圖例
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
COMMERCIAL / RESIDENTIAL	C/R	商業 / 住宅
RESIDENTIAL (GROUP A)	R(A)	住宅（甲類）
RESIDENTIAL (GROUP B)	R(B)	住宅（乙類）
RESIDENTIAL (GROUP C)	R(C)	住宅（丙類）
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
INDUSTRIAL	I	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	G/C	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶

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

MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
PLANNING AREA NUMBER	1	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)	160	最高建築物高度（在主水平基準上若干米）
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	3	最高建築物高度（樓層數目）
PETROL FILLING STATION	P F S	加油站

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & % 公頃 HECTARES	% 百分率	用途
COMMERCIAL	6.60	0.24	商業
COMPREHENSIVE DEVELOPMENT AREA	17.21	0.62	綜合發展區
COMMERCIAL / RESIDENTIAL	14.55	0.52	商業 / 住宅
RESIDENTIAL (GROUP A)	250.27	9.01	住宅（甲類）
RESIDENTIAL (GROUP B)	195.52	7.04	住宅（乙類）
RESIDENTIAL (GROUP C)	0.95	0.03	住宅（丙類）
VILLAGE TYPE DEVELOPMENT	190.30	6.85	鄉村式發展
INDUSTRIAL	42.69	1.54	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	291.93	10.51	政府、機構或社區
OPEN SPACE	253.68	9.14	休憩用地
OTHER SPECIFIED USES	215.85	7.77	其他指定用途
GREEN BELT	979.67	35.28	綠化地帶
RIVER CHANNEL	97.57	3.51	河道
MAJOR ROAD ETC.	219.98	7.94	主要道路等
TOTAL PLANNING SCHEME AREA	2776.77	100.00	規劃範圍總面積

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

行政長官會同行政會議於２０１８年５月２９日 根據城市規劃條例第９（１）（ａ）條核准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON 29 MAY 2018

Ms Wendy LEUNG 梁凱儀女士
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

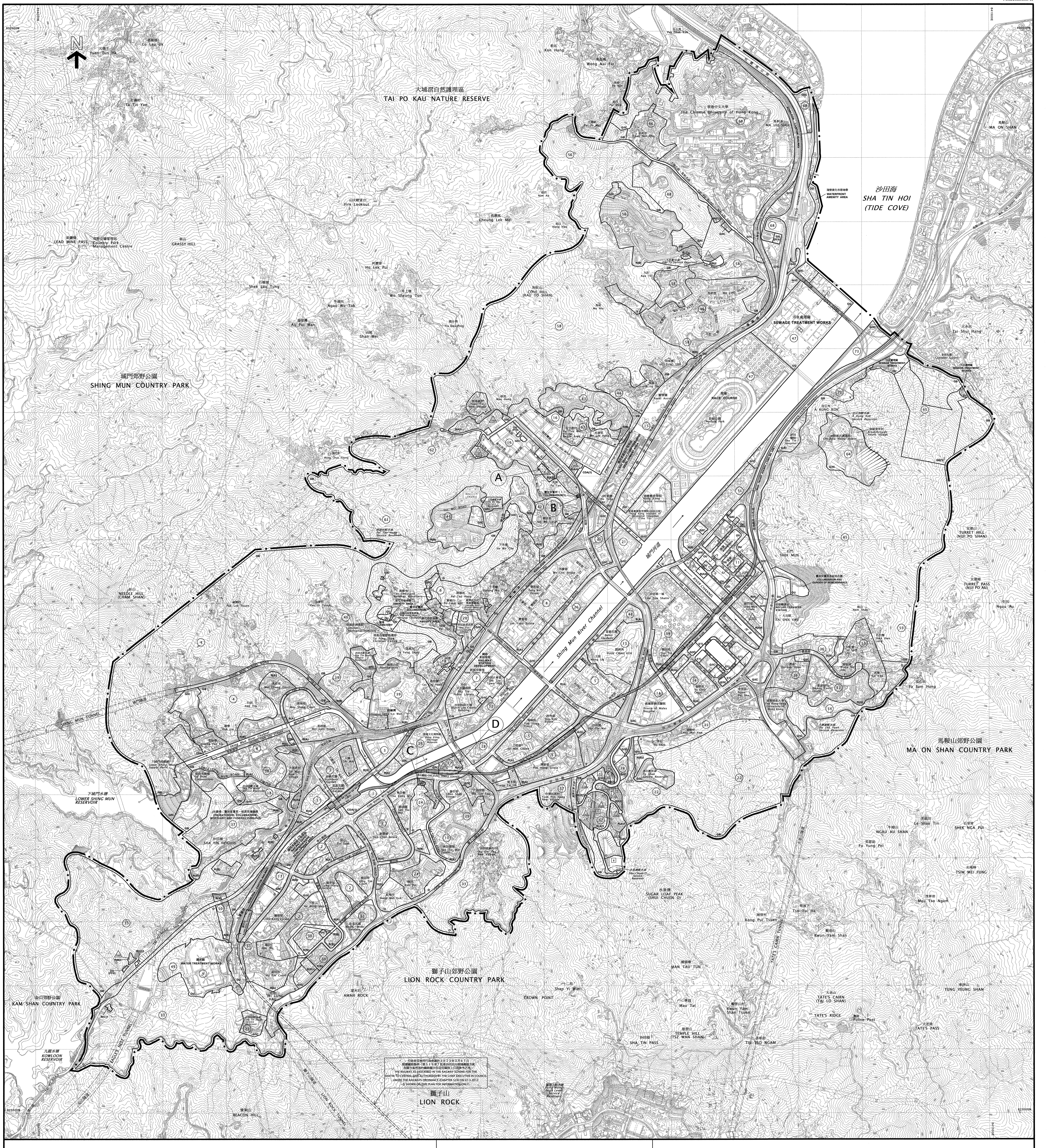
香港城市規劃委員會依據城市規劃條例擬備的沙田分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
SHA TIN - OUTLINE ZONING PLAN

SCALE ~~1:10,000~~ 比例尺
METRES 250 0 500 1000 1500 METRES 米

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

圖則編號 PLAN No. **S/ST/34**

Attachment I



圖例
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
COMMERCIAL / RESIDENTIAL	C/R	商業 / 住宅
RESIDENTIAL (GROUP A)	R(A)	住宅（甲類）
RESIDENTIAL (GROUP B)	R(B)	住宅（乙類）
RESIDENTIAL (GROUP C)	R(C)	住宅（丙類）
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
INDUSTRIAL	I	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶

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

MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
PLANNING AREA NUMBER	1	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)	160	最高建築物高度（在主水平基準上若干米）
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	3	最高建築物高度（樓層數目）
PETROL FILLING STATION	P F S	加油站

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & % 公頃 HECTARES	% 百分率	用途
COMMERCIAL	6.60	0.24	商業
COMPREHENSIVE DEVELOPMENT AREA	15.17	0.55	綜合發展區
COMMERCIAL / RESIDENTIAL	14.55	0.52	商業 / 住宅
RESIDENTIAL (GROUP A)	253.25	9.12	住宅（甲類）
RESIDENTIAL (GROUP B)	195.52	7.04	住宅（乙類）
RESIDENTIAL (GROUP C)	0.95	0.03	住宅（丙類）
VILLAGE TYPE DEVELOPMENT	190.16	6.85	鄉村式發展
INDUSTRIAL	41.73	1.50	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	292.13	10.52	政府、機構或社區
OPEN SPACE	253.68	9.14	休憩用地
OTHER SPECIFIED USES	215.79	7.77	其他指定用途
GREEN BELT	979.71	35.28	綠化地帶
RIVER CHANNEL	97.57	3.51	河道
MAJOR ROAD ETC.	219.96	7.93	主要道路等
TOTAL PLANNING SCHEME AREA	2776.77	100.00	規劃範圍總面積

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

核准圖編號 S/ST/34 的修訂
AMENDMENTS TO APPROVED PLAN No. S/ST/34

AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE	按照城市規劃條例第５條展示的修訂
AMENDMENT ITEM A	修訂項目A項
AMENDMENT ITEM B	修訂項目B項
AMENDMENT ITEM C	修訂項目C項
AMENDMENT ITEM D	修訂項目D項

（參看附表）
(SEE ATTACHED SCHEDULE)

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

SCALE 1:10 000 比例尺
米 METRES 250 0 500 1 000 1 500 METRES 米

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

圖則編號
PLAN No. **S/ST/34A**

~~APPROVED~~ DRAFT* SHA TIN OUTLINE ZONING PLAN NO. S/ST/34*A

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

NOTES

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

(1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.

(2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.

(3) (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.

(b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.

(c) For the purposes of subparagraph (a) above, "existing use of any land or building" means -

(i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as 'the first plan'),

- a use in existence before the publication of the first plan which has continued since it came into existence; or
- a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and

(ii) after the publication of the first plan,

- a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or
- a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.

(4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the

Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.

(5) Road junctions, alignments of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.

(6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.

(7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones:

(a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus stop or lay-by, cycle track, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;

(b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and

(c) maintenance or repair of watercourse and grave.

(8) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board :

toll plaza, on-street vehicle park and railway track.

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

(10) In these Notes,

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

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

~~APPROVED~~ DRAFT SHA TIN OUTLINE ZONING PLAN NO. S/ST/34***A***

Schedule of Uses

	Page
COMMERCIAL	1
COMPREHENSIVE DEVELOPMENT AREA	2
COMPREHENSIVE DEVELOPMENT AREA (1)	4
COMMERCIAL/RESIDENTIAL	7
RESIDENTIAL (GROUP A)	8
RESIDENTIAL (GROUP B)	12
RESIDENTIAL (GROUP C)	14
VILLAGE TYPE DEVELOPMENT	16
INDUSTRIAL	18
GOVERNMENT, INSTITUTION OR COMMUNITY	20
OPEN SPACE	22
OTHER SPECIFIED USES	23
GREEN BELT	35

COMMERCIAL

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

Planning Intention

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

COMPREHENSIVE DEVELOPMENT AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Flat Government Refuse Collection Point Government Use (not elsewhere specified) House Place of Recreation, Sports or Culture Private Club Public Utility Installation Social Welfare Facility Utility Installation for Private Project

Planning Intention

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

Remarks

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

(i) the area of the proposed land uses, the nature, position, dimension and heights of all buildings to be erected in the area;

(ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;

(iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;

(iv) the alignment, widths and levels of any roads proposed to be constructed within the area;

(v) the landscaping and urban design proposals within the area;

(vi) programmes of development in detail;

(vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks (Cont'd)

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

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

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

(b) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.

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

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

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

COMPREHENSIVE DEVELOPMENT AREA (1)

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

Planning Intention

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

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (1) (Cont'd)

Remarks

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

(i) the area of the proposed land uses, the nature, position, dimensions and heights of all buildings to be erected in the area;

(ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;

(iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;

(iv) the alignment, widths and levels of any roads proposed to be constructed within the area;

(v) the landscaping and urban design proposals within the area;

(vi) programmes of development in detail;

(vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;

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

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

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

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

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (1) (Cont'd)

Remarks (Cont'd)

(b) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.

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

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

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

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

COMMERCIAL/RESIDENTIAL

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

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

Planning Intention

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

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Flat Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station (excluding open-air terminus or station) ***Public Vehicle Park (excluding container vehicle) (on land designated "R(A)8" 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 ***(not elsewhere specified)*** Training Centre

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:	
Eating Place Educational Institution Institutional Use (not elsewhere specified) Off-course Betting Centre Office Place of Entertainment Private Club Public Convenience Recyclable Collection Centre School Shop and Services Training Centre	

Planning Intention

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

Remarks

(a) On land designated "Residential (Group A)1" ("R(A)1"), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) of 501,800m^2 and a maximum building height in terms of number of storeys or metres above Principal Datum as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

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

(c) On land designated "Residential (Group A)3" ("R(A)3"), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum GFA of 43,600m^2 and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.

(d) On land designated "Residential (Group A)4" ("R(A)4"), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic GFA of 234,000m^2, non-domestic GFA of 19,500m^2 and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.

(e) On land designated "Residential (Group A)5" ("R(A)5"), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum GFA of 38,580m^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.

(f) On land designated "Residential (Group A)6" ("R(A)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 GFA of 26,240m^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.

(g) On land designated "Residential (Group A)7" ("R(A)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 GFA of 90,655m^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.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

(h) ***On land designated "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 a maximum plot ratio of 6.7 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.***

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

~~(h)~~ ***(j)*** In determining the maximum GFA***/plat ratio*** for the purposes of paragraphs (a) to ~~(f)~~ ***(h)*** 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.

(k) ***In determining the maximum GFA for the purposes of paragraph (g) above, any floor space that is constructed or intended for use solely as public transport facilities, railway station, railway depot, or Government, institution or community (GIC) facilities, as required by the Government, may be disregarded.***

(l) ***In determining the maximum plot ratio for the purposes of paragraph (h) above, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government may be disregarded.***

~~(i)~~ ***(m)*** 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 PR/GFA for the building on land to which paragraphs (a) to ~~***(f)***~~(***h***) 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 (a) to ~~(f)~~ ***(h)*** above may thereby be exceeded.

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

RESIDENTIAL (GROUP B)

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

Planning Intention

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

Remarks

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

(b) On land designated "Residential (Group B)2", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3.6 and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan.

(c) On land designated "Residential (Group B)3", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 2.5 and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan.

(Please see next page)

RESIDENTIAL (GROUP B) (Cont'd)

Remarks (Cont'd)

(d) In determining the maximum plot ratio for the purposes of paragraphs (a) to (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 and occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and/or plot ratio 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 Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Library Petrol Filling Station Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Residential Institution School Shop and Services Social Welfare Facility Training Centre

Planning Intention

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

Remarks

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

(Please see next page)

RESIDENTIAL (GROUP C) (Cont'd)

Remarks (Cont'd)

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

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

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

VILLAGE TYPE DEVELOPMENT

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

Planning Intention

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

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)

Remarks

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

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

INDUSTRIAL

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

(Please see next page)

INDUSTRIAL (Cont'd)

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

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

Planning Intention

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

GOVERNMENT, INSTITUTION OR COMMUNITY

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

Planning Intention

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

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks

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

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

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

OPEN SPACE

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

Planning Intention

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

OTHER SPECIFIED USES

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

For "Railway Station Development" Only

Ambulance Depot Commercial Bathhouse/Massage Establishment Eating Place Exhibition or Convention Hall Government Use (not elsewhere specified) Hotel Library Off-course Betting Centre Office Place of Entertainment Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Railway Station Recyclable Collection Centre School Shop and Services (not elsewhere specified) Utility Installation for Private Project	Broadcasting, Television and/or Film Studio Flat Government Refuse Collection Point Petrol Filling Station Place of Recreation, Sports or Culture Religious Institution Shop and Services (Motor-vehicle Showroom only)

Planning Intention

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

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

For "Railway Depot Comprehensive Development Area" Only

Ambulance Depot	Broadcasting, Television and/or Film Studio
Commercial Bathhouse/Massage Establishment	Eating Place (Cooked Food Centre only)
Eating Place (not elsewhere specified)	Educational Institution
Exhibition or Convention Hall	Government Refuse Collection Point
Flat	Industrial Use (Printing, Publishing and Allied Industries only)
Government Use (not elsewhere specified)	~~***Market (Hawker Centre only)***~~
Library	Petrol Filling Station
~~***Market (not elsewhere specified)***~~	Recyclable Collection Centre
Off-course Betting Centre	Shop and Services (Motor-vehicle Showroom ***and Hawker Centre*** only)
Office	
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Clinic	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Railway Depot	
Religious Institution	
Residential Institution	
School	
Shop and Services (not elsewhere specified)	
Social Welfare Facility	
Utility Installation for Private Project	

Planning Intention

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

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

For "Refuse Transfer Station" Only

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

Planning Intention

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

For "Kowloon-Canton Railway" Only

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

Planning Intention

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

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

For "Business" Only

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

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

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

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

For "Business" Only (Cont'd)

Schedule II: for industrial or industrial-office building @

Ambulance Depot
Art Studio (excluding those involving direct provision of services or goods)
Cargo Handling and Forwarding Facility (not elsewhere specified)
Eating Place (Canteen only)
Government Refuse Collection Point
Government Use (not elsewhere specified)
Information Technology and Telecommunications Industries
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods△)
Office (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 (not elsewhere specified)
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 as approved by the Building Authority.*

◿ *Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap. 295).*

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

Planning Intention

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

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

For "Business (1)" Only

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

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

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

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

Schedule II: for industrial or industrial-office building @

Ambulance Depot
Art Studio (excluding those involving direct provision of services or goods)
Cargo Handling and Forwarding Facility (not elsewhere specified)
Eating Place (Canteen only)
Government Refuse Collection Point
Government Use (not elsewhere specified)
Information Technology and Telecommunications Industries
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods△)
Office (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 (not elsewhere specified)
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 (1)" Only (Cont'd)	
In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:	In addition, the following uses may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:
Commercial Bathhouse/Massage Establishment Eating Place Institutional Use (not elsewhere specified) Library Off-course Betting Centre Office Place of Entertainment Private Club Public Clinic Religious Institution Shop and Services (not elsewhere specified) Training Centre	Educational Institution Exhibition or Convention Hall School (excluding kindergarten) Shop and Services (Retail Shop only) Social Welfare Facility (excluding those involving residential care)

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

△ *Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap. 295).*

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

Planning Intention

This zone is intended primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new "business" buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings. However, uses such as educational institution, exhibition or convention hall, place of recreation, sports or culture, retail shop and school which will likely attract high concentration of population require planning permission from the Town Planning Board.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

For "Cemetery" Only

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

Planning Intention

This zone is primarily for land intended for cemetery use.

