64 and a maximum building height in terms of number of storeys as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.

(Please see next page)

#### COMPREHENSIVE DEVELOPMENT AREA (1) (Cont'd)

#### Remarks (Cont'd)

- (d) In determining the maximum plot ratio 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) In determining the maximum number of storeys for the purposes of paragraph (c) above, any basement floor(s) may be disregarded.
- (f) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraph (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (g) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

#### RESIDENTIAL (GROUP 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)

Public Vehicle Park

(excluding container vehicle) (on land designated "R(A)1" only)

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) (not elsewhere specified)

Religious Institution

School (not elsewhere specified)

Shop and Services

**Training Centre** 

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

**Eating Place** 

**Educational Institution** 

Institutional Use (not elsewhere specified)

Off-course Betting Centre

Office

Place of Entertainment

Private Club

Public Convenience

Recyclable Collection Centre

School

Shop and Services

**Training Centre** 

#### Planning Intention

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building. The "Residential (Group A)1" and "Residential (Group A)9" zones are intended for public housing development.

#### RESIDENTIAL (GROUP A) (Cont'd)

- (a) On land designated "Residential (Group A)" ("R(A)"), "Residential (Group A)1" ("R(A)1"), "Residential (Group A)2" ("R(A)2"), "Residential (Group A)3" ("R(A)3"), "Residential (Group A)4" ("R(A)4"), "Residential (Group A)5" ("R(A)5"), "Residential (Group A)6" ("R(A)6"), "Residential (Group A)7" ("R(A)7"), "Residential (Group A)8" ("R(A)8"), "Residential (Group A)9" ("R(A)9") and "Residential (Group A)10" ("R(A)10"), 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 or metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (b) On land designated "R(A)", no new development of or redevelopment to a domestic or non-domestic building shall result in a total development and/or redevelopment in excess of a maximum domestic plot ratio of 5, or a maximum non-domestic plot ratio of 9.5, as the case may be. For new development of or redevelopment to a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic plot ratio of 9.5 and the actual non-domestic plot ratio proposed for the building and the maximum domestic plot ratio of 5 divided by the maximum non-domestic plot ratio of 9.5.
- (c) On land designated "R(A)10", no new development of or redevelopment to a domestic or non-domestic building shall result in a total development and/or redevelopment in excess of a maximum domestic plot ratio of 6, or a maximum non-domestic plot ratio of 9.5, as the case may be. For new development of or redevelopment to a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic plot ratio of 9.5 and the actual non-domestic plot ratio proposed for the building and the maximum domestic plot ratio of 6 divided by the maximum non-domestic plot ratio of 9.5.
- (ed) On land designated "R(A)" and "R(A)10", no addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the relevant maximum domestic and/or non-domestic plot ratio(s) stated in *respective* paragraphs (b) and (c) above, or the domestic and/or non-domestic plot ratio(s) of the existing building, whichever is the greater, subject to, as applicable
  - (i) the plot ratio(s) of the existing building shall apply only if any addition, alteration and/or modification to or redevelopment of an existing building is for the same

type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building; or

#### RESIDENTIAL (GROUP A) (Cont'd)

#### Remarks (Cont'd)

- (ii) the maximum domestic and/or non-domestic plot ratio(s) stated in paragraphs (b) and (c) above shall apply if any addition, alteration and/or modification to or redevelopment of an existing building is not for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building.
- (de) On land designated "R(A)1", "R(A)2", "R(A)3", "R(A)4", "R(A)5", "R(A)6", "R(A)7", "R(A)8" and "R(A)9", 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/gross floor area (GFA) specified below, or the plot ratio/GFA of the existing building, whichever is the greater:

Maximum Plot Ratio/GFA		
25,220m <sup>2</sup> for domestic and 8,000m <sup>2</sup> for non-domestic		
plot ratio of 3.8		
plot ratio of 4.7 for domestic and 0.45 for non-domestic		
plot ratio of 4.2 for domestic and 1.40 for non-domestic		
plot ratio of 4.8 for domestic and 1.22 for non-domestic		
plot ratio of 3.8 for domestic and 1.57 for non-domestic		
plot ratio of 4.1 for domestic and 1.13 for non-domestic		
plot ratio of 4.4 for domestic and 1.82 for non-domestic		
total plot ratio of 6.0 (including a maximum non-domestic plot ratio of 0.5)		

- (ef) In determining the maximum number of storeys for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.
- (fg) In determining the maximum plot ratio/GFA for the purposes of paragraphs (b) to (de) above, the area of any part of the site that is occupied or intended to be occupied by free-standing purpose-designed buildings (including both developed on ground and on podium level) solely for accommodating Government, institution or community facilities including school(s) as may be required by Government shall be deducted from calculation of the site area.

(gh) In determining the maximum plot ratio/GFA for the purposes of paragraphs (b) to (de) 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.

(Please see next page)

#### RESIDENTIAL (GROUP A) (Cont'd)

#### Remarks (Cont'd)

- (hi) 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 (b) to (de) above applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio/GFA specified in paragraphs (b) to (de) above may thereby be exceeded.
- (ij) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and/or plot ratio/GFA restrictions stated in paragraphs (a) to (de) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (jk) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

#### RESIDENTIAL (GROUP B)

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)" ("R(B)"), "Residential (Group B)1" ("R(B)1"), "Residential (Group B)2" ("R(B)2"), "Residential (Group B)3" ("R(A)3"), "Residential (Group B)4" ("R(B)4"), "Residential (Group B)5" ("R(B)5"), "Residential (Group B)6" ("R(B)6"), "Residential (Group B)7" ("R(B)7") and "Residential (Group B)8" ("R(B)8"), 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 or metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.

#### RESIDENTIAL (GROUP B) (Cont'd)

#### Remarks (Cont'd)

- (b) On land designated "R(B)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3.3 or the plot ratio of the existing building, whichever is the greater.
- (c) On land designated "R(B)1", "R(B)2", "R(B)3", "R(B)4", "R(B)5", "R(B)6",—and "R(B)7" and "R(B)8", 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/GFA specified below, or the plot ratio/GFA of the existing building, whichever is the greater:

Sub-area	Maximum Plot Ratio/GFA
R(B)1	plot ratio of 1.8
R(B)2	plot ratio of 2.8
R(B)3	plot ratio of 2.4
R(B)4	plot ratio of 2.1
R(B)5	plot ratio of 1.75
R(B)6	plot ratio of 1.65
R(B)7	21,852m <sup>2</sup> for domestic and 1,304m <sup>2</sup> for non-domestic
R(B)8	$107,100m^2$

- (d) In determining the maximum number of storeys for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.
- (e) In determining the maximum plot ratio/GFA for the purposes of paragraphs (b) and (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.

(f) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA and/or building height restrictions stated in paragraphs (a) to (c) 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** 

Flat (on land designated "R(C)1" only) 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

Rural Committee/Village Office

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) On land designated "Residential (Group C)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.6 and a maximum building height in terms of number of storeys as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.

#### RESIDENTIAL (GROUP C) (Cont'd)

#### Remarks (Cont'd)

(b) On land designated "Residential (Group C)1" ("R(C)1"), "Residential (Group C)2" ("R(C)2"), "Residential (Group C)3" ("R(C)3"), "Residential (Group C)4" ("R(C)4"), "Residential (Group C)5" ("R(C)5"), "Residential (Group C)6" ("R(C)6"), "Residential (Group C)7" ("R(C)7"), "Residential (Group C)8" ("R(C)8"), "Residential (Group C)9" ("R(C)9") and "Residential (Group C)10" ("R(C)10"), 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/GFA, site coverage, and building height specified below, or the plot ratio/GFA, site coverage and height of the existing building, whichever is the greater: -

	Maximum	Maximum Site	
Sub-area	Plot Ratio/GFA	<u>Coverage</u>	Number of Storeys
R(C)1	plot ratio of 0.4	-	as stipulated on the Plan
R(C)2	plot ratio of 1.5	50%	3
R(C)3	plot ratio of 1.2	50%	6 storeys above car park
R(C)4	plot ratio of 0.6	25%	3 storeys above car park
D (C) 5	57.500 2		10 11 11
R(C)5	Domestic: 57,500m <sup>2</sup>	-	12 residential storeys over
	Non-domestic: 1,500m <sup>2</sup>		3 storeys of car park
R(C)6	plot ratio of 0.8		as stipulated on the Plan
K(C)0	piot ratio of 0.8	-	as supurated off the Fran
R(C)7	$20,000m^2$	_	as stipulated on the Plan
R(C)/	20,00011		us supuluied on the I lun
R(C)8	plot ratio of 1.5	-	as stipulated on the Plan
(-)-	T		<b></b>
R(C)9	$46,200m^2$	-	as stipulated on the Plan
	·		-
R(C)10	$43,500m^2$	-	as stipulated on the Plan

<sup>(</sup>c) In determining the maximum number of storeys for the purposes of paragraphs (a) and (b) above, any basement floor(s) may be disregarded.

(d) In determining the maximum plot ratio/GFA for the purposes of paragraphs (a) and (b) 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.

#### RESIDENTIAL (GROUP C) (Cont'd)

#### Remarks (Cont'd)

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

#### RESIDENTIAL (GROUP D)

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

Agricultural Use

Government Use (Police Reporting Centre,

Post Office only)

House (Redevelopment; Addition, Alteration and/or Modification to existing house only)

On-Farm Domestic Structure Rural Committee/Village Office **Eating Place** 

Flat

Government Refuse Collection Point

Government Use (not elsewhere specified)#

House (not elsewhere specified)#

Institutional Use (not elsewhere specified)#

Library Market

Place of Recreation, Sports or Culture

Public Clinic Public Convenience

**Public Transport Terminus or Station** 

Public Utility Installation# Public Vehicle Park

(excluding container vehicle) Recyclable Collection Centre

Religious Institution# Residential Institution#

School#

Shop and Services Social Welfare Facility#

Utility Installation for Private Project

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

Eating Place Library School Shop and Services

#### **Planning Intention**

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

#### Remarks

(a) No addition, alteration and/or modification to or in-situ redevelopment of an existing temporary structure or an existing building (except to 'New Territories Exempted House' or to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building area of 37.2m<sup>2</sup> and a maximum building height of 2 storeys (6m), or the building area and height of the existing building, whichever is the greater.

#### RESIDENTIAL (GROUP D) (Cont'd)

#### Remarks (Cont'd)

- (b) No development including redevelopment for 'Flat' and 'House' uses, other than those to which paragraph (a) above shall apply, shall result in a development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of 2 storeys (6m), or the plot ratio and height of the existing building, whichever is the greater.
- (c) In determining the maximum plot ratio for the purposes of paragraph (b) 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.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraph (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

#### VILLAGE TYPE DEVELOPMENT

**Eating Place** 

#### 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

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

#### VILLAGE TYPE DEVELOPMENT (Cont'd)

- (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 (8.23m) 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.

#### 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** 

Wholesale Trade

Research, Design and Development Centre Rural Committee/Village Office School Service Reservoir Social Welfare Facility Training Centre Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified)

Columbarium

Correctional Institution

Crematorium Driving School

Eating Place (not elsewhere specified)

Flat

Funeral Facility Holiday Camp

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 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.

#### GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

- (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 or metres above Principal Datum 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.

#### GOVERNMENT, INSTITUTION OR COMMUNITY (1)

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

Government Use (not elsewhere specified)
Library
Public Convenience
Public Utility Installation
Religious Institution
Rural Committee/Village Office

Utility Installation for Private Project

#### **Planning Intention**

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

- (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 a maximum building height of 2 storeys 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.

#### GOVERNMENT, INSTITUTION OR COMMUNITY (2)

#### Column 1 Uses always permitted

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

Eating Place
(Canteen only)

Educational Institution

Field Study/Education/Visitor Centre
Government Use
Library

Place of Recreation, Sports or Culture

Residential Institution
(Hostel and Dormitory only)

School

Social Welfare Facility

**Training Centre** 

Eating Place (not elsewhere specified)

Exhibition or Convention Hall

Institutional Use (not elsewhere specified)

Public Utility Installation

Religious Institution

Residential Institution (not elsewhere specified)

Shop and Services

Utility Installation for Private Project

#### Planning Intention

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

- (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 a maximum domestic GFA of 2,412m² and a maximum non-domestic GFA of 1,040m², or the GFA of the existing building, whichever is the greater.
- (b) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (c) In determining the maximum GFA 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, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA and/or building height restrictions stated in paragraphs (a) and

(b) 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** 

Exhibition or Convention Hall

Government Refuse Collection Point

Government Use (not elsewhere specified)

Holiday Camp

Pie

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.

#### RECREATION PRIORITY AREA

#### 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 (not elsewhere specified)

**Aviary** 

Barbecue Spot

Field Study/Education/Visitor Centre

Government Use (Police Reporting

Centre only) Holiday Camp

On-Farm Domestic Structure

Picnic Area

Place of Recreation, Sports or Culture

**Public Convenience** 

Rural Committee/Village Office

Tent Camping Ground

Agricultural Use

(Intensive Livestock Rearing only)

Animal Boarding Establishment

Boat Repairing Yard

Broadcasting, Television and/or Film Studio

**Eating Place** 

Flat

Golf Course

Government Refuse Collection Point

Government Use (not elsewhere specified)

Hotel

House Marina

Marina Pier

Place of Entertainment

Private Club

**Public Utility Installation** 

Public Vehicle Park

(excluding container vehicle)

Religious Institution

Residential Institution

Shop and Services

Social Welfare Facility

Theme Park

Utility Installation for Private Project

Zoo

#### Planning Intention

This zone is intended primarily for recreational developments for the use of general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.

- (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 a maximum GFA of 3,300m² and a maximum building height in terms of number of storeys as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.
- (b) In determining the maximum GFA 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, caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

#### RECREATION PRIORITY AREA (Cont'd)

#### Remarks (Cont'd)

- (c) In determining the maximum number of storeys for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA and/or 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.
- (e) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

#### 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 "Bus Depot" Only

**Bus Depot** 

Government Use Public Utility Installation Utility Installation for Private Project

#### **Planning Intention**

This zone is primarily to provide land for the use of bus depot.

- (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.

#### 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 <sup>@</sup>

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<sup>△</sup>)

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

Broadcasting, Television and/or

Film Studio

Cargo Handling and Forwarding Facility

Government Refuse Collection Point

Government Use (not elsewhere specified)

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

Recyclable Collection Centre
Religious Institution
Research, Design and Development Centre
School (excluding free-standing purposedesigned school building and kindergarten)
Shop and Services
Training Centre
Utility Installation for Private Project

#### 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 <sup>@</sup>

Ambulance Depot
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<sup>△</sup>)
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)

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<sup>#</sup> 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  $^{\!\scriptscriptstyle \triangle}\!$  , the following use is always permitted :

Office

#### 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 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)

<sup>&</sup>lt;sup>®</sup> An industrial or industrial-office building means a building which is constructed for or intended to be used by industrial or industrial-office purpose respectively as approved by the Building Authority.

- Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap. 295).
- # Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

#### Planning Intention

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

#### OTHER SPECIFIED USES (Cont'd)

#### For "Business" Only (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 a maximum plot ratio of 9.5 and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (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, caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (a) above applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (a) above may thereby be exceeded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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

## For "Golf Course" Only

Golf Course
Golf Driving Range
Utility Installation ancillary to
Golf Course/Golf Driving Range/
Landfill Restoration Use

Government Use Public Utility Installation

### Planning Intention

This zone is intended primarily for the provision of a golf course.

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure), except floodlight post and protective fencing, shall result in a total development and/or redevelopment in excess of a maximum building height of 9 metres above ground level or the height of the existing building (including structure), whichever is the higher.
- (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.

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

#### For "Historical Building Preserved for Cultural and Community Uses" Only

Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Use (Police Reporting Centre,

Post Office Only)

Library

Place of Recreation, Sports or Culture

Eating Place Educational Institution House Private Club Religious Institution Social Welfare Facility

## **Planning Intention**

This zone is intended to preserve, restore and convert the Tai Po Lookout building(s) of heritage interest on the site into a local heritage attraction with the provision of cultural and community facilities for the enjoyment of the public.

- (a) Any demolition of, or any addition, alteration and/or modification to the existing Tai Po Lookout building(s) of heritage interest on the site requires planning permission from the Town Planning Board.
- (b) No new development, or addition, alteration and/or modification to an existing building shall result in a total development 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.
- (c) In determining the maximum number of storeys for the purposes of paragraph (b) above, any basement floor(s) may be disregarded.
- (d) Based on the individual merits of a development proposal, minor relaxation of the building height restriction stated in paragraph (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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

#### For "Historical Site Preserved for GIC Uses" Only

Education Centre/Visitor Centre Government Use Institutional Use (not elsewhere specified) Private Club
Public Utility Installation
Residential Institution
Utility Installation for Private Project

Place of Recreation, Sports or Culture

## **Planning Intention**

This zone is intended to preserve the site for adaptive reuse for government, institution or community and related uses.

- (a) Any new development, or major addition, alteration and/or modification to the existing building requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (b) No new development, or addition, alteration and/or modification to the existing building shall result in a total development 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.
- (c) In determining the maximum number of storeys for the purposes of paragraph (b) above, any basement floor(s) may be disregarded.
- (d) Based on the individual merits of a development proposal, minor relaxation of the building height restriction stated in paragraph (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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

## For "Industrial Estate" Only

Ambulance Depot

Broadcasting, Television and/or Film Studio

Cargo Handling and Forwarding Facility

Dangerous Goods Godown

**Eating Place** 

Electric Power Station

Gas Works

Government Refuse Collection Point

Government Use (not elsewhere specified)

Industrial Use

Information Technology and

**Telecommunications Industries** 

Office

**Petrol Filling Station** 

Pier

Private Club

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

Refuse Disposal Installation

Research, Design and Development Centre

Shop and Services

Social Welfare Facility (excluding those

involving residential care)

**Training Centre** 

Utility Installation for Private Project

Warehouse (excluding Dangerous

Goods Godown)

Wholesale Trade

Library
Off-course Betting Centre
Offensive Trades
Oil Depot, Oil Refinery and
Petro-chemical Plant

Place of Recreation, Sports or Culture Service Industries (not elsewhere specified)

#### **Planning Intention**

This zone is intended to provide/reserve land for the development of an industrial estate for industries to be admitted by the Hong Kong Science and Technology Parks Corporation according to the criteria set by the Corporation. Industries to be included would normally not be accommodated in conventional industrial buildings because of their specific requirements.

(Please see next page)

## For "Industrial Estate" Only (Cont'd)

- (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 a maximum GFA of 2,023,274m<sup>2</sup> 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.
- (b) In determining the maximum GFA 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, caretaker's office, 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 GFA and/or 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.

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

## For "Leachate Pre-treatment Works" Only

Leachate Pre-treatment Works

Government Use Public Utility Installation Utility Installation for Private Project

#### **Planning Intention**

This zone is intended primarily to provide land for leachate pre-treatment works.

#### 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.

(Please see next page)

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

## For "Liquefied Petroleum Gas Store" Only

Liquefied Petroleum Gas Store

Government Use Public Utility Installation Utility Installation for Private Project

#### **Planning Intention**

This zone is primarily to provide land for the use of liquefied petroleum gas store.

- (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.

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

## For "Petrol Filling Station" Only

**Petrol Filling Station** 

Government Use Public Utility Installation Utility Installation for Private Project

#### **Planning Intention**

This zone is primarily to provide land for the use of petrol filling station.

- (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.

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" Only

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

### **Planning Intention**

This zone is intended primarily to provide land for the use of railway stations and railway track.

- (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.

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 Staff Quarters and Recreation Club" Only

Flat
Government Use (Police Reporting Centre,
Post Office only)
Private Club
Utility Installation for Private Project

Government Use (not elsewhere specified) Public Utility Installation

## **Planning Intention**

This zone is intended primarily to provide land for railway staff quarters and recreation club.

#### 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) 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 11,200m<sup>2</sup> and a maximum non-domestic GFA of 1,850m<sup>2</sup>, or the GFA of the existing building, whichever is the greater.
- (d) In determining the maximum GFA 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 GFA and/or building height restrictions stated in paragraphs (a) and (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

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

## For "Sewage Treatment Works" Only

Sewage Treatment Works

Government Use Public Utility Installation Utility Installation for Private Project

#### **Planning Intention**

This zone is primarily to provide land for the use of sewage treatment works.

- (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.

#### **GREEN BELT**

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

Agricultural Use Barbecue Spot Country Park\* Government Use

(Police Reporting Centre only)

House (rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House 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)

Holiday Camp

House (not elsewhere specified)

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

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

#### **Planning Intention**

The planning intention of this zone is primarily for 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.

## GREEN BELT (Cont'd)

#### Remarks

Any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the publication in the Gazette of the notice of the draft Tai Po Outline Zoning Plan No. S/TP/20 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

#### **CONSERVATION AREA**

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 (other than Plant Nursery) Burial Ground

Country Park\*
Nature Reserve
Nature Trail

On-Farm Domestic Structure Wild Animals Protection Area Field Study /Education/Visitor Centre

Government Use (not elsewhere specified)

House (Redevelopment only)

Public Convenience

**Public Utility Installation** 

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

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

#### Planning Intention

This zoning is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Site of Special Scientific Interest or Country Park from the adverse effects of development.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

- (a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the existing house.
- (b) Any filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken

or continued on or after the date of the publication in the Gazette of the notice of the draft Tai Po Outline Zoning Plan No. S/TP/20 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

#### SITE OF SPECIAL SCIENTIFIC INTEREST

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

Wild Animals Protection Area

Agricultural Use
Field Study/Education/Visitor Centre
Government Use
Nature Reserve
Nature Trail
On Farm Domestic Structure
Picnic Area
Public Convenience
Public Utility Installation
Tent Camping Ground
Utility Installation for Private Project

## **Planning Intention**

The planning intention of this zone is to conserve and protect the features of special scientific interest which are designated as Site of Special Scientific Interest (SSSI) and are important habitats for egrets and herons and for breeding of some rare butterflies which are protected under the Wild Animals Protection Ordinance. It intends to deter human activities or developments within the SSSI.

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

## Remarks

Any filling or excavation of land necessary to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except maintenance and repair works) shall not be undertaken or continued on or after the date of the publication in the Gazette of the notice of the draft Tai Po Outline Zoning Plan No. S/TP/18 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

# **COUNTRY PARK**

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

# **Attachment IV**

# APPROVED DRAFT TAI PO OUTLINE ZONING PLAN NO. S/TP/24C

## **EXPLANATORY STATEMENT**

# <u>APPROVED DRAFT TAI PO OUTLINE ZONING PLAN NO. S/TP/24C</u>

# **EXPLANATORY STATEMENT**

Conte	<u>ents</u>		<u>Page</u>	
1.	INTRODUCTION		1	
2.	AUTHORITY FOR THE PLAN AND PROCEDURES		1	
3.	OBJEC	OBJECT OF THE PLAN		
4.	NOTES	NOTES OF THE PLAN		
5.	THE PI	THE PLANNING SCHEME AREA		
6.	POPUL	POPULATION		
7.	BUILD	BUILDING HEIGHT RESTRICTIONS IN THE AREA		
8.	NON-B	NON-BUILDING AREA		
9.	LAND-USE ZONINGS			
	9.1 9.2 9.3 9.4 9.5 9.6 9.7 9.8 9.9 9.10 9.11 9.12 9.13 9.14	Comprehensive Development Area(1) Residential (Group A) Residential (Group B) Residential (Group C) Residential (Group D) Village Type Development Government, Institution or Community Open Space Recreation Priority Area Other Specified Uses Green Belt Conservation Area Site of Special Scientific Interest Country Park	7 8 1011 11 1213 1213 1314 1415 1516 1819 1819 1920	
10.	COMM	UNICATIONS	<del>19</del> 20	
11.	UTILIT	UTILITY SERVICES		
12.	CULTU	CULTURAL HERITAGE		
13.	IMPLEMENTATION		<del>22</del> 23	

#### APPROVED DRAFT TAI PO OUTLINE ZONING PLAN NO. S/TP/24C

(Being an Approved *Draft* Plan for the Purposes of the Town Planning Ordinance)

#### **EXPLANATORY STATEMENT**

Note: For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the plan.

## 1. INTRODUCTION

This Explanatory Statement is intended to assist an understanding of the approved *draft* Tai Po Outline Zoning Plan (OZP) No. S/TP/24*C*. 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 PROCEDURES

- On 28 February 1980, under the delegated power by the then Governor, the then Secretary for Lands and Works, under section 3(1)(a) of the Town Planning Ordinance (the Ordinance), directed the Board to prepare a draft outline zoning plan for Tai Po New Town. Since the exhibition of the draft Tai Po OZP No. LTP/47 on 12 December 1980, the OZP has been amended/approved several times to reflect the changing circumstances.
- 2.2 On 11 July 2000, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Tai Po OZP, which was subsequently renumbered as S/TP/12. On 10 October 2000, the CE in C referred the approved Tai Po OZP No. S/TP/12 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended four times and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances.
- 2.3 On 4 May 2004, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tai Po OZP, which was subsequently renumbered as S/TP/17. On 29 June 2004, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.

- On 8 November 2005, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tai Po OZP, which was subsequently re-numbered as S/TP/19. On 8 May 2007, the CE in C referred the approved Tai Po OZP No. S/TP/19 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended twice and exhibited for public inspection under sections 5 and 6C(2) of the Ordinance to reflect the changing circumstances.
- 2.5 On 13 January 2009, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tai Po OZP, which was subsequently renumbered as S/TP/21. On 8 December 2009, the CE in C referred the approved Tai Po OZP No. S/TP/21 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.
- On 17 September 2010, the draft Tai Po OZP No. S/TP/22, incorporating amendments to impose plot ratio, gross floor area (GFA) and building height restrictions on development zones, to designate non-building areas, to rezone "Commercial/Residential" sites, free-standing Government, institution or community buildings in public housing sites, the Po Heung Street site for public housing development, completed open space sites and various sites to other appropriate zonings to reflect the as-built situation, to rationalize zoning boundaries and to revise the schedule of Notes, was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, a total of 13 valid representations were received. On 26 November 2010, the representations were published for three weeks for public comments. A total of 3 valid comments were received.
- 2.7 On 25 February 2011, the Board considered the representations and comments under section 6B(1) of the Ordinance. The Board decided to propose amendments to partially meet one representation by revising the building height restriction for the "Government, Institution or Community ("G/IC") zone covering the Ting Lai Road Substation from 2 storeys to 4 storeys. The Board also decided to defer a decision on 6 representations pending Planning Department's further review on the zoning of the relevant sites.
- 2.8 On 27 May 2011, upon further consideration of 6 representations to the draft Tai Po OZP No. S/TP/22, the Board decided to propose amendments to partially meet 5 representations by revising the Notes of the "Green Belt" zone. On 17 June 2011, the proposed amendments were published for public inspection under section 6C(2) of the Ordinance. Upon expiry of the three-week public

inspection period, 4 further representations were received. After giving consideration to the further representations on 25 November 2011, the Board decided not to uphold the further representations and agreed to amend the OZP by the proposed amendments under section 6F(8) of the Ordinance.

- 2.9 On 12 August 2011, the draft Tai Po OZP No. S/TP/23, incorporating amendments to revise the building height restriction for the "G/IC" zone covering St. Paul's Catholic Day Nursery Site from 2 storeys to 35mPD and to rezone a site in Area 6 from "G/IC" to "Residential (Group B)", was exhibited for public inspection under section 7 of the Ordinance. During the two-month exhibition period, a total of 878 valid representations were received. On 11 November, the representations were published for three weeks for public comments and 3 comments were received. After giving consideration to the representations and comments on 23 March, the Board on 30 March 2012 decided to propose amendment to the OZP to meet the 873 opposing representations. On 20 April 2012, the proposed amendment to meet the representations was notified in the Gazette under section 6C(2) of the Ordinance. During the 3-week exhibition period, no further representation was received. On 25 May 2012, the Board agreed that the draft OZP No. S/TP/23 should be amended by the proposed amendment under section 6G of the Ordinance.
- 2.10 On 27.8. August 2013, the CE in C under section 9(1)(a) of the Ordinance, approved the draft Tai Po OZP, which was subsequently re-numbered as S/TP/24. On 13.9. September 2013, the approved Tai Po OZP (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance. On 3 December 2013, the CE in C referred the approved Tai Po OZP No. S/TP/24 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.
- 2.11 On xxx.xx.2014, the draft Tai Po OZP No. S/TP/25, incorporating amendments to rezone eight sites in the Tai Po New Town for residential developments, one site at Po Heung Street for hostel use cum youth centre, and revision to the building height restriction of one site at Hong Chi Pinehill Village, was exhibited for public inspection under section 5 of the Ordinance.

#### 3. OBJECT OF THE PLAN

3.1 The object of the Plan is to indicate the broad land-use zones and major road network for the Tai Po New Town so that development and redevelopment within the New Town 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 zoning, 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 Tai Po area and not to overload the road network in the 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 Planning Scheme Area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land-use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at http://www.info.gov.hk/tpb.

#### 5. THE PLANNING SCHEME AREA

- 5.1 The Planning Scheme Area (the Area) covered by the Plan is about 2,438 ha. The Area is encircled on three sides by the mountain ranges of Pat Sin Leng, Cloudy Hill, Tai Mo Shan and Grassy Hill. To the east, the coastline of Tolo Harbour forms its natural boundary. The boundary of the Area is shown by a heavy broken line on the Plan.
- 5.2 For planning and reference purposes, the Area has been divided into a number of smaller planning areas as shown on the Plan.
- 5.3 The Area can be broadly divided into three physical areas, namely the Tai Po Hui and its adjacent reclamation; the valley floors and lower hillslopes to the north and south; and the steep upper hillslopes in the peripheral areas.
- 5.4 Tai Po Hui and its adjacent reclamation in Tolo Harbour form the urban core of the Area. Tai Po Hui was once occupied mainly by tenement buildings, many of which have however been redeveloped in recent years. The reclamation to the south of Ting Kok Road is mainly for residential and industrial developments including public housing estates and the Tai Po Industrial Estate. The valleys and lower hillslopes to the north and south are dominated by agricultural use and rural settlements. The steep upper hillslopes are heavily wooded in most parts and form a scenic backdrop of the Area.
- 5.5 The northwest and southwest of the Area falls within the indirect water gathering grounds. To protect the water resources from being contaminated by wastes and pollutants, developments in this area would be strictly controlled.

#### 6. <u>POPULATION</u>

According to the 2011 Census, the total population of the Area was about 251,200 persons. It is estimated that the total planned population would be about 280,700 persons.

