RURAL AND NEW TOWN PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD

RNTPC Paper No. 7/11
For Consideration by the Rural and
New Town Planning Committee on 22.7.2011

PROPOSED AMENDMENTS TO
THE DRAFT TAI PO OUTLINE ZONING PLAN No. S/TP/22

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1. Introduction

This paper is to seek Members' agreement that:

(a) the proposed amendments to the draft Tai Po Outline Zoning Plan (OZP) No. S/TP/22 (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition under section 7 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 17.9.2010, the draft Tai Po OZP No. S/TP/22, incorporating amendments to impose plot ratio, gross floor area and building height restrictions on development zones, to designate non-building areas and to rezone "Commercial/Residential" sites, 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 26.11.2010, the representations were published for three weeks for public comments. A total of three valid comments on representations were received.

2.2 On 25.2.2011, the Board considered the representations and comments under section 6B(1) of the Ordinance. The Board decided to propose amendments to partially meet the representation No. R4 by revising the building height restriction (BHR) for the "G/IC" zone covering the Ting Lai Road Substation from 2 storeys to 4 storeys. The Board also decided to defer a decision on six representations (No. R7 to R12) pending Planning Department (PlanD)'s further review on the zoning of the relevant sites.

2.3 On 27.5.2011, the Board gave further consideration to the six representations (No. R7 to R12) and decided to propose amendments to partially meet Representations No. R8 to R12 by revising the Notes of the "GB" zone. The proposed amendments to partially meet the representations (No. R4, R8 to R12) were published for public inspection under section 6C(2) of the Ordinance on 17.6.2011. Upon expiry of the three-week public inspection period, 4 further representations were received.

3. Background

Proposed Redevelopment of the St. Paul's Catholic Day Nursery

3.1 On 25.2.2011, during consideration of the representations and comments to the draft Tai Po OZP No. S/TP/22, the Mother Superior of the Soeurs de Saint Paul de Chartres (Hong Kong) (the MSSSPC) (Representation No. 3 (R3)) presented a proposed scheme to redevelop the St. Paul's Catholic Day Nursery site (**Plans 1** and **2a** and photo on **Plan 3a**) to a 7-storey building. While Representation No. 3 was not upheld by the Board, Members of the Board generally considered that the MSSSPC should provide more information to justify the redevelopment scheme and the OZP could be amended to make provision for the redevelopment of the day nursery if policy support for the redevelopment scheme was obtained.

3.2 In March 2011, the MSSSPC submitted further information to justify the redevelopment scheme of the day nursery. 3D diagrams (**Drawing 7**) were also submitted to demonstrate that the proposed development would not have adverse air ventilation and visual impacts. Based on MSSSPC's further submission and other Government departments' further comments, it is now considered appropriate to amend the OZP to make provision for the redevelopment of the day nursery.

Proposed Residential Site at Area 6, Tai Po

3.3 To meet the increasing demand for housing land, a site to the southwest of Tai Po Market Station in Area 6 is considered as a possible site for housing development. The site comprises Government land and is currently used as a car park under Short Term Tenancy. On the OZP, it is currently zoned "G/IC" with a BHR of 8 storeys (**Plans 1** and **2b** and photo on **Plan 3b**) as it was previously reserved for the development of an indoor recreation centre (IRC) on the Tai Po Area 6 Layout Plan. The DLCS has indicated that there is no programme to develop the IRC in the subject site and another IRC is being actively planned in Area 1, Tai Po.

3.6 As no G/IC use has been identified for the site by concerned departments and taking into consideration the characteristics of the site and the surrounding areas, it is considered appropriate to rezone the site to residential purpose with development intensity similar to the adjacent developments. Details of the proposed zoning, development parameters and relevant amendments to the OZP are shown in paragraphs 4 and 5 below.

4. The Sites and Their Surrounding Areas

The St. Paul's Catholic Day Nursery site

4.1 The St. Paul's Catholic Day Nursery site is located at the south-eastern part of Tai Po Hui (**Plans 1** and **2a** and photo on **Plan 3a**). It is a 2-storey building. On the OZP, it is currently zoned "G/IC" with a BHR of 2 storeys. The stipulation of the BHR is to maintain the low-rise profile of the "G/IC" site as visual and spatial relief as well as breathing space.

4.2 The surrounding areas of the site are mainly occupied by low-to-medium-rise residential buildings which are zoned "R(A)" on the OZP and are subject to a maximum building height of 55mPD. To the immediate north of the site are 4 existing residential buildings with heights of 2 to 6 storeys. To the east of the site is a public car park. To the further east, south and northwest are residential buildings within Tai Po Hui with heights range from 6 to 16 storeys. There is a high-rise commercial building with height of about 60mPD located to the northeast of the site. **(Plan 2a)**

Proposed Residential Site at Area 6

4.3 The site at Area 6 is located along Ma Wo Road off Tat Wan Road connecting to he Tai Po Market Station. The site is a formed platform which is about 8 metres below a series of platforms above now developed into a cluster of medium-rise and medium-density residential developments surrounded by natural slopes zoned "GB". The medium-rise developments include Classical Gardens I, Classical Gardens II, Dynasty View, Grand Dynasty View and Belmoral (**Plans 1** and **2b** and photo on **Plan 3b**). On the OZP, they are zoned "R(B)" and its sub-areas. Maximum plot ratio and building height restrictions are stipulated for the "R(B)" sites to reflect the medium-rise character of the existing developments which blend in well with the environment:

Site	Zone	Maximum Plot Ratio	Maximum Building Height
Balmoral	"R(B)1"	1.8	8 storeys (excluding basements)
Grand Dynasty View	"R(B)2"	2.8	11 storeys (excluding basements)
Classical Gardens I and Dynasty View	"R(B)3"	2.4	9 storeys (excluding basements)
Classical Gardens II	"R(B)"	3.3	13 storeys (excluding basements)

4.4 On a lower platform to the east of the site is a site reserved for a clinic and 2 existing secondary schools of 7 storeys abutting 2 "G/IC" sites reserved for the development of local open space. To the west and south are valley hillslopes zoned "GB" on the OZP.

5. The Proposals

Redevelopment scheme of the St. Paul's Catholic Day Nursery Site

5.1 The redevelopment scheme submitted by MSSSPC involves a 7-storey building on the site with (i) day nursery cum kindergarten on the lower 6 floors; and (ii) sisters' quarters and chapel on 6/F. The proposed plot ratio and building height are 4.95 and 35mPD respectively. The MSSSPC indicated that the proposed redevelopment would maintain the site for 'educational institution' purpose with improved facilities and class numbers. Plans, sections and 3D Drawings submitted by MSSSPC are attached in **Drawings 1** to **7** for Members' consideration.

5.2 The St. Paul Catholic Day Nursery has occupied the site since 1970 and has planned the proposed redevelopment for some time to meet the increasing demand for student in-take in the Area and to improve the existing educational facilities. As the site is surrounded by a back lane on the north, and roads and an open public car parking area on three sides, the increase in height of the building from 2 to 7 storeys or 35mPD is not expected to cause significant adverse impacts on the surrounding area which are zoned "R(A)" with a building height restriction of 55mPD on the OZP. The proposed redevelopment will maintain its educational function. The proposed quarters (about 101.6m^2 or 3.5% of the total GFA) and chapel (about 58.8m^2 or 2.1% of the total GFA) for the sisters teaching at the nursery can be considered ancillary to the proposed redevelopment.

5.3 Relevant Government departments including S for E, CTP/UD&L, PlanD, C for T, DLO/TP, LandsD, CE/MN, DSD and CE/Dev(2), WSD were consulted on the MSSSPC's further submission in March 2011. S for E has no adverse comments on the redevelopment scheme. As the subject Day Nursery is privately run and the proposed redevelopment is to be carried out on private land, he has no comment on the proposal. Relevant rent expenses will have to be settled by the operator at its own cost. CTP/UD&L, PlanD considers that the proposed scheme is not incompatible with the surrounding areas and has no objection from urban design and visual perspectives. Other Government departments have no objection/adverse comment. Based on the information provided by the MSSSPC, the Air Ventilation Assessment (AVA) Consultant also advises that the redevelopment scheme with a proposed building height of 35mPD will not have significant impact on air ventilation in the area.

5.4 In view of the above, it is considered appropriate to amend the BHR of the site from 2 storeys to 35mPD as proposed by the MSSSPC. This could allow redevelopment of the day nursery to extend its service in Tai Po district while the low-rise character of the site is maintained to serve as visual relief and breathing space in area.

Proposed Residential Development in Area 6

5.5 The site at Area 6 is considered suitable for residential development as it is close to an existing medium-density residential development cluster surrounded by natural slopes and it is no longer required for GIC purpose. As mentioned in paragraph 4.3, the adjacent developments are zoned "R(B)" and its sub-areas with plot ratios and building heights range from 1.8 to 3.3 and 8 storeys to 13 storeys respectively. The maximum plot ratios and building heights for the "R(B)" sites are so designated in order to maintain the existing medium-rise character of the development cluster taking into account the overall topography of the valley and the individual site levels.

5.6 The subject site level is about 15mPD, which is about 8m below that of the adjacent residential development to the west namely 'Classical Gardens II'. Having considered the site and its surrounding areas, as well as the topography, it is proposed to rezone the site from "G/IC" to "R(B)" on the OZP with a maximum building height of 13 storeys for medium-density residential development. The development parameters for the site are proposed as follows:

Site Area: 0.68 ha

Plot Ratio:	3.3[1]
GFA:	22,440m^2 (about)
Building Height:	13 storeys (excluding basement)

5.7 The proposed rezoning will result in extending the current "R(B)" zoning boundary westward to cover the subject site for residential development. Maximum PR and building height for the site are the same as the adjacent residential developments and are considered not incompatible to the surrounding environment (**Plan 4**). A stepped-down building height profile can be achieved along Ma Wo Road to the east. No significant adverse impacts on traffic, drainage, visual and landscape are anticipated. Relevant Government departments consulted including DEP, C for T, CE/MN, DSD, CE/Dev(2), WSD and CTP/UD&L of this department have no objection to rezone the site for residential purpose.

6. Proposed Amendments to Matters Shown on the Plan

The proposed amendments to the draft OZP are shown on the draft Amendment Plan No. S/TP/22A at **Attachment II**. There is no amendment to the Notes of the OZP (Notes of the OZP is at **Attachment III**). The amendment items are listed out as follows:

Amendment Item A – Revision of BHR for the "G/IC" site covering St. Paul's Catholic Day Nursery from 2 storeys to 35mPD (about 0.07 ha)

Amendment Item B – Rezoning of a site in Area 6 from "G/IC" to "R(B)" and stipulation of building height restriction at 13 storeys (about 0.68 ha)

7. Revision to the Explanatory Statement of the OZP

7.1 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.

7.2 Copy of the revised ES (with additions in ***bold and italics*** and deletions in ~~crossed out~~) is at **Attachment IV** for Members' consideration.

8. Plan Number

Upon exhibition for public inspection, the Plan will be renumbered as S/TP/23.

9. Consultation

9.1 The proposed amendments have been circulated to relevant Government departments for comments. Where appropriate, their comments have been incorporated.

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[1] Plot ratio 3.3 is the maximum plot ratio for the "R(B)" zone in Tai Po.

9.2 The Tai Po District Council (TPDC) will be consulted on the amendments during the exhibition period of the draft Tai Po OZP No. S/TP/22A (to be renumbered to S/TP/23 upon exhibition) for public inspection under section 7 of the Ordinance.