For "Amenity Area" Only

Amenity Area	Government Use (not elsewhere specified)
People Mover (Escalators/Lifts)	Public Utility Installation
	Utility Installation for Private Project

Planning Intention

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

For "Waterfront Amenity Area" Only

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

Planning Intention

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

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
For "Columbarium" Only	
Columbarium	Public Utility Installation Utility Installation for Private Project

Planning Intention

This zone is primarily for land intended for columbarium use.

Remarks

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

(i) no new development or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 4,149m^2 and a maximum site coverage of 37.5%; and

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

(b) On land designated "Other Specified Uses" annotated "Columbarium (1)",

(i) no new development or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 293m^2, a maximum site coverage of 40%, and a maximum building height of 6.2m; and

(ii) the maximum number of niches for columbarium use shall not exceed 3,499.

(c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area/site coverage/building height restrictions***/number of niches*** 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.

(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 "Race Course" only	
Private Club Race Course	Government Use Place of Recreation, Sports or Culture Public Utility Installation Utility Installation for Private Project

Planning Intention

This zone is intended primarily to provide/reserve land for race course and its ancillary uses, and provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of the local residents as well as the general public.

For All Other Sites (Not Listed Above)	
As Specified on the Plan	Government Use (not elsewhere specified) Public Utility Installation Utility Installation for Private Project

Planning Intention

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

GREEN BELT

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

Planning Intention

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

Attachment IV of
RNTPC Paper No. 8/21

~~*APPROVED*~~ *DRAFT* SHA TIN OUTLINE ZONING PLAN NO. S/ST/34*A*

EXPLANATORY STATEMENT

~~***APPROVED***~~ ***DRAFT*** SHA TIN OUTLINE ZONING PLAN NO. S/ST/34***A***

EXPLANATORY STATEMENT

CONTENTS Page

1.	INTRODUCTION	1
2.	AUTHORITY FOR THE PLAN AND PROCEDURE	1
3.	OBJECT OF THE PLAN	~~***3***~~ ***4***
4.	NOTES OF THE PLAN	4
5.	THE PLANNING SCHEME AREA	4
6.	POPULATION	5
7.	LAND-USE ZONINGS	
	7.1 Commercial	5
	7.2 Comprehensive Development Area	~~***5***~~ ***6***
	7.3 Commercial/Residential	~~***6***~~ ***7***
	7.4 Residential (Group A)	7
	7.5 Residential (Group B)	~~***9***~~ ***10***
	7.6 Residential (Group C)	~~***9***~~ ***10***
	7.7 Village Type Development	10
	7.8 Industrial	~~***10***~~ ***11***
	7.9 Government, Institution or Community	~~***10***~~ ***11***
	7.10 Open Space	~~***11***~~ ***12***
	7.11 Other Specified Uses	~~***12***~~ ***13***
	7.12 Green Belt	~~***13***~~ ***14***
8.	COMMUNICATIONS	~~***14***~~ ***15***
9.	UTILITY SERVICES	~~***15***~~ ***16***
10.	CULTURAL HERITAGE	~~***16***~~ ***17***
11.	IMPLEMENTATION	~~***17***~~ ***18***

~~*APPROVED*~~ *DRAFT* SHA TIN OUTLINE ZONING PLAN NO. S/ST/34*A*

(Being ~~*an Approved*~~ ***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 ~~***approved***~~ ***draft*** Sha Tin Outline Zoning Plan (OZP) No. S/ST/34***A***. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land-use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURE

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

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

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

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

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

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

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

2.8 On 13 March 2012, the CE in C under section 9(1)(a) of the Ordinance, approved the draft Sha Tin OZP, which was subsequently re-numbered as S/ST/26. On 5 June 2012, the CE in C referred the approved Sha Tin OZP No. S/ST/26 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. It was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.

2.9 On 2 July 2013, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Sha Tin OZP, which was subsequently renumbered as S/ST/28. On 3 September 2013, the CE in C referred the approved Sha Tin OZP No. S/ST/28 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. It was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.

2.10 On 2 September 2014, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Sha Tin OZP, which was subsequently renumbered as S/ST/30. On 6 January 2015, the CE in C referred the approved Sha Tin OZP No. S/ST/30 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 16 January 2015 under section 12(2) of the Ordinance.

2.11 On 1 December 2015, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Sha Tin OZP, which was subsequently renumbered as S/ST/32. On 11 December 2015, the approved Sha Tin OZP No. S/ST/32 was exhibited for public inspection under section 9(5) of the Ordinance. On 18 October 2016, the CE in C referred the approved Sha Tin OZP No. S/ST/32 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 28 October 2016

under section 12(2) of the Ordinance.

2.12 On 13 January 2017, the draft Sha Tin OZP No. S/ST/33~~***, incorporating amendments including (i) the rezoning of three sites at A Kung Kok to facilitate the relocation of the Sha Tin Sewage Treatment Works to cavern; (ii) the rezoning of three sites at On Hing Lane to facilitate the development of columbarium with garden of remembrance; (iii) the rezoning of the Olympic Stables from "Government, Institution or Community" ("G/IC") to "Other Specified Uses" annotated "Race Course" ("OU(Race Course)"); and (iv) the rezoning of a site at On Muk Street from "Open Space" ("O") to "Residential (Group A)6" ("R(A)6") to facilitate a public housing development,***~~ was exhibited for public inspection under section 5 of the Ordinance. ~~***During the two-month plan exhibition period, a total of 1,666 valid representations were received. On 28 April 2017, the representations were published for three weeks for public comments and a total of 542 valid comments were received.***~~ After consideration of the representations and comments under section 6B(1) of the Ordinance on 15 ~~***September 2017***~~ and 22 September 2017, the Board decided to propose amendment to the draft Sha Tin OZP No. S/ST/33 by rezoning the site at On Muk Street from "R(A)6" back to "O". On 13 October 2017, the proposed amendment to the draft OZP was exhibited for public inspection under section 6C(2) of the Ordinance. ~~***During the first three-week exhibition period, a total of 186 valid further representations were received.***~~ After consideration of the further representations under section 6F(1) of the Ordinance on 12 February 2018, the Board decided not to amend the draft OZP by the proposed amendment under section 6F(8) of the Ordinance.

2.13***4*** On 29 May 2018, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Sha Tin OZP, which was subsequently renumbered as S/ST/34. On 8 June 2018, the approved Sha Tin OZP No. S/ST/34 ~~***(the Plan)***~~ was exhibited for public inspection under section 9(5) of the Ordinance. ***On 22 June 2021, the CE in C referred the approved Sha Tin OZP No. S/ST/34 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 2 July 2021 under section 12(2) of the Ordinance.***

2.14 On XX XXXX 2021, the draft Sha Tin OZP No. S/ST/35 (the Plan) was exhibited for public inspection under section 5 of the Ordinance. The amendments on the Plan mainly involved the rezoning of Sui Fai Factory Estate from "Industrial" to "Residential (Group A) 8"; the rezoning of a site to the south of Fo Tan Village from "Village Type Development" ("V") and "Green Belt" to "Other Specified Uses" annotated "Columbarium(1)"; the rezoning of a site to the south of Che Kung Miu Road from "V" to "Government, Institution or Community" ("G/IC"); and the rezoning of a site at the junction of Che Kung Miu Road and Lion Rock Tunnel Road from "Comprehensive Development Area (1)" to "Residential (Group A)7".

3. OBJECT OF THE PLAN

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

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

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

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

4. NOTES OF THE PLAN

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

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

5. THE PLANNING SCHEME AREA

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

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

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

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

6. POPULATION

Based on the ~~***2011 Census***~~ ***2016 Population By-census***, the population of the Area was estimated by the Planning Department as about ~~***433,150***~~ ***455,900*** persons, comprising ~~***236,650***~~ ***238,300*** in public housing (including Home Ownership Schemes (HOS), Private Sector Participation Schemes (PSPS)***, Sandwich Class Housing (SCH), and Subsidised Sale Flats Housing (SSFH))*** and ~~***196,500***~~ ***217,600*** in private housing including village type developments. It is estimated that the total planned population would be about ~~***518,750***~~ ***518,800*** persons.

7. LAND-USE ZONINGS

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

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

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

7.2 Comprehensive Development Area ("CDA") : Total Area ~~*17.21*~~ ***15.17*** ha

7.2.1 This zone is intended for comprehensive development/redevelopment of the "CDA" area for residential use, and the "CDA(1)" area for commercial and/or residential uses, both with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

7.2.2 This zoning comprises the following four sites :

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

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

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

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

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

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

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

~~***Development within this "CDA(1)" site is restricted to a maximum GFA of 90,655m^2. The residential development, namely The Riverpark, at the site has been completed providing about 981 flats.***~~

7.2.3 Pursuant to section 4A(2) of the Ordinance, and except as otherwise expressly provided that it is not required by the Board, an applicant for permission for development on land designated "CDA" shall prepare a Master Layout Plan for the approval of the Board. The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of Government, institution or community (GIC) facilities, and recreational and open space facilities.

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

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

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

7.4 Residential (Group A) ("R(A)") : Total Area ~~***249.98***~~ ***253.25*** ha

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

7.4.2 There are ~~***fourteen***~~ ***eighteen*** existing public rental housing estates, ~~***twelve***~~ ***seventeen*** HOS, three PSPS, one ***SCH***, and ***one SSFH*** in the Area. There ***are*** also ***two*** planned public housing developments in Planning Areas ~~***11, 16, 52 and 58D***~~ 11 and 16. Within public housing estates, there are a wide range of low-rise free-standing GIC facilities including schools, community halls, children and youth centres, elderly centres, social and welfare centres as well as ancillary facility buildings such as car parks, shopping centres and markets serving the residents of the concerned estates. Such low-rise free-standing GIC and ancillary facility buildings should be kept as breathing spaces and visual relief for the building mass. No new addition, alteration and/or modification to or redevelopment of these existing individual free-standing GIC and ancillary facility buildings shall result in a height exceeding that of the existing building. All public housing estates are governed by planning brief. Upon the future redevelopment of the estates, the layout and

design of these GIC and ancillary facility buildings should be comprehensively reviewed with the support of relevant impact assessments on air ventilation and visual aspects. In addition, planning briefs setting out the development parameters, design requirements and the relevant technical assessments to be conducted for the planned public housing developments will be provided to guide the future development of the sites.

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

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

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

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

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

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

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

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

"Residential (Group A)4" ("R(A)4"): Total Area 4.25 ha

(e) The planned public housing estate at Planning Area 11 is under this zoning. Development/redevelopment within this zoning is subject to restrictions on the maximum total domestic gross floor area of 234,000m^2, non-domestic gross floor area of 19,500m^2 and building height restriction as shown on the Plan, or the GFA and height of existing building, whichever is the greater. Building heights ranging from about 110 to 140mPD should be adopted to create a height profile stepping up from the northwest near On Ming Street to the southeast.

"Residential (Group A)5" ("R(A)5"): Total Area 0.70 ha

(f) The planned public housing development at Au Pui Wan Street in Planning Area 16 is under this zoning. Development/redevelopment within this zoning is subject to restrictions on the maximum total gross floor area of 38,580m^2 and building height restriction as shown on the Plan, or the GFA and height of existing building, whichever is the greater.

"Residential (Group A)6" ("R(A)6"): Total Area 0.43 ha

(g) The planned public housing development at On Muk Street in Planning Area 11 is under this zoning. Development/redevelopment within this zoning is subject to restrictions on the maximum total gross floor area of 26,240m^2 and building height restriction as shown on the Plan, or the GFA and height of existing building, whichever is the greater.

"Residential (Group A)7" ("R(A)7"): Total Area 2.05 ha

(h) A site at Tuen Ma Line Che Kung Temple Station in Planning Area 27, falls within this zoning. The "R(A)7" zoning is to reflect the completed residential development at the site. Development/redevelopment within this zoning is subject to restrictions on the maximum total gross floor area of 90,655m^2 and building height restriction as shown on the Plan, or the GFA and height of existing building, whichever is the greater.

"Residential (Group A)8" ("R(A)8"): Total Area 0.90 ha

(i) The planned housing development at Shan Mei Street in Planning Area 16 is under this zoning. Development/redevelopment within this zoning is subject to restrictions on the maximum total plot ratio (PR) of 6.7 and building height restriction as shown on the Plan, or the PR and height of existing building, whichever is the greater. The PR control under this zone is regarded as being stipulated in a "new or amended statutory plan" according to the Joint Practice Note No. 4 "Development Control Parameters Plot Ratio/Gross Floor Area", and shall be subject to the streamlining arrangements stated therein.

7.4.4 At detailed design stage, quantitative air ventilation studies will need to be conducted for the public housing developments within the "R(A)1", "R(A)2", "R(A)3", "R(A)4", and "R(A)5" sites to further refine the development layout and the relevant mitigation measures from the air ventilation perspectives.

7.4.5 Minor relaxation of the ***plot ratio/***GFA and***/or*** building height restrictions for the "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"*** zones may be considered by the Board on application under section 16 of the Town Planning Ordinance. Each application for minor relaxation of the ***plot ratio***/GFA ***and/or*** building height restrictions will be considered on its own merits.

7.5 Residential (Group B) ("R(B)") : 195.52 ha

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

7.5.2 Four sites at Fu Kin Street, Lai Ping Road, north of To Shek Reservoir and Tai Po Road-Sha Tin Heights are zoned "R(B)1", "R(B)2" or "R(B)"3 which are subject to plot ratio restrictions and/or building height restrictions as shown on the Plan. The restrictions are necessary for the purposes of preserving the general amenity of the area as well as to ensure that the scale of the developments will be compatible with the adjacent developments and will not overtax the infrastructural provision in the area.

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

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

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

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

7.7 Village Type Development ("V") : Total Area ~~**190.30**~~***190.16*** ha

7.7.1 The planning intention of this zone is to designate both existing

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

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

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

7.8 Industrial ("I") : Total Area ~~**42.69**~~***41.73*** ha

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

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

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

7.9 Government, Institution or Community ("G/IC") : Total Area ~~**291.93**~~***292.13*** ha

7.9.1 This zone is intended primarily for the provision of Government, institution or community (GIC) facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. Such developments, particular for those which are low-rise, serve to provide visual and spatial relief to the built-up environment of the Area.

7.9.2 Major GIC facilities provided in the Area include:

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

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

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

7.10 Open Space ("O") : Total Area 253.68 ha

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

7.10.2 A prominent feature is the provision of large landscaped open spaces in Planning Area 12 (the Sha Tin Park), Planning Area 28 in the vicinity of the town centre and along the river channel at Siu Lek Yuen. They form a major node of recreational activities and extend along both sides of Shing Mun River providing a spine for pedestrian and cycle movements. A major recreational ground with soccer pitches and tennis courts etc. is provided in Planning Area 26 (Yuen Wo Road). Playgrounds with different active and passive recreational facilities are also provided in Planning Areas 2 (Che Kung Miu Road Playground), 5 (Tsang Tai Uk Playground) and 17 (Hin Tin Playground).

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

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

7.11 Other Specified Uses ("OU") : Total Area ~~215.85~~***215.79*** ha

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

(a) the Sha Tin Race Course in Planning Area 47;
(b) the sewage treatment plant in Planning Area 47;
(c) the refuse transfer station in Planning Area 65;
(d) the Fu Shan Crematorium and Columbarium and its extension, a public mortuary and a funeral parlour in Planning Area 18;
(e) the East Rail Sha Tin Station, with commercial development and bus terminus, in Planning Area 20;
(f) the East Rail Ho Tung Lau Maintenance Centre, with commercial/ residential developments above, in Planning Area 15;
(g) the Tai Wai Maintenance Centre, with residential development above, in Planning Area 17;
(h) the land for railway development;
(i) the Sha Tin Water Treatment Works in Planning Areas 9 and 49;
(j) the existing petrol filling stations at On Sum Street in Planning Area 11, Yuen On Street in Planning Area 14 and Tai Po Road in Planning Area 33, and two planned petrol filling stations in Planning Areas 16 and 68;
(k) the sites proposed for business use in Planning Area 11;
(l) Po Fook Hill in Planning Area 6;
(m) Tao Fong Shan Christian Cemetery in Planning Area 6;
(n) the amenity areas adjoining Po Fook Hill and Tao Fong Shan Christian Cemetery;
(o) the waterfront amenity area in the area on the western side of Sha Tin Hoi (Tide Cove);
(p) the portals and the ancillary facilities of the Sha Tin Cavern Sewage Treatment Works in Planning Area 65;
(q) the proposed Columbarium and Garden of Remembrance in Planning Area 65; ***and***
(r) Memorial Park Hong Kong in Planning Area 16.

7.11.2 Land zoned for "OU" annotated "Business" ("OU(Business)") and "OU(Business(1))" is intended for general business uses. Under this zoning, a mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new "business" buildings. However, in order to ensure that the concerns on fire safety and environmental impacts are properly addressed, only less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public are permitted as of right in existing industrial buildings

or industrial-office buildings within this zone. As it is not possible to phase out existing polluting and hazardous industrial uses all at once, it is necessary to ensure compatibility of the uses within the same industrial building until the whole area is transformed to cater for the new non-polluting business uses. Development within this zone should make reference to the relevant Town Planning Board Guidelines.

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

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

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

7.11.6 The site designated "OU" annotated "Columbarium (1)" in Planning Area 16 (i.e. Memorial Park Hong Kong) is subject to GFA, site coverage, building height, and total number of niches restrictions. The restrictions are necessary for the purposes of minimizing adverse visual, landscape, traffic and environmental impacts caused by columbarium development at the site. Minor relaxation of the stated restrictions may be considered by the Board on application under section 16 of the Ordinance. Each proposal will be considered on its own merits.