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

7.1 In order to provide better planning control on the development intensity and building height upon development/redevelopment, to address public demand for greater certainty and transparency in the statutory planning system, and to meet the growing community aspiration for a better living environment, a review of the Tai Po OZP has been taken with a view to incorporating appropriate building height restrictions for various development zones to guide future development/

redevelopment. In the absence of building height control, tall buildings may proliferate at random locations and the scale may be out-of-context in the locality, resulting in negative impacts on the visual quality of the Area and may sometimes obstruct air ventilation. In order to prevent excessively tall or out-of context buildings, to preserve some key urban design attributes (e.g. stepped building height from the urban core and preservation of public views to the mountain backdrop) and to provide better control on the building height of developments in the Area, building height restrictions are imposed for the development zones on the Plan.

- 7.2 A stepped building height concept with building heights gradually descending from the urban core at Tai Po Hui and the adjacent reclaimed areas to the peripheral areas has been adopted taking into account the local context, the local wind environment, and the need to maintain visually compatible building masses in the wider setting. The proposed height bands help preserve the natural topographical profile, public views to the ridgelines, maintain visual permeability, and wind penetration and circulation as far as possible.
- 7.3 Specific building height restrictions for the "Government, Institution or Community" ("G/IC") and "Other Specified Uses" ("OU") zones in terms of number of storeys or metres above Principal Datum (mPD) have been incorporated into the Plan, where appropriate, mainly to maintain the building height of developments at the existing and planned level, and to preserve their current function in providing visual and spatial relief to the high density environment of the Area.
- 7.4 For any site which covers a relatively large area, the development should be designed with a view to providing a variation in the height profile within the site, whilst not exceeding the maximum building height specified on the Plan.
- 7.5 An–Expert Evaluations on Air Ventilation Assessment (AVA) hashave been undertaken to assess the existing wind environment and the likely impact of the proposed building heights of the development sites within the Area on the pedestrian wind environment. The building height restrictions shown on the Plan have taken into consideration the findings of the AVA.
- 7.6 In general, a minor relaxation clause in respect of building height restrictions is incorporated into the Notes of the Plan in order to provide incentive for developments/redevelopments with planning and design merits. Each planning application under section 16 of the Ordinance will be considered on its own

merits and the relevant criteria for consideration of such application are as follows:

- (a) amalgamating smaller sites for achieving better urban design and local area improvement;
- (b) accommodating the bonus plot ratio granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as a public passage/street widening;
- (c) providing better streetscape/good quality street level public urban space;
- (d) providing separation between buildings to enhance air and visual permeability;
- (e) accommodating building design to address specific site constraints in achieving the permissible plot ratio under the OZP; and
- (f) other factors such as need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality and would not cause adverse landscape and visual impacts.
- 7.7 However, for any existing building with building height already exceeding the building height restrictions in terms of mPD and/or number of storeys as shown on the Notes of the Plan and/or stipulated on the Plan, there is a general presumption against such application for minor relaxation except under exceptional circumstances.

#### 8. NON-BUILDING AREA

8.1 According to the findings of the AVA, the major prevailing annual winds come from the East and North directions. The summer wind comes mainly from the East and the South. For most of the time, the Area is dominated by the prevailing wind coming from the East which blows along Lam Tsuen River, Tai Po Road (Tai Wo), Tai Po Tai Wo Road and Ting Kok Road. For the southeast summer wind, Kwong Fuk Road serves as an air path to the inner land. There are also two valley wind systems which blow from the north and south of the Area. The valley wind from the south blows over Wilson Trail Stage 7 and is assisted by the summer winds. The north wind connects to the east wind at air paths along the

existing road network. In terms of air ventilation, the Area has an extensive green coverage and comprises many connected open space, greenery and GIC sites. There is no major air ventilation issue for the Area. However, to further improve the air path network, the AVA recommends a few strips of non-building/low building areas for better air ventilation of the Area.

- 8.2 Taking into account the findings of the AVA and other relevant factors, such as site constraints and impacts on development/redevelopment potential, the connection of two major east-west air paths in Areas 16, 17 and 24 is proposed by imposing a strip of "non-building area" (NBA) and two strips of land with building height restrictions of 1 and 3 storeys respectively on the Plan as follows:
  - (a) a 20m wide strip of NBA is designated across the northern part of Fu Shin Estate. The NBA passes through the existing internal road and landscaped areas of Fu Shin Estate. It connects to On Po Road and will help facilitate air flow from the east:
  - (b) a building height restriction of 1 storey is proposed for a 20m wide strip of land covering the existing shop/market in Tai Yuen Estate to maintain the east-west air path leading from On Po Road; and
  - (c) a building height restriction of 3 storeys is proposed for a 15m wide strip of land in Kwong Fuk Estate to help facilitate air flow from the east. It passes through the existing open area, estate road, car park podium, shopping centre and minor portions of Kwong Yan House and Kwong Yau House of the public housing estate and connects to Plover Cove Road in Planning Area 1.
- 8.3 Besides, two 15m wide strips of NBAs and a 30m wide NBA are designated within the planned residential development at Lai Chi Shan to facilitate the penetration of winds from the east and southeast into Lai Chi Shan and Wun Yiu to the west of the site. For the planned residential development to the west of Nethersole Hospital, a 15m wide strip of NBA is designated to facilitate air flow from the east.
- 8.34 The above NBA and building height restrictions will not apply to underground developments. Moreover, a minor relaxation clause has been incorporated in the Notes of the relevant zones to allow minor relaxation of the stated NBA and building height restrictions as shown on the Plan under exceptional circumstances.

8.45 The AVA also stressed that building height restriction (or minor changes of building heights) is not the most effective method for maintaining and/or improving air ventilation. Breezeways, air paths, open spaces, gaps between buildings and building permeability – especially at near ground level, are more effective. Future developments are therefore encouraged to minimize any possible adverse air ventilation impacts. The adoption of suitable design measures such as greater permeability of podium, wider gap between buildings, non-building area to create air paths, perforate building towers and podium design, positioning of building towers to align with the prevailing are encouraged. Large scale developments including public housing estates, Home Ownership Scheme (HOS) and Private Sector Participation Scheme (PSPS) should undertake AVA study upon their redevelopments.

#### 9. <u>LAND-USE ZONINGS</u>

- 9.1 Comprehensive Development Area (1) ("CDA(1)"): Total Area 18.37 ha
  - 9.1.1 This is intended for comprehensive development/redevelopment of the area for low-density residential and agricultural uses with the provision of open spaces 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.
  - 9.1.2 The site located to the north of Ting Kok Road and to the south of Fung Yuen Site of Special Scientific Interest is under this zoning.
  - 9.1.3 This zoning is intended to encourage a comprehensive development/ redevelopment of the site with a view to discontinuing the undesirable open storage and car-repairing workshop uses that existed on the site. The comprehensive development at the site comprises two portions, one portion for low-density residential use and the other for agricultural use. In view of the general infrastructure constraints pertinent to the area, residential development within the site is restricted to a maximum domestic plot ratio of 0.64. The agricultural use permitted is limited to crop cultivation only.
  - 9.1.4 Developments or redevelopments within this zone are also subject to

NBA restriction and the maximum building height restrictions as stipulated on the Plan, or the height of the existing building, whichever is the greater. The buffer area between the Fung Yuen SSSI and the planned residential development at the "CDA(1)" zone is designated as NBA. To provide flexibility for innovative design, minor relaxation of the NBA, building height and/or plot ratio restrictions may be considered by the Board through the planning permission system. The criteria given in paragraph 7.6 above would be relevant for assessment for minor relaxation of building height restrictions. Each application for minor relaxation of NBA, building height and/or plot ratio restrictions will be considered on its own merits.

9.1.5 Any development proposal in this zone requires the approval of the Board by way of a planning application under section 16 of the Ordinance. A Master Layout Plan (MLP) should be submitted in accordance with the requirements as specified in the Notes of the Plan for the approval of the Board under section 4A(2) of the Ordinance. A copy of the approved MLP will be made available in the Land Registry for public inspection pursuant to section 4A(3) of the Ordinance.

#### 9.2 "Residential (Group A)" ("R(A)"): Total Area 98.98 109.05 ha

- 9.2.1 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. The lowest three floors of a building include basements but exclude any floor used wholly or mainly for ancillary car parking, loading/unloading bay and/or plant room. Commercial uses on any floor above the lowest three floors will require planning permission from the Board.
- 9.2.2 Sites in Planning Areas 3, 4, 6, 8, 16, 17, 23 and 24 zoned for this purpose are intended for public housing development including public housing estates, HOS as well as PSPS. Within these developments, local open spaces and neighbourhood shopping and community facilities are provided to serve the needs of the residents.
- 9.2.3 Existing public housing estates include Tai Wo Estate in Planning Areas 3 and 23, Wan Tau Tong Estate in Planning Area 6, Fu Heng Estate in Planning Area 8, Tai Yuen Estate in Planning Area 16, Fu Shin Estate in

Planning Area 17 and Kwong Fuk Estate in Planning Area 24. A site at Po Heung Street in Planning Area 1 is designated for public housing development. Nine HOS developments have been completed. They are King Nga Court, Tak Nga Court and Yat Nga Court in Planning Area 6, Chung Nga Court in Planning Area 8, Ting Nga Court in Planning Area 16, Ming Nga Court and Yee Nga Court in Planning Area 17, Po Nga Court in Planning Area 23 and Wang Fuk Court in Planning Area 24. Three PSPS developments have been completed. They are Tai Po Plaza in Planning Area 4, Elegance Garden in Planning Area 6 and Sun Hing Garden in Planning Area 17. The "R(A)1" zone at Po Heung Street in Planning Area 1 and "R(A)9" zone at Chung Nga Road and Planning Area 9 are intended for public housing developments.

- 9.2.4 Most of the private "R(A)" developments in Planning Areas 1, 2, 4 and 9 have been completed.
- 9.2.5 Developments or redevelopments in areas zoned "R(A)" are subject to a maximum domestic plot ratio of 5, or a maximum non-domestic plot ratio of 9.5, or the plot ratio of the existing building, whichever is the greater. Developments or redevelopments in area zoned "R(A)10" are subject to a maximum domestic plot ratio of 6, or a maximum non-domestic plot ratio of 9.5. The proposed public housing developments at the eastern and western portions of Chung Nga Road and Planning Area 9 zoned "R(A)9" are subject to a total plot ratio of 6.0 (including non-domestic plot ratio not exceeding 0.5). The stipulated plot ratio restriction is the maximum only. All public housing estates are also governed by planning briefs. Any increase in GFA/plot ratio must be supported by relevant assessment on the infrastructural implications e.g. traffic impact assessment, drainage impact assessment and sewerage impact assessment.
- 9.2.6 Developments or redevelopments in areas zoned "R(A)" are also subject to the maximum building height restrictions as stipulated on the Plan, or the height of the existing building, whichever is the greater. The stipulated building height restriction is the maximum only. 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 park, 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 masses. 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.

- 9.2.7 The "R(A)" sites in Tai Po Hui (Area 1) comprise small lots along narrow streets with a number of on-street parking areas. The area is close to the existing Tai Po Market Station and well served by public transport facilities. Under the prevailing leases for most of the lots in Tai Po Hui, they are not required to provide on-site car parking and loading/unloading facilities. To preserve the character of Tai Po Hui, the provision of podium for on-site car parking and loading/unloading facilities should be discouraged and the building height of future developments/redevelopments should be kept as low as possible while the maximum PR of 5/9.5 is still achievable. A more stringent building height restriction of 55mPD is therefore imposed for most of the "R(A)" sites in Tai Po Hui which will accommodate developments with not more than 2 storeys of commercial uses at the lowest floors. The restriction is considered necessary to maintain the existing market town character and pedestrian-oriented environment for Tai Po Hui and to enhance air flow.
- 9.2.8 The "R(A)" zone is sub-divided into a number of sub-areas. These sub-areas have different PR/GFA restrictions as specified in the Remarks in the Notes of the Plan and they are also subject to the maximum building height restrictions as stipulated on the Plan, or the PR/GFA and height of the existing building, whichever is the greater. These restrictions are required to avoid further increase in development intensity and building bulk. In order to ensure that essential commercial floorspace would be provided to serve the function of the town centre, non-domestic plot ratio restriction is specified for sites within the town centre. The plot ratio/GFA restrictions for the "R(A)" sub-areas are as follows:

Site	Zone	Maximum Plot Ratio (PR)/GFA	
Site	Zone	Maximum Plot Ratio (PR)/GI	FA

Planned Public Housing Development at Po Heung Street	"R(A)1"	Domestic GFA of 25,220 m <sup>2</sup> Non-domestic GFA of 8,000 m <sup>2</sup>
Ming Nga Court, Ting Nga Court and Wang Fuk Court	"R(A)2"	Total PR of 3.8
Treasure Garden and	"R(A)3"	Domestic PR of 4.7
Eightland Garden		Non-domestic PR of 0.45
Jade Plaza and Fortune	"R(A)4"	Domestic PR of 4.2
Plaza		Non-domestic PR of 1.40
Tai Da Diana	"R(A)5"	Domestic PR of 4.8
Tai Po Plaza		Non-domestic PR of 1.22
Tai Po Centre Blocks 1-19	"R(A)6"	Domestic PR of 3.8
and multi-storey carpark		Non-domestic PR of 1.57
Tai Po Centre Blocks 20-23	"R(A)7"	Domestic PR of 4.1
Tai Po Centre Blocks 20-25		Non-domestic PR of 1.13
		Domestic PR of 4.4
	"R(A)8"	Non-domestic PR of 1.82
Untown Plaza		(the public transport interchange
Uptown Plaza		permitted below the
		development is included in
		non-domestic PR calculation)
Planned Public Housing		
Development at eastern and		Total PR of 6.0
western portions of Chung	"R(A)9"	(including a non-domestic PR
Nga Road and Planning		of 0.5)
Area 9		

- 9.2.9 Planning briefs setting out the development parameters and the design requirements of individual public housing sites will be provided to guide the future development of the sites.
- 9.2.910 Minor relaxation of the NBA, building height and/or plot ratio/GFA restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.6 above would be relevant for assessment for minor relaxation of building height restrictions. Each application for minor relaxation of NBA, building height and/or plot ratio/GFA restrictions will be considered on its own merits.

# 9.3 "Residential (Group B)" ("R(B)"): Total Area 25.18 29.43 ha

- 9.3.1 This zoning is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. Areas under this zoning lie mostly in the lower hillslopes, valley floors or borrow areas in Planning Areas 6, 7, 15, 22 and 30.
- 9.3.2 Two private residential developments namely Serenity Park in Area 22 and Classical Garden II in Area 6 are zoned "R(B)". Developments or redevelopments in areas zoned "R(B)" are subject to a maximum plot ratio of 3.3 and the respective building height restrictions as stipulated on the Plan, or the plot ratio and the height of the existing building, whichever is the greater.
- 9.3.3 The "R(B)" zone is sub-divided into a number of sub-areas. These sub-areas have different PR/GFA restrictions as specified in the Remarks in the Notes of the Plan and they are also subject to the maximum building height restrictions as stipulated on the Plan, or the PR/GFA and height of the existing building, whichever is the greater. These restrictions are necessary to preserve the local character of the fringe area of the New Town and to maintain a stepped height profile descending from the town centre. The plot ratio/GFA restrictions for the "R(B)" sub-areas are as follows:

Site	Zone	Maximum Plot Ratio/GFA	
Forest Hill and	"R(B)1"	1.8	
Balmoral			
Grand Dynasty View	"R(B)2"	2.8	
Classical Gardens I,			
Dynasty View and	"R(B)3"	2.4	
Grand Palisades			
Parc Versailles	"R(B)4"	2.1	
Tai Po Garden	"R(B)5"	1.75	
The Paragon	"R(B)6"	1.65	
Dishwood Pork	"R(B)7"	Domestic GFA of 21,852m <sup>2</sup>	
Richwood Park		Non-domestic GFA of 1,304m <sup>2</sup>	
Lai Chi Shan	"R(B)8"	107,100m <sup>2</sup>	

9.3.4 Minor relaxation of the building height and/or plot ratio/GFA restrictions may be considered by the Board on application under section 16 of the Town Planning Ordinance. The criteria given in paragraph 7.6 above would be relevant for assessment for minor relaxation of building height restrictions. Each application for minor relaxation of building height and/or plot ratio/GFA restrictions will be considered on its own merits.

## 9.4 "Residential (Group C)" ("R(C)"): Total Area 134.37 145.82 ha

- 9.4.1 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.
- 9.4.2 Areas under "R(C)" zone are located largely on the hillslopes in Planning Areas 7, 10, 11, 12 and 31 overlooking Tolo Harbour. Developments or redevelopments in area zoned "R(C)" are subject to a maximum plot ratio of 0.6 and the respective building height restrictions as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- 9.4.3 The "R(C)" zone is sub-divided into a number of sub-areas. These sub-areas have plot ratio/GFA/site coverage/building restrictions as specified in the Remarks in the Notes of the Plan and stipulated on the Plan, or that of the existing building, whichever is the greater. The restrictions are intended to retain the existing scale and character of developments which blend in well with the natural environment. The plot ratio/GFA and site coverage restrictions for the "R(C)" sub-areas are as follows:

Site	Zone	Maximum PR/GFA	Maximum Site
			Coverage
Hong Lok Yuen, Tai Po			
Town Lot 109, Fortune	"D(C)1"	0.4	
Garden and Riverain	"R(C)1"	0.4	-
Bayside			
Tai Po Inland Lot 12	"R(C)2"	1.5	50%
Redland Garden and	"D(C)2"	1.2	500/
Tolo Ridge	"R(C)3"	1.2	50%
J.C. Castle	"R(C)4"	0.6	25%

The Deerhill Bay	"R(C)5"	Domestic GFA of 57,500m <sup>2</sup> Non-domestic GFA of 1,500m <sup>2</sup>	-
Casa Marina I & II,			
Tycoon Place, and the	"R(C)6"	0.8	_
Paramount			
Yat Yiu Avenue	"R(C)7"	$20,000m^2$	-
Kon Hang near	"R(C)8"	1.5	-
Cheung Shue Tan	, .	1.5	
Lo Fai Road near	"R(C)9"	1.5 - 46,200m <sup>2</sup> -	_
Tycoon Place	11(0)		
Ting Kok Road near Fung Yuen	"R(C)10"	43,500m <sup>2</sup>	-

9.4.4 Minor relaxation of the plot ratio/GFA/site coverage/building height restrictions may be considered by the Board on application under section 16 of the Town Planning Ordinance. The criteria given in paragraph 7.6 above would be relevant for assessment for minor relaxation of building height restrictions. Each application for minor relaxation of plot ratio/GFA/site coverage/building height restrictions will be considered on its own merits.

## 9.5 "Residential (Group D)" ("R(D)"): Total Area 0.73 ha

- 9.5.1 This zone covers the CARE village in Area 10 and is intended primarily for improvement and upgrading of the existing fishermen's village through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board. Within this zoned area, redevelopment of existing houses shall not result in a total redevelopment of a maximum building area of 37.2m² and a maximum building height of 2 storeys(6m), or the building area and height of the existing building, whichever is the greater.
- 9.5.2 Apart from the intention of residential upgrading, very low-rise and low density residential development may be permitted on application to the Board. To be in line with the general development intensity of the surrounding areas, residential development shall not result in a total development in excess of a maximum plot ratio of 0.4 and a maximum

building height of 2 storeys (6m), or the plot ratio and height of the existing building, whichever is the greater.

9.5.3 Minor relaxation of plot ratio and/or building height restrictions may be considered by the Board on application under section 16 of the Town Planning Ordinance. The criteria given in paragraph 7.6 above would be relevant for assessment for minor relaxation of building height restrictions. Each application for minor relaxation of plot ratio and/or building height restrictions will be considered on its own merits.

## 9.6 "Village Type Development" ("V"): Total Area 150.35 ha

- 9.6.1 The planning intention of this zone is to reflect existing recognised and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.
- 9.6.2 In order to ensure that any future development or redevelopment within these villages 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 zoning.
- 9.6.3 Land under this zoning is mainly located to the north of Ting Kok Road and along the valleys and foothills to the south of the East Rail.
- 9.6.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 9.7 "Government, Institution or Community" ("G/IC"): Total Area 182.35 175.61 ha

- 9.7.1 This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- 9.7.2 Major existing GIC facilities include two water treatment works, a fresh water primary service reservoir, a fresh water service reservoir and a fresh water pumping station in Planning Area 21, six fresh water service reservoirs in Planning Areas 12, 31 (including 2 service reservoirs), 34, 37 and 57, a salt water pumping station in Planning Area 26 and two salt water service reservoirs in Planning Areas 21 and 31; two fire stations in Planning Areas 3 and 26; an ambulance depot in Planning Area 3; a major police station complex in Planning Area 17; the Tai Po Swimming Pool and the Tai Po Sports Ground in Planning Area 22; a major transport interchange in Planning Area 6; the Railway Museum in Planning Area 1; the Tai Po Convalescent/Infirmary Hospital and Alice Ho Miu Ling Nethersole Hospital in Planning Area 9; the campus site of the Hong Kong Institute of Education in Planning Area 34; the sports centre of the Hong Kong Institute of Education in Planning Area 39; a special school in Planning Area 8; a market complex in Planning Area 1; a Buddhist hall in Planning Area 23; a gas pigging station in Planning Area 24; a site of the Fraternity of the Little Sisters of Jesus for religious purpose in Planning Area 19; as well as primary and secondary schools, clinics, indoor recreation centres and community centre at various locations.
- 9.7.3 Proposed GIC facilities include a sports centre, a community hall and soccer pitches in Planning Area 1; a clinic and a sports centre in Planning Area 6; and the possible tertiary educational institution and associated uses in Planning Area 39. Other local GIC facilities will also be provided in the detailed planning of future development areas.
- 9.7.4 A number of primary and secondary schools have been provided and planned within the Area. This zoning covers some of the existing schools and adjacent ball courts, local open space etc., which fall within public housing estates. The ball courts, local open space etc. are common facilities shared by the schools and residents of the concerned estates. It also covers the Tai Wo Neighbourhood Community Centre,

the refuse collection point at Tai Wo Estate as well as the Housing Department contractor depot and the adjoining ball courts.

- 9.7.5 When detailed planning and development for the Area proceeds, local community facilities such as kindergartens and neighbourhood centres, as may be required by relevant Government departments, will be provided within the public housing estates and the large private residential developments.
- 9.7.6 Developments or redevelopments within the "G/IC" zone are subject to building height restrictions as stipulated on the Plan or the height of the existing building, whichever is the greater. Minor relaxation of the building height restrictions may be considered by the Board on application. Each application for minor relaxation of building height restriction will be considered on its own merits, taking into account the relevant criteria as set out in paragraph 7.6 above.
- 9.7.7 This zoning includes one *two* sub-zones which is *are* subject to the following development restrictions:
  - (a) "Government, Institution or Community (1)" ("G/IC(1)"): Total Area 0.01 ha
    - (i) This sub-zone is intended to cover the rural committee building for the Tai Po Yuen Chau Tsai Fishermen's Village Association with a maximum building height of 2 storeys or the height of the existing building(s), whichever is the greater. Minor relaxation of the building height restriction may be considered by the Board on application. Each application for minor relaxation of building height restriction will be considered on its own merits, taking into account the relevant criteria as set out in paragraph 7.6 above.
    - (ii) As this zone is located within the site boundary of Island House which is a declared monument, any work within this zone is prohibited except with a permit issued by the Antiquities Authority under section 6 of the Antiquities and Monuments Ordinance (Cap. 53). Application for permits under section 6 of the Antiquities and Monuments Ordinance through the Antiquities and Monuments Office (AMO) of the

Leisure and Cultural Services Department should be made well in advance.

# (b) "Government, Institution or Community (2)" ("G/IC(2)"): Total Area 0.04 ha

- *(i)* This sub-zone covers a site at Po Heung Street which is intended for hostel cum youth centre use. Development or redevelopment within this zone is subject to a maximum domestic GFA of 2,412m<sup>2</sup> and a maximum non-domestic GFA of 1,040m<sup>2</sup> and a maximum building height of 80mPD, or the GFA and height of the existing building, whichever is the greater. The non-domestic use is primarily intended for the in-situ reprovisioning of the youth centre under the subvention of Social Welfare Department. Minor relaxation of the GFA and/or building height restrictions may be considered by the Board on application under section 16 of the Town Planning Ordinance. The criteria set out in paragraph 7.6 above are relevant for assessing minor relaxation of building height restrictions. Each application for minor relaxation of plot ratio and/or building height restrictions will be considered on its own merits.
- (ii) The site will be subject to noise impact from the East Rail and fixed plants of adjacent buildings. Upon development or redevelopment of the site, the project proponent is required to conduct noise impact assessment to address the noise issues and to implement mitigation measures identified in the assessment.

## 9.8 "Open Space" ("O"): Total Area 65.77 ha

- 9.8.1 This zoning is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 9.8.2 One of the major existing open spaces is the promenade along Lam Tsuen River in Planning Area 4. The promenade provides a visual corridor to Tolo Harbour in the east and Tai Mo Shan in the west.

Other existing open spaces include one in Planning Area 17, Mui Shue Hang Playground in Planning Area 15, Tai Po Tau Playground in Planning Area 22, Yuen Chau Tsai Park in Planning Area 24, the Tai Po Waterfront Park in the southern part of Planning Areas of 26 and 33. The waterfront park, together with the adjacent proposed recreation ground, also act as a buffer to separate the town centre from the Industrial Estate in Planning Area 26.

9.8.3 In addition to the major open spaces as indicated on the Plan, local open spaces are/will be provided to serve the residents and factory workers within the residential neighbourhoods and industrial areas.

## 9.9 "Recreation Priority Area" ("RPA"): Total Area 3.75 ha

- 9.9.1 This zone covering the site of the Kerry Lake Egret Nature Park in the eastern part of Planning Area 10 at Tai Po Kau is intended primarily for eco-tourism related recreational developments for the use of general public. Development within this zoning will be restricted to recreational and other ancillary uses. Uses in support of the recreational developments may be permitted subject to planning permission.
- 9.9.2 Developments or redevelopments within the "RPA" zone are subject to NBA restriction, the maximum GFA restriction of 3,300m² as specified in the Remarks in the Notes of the Plan, and the maximum building height restriction as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater. The existing playground and open/landscaped area of the Park within the "RPA" zone is designated as a NBA. Minor relaxation of the NBA, GFA and/or building height restrictions may be considered by the Board on application under section 16 of the Town Planning Ordinance. The criteria given in paragraph 7.6 above would be relevant for assessment for minor relaxation of building height restriction. Each application for minor relaxation of NBA, GFA and/or building height restrictions will be considered on its own merits.

## 9.10 "Other Specified Uses" ("OU"): Total Area 188.74 ha

9.10.1 This zoning covers land annotated for the following specific uses:

#### **Business**

9.10.2 Land zoned for "OU" annotated "Business" is intended for general business uses. The site comprises six existing buildings with mixed industrial and office uses. Under this zoning, a mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are 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. Developments or redevelopments within this zone are subject to a maximum plot ratio of 9.5 and a building height restriction as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.

## Golf Course

9.10.3 This zone covers the former Shuen Wan Landfill site in Area 28 and is intended primarily for a golf course. To avoid visual intrusion to the surrounding mountain backdrop, no addition, alteration and/or modification to or redevelopment of an existing building including structure, except floodlight post and protective fencing, shall result in a total development and/or redevelopment in excess of a maximum building height of 9 metres above ground level or the height of the existing building including structure, whichever is the higher.

#### **Industrial Estate**

9.10.4 This zone covers the Tai Po Industrial Estate in Planning Area 26 and is intended to provide/reserve land for the development of an industrial estate for industries to be admitted by the Hong Kong Science and Technology Parks Corporation. Industries to be included would normally not be accommodated in conventional industries buildings because of their specific requirements. In allocating sites, preference is given to those industries which involve a high level of technology,

provide employment at a high level of skills, or produce new products for export or for local industries. The Industrial Estate has largely been developed.

9.10.5 Within this zone, the maximum total GFA of all developments or redevelopments is 2,023,274m², which is equivalent to a plot ratio of 2.5 for the area designated for industrial development and a plot ratio of 5 for a site designated for estate centre as set out in the lease for the Tai Po Industrial Estate. Developments or redevelopments within this zone are also subject to a building height restriction as stipulated on the Plan, or the height of the existing building, whichever is the greater. According to the lease of the lot, individual subdivision in the Tai Po Industrial Estate may be developed up to a plot ratio of 2.625 provided that the overall plot ratio of the area designated for industrial use within the lot would not exceed a maximum plot ratio of 2.5.

#### Historical Building Preserved for Cultural and Community Uses

9.10.6 This zoning covers the Tai Po Lookout site in Planning Area 12 and is intended to preserve, restore and convert the historic building(s) of heritage interest on the site into a local heritage attraction with the provision of cultural and community facilities for the enjoyment of the public. To retain the historic value of the Tai Po Lookout, any demolition of, or any addition, alteration and/or modification to the building(s) of heritage interest on the site requires planning permission from the Town Planning Board. Developments within this zone are subject to a maximum building height restriction as stipulated on the Plan, or the height of the existing building, whichever is the greater.

## Historical Site Preserved for GIC Uses

9.10.7 This zoning covers the Island House site in Yuen Chau Tsai, which is a declared monument, and is intended to preserve the site for adaptive re-use for government, institution or community and related uses. Redevelopment of the existing historical building is not allowed in this particular "OU" zone. Any new development, or major addition, alteration and/or modification to the existing building requires planning permission from the Town Planning Board. Developments within this zone are subject to a maximum building height restriction as stipulated on the Plan, or the height of the existing building, whichever is the

greater.

#### Railway

9.10.8 This zone is primarily to provide land for the use of railway stations and railway track. The Tai Po Market Station in Planning Area 6, the Tai Wo Station in Planning Areas 3 and 23 and the railway track of East Rail are under this zoning. Developments or redevelopments within this zone are subject to a maximum building height restriction as stipulated on the Plan, or the height of the existing building, whichever is the greater.

#### Railway Staff Quarters and Recreation Club

9.10.9 This zone covers the Trackside Villas in Planning Area 10 and is intended to provide land for railway staff quarters and recreation club. Developments or redevelopments within this zone are subject to a maximum domestic GFA of 11,200m<sup>2</sup>, a maximum non-domestic GFA of 1,850m<sup>2</sup> and the building height restriction as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.

## **Others**

- 9.10.10 Other "OU" sites in Tai Po are as follows:
  - (a) a liquefied petroleum gas store in Planning Area 5;
  - (b) the sewage treatment works in Planning Area 26;
  - (c) the leachate pre-treatment works in Area 28;
  - (d) the existing petrol filling stations in Planning Areas 2, 3, 5, 12 and 22; and
  - (e) a bus depot site in Planning Area 33.