10. Decision Sought

Members are invited to:

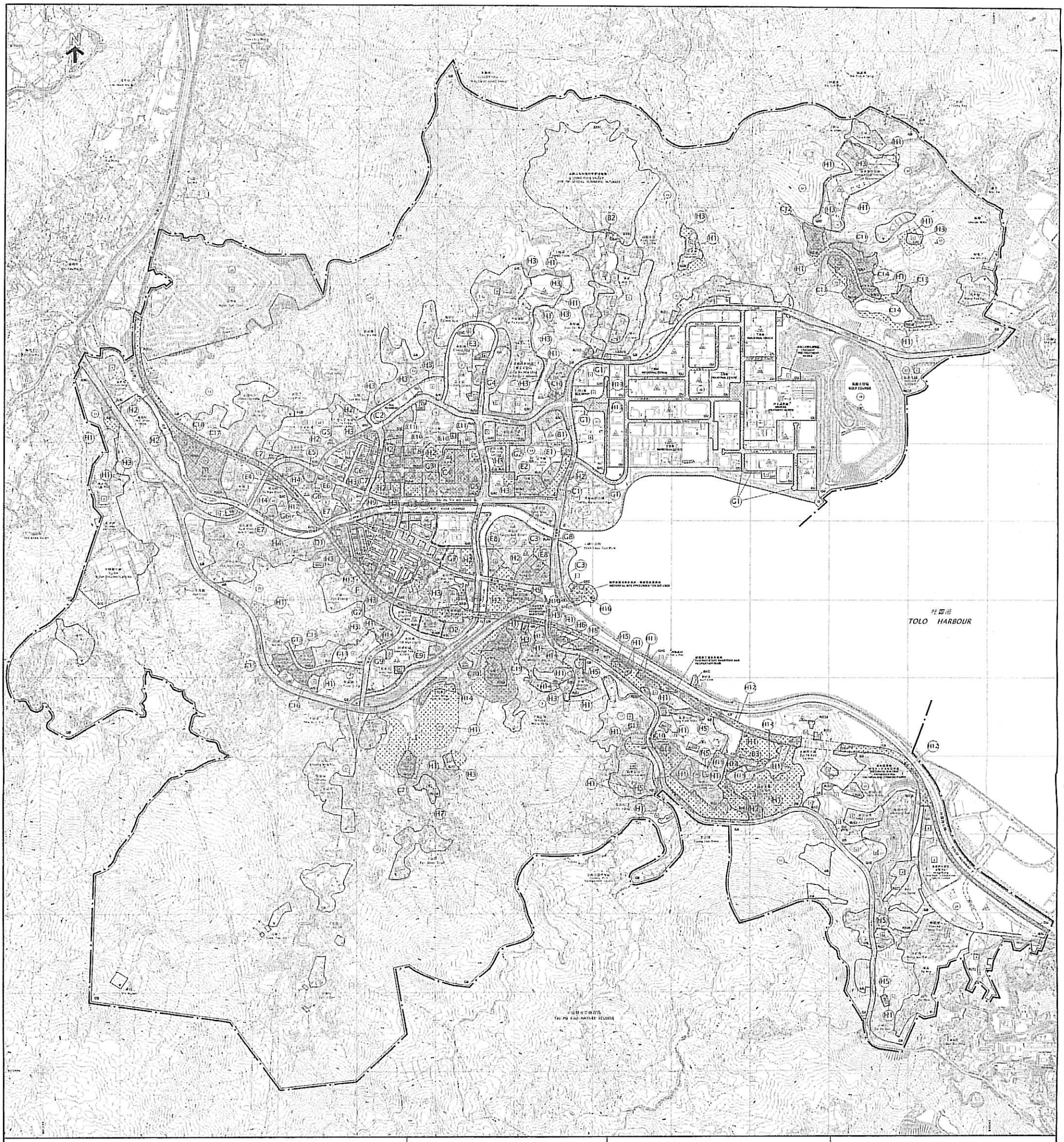
(a) agree to the proposed amendments to the draft Tai Po OZP No. S/TP/22 as described in paragraph 6 above and that the draft Amendment Plan No. S/TP/22A at **Attachment II** (to be renumbered to S/TP/23 upon exhibition) and its Notes at **Attachment III** are suitable for exhibition under section 7 of the Ordinance; and

(b) adopt the revised ES at **Attachment IV** for the draft Tai Po OZP No. S/TP/22A as an expression of the planning intentions and objectives of the Board for the various land use zonings on the Plan and the revised ES will be published together with the draft Tai Po OZP.

11. Attachments

Attachment I	Draft Tai Po Outline Zoning Plan No. S/TP/22 (reduced)
Attachment II	Draft Tai Po Outline Zoning Plan No. S/TP/22A
Attachment III	Notes of the Draft Tai Po OZP No. S/TP/22A
Attachment IV	Revised Explanatory Statement of the Draft Tai Po Outline Zoning Plan No. S/TP/22A
Plan 1	Location Plan
Plans 2a and 2b	Site Plans
Plans 3a and 3b	Site Photos
Plan 4	Photomontage
Drawings 1 to 7	Drawings provided by the Mother Superior of the Seours de Saint Paul de Charters (Hong Kong)

PLANNING DEPARTMENT
JULY 2011



圖例 NOTATION

ZONES		地帶
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	住宅（甲類）
RESIDENTIAL (GROUP B)	R(B)	住宅（乙類）
RESIDENTIAL (GROUP C)	R(C)	住宅（丙類）
RESIDENTIAL (GROUP D)	R(D)	住宅（丁類）
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
RECREATION PRIORITY AREA	RPA	康樂優先區
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
CONSERVATION AREA	CA	自然保育區
SITE OF SPECIAL SCIENTIFIC INTEREST	SSSI	具特別科學價值地點
COUNTRY PARK	CP	郊野公園

COMMUNICATIONS		交通
MAJOR ROAD AND JUNCTION		主要道路及路口
LOCAL DISTRICT ROAD		地區道路

MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃圖則界線
PLANNING AREA NUMBER	(B2)	規劃區編號
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	152	最高建築物高度（在主水平基準上若干米）
MAXIMUM BUILDING HEIGHT IN STOREYS (# EXCLUDES TOP STOREY(S) ON PODIUM)	4/#	最高建築物高度（以層數計 #不計算在裙樓頂的非住用層數）
ESCARPMENT (ZONING HEIGHT IN STOREYS OF 4 METRES)	5	斜坡建築物高度（以層數計，每層4米）
PETROL FILLING STATION	P F S	加油站
MAIN BUILDING AREA	MBA	主要建築地盤

土地用途及面積一覽表 SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & % 公頃 HECTARES	%	用途
COMPREHENSIVE DEVELOPMENT AREA	16.37	0.73	綜合發展區
RESIDENTIAL (GROUP A)	68.96	4.09	住宅（甲類）
RESIDENTIAL (GROUP B)	28.16	1.67	住宅（乙類）
RESIDENTIAL (GROUP C)	114.27	6.81	住宅（丙類）
RESIDENTIAL (GROUP D)	8.75	0.52	住宅（丁類）
VILLAGE TYPE DEVELOPMENT	150.35	8.97	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	123.35	7.36	政府、機構或社區
OPEN SPACE	46.77	2.79	休憩用地
RECREATION PRIORITY AREA	3.75	0.22	康樂優先區
OTHER SPECIFIED USES	109.74	7.74	其他指定用途
GREEN BELT	1216.34	52.40	綠化地帶
CONSERVATION AREA	78.49	3.68	自然保育區
SITE OF SPECIAL SCIENTIFIC INTEREST	43.86	1.78	具特別科學價值地點
COUNTRY PARK	5.75	0.34	郊野公園
WATER CHANNEL	20.50	0.84	河道
MAJOR ROAD ETC	144.81	8.63	主要道路等
TOTAL PLANNING SCHEME AREA	2431.65	100.00	規劃範圍總面積

THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN AND HAVE BEEN AMENDED FOR EXHIBITION UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE

隨附的《註釋》屬這份圖則的一部分，現經修訂並按照城市規劃條例第5條展示。

核准圖編號 S/TP/21 的修訂 AMENDMENTS TO APPROVED PLAN No. S/TP/21

AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE

根據城市規劃條例第5條展示的修訂

AMENDMENT ITEM A	修訂項目A項
AMENDMENT ITEMS B1 - B3	修訂項目B1 - B3項
AMENDMENT ITEMS C1 - C21	修訂項目C1 - C21項
AMENDMENT ITEMS D1 - D2	修訂項目D1 - D2項
AMENDMENT ITEMS E1 - E11	修訂項目E1 - E11項
AMENDMENT ITEM F	修訂項目F項
AMENDMENT ITEMS G1 - G13	修訂項目G1 - G13項
AMENDMENT ITEMS H1 - H16	修訂項目H1 - H16項

（參看附表）
(SEE ATTACHED SCHEDULE)

2010年9月17日 根據城市規劃條例第5條展示的核准圖編號 S/TP/21 的修訂
AMENDMENTS TO APPROVED PLAN No. S/TP/21 EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON 17 SEPTEMBER 2010

S. LAU 劉展
SECRETARY, TOWN PLANNING BOARD 城市規劃委員會秘書

香港城市規劃委員會依據城市規劃條例擬備的大埔分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
TAI PO - OUTLINE ZONING PLAN