7.11.7 The site designated "OU" annotated "Columbarium and Garden of Remembrance" in Planning Area 65 has been identified for columbarium development to share the responsibility of developing district-based columbarium facilities and to meet the demand for public niches. The site comprises a low-rise columbarium block providing about 40,000 niches and a garden of remembrance. Aesthetically-designed columbarium building blending in well with ample landscaping works will be adopted to minimize the visual impact. The overall layout of the columbarium block will be subject to detailed architectural design at the subsequent stage.

7.12 Green Belt ("GB") : Total Area ~~979.67~~***979.71*** ha

7.12.1 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.

7.12.2 Pursuant to the recommendations of the "Relocation of Sha Tin Sewage Treatment Works to Cavern – Feasibility Study", an underground area within the "GB" site at Planning Area 65 has been identified for the relocation of Sha Tin Sewage Treatment Works. The Sha Tin Cavern Sewage Treatment Works consists of sewage and sludge treatment facilities, access tunnels and other associated facilities located in cavern. The "GB" area occupied by the underground sewage treatment works is designated as Sub-area 1 within this zone on the Plan. The use of underground sewage treatment works is always permitted in this sub-area.

8. COMMUNICATIONS

8.1 Roads

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

8.1.2 The Area is linked to the northern and western Kowloon via the Lion Rock Tunnel Road and Tai Po Road respectively. The Tate's Cairn Tunnel provides an additional strategic highway linking north-east Kowloon, the Area and further onto Ma On Shan. In the west, Route 5, including the Shing Mun Tunnel, provides a direct access to Tsuen Wan. The Tsing Sha Highway connects the Area with Cheung Sha Wan. In the north, a highway system, which comprises Sha Tin Road, Tai Po Road and Tolo Highway, connects the Area with Tai Po and beyond.

8.2 Railway

8.2.1 Mass Transit Railway (MTR) East Rail Line

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

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

The ***Tuen*** Ma ~~***On Shan***~~ Line (***TM*** ~~***MOS***~~ Line) provides a convenient passenger link connecting Ma On Shan with Tai Wai via the Sha Tin hinterland. There are interchange facilities with the existing East Rail in Planning Area 3 (Tai Wai), ~~***five***~~ ***six*** stations in Sha Tin (***Hin Keng***, Tai Wai, Che Kung Temple, Sha Tin Wai, City One and Shek Mun) and a Maintenance Centre at Tai Wai. ~~***There is potential for property***~~

~~***development along the railway at the Tai Wai Station and Maintenance Centre, and Che Kung Temple Station.***~~

8.2.3 MTR Shatin to Central Link

The railway scheme for the Shatin to Central Link (SCL) was authorised by CE in C on 27 March 2012 and the railway tracks and station within the area are currently under construction. Pursuant to section 13A of the Ordinance, the railway scheme authorised by the CE in C under the Railways Ordinance (Chapter 519) shall be deemed to be approved under the Ordinance. The railway alignment, stations and structures within the area are shown on the Plan for information only.

8.3 Public Transport

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

8.4 Ferry Services

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

8.5 Pedestrian and Cycle Networks

A special feature of the Area is a comprehensive system of walkways and cycle tracks, which links all major developments in the Area and provides direct links with most of the open spaces. The system is segregated from the vehicular transport network by means of separate right-of-ways or grade-separated crossings.

9. UTILITY SERVICES

9.1 Water Supply

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

Chuen O) and 56 (Kau To North).

9.2 Sewage Treatment

Sewage generated in the Area is treated in the Sha Tin Sewage Treatment Works in Planning Area 47. The treated effluent is discharged to the Kai Tak Nullah through the Tolo Harbour Effluent Export Scheme. The Sha Tin Sewage Treatment Works is to be relocated to cavern at Nui Po Shan in Planning Area 65. Upon the completion of project, the sewage generated in the Area will be treated in the underground sewage treatment works.

9.3 Electricity

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

9.4 Town Gas

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

9.5 Telephone

Three telephone exchanges, one in Planning Area 14, one in Planning Area 16 and the other in Planning Area 25, are provided to serve the Area and to cater for the projected increase in demand.

10. CULTURAL HERITAGE

The Old House at Wong Uk Village and Recorder House, Kowloon Reservoir are both Declared Monuments within the Area. ***Besides t***here are graded historic buildings within the Area, namely the Tsang Tai Uk (Grade 1), ***Tung Lo Wan Li Cottage (Grade 1)***, Entrance Gate, Chik Chuen Wai, Tai Wai Tsuen (Grade 2), Nos. 5A, 5B, 5C and 6 Pai Tau (Grade 2), Tao Fong Shan Christian Centre (Grade 2), High Rock Christian Camp (Grade 2), Weir, Lower Shing Mun Reservoir (Grade 2), Che Kung Temple (Grade 2), Lam Ancestral Hall, Nos. 8, 10-14 Pai Tau (Grade 3), Ng Yuen (Grade 3), Dam and Supply Basin, Lower Shing Mun Reservoir (Grade 3), Nos. 1, ***2*** and 3 First Street, Tai Wai (Grade 3), Nos. 33, 34, 36, 37, 38 and 39 Ha Wo Che (Grade 3), Yeung Ancestral Hall, Law Ancestral Hall and So Ancestral Hall in Hin Tin (Grade 3), Lau Ancestral Hall, Sha Tin Tau (Grade 3), Man Fat Din and Pagoda in Man Fat Tsz (Grade 3), ***and*** Nos. 7-10 Sheung Wo Che (Grade 3)~~ ***and No. 11 Kak Tin Village Third Street (Grade 3)***~~.

On 19 March 2009, the Antiquities Advisory Board (AAB) released the list of 1,444 historic buildings, in which ***all of the*** buildings ~~***within the Area***~~ have ~~***also***~~ been ~~***given***~~ accorded proposed gradings ***and most of the proposed gradings have been confirmed***. ~~***The***~~ AAB also released a number of new items in addition to the list of 1,444 historic buildings. These items are subject to the grading assessment by the AAB. Details of the list of 1,444 historic buildings and its new items have been uploaded onto the

official website of the AAB at http://www.aab.gov.hk.

Prior consultation with the Antiquities and Monuments Office should be made, if any development, redevelopment or rezoning proposal that might affect the above Declared Monuments, graded historic buildings ***/ structures***, new items ***pending grading assessment, any other historic buildings / structures identified*** and their immediate environs.

11. IMPLEMENTATION

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

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

11.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include the departmental outline development plans/layout plans, and guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning application can be downloaded from the Board's website and are available from the Secretariat of the Board, and the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

TOWN PLANNING BOARD
NOVEMBER 2021

Summary of Assessments for Proposed Public Housing Development at Shan Mei Street in Fo Tan (Redevelopment of Sui Fai Factory Estate)

Background

1. In the 2019 Policy Address, the Chief Executive invited the Housing Authority (HA) to explore the feasibility of redeveloping its factory estates for public housing use. The HA has completed the relevant study, and announced on 24 May 2021 the study result and the clearance arrangements for the affected tenants.

2. The Sui Fai Factory Estate (SFFE) site has land area of about 0.9 ha. According to the approved Sha Tin Outline Zoning Plan No. S/ST/34, the site is zoned "Industrial". To facilitate the proposed public housing development, the Government will initiate rezoning of the site for residential use with stipulation of a maximum plot ratio of 6.7 (of which the welfare facilities as required by the government are exempted from plot ratio calculation) and a maximum building height of 140mPD.

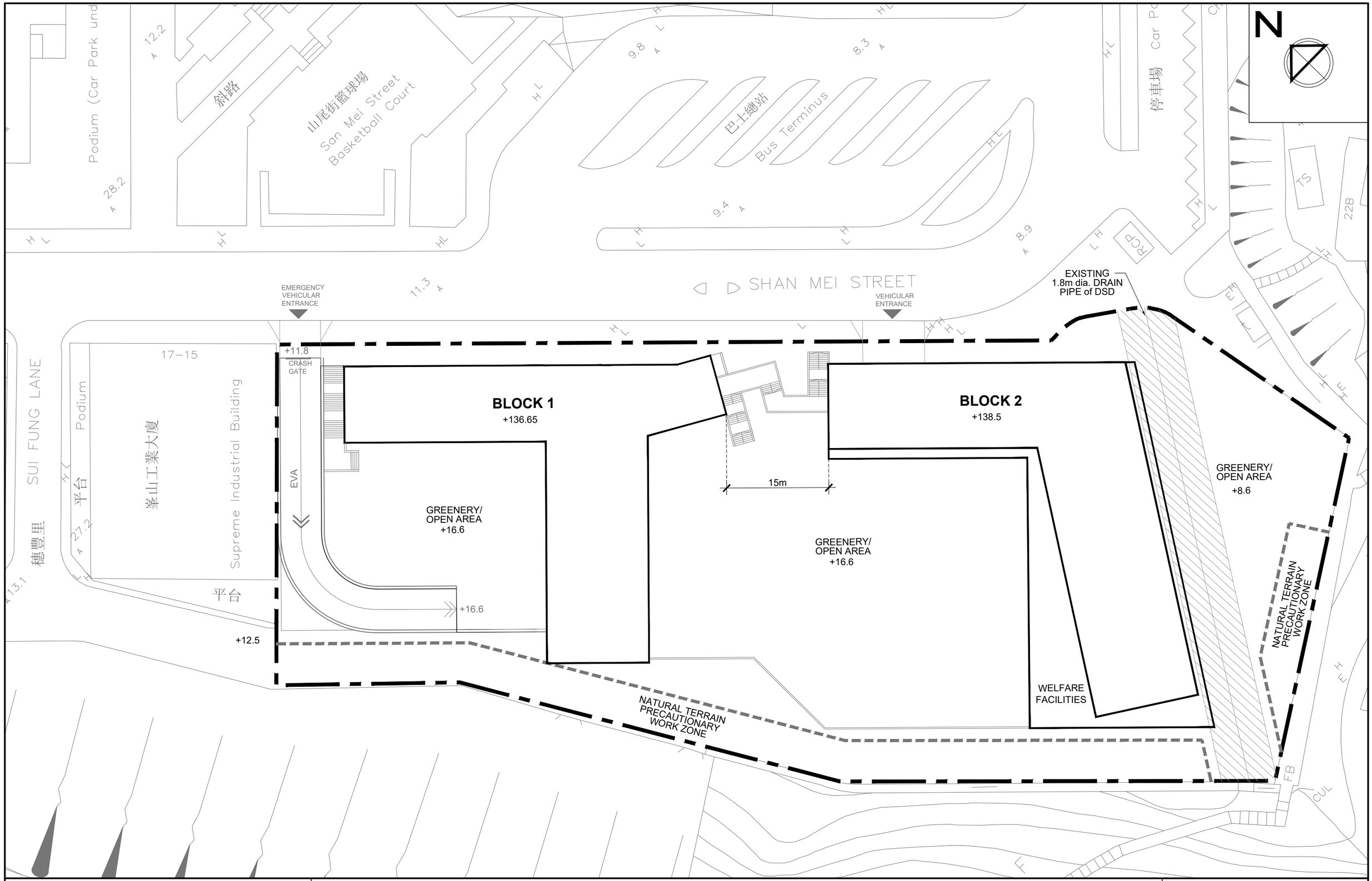
Development Proposal

3. SFFE at Shan Mei Street in Fo Tan will be redeveloped providing about 1,360 public housing units for design population of about 3,700 by 2031 tentatively. The proposed development scheme consists of two domestic blocks with about 38 to 40-domestic floors, welfare facilities, ancillary car park, etc. which will be subject to detailed design (see Plan Nos. ST63/-/MLP/A/LO-01 and ST63/-/MLP/A/LO-02). Building gaps and setback from eastern and western boundaries will be incorporated.

Technical Studies

4. Technical studies relating to traffic, sewerage, water works, environmental, air ventilation and visual aspects have been conducted to demonstrate the proposed development is technically feasible as well as to support the rezoning proposal from industrial to residential use. The summary of relevant technical findings is referred to **Annexes 1 to 3**.

   Annex 1 – Preliminary Traffic Impact Assessment, Preliminary Sewerage Impact Assessment, Preliminary Water Works Impact Assessment, Environmental Assessment Study
   Annex 2 – Preliminary Air Ventilation Assessment – Expert Evaluation
   Annex 3 – Visual Appraisal



PROJECT

REDEVELOPMENT OF
SUI FAI FACTORY ESTATE, SHA TIN

DRAWING TITLE

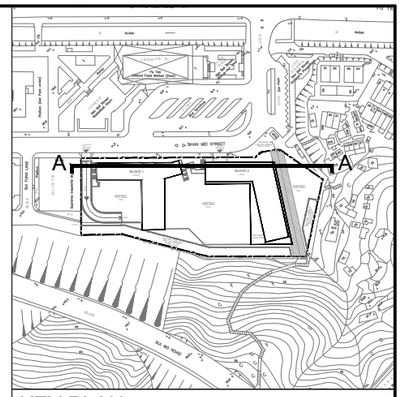
PROPOSED MASTER LAYOUT PLAN

NOTE : FOR REFERENCE ONLY, SUBJECT TO DETAILED DESIGN

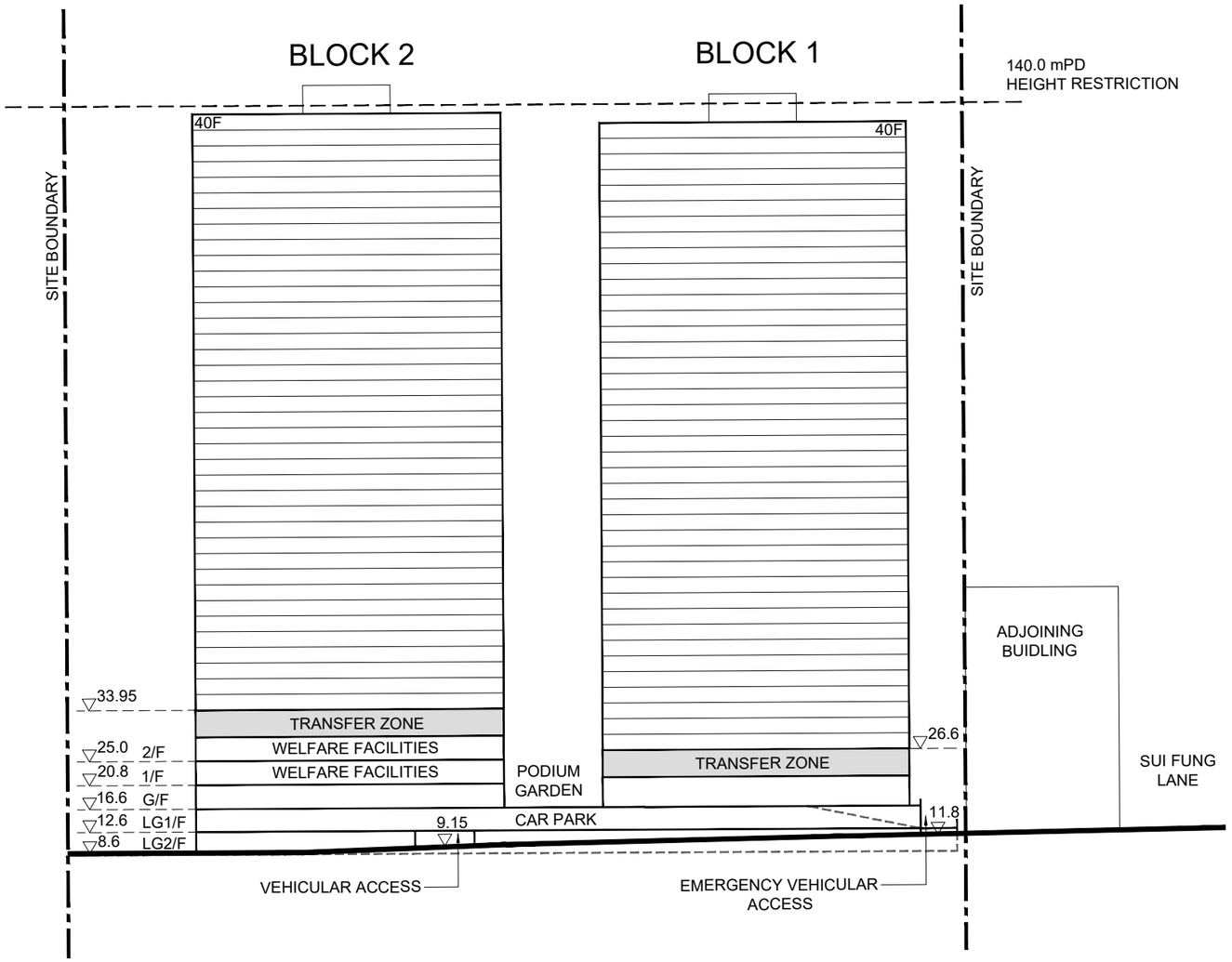
房 屋 署
HOUSING DEPARTMENT

SCALE 1:250(A1)	編號 PLAN NO.	日期 DATE
	ST63/-/MLP/A/LO-01	OCT 2021

AutoCAD 2000 A1 594 x 841



KEY PLAN SCALE 1:2000



REMARKS : TRANSFER ZONE INCLUDES TRANSFER STRUCTURE & BUILDING SERVICES ZONE.