Developments or redevelopments within the above zones are subject to a maximum building height restriction as stipulated on the Plan or in the Notes, or the height of the existing building, whichever is the greater.

9.10.11 Minor relaxation of the plot ratio/GFA/ building height restrictions for the "OU" zone may be considered by the Board on application under section 16 of the Town Planning Ordinance. The criteria given in paragraph 7.6 above would be relevant for assessment for minor relaxation of building height restrictions. Each application for minor

relaxation of plot ratio/GFA/building height restrictions will be considered on its own merits.

## 9.11 "Green Belt" ("GB"): Total Area 1,279.04 1259.80 ha

- 9.11.1 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.
- 9.11.2 This zoning covers mainly steep hillsides in the peripheral areas which are of limited potential for urban type development and should be retained in their natural state. These areas nevertheless provide opportunities for additional outdoor passive recreational outlets.
- 9.11.3 There is a general presumption against development within this zone. Nevertheless, limited developments may be permitted if they are justified on strong planning grounds. Developments requiring planning permission from the Board will be considered on their individual merits taking into account the relevant Town Planning Board Guidelines.

## 9.12 "Conservation Area" ("CA"): Total Area 75.49 ha

- 9.12.1 This zoning is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Site of Special Scientific Interest or Country Park from the adverse effects of development. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.
- 9.12.2 There are five sites designated as "CA" on the Plan. The Tai Po Kau Headland near the coast of Tolo Harbour is a significant area of highly diverse woodland habitat with mature and rich lowland forest. A high degree of protection is required to retain their inherent value.
- 9.12.3 The Tolo Pond Mangrove near Constellation Cove is zoned "CA" on the Plan in order to conserve its ecological value. The mangroves in this area are valuable habitats and should be protected from adverse effects

of developments.

- 9.12.4 The inter-tidal ponds to the east and west of Tai Po Kau Headland consist of mangroves and mudflat which are the feeding habitats of egrets and herons. They represent the remaining semi-natural coastlines in Tolo Harbour worthy of protection.
- 9.12.5 There is another "CA" in Pai Mun Shan located in Area 40 of the Plan adjacent to the Tai Po Kau Nature Reserve. Mature woodlands and vegetated middle hill slopes which are worth preserving are found in this area. Its role as buffer zone and ecological linkage to other natural habitats should be well retained.

## 9.13 "Site of Special Scientific Interest" ("SSSI"): Total Area 43.50 ha

- 9.13.1 The planning intention of this zone is to conserve and protect the features of special scientific interest which are designated as Site of Special Scientific Interest (SSSI) and are important habitats for egrets and herons and for breeding of some rare butterflies which are protected under the Wild Animals Protection Ordinance. It intends to deter human activity or development within the SSSI. There is a general presumption against development in this zone. No developments are permitted unless they are needed to support the conservation of the features of special scientific interest in the SSSI, to maintain and protect the existing character of the SSSI, or for educational and research purposes.
- 9.13.2 There are two sites designated as "SSSI" on the Plan. The Fung Yuen Valley SSSI in Planning Area 29 was designated on 5 February 1980. The site is a well-forested ravine. Some rare plants are recorded in the site, e.g. *Illigera celebica* and *Aristolochia tagala*. The site is also an important breeding site for some rare butterflies.
- 9.13.3 The Tai Po Egretry, which is located at Planning Area 1 near Tai Po town centre, was designated as a SSSI on 13 August 1994. The site provides an important habitat for egrets and herons. The unique location of the SSSI and its closeness to the town centre provides an excellent opportunity to demonstrate the importance of wildlife conservation in the planning of the New Town.

## 9.14 "Country Park" ("CP"): Total Area 5.73 ha

- 9.14.1 The intention of this zone is to encourage passive recreation and tourism, protect vegetation and wildlife, preserve and maintain buildings and sites of historical or cultural significance and to provide facilities and services for the public enjoyment of the countryside. All uses and developments require consent from the Country and Marine Parks Authority and approval from the Board is not required.
- 9.14.2 The zoned area is situated at Planning Area 38 on the southern side of the Tai Po New Town. The subject site is part of the Tai Mo Shan Country Park.

#### 10. COMMUNICATIONS

## 10.1 Roads

- 10.1.1 The major road network, which comprises the trunk road (Tolo Highway) and major distributor roads, is shown on the Plan.
- 10.1.2 Tolo Highway is intended for uninterrupted long-distance traffic and forms part of the New Territories Circular Road system. It runs along the southern part of the Area and provides high-speed links to the Main Urban Areas and other parts of the New Territories. To cope with the growing traffic demand in the north-eastern region of the New Territories and those due to the cross boundary traffic movements on Tolo Highway, the Tolo Highway will be widened in two stages. A 5.4km long section between Sha Tin and Tai Po was widened from dual 3-lane to dual 4-lane and completed in August 2003. Another 5.7km long section of Tolo Highway between Island House Interchange and Tai Hang commenced in August 2009 for completion in 20134. A 3.0km long section of Fanling Highway between Tai Hang and Wo Hop Shek Interchange will be widened from dual 3-lane to dual 4-lane. and is Construction commenced in July 2013 scheduled for completion of the major works in 2018.
- 10.1.3 Access from Tolo Highway to the distributor roads system is provided at the Island House Interchange, the Tai Po South and North Interchanges. An access road linking the northern part of Pak Shek Kok reclamation area and the northbound carriageway of Tolo Highway was completed in

2003.

#### 10.2 Railway

Tai Po is served by the East Rail which provides an important transport link between the Area, Kowloon and the eastern part of the New Territories. There are two railway stations serving the Area, one in Planning Area 6 (Tai Po Market Station) and the other in Planning Areas 3 and 23 (Tai Wo Station).

## 10.3 Public Transport

Public transport interchange facilities are provided at the two railway stations in Planning Area 6 and Planning Areas 3 and 23. A major bus terminus is provided in Planning Area 4 to serve the town centre developments whilst another one is located within the Tai Po Industrial Estate in Planning Area 26 to serve the industrial workers. Bus and minibus termini are also provided within public housing estates and peripheral development areas.

## 10.4 Pedestrian and Cycle Networks

A comprehensive network of segregated cycle tracks and footpaths has been planned for the Area, which links all major land-use elements and provides links with the surrounding countryside. The cycle track network along Ting Kok Road, the section of Tolo Highway between Tai Po and Ma Liu Shui and within the town centre has been developed.

#### 11. UTILITY SERVICES

## 11.1 Water Supply

Fresh water supply is provided by the existing treatment works at Planning Area 21 via Tai Po Tau Fresh Water Primary Service Reservoir and eight other secondary service reservoirs and water tanks located at various locations of the Area. Salt water supply for flushing is provided by Tai Po Salt Water Pumping Station via two salt water service reservoirs at Pun Chun Yuen and Ha Hang.

## 11.2 Sewerage and Drainage Facilities

- 11.2.1 There is existing public sewerage in the major parts of the Area. The existing sewerage system collects and conveys sewage to Tai Po Sewage Treatment Works (STW) situated inside Tai Po Industrial Estate for treatment and disposal. To cater for the anticipated increase of sewage to be generated within the catchment area, phase I of the upgrading works for the STW has commenced in 2005 for completion in 2010. Phase II of the upgrading works is tentatively scheduled to follow Phase I works for completion in 2013, subject to availability of public resources.
- 11.2.2 Provision of further public sewers within the Area has been planned under Stage I (Phase IIC) and Stage II of the "Tolo Harbour Sewerage of Unsewered Areas" project. Stage I, Phase IIC will include sewerage works at Tai Po Road (near Hong Lok Yuen), Cheung Shue Tan and Tai Po Mei while Stage II will include those at Lin Au, Tai Po Tau, Fung Yuen, CARE Village, Shan Tong New Village, Ha Wong Yi Au, Wong Nai Fai, Ma Wo, Ha Wun Yiu and San Uk Ka. The Stage I, Phase IIC sewerage works has commenced in 2009 for completion in 2013. The Stage II works are scheduled for completion in 2018.
- 11.2.3 Drainage improvement works for the existing drainage systems in Tai Po urban area and for Upper Tai Po River (near Wun Yiu) have been recommended in the "Stormwater Drainage Master Plan Study in Sha Tin and Tai Po" which is under the project "Drainage Improvement Works in Tai Po". The drainage improvement works in Tai Po urban area was completed in 2009, while the works for Upper Tai Po River was completed in 2012.

## 11.3 Electricity

The Area is currently supplied with electricity. Additional electricity supply can be provided to cater for future development in the Area by expanding the existing electricity network. Since there are 132kV and 400kV high voltage overhead lines passing through some regions inside the Area. Relevant guidelines in Chapter 7 of the Hong Kong Planning Standards and Guidelines regarding building developments in the vicinity of the 132kV and 400kV overhead lines and the corresponding safety clearances from these lines should be observed.

## 11.4 Gas Supply

There are existing town gas distribution network and piped liquefied petroleum

gas systems in the Area and should be adequate to meet the demand of gas supply.

## 11.5 <u>Telephone Service</u>

There are three existing telephone exchanges located in Planning Areas 1 and 17, and Ting Kok respectively. These should be adequate in meeting the demand for telephone services.

## 12. <u>CULTURAL HERITAGE</u>

Several sites of archaeological interest are located within the Area, namely Cheung Shue Tan Site of Archaeological Interest, Tai Po Kau Stone Circle, Wun Yiu Site of Archaeological Interest, Wun Yiu Trackway and Shek Kwu Lung Site of Archaeological Interest. Also, the Wai Tau Site of Archaeological Interest is situated in the close vicinity of the Area. There are seven declared monuments located within the Area. The declared monuments are Old District Office North, Island House, Wun Yiu Pottery Kilns, Old Tai Po Market Railway Station, Man Mo Temple, Fan Sin Temple and King Law Ka Shuk. There are also graded and proposed graded historic buildings within the Area. 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 been given proposed gradings. Details of these historic buildings have been uploaded onto the official website of the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department at http://www.amo.gov.hk/. A number of proposed gradings of historic buildings have been endorsed by AAB, which are remarked on the list of 1,444 historic buildings in AMO's official website. All the above declared monuments, graded and proposed graded historic buildings/structures and sites of archaeological interest are worthy of preservation. The AAB also released a list of new items in addition to the list of 1,444 historic buildings. These items are subject to grading assessment by the AAB. Details of the list of 1,444 historic buildings and the new items have been uploaded onto the official website of the AAB at http://www.aab.gov.hk. Prior consultation with the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department AMO and the Commissioner for Heritage's Office of the Development Bureau should be made if any development, redevelopment or rezoning proposals might affect the above sites /historic buildings and of archaeological interest, declared monuments, graded and proposed graded historic buildings/structures, new items pending grading assessment and their immediate environs. If disturbance of the sites of archaeological interest is unavoidable, a detailed Archaeological Impact Assessment (AIA) conducted by a qualified archaeologist is required for development works within the sites. The archaeologist shall apply for a licence to conduct the AIA under

Antiquities and Monuments Ordinance (Cap. 53). A proposal for the AIA shall be submitted to the Antiquities and Monuments Office for agreement prior to applying for a licence. An Assessment shall be conducted to evaluate the archaeological impact imposed by the proposed works if there is any development within the site of archaeological interest. If necessary, a professional archaeologist shall be engaged to apply for a licence from the Antiquities Authority under the Antiquities and Monuments Ordinance (Cap. 53) for an archaeological field investigation to evaluate whether the proposed works is acceptable from an archaeological preservation point of view and propose appropriate mitigation measures.

## 13. <u>IMPLEMENTATION</u>

- 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.
- 13.2 This Plan provides a broad land-use framework within which more detailed non-statutory plans for the Area are prepared by the Planning Department. These detailed plans are used within the Government as the basis for public works planning and site reservation. Formation of sites and provision of infrastructure are undertaken in accordance with the Development Programme prepared jointly by the Civil Engineering and Development Department and Planning Department. The programme forecasts the availability of land for private residential, industrial and other developments. It also incorporates the programmes of Government engineering and construction projects such as reclamation, the construction of roads and other infrastructure, the provision of Government housing and other and community facilities. Implementation of these public works projects will be subject to the availability of resources.
- 13.3 Planning applications to the Board will be assessed on individual merits. In general, the Board's consideration of the planning applications will take into account all relevant planning considerations which may include the departmental outline development plans/layout plans, and guidelines published by the Board.

The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board; 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 **APRIL 2014** 

## Brief Summary of Assessments for Public Housing Developments at Tai Po Area 9 and Chung Nga Road

## **Background**

To meet the pressing need for public housing, two sites along Chung Nga Road and an area previously reserved for private hospital development to the north of Tai Po Hospital were identified by PlanD as suitable for public housing development. It is proposed to rezone the sites from "G/IC" and "GB" to "R(A)9".

To ascertain the feasibility of the proposed public housing developments, the Hong Kong Housing Authority (HA) has carried out the following assessments and the preliminary results are summarized as follows:

#### Traffic Impact Assessment (TIA)

A TIA has been conducted for the proposed public housing developments. Junction capacity assessment was undertaken for the Year 2027 scenarios covering key junctions in the vicinity of the subject sites. The results demonstrated that all the assessed junctions would be operating with acceptable capacity in Year 2027. A junction improvement is proposed for Chung Nga Road/Chuen On Road and the junction of Chung Nga Road/access road to Pinehill Village is recommended to be upgraded to a public road and signal controlled.

To cope with the future public transport demand generated by the proposed public housing developments, provision of a public transport terminus (PTT) in Tai Po Area 9 with new bus and GMB routes will be proposed subject to the further agreement with TD.

The pedestrian assessment indicated that the footpaths in the vicinity of the development would be operating satisfactorily in Year 2027.

In conclusion, the TIA carried out for both the proposed public housing developments shows that with the implementation of traffic improvement works (including the provision of a new public road connecting Chuen On Road, upgrading of the access road serving Hong Chi Pinehill Village, junction improvement at Chung Nga Road/Chuen On Road and provision of a PTT in Tai Po Area 9), the traffic generated by the proposed housing developments will not cause any significant traffic impact on the surrounding road network and is acceptable from the traffic point of view. TD considers that the traffic assessment is acceptable but the layout and design of the proposed PTT has to be provided to his satisfaction at a later stage.

## Environmental Assessment (EA)

The EA for the proposed public housing developments shows that with the implementation of environmental mitigation measures, the proposed developments will not cause any significant

environmental impact on the surrounding areas. The Director of Environmental Protection has no adverse comment on the EA.

Noise Impact – Road traffic noise assessment results indicate that the unmitigated case for residential units would achieve a noise compliance rate of 100% for the 70 dB(A) noise criterion. Regarding the potential fixed plant noise impact from chillers and exhaust vent of Tai Po Hospital Main Building, with the innovative layout design using the self protecting building design at the nearest residential blocks and a school to provide noise screening to residential blocks in Area 9, the predicted noise levels for representative Noise Sensitive Receivers of the proposed developments would comply with both day-time and night-time noise criteria.

<u>Air Quality Impact</u> – Residential blocks are setback from adjacent roads with adequate buffer distance in accordance with HKPSG requirement for vehicular emission. Assessment on chimney emission impact from Tai Po Hospital and Nethersole Hospital reveals that the predicted SO<sub>2</sub> and NO<sub>2</sub> and RSP concentrations at various assessment heights would comply with relevant Air Quality Objectives. No adverse air quality impact on the proposed public housing developments is envisaged.

## Drainage Impact Assessment (DIA)

The DIA shows that with the implementation of the proposed mitigation measures including laying of a new stormwater drainage along Chung Nga Road, diversion of the existing natural watercourse and open channel by drainage pipes for discharge into the downstream government drainage system at Chung Nga Road, the proposed development will not result in any adverse drainage impact to the existing drainage system in the area.

## Sewerage Impact Assessment (SIA)

The SIA shows that the proposed and existing sewerage comprising the new gravity sewers along Chung Nga Road and the existing 750mm dia. public gravity sewer running along Ting Kok Road to Tai Yuen Sewage Pumping Station would have sufficient capacities to carry the sewerage from the proposed public housing developments to Tai Yuen Sewage Pumping Station and would not result in any adverse sewerage impact to the existing sewerage system.

#### Air Ventilation Assessment - Expert Evaluation (AVA(EE))

An AVA(EE) has been conducted in assessing the characteristics of the wind availability of the sites, providing a general estimate of wind performance under different wind directions and investigating the effectiveness of ventilation for the proposed public housing developments at the sites.

The AVA(EE) shows that the annual prevailing wind directions are from east and northeast whereas the summer prevailing wind comes from southeast. The proposed public housing developments, by incorporating some good wind responsive measures, such as adjusting building orientation, providing building separations of 10m and 15m wide and increasing opening at ground floor, would maintain the air ventilation of the surrounding area during annual and summer prevailing wind conditions and no adverse air ventilation impact is envisaged. HD will conduct quantitative AVA studies using CFD

technique to assess the air ventilation performance of the proposed developments at the detailed design stage.

Housing Department March 2014

## Brief Summary of Assessments for <u>Proposed Amendments under Items B to J for</u> <u>Residential and G/IC Developments</u>

## **Background**

To meet the pressing need for housing land supply, five sites in Tai Po have been identified for private housing development (Items C, D, E, F and H below) and the development intensity of a site (Item G) has also been reviewed.

To allow better development/redevelopment of G/IC facilities, Item B for proposed relaxation of building height restriction for a social welfare facility and Item J for development of a youth hostel cum youth centre are also proposed.

To ascertain the feasibility of the proposed developments, preliminary technical assessments are carried out and their results are summarised as follows:

## **Summary of Preliminary Technical Assessments**

## Amendment Item B: Site at Hong Chi Pinehill Village

#### Traffic Impact

C for T advises significant traffic impact arising from the proposed development is not anticipated.

#### Environmental, Noise and Air Quality Impact

DEP advises significant environmental impact arising from the proposed development is not anticipated.

<u>Noise Impact</u> - DEP advises that there will be noise sensitive uses such as dormitories and staff barracks in the proposed redevelopment. The NSRs, in particular those on top floors of the new social service complex facing the nearby Tai Po Hospital, would be subjected to noise impact from the fixed noise sources of the hospital. A NIA will be required to confirm the noise impact and identify any appropriate noise mitigation measures.

<u>Air Quality Impact</u> - Regarding the air quality impact, it is the proponent's responsibility to identify chimneys and obtain relevant chimney emission data in the study area (i.e. 500m form the project site boundary) by carrying out a survey. The survey information will be used to demonstrate that the proposed development will meet relevant HKPSG requirements or for assessing the cumulative air quality impact of air pollutants through quantitative assessment. As such, a proper air quality assessment is required when the proponent carries out detailed design and technical feasibility study at a later stage.

#### Drainage and Sewerage Impact

CE/MN, DSD has no objection to the proposed redevelopment from sewerage and drainage point of view.

## Item C: Site to the west of Nethersole Hospital

#### **Traffic Impact**

C for T advises that the proposed development will be connected to the existing Chung Nga Road, which is a local single two carriageway with 2-way capacity of 1400veh/h. With consideration of the proposed development scale, the additional traffic generated from the proposed development will be about 50 vehicles at AM peak hour. Even with this additional traffic, the existing Chung Nga Road will still be operated within its handling capacity.

## **Environmental Impact**

DEP advises significant adverse environmental impact arising from the proposed development is not anticipated.

## **Ecological and Landscape Impact**

DAFC advises that the western portion of the site is dominated by *Hibiscus tiliaceus*, and the eastern portion of the site near Chuen On Road is dominated by exotic tree species such as *Acacia confusa*, *A. mangium*, etc. Some native and exotic trees such as *Cassia siamea*, *Ficus hispida*, etc. are found in the rest of the site. In view that the site is a disturbed habitat, he has no strong view on the proposed rezoning from the nature conservation point of view.

CTP/UD&L, PlanD recommends that the prospective developer should provide a Landscape Master Plan with tree preservation proposal to minimize the adverse landscape impacts on the site and surrounding environment.

#### Geotechnical Impacts

Head/GEO, CEDD advises that the site is located below steep natural terrain and meets the Alert Criteria for a NTHS. Should the site be developed, the natural terrain hazard issues need to be addressed.

## Drainage and Sewerage Impact

CE/MN, DSD has no objection to the proposed development from sewerage and drainage point of view.

## Item D: Site near Fung Yuen

#### Traffic Impact

C for T advises that the proposed development will be connected to the existing Fung Yuen Road and Ting Kok Road. Fung Yuen Road is a local single two carriageway with 2-way capacity of 1400veh/h while that section of Ting Kok road is dual-two carriageway with 1-way capacity of 2800veh/h. With consideration of the proposed development scale, the additional traffic generated from the proposed development will be about 280 vehicle at AM peak hour. Even with this additional traffic, the existing Ting Kok Road will still be operated within its handling capacity. However, C for T advises that access to the site should be via a new section of proposed road connecting to Fung Yuen Road.

CHE/NTE, HyD advises that an Engineering Feasibility Study for the proposed development will be conducted by HyD.

## **Environmental Impact**

DEP advises significant adverse environmental impact arising from the proposed development is not anticipated.

## **Ecological and Landscape Impact**

DAFC advises that the site is largely a plantation woodland. Although some native tree species could be found like *Alangium chinense* and *Schima superba*, the woodland is dominated by exotic trees such as *Acacia confusa*, *Eucalyptus sp.* and *Lophostemon confertus*. He has no strong view on the proposed rezoning from the nature conservation point of view. Nevertheless, the site is well-covered by trees, and some mature trees could be found near its northeast and southern portions. To address the public concern on the potential clearance of trees, landscape preservation would be carefully considered in the future development.

CTP/UD&L, PlanD recommends that the prospective developer should provide a Landscape Master Plan with tree preservation proposal to minimize the adverse landscape impacts on the site and surrounding environment. Besides, adequate landscaping area around the site periphery to serve as woodland buffer to the SSSI and adjacent dense woodland should be included under lease conditions. In order to preserve significant large mature trees in good conditions within the site, a tree survey should be conducted by the prospective developer.

#### Safety Aspect

DEMS advises that the site falls within the consultation zone of the Tai Po Gas Production Plant, which is a Potentially Hazardous Installation (PHI). As such, a hazard assessment (i.e. Quantitative Risk Assessment) should be carried out by the prospective developer to assess the risks posed by the PHI on the new overall population in accordance with the HKPSG. Nevertheless, given the PR of the proposed site is 1.3 and the minimum proximity distance of the proposed site to the plant is more than 600m, there should be scope in the proposed site to incorporate appropriate mitigation measures, subject to the findings of the aforesaid hazard assessment.

## Drainage and Sewerage Impact

CE/MN, DSD has no objection to the proposed development from sewerage and drainage point of view.

## Item E: Site at Lo Fai Road near Tycoon Place

## **Traffic Impact**

C for T advises that the proposed development will be connected to the existing Lo Fai Road and Ting Kok Road. Lo Fai Road is a local single two carriageway with 2-way capacity of 1400veh/h while that section of Ting Kok Road is dual-two carriageway with 1-way capacity of 2800veh/h respectively. With consideration of the proposed development scale, the additional traffic generated from the proposed development will be about 300 vehicle at AM peak hour. Even with this additional traffic, the existing Lo Fai Road and Ting Kok Road will still be operated within its handling capacity. Notwithstanding the above, the junction of Lo Fai Road/Lo Ping Road will be modified, if necessary, to cater for the additional traffic on Lo Fai Road.

## **Environmental Impact**

DEP advises significant adverse environmental impact arising from the proposed development is not anticipated.

## **Ecological and Landscape Impact**

DAFC advises that the site is a plantation woodland dominated by exotic tree species such as *Acacia confusa*, *A. mangium*, *Eucalyptus torelliana*, etc. He has no strong view on the proposed rezoning from the nature conservation point of view. To address public concern on clearance of planted trees, landscape preservation should be carefully considered in the future development.

To minimize the adverse landscape impacts on the site and surrounding environment, CTP/UD&L, PlanD recommends that a Landscape Master Plan clause, including a requirement to provide adequate landscaping area around the site periphery to serve as a green buffer and tree preservation clause should be included under lease conditions.

#### Drainage and Sewerage Impact

CE/MN, DSD has no objection to the proposed development from sewerage and drainage point of view.

#### Item F: Site at Lai Chi Shan

#### Traffic Impact

C for T advises that the proposed development will be connected to the existing Shan Tong Road, which is a local single two carriageway with 2-way capacity of 1400veh/h. With consideration of the proposed development scale, the additional traffic generated from the proposed development will be about 550 vehicle at AM park hour. Even with this additional traffic, the existing Shan Tong Road will be still operated within its handling capacity.

## Environmental and Sewage Impact

DEP advises that the existing sewerage at Shan Tong Road is higher than the ground level of the proposed development. There is also existing sewerage about 200m away from the development at Tat Wan Road. A SIA is required to be conducted by the prospective developer to check whether the existing sewerage has sufficient capacity and to undertake the upgrading works or provide sewage treatment facilities deemed necessary.

## **Ecological and Landscape Impact**

DAFC advises that the site is generally covered with exotic trees such as *Acacia confusa*, *Leucaena leucocephala*, *Eucalyptus torelliana*, etc., and some native trees such as *Ficus variegate*, *Macaranga tanarius*. Areas near Tolo Highway have been formed and hard paved. In view that the site is a disturbed, he has no strong view on the proposed rezoning from the nature conservation point of view. To address the public concern on potential clearance of trees, landscape preservation should be carefully considered in the future development. In addition, there is natural water course at the northern portion of the site. Avoidance of impact to this water course should also be duly considered.

To minimize the adverse landscape impacts on the site and surrounding environment, CTP/UD&L, PlanD recommends that a Landscape Master Plan including adequate tree planting buffer around the site and tree preservation proposal should be provided by the prospective developer.

## Geotechnical Impact

Head/GEO, CEDD advises that the site is located below steep natural terrain and meets the Alert Criteria for a NTHS. Should the site be developed, the natural terrain hazard issues need to be addressed.

## Safety Aspect

DEMS advises that there is a high pressure town gas transmission pipeline (running along New Territories Ring Road) to the north of the site. A risk assessment would be required from the prospective developer to assess the potential risks associated with the high pressure gas pipeline. Nevertheless, he considers that subject to the findings of the developer's Quantitative Risk Assessment, there should be no insurmountable problem to inhibit the site development if appropriate mitigation measures would be properly incorporated by the developer.

#### Drainage and Sewerage Impact

CE/MN, DSD advises that there are public stormwater drains and drainage channels inside the site. A 12m drainage reserve and NBA should be designated over the drains/channels within the site.

#### Item G: Site near Yat Yiu Avenue

#### Traffic Impact

C for T advises that the proposed development will be connected to the existing Tai Po Road - Tai Po Kau via an access road. The Tai Po Road - Tai Po Kau which is a single two carriageway with 2-way capacity of 1400 veh/h. With consideration of the proposed development scale, the additional traffic generated from the proposed development will be about 80 vehicle at AM park hour. Even with this additional traffic, the existing Tai Po Road - Tai Po Kau will be still operated within its handling capacity.

CHE/NTE, HyD advises that an Engineering Feasibility Study for the proposed development will be conducted by HyD. The access road and any improvement works should be carried out by the prospective developer.

## **Environmental Impact**

DEP has no comment on the proposed rezoning as the site is already zoned "R(C)" for residential development. Nevertheless, detailed environmental assessment should be conducted by future developer to address the noise issue and to identify appropriate mitigation measures to ensure that all applicable environmental regulations, requirements and standards are met.

#### **Ecological Impact**

DAFC advises that as the site is currently zoned "R(C)" for residential development, he has no comment on the proposed rezoning from the nature conservation point of view.

## Safety Aspect

For the helipad to the north of the site, CLP advises that the helipad serves as an emergency backup access to the system control centre of Strafford House for CLP's key personnel when there is any interruption to the road access. DEMS agrees that the helipad has a role in serving as an emergency backup access to the system control centre of the power system of CLP.

## Drainage and Sewerage Impact

CE/MN, DSD advises that there are public stormwater drains and drainage channels inside the site. A 12m drainage reserve and NBA should be designated over the drains/channels within the site.

#### Item H: Site at Kon Hang near Cheung Shue Tan

## Traffic Impact

C for T advises that the proposed development will be connected to the existing Tai Po Road - Tai Po Kau, which is a single two carriageway with 2-way capacity of 1400 veh/h. With consideration of the proposed development scale, the additional traffic generated from the proposed development will be about 40 vehicle at AM park hour. Even with these additional traffic, the existing Tai Po Road - Tai Po Kau will be still operated within its handling capacity.

## **Environmental Impact**

DEP advises significant environmental impact arising from the proposed development is not anticipated.

## Ecological and Landscape Impacts

DAFC advises that the site consists mainly of village houses, temporary structures, a nursery and interspersed with some common amenity or exotic tree species. He has no strong view on the proposed rezoning from the nature conservation point of view. Nevertheless, the site is largely surrounded by woodland in the adjoining "CA" zone and a natural stream course is flowing through its northern portion. If the site is to be developed for residential use, an ecological assessment should be conducted during the design stage for identification of suitable mitigation measures by the prospective developer.

To minimize the adverse landscape impacts on the site and surrounding environment, CTP/UD&L, PlanD recommends that the prospective developer should provide a Landscape Master Plan including tree preservation proposal and adequate landscaping area around the site periphery to serve as woodland buffer for Tai Po Kau Nature Reserve.

#### Geotechnical Impact

Head/GEO, CEDD advises that the site is located below steep natural terrain and meets the Alert Criteria for a NTHS. Should the site be developed, the natural terrain hazard issues need to be addressed.

## Drainage and Sewerage Impact

CE/MN, DSD has no objection to the proposed amendment from sewerage and drainage point of view.

#### Local Views

DO(TP), HAD advises that there will be feng shui issue from the local concerned as there is a permitted burial ground in the vicinity.

## Item J: Site at Po Heung Street

## Traffic Impact

C for T has no adverse comment on the proposed development.

## Environmental, Noise Impact

DEP advises that the site is located closely to East Rail and would be subjected to noise from East Rail at level exceeding the NCO limits. Also, there are multi-purpose municipal building (including a cooked food centre) and community centre nearby in which noise from the air conditioning and ventilation plant could be a concern. Building design such as blanked wall facades facing East Rail, vertical architect fins, special window designs etc could be effective to reduce noise impact. The proponent shall be required via lease conditions to conduct noise impact assessment (NIA) and provide noise mitigation measures to the satisfaction of EPD.

## **Ecological and Landscape Impacts**

DAFC and CTP/UD&L, PlanD have no significant adverse comment on the proposed development.