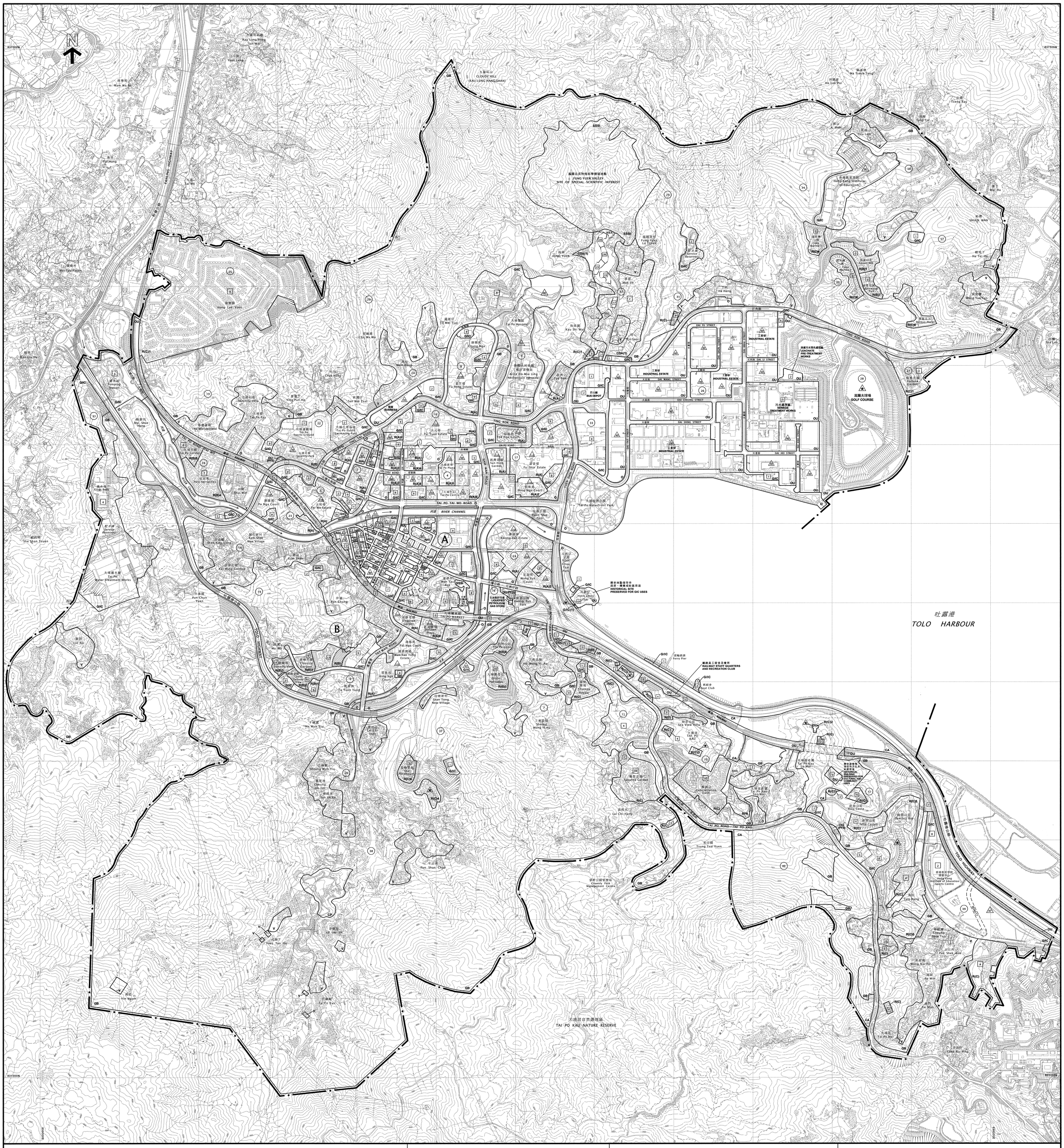
SCALE 比例尺

PREPARED BY THE PLANNING DEPARTMENT UNDER THE DIRECTION OF THE TOWN PLANNING BOARD
城市規劃委員會在規劃署協助下擬備

圖則編號 PLAN No. S/TP/22

參考編號 REFERENCE No. M/NE/11/72A

附件 ATTACHMENT I


N
836500E
837500N
837000N
839500E
FANLING HIGHWAY
粉嶺公路
GB
九華坑山
CLOUDY HILL
(KAU LUNG HANG SHAN)
SSSI
FUNG YUEN VALLEY
SITE OF SPECIAL SCIENTIFIC INTEREST
RIVER CHANNEL
TAI PO ROAD - TAI WO
TAI PO ROAD - TAI KAU
TING KOK ROAD
TAI WAN ROAD
YUEN SHIN ROAD
TAI PO - TUEN MUN TUNNEL
TOLO HIGHWAY
RAILWAY
TAI PO MARKET STATION
TAI PO KAU NATURE RESERVE
TOLO HARBOUR
吐露港
SHUEN WAN
HONG KONG INSTITUTE OF EDUCATION
GOLF COURSE
SEWAGE TREATMENT WORKS
LEACHATE PRE-TREATMENT WORKS
INDUSTRIAL ESTATE
BUS DEPOT
RAILWAY STAFF QUARTERS AND RECREATION CLUB
HISTORICAL SITE PRESERVED FOR GIC USES
HISTORICAL BUILDING PRESERVED FOR CULTURAL AND COMMUNITY USES
LIQUEFIED PETROLEUM GAS (LPG) STORE
Kau Lung Hang San Wai
Yuen Leng
Nam Wa Po
Tai Hang
Tai Wo
Mui Tau Yuen
Hong Lok Yuen
Kau Liu Ho
Mui Shue Hang
The Wonderland
Tai Po Garden
Payo Versailles
Filter Beds
Shui Wai
Po Nga Court
She Shan Tsuen
Service Reservoir
Tai Po Water Treatment Works
Pun Chun Yuen
Liu Au
Ma Wo
Sheung Wuh Yiu
Cheung Uk Tei
San Uk Ka
Yin Ngam
Yuen Tin Ha
Lo Lau Uk
Lai Tit Yan
Pun Shan Chau
Country Park Management Centre
Tsung Tsai Yuen
Lai Chi Hang
Sea View Villa
Tai Po Kau Tso Wai
Villa Costa
Villa Castell
Deerhill Bay
Tai Po Kau Nature Reserve
Hong Kong Institute of Education Sports Centre
Tai Po Ma
Chek Nai Ping
Pak Shek Kok
Wong Nai Pai
Po Min
Pai Mun
Cheung Shue Tan
Tai Po Waterfront Park
Yuen Shin Park
Kwong Fuk Court
Kwong Fuk Park
Yuen Chau Tsai Park
Yuen Chau Tsai
Ferry Pier
Boat Club
Chateau Royale
Savanna Garden
Constellation Cove
Ha Hang
Mak Uk
Fung Yuen
Fung Yuen Lo Tsuen
Kau Shi Wai
Tin Sam
Tai Po Hospital
Alice Ho Miu Ling Nethersole Hospital
Chung Nga Court
Fu Heng Estate
Chuk Hang
Yee Nga Court
Yee Kok
Ho Lek Pui
Ma Tseuk Tong
Tseng Yau
Tung Tsz
Tsiu Lam
A Shin
Wai Ha
Ha Tei Ha
Wong Yue Tan
Sha Lan
Fortune Garden
Mi Lin Ha
Kau Liu Pavilion
Tai Po Sports Ground
Tai Po Public Swimming Pool
Serenity Villa
Serenity Park
Yiu Ping Ha
Tai Po Tau
Tai Yuen Estate
Tai Po Plaza
Tai Po Centre
Wo Yee Estate
Sun Hing Garden
Fu Shin Estate
Ming Ngai Court
Kam Shan
New Village
Kam Shan Garden
Yat Wing Garden
Shek Kung Ling
Yat Nga Court
Wam Tau Tong Estate
Classical Fragrance
Dynastic View
Chang Dynasty View
Kung Nga Court
To Yuen Tung
Shan Tong New Village
Ha Wuh Yiu
Sheung Yi Au
Ha Wong Yi Au
Tsui Lo Shan
Tai Po Kau Lo Wai
Tai Po Kau Sai Wai
Tai Po Kau Tso Wai
Tai Po Kau
Kong Uk Tsuen
Kong Uk
Tai Po Tsai
Tai Po Tsai
Tai Po Market
Wan Tau Kok
Tsz Po Lei
Tsz Po Pagoda
Tsz Po Ling
Tsz Po Ling Pai Lou
Tai Po Hui
Tai Po Hui Sai Wan
Tai Po Hui Tsuen
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DRAFT TAI PO OUTLINE ZONING PLAN NO. S/TP/22*A*

(Being 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).

Draft Tai Po Outline Zoning Plan No. S/TP/22*A*

Schedule of Uses

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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;

(Please see next page)

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.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks

(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") and "Residential (Group A)8" ("R(A)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.

(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)", no addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the relevant maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (b) above, or the domestic and/or non-domestic plot ratio(s) of the existing building, whichever is the greater, subject to, as applicable –

(i) the plot ratio(s) of the existing building shall apply only if any addition, alteration and/or modification to or redevelopment of an existing building is for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building; or

(ii) the maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (b) 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.

(d) On land designated "R(A)1", "R(A)2", "R(A)3", "R(A)4", "R(A)5", "R(A)6", "R(A)7" and "R(A)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/gross floor area (GFA) specified below, or the plot ratio/GFA of the existing building, whichever is the greater:

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

Sub-area	Maximum Plot Ratio/GFA
R(A)1	25,220m^2 for domestic and 8,000m^2 for non-domestic
R(A)2	plot ratio of 3.8
R(A)3	plot ratio of 4.7 for domestic and 0.45 for non-domestic
R(A)4	plot ratio of 4.2 for domestic and 1.40 for non-domestic
R(A)5	plot ratio of 4.8 for domestic and 1.22 for non-domestic
R(A)6	plot ratio of 3.8 for domestic and 1.57 for non-domestic
R(A)7	plot ratio of 4.1 for domestic and 1.13 for non-domestic
R(A)8	plot ratio of 4.4 for domestic and 1.82 for non-domestic

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

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

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

(h) 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 (d) above applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio/GFA specified in paragraphs (b) to (d) above may thereby be exceeded.

(i) 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 (d) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(j) 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") and "Residential (Group B)7" ("R(B)7"), 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(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.

(Please see next page)

RESIDENTIAL (GROUP B) (Cont'd)

Remarks (Cont'd)

(c) On land designated "R(B)1", "R(B)2", "R(A)3", "R(B)4", "R(B)5", "R(B)6" and "R(B)7", 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^2 for domestic and 1,304m^2 for non-domestic

(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.

(Please see next page)

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") and "Residential (Group C)6" ("R(C)6"), 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: -

Sub-area	Maximum Plot Ratio/GFA	Maximum Site Coverage	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
R(C)5	Domestic: 57,500m^2 Non-domestic: 1,500m^2	-	12 residential storeys over 3 storeys of car park
R(C)6	plot ratio of 0.8	-	as stipulated on the Plan

(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.

(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^2 and a maximum building height of 2 storeys (6m), or the building area and height of the existing building, whichever is the greater.

(Please see next page)

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

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) # House (not elsewhere specified) Institutional Use (not elsewhere specified) # 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.

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)

Remarks

(a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) 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 Research, Design and Development Centre Rural Committee/Village Office School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade	Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Columbarium Correctional Institution Crematorium Driving School Eating Place (not elsewhere specified) Flat Funeral Facility 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.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks

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

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 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.

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 Pier Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

Planning Intention

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

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 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.

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 GFA of 3,300m^2 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.

(Please see next page)

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.

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)

OTHER SPECIFIED USES (Cont'd)

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

For "Business" Only

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

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

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

For "Business" Only (Cont'd)

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

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

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

Office

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

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
For "Business" Only (Cont'd)	
In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:	In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:
Commercial Bathhouse/ Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Institutional Use (not elsewhere specified) Library Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Religious Institution School (excluding kindergarten) Shop and Services Training Centre	Social Welfare Facility (excluding those involving residential care)

@ *An industrial or industrial-office building means a building which is constructed for or intended to be used by industrial or industrial-office purpose 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.

(Please see next page)

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.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

Remarks

(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.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

For "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.

Remarks

(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.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

For "Historical Site Preserved for GIC Uses" Only

Education Centre/Visitor Centre	Private Club
Government Use	Public Utility Installation
Institutional Use (not elsewhere specified)	Residential Institution
Place of Recreation, Sports or Culture	Utility Installation for Private Project

Planning Intention

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

Remarks

(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.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

For "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)

OTHER SPECIFIED USES (Cont'd)

For "Industrial Estate" 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 GFA of 2,023,274m^2 and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.

(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.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

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 "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.

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)

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 "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.

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)

OTHER SPECIFIED USES (Cont'd)

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

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)

OTHER SPECIFIED USES (Cont'd)

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

For "Railway 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^2 and a maximum non-domestic GFA of 1,850m^2, 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)

OTHER SPECIFIED USES (Cont'd)

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

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.

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Country Park* Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio 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 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.

(Please see next page)

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) Country Park* Nature Reserve Nature Trail On-Farm Domestic Structure Wild Animals Protection Area	Burial Ground 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.

Remarks

(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

DRAFT TAI PO OUTLINE ZONING PLAN NO. S/TP/22*A*

EXPLANATORY STATEMENT

DRAFT TAI PO OUTLINE ZONING PLAN NO. S/TP/22*A*

EXPLANATORY STATEMENT

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DRAFT TAI PO OUTLINE ZONING PLAN NO. S/TP/22*A*

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

EXPLANATORY STATEMENT

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

1. INTRODUCTION

This Explanatory Statement is intended to assist an understanding of the draft Tai Po Outline Zoning Plan (OZP) No. S/TP/22*A*. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land-use zonings of the plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURES

2.1 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.

2.4 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.

2.6 On 17 September 2010, the draft Tai Po OZP No. S/TP/22~~ (the Plan)~~, 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 of the representations by revising the building height restriction for the "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 of the representations pending Planning Department's further review on the zoning of the relevant sites.

2.8 On 27 May 2011, upon further consideration of the 6 representations to the draft Tai Po OZP No. S/TP/22, the Board decided to propose amendments to partially meet 5 of the representations by revising the Notes of the "GB" 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.

2.9 On xx August 2011, the draft Tai Po OZP No. S/TP/22A (to be renumbered as S/TP/23 upon gazetting), 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 "R(B)", was exhibited for public inspection under section 7 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. POPULATION

According to the 2006 By-census, the total population of the Area was about 256,200 persons. It is estimated that the total planned population would be about 253,000 persons.