PROJECT	DRAWING TITLE		
REDEVELOPMENT OF SUI FAI FACTORY ESTATE, SHA TIN	PROPOSED SCHEMATIC SECTION A-A NOTE : FOR REFERENCE ONLY, SUBJECT TO DETAILED DESIGN	SCALE 1:500(A1) 1:1000(A3)	房 屋 署 HOUSING DEPARTMENT 編號 PLAN NO. ST63/-/MLP/A/LO-02 日期 DATE OCT 2021

AutoCAD 2000 A1 594 x 841

TERM ENGINEERING CONSULTANCY SERVICES 2018-2020 FOR NEW TERRITORIES EAST REGION (AGREEMENT NO.: CB20180307)

STUDIES FOR POTENTIAL PUBLIC HOUSING DEVELOPMENT AT SHAN MEI STREET, FO TAN

SUMMARY OF TECHNICAL ASSESSMENTS (TIA, SIA, WWIA AND EAS)

CONFIDENTIAL

CONTENTS

1

1.	**INTRODUCTION**	**3**
1.1	Background	3
1.2	Scope of the Project	3
2.	**SUBJECT SITE AND ITS SURROUNDING CONTEXT**	**4**
2.1	Subject Site and Its Surrounding Area	4
2.2	Statutory Planning Context	4
2.3	Site Accessibility	4
3.	**PROPOSED DEVELOPMENT SCHEME**	**5**
3.1	Preliminary Development Layout	5
4.	**PRELIMINARY TRAFFIC IMPACT ASSESSMENT**	**6**
4.1	Introduction	6
4.2	Approach and Methodology of the TIA	6
4.3	Traffic Impact Assessment	8
4.4	Mitigation Measures	10
4.5	Pedestrian Walkway Assessment	10
4.6	Summary	11
5.	**PRELIMINARY SEWERAGE IMAPCT ASSESSMENT**	**12**
5.1	Introduction	12
5.2	Methodology	12
5.3	Existing Sewerage System	12
5.4	Potential Sewerage Impacts	12
5.5	Proposed Mitigation Measures	12
5.6	Conclusion	13
6.	**PRELIMINARY WATER WORKS IMAPCT ASSESSMENT**	**14**
6.1	Introduction	14
6.2	Methodology	14
6.3	Existing Water Supply System	14
6.4	Potential Water Supply Impacts	15
6.5	Conclusion	16
7.	**ENVIRONMENTAL ASSESSMENT STUDY**	**17**
7.1	General	17
7.2	Air Quality Impact Assessment	17
7.3	Noise Impact Assessment	18
8.	**CONCLUSION**	**21**

1. INTRODUCTION

1.1 Background

1.1.1 WSP (Asia) Ltd (WSP) had been commissioned by HKHA, under Term Engineering Consultancy Services for New Territories East Region (2018-2020), to carry out the civil engineering consultancy services for the proposed public housing development at Shan Mei Street, Fo Tan (hereafter referred to as "the Site" or "the Proposed Development").

1.2 Scope of the Project

1.2.1 The objective of the project is to enable the Housing Department to have the continual service of the Consultants in undertaking various types of assignments at any time during the 24-month term in 2018-2020. These assignments include:

a. Sewerage Impact Assessment,

b. Water Works Impact Assessment,

c. Traffic Impact Assessment,

d. Environmental Assessment Study

1.2.2 This report is the Executive Summary of Technical Assessments on the proposed public housing development at Shan Mei Street, Fo Tan.

2. SUBJECT SITE AND ITS SURROUNDING CONTEXT

2.1 Subject Site and Its Surrounding Area

2.1.1 The Site is approximately 0.9 hectare in size and located in Fo Tan area of Shatin District. The Site is bounded by Shan Mei Street to the north-east, Ho Lek Pui Street to the south-west and Shui Fung Lane to the north-west. The location of the Site is shown in **Figure 1.1**.

2.1.2 The tentative number of flats provided would be 1,364 with design population of about 3,700. The completion year for the proposed development is 2031 tentatively.

2.2 Statutory Planning Context

2.2.1 The site currently falls within an area zoned "Industrial" on the approved Sha Tin Outline Zoning Plan No. S/ST/34.

2.3 Site Accessibility

2.3.1 The site is bounded by Shan Mei Street and Ho Lek Pui Street, located at the west of Tai Po Road – Sha Tin and the south of Fo Tan Road.

2.3.2 Fo Tan Shan Mei Street Terminus is in vicinity of the Site, located between Sui Fai Factory Estate and Fo Tan Cooked Food Market (East). The franchised bus and GMB route arriving this terminus are listed below.

Transport type	Route
GMB	481
GMB	481X
Franchised Bus	80M
Franchised Bus	280X
Franchised Bus	81K
Franchised Bus	73A
Franchised Bus	85

2.3.3 The site is in an 8-min walking distance from Fo Tan MTR station.

3. PROPOSED DEVELOPMENT SCHEME

3.1 Preliminary Development Layout

3.1.1 Two domestic blocks with Block 1 of 40 domestic storeys and Block 2 of 38 domestic storeys. A podium of two storeys with car parking spaces, loading/ unloading bays and landscaped deck; Ancillary facilities including estate management office and refuse collection point.

3.1.2 The development would be stipulated with a maximum plot ratio of 6.7 and building height restriction of max. 140mPD.

3.1.3 5 numbers of social welfare facilities, tentatively including the following:

i) 60-p Day Care Centre for the Elderly (DE);

ii) 100-p Child Care Centre (CCC);

iii) Neighbourhood Elderly Centre (NEC);

iv) Home Care Services (HCS) for Frail Elderly Persons (2-team size kitchen-based);

v) 20-p Supported Hostel for Mentally Handicapped Persons [SHOS(MH)];

3.1.4 Traffic improvement works have been proposed based on the traffic impact assessment in this study. They include the improvement works to Junction – Fo Tan Road / Min Fong Street / Shan Mei Street as indicated in Figure 4.3. The findings of the traffic impact assessment for the development are detailed in Section 4 below.

3.1.5 The proposed development scheme achieves an optimized balance between environmental impacts and urban design with the following merits:

- Locating the proposed welfare facilities to be away from the noise source as far as practicable.
- Single Aspect blocks with domestic flats window orientation away from the PTI.
- Building separation between proposed building blocks and with the adjoining industrial building allow air ventilation.

3.1.6 Technical assessments conducted have demonstrated that the proposed development is feasible from traffic and transport, environmental, sewerage and water works perspectives. The findings of these assessment have confirmed that the proposed development would not cause insurmountable problems. The findings of the technical assessments for the developments are detailed in Sections 4 to 7 below.

4. PRELIMINARY TRAFFIC IMPACT ASSESSMENT

4.1 Introduction

4.1.1 This assessment aims to assess the adequacy of the existing transport infrastructure and networks and to forecast new provisions or improvement works required to support the proposed development.

4.1.2 The study area covers the major junctions along Fo Tan Road, Shan Mei Street, Sui Wo Road, Wong Chuk Yeung Street, Au Pui Wan Street, Tsung Tau Ha Road, Tai Po Road – Shatin, Yuen Wo Road and Tai Chung Kiu Road.

4.1.3 The vehicular access will be provided at Shan Mei Street which is same as the vehicular entrance of existing Sui Fai Factory Estate. The major traffic routing going to / from the proposed development is presented in the **Figure 401**.

4.2 Approach and Methodology of the TIA

Area of Influence (AOI)

4.2.1 The agreed Area of Influence (AOI) for assessment under this study is shown in Figure **4.1**, which covers a total of 10 key junctions as listed in **Table 4.1** below.

Table 4.1: Identified Existing Key Junctions with Junction Performance

Index [1]	Junction	Junction Type	Year 2020 RC/DFC [1]	
			AM Peak	PM Peak
J1	Fo Tan Road / Yuen Wo Road	Signalized	23%	28%
J2	Lok King Street near Fo Tan Railway House	Signalized	>100%	>100%
J3	Fo Tan Road/Min Fong Street/Shan Mei Street	Signalized	34%	45%
J4	Fo Tan Road / Sui Wo Road	Signalized	76%	72%
J5	Shan Mei Street / Sui Wo Road	Priority	0.84	0.82
J6	Sui Wo Road / Wong Chuk Yeung Street	Roundabout	0.55	0.46
J7	Fo Tan Road / Tai Po Road	Signalized	24%	26%
J8	Fo Tan Road / Tai Po Road / Lok King Street	Signalized	87%	69%
J9	Fo Tan Road / Tai Chung Kiu Road	Signalized	12%	19%
J10	Fo Tan Road / Tsung Tau Ha Road	Signalized	>100%	>100%

[1] Figures shown represent Reserve Capacity (RC) for the signal controlled junctions and Design Flow to Capacity (DFC) ratio for the roundabouts or priority junctions. Negative RC and DFC ratio over 1.00 indicates overload conditions.

Traffic Survey and Existing Junction Capacity Assessment

4.2.2 Manual traffic count survey was carried out on typical weekday during AM (07:30 – 09:30) and PM (17:30 – 19:30) peak hours in June 2020 to appraise the existing traffic condition.

4.2.3 However, it is understood that the traffic condition during the outbreak of coronavirus COVID-19 in the Territory may not reflect the normal traffic characteristics. As agreed by Transport Department (TD), the assessment should use historical traffic flow before the outbreak of COVID-19 with an appropriate projection factor. In order to further estimate the normal traffic condition, historical traffic data from relevant discussion paper and Annual Traffic Census (ATC) were adopted to estimate the year 2020 existing flow under normal circumstances.

4.2.4 To obtain the projection factor for the traffic flow of year 2020, the historical traffic data published in the Annual Traffic Census (ATC) is adopted. The annualized growth rate from 2014 to 2018 ATC data has been adopted to estimate the year 2020 traffic flows by applying to the historical traffic data in suitable junctions to project the year 2020 traffic flow.

Traffic Forecast Methodology

4.2.5 To obtain the required traffic forecasts for assessment, suitable extrapolations based on a holistic consideration on historical traffic growth & population growth of the district had been applied to obtain the traffic forecasts for design year 2034 further on the estimated 2020 traffic flow. The growth factor was determined with reference to the 2016-based Territory Population and Employment Data Matrices (TPEDM) planning data of Fo Tan Area.

Assumption for Traffic Forecast

4.2.6 As the tentative population intake will be targeted at year 2031, the year 2034 (3 years after the completion of development) will be taken as design years for traffic forecasting and assessment.

4.2.7 Furthermore, the traffic generations of housing developments which are still under construction or planning during the study in the vicinity have also been considered in the traffic forecasts, including the following:

Table 4.2: Committed Development in the Vicinity

Project Name	Flat No. / GFA	Flat Type / Development Type
Fo Tan (Chun Yeung Estate)	4,846 Flats	PRH
Au Pui Wan Street (Yuk Wo Court)	830 Flats	SSF
Wo Sheung Tun Street (Choi Wo Court)	806 Flats	SSF
Au Pui Wan Street No.1 CDA	1,335 Flats	Private
Sha Tin Town Lot No. 613	87,191 sq. m	Industrial

4.2.8 Trip generation of the proposed development were estimated based on the traffic generation rates from Transport Planning and Design Manual (TPDM) for the residential developments and other independent in-house trip rates for the welfare facilities. The traffic generations were then assigned to the surrounding road network and superimposed onto the reference traffic forecasts to create the design year forecasts for the assessment at design years.

Provision on Public Transport Services

4.2.9 Utilization of existing Public Transport services and future passenger demand on the Public Transport services with the proposed development has been investigated in this study.

4.2.10 The pedestrian trip generation from the proposed development was estimated with reference to the in-house trip rate of similar development surveyed before the outbreak of COVID-19. The peak 15-minutes pedestrian trip generation and attraction by the development would be 328 ped/15-min (two-way) during the evening peak hour. The pedestrian trip will be distributed into the adjacent footpaths and transport with

reference to the transport modes of the Fo Tan Residential Groups according to the result of 2016 Population Census. The assumed transport mode of the proposed development is presented in **Table 4.3.**

Table 4.3 – Assumed Modal Split of Proposed Development

Transport Mode	Modal Split	Pedestrian Trip (ped/15-min) (2way)
		PM
Railway	49%	161
Bus	11%	36
Minibus	7%	23
Walk	6%	20
Others[(1)]	27%	89
Total	**100%**	**328**

[(1)] Others Mode refers to the use of Private Car, Company bus/van, taxi or other transport

4.2.11 The future road-based public transport demand for the proposed development is estimated based on the pedestrian trip rates and the modal split. As the proposed development is within walkable distance to the Fo Tan Station, it is assumed that all of the rail-base public transport trips will access the rail station by walking. The modal split of using Bus and Minibus as shown in **Table 4.3** will be adopted as the road-base Public Transport demand. The public transport trips of other committed development in vicinity are also estimated with similar approach and incorporated into this assessment.

4.2.12 These public transport users induced by the proposed development are expected to use the existing public transport services in the vicinity of the proposed development. Road-based transport users were distributed into a suitable bus or GMB route according to the Place of Work Statistic Table in the Fo Tan District Council Constituency Area of 2016 Population Census.

4.2.13 The assessment revealed the future Public Transport services would be able to cope with the additional trips demand generated or attracted by the proposed development, except the GMB service 481, which will be fully occupied.

4.2.14 It is aware that the GMB 481 mainly serve as an inter-district route which provide long-haul transport for commuters and residents in Fo Tan district to travel to/from Tsuen Wan District. It is also identified that the existing bus route 48P can also serve the passengers of GMB 481 with similar destinations. Hence it is proposed to extend the servicing frequency of 48P in flavour of the passengers with a more flexible boarding time to divert the passenger demands from GMB 481.

4.3 Traffic Impact Assessment

4.3.1 The operational performance of junctions and pedestrian facilities have been assessed based on the traffic forecast produced according to the procedures outlined in TPDM under both Reference (without the Development) and Design (with the Development) scenarios at the design years. Junction performance will be indicated in terms of Reserve Capacity (RC) for signalized junctions and Design Flow-to-Capacity (DFC) Ratio for roundabout/priority junctions.

Junction Operational Assessment

4.3.2 Junction operational assessment has been carried out at key junctions for the year 2034 Reference and Design scenarios. The results of different assessment scenarios are shown in Table **4.4**.

Table 4.4 – Year 2034 Reference and Design Scenario Junction Performance

Index(1)	Junction	Junction Type	Year 2034 Reference RC / DFC(1)		Year 2034 Design RC / DFC(1)	
			AM	PM	AM	PM
J1	Fo Tan Road / Yuen Wo Road	Signalized	13%	19%	13%	19%
J2	Lok King Street near Fo Tan Railway House	Signalized	>100%	>100%	>100%	>100%
J3	Fo Tan Road / Min Fong Street / Shan Mei Street	Signalized	6%	17%	2%	17%
J4	Fo Tan Road / Sui Wo Road	Signalized	37%	34%	37%	34%
J5	Shan Mei Street / Sui Wo Road	Priority	0.92	0.89	0.92	0.89
J6	Sui Wo Road / Wong Chuk Yeung Street	Roundabout	0.58	0.50	0.58	0.50
J7	Fo Tan Road / Tai Po Road	Signalized	5%	12%	4%	12%
J8	Fo Tan Road / Tai Po Road / Lok King Street	Signalized	30%	35%	28%	35%
J9	Fo Tan Road / Tai Chung Kiu Road	Signalized	3%	11%	3%	11%
J10	Fo Tan Road / Tsung Tau Ha Road	Signalized	55%	75%	55%	75%

(1) Figures shown represent Reserve Capacity (RC) for the signal controlled junctions and Design Flow to Capacity (DFC) ratio for the roundabouts or priority junctions. Negative RC and DFC ratio over 1.00 indicates overload conditions.

4.3.3 It is noticed that the some of the Junction would be operating beyond a manageable degree of congestion at the year 2034. Junctions J1 – Fo Tan Road / Yuen Wo Road, J5 Shan Mei Street / Sui Wo Road, J7 Fo Tan Road / Tai Po Road and J9 - Fo Tan Road / Tai Chung Kiu Road will be operating close to their capacity with RC less than 15% or DFC ratio above 0.85.

4.3.4 However, it should be considered that the proposed development would induce insignificant impact to the already near-overloading junctions, as the proposed development would only contribute a minor proportion of traffic to the mentioned near-overloading junctions as compared to the projected reference flow. The traffic impact of the proposed development to these junctions is also reflected in the assessment result as no changes in the RC / DFC of the junctions between reference and design scenario is observed.

4.3.5 It is anticipated that the underlying background traffic issue regarding these junctions would be alleviated by other projects such as T4 Trunk Road which is still under investigation by CEDD.

4.3.6 It is also noticed that J3 - Fo Tan Road / Min Fong Street / Shan Mei Street will be operating close to the capacity, the possible junction improvement scheme has been presented in the following section.

4.4 Mitigation Measures

4.4.1 It is possible that to provide an extra left turn lane for the Min Fong Street Approach arm at J3 by changing the road marking of an existing right turn lane to left turn and removing the existing refuge island at Min Fong Street. Existing Method of Control and Cycle Plan of the signalized junction is retained for the possible improvement. The possible scheme is shown in **Figure 4.3**. The junction capacity with the possible improvement scheme is tabulated in **Table 4.5.**

Table 4.5 – Year 2034 Junction Performance

Index	Junction	Junction Type	Year 2034 Without Improvement RC (1)		Year 2034 With Improvement RC (1)	
			AM Peak	PM Peak	AM Peak	PM Peak
J3	Fo Tan Road / Min Fong Street / Shan Mei Street	Signalized	2%	17%	15%	32%

(1) Figures shown represent Reserve Capacity (RC) for the signal controlled junctions. Negative RC indicates overload conditions.

4.5 Pedestrian Walkway Assessment

4.5.1 It is assumed majority of the pedestrian trip would be accessing the Site via the existing walkways connecting the proposed housing development and other major transport facilities. The Level-of-Service (LOS) of the key section of footpath along Shan Mei Street and Nullah passing under Fo Tan Road as shown in **Figure 4.2** has also been assessed and summarized in the **Table 4.6**.