## **Drainage and Sewerage Impact**

CE/MN, DSD advises that the proposed redevelopment will increase the sewage flow to the public sewerage system in this area. Nevertheless, as the total number of hostel places is relatively small, he has no objection to the proposed development.

#### Others

DSW advises that the proposed redevelopment at the site by HKFYG will also include the in-situ reprovisioning of a youth centre under the subvention of SWD on the understanding that the floor area will be no less than the existing provision. In this regard, he has no objection to the proposed amendments to the OZP to facilitate the redevelopment proposal.

Planning Department April 2014

# Visual Appraisal for the Proposed Public Housing Development at Tai Po Area 9 and Chung Nga Road East / West (for Conceptual Layout shown on Drawing 1)

#### 1. Site Particulars and Proposed Development

- 1.1 The subject site consists of three portions, namely Tai Po Area 9, Chung Nga Road East and Chung Nga Road West. It is currently zoned "G/IC" and "GB" on the Approved Tai Po OZP no. S/TP/24.
- 1.2 Development in the surrounding areas generally consist of institutional uses, including Hong Chi Pinehill Integrated Vocational Training Centre, the Tai Po Hospital and the Nethersole Hospital, as well as public housing developments including Chung Nga Court and Fu Heng Estate. Majority of the Tai Po Area 9 site is on a platform at +52mPD. The Fung Yuen "Site of Special Scientific Interest" is located to the further north of Tai Po Area 9 and opposite to its further eastern spur is a "Comprehensive Development Area" development under construction. The site is accessible via local road connecting to Chung Nga Road.
- 1.3 As agreed by Planning Department (PlanD), the site will be rezoned to "Residential (Group A)9" ("R(A)9") zone subject to an overall plot ratio of 6.0 with non-domestic plot ratio not exceeding 0.5. Under these planning controls, a total of 11 domestic blocks with about 6,350 flats could be built.

## 2. Viewpoints (VPs)

2.1 As agreed with PlanD, the following eight VPs from different directions and distances were selected (**VP Location Plan** refers). These VPs represent the views of pedestrian nodes which are accessible by the public and/or from key public open spaces:

VP 1	The playground at Chung Nga Court
VP 2	Chuen On Road Garden, which is a major local open space in the
	vicinity, towards Chung Nga Road East / West
VP 3	Chuen On Road Garden, which is a major local open space in the
	vicinity, towards Tai Po Area

VP 4	Public Transport Interchange south of Tai Po Hospital towards Chung
	Nga Road East / West
VP 5	Public Transport Interchange south of Tai Po Hospital towards Tai Po
	Area 9
VP 6	The ball-court at the junction of Ting Kok Road and Fung Yuen Road
VP 7	Agricultural land north of Fung Yuen Butterfly Reserve Centre
VP 8	Wilson Trail, a popular hiking spots in the vicinity

## 3. Visual Appraisal

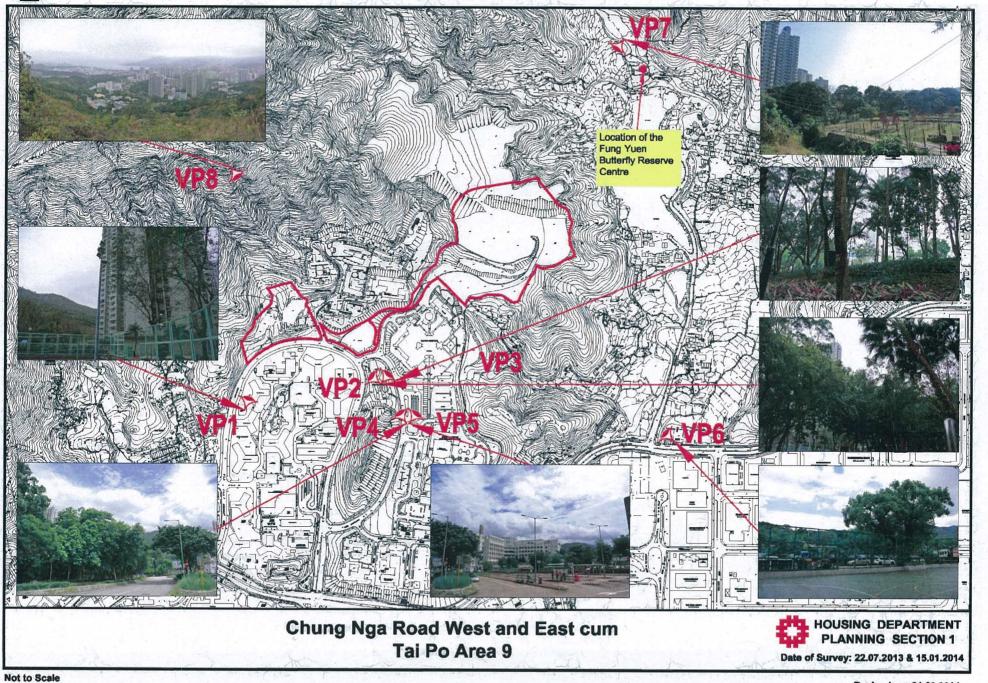
- 3.1 The playground at Chung Nga Court (**Photomontage for VP 1** refers) represents a local vantage point in the area. As the view from the playground towards the site is primarily shielded by existing buildings and trees, direct sight to the proposed public housing development is not envisaged. The quality of view from the users of the playground would therefore not be affected.
- 3.2 Most of the view from the Chuen On Road Garden (**Photomontage for VP 2** refers) to the proposed public housing developments at Chung Nga Road would be screened off by the dense existing trees and vegetation. In addition, in the context that other public housing estates have already been established in the immediate neighbourhood the proposed public housing development would not induce adverse visual impact to the users of the garden. If viewed from a very close distance, the building mass would however block some sky view and visual greenery. Nevertheless, disposition of the proposed housing development would be sensitively designed to provide visual permeability and to improve visual compatibility with the adjacent uses.
- 3.3 While Tai Po Area 9 is quite a distance away from the Chuen On Road Garden (**Photomontage for VP 3** refers), view to the proposed public housing development would be completely screened off by the dense existing trees / vegetation / Tai Po Hospital. Therefore, the proposed public housing development would not create adverse visual impact to the users of the Garden.
- 3.4 As demonstrated in respective photomontage (**Photomontage for VP 4** refers), view from the Public Transport Interchange south of Tai Po Hospital toward the proposed public housing development at Chung Nga Road East / West will be entirely or largely screened off by the existing buildings / trees in between. Therefore we opine that the visual impact to this VP is insignificant.

- 3.5 The proposed public housing development at Tai Po Area 9 would form a backdrop of the hospital building as illustrated in the **Photomontage for VP** 5. Given that the setting of the hospital complex is still relatively open, the proposed development is partially shielded by existing buildings and vegetation, and the transient nature of the receivers from this VP (i.e. bus stops outside Tai Po Hospital), it is unlikely that significant visual impact would be induced to this VP.
- 3.6 As demonstrated in respective photomontage (**Photomontage for VP 6** refers), view from the ball-court at the junction of Ting Kok Road and Fung Yuen Road toward the proposed public housing development at Tai Po Area 9 will be entirely or largely screened off by the existing buildings / trees in between. Therefore we opine that the visual impact to this VP is insignificant.
- 3.7 No direct view to the proposed public housing development from the Fung Yuen Butterfly Reserve Centre can be found. The Centre is enclosed by existing trees and vegetation, and hence the proposed public housing development would not create adverse visual impact to the users of the Centre. Nevertheless, a VP from the north of the Centre at some nearby agricultural land is taken (**Photomontages for VP 7** refers). There are existing high-rises in close proximity to this VP and the Centre. The sense of openness for the view from this VP to Tai Po Area 9 has been compromised, regardless of the proposed public housing development. Therefore, we opine that the visual impact to this VP is acceptable.
- 3.8 The vantage point from Wilson Trail presents a panoramic view of the Tai Po New Town (**Photomontages for VP 8** refers). As Tai Po is a well developed New Town, the sense of openness and greenery offered from this vantage point has been compromised by many existing buildings and developments.

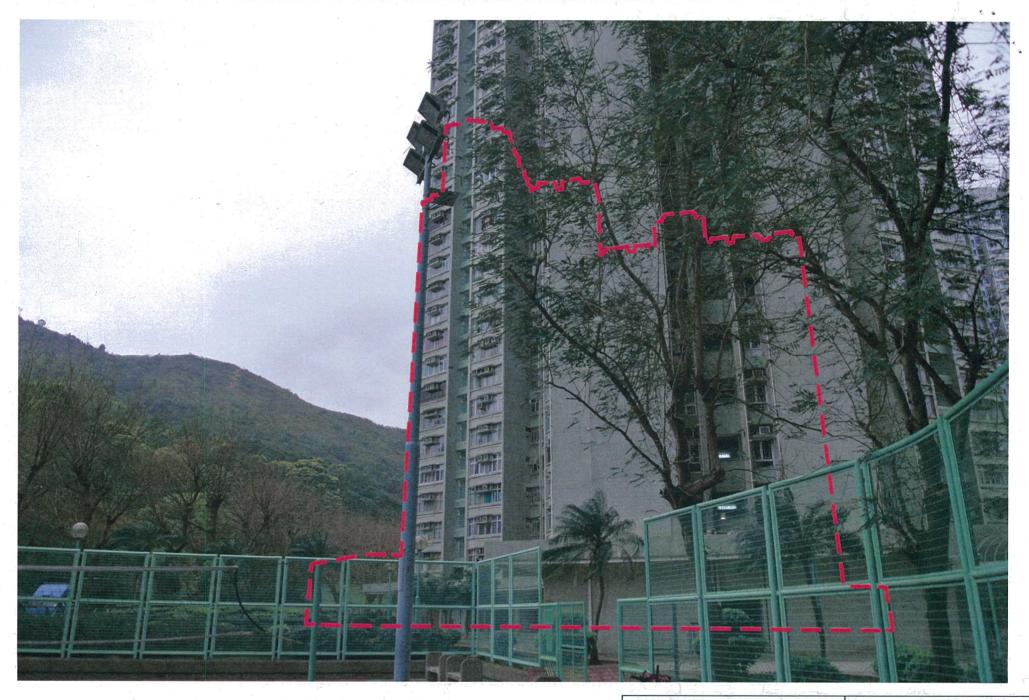
#### 4. Conclusion

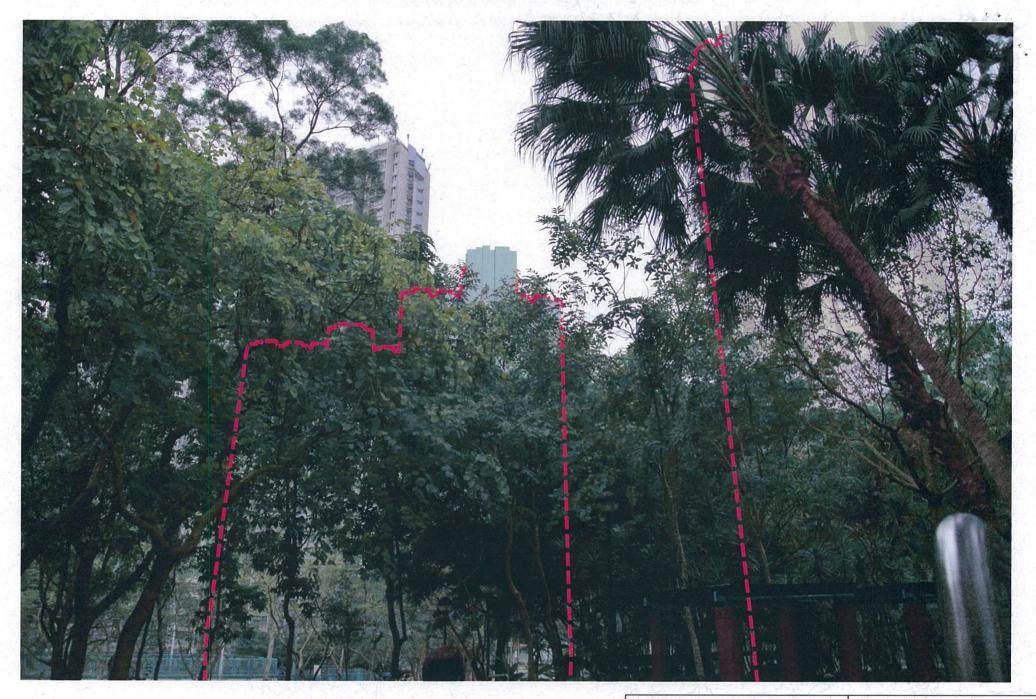
4.1 With further housing developments extending to the north of the established Tai Po New Town into the fringe of the green belt area, there would undeniably be some changes to the general townscape, and some degree of visual impact would seem inevitable, nevertheless, disposition and design of the proposed housing developments in this area would be sensitive to the surrounding environment. In order to reduce visual impact, landscaped buffer and setting back of G/F frontage from public road would be considered to create a vibrant streetscape and integrate the proposed public housing development to the neighborhood's context.

- 4.2 Given that the Tai Po Waterfront park is far away from the proposed public housing development (i.e. over 1 km) and in between there are existing buildings like Fu Shin Estate, Nethersole Hospital and Tai Po Hospital, etc, we opine that the proposed public housing development would not induce adverse visual impact to the park. As such no detail assessment for the park is conducted.
- 4.3 Based on the above, it is concluded that the proposed public housing development will not cause visual impact to the subject vicinity or create adverse visual impact to the users of various local open spaces in the subject vicinity. We will consider design measures at the detailed design stage to further enhance the visual quality of the proposed public housing development.



Revised on: 31.03.2014

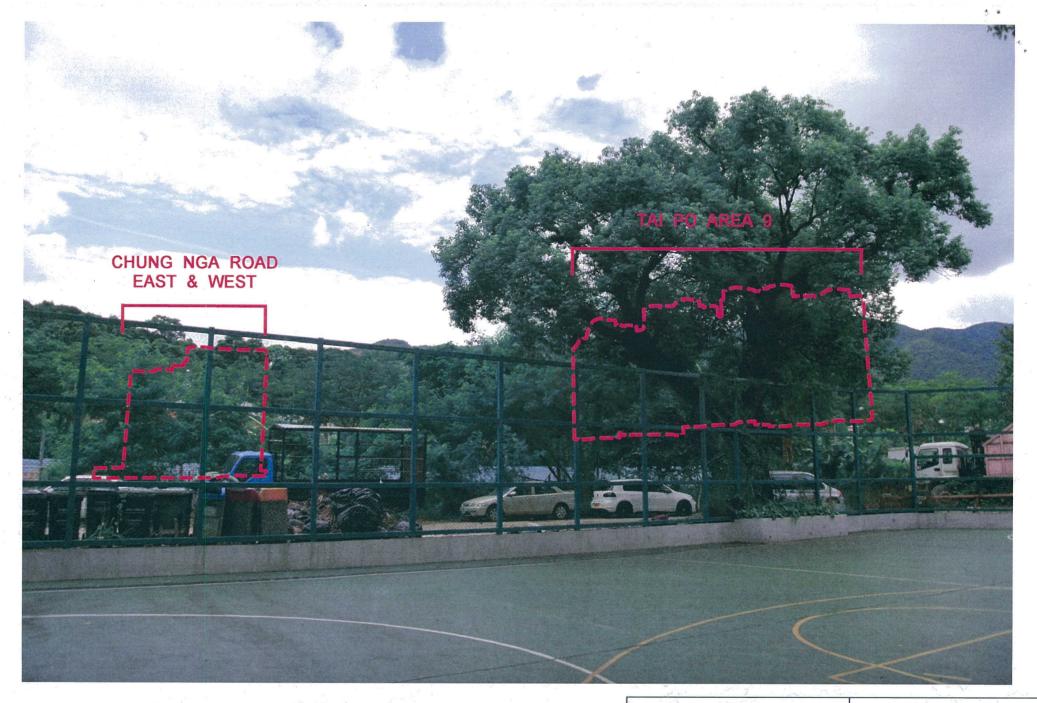
















# Visual Appraisal for the Proposed Public Housing Development at Tai Po Area 9 and Chung Nga Road East / West (for Conceptual Layout shown on Drawing 2)

#### 1. Site Particulars and Proposed Development

- 1.1 The subject site consists of three portions, namely Tai Po Area 9, Chung Nga Road East and Chung Nga Road West. It is currently zoned "G/IC" and "GB" on the Approved Tai Po OZP no. S/TP/24.
- 1.2 Development in the surrounding areas generally consist of institutional uses, including Hong Chi Pinehill Integrated Vocational Training Centre, the Tai Po Hospital and the Nethersole Hospital, as well as public housing developments including Chung Nga Court and Fu Heng Estate. Majority of the Tai Po Area 9 site is on a platform at +52mPD. The Fung Yuen "Site of Special Scientific Interest" is located to the further north of Tai Po Area 9 and opposite to its further eastern spur is a "Comprehensive Development Area" development under construction at Fung Yuen. The site is accessible via local road connecting to Chung Nga Road.
- 1.3 As agreed by Planning Department (PlanD), the site will be rezoned to "Residential (Group A)9" ("R(A)9") zone subject to an overall plot ratio of 6.0 with non-domestic plot ratio not exceeding 0.5. Under these planning controls, total of 11 domestic blocks with about 6,350 flats could be built.

#### 2. Viewpoints (VPs)

2.1 As agreed with PlanD, the following eight VPs from different directions and distances were selected (**VP Location Plan** refers). These VPs represent the views of pedestrian nodes which are accessible by the public and/or from key public open spaces:

VP 1	Chuen On Road Garden, which is a major local open space in the					
	vicinity, towards Chung Nga Road East / West					
VP 2	Public Transport Interchange south of Tai Po Hospital towards Tai Po					
	Area 9					
VP 3	Public Transport Interchange south of Tai Po Hospital towards Chung					
	Nga Road East / West					
VP 4	Wilson Trail, a popular hiking spots in the vicinity					

#### 3. Visual Appraisal

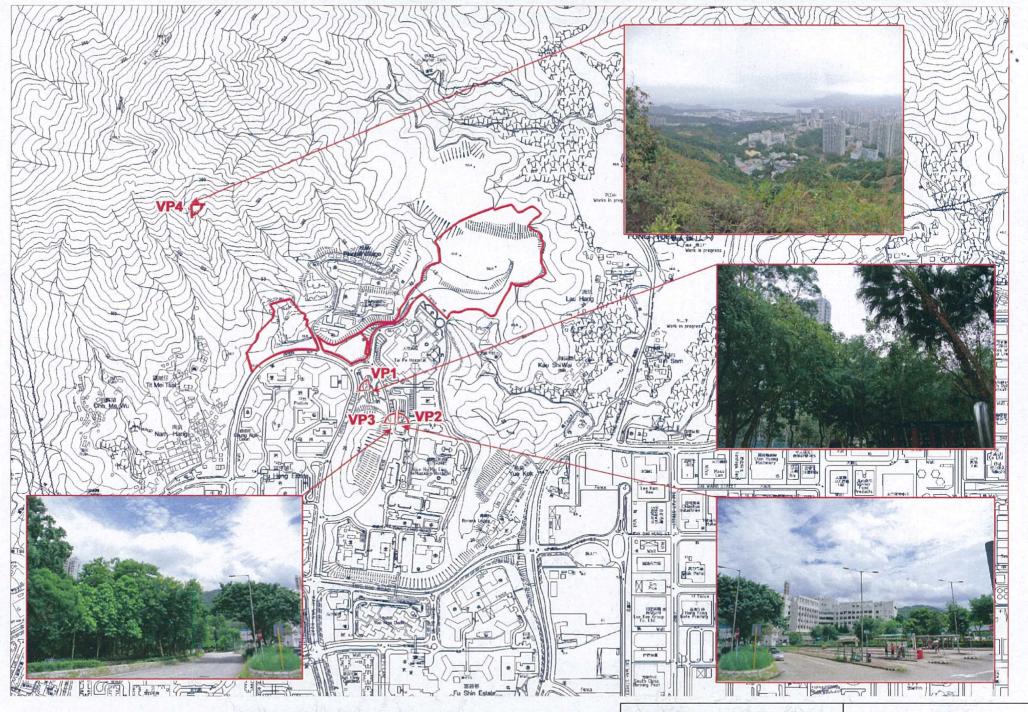
- 3.1 Most of the view from the Chuen On Road Garden (**Photomontage for VP 1** refers) to the proposed public housing developments at Chung Nga Road would be screened off by the dense existing trees and vegetation. In addition, in the context that other public housing estates have already been established in the immediate neighbourhood the proposed public housing development would not induce adverse visual impact to the users of the garden. Unless if viewed from a very close distance, the building mass would block some of sky views and visual greenery. Nevertheless, disposition of the proposed housing development would be sensitively designed to provide visual permeability and to improve visual compatibility with the adjacent uses.
- 3.2 The proposed public housing development at Tai Po Area 9 would form a backdrop of the hospital building as illustrated in the **Photomontage for VP** 2. Given the setting of the hospital complex is still relatively open and the proposed development is partially shielded by existing buildings and vegetation, and the transient nature of the receivers from this VP (i.e. bus stops outside Tai Po Hospital), it is unlikely that significant visual impact would be induced to this VP.
- 3.3 As demonstrated in respective photomontage (**Photomontage for VP 3** refers), view from the Public Transport Interchange south of Tai Po Hospital toward the proposed public housing development at Chung Nga Road East / West will be entirely or partially screened off by the existing buildings / trees in between. Therefore we opine that the visual impact to this VP is insignificant.
- 3.4 The vantage point from Wilson Trail presents a panoramic view of the Tai Po New Town (**Photomontages for VP 4** refers). As Tai Po is a well developed New Town, the sense of openness and greenery offered from this vantage point has been compromised by many existing buildings and developments.

#### 4. Conclusion

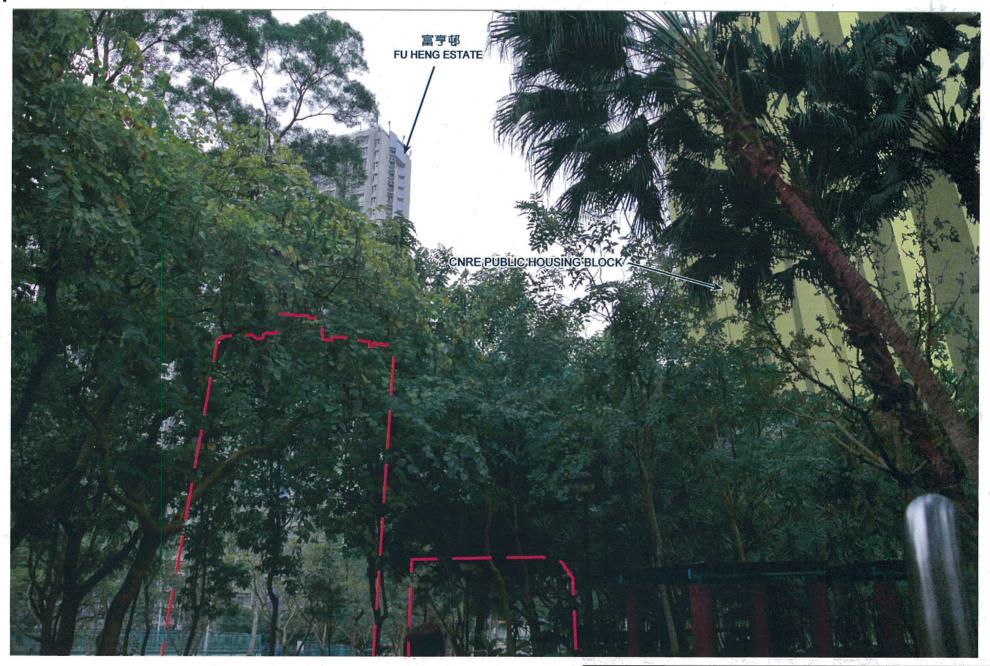
4.1 With further housing developments extending to the north of the established Tai Po New Town into the fringe of the green belt area, there would undeniably be some changes to the general townscape, and some degree of visual impact would seem inevitable, nevertheless, disposition and design of the proposed housing developments in this area would be sensitive to the surrounding environment. In order to reduce visual impact, landscaped buffer and setting back of G/F frontage from public road would be considered to create a vibrant streetscape and integrate the proposed public

housing development to the neighborhood's context.

- 4.2 Given that the Tai Po Waterfront park is far away from the proposed public housing development (i.e. over 1 km) and in between there are existing buildings like Fu Shin Estate, Nethersole Hospital and Tai Po Hospital, etc, we opine that the proposed public housing development would not induce adverse visual impact to the park. As such no detail assessment for the park is conducted.
- 4.3 Based on the above, it is concluded that the proposed public housing development will not cause visual impact to the subject vicinity or create adverse visual impact to the users of various local open spaces in the subject vicinity. We will consider design measures at the detailed design stage to further enhance the visual quality of the proposed public housing development.



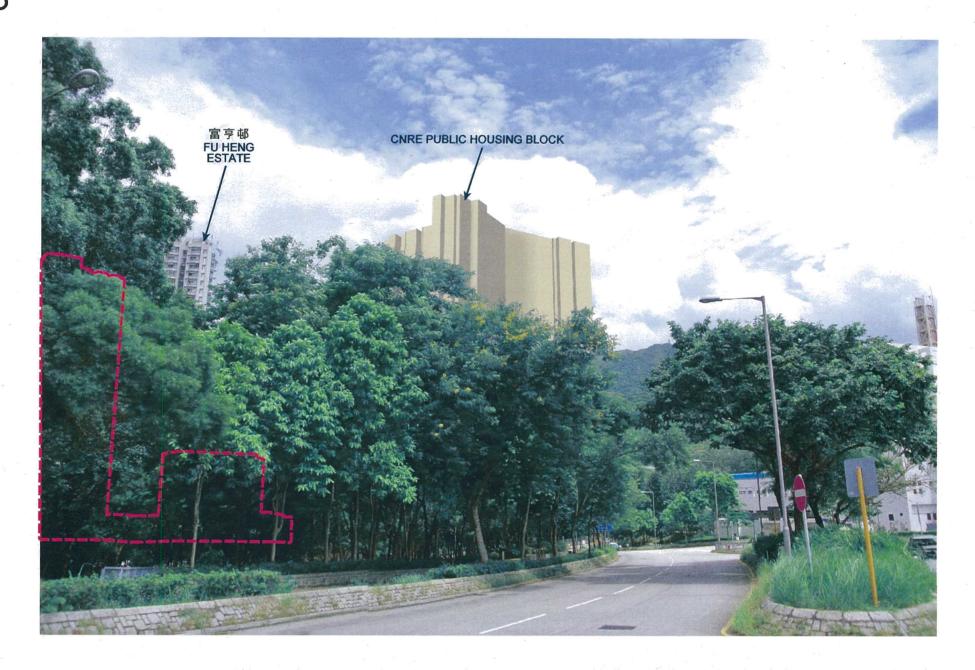
# VP1

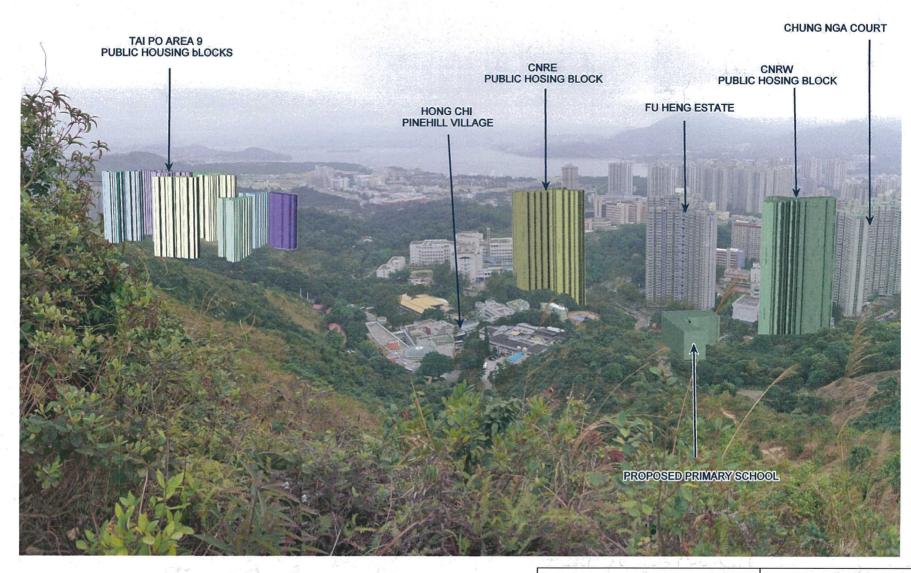


VP2



## VP3





#### TERM CONSULTANCY FOR AIR VENTILATION ASSESSMENT SERVICES

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# CONSULTANCY STUDY FOR AIR VENTILATION ASSESSMENT SERVICES

Cat. A1— Term Consultancy for Expert Evaluation and Advisory Services on Air Ventilation Assessment (PLNQ 56/2012)

# For an Instructed Project for Tai Po

April 2014



by

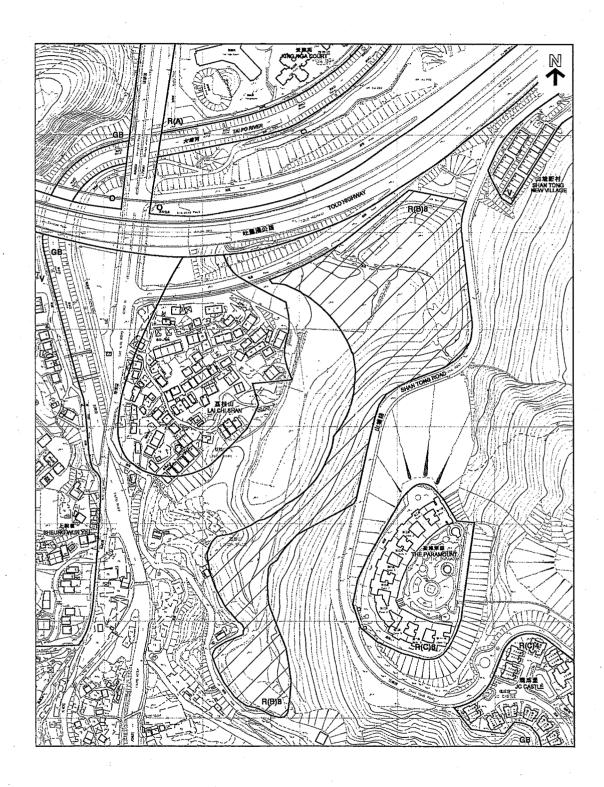
Professor Edward Ng

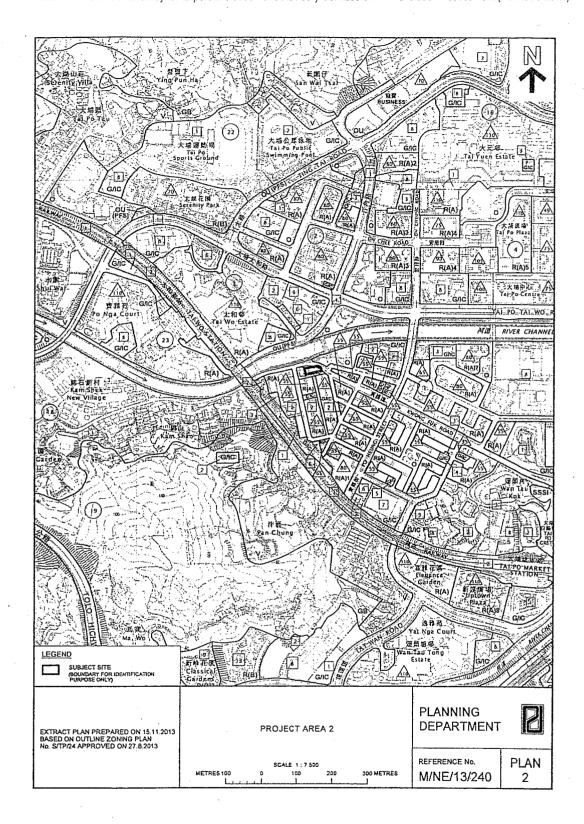
School of Architecture, CUHK, Shatin, NT, Hong Kong

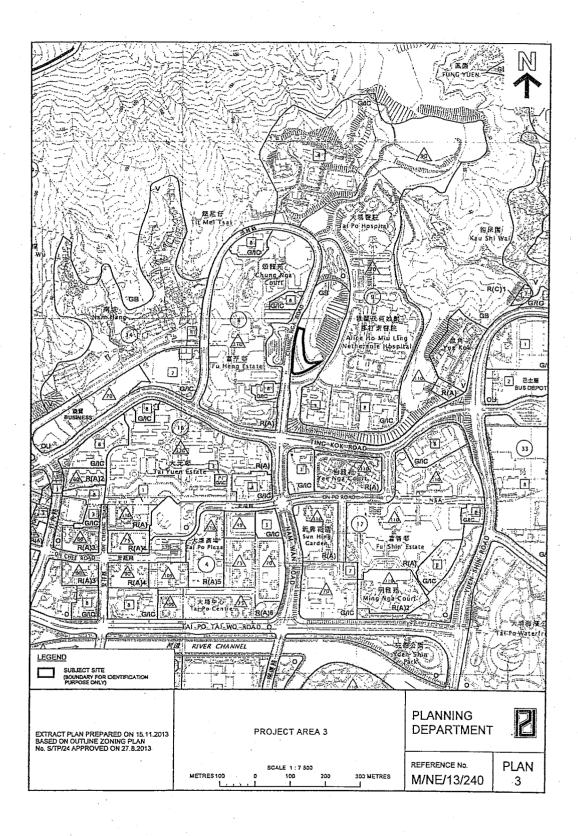
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## The Study Area (Project Area 1, 2, and 3)







#### **Expert Evaluation Report**

of an Instructed Project for Tai Po

#### **Executive summary**

#### 0.1 Wind Availability

- (a) Annual wind of the Project Area 1 mainly comes from the east. The summer wind of this area mainly comes from the east and southerly quarters including southwest, south and southeast.
- (b) Annual wind of the Project Area 2 mainly comes from the east and southeast. The summer wind of this area mainly comes from the east and southeast.
- (c) Annual wind of the Project Area 3 mainly comes from the east and northeast. The summer wind of this area mainly comes from the east and southerly quarters including southwest, south and southeast.
- (d) Katabatic (downhill) air movements can be expected from the vegetated hill slopes surrounding Tai Po area. The three Project Areas are unlikely to block the major katabatic air movements in Tai Po area.