7. BUILDING HEIGHT RESTIRCTIONS IN THE AREA

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 Evaluation on Air Ventilation Assessment (AVA) has been undertaken to assess the existing wind environment and the likely impact of the proposed building heights of the development sites within the Area on the

pedestrian wind environment. The building height 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 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.

8.4 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. LAND-USE ZONINGS

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 98.98ha

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.

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. 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 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
Planned Public Housing Development at Po Heung Street	"R(A)1"	Domestic GFA of 25,220 m^2 Non-domestic GFA of 8,000 m^2
Ming Nga Court, Ting Nga Court and Wang Fuk Court	"R(A)2"	Total PR of 3.8
Treasure Garden and Eightland Garden	"R(A)3"	Domestic PR of 4.7 Non-domestic PR of 0.45
Jade Plaza and Fortune Plaza	"R(A)4"	Domestic PR of 4.2 Non-domestic PR of 1.40
Tai Po Plaza	"R(A)5"	Domestic PR of 4.8 Non-domestic PR of 1.22
Tai Po Centre Blocks 1-19 and multi-storey carpark	"R(A)6"	Domestic PR of 3.8 Non-domestic PR of 1.57
Tai Po Centre Blocks 20-23	"R(A)7"	Domestic PR of 4.1 Non-domestic PR of 1.13
Uptown Plaza	"R(A)8"	Domestic PR of 4.4 Non-domestic PR of 1.82 (the public transport interchange permitted below the development is included in non-domestic PR calculation)

9.2.9 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~~***25.86***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 ***and a proposed residential development 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
Tai Po Garden, Forest Hill and Balmoral	"R(B)1"	1.8
Grand Dynasty View	"R(B)2"	2.8
Classical Gardens I, Dynasty View and Grand Palisades	"R(B)3"	2.4
Parc Versailles	"R(B)4"	2.1
Tai Po Garden	"R(B)5"	1.75
The Paragon	"R(B)6"	1.65
Richwood Park	"R(B)7"	Domestic GFA of 21,852m^2 Non-domestic GFA of 1,304m^2

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 134.37ha

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 Garden and Riverain Bayside	"R(C)1"	0.4	-
Tai Po Inland Lot 12	"R(C)2"	1.5	50%
Redland Garden and 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^2 Non-domestic GFA of 1,500m^2	-
Casa Marina I & II, Tycoon Place and the Paramount	"R(C)6"	0.8	-

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 0.73ha

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 37.2m^2 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 150.35ha

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~~*181.67*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 an indoor recreation centre, a community hall and soccer pitches in Planning Area 1; ~~an indoor recreation centre in Planning Area 6;~~ medical and related uses in Planning Area 9; 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 sub-zone which is subject to the following development restrictions:

"Government, Institution or Community (1)" ("G/IC(1)") : Total Area 0.01 ha

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.

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.

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

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 3.75ha

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 3,300m^2 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 188.74ha

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 2,023,274m^2, 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^2, a maximum non-domestic GFA of 1,850m^2 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 1,279.04ha

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 between Island House Interchange and Tai Hang commenced in August 2009 for completion in 2013. A 3.0km long Fanling Highway between Tai Hang and Wo Hop Shek Interchange will be widened from dual 3-lane to dual 4-lane but the implementation programme of the construction works is under review.

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 programme of the Stage II works has not been finalized yet as fund is still not secured.

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 is currently scheduled for completion in 2011.

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 Telephone Service

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. CULTURAL HERITAGE

Several ~~archaeological~~ sites ***of archaeological interest*** are located within the Area, namely Cheung Shue Tan ~~Archaeological~~ Site ***of Archaeological Interest***, Tai Po Kau Stone Circle, Wun Yiu ~~Archaeological~~ Site ***of Archaeological Interest***, Wun Yiu Trackway and Shek Kwu Lung ~~Archaeological~~ Site ***of Archaeological Interest***. Also, the Wai Tau ~~Archaeological~~ 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. Prior consultation with the 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 their immediate environs. If disturbance of the ~~archaeological sites and sites of archaeological potential~~ ***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.

13. IMPLEMENTATION

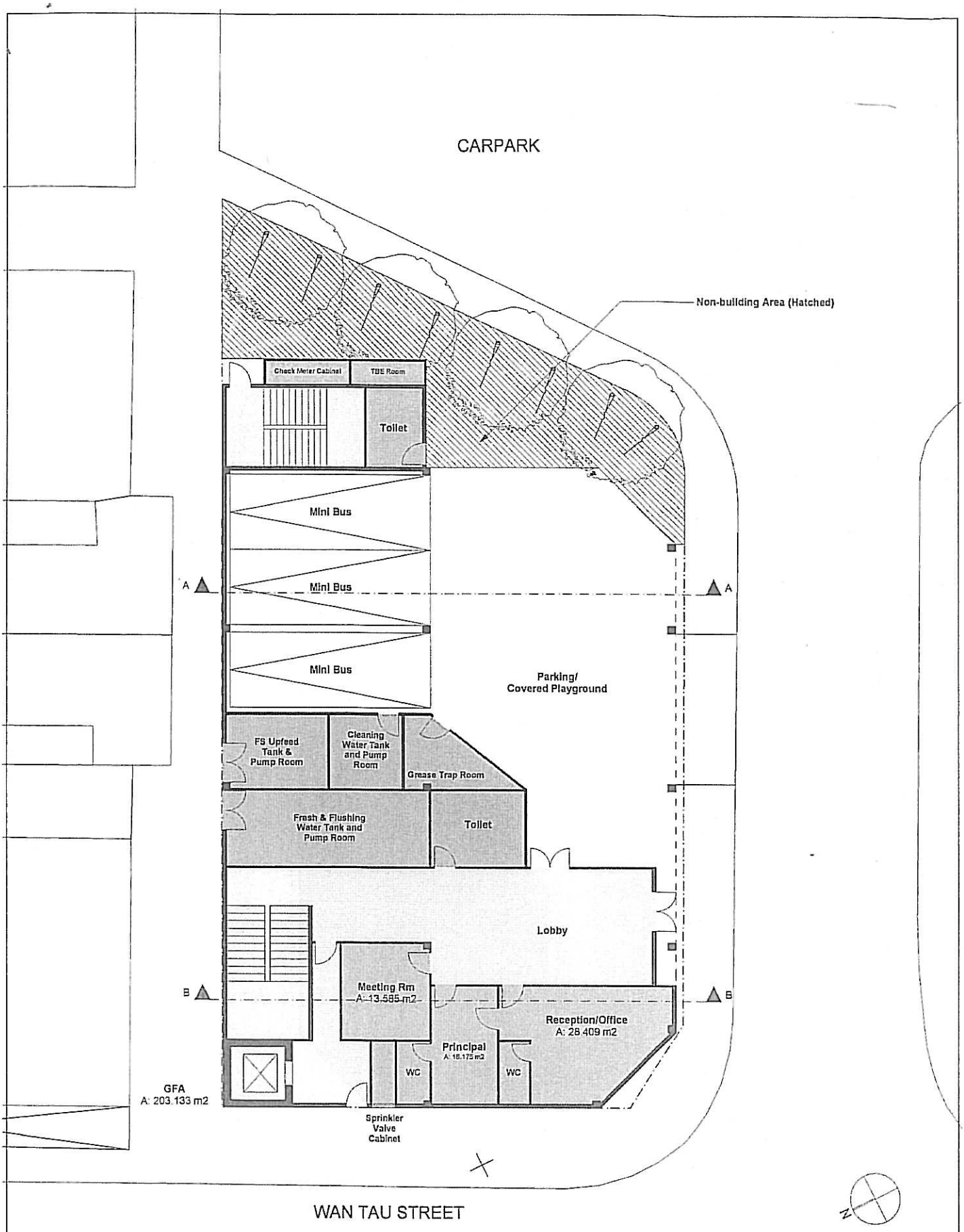
13.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published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

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 public housing and other Government 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
~~SEPTEMBER 2010~~ ***AUGUST 2011***



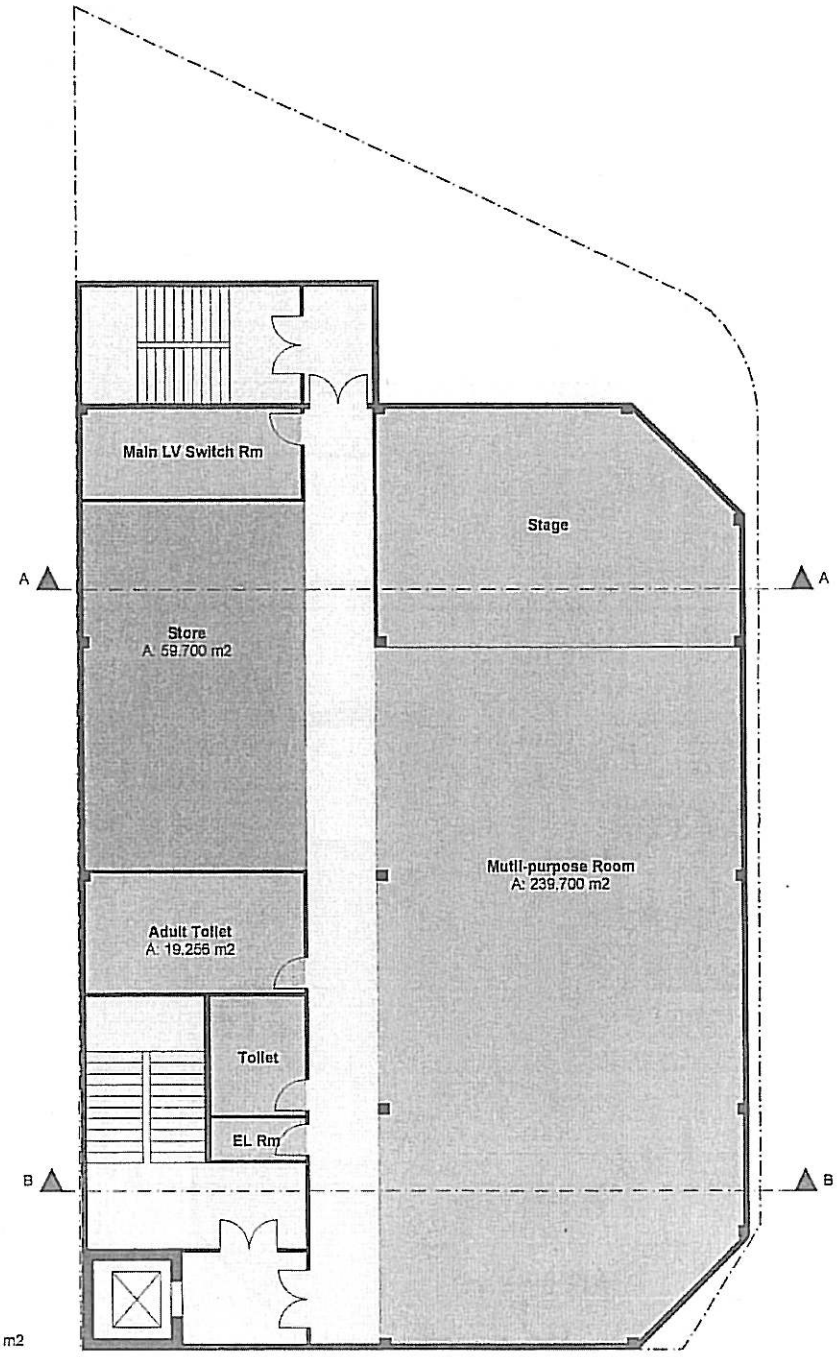
The Mother Superior of the Seours de Saint Paul de Charters (Hong Kong)
Expansion and Redevelopment of St. Paul's Catholic Day Nursery at No. 20 Wan Tau St.