Table 4.6 – Design Pedestrian Facilities Assessment

Index	Clear Width (m)	Effective Width (m)	Pedestrian Flow (ped/15-min)		Flow Rate (ped/min/m)		LOS / VC	
			AM	PM	AM	PM	AM	PM
P1	3.0	2.0	980	800	32.7	26.7	C	C
P2	5.1	4.1	730	700	11.9	11.4	A	A
P3	3.7	2.7	400	550	9.9	13.6	A	A
P4	3.0	2.0	90	130	3	4.3	A	A
P5(1)	3.2	/	100	130	/	/	0.10	0.14
P6	2.9	1.9	180	230	6.3	8.1	A	A

(1)P5 is a cautionary crossing. The capacity of the crossing has been made reference to TPDM Vol.2 Chapter 3.7.

4.5.2 As shown in **Table 4.6**, all the assessed walkways will be operating within capacity with LOS C or above. Therefore, the Development would be well served by the current walkway system.

4.6 Summary

4.6.1 A comprehensive junction assessment had been carried out to cover the area bounded by Sui Wo Road to the North and Tai Chung Kiu Road to the South with all critical junctions and road links identified situating along Fo Tan Road and Sui Wo Road.

4.6.2 Existing Traffic condition had been surveyed, yet it is considered abnormal as it is significantly disturbed by the COVID-19 outbreak and had been shelved from this assessment. Instead, relevant reports and historical traffic data from relevant parties has been adopted and growth forward to estimate the normal 2020 traffic condition.

4.6.3 Traffic forecast for design years 2034 (3 year after the targeted population intake year) had been developed primarily based on extrapolations on latest population growth data of the district obtained from 2016 TPEDM from Planning Department.

4.6.4 Results of junction assessments for design years reveal that some of the assessed junctions will operate above their capacity. However, the proposed development will contribute minimal impact to most of the junctions and the adverse traffic condition shall be mitigated by other parties.

4.6.5 The assessment also reveals that J3 – Fo Tan Road / Min Fong Street / Shan Mei Street will be operating closed to the capacity after the intake of the proposed development. Possible junction improvement scheme of this junction has been provided for study purpose.

4.6.6 Pedestrian and Public Transport has been assessed in the environ of the proposed development. It is concluded that the walkways near the proposed development will be operating with satisfactory Level-of-services in the design year and the existing public transport services will be operating with sufficient capacity with enhancement on some route frequency.

4.6.7 Thus, it is concluded that the subject development will be acceptable from traffic and transport point of view.

5. PRELIMINARY SEWERAGE IMAPCT ASSESSMENT

5.1 Introduction

5.1.1 The Sewerage Impact Assessment (SIA) intend to introduce a methodical and systematic approach to identify, assess and mitigate potential adverse sewerage impacts, and develop an optimum drainage scheme to support the proposed development and infrastructure works.

5.1.2 Findings and recommendations of the SIA are presented in the Sewerage Impact Assessment Report. A summary of the assessment is presented in sections below.

5.2 Methodology

5.2.1 The sewage flow generation from the proposed development is estimated based on the technical paper "Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning" (GESF) published by EPD, while the hydraulic analysis of existing and/or proposed sewers would be assessed in accordance with the "Sewerage Manual Part 1" published by DSD and by using the Colebrook-White equation. The hydraulic analysis of existing and proposed sewers is reference to DSD's "Sewerage Manual Part 1".

5.3 Existing Sewerage System

5.3.1 Based on the DSD drainage record, there is an existing 600 mm dia. gravity sewer is identified along Shan Mei Street, opposite to Sui Fai Factory Estate. The 600 mm dia. gravity sewer goes across Shan Mei Street and enlarge to 1200 mm dia. along the footpath adjacent to Shan Mei Street Children's Playground. Sha Tin Sewage Treatment Works are located at the further downstream of the mentioned sewers. The existing sewerage plan is illustrated in the drawings **WS04-SIA-002-A0** and **WS04-SIA-003-A0.**

5.3.2 A capacity assessment of existing sewers was carried out and showed that the capacity of existing 600 mm dia. sewers between FMH4038501 and FMH4038507 would have insufficient capacity. Since no flooding is occurred in the concerned location, thus, it is considered that the estimated sewage flow of the existing condition may be too conservation. Hence, it is assumed that the sewer between FMH4038504 and FMH4038505 (the most critical section) is having full-bore condition.

5.4 Potential Sewerage Impacts

5.4.1 By conservatively assuming there is no existing sewage from Sui Fai Factory Estate and the existing 600 mm dia. sewer between FMH4038504 and FMH4038505 is having full-bore condition, the said sewer is required to upgrade.

5.4.2 The sewage generation from the proposed development is estimated to be 942.505 m^3/d. The additional flow only utilizes 0.27 % of the existing treatment capacity of Sha Tin Sewage Treatment Works. Thus, the potential sewerage impact to Sha Tin Sewage Treatment Works would be minimal.

5.5 Proposed Mitigation Measures

5.5.1 In order to cater the additional sewage from proposed development the existing 600

mm dia. sewer between FMH4038504 and FMH4038505 is proposed to be relined, the additional capacity is sufficient to cater the additional flow from new development. The relined sewer is shown in the drawing **WS04-SIA-004-A0.**

5.6 Conclusion

5.6.1 Sewerage impact assessment on the existing sewerage system is carried out to assess the impact arising from the proposed housing development at existing Sui Fai Factory Estate.

5.6.2 The existing 600 mm dia. sewer between FMH4038504 and FMH4038505 is proposed to be relined to cater the additional sewage from proposed development.

5.6.3 The sewage flow of the Site contributes insignificant amount to the design capacities of the existing Sha Tin Sewage Treatment Works and no adverse sewerage impact is anticipated.

6. PRELIMINARY WATER WORKS IMAPCT ASSESSMENT

6.1 Introduction

6.1.1 The preliminary Water Works Impact Assessment (WWIA) aims to assess the water demands, ascertain adequacy of waterworks facilities to support the proposed development, assess any existing waterworks facilities which would be affected by the works of the proposed development and proposed modification / diversion works / layout where necessary.

6.1.2 Findings and recommendations of the WWIA are presented in Water Works Impact Assessment Report. A summary of the assessment is presented in sections below.

6.2 Methodology

6.2.1 The WWIA study has been carried out in accordance with WSD's DI No. 1309 and Manual of Mainlaying Practice 2012. The design parameters and peak demand factors have been adopted for the design of proposed water supply systems of the development. 10% increase in number of flats and design population is applied as design buffer.

6.2.2 The pressure head log of existing fresh water hydrant and salt water hydrant is obtained from WSD to estimate the water pressure at the proposed connection point.

6.3 Existing Water Supply System

Fresh Water Supply System

6.3.1 Existing fresh water mains and salt water mains record plans are obtained from WSD. Existing 600 mm dia. fresh water main can be found along Shan Mei Street and for the section adjacent to Sui Fai Factory Estate, the existing 600 mm dia. fresh water main becomes twin 600 mm dia. water mains. A few fresh water lead-in and fire service water lead-in with sizes varying from 150 mm dia. to 250 mm dia. are identified supplying fresh water to Sui Fai Factory Estate.

6.3.2 The pressure head log of existing fresh water hydrant at Shan Mei Street is obtained from WSD. The data set recorded the water pressure of the hydrant in three continuous days, the mean water pressure is 65.66 m.

6.3.3 Existing fresh water supply to the area is supplied by Sha Tin North Fresh Water Service Reservoir (STNFWSR). The capacity of STNFWSR is 29,252 m^3. The invert level is +79.3 mPD and top water level is +86.9 mPD.

Salt Water Supply System

6.3.4 Existing 400 mm dia. salt water main can be found along Shan Mei Street. Existing 100 mm dia. salt water main is tee off from the aforementioned 400 mm dia. salt water main and it further reduces to 80 mm dia. before entering Sui Fai Factory Estate.

6.3.5 The pressure head log of existing salt water hydrant at Sui Wo Road is obtained from WSD. The data set recorded the water pressure of the hydrant in three continuous days, the mean water pressure is 57.45 m.

6.3.6 Existing salt water supply to the area is supplied by Sha Tin Seafront Salt Water Pumping Station (STSSWPS). The capacity of STSSWPS is 70 MLD.

6.4 Potential Water Supply Impacts

6.4.1 The fresh water demand and salt water demand estimation for the proposed development is 1,181 m^3/day and 293 m^3/day respectively.

Fresh Water Supply System

6.4.2 An assessment of the adequacy of the existing Fresh Water Service Reservoir (FWSR) to serve the proposed development site is provided below.

Sha Tin North FWSR (Capacity = 29,252 m^3)	
Supply Zone	**Mean daily demand (m^3/day)**
Supply zone fresh water demand	35.42 MLD or 35,420 m^3/day [1]
Proposed development site	1,181
Total	36,601

Note 1: Existing fresh water consumption data provided by WSD

6.4.3 According to WSD's planning standard review conducted in 2006, the required storage capacity of the fresh water service reservoir is 75% of the mean daily demand (MDD) for interconnected supply zone. Hence, the required storage capacity of the aforementioned FWSR is 75% of the MDD in this assessment. Sha Tin North FWSR with storage capacity 29,252 m^3, is larger than 27,451 m^3, i.e. 0.75 MDD or 0.75 x 36,601 = 27,451 m^3.

6.4.4 The existing fresh water main is adequate to provide sufficient water pressure to the proposed development during daily operation and fire-fighting scenario.

Salt Water Supply System

6.4.5 An assessment of the adequacy of the existing Sha Tin Seafront SWPS to serve the proposed development site is provided below.

Sha Tin Seafront SWPS (capacity = 70 MLD or 70,000 m^3/day)	
Supply Zone	**Mean Daily Demand (m^3/day)**
Supply zone salt water demand	28 MLD or 28,000 m^3/day [1]
Proposed development site	293
Total	28,293

Note 1: Existing station output provided by WSD

6.4.6 The required pumping station output will be 1.2 times of the MDD. It can be seen from the above table that with the proposed development, Sha Tin Seafront SWPS with the station capacity 70,000 m^3/day, is larger than 33,952 m^3/day, i.e. 1.2 MDD or 1.2 x 28,293 = 33,952.

6.4.7 The existing salt water main is adequate to provide sufficient water pressure to the proposed development.

6.4.8 The proposed fresh water layout plan is illustrated in the drawing **WS05-WIA-002-A0** and the proposed salt water layout plan is illustrated in **WS05-WIA-003-A0** respectively.

6.5 Conclusion

6.5.1 Water works impact assessment on the existing fresh water and salt water supply system is carried out to assess the impact arising from the proposed housing development at existing Sui Fai Factory Estate.

6.5.2 Minimum residual head for fresh water and salt water supply can be provided from existing water mains respectively. No mitigation measure would be necessary. It is understood that water tank and pumps as inside service will be designed by HD for internal supply of fresh water, F.S. water and salt water.

6.5.3 The existing Sha Tin North Fresh Water Service Reservoir is adequate to supply the proposed development and no adverse impact is anticipated. No mitigation measure would be necessary.

6.5.4 The existing Sha Tin Seafront Salt Water Pumping Station is therefore adequate to supply the proposed development and no adverse impact is anticipated. No mitigation measure would be necessary.

7. ENVIRONMENTAL ASSESSMENT STUDY

7.1 General

7.1.1 The Environmental Assessment Study Report has been prepared to provide an assessment and evaluation of the environmental impacts associated with the Proposed Development, including: Air Quality, Road Traffic Noise, Fixed Noise and Noise Impact from Fo Tan (Shan Mei Street) Bus Terminus.

7.2 Air Quality Impact Assessment

Assessment Scope and Criteria

7.2.1 The air quality impact assessment was conducted in accordance with the requirements in Annex 4 and Annex 12 of the Technical Memorandum on Environmental Impact Assessment Process (EIAO-TM) and Air Pollution Control Ordinance (APCO). The assessment area for Air Quality Impact Assessment (AQIA) is defined by a distance of 500m from the boundary of the Proposed Development during operation phase.

Air Sensitive Receivers

7.2.2 The representative Air Sensitive Receivers (ASRs) from the Proposed Development have been identified and summarized in **Table 7.1**. The locations of these ASRs are shown in **Figure 7.1**.

Table 7.1 Representative Air Sensitive Receivers of the Proposed Development

ASRs	Description	Floor Level
LG201-LG204	LG2 Floor Assessment Points	LG2/F
LG101-LG102	LG1 Floor Assessment Points	LG1/F
GFP01-GFP07, GFP11-15	Ground Floor Assessment Points (Park Area)	G/F
GF101-GF102	Ground Floor Assessment Points (Block 1)	G/F
GF201-GF205	Ground Floor Assessment Points (Block 2)	G/F
GFW01-GFW02	Ground Floor Assessment Points (Welfare Area)	G/F
1FW01-1FW11	1st Floor Assessment Points (Welfare Area)	1/F
2FW01-2FW11	2nd Floor Assessment Points (Welfare Area)	2/F
201-209	Block 2	3/F to 40/F
101-110	Block 1	1/F to 40/F

Impact Identification and Evaluation

7.2.3 During operation phase, the key air pollution sources are expected to be vehicular emissions from the nearby road traffic and bus terminus; and industrial emissions from identified chimneys within the 500m AQIA Assessment Area. Background pollutant concentration was also included in the calculation on cumulative air quality impact. The locations of identified chimneys within AQIA Assessment Area are shown in **Figure 7.2**.

7.2.4 Quantitative assessment was conducted on major pollutants, including Nitrogen Dioxide (NO_2), Respirable Suspended Particulates (RSP/PM_{10}) and Fine Suspended Particulates (FSP/$PM_{2.5}$).

7.2.5 The assessment results on predicting cumulative air quality impacts concluded that all ASRs would comply with the Air Quality Objectives (AQOs) in Year 2031 (Initial Operation Year). No adverse air quality impact during operation phase is anticipated.

7.2.6 As no adverse air quality impact during operation phase is anticipated, no mitigation measure is required.

Conclusion

7.2.7 Based on the quantitative results on cumulative air quality impacts, no adverse air quality impact is anticipated during operation phase, and no mitigation measure is required.

7.3 Noise Impact Assessment

Assessment Scope and Criteria

7.3.1 The Noise Impact Assessment was conducted in accordance with the requirements in Chapter 9 of the Hong Kong Planning Standards and Guidelines (HKPSG), Technical Memorandum for the Assessment of Noise from Places Other Than Domestic Premises, Public Places or Construction Sites (IND-TM), Noise Control Ordinance (NCO). The assessment area for Noise Impact Assessment is defined by a distance of 300m from the boundary of the Proposed Development during operation phase.

7.3.2 Road Traffic Noise, Fixed Noise and Noise from Fo Tan (Shan Mei Street) Bus Terminus (hereinafter PTI Noise) have been assessed and presented below.

Noise Assessment Points

7.3.3 The representative Noise Assessment Points (NAPs) of the Proposed Development have been identified and summarized and listed in **Table 7.2**. The locations of NAPs for road traffic noise, fixed noise and PTI noise impact assessments are shown in **Figure 7.3**, **Figure 7.4 and Figure 7.5**, respectively**.**

Table 7.2 Representative Noise Assessment Points of the Proposed Development

NAPs	Description	Assessment Floor Level
Road Traffic Noise		
B101a-B117b	Block 1	1/F to 40/F
B201a-B281f	Block 2	3/F to 40/F
SWF_01-15	Social Welfare Facilities	1/F to 2/F
Fixed Noise		
B101a	Block 1	Horizontal separation
B110a	Block 1	Horizontal separation
B218e	Block 2	Horizontal separation
PTI Noise		
B112a	Block 1	1/F
B114a	Block 1	1/F
B209a	Block 2	3/F
B218e	Block 2	3/F
SWF_06	Social Welfare Facilities	1/F
SWF_07	Social Welfare Facilities	1/F
SWF_09	Social Welfare Facilities	1/F
SWF_10	Social Welfare Facilities	1/F
SWF_15	Social Welfare Facilities	1/F

Impact Identification and Evaluation - Road Traffic Noise

7.3.4 The road traffic noise impact on the Proposed Development and Social Welfare Facilities have been predicted based on the latest layout given.

7.3.5 For the residential blocks of Proposed Development, noise exceedance at Block 2 was predicted. There was no noise exceedance at Block 1.

7.3.6 Given that the detailed layout of social welfare facilities was not available at the time of EAS, locations of openable windows had not been determined. In the absence of detailed layout, preliminary assessment was conducted based on the notional NAPs assigned.

7.3.7 Noise exceedance would be expected at Child Care Centre (CCC), Neighborhood Elderly Centre (NEC) and Day Care Centre for the Elderly (DCC).

Impact Identification and Evaluation - Fixed Noise

7.3.8 Existing fixed noise sources (e.g. chillers, ventilation shaft, cooling towers, louvers, etc.) within 300m study area were identified. On-site noise measurement and desktop review were prepared to assess the potential noise impact from the identified fixed noise sources to the Proposed Development. Based on the latest design of the Proposed Development, there are no proposed fixed noise sources within the development.

7.3.9 The assessment results show that all the representative NAPs would comply with both day-time, evening-time and night-time noise criteria as stipulated in HKPSG. Therefore, no adverse noise impact from the existing fixed noise sources is expected.

Impact Identification and Evaluation - PTI Noise

7.3.10 A Public Transport Interchange (PTI), i.e. Fo Tan (Shan Mei Street) Bus Terminus, is located near the Proposed Development. As the distance between the PTI and Proposed Development is about 25m, such close distance may cause potentially adverse noise impact to the Proposed Development. Thus, a quantitative assessment was conducted.

7.3.11 Noise exceedance was not predicted at the residential blocks but are predicted at the social welfare facilities.

Mitigation Measures - Road Traffic Noise

7.3.12 Mitigation measures for Road Traffic Noise are required as some of the NAPs exceed the criteria.

7.3.13 For residential blocks of Proposed Development, acoustic windows and fixed windows are recommended at the affected units of Block 2. All NSRs at Residential Block 1 and Block 2 would comply with the noise criteria after mitigation.