#### 0.2 Existing Conditions

- (a) Most buildings surrounding Project Area 1 and Project Area 2 are lower than 30m, while those buildings surrounding Project Area 3 which are higher than 90m are mainly detached buildings with some gaps between building blocks that do not form "walls" obstructing air ventilation.
- (b) In general, there are no existing issues of high ground coverage (>50%) and high building volume ratio (>25%) in these three project areas. Should they need to be developed with building masses, it is recommended to avoid bulky developments which are likely to reduce urban porosity and create higher thermal stress in these areas and their surroundings.
- (c) Tai Po area has, compared to some metro areas in Hong Kong, quite extensive green coverage, such as green belts on the hills and also some parks inside the area. They are useful in terms of generating cool air and air ventilation. Project Area 1 and 3 are currently vegetated. Should they need to be replaced with artificial materials, surfaces and building masses, it is recommended to intensify the greenery (especially tree planting) on sites.

#### 0.3 Expert Evaluation of the Proposed Amendments

- (a) Due to Hong Kong's high-density urban morphology, it is not advisable to only rely on building height restriction (or minor changes of building heights) to maintain and/or improve air ventilation. For most areas, air ventilation can achieve better performance if more effective measures, such as breezeways, air paths, open spaces, gaps between buildings and building permeability especially near ground level, are also applied.
- (b) Project Area 1 has a long lot frontage in a north-south direction (around 557m). When prevailing winds come from the east and southeast, developments in Project Area 1 are also likely to create wake areas on the leeward sides to affect the villages to the west. At planning stage, three NBAs (15m, 30m, and 15m wide respectively) in the upper, middle and lower part of the site are recommended to be incorporated to facilitate the penetration of winds from the east and southeast into different areas to the west of the site. It is also recommended, at detailed design stage, that Project Area 1 should fulfil the requirements of building separation in accordance with the Sustainable Building Design (SBD) Guidelines (APP-152). The proposed NBAs together with building separation achieved by creating gaps between building blocks are likely to facilitate the penetration of prevailing winds to the surrounding areas.
- (c) The frontal size of Project Area 2 is relatively small and this site is not on the air paths/breezeways of the neighbourhoods. The proposed rezoning of Project Area 2 from "G/IC" and area shown as "Road" to high-density residential development is unlikely to have significant effects on the surrounding areas.
- (d) Project Area 3 has a lot frontage of about 139m in a north-south direction. When prevailing winds come from the east and northeast, developments in Project Area 3 are likely to create wake areas on the leeward sides to affect the areas to the west. At planning stage, a 15m wide NBA in an east-west direction to align with the building separation between the Hospital Ward Tower of Alice Ho Miu Ling Nethersole Hospital and its staff centre is recommended to be incorporated to facilitate the penetration of winds from the east and northeast into the bus terminal to the west of the site. It is also recommended, at detailed design stage, that Project Area 3 should fulfil the requirements of building separation in accordance with the SBD Guidelines (APP-152). The proposed NBA together with building separation achieved by creating gaps between building blocks are likely to facilitate the penetration of prevailing winds to the surrounding areas.

#### 0.4 Further Work

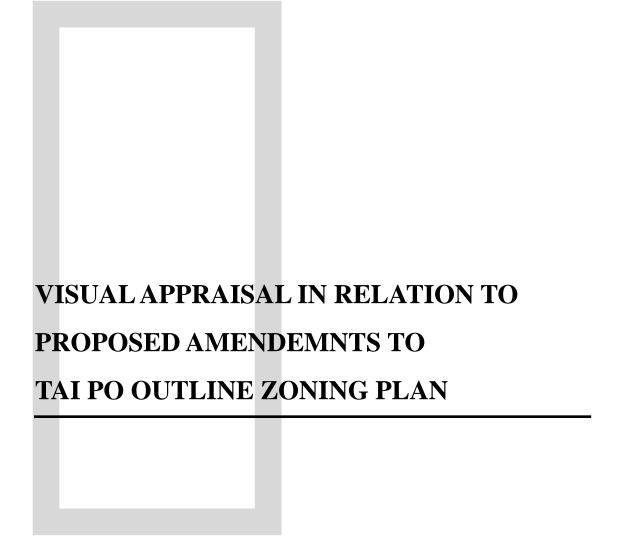
(a) For Project Area 1, provided that both the proposed NBAs and requirements of SBD's building separation would be fulfilled and implemented, developments in Project Area 1 in accordance with the development parameters should have no

#### TERM CONSULTANCY FOR AIR VENTILATION ASSESSMENT SERVICES

Cat. A1 – Term Consultancy for Expert Evaluation and Advisory Services on Air Ventilation Assessment (PLNQ 56/2012)

major air ventilation issues. Otherwise, further AVA studies should be conducted to assess their air ventilation performance.

- (b) Project Area 2 should have no major air ventilation issues. Further AVA studies are not needed.
- (c) For Project Area 3, provided that both proposed NBA and requirements of SBD's building separation would be fulfilled and implemented, developments in Project Area 3 in accordance with the development parameters should have no major air ventilation issues. Otherwise, further AVA studies should be conducted to assess their air ventilation performance.



#### **Purpose**

- 1. To meet the pressing need for housing land and facilitate the social welfare facilities and hostel uses, a number of amendments to the approved Tai Po OZP No. S/TP/24 are proposed.
- 2. This visual appraisal (VA) is to examine the possible visual impact of the proposed developments under Items B to J at the various sites after the rezoning.

#### The Proposed Development and Visual Appraisal

3. The following amendments are proposed and their visual appraisal from view points accessible by the public are as follow:

#### (a) **Proposed Amendment Item B**

To revise the building height restriction for a site within "G/IC" zone of Hong Chi Pinehill Village from 4 storeys to 8 storeys

The site is located at the northern fringe of Tai Po New Town. It forms part of Hong Chi Pinehill Village operated by the Hong Chi Association.

#### Visual Appraisal

The site is located on a developed platform with some existing buildings of Hong Chi Village not exceeding 4 storeys at various developed platforms ranging from 22 to 52mPD. The proposed redevelopment of a building with 8 storeys and main roof level at about 47mPD is considered not incompatible with the surroundings including Tai Po Hospital, Chung Nga Court and the proposed large scale public housing developments under planning in the vicinity. Photomontages have been prepared by the project proponent to illustrate the possible visual impact of the proposed residential development at the site (**Figure 1**). In view of the changing character in the surrounding context due to the proposed public housing developments in Area 9 and Chung Nga Road. No significant adverse impact is anticipated for the proposed increase of building height from 4 storeys to 8 storeys for the site to facilitate redevelopment of the social service centre.

#### (b) **Proposed Amendment Item C**

To rezone a site to the west of Nethersole Hospital (about 0.57ha) from "GB" to "R(A)10" for high-density residential developments at a maximum plot ratio of 6 for domestic and 9.5 for non-domestic use and a maximum building height (BH) of 110mPD.

The site is at the junction of Chuen On Road and Chung Nga Road and currently vegetated. Areas in the surrounding are mainly existing residential, educational/ institutional developments and open space including Chuen On Road Garden, Fu Heng Estate and a public transport terminus (PTT), Nethersole Hospital and schools.

#### Visual Appraisal

Photomontages have been prepared to illustrate the possible visual impact of the proposed residential development at the site. Two view points are selected, one at the PTT of Nethersole Hospital and the other near the basketball court adjacent to the ex-Confucian Sam Lok Chow Mud Wai School. These view points are selected as they are transport/recreational facility frequently visited by the public. As shown in **Figure 2**, the proposed development with BH of 110mPD for the "R(A)10" site has a similar visual bulkiness when compared with the surrounding developments when viewed from the PTT and basketball court. Moreover, with existing road side planting, the proposed development mass would be softened and keeping with the character of the townscape.

#### (c) Proposed Amendments Items D1 and D2

To rezone a site near Fung Yuen (about 4.78ha) from "GB" and "G/IC" to "R(C)10" for low-rise, low-density residential development with a maximum GFA of  $43,500\text{m}^2$  and a maximum building height of 7 storeys.

The site is located at the eastern part of Fung Yuen Valley at the sub-urban fringe of Tai Po New Town. The surrounding area mainly comprises the Society of Horticulture (Hong Kong) Limited, Ha Hang Village, Tai Po Industrial Estate. To the north are hillslopes, Fung

Yuen Villages including Lo Tsuen, Mak Uk and Tin Sam and the Fung Yuen comprehensive development.

#### Visual Appraisal

Photomontages have been prepared to illustrate the possible visual impact of the proposed residential development at the site. Two view points are selected, one at Ha Hang Playground and the other at the cycle track at Ting Kok Road. These view points are selected as they are popular public open space or cycling facility frequently visited by the public. As shown in **Figure 3**, since the proposed development is low-rise, it is compatible with the surrounding developments including village houses at Ha Hang and industrial blocks along Ting Kok Road. Existing trees along the slopes and roadside and buffer planting around the site would also reduce the visual prominence of the development and provide for the visual integration of the buildings within the existing context. Hence, it would not impose significant visual impact on local character of the area in general.

#### (d) Proposed Amendment Item E

To rezone a site at Lo Fai Road near Tycoon Place (about 4.13ha) from "GB" to "R(C)9" for low-rise, low-density residential development with a maximum GFA of  $46,200\text{m}^2$  and a maximum building height of 5 storeys.

The site comprises a knoll overlooking the Shuen Wan Landfill and Tolo Harbour to the south and is a located at Lo Fai Road within a low-rise residential neighbourhood. Existing residential developments in the vicinity include Tycoon Place, Case Marina I and II, Richwood Park and Forest Hill.

#### Visual Appraisal

Photomontages have been prepared to illustrate the possible visual impact of the proposed residential development at the site. The existing visual context is one characterized by low-rise residential developments including Forest Hill, Richwood Park, Casa Marina I and II, and Tycoon Place. Located on the top of a knoll and obscured by existing vegetation, the site is not visible from Ting Kok Road. A view

point at Shuen Wan Golf Course is selected as it is one of the very few popular vantage points that have a direct view to the proposed development. As shown in **Figure 4**, the proposed development blends in well with the adjoining residential developments including the Casa Marina I to the west and Tycoon Place to the east. With higher buildings at the west and lower buildings at the east of the site and together with Tycoon Place, a stepped building profile would be created. Existing trees on the lower slopes and buffer planting around the site would also reduce the visual prominence of the development and provide for the visual integration of the buildings within the existing context. As development is low-rise, an uninterrupted view to Pat Sin Leng can be maintained. Hence the proposed development would not create adverse visual impact to the surrounding areas.

#### (e) **Proposed Amendment Item F**

To rezone a site at Lai Chi Shan (about 4.25ha) from "GB" to "R(B)8" for medium-density residential development with a maximum GFA of  $107,100\text{m}^2$  and maximum building heights of 100mPD at the northern portion and 80mPD at the southern portion. Two 15-m wide NBAs and a 30m wide NBA will be incorporated in the site.

The site is located to the south of Tolo Highway and to the east of Lai Chi Shan Village. The surrounding areas comprise low-density residential developments including the Paramount and JC Castle are located to the east of the site, villages such as Shan Tong New Village to the northeast and Lai Chi Shan and Wun Yiu to the west; as well as some high density residential developments o the north across Tolo Highway and Tai Po River including Home Ownership Scheme developments namely King Nga Court and Tak Nga Court.

#### Visual Appraisal

Photomontages have been prepared to illustrate the possible visual impact of the proposed residential development at the site. Two view points are selected, one at Wun Yiu along the Wilson Trail and the other at Shan Tong Road. These view points are selected as they are of high pedestrian patronage. As shown in **Figure 5**, the proposed development is similar to the nearby residential development of The Paramount

which is situated on a higher platform. When viewed from Shan Tong Road, the proposed development is at similar level as the high-rise Tak Nga Court and King Nga Court Home Ownership Schemes at the background. Hence, it would not be incompatible with its surroundings in terms of visual context nor impose significant visual impacts on local character of the area in general. At the open space of Shan Tong Village and King Nga Court the proposed residential development will be entirely screened off by trees in between, and hence the proposed development would not create adverse visual impact to the users thereat.

#### (f) Proposed Amendment Item G

To rezone a site near Yat Yiu Avenue (about 2.09ha) from "R(C)" to "R(C)7" for low-rise, low-density residential developments with a maximum GFA of  $20,00\text{m}^2$  and a maximum building height of 7 storeys.

The site is located near the junction of Tai Po Road and Yat Yiu Avenue and within a low-rise residential neighbourhood. Existing residential developments in the vicinity include Emerald Palace to the east and The Kingston Hills, L'utopie and Savanna Garden to the south. To the southwest are scattered village houses and temporary structures, agricultural land and natural slopes. Strafford House which is being used as CLP's system control centre, staff quarters and management training centre is to the immediate north.

#### Visual Appraisal

Photomontages have been prepared to illustrate the possible visual impact of the proposed residential development at the site. The existing visual context is one characterized by low-rise residential developments including Emerald Palace, The Kingston Hills, L'utopie and Savanna Garden. Located on the top of a knoll and obscured by existing vegetation, the site at the far background is not visible from Tai Po Road. As shown in **Figure 6**, the proposed development is obscured by existing trees and not visible from the open space at the Tolo Harbour waterfront promenade. At the junction of Tai Po Road and Yat Yiu Avenue, the proposed development is slightly higher than

the adjoining Emerald Palace to the east but is still compatible with its surroundings in terms of visual context. Besides, the proposed development will be partly screened off by roadside trees and buffer planting around the site. Hence, it would not impose significant visual impacts on local character of the area in general.

#### (g) Proposed Amendment Item H

To rezone a site at Kon Hang (about 2.54ha) from "GB" to "R(C)8" for low-rise, low-density residential developments with a maximum domestic plot ratio of 1.5 and a maximum building height of 120mPD (ranging from 4 to 10 storeys).

The site is located in a valley to the west of Tai Po Road near Cheung Shue Tan. The surrounding area is predominantly rural in character with some village houses and temporary structures varying from 1 to 3 storeys and gardens under short term tenancies. To the east across Tai Po Road are low-density residential developments including Ferry Hill and Banyan Villa.

#### Visual Appraisal

Photomontages have been prepared to illustrate the possible visual impact of the proposed residential development at the site when viewing from the Chinese University and Area 39 near Cheung Shue Tan at **Figure 7**. The Site is surrounded by slopes on the north, south and west sides. The proposed building height restriction of 120mPD has taken into account the topography of the site, existing building height of Deerhill Bay and the lowest level of the burial ground to the north, which is approximately at the same level. The proposed maximum building height restriction has respected the mountain backdrop of Kon Hang which peaks at about 190mPD. Whilst respecting the mountain backdrop and ridgelines, visual openness of the area is largely maintained. As the site is located in a 'pocket' retreated from Tai Po Road, most users travelling along Tai Po Road would not have a direct sight to most of the development as it would have been screened off by the terrain. The proposed development is not

incompatible with the surrounding areas and would not cause significant adverse visual impacts to the area.

#### (h) Proposed Amendment Item J

To rezone a site at Po Heung Street (about 0.04ha) from "GIC" to "G/IC(2)" to facilitate and implantation of the youth hostel with a maximum GFA of 3,412m<sup>2</sup> and non-domestic GFA of 1,040m<sup>2</sup> and a maximum building height of 80mPD.

The site is located at the fringe of Tai Po Market and adjoins an open-air basketball court and a community centre, Po Heung Street, Po Heung Lane and the MTR East Rail and Tai Po Complex. Po Heung Street Public Housing Scheme with PR 6.2 (4.7 for domestic and 1.5 for non-domestic) and building height of 80mPD under construction is located to the west.

#### Visual Appraisal

Photomontages have been prepared to illustrate the possible visual impact of the proposed youth hostel development at the site. Two view points are selected, one at the sitting-out area at Po Heung Street and the other at the sitting-out area at Pan Chung (**Figure 8**). There are also some high-rise buildings along Po Heung Street (e.g. 88 Square at about 84mPD and Kam Fu Building at about 79mPD) and Elegance Garden (about 85mPD). The proposed BH of 80mPD for the "GIC(2)" site is compatible with the surrounding developments when viewed from Po Heung Street and Pan Chung, and would not impose significant visual impacts on the local character of the area. The proposed building height of 80mPD for this site is not incompatible with the surrounding context, particularly taking into account that the Po Heung Street public rental housing under construction located to its west is also restricted to 80mPD. Significant visual impact is not anticipated.

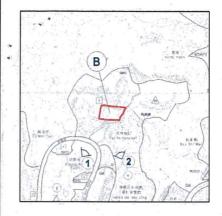
#### Conclusion

4. Based on the above, the proposed amendments are considered not visually incompatible with the surrounding area.

### **Attachments**

Figure 1	Photomontage for Amendment Item B
Figure 2	Photomontage for Amendment Item C
Figure 3	Photomontage for Amendment Item D
Figure 4	Photomontage for Amendment Item E
Figure 5	Photomontage for Amendment Item F
Figure 6	Photomontage for Amendment Item G
Figure 7	Photomontage for Amendment Item H
Figure 8	Photomontage for Amendment Item J

# PLANNING DEPARTMENT APRIL 2014









Stage 2 - New Social Service Complex Future View from Fu Heng Estate









Stage 2 - New Social Service Complex Future View from Tai Po Hospital



## 合成照片 PHOTOMONTAGE

修訂項目B 擬譜修訂大埔 分區計劃大網核准圖編號S/TP/24 AMENDMENT ITEM B PROPOSED AMENDMENT TO THE APPROVED TAI PO OUTLINE ZONING PLAN No. S/TP/24

## 規劃署 PLANNING DEPARTMENT



参考編號 REFERENCE No. M/NE/13/197C





VIEW FROM BASKETBALL COURT OF EX-CONFUCIAN SAM LOK CHOW MUD WAI SCHOOL



VIEW FROM PUBLIC TRANSPORT TERMINUS NEAR NETHERSOLE HOSPITAL

#### 合成照片 PHOTOMONTAGE

修訂項目C 擬議修訂大埔 分區計劃大網核准圖編號S/TP/24 AMENDMENT ITEM C PROPOSED AMENDMENT TO THE APPROVED TAI PO OUTLINE ZONING PLAN No. S/TP/24

## 規劃署 PLANNING DEPARTMENT



参考編號 REFERENCE No. M/NE/13/197C





VIEW FROM TING KOK ROAD



VIEW FROM HA HANG PLAYGROUND

## 合成照片 PHOTOMONTAGE

修訂項目D 擬議修訂大埔 分區計劃大綱核准圖編號S/TP/24 AMENDMENT ITEM D PROPOSED AMENDMENT TO THE APPROVED TAI PO OUTLINE ZONING PLAN No. S/TP/24

## 規劃署 PLANNING DEPARTMENT



參考編號 REFERENCE No. M/NE/13/197C





VIEW FROM SHUEN WAN GOLF COURSE

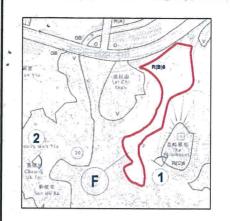
## 合成照片 PHOTOMONTAGE

修訂項目E 擬議修訂大埔 分區計劃大網核准圖編號S/TP/24 AMENDMENT ITEM E PROPOSED AMENDMENT TO THE APPROVED TAI PO OUTLINE ZONING PLAN No. S/TP/24

## 規劃署 PLANNING DEPARTMENT



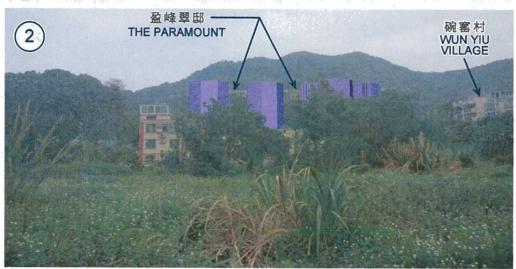
参考編號 REFERENCE No. M/NE/13/197C





VIEW FROM SHAN TONG ROAD





VIEW FROM WUN YIU ALONG WILSON TRAIL

## 合成照片 PHOTOMONTAGE

修訂項目F 擬議修訂大埔 分區計劃大網核准圖編號S/TP/24 AMENDMENT ITEM F PROPOSED AMENDMENT TO THE APPROVED TAI PO OUTLINE ZONING PLAN No. S/TP/24

## 規劃署 PLANNING DEPARTMENT



参考編號 REFERENCE No. M/NE/13/197C

FIGURE 5

本圖於2014年4月2日擬備 PLAN PREPARED ON 3.4.2014





VIEW FROM TAI PO ROAD NEAR KINGSTON HILLS



VIEW FROM WATERFRONT PROMENADE

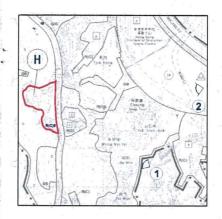
## 合成照片 PHOTOMONTAGE

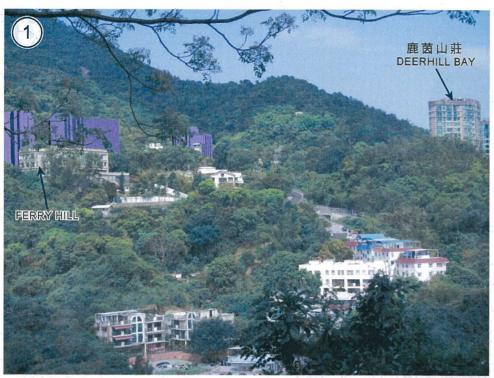
修訂項目G 擬議修訂大埔 分區計劃大網核准圖編號S/TP/24 AMENDMENT ITEM G PROPOSED AMENDMENT TO THE APPROVED TAI PO OUTLINE ZONING PLAN No. S/TP/24

## 規劃署 PLANNING DEPARTMENT



参考編號 REFERENCE No. M/NE/13/197C





VIEW FROM CHINESE UNIVERSITY



VIEW FROM AREA 39 NEAR CHEUNG SHUE TAN

### 合成照片 PHOTOMONTAGE

修訂項目H 擬議修訂大埔 分區計劃大網核准圖編號S/TP/24 AMENDMENT ITEM H PROPOSED AMENDMENT TO THE APPROVED TAI PO OUTLINE ZONING PLAN No. S/TP/24

## 規劃署 PLANNING DEPARTMENT



参考編號 REFERENCE No. M/NE/13/197C









VIEW FROM SITTING-OUT AREA AT PO HEUNG STREET

#### 合成照片 PHOTOMONTAGE

修訂項目J1 擬議修訂大埔 分區計劃大網核准圖編號S/TP/24 AMENDMENT ITEM J1
PROPOSED AMENDMENT
TO THE APPROVED TAI PO
OUTLINE ZONING PLAN No. S/TP/24 規劃署 **PLANNING DEPARTMENT** 



參考編號 REFERENCE No. M/NE/13/197C

**FIGURE** 8

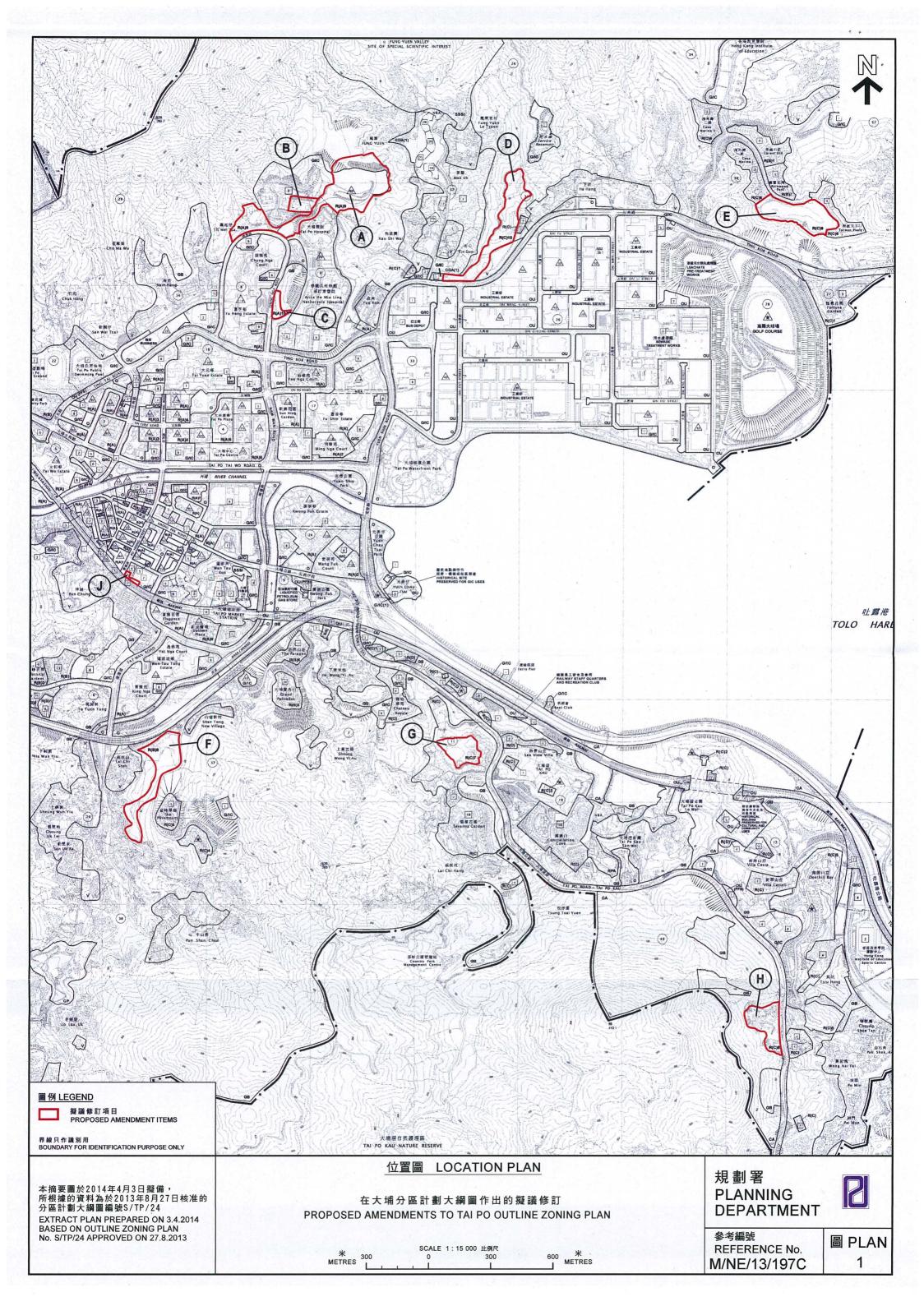
本圖於2014年4月3日擬備 PLAN PREPARED ON 3.4.2014