Ground Floor Plan

Andrew Lee King Fun and Associates Architects Ltd

01 Nov 2010

參考編號 REFERENCE No. M/NE/11/72A	繪圖 DRAWING 1



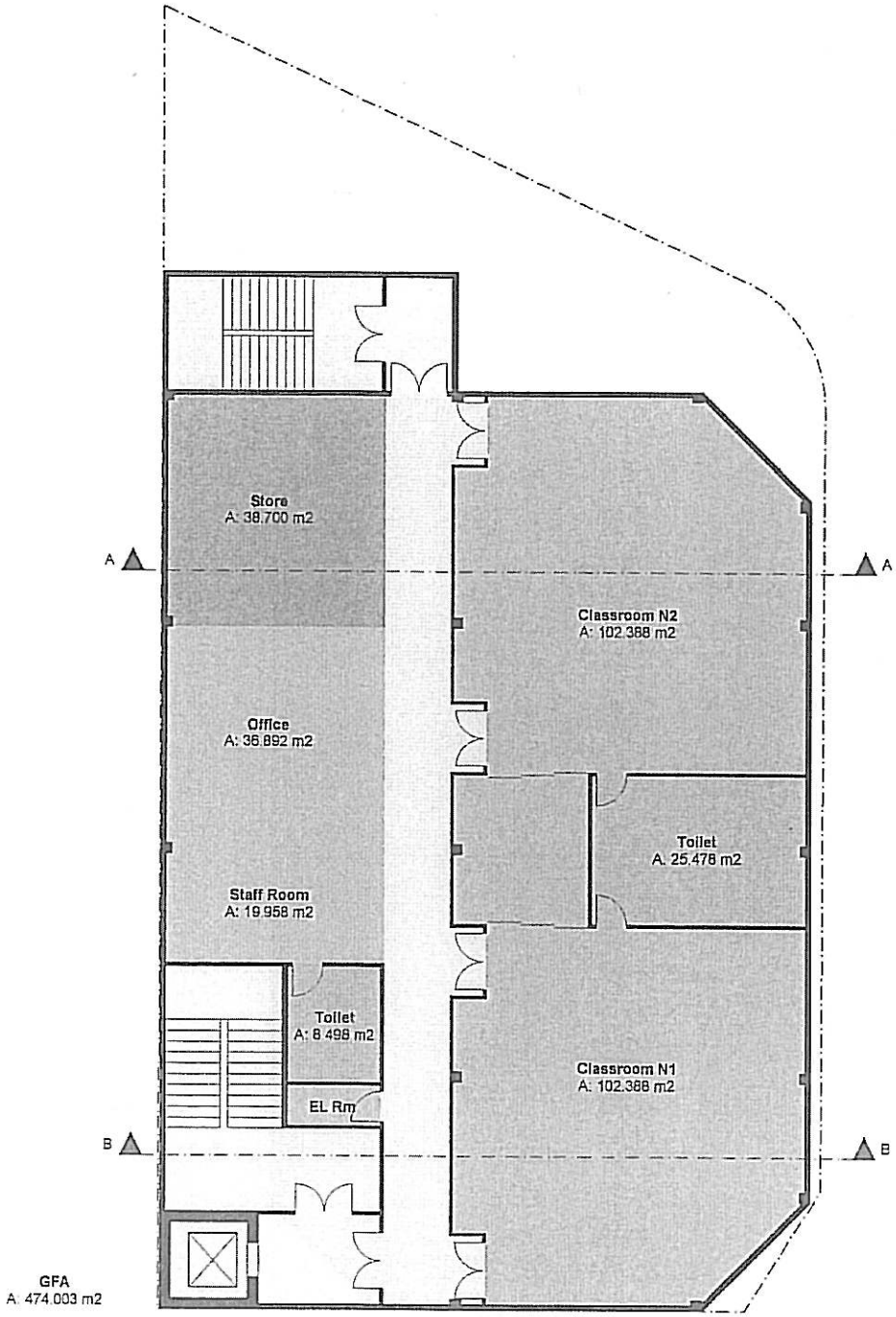
The Mother Superior of the Seours de Saint Paul de Charters (Hong Kong)
Expansion and Redevelopment of St. Paul's Catholic Day Nursery at No. 20 Wan Tau St.

First Floor Plan

Andrew Lee King Fun and Associates Architects Ltd

01 Nov 2010

參考編號 REFERENCE No. M/NE/11/72A	繪圖 DRAWING 2



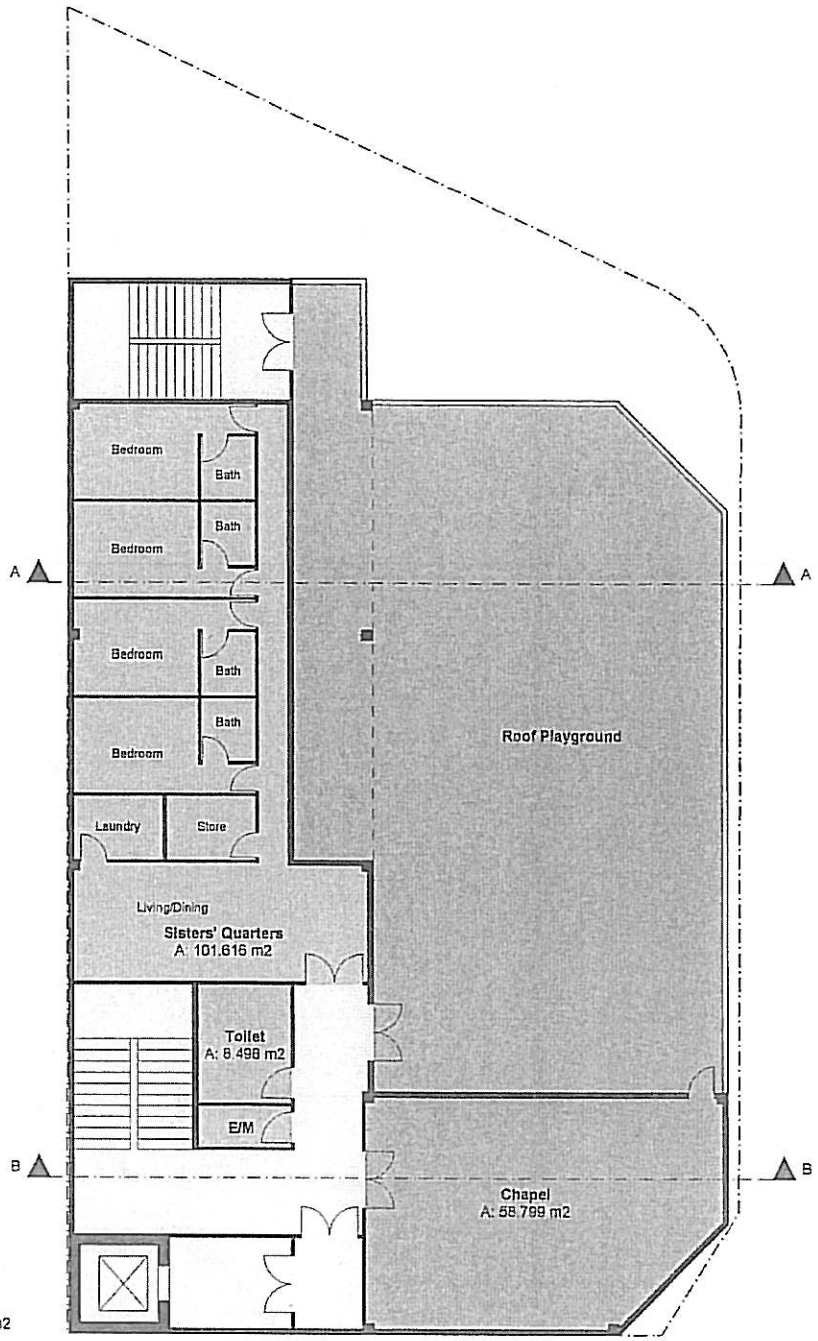
The Mother Superior of the Seours de Saint Paul de Charters (Hong Kong)
Expansion and Redevelopment of St. Paul's Catholic Day Nursery at No. 20 Wan Tau St.

Second Floor Plan

Andrew Lee King Fun and Associates Architects Ltd

01 Nov 2010

參考編號 REFERENCE No. M/NE/11/72A	繪圖 DRAWING 3



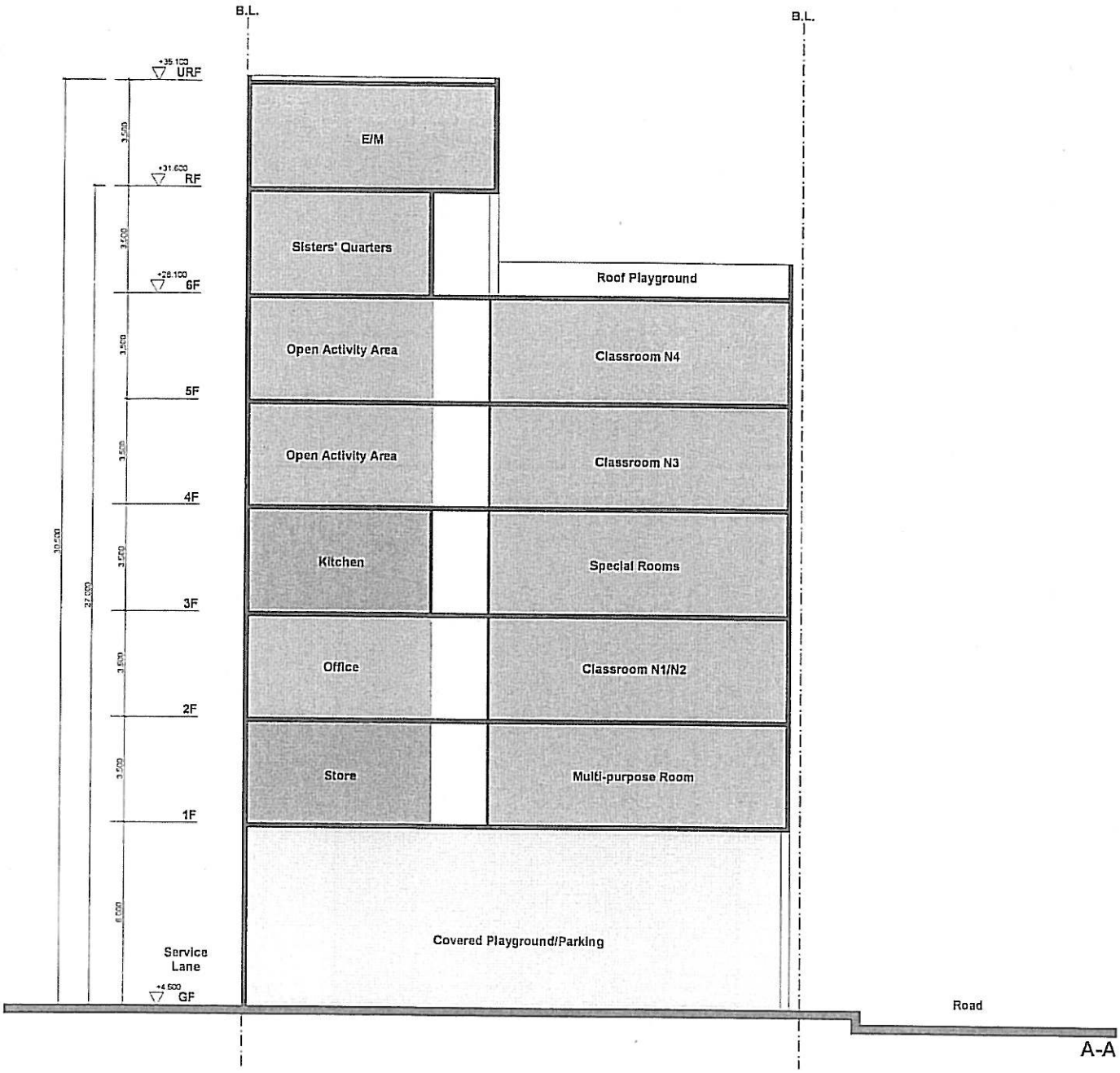
The Mother Superior of the Seours de Saint Paul de Charters (Hong Kong)
Expansion and Redevelopment of St. Paul's Catholic Day Nursery at No. 20 Wan Tau St.