7.3.14 For social welfare facilities, openable windows at CCC, NEC and DE should be located away from the traffic noise sources as far as practicable in detailed design stage. Alternatively, CCC, NEC and DE should be provided with air-conditioning system such that the noise sensitive uses do not rely on openable windows for

ventilation.

Mitigation Measures - Fixed Noise

7.3.15 As no adverse fixed noise impact during operation phase is anticipated, no mitigation measure would be required.

Mitigation Measures - PTI Noise

7.3.16 No noise exceedance was predicted at the two residential blocks, therefore noise mitigation measure would not be required.

7.3.17 To mitigate adverse PTI noise nuisance on the social welfare facilities, openable windows for noise sensitive uses of social welfare facilities should be located away from the PTI as far as practicable in the detailed design stage. Alternatively, social welfare facilities should be provided with air-conditioning system such that the noise-sensitive uses do not rely on openable windows for ventilation.

7.3.18 For any noise-sensitive uses that do not have statutory requirement on natural ventilation, a proactive approach can be considered at the detailed design stage with a view to minimizing opening towards prominent noise sources by providing fixed glazing and mechanical ventilation.

Conclusion

7.3.19 Based on the quantitative results of road traffic noise impact, mitigation measures such as acoustic windows and fixed windows at affected units of Block 2 would be recommended; and openable windows at CCC, NEC and DE should be located away from the traffic noise sources as far as practicable, or provided with air-conditioning system alternatively in the detailed design stage.

7.3.20 Based on the quantitative results of fixed noise impact, the predicted noise levels at representative NSRs would comply the noise criteria as stipulated in the HKPSG. No mitigation measures is required.

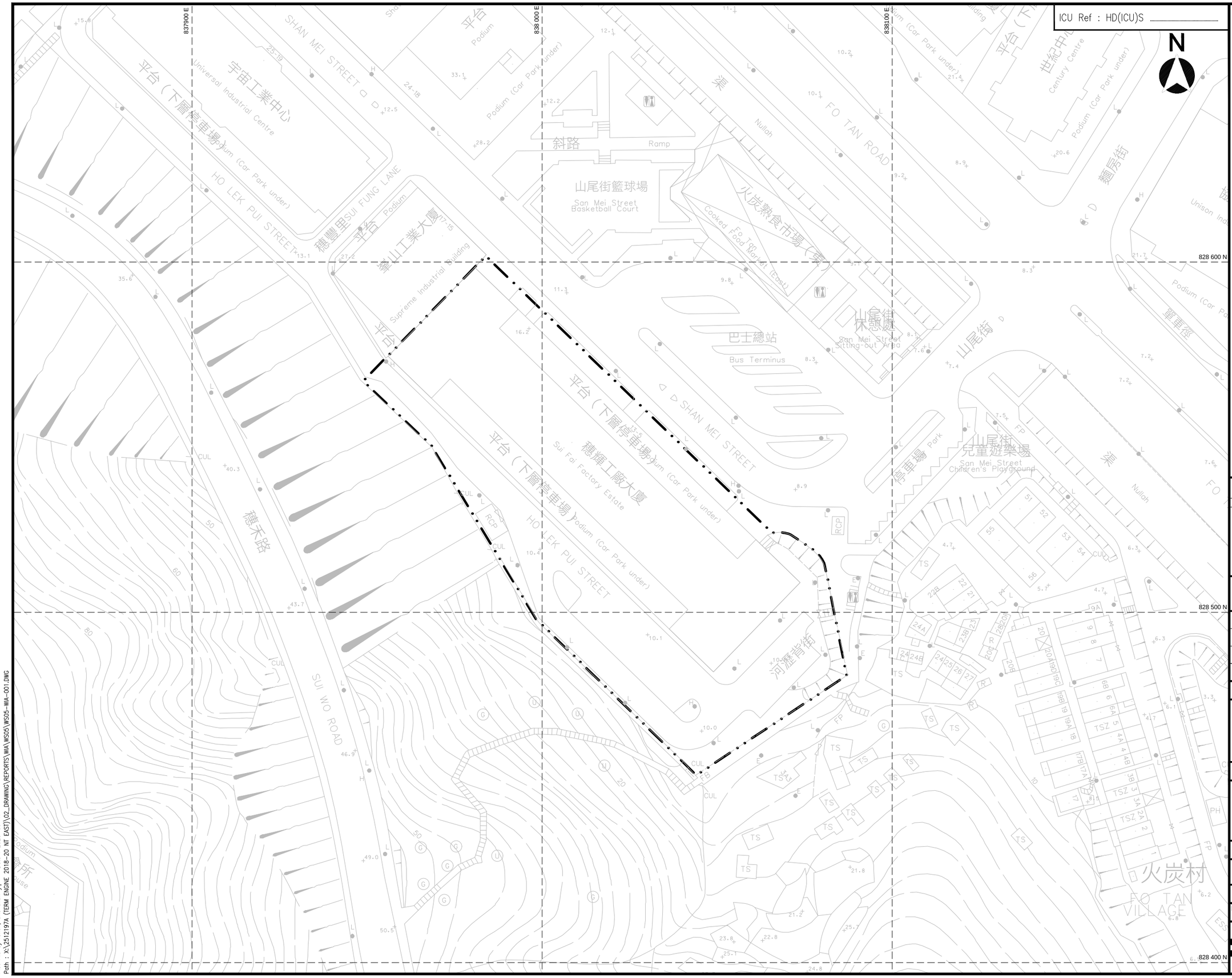
7.3.21 Based on the quantitative results of PTI noise impact, openable windows for noise sensitive uses of social welfare facilities should be located away from the PTI as far as practicable, or provided with air-conditioning system alternatively in the detailed design stage.

8. CONCLUSION

8.1.1 In conclusion, various technical assessments have demonstrated the feasibility of the proposed housing development at Shan Mei Street, Fo Tan with incorporation of the appropriate mitigation measures identified.

APPENDIX

ICU Ref : HD(ICU)S .....



LEGEND:

— · · — SITE BOUNDARY

REVISIONS		INITIAL AND DESIGNATION		
NO	DESCRIPTION AND DATE	DWN	CKD	AUTH

wsp

AUTHORISED	-- --		--/--
ENDORSED	-- --		--/--
CHECKED	-- --		--/--
DRAWN	-- --		--/--

AGREEMENT NO. CB 20180307

PROJECT
Term Engineering Consultancy Services for New Territories East Region (2018-2020) - Instruction No. WS05 - Potential Public Housing Sites at Sui Fai Factory Estate in Shatin

JOB NO. 2512197A

DRAWING TITLE
PROPOSED SITE LAYOUT

SCALE 1 : 1000 @ A3

DRAWING NO. Figure 1.1

SOURCE

ICU Ref:

AutoCAD 2000 A1 841 x 594

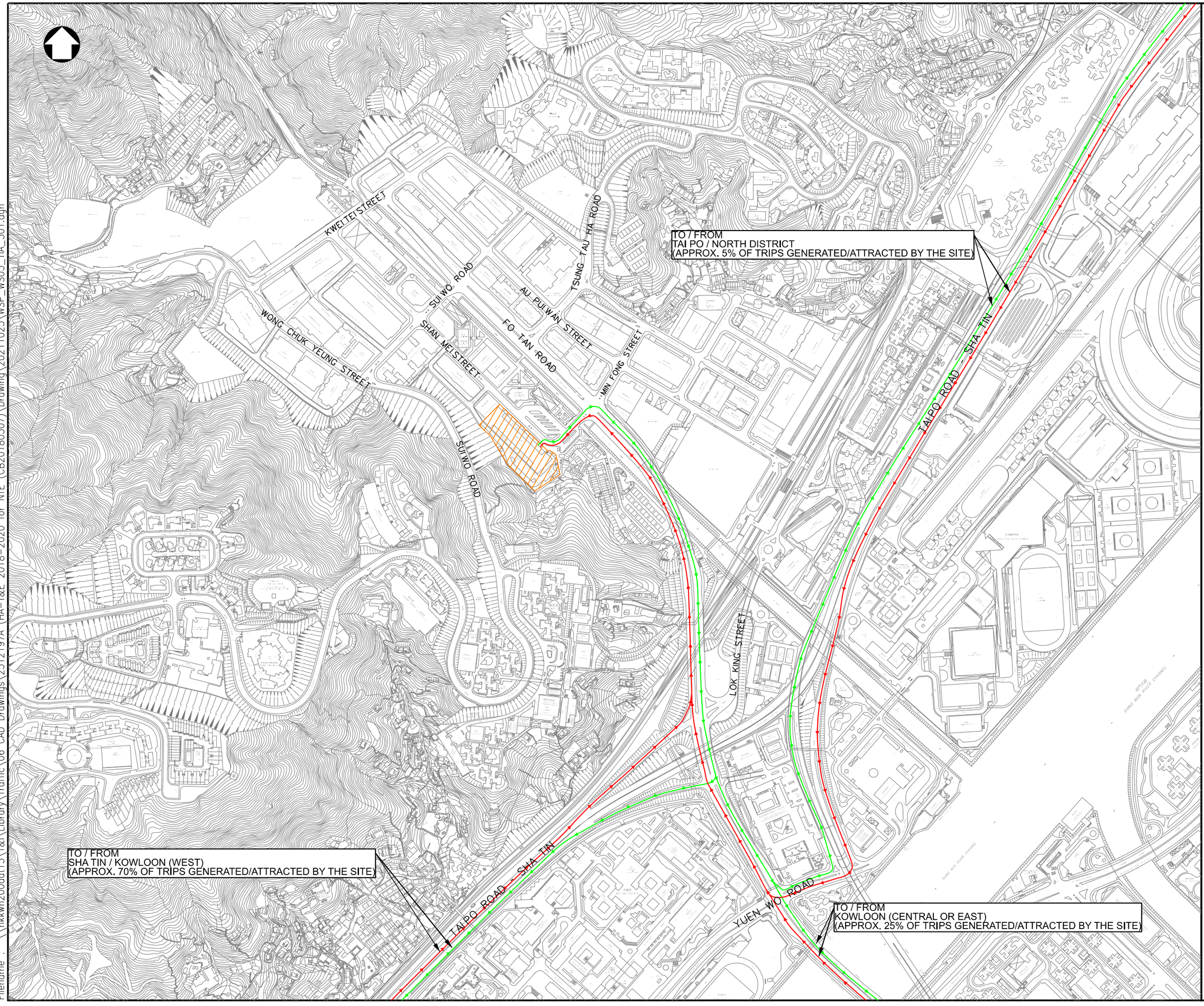
HOUSING DEPARTMENT

REF/S.I. No. : _____
DATE: _____

☐ CONTRACTOR's COPY
☐ CTR's ADD'L COPY
☐ _____ 's COPY
☐ DE's COPY
☐ GE's COPY
☐ LA's COPY
☐ PCO's COPY
☐ RSE's COPY
☐ BSI's COPY
☐ DO's COPY
☐ SE's COPY
☐ BSE's COPY
☐ OFFICE's COPY
☐ HM's COPY
☐ COM's COPY

COUNTERCHECKED ☐

Plot File by :chan, eric chun-yip Date : 2020-09-17
Path : X:\2512197A (TERM ENGINE 2018-20 NT EAST)\02_DRAWING\REPORTS\WIA\WS05\WS05-WIA-001.DWG



LEGEND :

- SUBJECT SITE
- SITE INGRESS ROUTE
- SITE EGRESS ROUTE

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CB2018307 – STUDIES FOR POTENTIAL PUBLIC HOUSING DEVELOPMENT AT SHAN MEI STREET, FO TAN

Drawing title

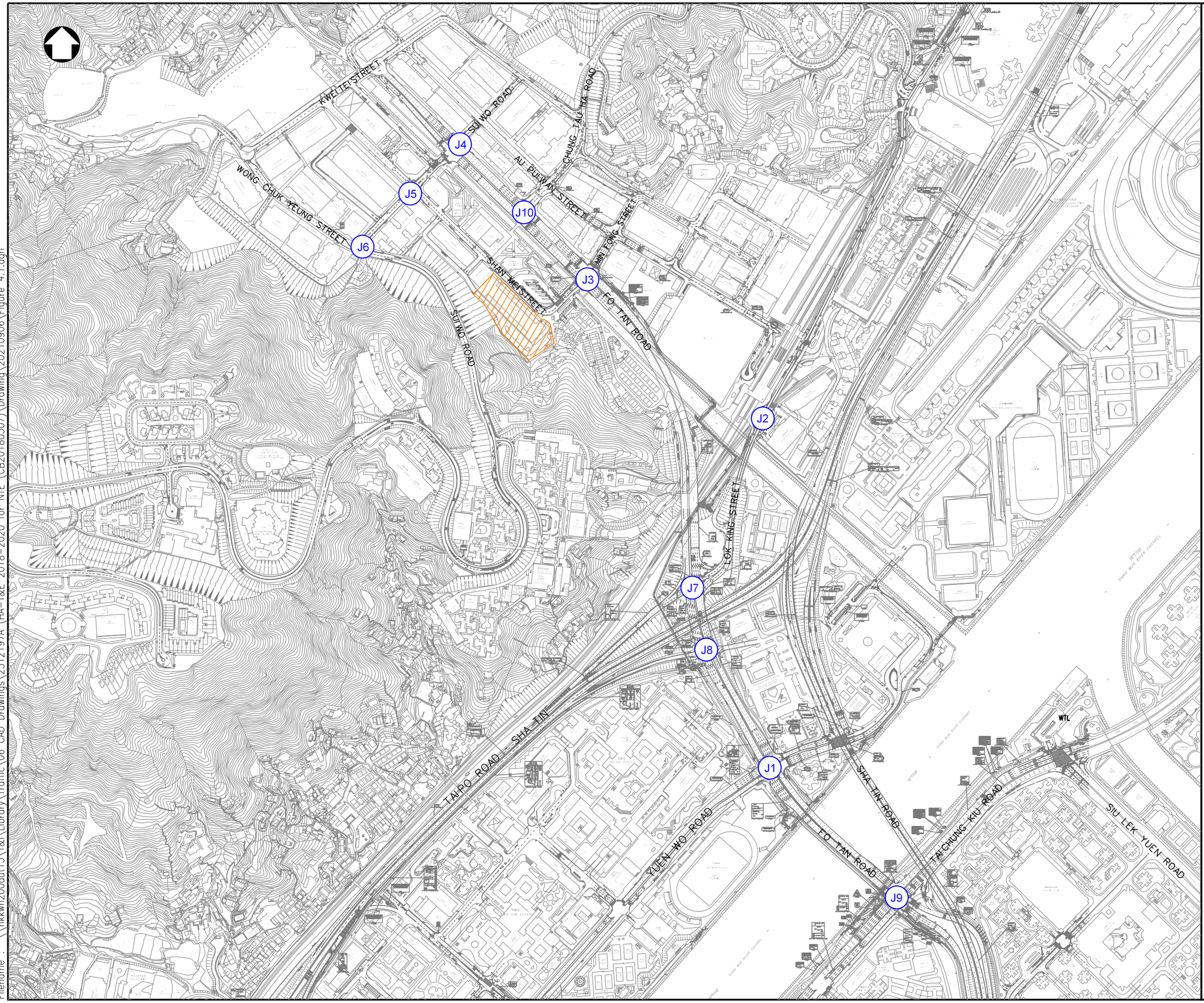
ACCESS ROUTE TO/FROM THE PROPOSED SITE

Drawing no.			Rev.
401			–
Drawn WTL	Date SEP 2020	Checked DN	Approved JF
Scale 1 : 6000 (A3)		Status –	

© COPYRIGHT RESERVED

香港房屋委員會
HONG KONG HOUSING AUTHORITY

Date : 25/10/2021
Filename : \\hkkwn200dat13\T&I\Library\Traffic\06 CAD Drawings\2512197A (HA-T&E 2018-2020 for NTE (CB20180307)\Drawing\20211025\WSP_WS03_TIA_301.dgn



LEGEND :