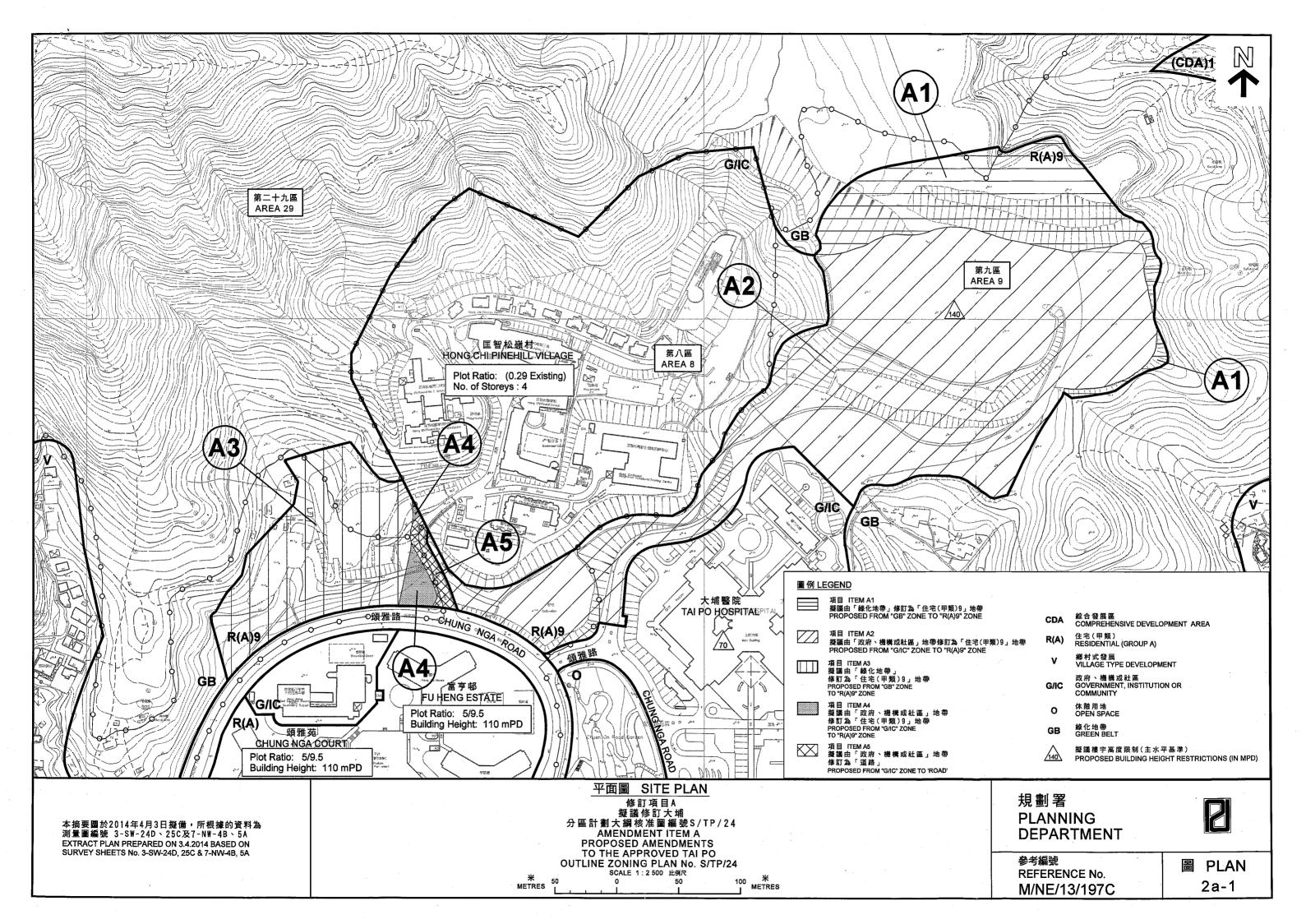
## Appendix VI

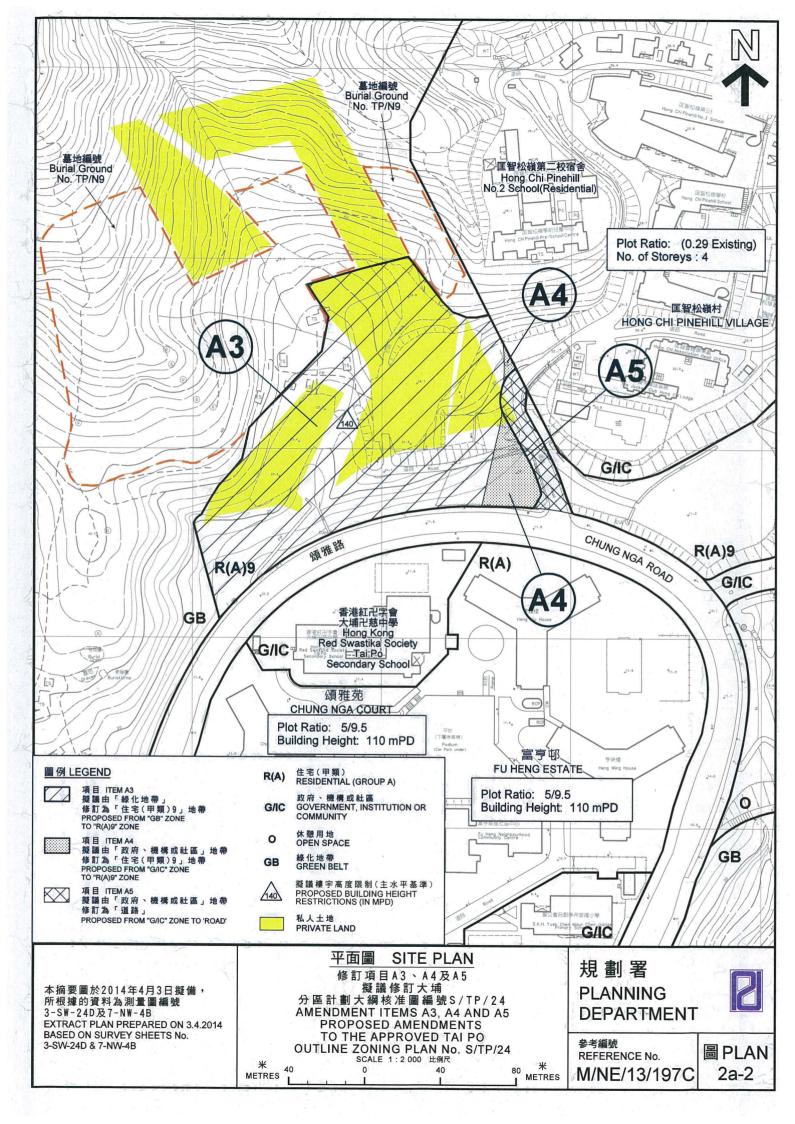
## **Provision of GIC Facilities and Open Space in Tai Po**

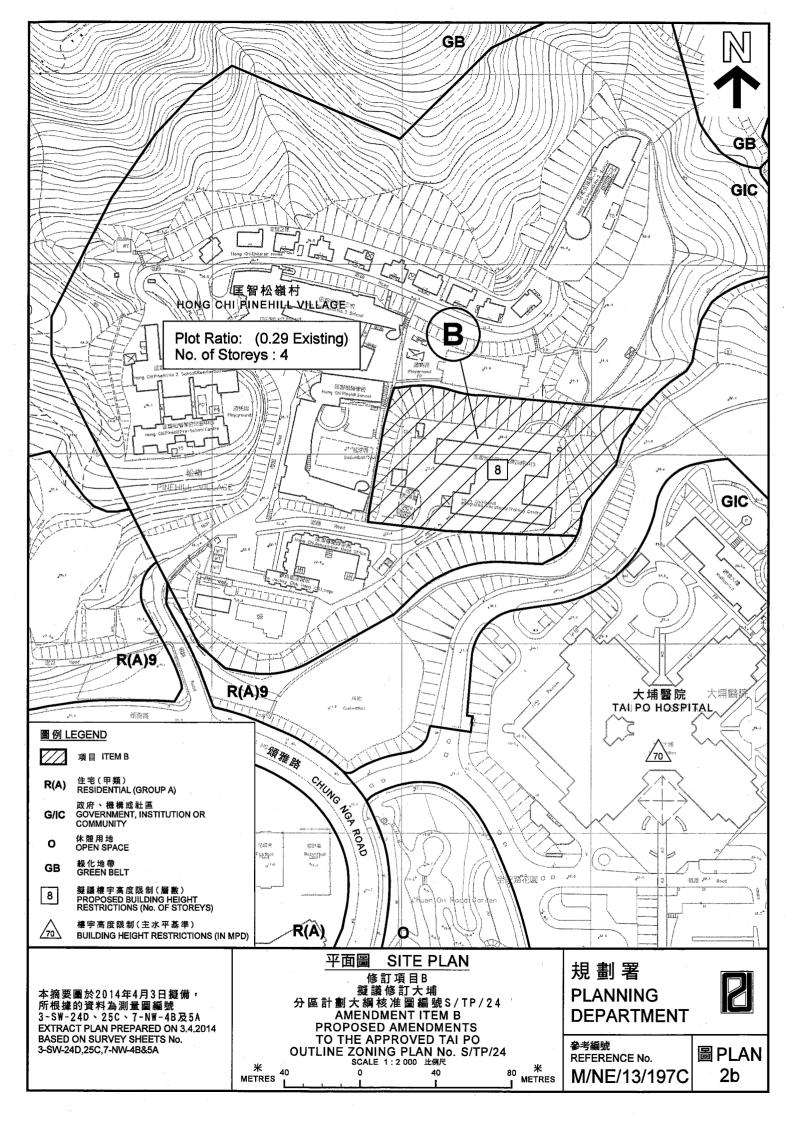
Type of Facilities	Hong Kong Planning	HKPSG Requirement	Provision			Surplus/ Shortfall
	Standards and Guidelines (HKPSG)	based on original planned population (based on planned population after proposed rezoning)	Existing Provision	Original Planned Provision	Planned Provision after proposed rezoning	against original planned provision (against planned population after proposed rezoning)
District Open Space	10 ha per 100,000 persons	25.34ha (27.84ha)	42.29	43.54	43.54	+18.2ha (+15.7ha)
Local Open Space	10 ha per 100,000 persons	25.34ha (27.84ha)	49.90	58.57	58.57	+33.23ha (+30.73ha)
Secondary School	1 whole-day classroom for 40 persons aged 12-17	414 classrooms (456 classrooms)	566	596	596	+182 classrooms (+140 classrooms)
Primary School	1 whole-day classroom for 25.5 persons aged 6-11	657 classrooms (724 classrooms)	523	523	589	-134 classrooms (-135 classrooms) 2 additional Schools will be provided in Area 9.
Kindergarten/ Nursery	24 classrooms for 1,000 children aged 3 to 6	164 classrooms (181 classrooms)	225	228	243	+64 classrooms (+62 classrooms) 15 classrooms) will be provided in Area 9.
District Police Station	1 per 200,000 to 500,000 persons	1 (1)	1	1	1	0 (0)
Divisional Police Station	1 per 100,000 to 200,000 persons	1 (1)	1	1	1	0 (0)

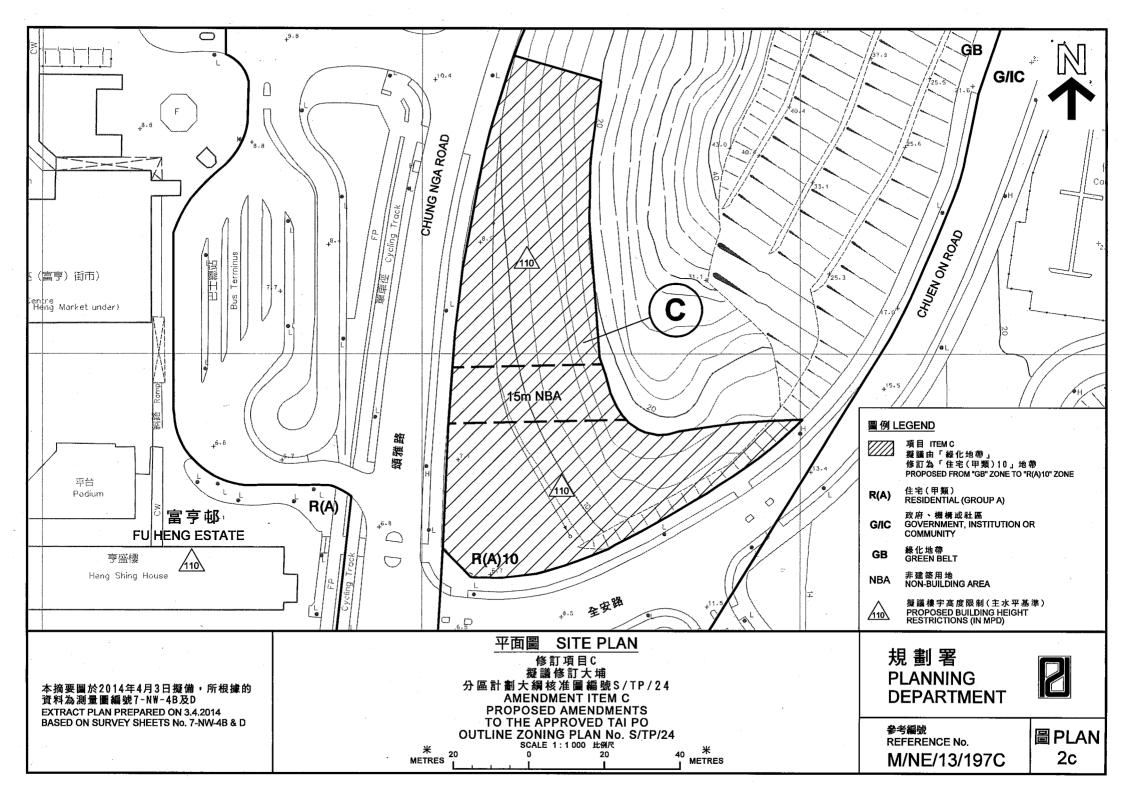
Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement based on original planned population (based on planned population after proposed rezoning)	Provision			Surplus/ Shortfall
			Existing Provision	Original Planned Provision	Planned Provision after proposed rezoning	against original planned provision (against planned population after proposed rezoning)
Hospital	5.5 beds per 1,000 persons	1,452 (1,544 beds)	1,469 beds	1,469 beds	1,469 beds	+17 beds (-75 beds)
Clinic/Health Centre	1 per 100,000 persons	3 (3)	2	3	3	0 (0)
Post Office	1 per 30,000 persons	8 (9)	3	3	3	-5 (-6)
Magistracy (with 8 courtrooms)	1 per 660,000 persons	0 (0)	0	0	0	0 (0)
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24	4 (4)	7	7	7	+3 (+3)
Integrated Family Services Centre	1 for 100,000 to 150,000 persons	2 (2)	2	2	2	0 (0)
Library	1 district library for every 200,000 persons	1 (1)	1	1	1	+0 (+0)
Sport Centre	1 per 50,000 to 65,000 persons	4 (4)	5	6	6	2 (+2)
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons	1 (1)	1	2	2	+1 (+1)
Swimming Pool Complex - standard	1 complex per 287,000 persons	1 (1)	1	2	2	+1 (+1)

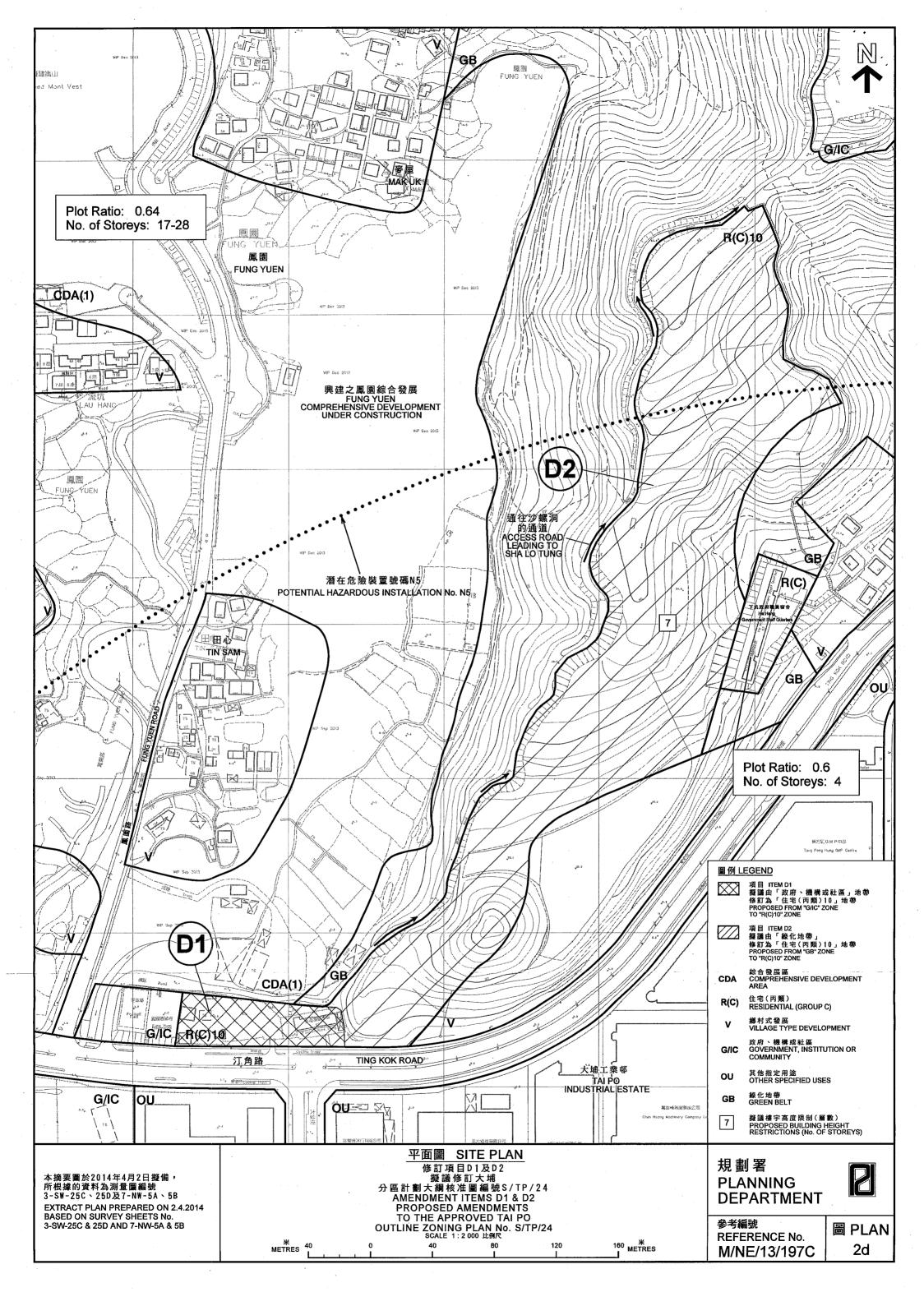


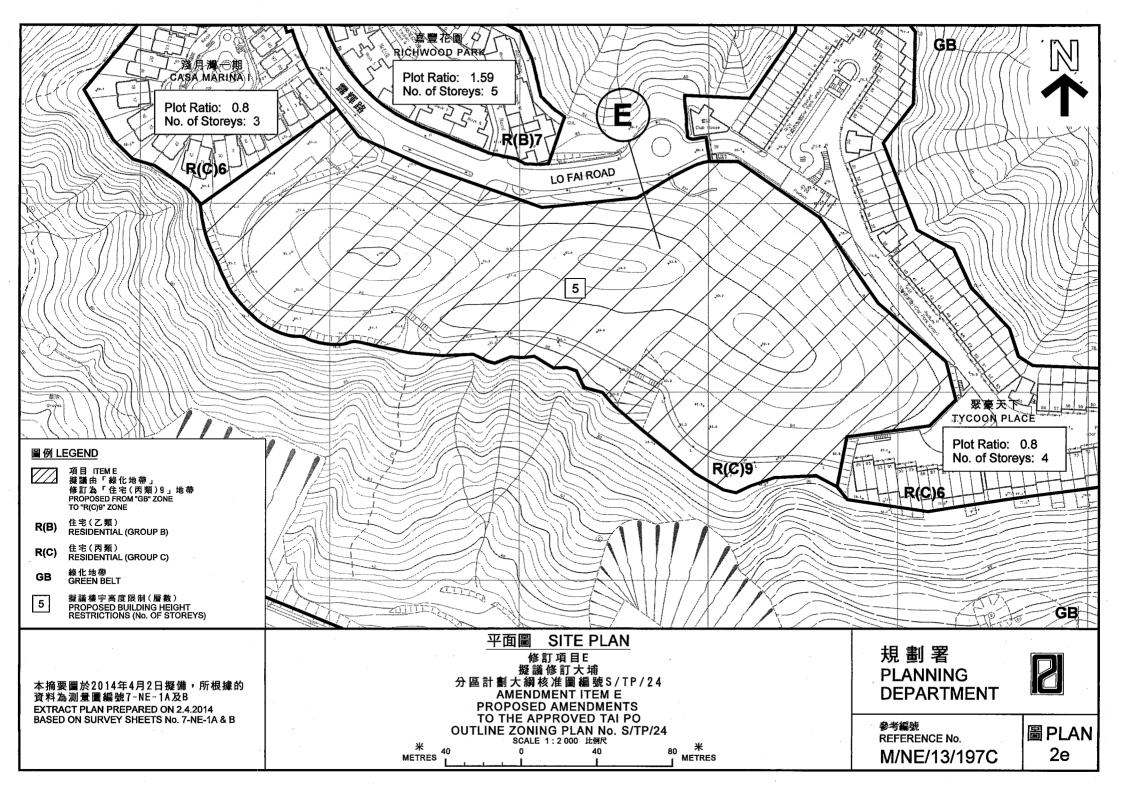


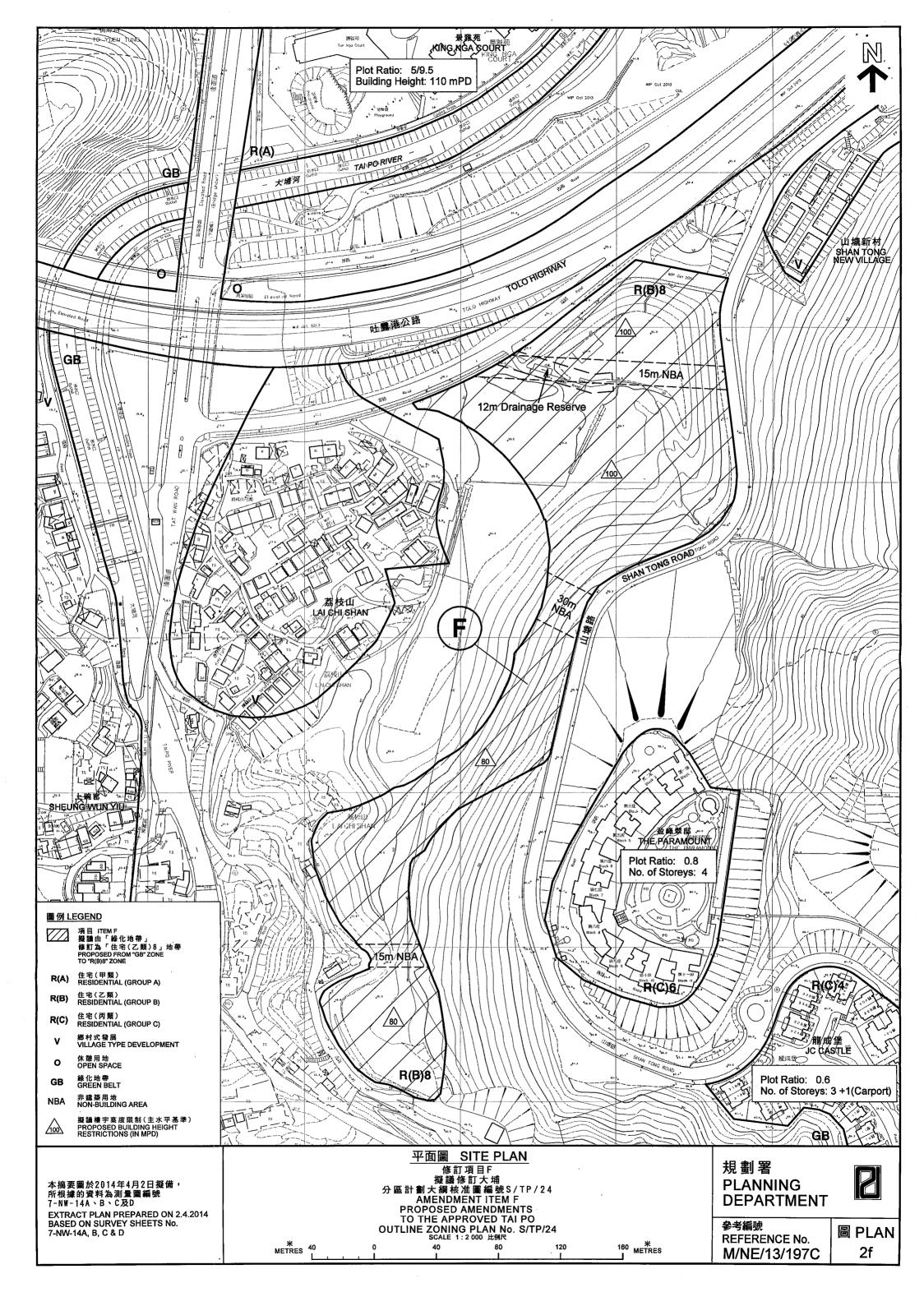


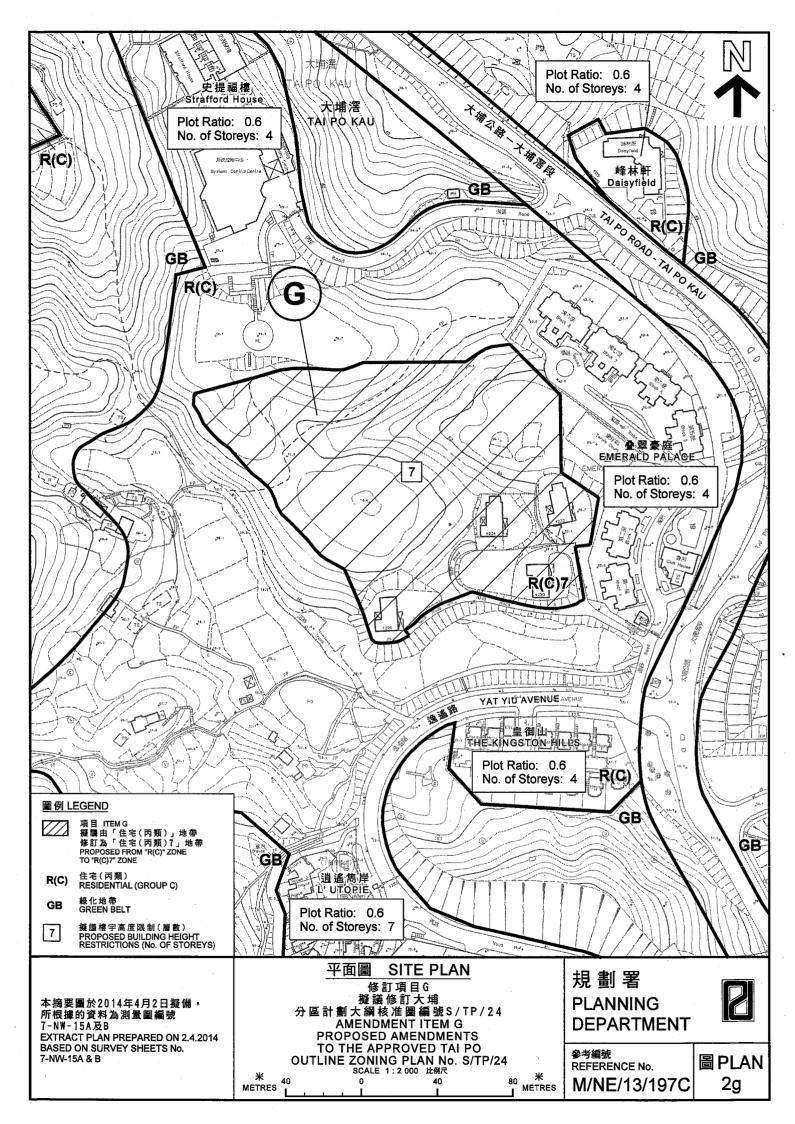


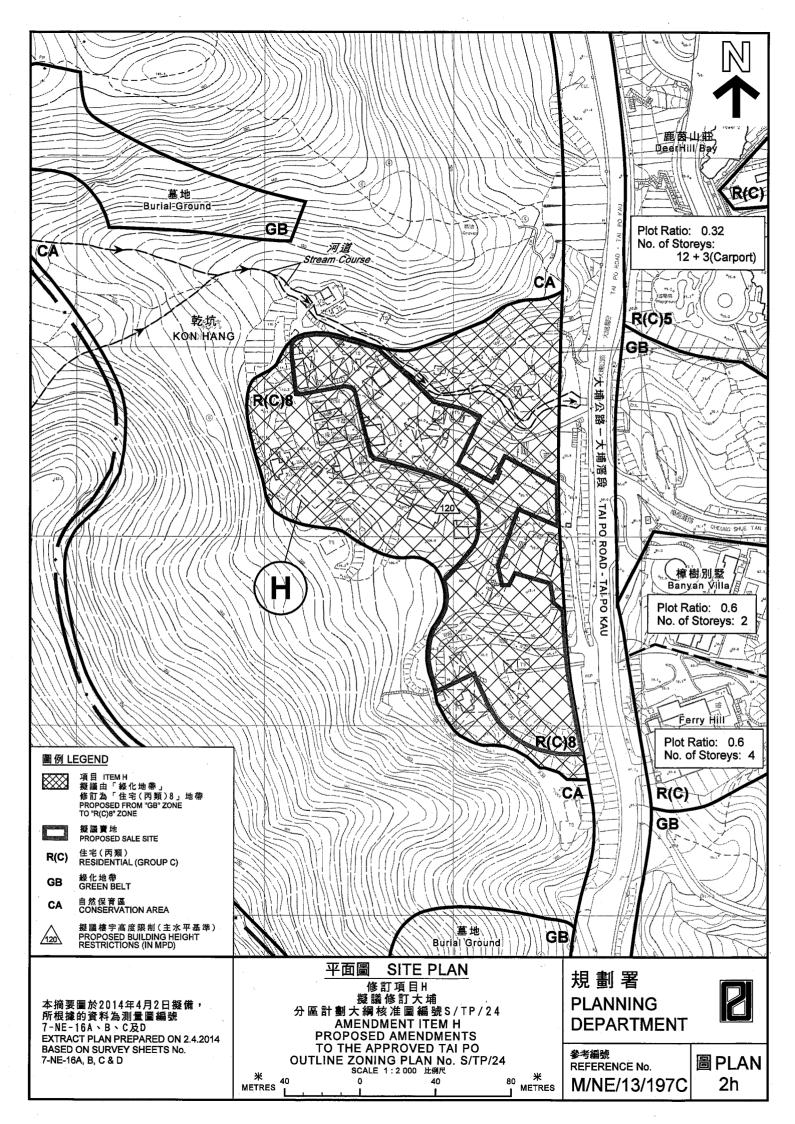


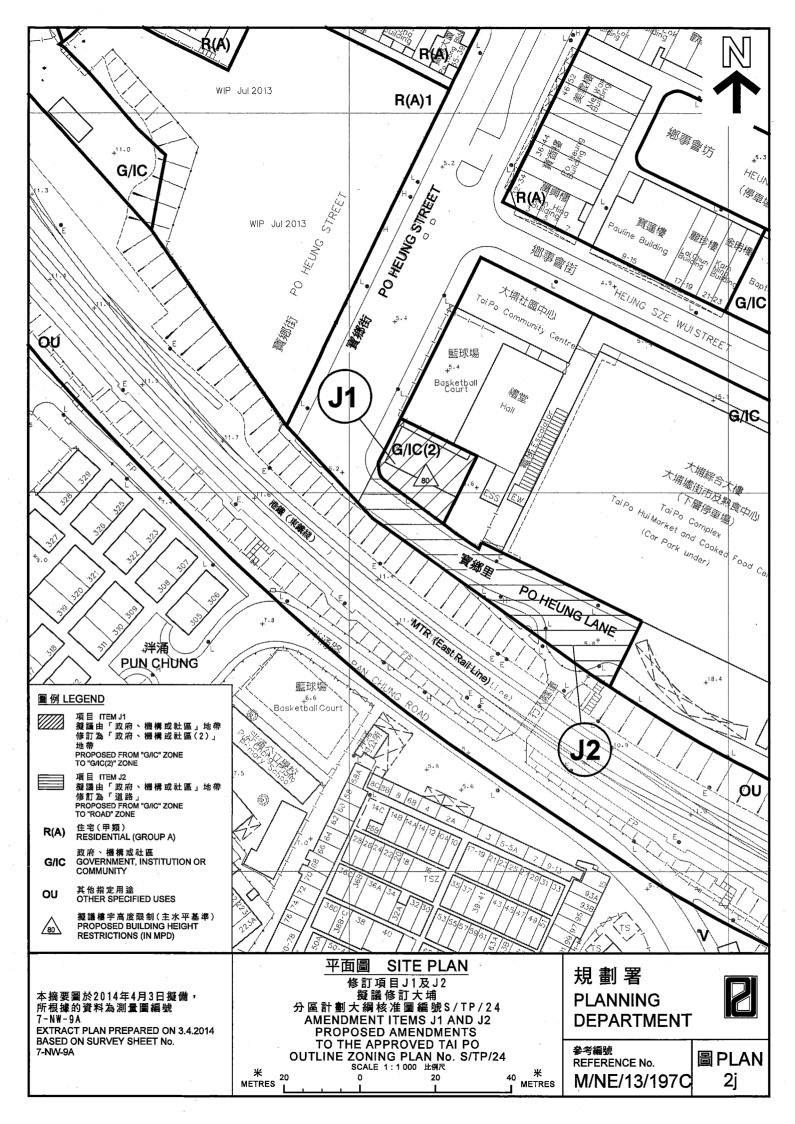














本摘要圖於2014年4月3日擬備, 所根據的資料為地政總署 於2013年6月30日拍得的航攝照片 編號CS43131 EXTRACT PLAN PREPARED ON 3.4.2014 BASED ON AERIAL PHOTO No. CS 43131 TAKEN ON 30.6.2013 BY LANDS DEPARTMENT