Sixth Floor Plan

Andrew Lee King Fun and Associates Architects Ltd

01 Nov 2010

參考編號 REFERENCE No. M/NE/11/72A	繪圖 DRAWING 4



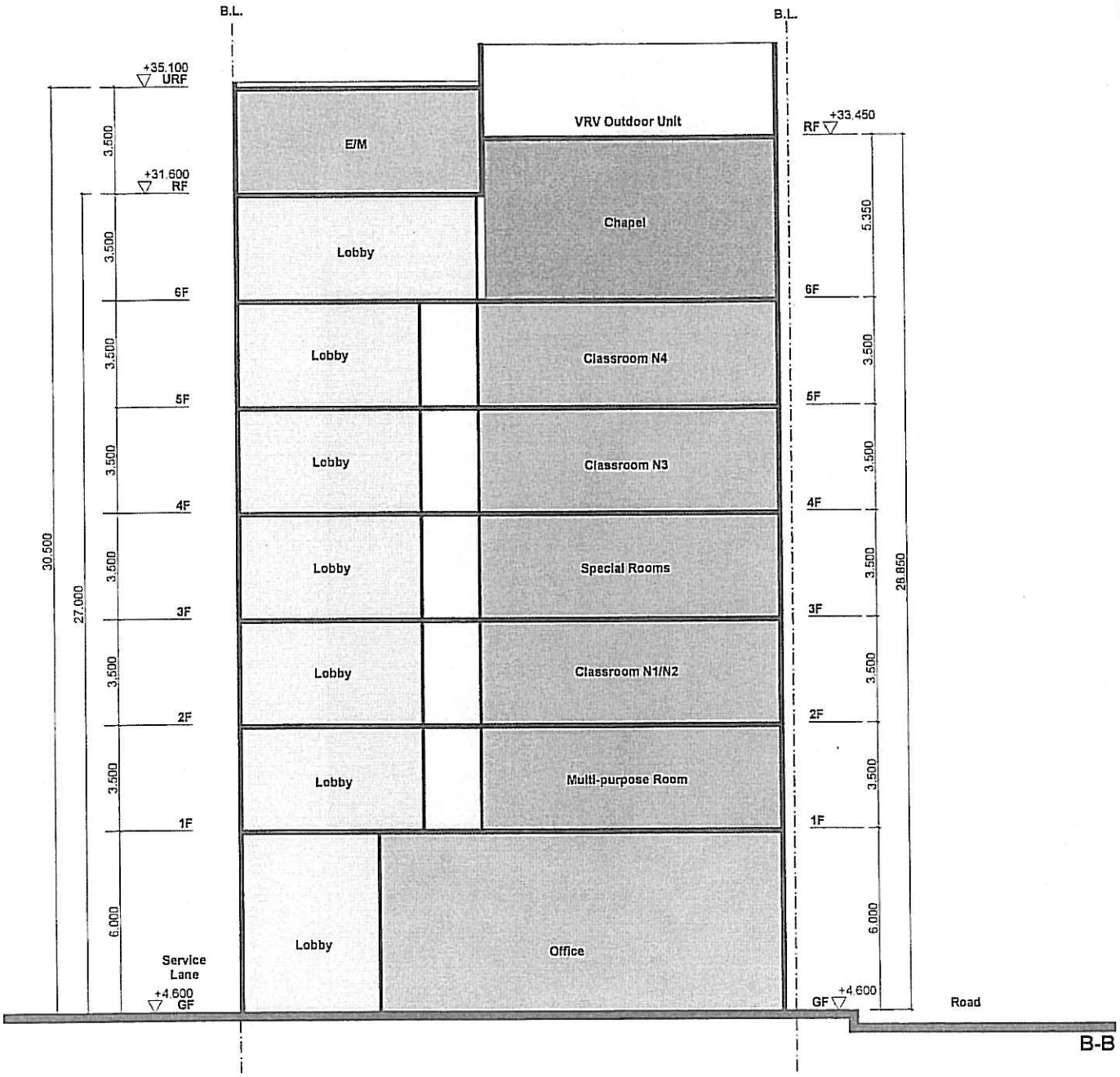
The Mother Superior of the Seours de Saint Paul de Charters (Hong Kong)
Expansion and Redevelopment of St. Paul's Catholic Day Nursery at No. 20 Wan Tau St.

Andrew Lee King Fun and Associates Architects Ltd

Schematic Section A-A

01 Nov 2010

參考編號 REFERENCE No. M/NE/11/72A	繪圖 DRAWING 5



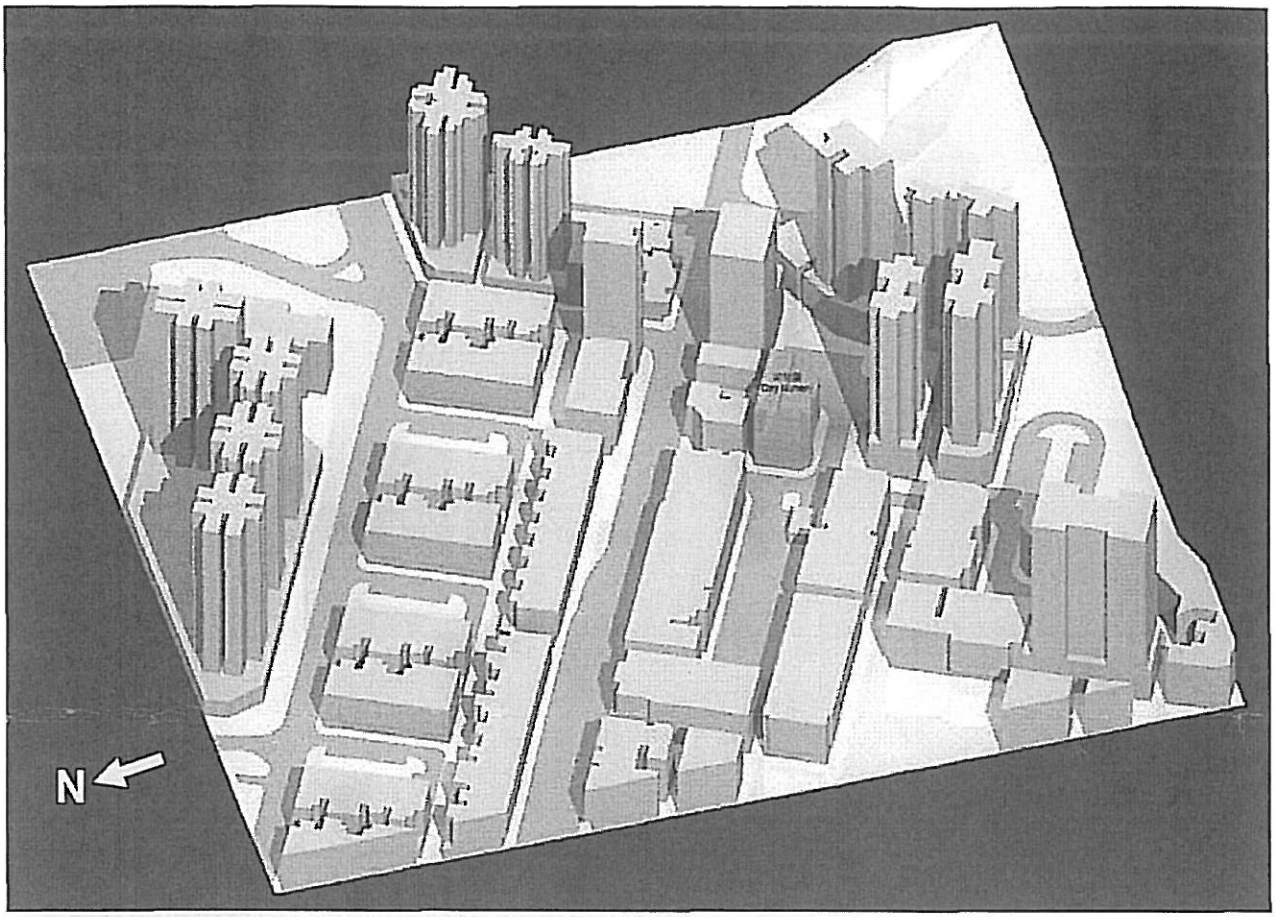
The Mother Superior of the Seours de Saint Paul de Charters (Hong Kong)
Expansion and Redevelopment of St. Paul's Catholic Day Nursery at No. 20 Wan Tau St.

Schematic Section B-B

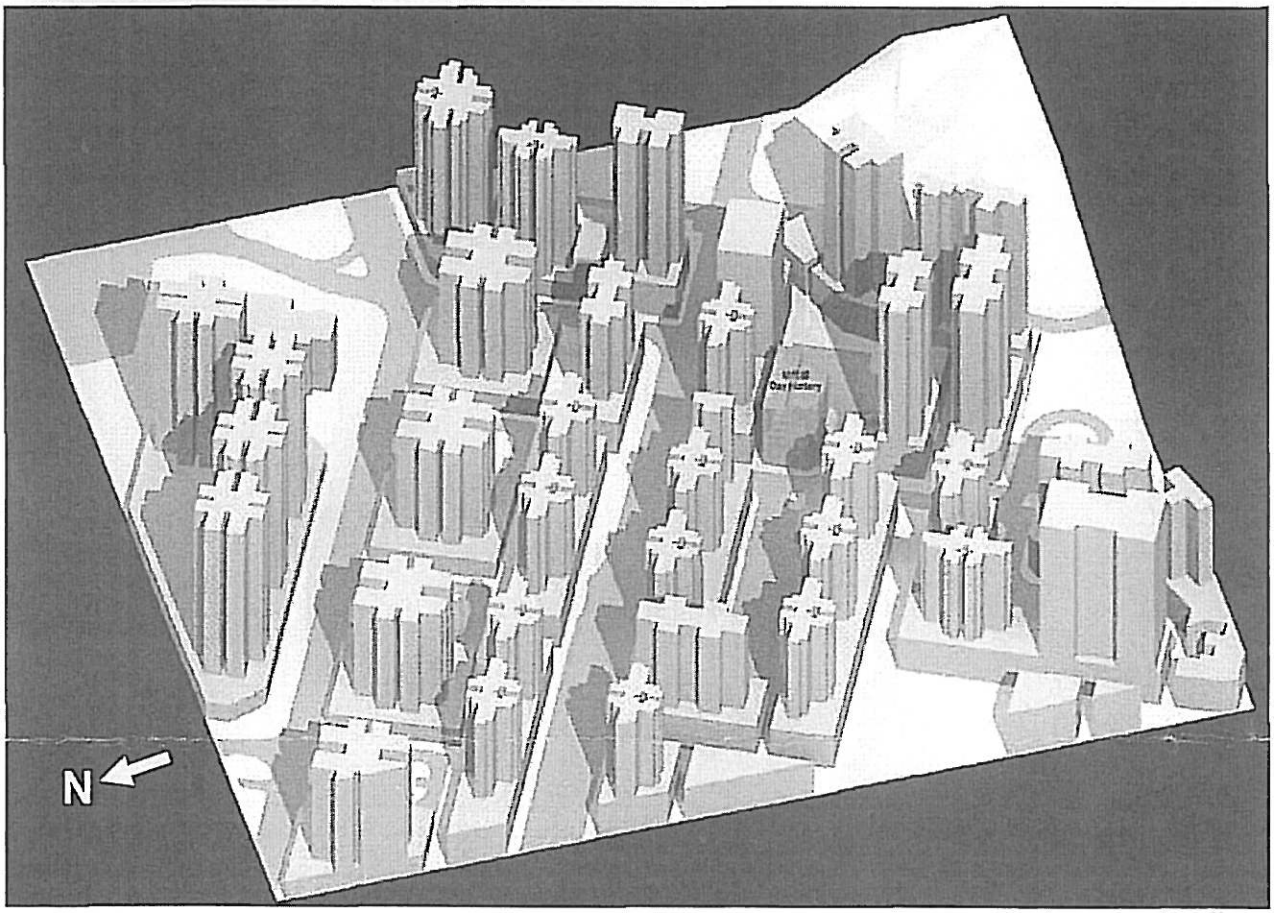
Andrew Lee King Fun and Associates Architects Ltd