- SUBJECT SITE
- J4 KEY JUNCTION
- L1 L2 KEY LINK

Rev	Description	By	Date
A	FINAL ISSUE 1.0	WTL	FEB 21

Consultant

wsp

Project title

AGREEMENT NO. CB2018307 – STUDIES FOR POTENTIAL PUBLIC HOUSING DEVELOPMENT AT SHAN MEI STREET, FO TAN

Drawing title

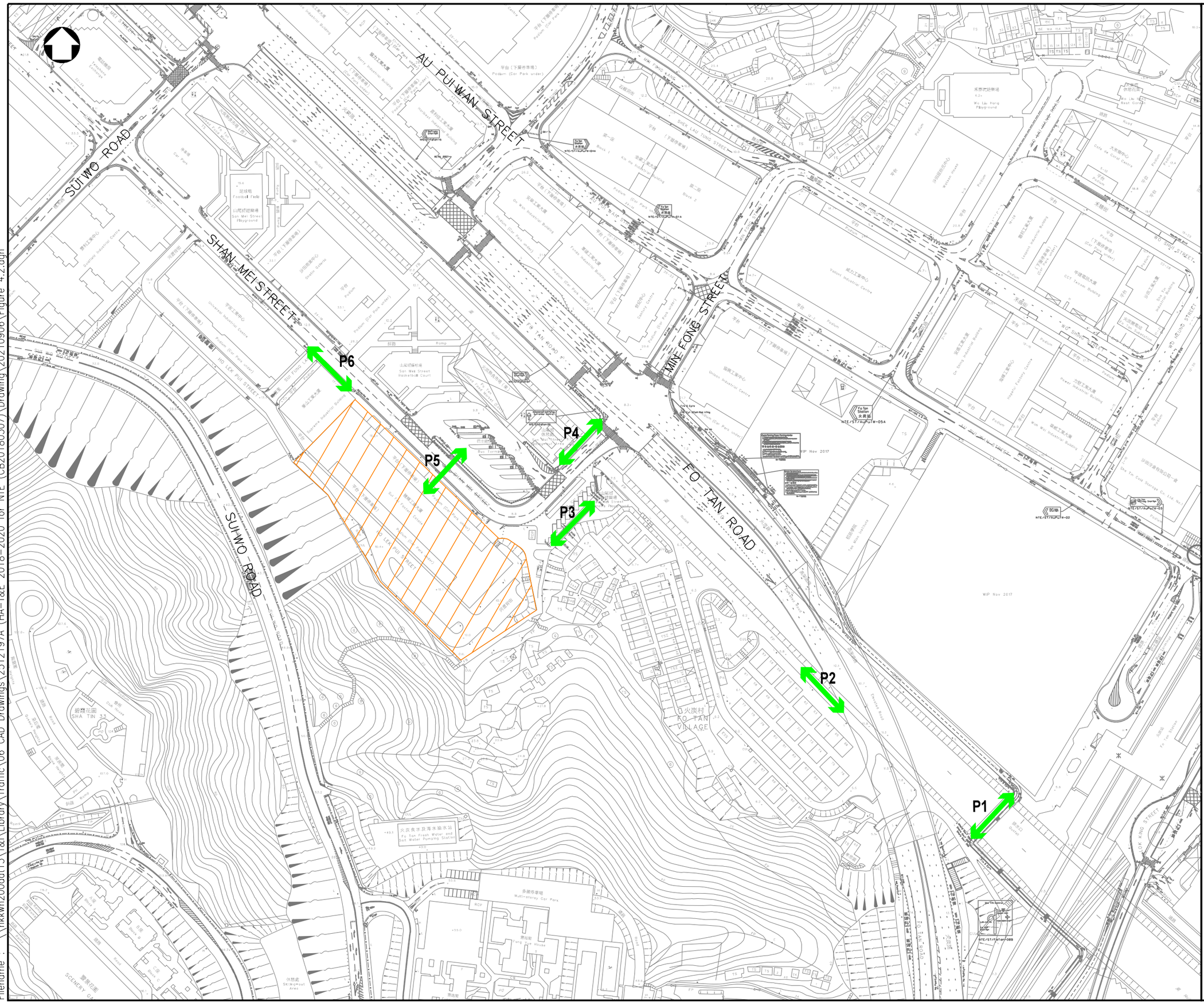
IDENTIFIED CRITICAL JUNCTIONS AND KEY LINKS

Drawing no.			Rev.
Figure 4.1			–
Drawn	Date SEP 2020	Checked DN	Approved JF
Scale 1 : 6000 (A3)		Status –	

© COPYRIGHT RESERVED

香港房屋委員會
HONG KONG HOUSING AUTHORITY

Date : 6/9/2021
Filename : \\hkkwn200dat13\T&I\Library\Traffic\06 CAD Drawings\2512197A (HA-T&E 2018-2020 for NTE (CB20180307)\Drawing\20210906\Figure 4.1.dgn



LEGEND :

SUBJECT SITE

P2 KEY LINK

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CB2018307 – STUDIES FOR POTENTIAL PUBLIC HOUSING DEVELOPMENT AT SHAN MEI STREET, FO TAN

Drawing title

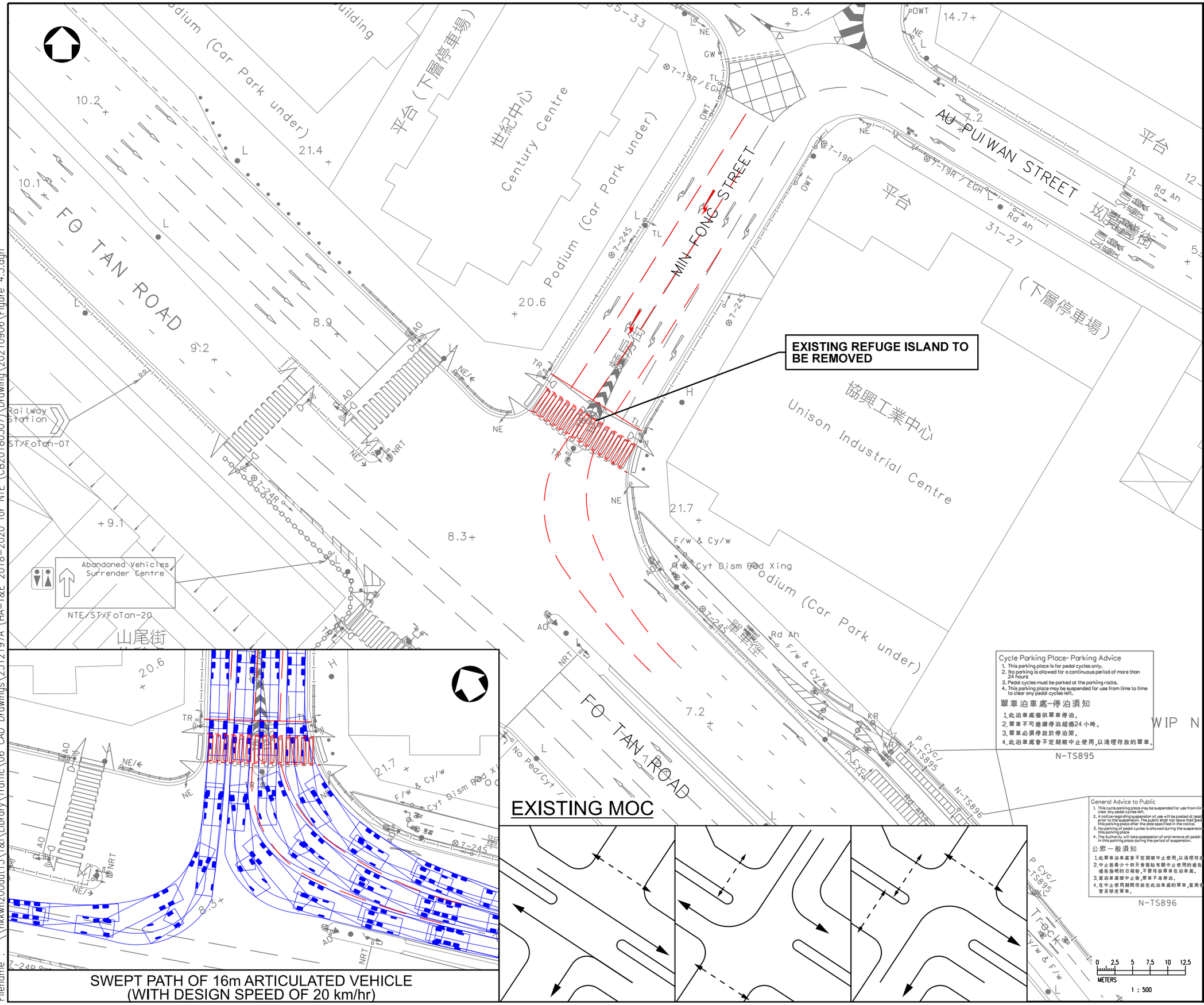
IDENTIFIED CRITICAL WALKWAYS

Drawing no.			Rev.
Figure 4.2			–
Drawn	Date SEP 2020	Checked DN	Approved JF
Scale 1 : 1000 (A3)		Status –	

© COPYRIGHT RESERVED

香港房屋委員會
HONG KONG HOUSING AUTHORITY

Date : 6/9/2021
Filename : \\hkkwn200dat13\T&I\Library\Traffic\06 CAD Drawings\2512197A (HA-T&E 2018-2020 for NTE (CB20180307)\Drawing\20210906\Figure 4.2.dgn



EXISTING MOC

SWEPT PATH OF 16m ARTICULATED VEHICLE
(WITH DESIGN SPEED OF 20 km/hr)

LEGEND :

PROPOSED ROAD MARKING

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CB2018307 – STUDIES FOR POTENTIAL PUBLIC HOUSING DEVELOPMENT AT SHAN MEI STREET, FO TAN

Drawing title

POSSIBLE IMPROVEMENT SCHEME AT FO TAN ROAD / MIN FONG STREET / SHAN MEI STREET

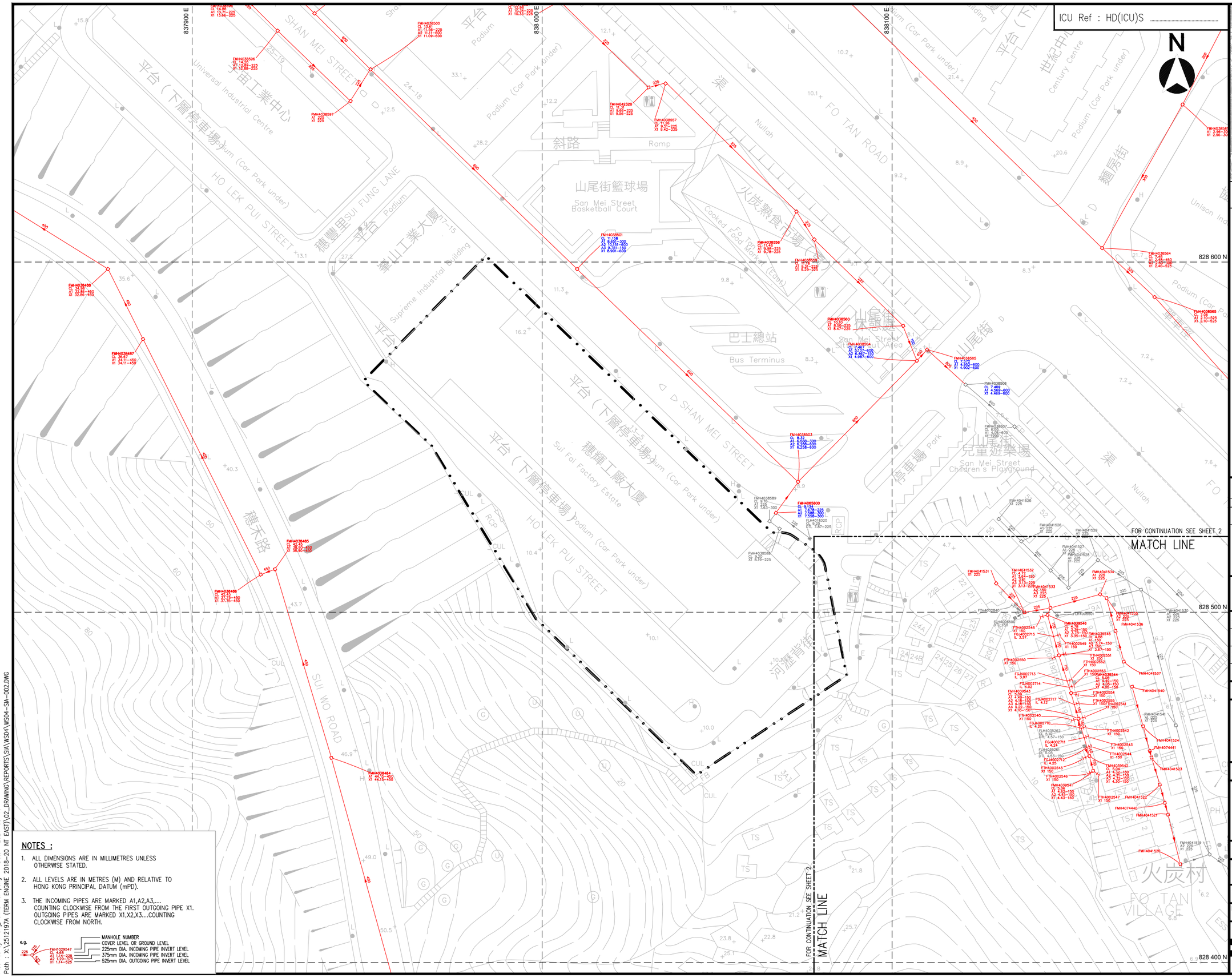
Drawing no.		Rev.
Figure 4.3		–
Drawn: WTL	Date: FEB 2021	Checked: DN	Approved: JF
Scale: 1 : 500 (A3)		Status: –	

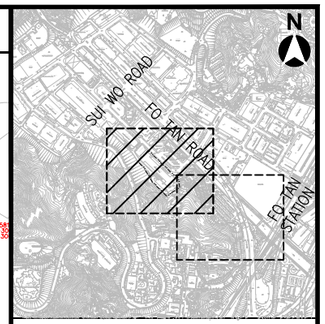
© COPYRIGHT RESERVED

香港房屋委員會
HONG KONG HOUSING AUTHORITY

Date : 6/9/2021
Filename : \\hkkwn200dat13\T&I\Library\Traffic\06 CAD Drawings\2512197A (HA-T&E 2018-2020 for NTE (CB20180307)\Drawing\20210906\Figure 4.3.dgn

ICU Ref : HD(ICU)S .....





LOCATION PLAN

NOTES:

1. EXISTING SEWER IN RED MAINTAINED BY DSD.
2. EXISTING SEWER IN GREY MAINTAINED BY OTHERS.
3. SEWERAGE INFORMATION IN BLUE REPRESENTS DATA FROM HD SURVEY RECORD.

LEGEND:

- SITE BOUNDARY
- EXISTING SEWER (MAINTAINED BY DSD)
- EXISTING MANHOLE
- EXISTING SEWER (MAINTAINED BY OTHERS)

NOTES :

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN METRES (M) AND RELATIVE TO HONG KONG PRINCIPAL DATUM (mPD).
3. THE INCOMING PIPES ARE MARKED A1,A2,A3,.... COUNTING CLOCKWISE FROM THE FIRST OUTGOING PIPE X1. OUTGOING PIPES ARE MARKED X1,X2,X3....COUNTING CLOCKWISE FROM NORTH.

e.g.

- MANHOLE NUMBER
- COVER LEVEL OR GROUND LEVEL
- 225mm DIA. INCOMING PIPE INVERT LEVEL
- 375mm DIA. INCOMING PIPE INVERT LEVEL
- 525mm DIA. OUTGOING PIPE INVERT LEVEL

REVISIONS		INITIAL AND DESIGNATION		
NO	DESCRIPTION AND DATE	DWN	CKD	AUTH
A	UPDATE WITH HD SURVEY RECORD	CAD	HWM	SC

wsp

AUTHORISED	-- --		--/--
ENDORSED	-- --		--/--
CHECKED	-- --		--/--
DRAWN	-- --		--/--

AGREEMENT NO. CB 20180307

PROJECT
Term Engineering Consultancy Services for New Territories East Region (2018-2020) - Instruction No. WS05 - Potential Public Housing Sites at Sui Fai Factory Estate in Shatin

JOB NO. 2512197A

DRAWING TITLE
EXISTING SEWERAGE RECORD PLAN (SHEET 1)

SCALE 1 : 1000 @ A3

DRAWING NO. WS04/SIA/002

SOURCE

ICU Ref:

AutoCAD 2000 A1 841 x 594

HOUSING DEPARTMENT

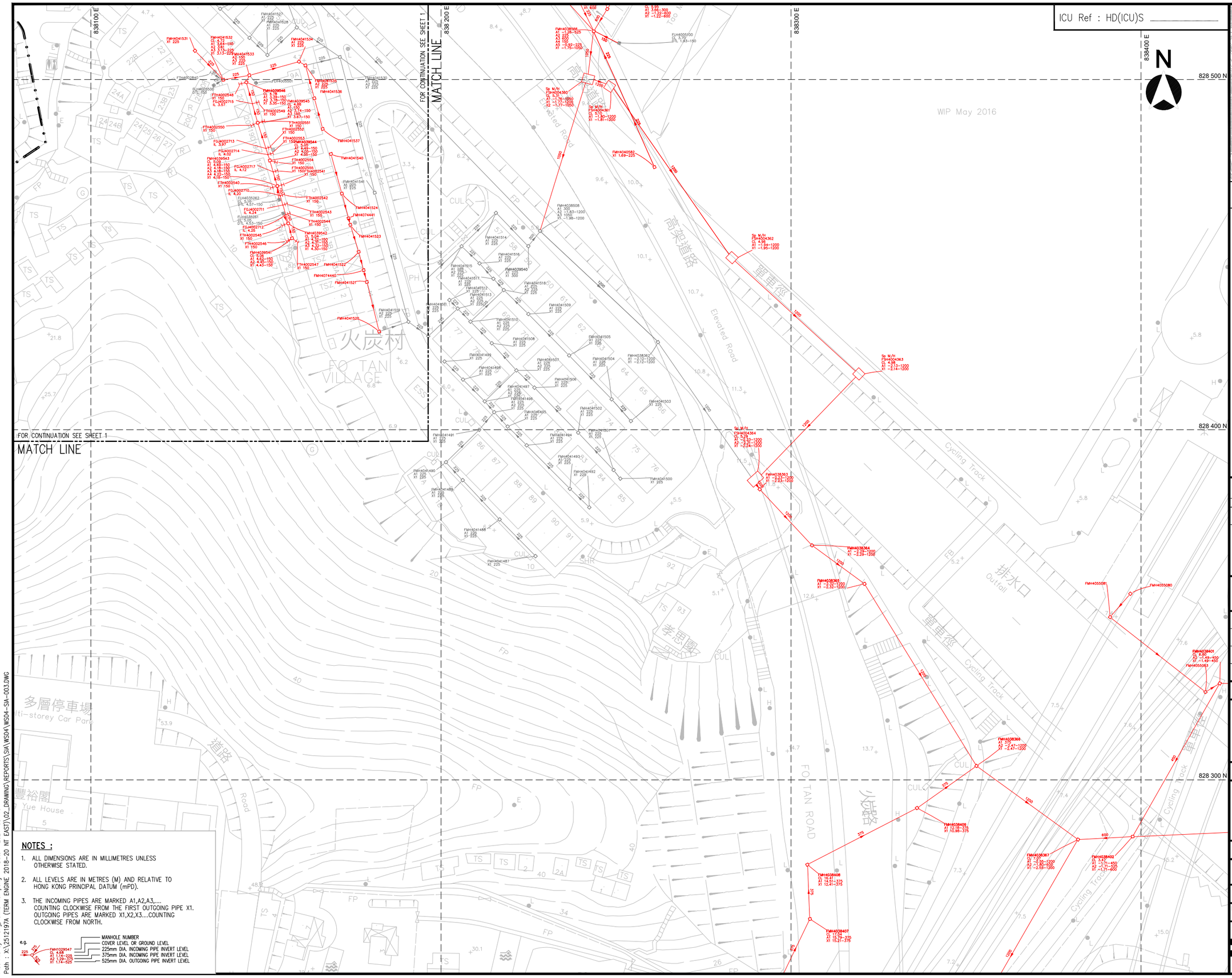
REF/S.I. No. : _____
DATE: _____

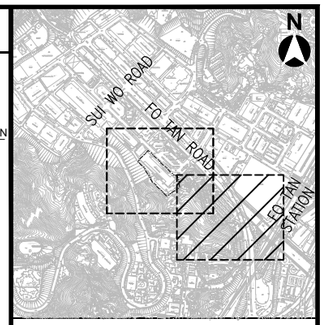
☐ CONTRACTOR's COPY ☐ CTR's ADD1 COPY ☐ _____'s COPY
☐ DE's COPY ☐ QE's COPY ☐ LA's COPY
☐ FRS's COPY ☐ RSE's COPY ☐ BS's COPY
☐ DS's COPY ☐ SE's COPY ☐ BSE's COPY
☐ OFFICE's COPY ☐ HM's COPY ☐ CONS's COPY

COUNTERCHECKED ☐

Plot File by :wong, chris wai-pong Date : 2021-03-16
Path : X:\2512197A (TERM ENGINE 2018-20 NT EAST)\02_DRAWING\REPORTS\SIA\WS04\WS04-SIA-002.DWG

ICU Ref : HD(ICU)S .....