修訂項目A 擬議修訂大埔 分區計劃大綱核准圖編號S/TP/24 AMENDMENTS ITEM A PROPOSED AMENDMENTS TO THE APPROVED TAI PO OUTLINE ZONING PLAN No. S/TP/24

**DEPARTMENT** 



參考編號 REFERENCE No. M/NE/13/197C 圖 PLAN 3a-1



本圖於2014年4月2日擬備,所根據 的資料為攝於2013年9月23日 的實地照片

PLAN PREPARED ON 2.4.2014 BASED ON SITE PHOTO TAKEN ON 23.9.2013

#### 實地照片 SITE PHOTO

修訂項目A1及A2 擬議修訂大埔 分區計劃大綱核准圖編號S/TP/24 AMENDMENT ITEMS A1 AND A2 PROPOSED AMENDMENTS TO THE APPROVED TAI PO OUTLINE ZONING PLAN No. S/TP/24

# 規劃署 PLANNING DEPARTMENT



參考編號 REFERENCE No. M/NE/13/197C

圖PLAN 3a-2



本圖於2014年4月2日擬備,所根據 的資料為攝於2013年9月23日 的實地照片

PLAN PREPARED ON 2.4.2014 BASED ON SITE PHOTO TAKEN ON 23.9.2013

#### 實地照片 SITE PHOTO

修訂項目A1 擬議修訂大埔 分區計劃大網核准圖編號S/TP/24 AMENDMENT ITEM A1 PROPOSED AMENDMENTS TO THE APPROVED TAI PO OUTLINE ZONING PLAN No. S/TP/24

# 規劃署 PLANNING DEPARTMENT



參考編號 REFERENCE No. M/NE/13/197C

圖PLAN 3a-3



本圖於2014年4月2日擬備,所根據 的資料為攝於2013年9月23日的實地照片 PLAN PREPARED ON 2.4.2014 BASED ON SITE PHOTO TAKEN ON 23.9.2013

#### 實地照片 SITE PHOTO

修訂項目A3,A4及A5 擬議修訂大埔 分區計劃大綱核准圖編號S/TP/24 AMENDMENT ITEMS A3, A4 & A5 PROPOSED AMENDMENTS TO THE APPROVED TAI PO OUTLINE ZONING PLAN No. S/TP/24

### 規劃署 PLANNING DEPARTMENT



參考編號 REFERENCE No. M/NE/13/197C

圖PLAN 3a-4



本圖於2014年4月2日擬備,所根據 的資料為攝於2013年9月23日 的實地照片

PLAN PREPARED ON 2.4.2014 BASED ON SITE PHOTO TAKEN ON 23.9.2013

#### 實地照片 SITE PHOTO

修訂項目B 擬議修訂大埔 分區計劃大綱核准圖編號S/TP/24 AMENDMENT ITEM B PROPOSED AMENDMENTS TO THE APPROVED TAI PO OUTLINE ZONING PLAN No. S/TP/24

## 規劃署 PLANNING DEPARTMENT



參考編號 REFERENCE No. M/NE/13/197C

圖PLAN 3b-1



本圖於2014年4月2日擬備,所根據 的資料為攝於2014年3月31日 的實地照片

PLAN PREPARED ON 2.4.2014 BASED ON SITE PHOTO TAKEN ON 31.3.2014

#### 實地照片 SITE PHOTO

修訂項目B 擬譜修訂大埔 分區計劃大網核准圖編號S/TP/24 AMENDMENT ITEM B PROPOSED AMENDMENTS TO THE APPROVED TAI PO OUTLINE ZONING PLAN No. S/TP/24

## 規劃署 PLANNING DEPARTMENT



參考編號 REFERENCE No. M/NE/13/197C

圖PLAN 3b-2



本圖於2014年4月2日擬備,所根據 的資料為攝於2014年1月3日 的實地照片 PLAN PREPARED ON 2.4.2014 BASED

PLAN PREPARED ON 2.4.2014 BASED ON SITE PHOTO TAKEN ON 3.1.2014

#### 實地照片 SITE PHOTO

修訂項目C 擬議修訂大埔 分區計劃大綱核准圖編號S/TP/24 AMENDMENT ITEM C PROPOSED AMENDMENTS TO THE APPROVED TAI PO OUTLINE ZONING PLAN No. S/TP/24

# 規劃署 PLANNING DEPARTMENT



参考編號 REFERENCE No. M/NE/13/197C

圖PLAN 3c



本摘要圖於2014年4月3日擬備, 所根據的資料為地政總署 於2013年6月30日拍得的航攝照片 編號C\$43129 EXTRACT PLAN PREPARED ON 3.4.2014 BASED ON AERIAL PHOTO No. CS 43129 TAKEN ON 30.6.2013 BY LANDS DEPARTMENT

# 航攝照片 AERIAL PHOTO

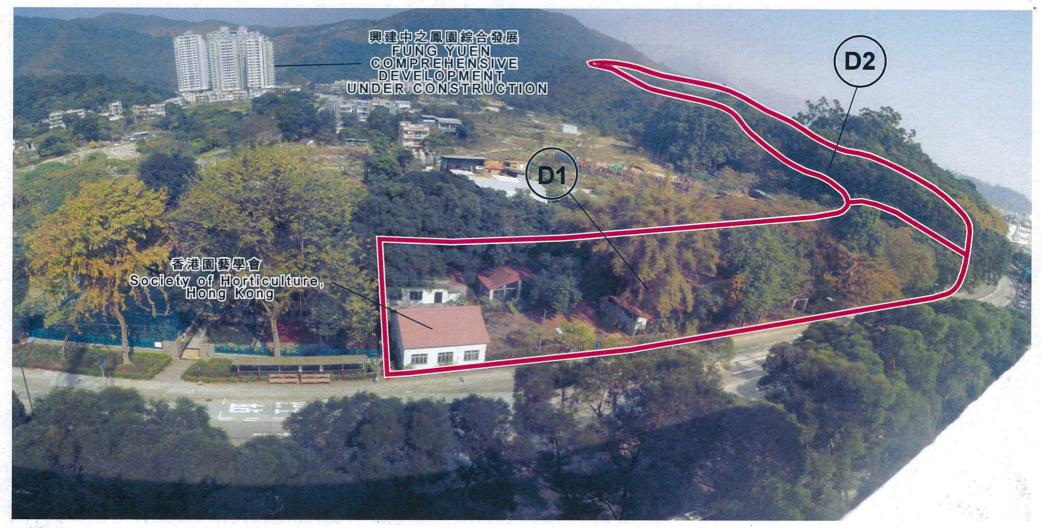
修訂項目D1及D2 擬議修訂大埔 分區計劃大綱核准圖編號S/TP/24 AMENDMENT ITEMS D1 & D2 PROPOSED AMENDMENTS TO THE APPROVED TAI PO OUTLINE ZONING PLAN No. S/TP/24

### 規劃署 PLANNING DEPARTMENT



參考編號 REFERENCE No. M/NE/13/197C

圖 PLAN 3d-1



本圖於2014年4月3日擬備,所根據 的資料為攝於2014年1月3日 的實地照片

PLAN PREPARED ON 3.4.2014 BASED ON SITE PHOTO TAKEN ON 3.1.2014

#### 實地照片 SITE PHOTO

修訂項目D1及D2 擬議修訂大埔 分區計劃大綱核准圖編號S/TP/24 AMENDMENT ITEMS D1 & D2 PROPOSED AMENDMENTS TO THE APPROVED TAI PO OUTLINE ZONING PLAN No. S/TP/24

## 規劃署 PLANNING DEPARTMENT



參考編號 REFERENCE No. M/NE/13/197C

圖PLAN 3d-2



本摘要圖於2014年4月2日擬備, 所根據的資料為地政總署 於2013年6月21日拍得的航攝照片 編號CS43126 EXTRACT PLAN PREPARED ON 2.4.2014 BASED ON AERIAL PHOTO No. CS 43126 TAKEN ON 21.6.2013 BY LANDS DEPARTMENT

修訂項目E 擬議修訂大埔 分區計劃大綱核准圖編號S/TP/24 AMENDMENT ITEM E PROPOSED AMENDMENTS TO THE APPROVED TAI PO OUTLINE ZONING PLAN No. S/TP/24

### 規劃署 PLANNING DEPARTMENT



參考編號 REFERENCE No. M/NE/13/197C 圖PLAN 3e-1



南邊的行人徑 FOOTPATH AT SOUTH PORTION

本圖於2014年4月2日擬備,所根據 的資料為攝於2014年1月3日 的實地照片

PLAN PREPARED ON 2.4.2014 BASED ON SITE PHOTO TAKEN ON 3.1.2014

#### 實地照片 SITE PHOTO

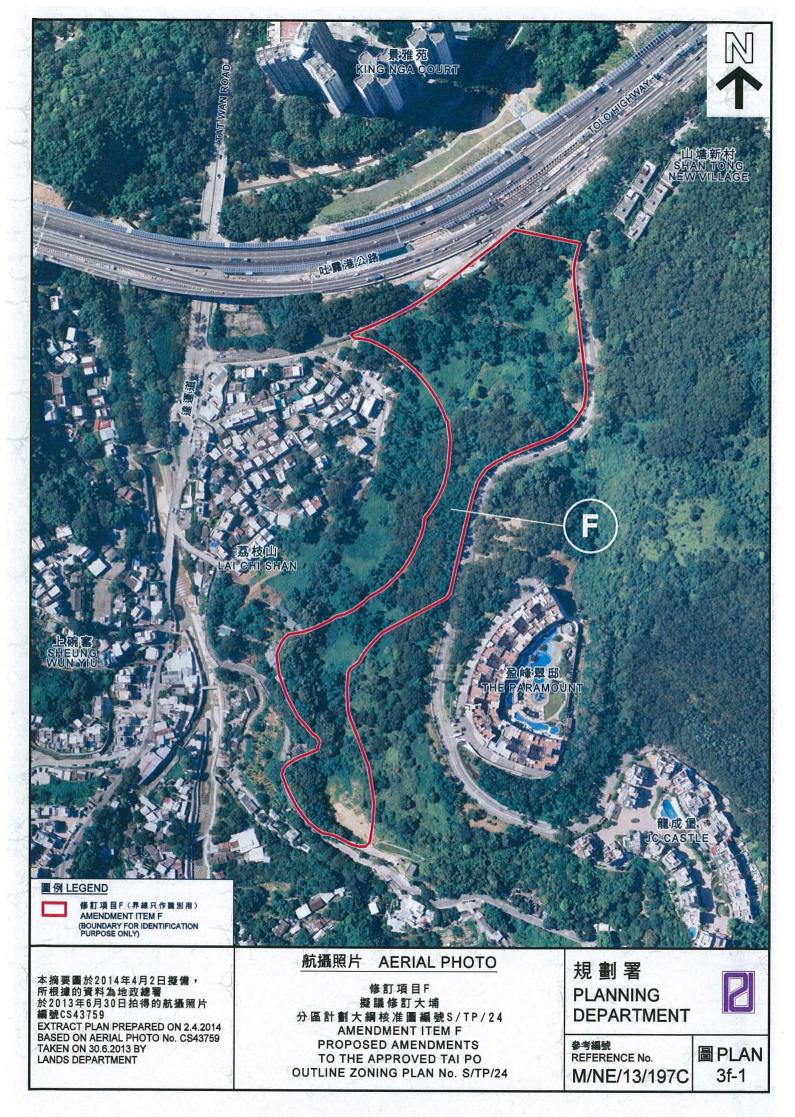
修訂項目E 擬議修訂大埔 分區計劃大綱核准圖編號S/TP/24 AMENDMENT ITEM E PROPOSED AMENDMENTS TO THE APPROVED TAI PO OUTLINE ZONING PLAN No. S/TP/24

# 規劃署 PLANNING DEPARTMENT



參考編號 REFÉRENCE No. M/NE/13/197C

圖PLAN 3e-2





本圖於2014年4月2日擬備,所根據 的資料為攝於2014年1月3日 的實地照片

PLAN PREPARED ON 2.4.2014 BASED ON SITE PHOTO TAKEN ON 3.1.2014

#### 實地照片 SITE PHOTO

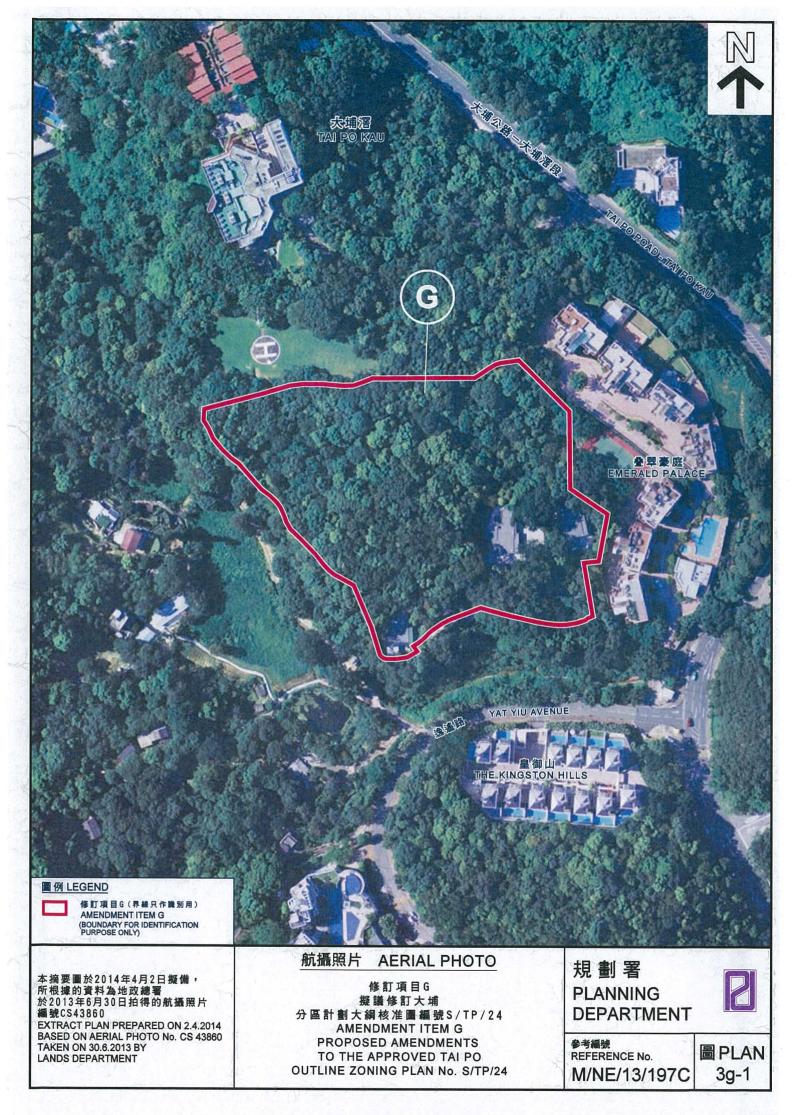
修訂項目F 擬議修訂大埔 分區計劃大綱核准圖編號S/TP/24 AMENDMENT ITEM F PROPOSED AMENDMENTS TO THE APPROVED TAI PO OUTLINE ZONING PLAN No. S/TP/24

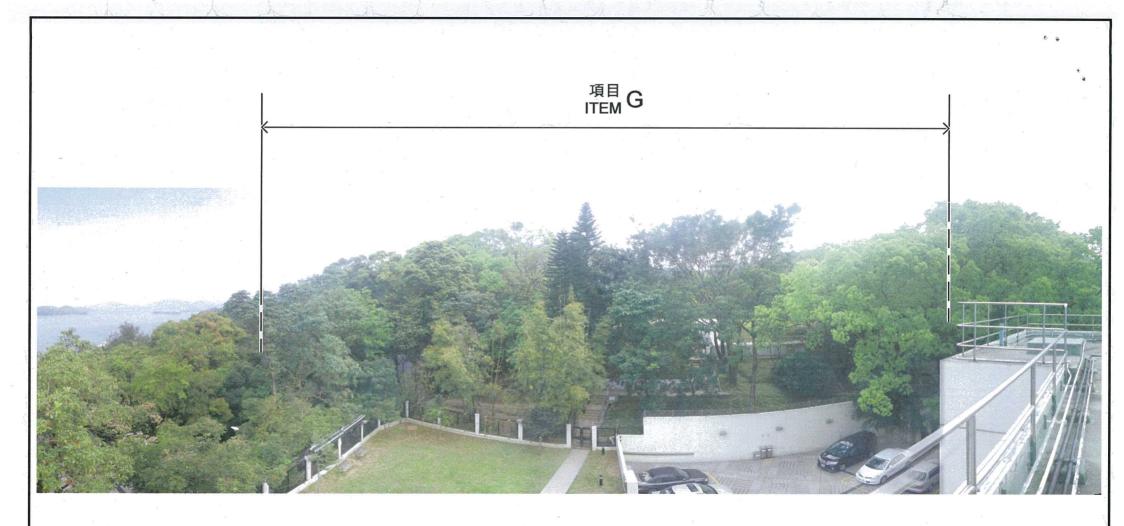
## 規劃署 PLANNING DEPARTMENT



参考編號 REFERENCE No. M/NE/13/197C

圖PLAN 3f-2





本圖於2014年4月2日擬備,所根據 的資料為攝於2013年2月6日 的實地照片

PLAN PREPARED ON 2.4.2014 BASED ON SITE PHOTO TAKEN ON 6.2.2013

#### 實地照片 SITE PHOTO

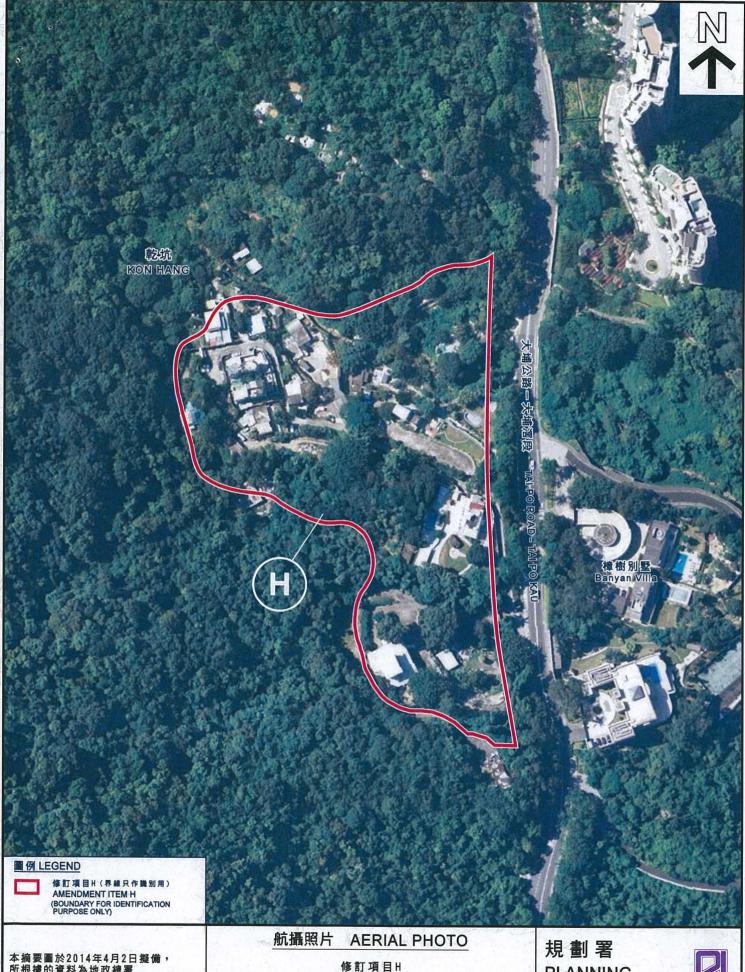
修訂項目G 擬議修訂大埔 分區計劃大網核准圖編號S/TP/24 AMENDMENT ITEM G PROPOSED AMENDMENTS TO THE APPROVED TAI PO OUTLINE ZONING PLAN No. S/TP/24

# 規劃署 PLANNING DEPARTMENT



參考編號 REFERENCE No. M/NE/13/197C

圖PLAN 3g-2



**OUTLINE ZONING PLAN No. S/TP/24** 

本摘要圖於2014年4月2日擬備, 所根據的資料為地政總署 於2013年6月30日拍得的航攝照片 編號CS43583 EXTRACT PLAN PREPARED ON 2.4.2014 BASED ON AERIAL PHOTO No. CS 43583 TAKEN ON 30.6.2013 BY

LANDS DEPARTMENT

擬議修訂大埔 分區計劃大綱核准圖編號S/TP/24 AMENDMENT ITEM H PROPOSED AMENDMENTS TO THE APPROVED TAI PO

# **PLANNING** DEPARTMENT



REFERENCE No. M/NE/13/197C

圖PLAN 3h-1



本圖於2014年4月2日擬備,所根據 的資料為攝於2013年2月6日 的實地照片

PLAN PREPARED ON 2.4.2014 BASED ON SITE PHOTO TAKEN ON 6.2.2013

#### 實地照片 SITE PHOTO

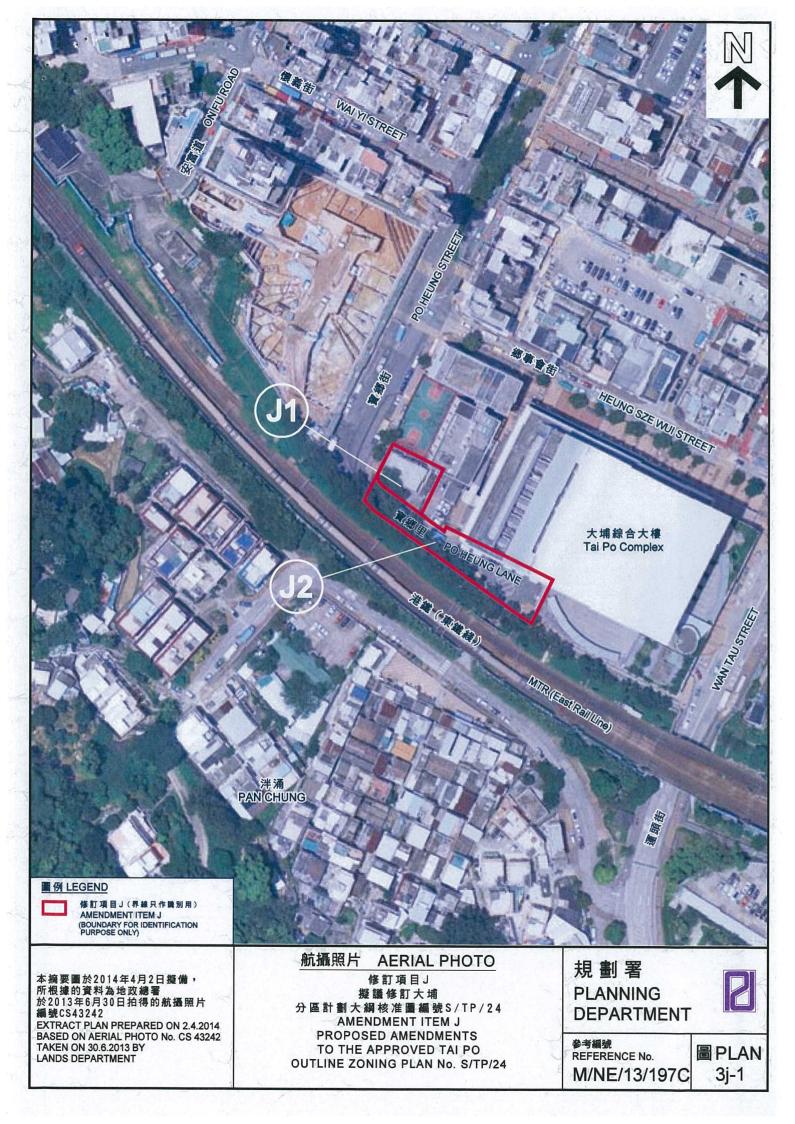
修訂項目H 擬譜修訂大埔 分區計劃大綱核准圖編號S/TP/24 AMENDMENT ITEM H PROPOSED AMENDMENTS TO THE APPROVED TAI PO OUTLINE ZONING PLAN No. S/TP/24

# 規劃署 PLANNING DEPARTMENT



參考編號 REFERENCE No. M/NE/13/197C

圖PLAN 3h-2





本圖於2014年4月2日擬備,所根據 的資料為攝於2014年3月31日 的實地照片

PLAN PREPARED ON 2.4.2014 BASED ON SITE PHOTO TAKEN ON 31.3.2014

#### 實地照片 SITE PHOTO

修訂項目J 擬議修訂大埔 分區計劃大網核准圖編號S/TP/24 AMENDMENT ITEM J PROPOSED AMENDMENTS TO THE APPROVED TAI PO OUTLINE ZONING PLAN No. S/TP/24

## 規劃署 PLANNING DEPARTMENT



参考編號 REFERENCE No. M/NE/13/197C

圖PLAN 3j-2





VIEW FROM SITTING-OUT AREA AT PAN CHUNG



VIEW FROM SITTING-OUT AREA AT PO HEUNG STREET

#### 合成照片 PHOTOMONTAGE

修訂項目J1 擬議修訂大埔 分區計劃大網核准圖編號S/TP/24 **AMENDMENT ITEM J1** PROPOSED AMENDMENT TO THE APPROVED TAI PO OUTLINE ZONING PLAN No. S/TP/24

規劃署 **PLANNING DEPARTMENT** 



參考編號 REFERENCE No. M/NE/13/197C

圖PLAN 4a

本圖於2014年4月3日擬備 PLAN PREPARED ON 3.4.2014









Stage 2 - New Social Service Complex Future View from Fu Heng Estate









Stage 2 - New Social Service Complex Future View from Tai Po Hospital



#### 合成照片 PHOTOMONTAGE

修訂項目B 擬議修訂大埔 分區計劃大綱核准圖編號S/TP/24 AMENDMENT ITEM B PROPOSED AMENDMENT TO THE APPROVED TAI PO OUTLINE ZONING PLAN No. S/TP/24

# 規劃署 PLANNING DEPARTMENT



参考編號 REFERENCE No. M/NE/13/197C

圖PLAN 4b





VIEW FROM BASKETBALL COURT OF EX-CONFUCIAN SAM LOK CHOW MUD WAI SCHOOL



VIEW FROM PUBLIC TRANSPORT TERMINUS NEAR NETHERSOLE HOSPITAL

#### 合成照片 PHOTOMONTAGE

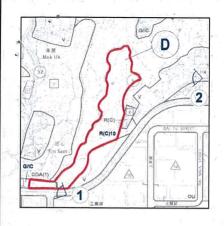
修訂項目C 擬議修訂大埔 分區計劃大網核准圖編號S/TP/24 AMENDMENT ITEM C PROPOSED AMENDMENT TO THE APPROVED TAI PO OUTLINE ZONING PLAN No. S/TP/24