01 Nov 2010

參考編號 REFERENCE No. M/NE/11/72A	繪圖 DRAWING 6

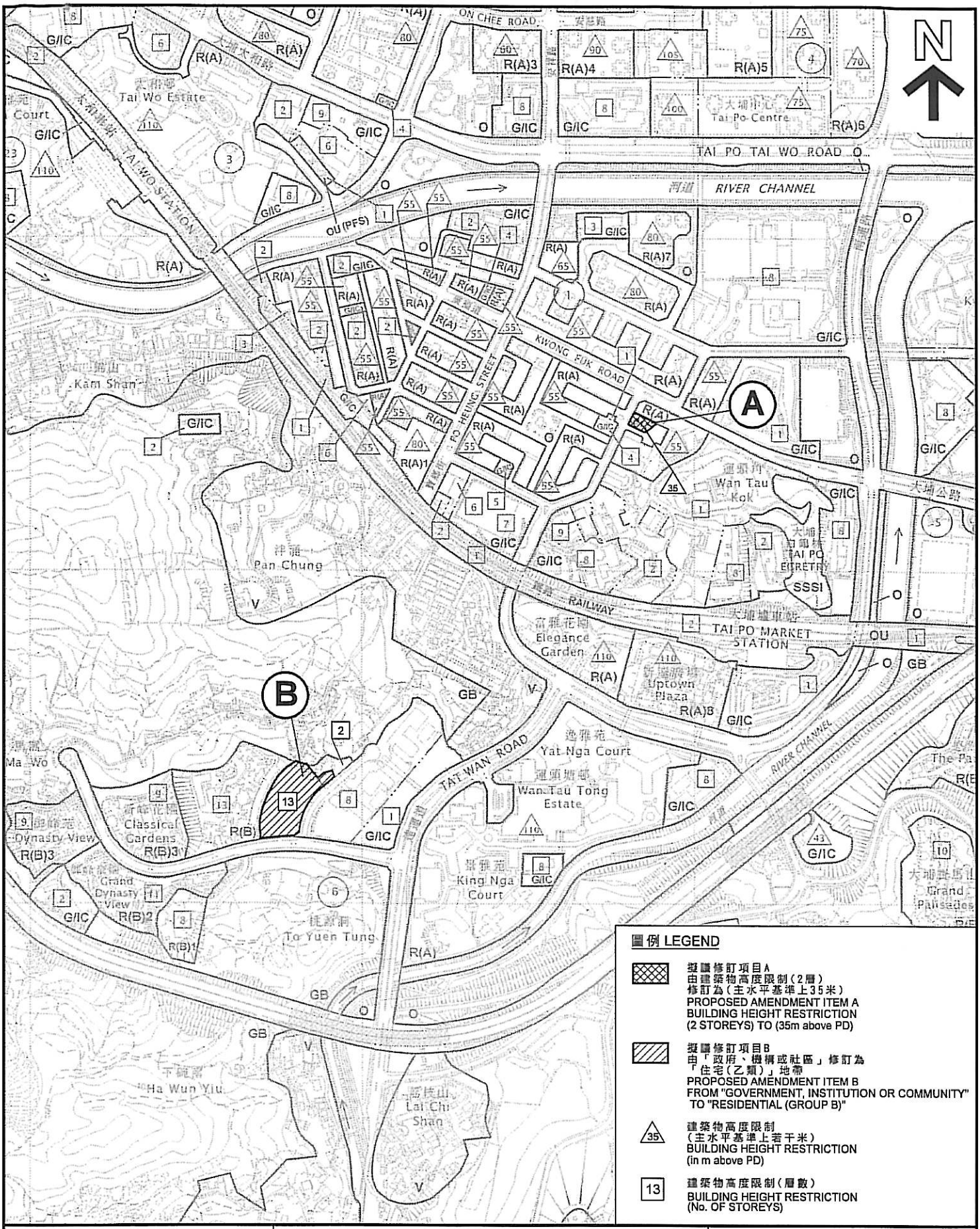


Proposed 7-storey building in the existing context



Proposed 7-storey building with the buildings in the surrounding areas upon full redevelopment in the future

參考編號 REFERENCE No. M/NE/11/72A	繪圖 DRAWING 7



圖例 LEGEND

- 擬議修訂項目A 由建築物高度限制（2層）修訂為（主水平基準上35米）
  PROPOSED AMENDMENT ITEM A BUILDING HEIGHT RESTRICTION (2 STOREYS) TO (35m above PD)
- 擬議修訂項目B 由「政府、機構或社區」修訂為「住宅（乙類）」地帶
  PROPOSED AMENDMENT ITEM B FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP B)"
- 35 建築物高度限制（主水平基準上若干米）
  BUILDING HEIGHT RESTRICTION (in m above PD)
- 13 建築物高度限制（層數）
  BUILDING HEIGHT RESTRICTION (No. OF STOREYS)

本摘要圖於2011年7月19日擬備，所根據的資料為於2010年9月17日展示的分區計劃大綱圖編號S/TP/22
EXTRACT PLAN PREPARED ON 19.7.2011 BASED ON OUTLINE ZONING PLAN No. S/TP/22 EXHIBITED ON 17.9.2010

位置圖 LOCATION PLAN

擬議修訂大埔分區計劃大綱草圖編號 S/TP/22
PROPOSED AMENDMENTS TO THE DRAFT TAI PO OUTLINE ZONING PLAN No. S/TP/22