## 規劃署 PLANNING DEPARTMENT



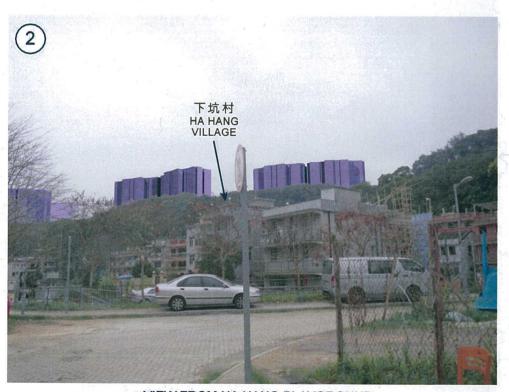
参考編號 REFERENCE No. M/NE/13/197C

圖PLAN 4c





VIEW FROM TING KOK ROAD



VIEW FROM HA HANG PLAYGROUND

#### 合成照片 PHOTOMONTAGE

修訂項目D 擬議修訂大埔 分區計劃大網核准圖編號S/TP/24 AMENDMENT ITEM D PROPOSED AMENDMENT TO THE APPROVED TAI PO OUTLINE ZONING PLAN No. S/TP/24

## 規劃署 PLANNING DEPARTMENT



参考編號 REFERENCE No. M/NE/13/197C

圖PLAN 4d





VIEW FROM SHUEN WAN GOLF COURSE

#### 合成照片 PHOTOMONTAGE

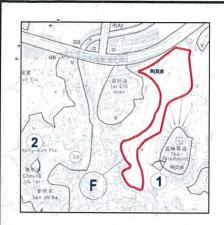
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# 規劃署 PLANNING DEPARTMENT



参考編號 REFERENCE No. M/NE/13/197C

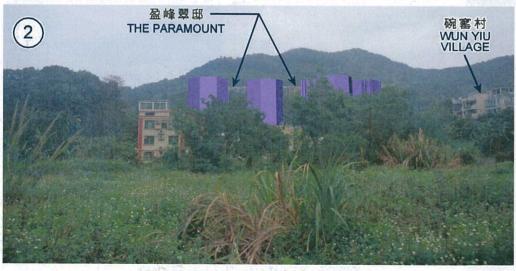
圖 PLAN 4e





VIEW FROM SHAN TONG ROAD





VIEW FROM WUN YIU ALONG WILSON TRAIL

本圖於2014年4月2日擬備

PLAN PREPARED ON 3.4.2014

#### 合成照片 PHOTOMONTAGE

修訂項目F 擬議修訂大埔 分區計劃大網核准圖編號S/TP/24 AMENDMENT ITEM F PROPOSED AMENDMENT TO THE APPROVED TAI PO OUTLINE ZONING PLAN No. S/TP/24

## 規劃署 PLANNING DEPARTMENT



参考編號 REFERENCE No. M/NE/13/197C

圖 PLAN 4f





VIEW FROM TAI PO ROAD NEAR KINGSTON HILLS



VIEW FROM WATERFRONT PROMENADE

本圖於2014年4月2日擬備 PLAN PREPARED ON 2.4.2014

#### 合成照片 PHOTOMONTAGE

修訂項目G 擬議修訂大埔 分區計劃大網核准圖編號S/TP/24 AMENDMENT ITEM G PROPOSED AMENDMENT TO THE APPROVED TAI PO OUTLINE ZONING PLAN No. S/TP/24

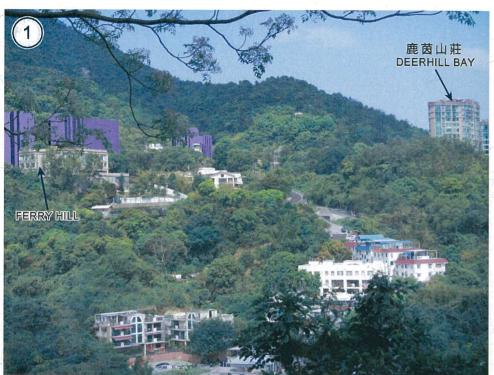
## 規劃署 PLANNING DEPARTMENT



参考編號 REFERENCE No. M/NE/13/197C

圖PLAN 4g





VIEW FROM CHINESE UNIVERSITY



VIEW FROM AREA 39 NEAR CHEUNG SHUE TAN

本圖於2014年4月2日擬備 PLAN PREPARED ON 2.4.2014

#### 合成照片 PHOTOMONTAGE

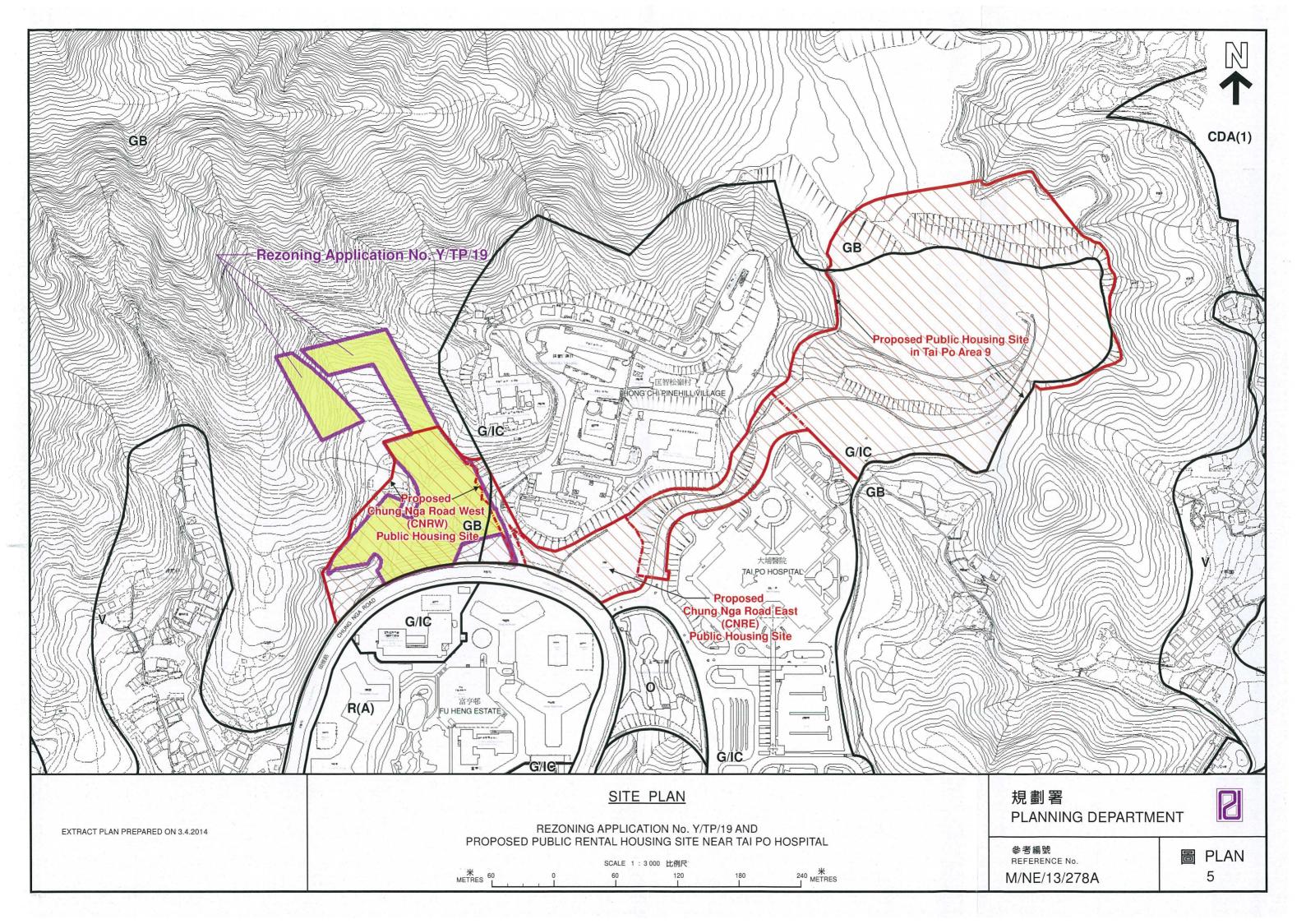
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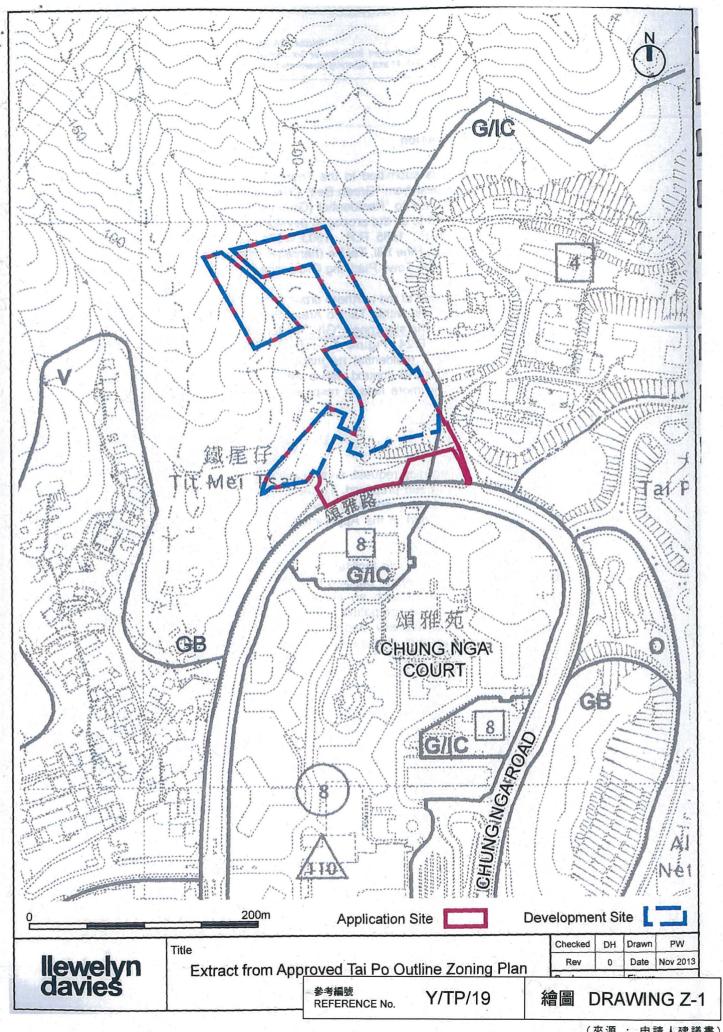
## 規劃署 PLANNING DEPARTMENT



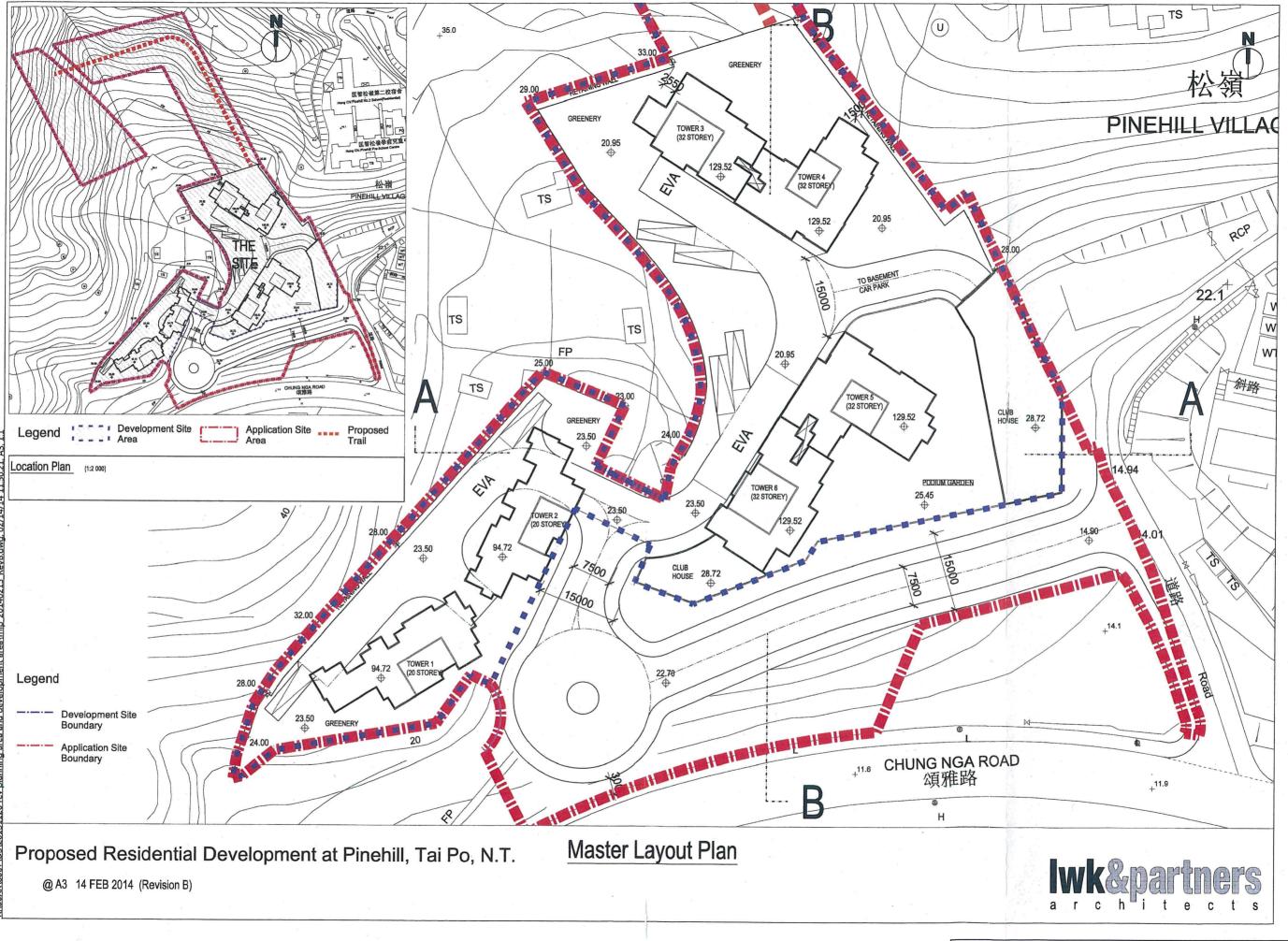
参考編號 REFERENCE No. M/NE/13/197C

圖PLAN 4h





(來源:申請人建議書) (SOURCE: APPLICANT'S SUBMISSION PLAN)



参考編號 REFERENCE No. Y/TP/19 繪圖 DRAWING Z-2



CONCEPTUAL LATOUT PLAN
Proposed Public Housing Development at Tai Po Area 9,
Chung Nga Road East and Chung Nga Road West

(Suject to Design Review)



HOUSING DEPARTMENT

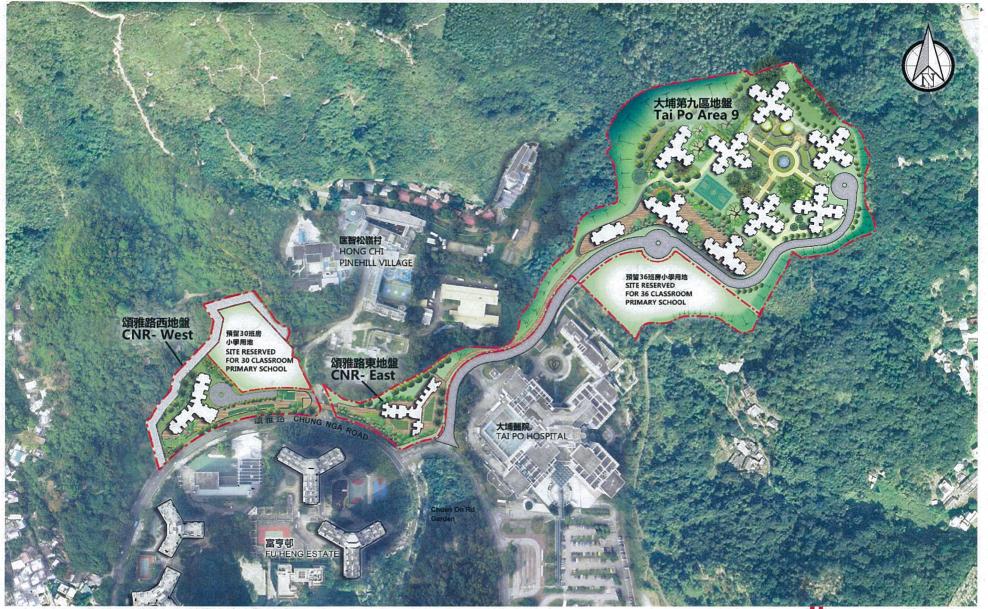
Dwg no.: TP9/SITE/A/PS/SK-01 Date: 10/3/2014

DRAFT

参考編號 REFERENCE No. M/NE/13/197C



**DRAWING 1** 



### **CONCEPTUAL LAYOUT PLAN**

Proposed Public Housing Development at Tai Po Area 9, Chung Nga Road East and Chung Nga Road West

(Suject to Design Review)



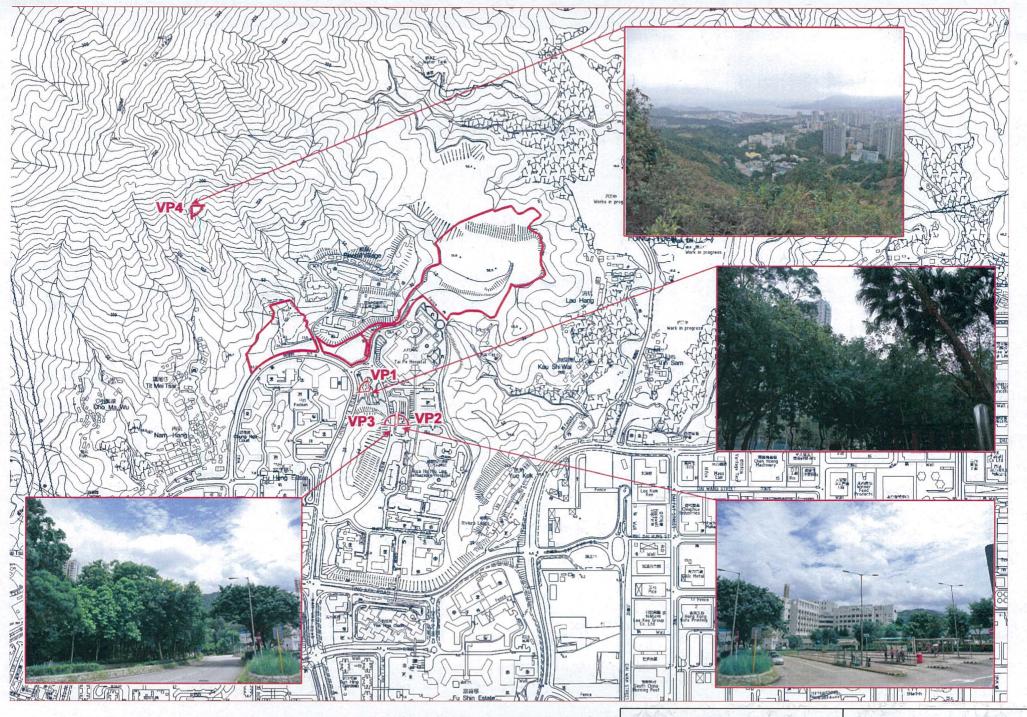
HOUSING DEPARTMENT

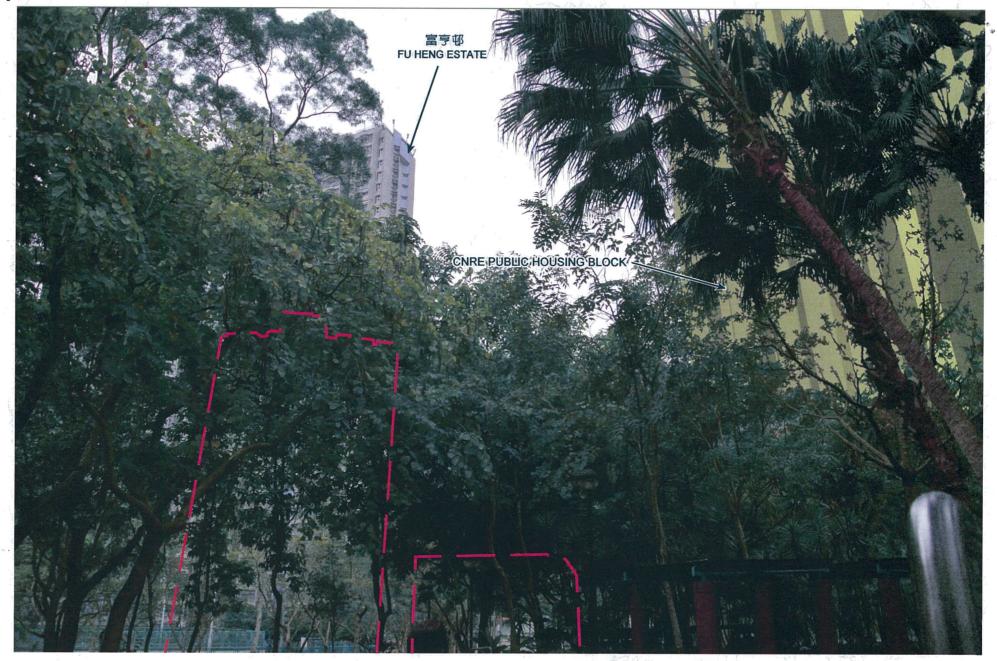
Dwg no.: TP9/SITE/A/PS/SK-01/A Date: 28/3/2014

參考編號 REFERENCE No. M/NE/13/197C 系

繪圖

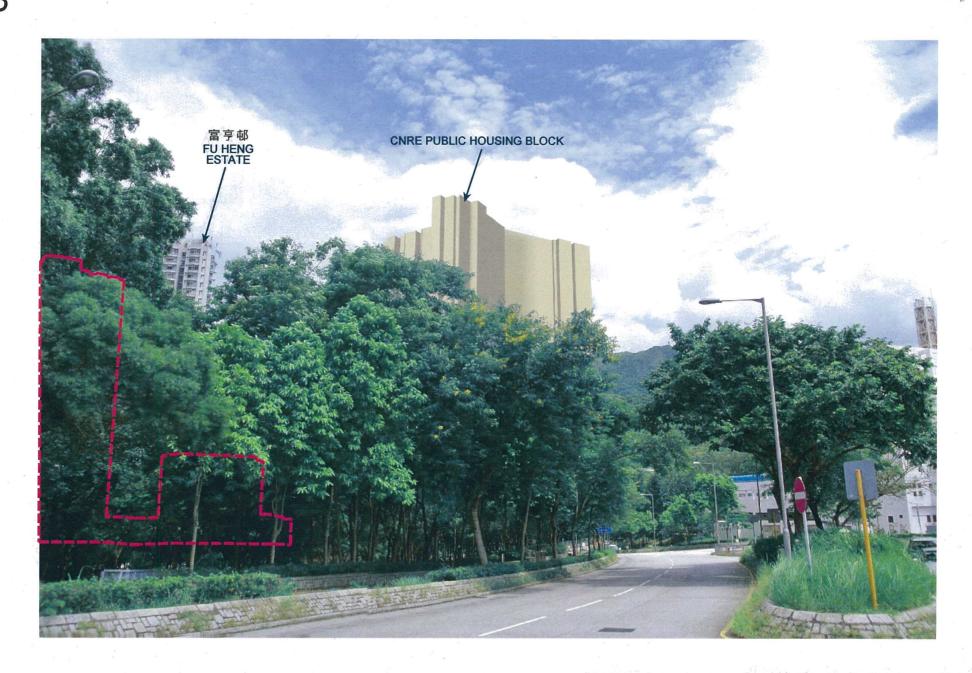
**DRAWING 2** 

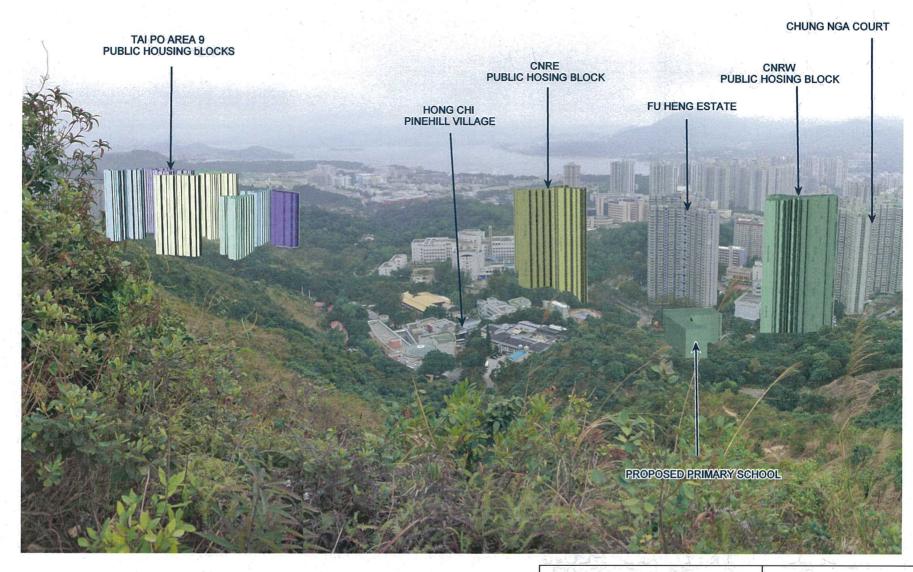




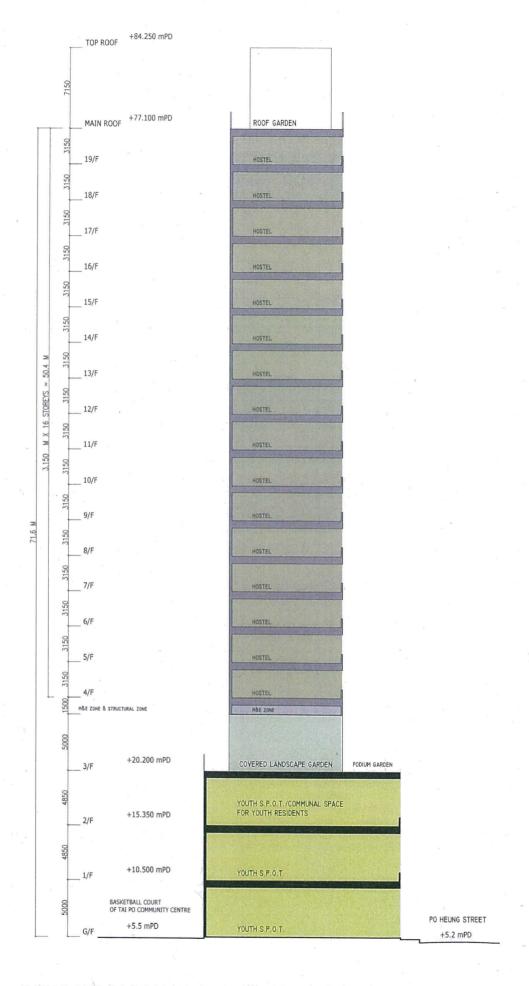
参考編號 REFERENCE No. M/NE/13/197C 繪圖 DRAWING 2b







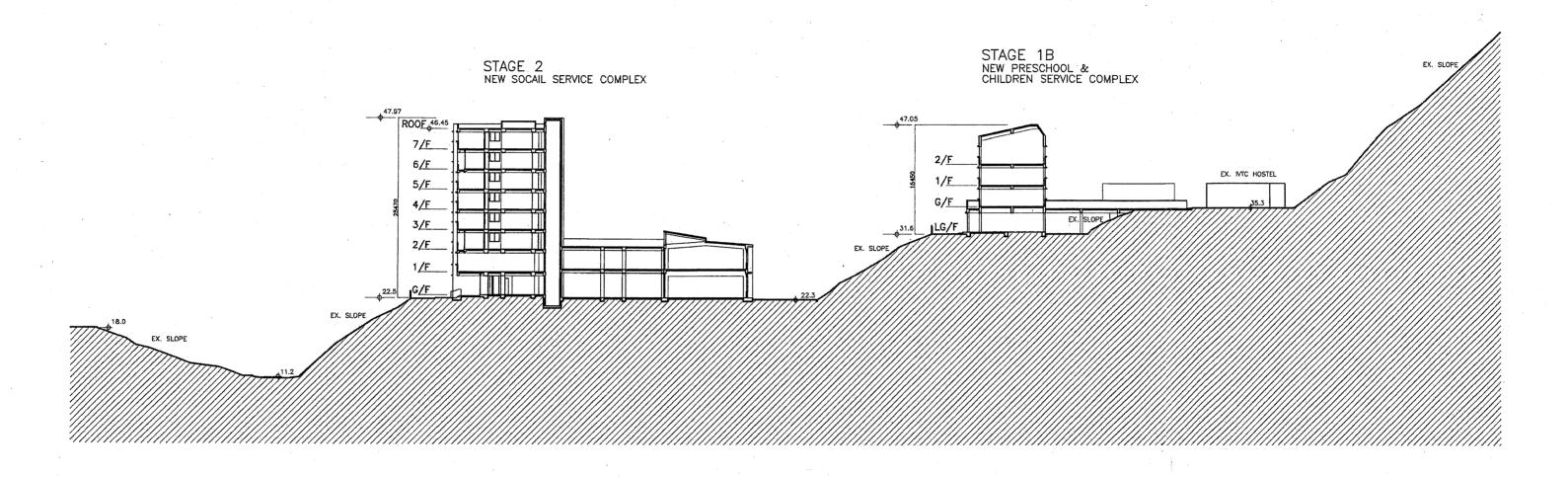
SCHEME 20
REV. 1 SCHEMATIC SECTION PROPOSED HKFYG TAI PO YOUTH HOSTEL, TAI PO HUI, N.T. Handi architects limited ARCHITECTURE AND INTERIOR DESIGN 1: 200 @ a3 28 MARCH, 2014



# INDICATIVE SCHEME PROVIDED BY HKFYG

參考編號 REFERENCE No. M/NE/13/197C

繪圖 **DRAWING 3** 





SECTION X-X

STAGE 1A - NEW HMMH

STAGE 1B - NEW PRESCHOOL & CHILDREN SERVICE COMPLEX

STAGE 2 - NEW SOCIAL SERVICE COMPLEX

ERIC DESIGN ARCHITECT

INDICATIVE SCHEME BY HONG CHI ASSOCIATION

參考編號 REFERENCE No. M/NE/13/197C

繪圖 DRAWING 4