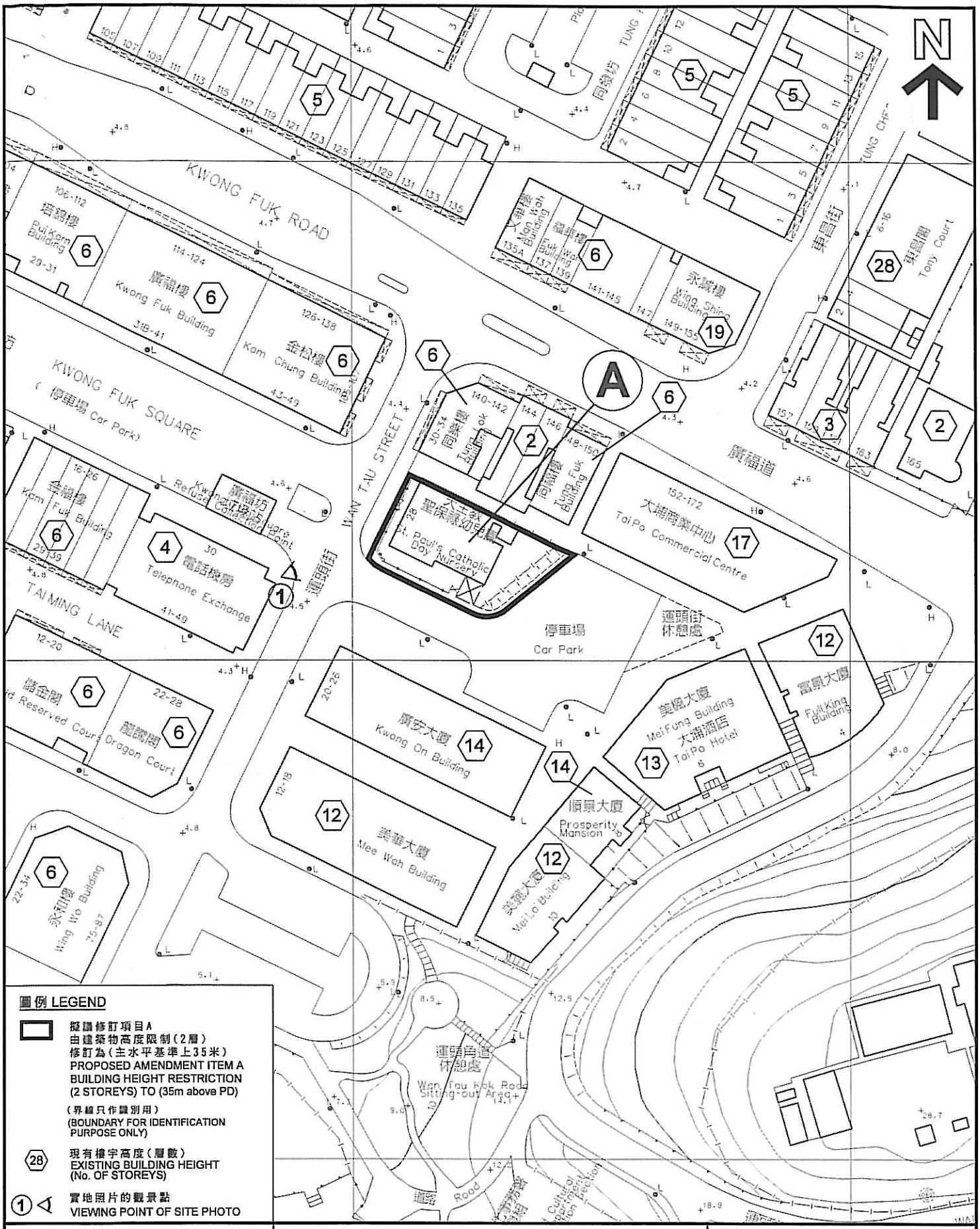
SCALE 1 : 7 500 比例尺

米 METRES 100 0 100 200 300 米 METRES

規劃署 PLANNING DEPARTMENT

參考編號 REFERENCE No. M/NE/11/72A

圖 PLAN 1



平面圖 SITE PLAN

本摘要圖於2011年7月20日擬備，
所根據的資料為測量圖編號
7-NW-9B及D

EXTRACT PLAN PREPARED ON 20.7.2011
BASED ON SURVEY SHEETS No.
7-NW-9B & D

天主教聖保祿幼兒園
ST. PAUL'S CATHOLIC DAY NURSERY

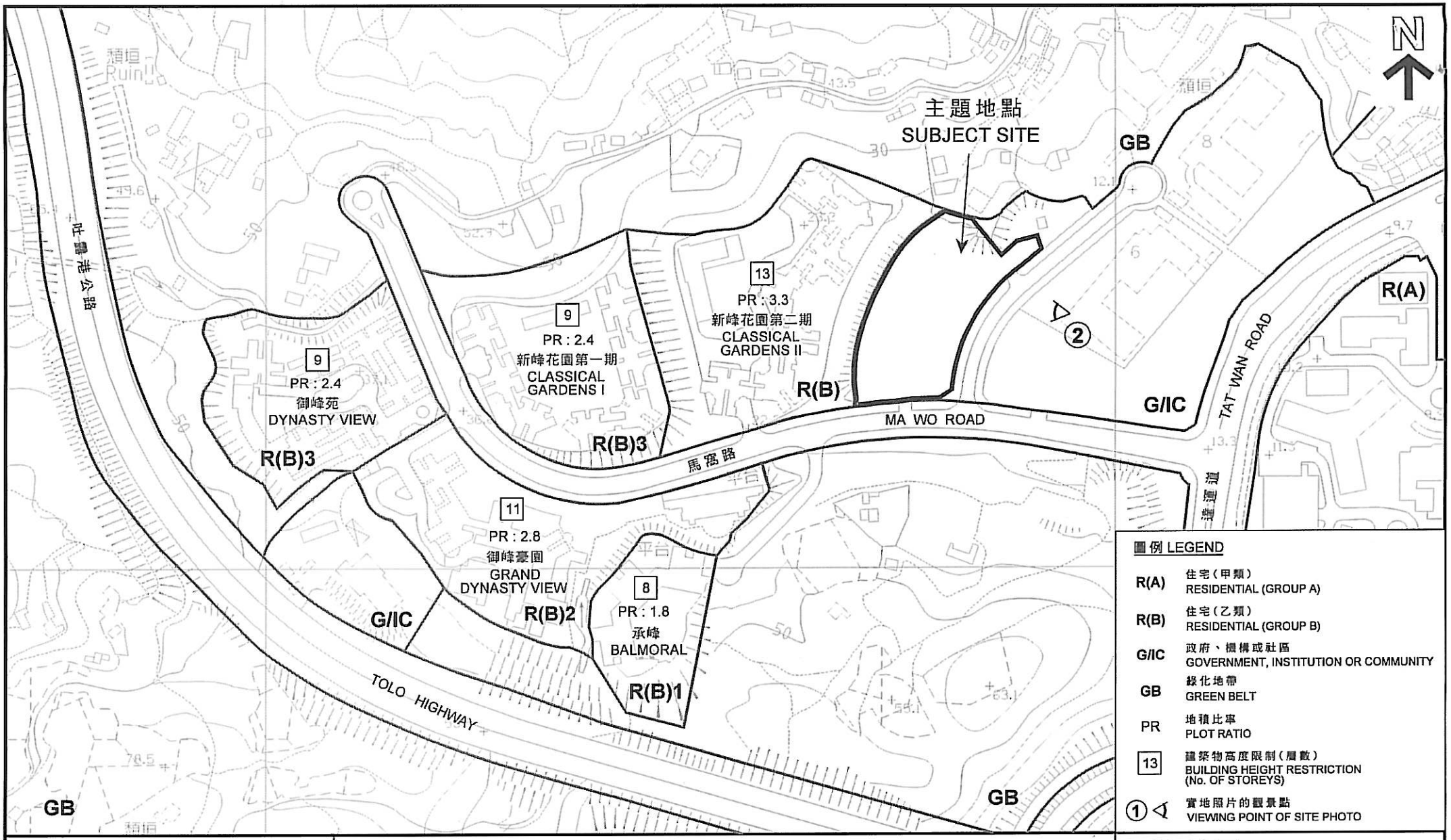
SCALE 1 : 1 000 比例尺

米 METRES 20 0 20 40 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/NE/11/72A

圖 PLAN
2a



本摘要圖於2011年7月19日擬備，所根據的資料為HP5BW編號7-NW-B
EXTRACT PLAN PREPARED ON 19.7.2011
BASED ON HP5BW SHEET No. 7-NW-B

平面圖 SITE PLAN

大埔第六區擬議住宅地盤
PROPOSED RESIDENTIAL SITE AT AREA 6, TAI PO

SCALE 1 : 3 000 比例尺
米 METRES 60 0 60 120 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/NE/11/72A

圖 PLAN 2b



本摘要圖於2011年7月5日擬備，所根據的資料為攝於2010年12月6日的實地照片
EXTRACT PLAN PREPARED ON 5.7.2011
BASED ON SITE PHOTO TAKEN ON 6.12.2010

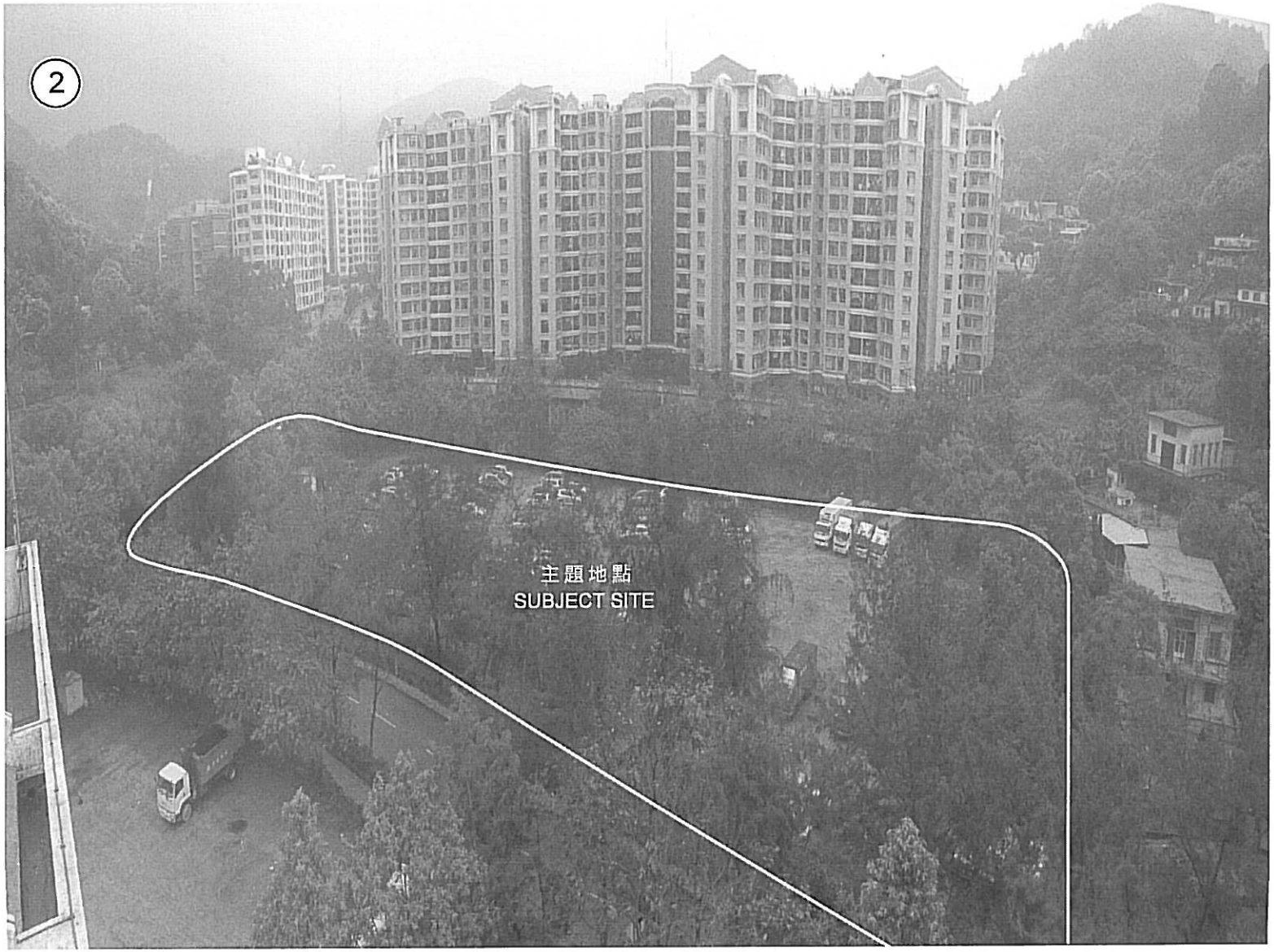
實地照片　SITE PHOTO

天主教聖保祿幼兒園
ST. PAUL'S CATHOLIC DAY NURSERY

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/NE/11/72A

圖 PLAN
3a



本摘要圖於2011年7月13日擬備，所根據的資料為攝於2011年4月29日的實地照片
EXTRACT PLAN PREPARED ON 13.7.2011
BASED ON SITE PHOTO TAKEN ON 29.4.2011

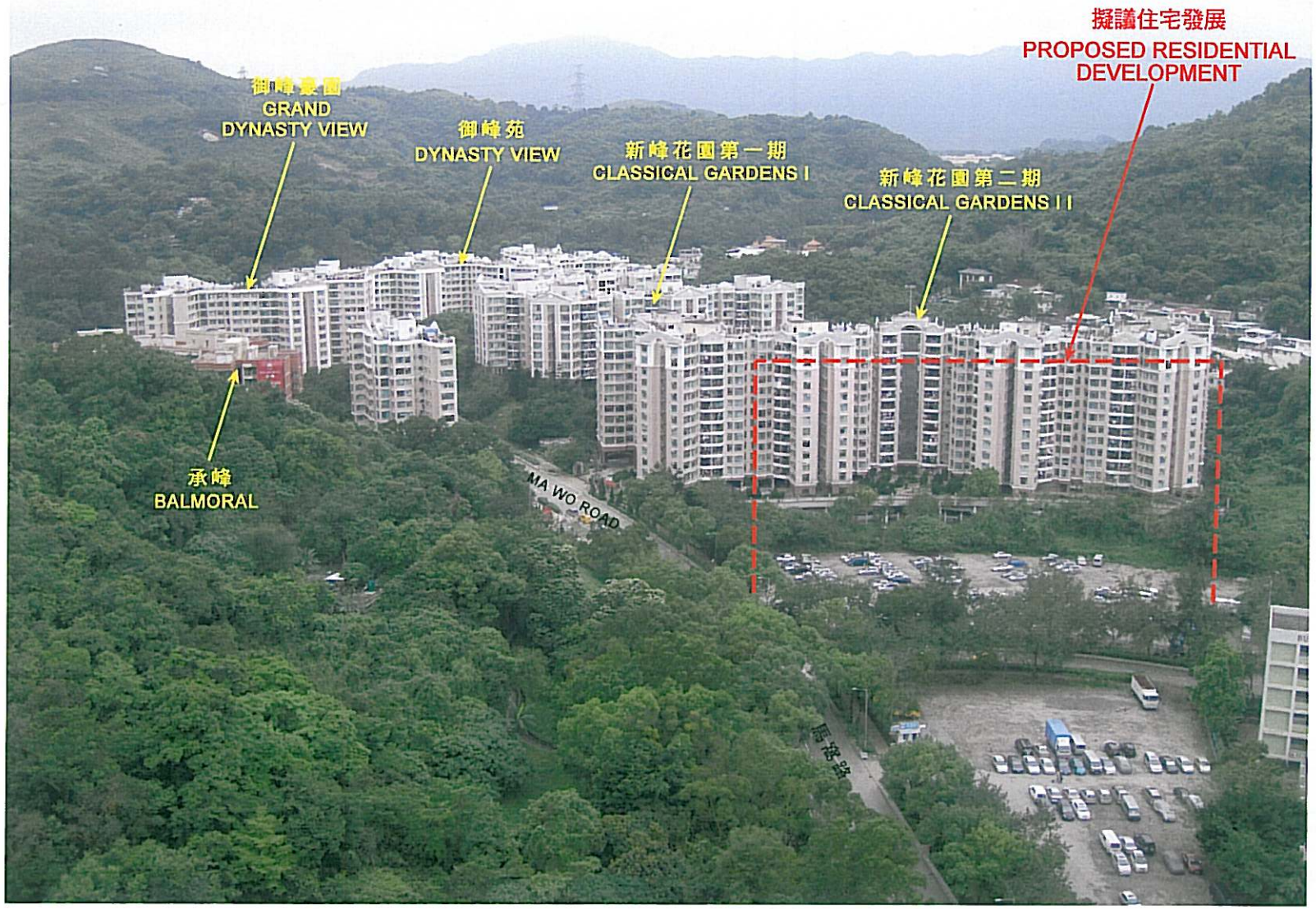
實地照片　SITE PHOTO

大埔第六區擬議住宅地盤
PROPOSED RESIDENTIAL SITE AT AREA 6, TAI PO

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/NE/11/72A

圖 PLAN
3b



本摘要圖於2011年7月13日擬備，所根據的資料為攝於2010年4月9日的實地照片
EXTRACT PLAN PREPARED ON 13.7.2011
BASED ON SITE PHOTO TAKEN ON 9.4.2010

合成照片 PHOTO MONTAGE

大埔第六區擬議住宅地盤
PROPOSED RESIDENTIAL SITE AT AREA 6, TAI PO

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/NE/11/72A

圖 PLAN 4