LOCATION PLAN

NOTES:

1. EXISTING SEWER IN RED MAINTAINED BY DSD.
2. EXISTING SEWER IN GREY MAINTAINED BY OTHERS.
3. SEWERAGE INFORMATION IN BLUE REPRESENTS DATA FROM HD SURVEY RECORD.

LEGEND:

- SITE BOUNDARY
- EXISTING SEWER (MAINTAINED BY DSD)
- EXISTING MANHOLE
- EXISTING SEWER (MAINTAINED BY OTHERS)

NOTES :

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN METRES (M) AND RELATIVE TO HONG KONG PRINCIPAL DATUM (mPD).
3. THE INCOMING PIPES ARE MARKED A1,A2,A3,.... COUNTING CLOCKWISE FROM THE FIRST OUTGOING PIPE X1. OUTGOING PIPES ARE MARKED X1,X2,X3....COUNTING CLOCKWISE FROM NORTH.

e.g.

- MANHOLE NUMBER
- COVER LEVEL OR GROUND LEVEL
- 225mm DIA. INCOMING PIPE INVERT LEVEL
- 375mm DIA. INCOMING PIPE INVERT LEVEL
- 525mm DIA. OUTGOING PIPE INVERT LEVEL

REVISIONS		INITIAL AND DESIGNATION		
NO	DESCRIPTION AND DATE	DWN	CKD	AUTH
A	UPDATE WITH HD SURVEY RECORD	CAD	HWM	SC

wsp

AUTHORISED	-- --		--/--
ENDORSED	-- --		--/--
CHECKED	-- --		--/--
DRAWN	-- --		--/--

AGREEMENT NO. CB 20180307

PROJECT
Term Engineering Consultancy Services for New Territories East Region (2018-2020) - Instruction No. WS05 - Potential Public Housing Sites at Sui Fai Factory Estate in Shatin

JOB NO. 2512197A

DRAWING TITLE
EXISTING SEWERAGE RECORD PLAN (SHEET 2)

SCALE 1 : 1000 @ A3

DRAWING NO. WS04/SIA/003

SOURCE

ICU Ref:

AutoCAD 2000 A1 841 x 594

HOUSING DEPARTMENT

COUNTERCHECKED ☐

REF/S.I. No. : _____
DATE: _____

☐ CONTRACTOR's COPY
☐ CTR's ADD1 COPY
☐ _____ 's COPY
☐ CE's COPY
☐ QE's COPY
☐ LA's COPY
☐ PDS's COPY
☐ RSE's COPY
☐ BS's COPY
☐ BSE's COPY
☐ DS's COPY
☐ SE's COPY
☐ DFHQ's COPY
☐ HM's COPY
☐ CDM's COPY

Plot File by :wong, chris wai-pong Date : 2021-03-16
Path : X:\2512197A (TERM ENGINE 2018-20 NT EAST)\02_DRAWING\REPORTS\SIA\WS04\WS04-SIA-003.DWG

ICU Ref : HD(ICU)S .....

PROPOSED RELINING OF EXISTING 600mm DIA. SEWER

FMH4065800
CL 9.134
A1 7.678–225
A2 7.588–300
A3 7.608–250
X1 7.558–300

TM001
CL 9.20
X1 7.75–250

OD315 HDPE PIPE
DN250

NOTES :

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN METRES (M) AND RELATIVE TO HONG KONG PRINCIPAL DATUM (mPD).
3. THE INCOMING PIPES ARE MARKED A1,A2,A3,.... COUNTING CLOCKWISE FROM THE FIRST OUTGOING PIPE X1. OUTGOING PIPES ARE MARKED X1,X2,X3....COUNTING CLOCKWISE FROM NORTH.

e.g.
FMH1029547 — MANHOLE NUMBER
CL 7.64 — COVER LEVEL OR GROUND LEVEL
A1 7.14–225 — 225mm DIA. INCOMING PIPE INVERT LEVEL
A2 7.14–375 — 375mm DIA. INCOMING PIPE INVERT LEVEL
X1 7.14–525 — 525mm DIA. OUTGOING PIPE INVERT LEVEL

Plot File by :wong, chris wai-pong Date : 2021-03-23
Path : X:\2512197A (TERM ENGINE 2018-20 NT EAST)\02_DRAWING\REPORTS\SIA\WS04\WS04-SIA-004.DWG

LOCATION PLAN

LEGEND:

- SITE BOUNDARY
- EXISTING SEWER
- EXISTING MANHOLE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER PIPE

REVISIONS

NO	DESCRIPTION AND DATE	DWN	CKD	AUTH
A	UPDATE WITH HD SURVEY RECORD	CAD	HWM	SC

INITIAL AND DESIGNATION

wsp

AUTHORISED	-- --		--/--
ENDORSED	-- --		--/--
CHECKED	-- --		--/--
DRAWN	-- --		--/--

AGREEMENT NO. CB 20180307

PROJECT
Term Engineering Consultancy Services for New Territories East Region (2018-2020) - Instruction No. WS05 - Potential Public Housing Sites at Sui Fai Factory Estate in Shatin

JOB NO. 2512197A

DRAWING TITLE
PROPOSED SEWERAGE PLAN

SCALE 1 : 1000 @ A3

DRAWING NO. WS04/SIA/004

SOURCE

ICU Ref:

AutoCAD 2000 A1 841 x 594

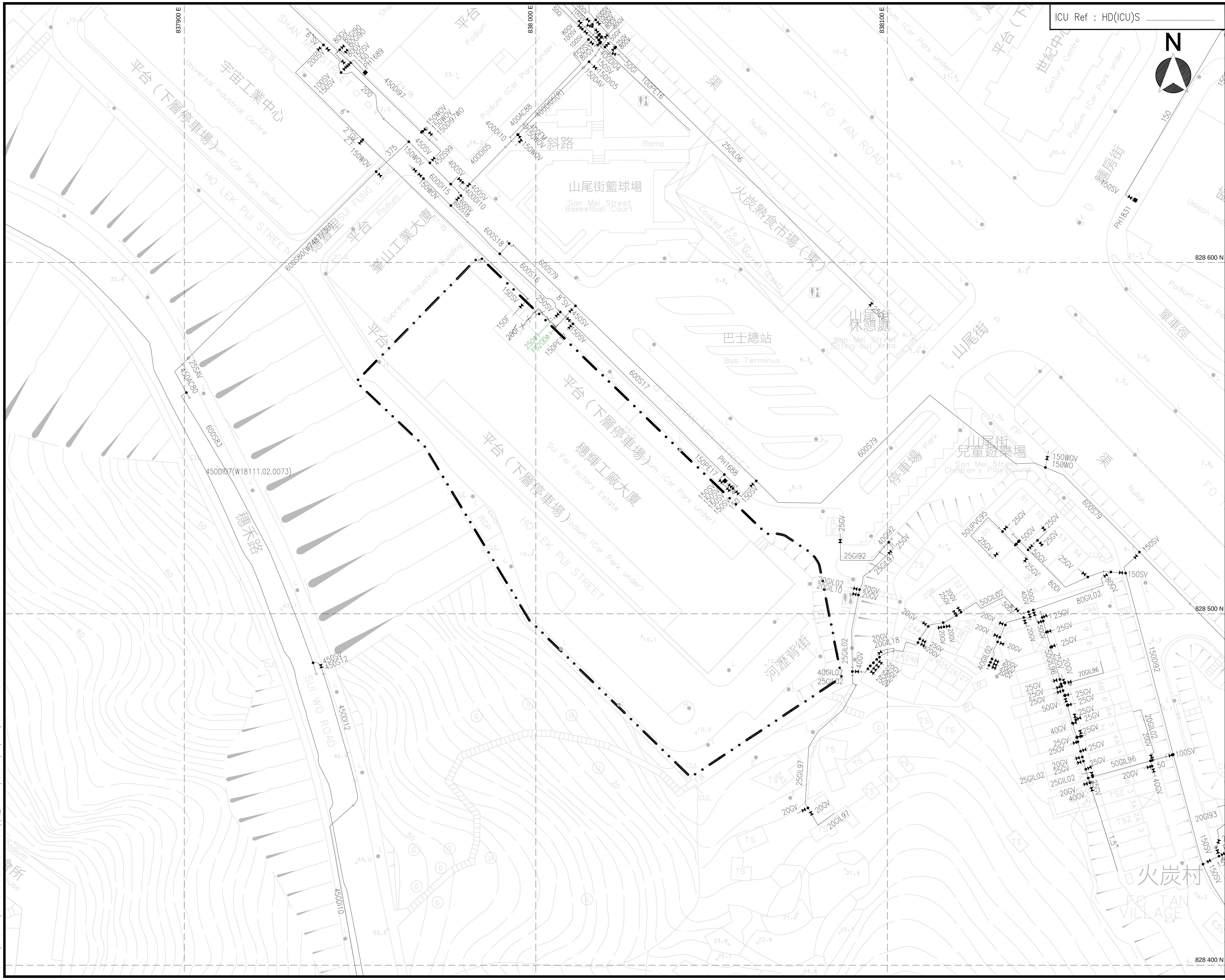
HOUSING DEPARTMENT

REF/S.I. No. : _____
DATE: _____

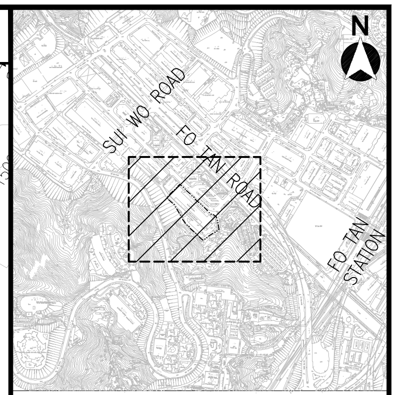
☐ CONTRACTOR's COPY
☐ CE's COPY ☐ CE's AD01 COPY ☐ _____'s COPY
☐ PGE's COPY ☐ RSE's COPY ☐ BSE's COPY
☐ DS's COPY ☐ SE's COPY ☐ BSE's COPY
☐ OFFICE's COPY ☐ HM's COPY ☐ CON's COPY

COUNTERCHECKED ☐

ICU Ref : HD(ICU)S ....



LOCATION PLAN



NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN METRES (M) AND RELATIVE TO HONG KONG PRINCIPAL DATUM (mPD).

LEGEND:

— · · —	SITE BOUNDARY
300DI13(PC)	EXISTING FRESH WATER MAIN
150ø	PROPOSED FRESH WATER MAIN
×—×—×—×	EXISTING FRESH WATER MAIN TO BE REMOVED

REVISIONS		INITIAL AND DESIGNATION		
NO	DESCRIPTION AND DATE	DWN	CKD	AUTH

wsp

AUTHORISED	-- --		--/--
ENDORSED	-- --		--/--
CHECKED	-- --		--/--
DRAWN	-- --		--/--

AGREEMENT NO. CB 20180307

PROJECT
Term Engineering Consultancy Services for New Territories East Region (2018-2020) - Instruction No. WS05 - Potential Public Housing Sites at Sui Fai Factory Estate in Shatin

JOB NO. 2512197A

DRAWING TITLE
PROPOSED FRESH WATER LAYOUT PLAN

SCALE 1 : 1000 @ A3

DRAWING NO. WS05/WIA/002

SOURCE

ICU Ref:

AutoCAD 2000 A1 841 x 594

HOUSING DEPARTMENT

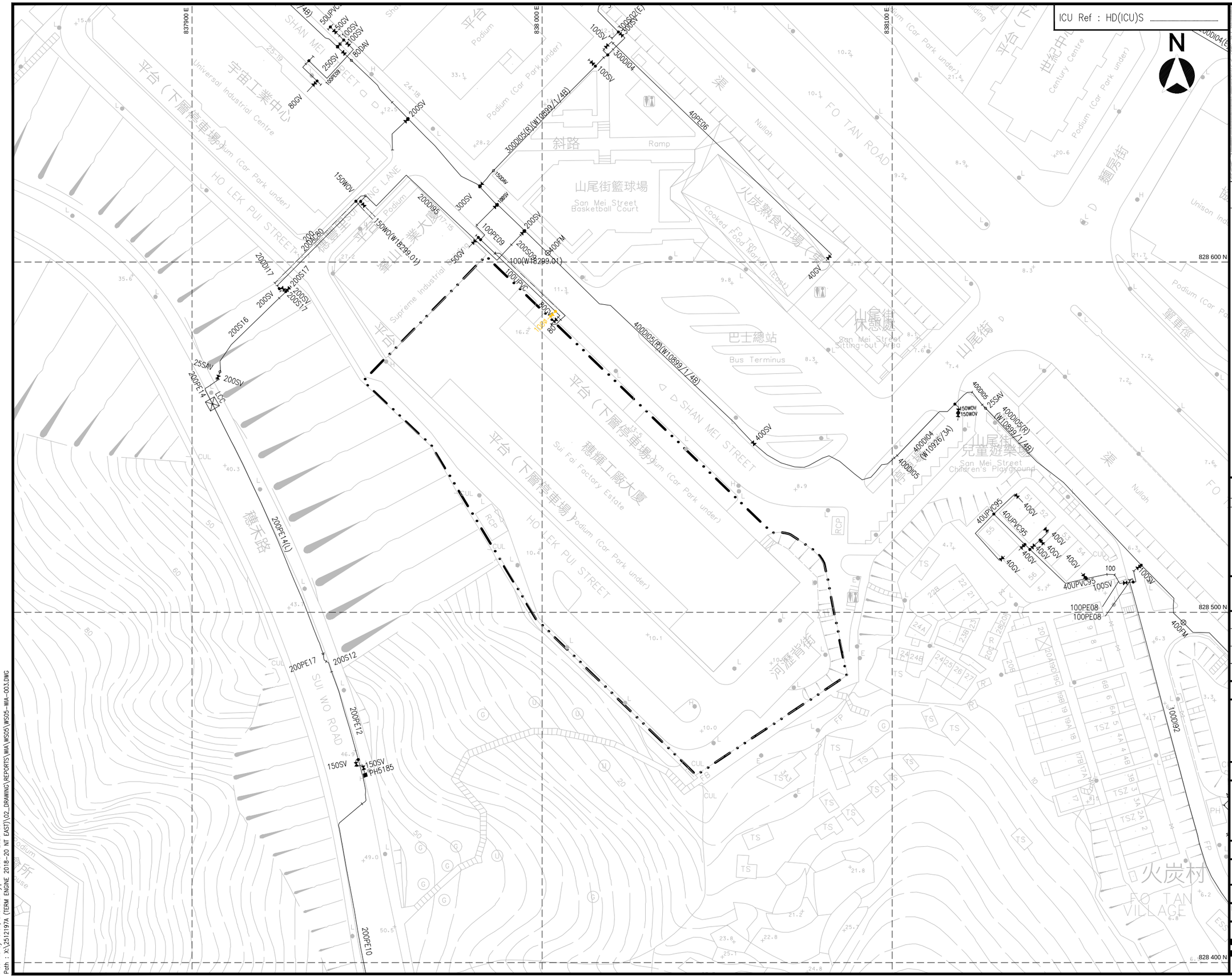
REF/S.I. No. : ______
DATE: ______

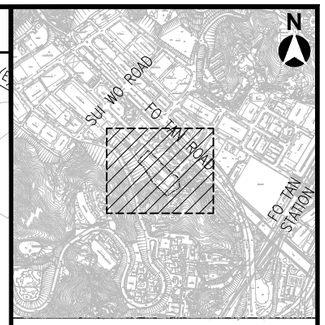
☐ CONTRACTOR's COPY ☐ CTR's ADD'L COPY ☐ ______'s COPY
☐ CE's COPY ☐ GE's COPY ☐ LA's COPY
☐ PQS's COPY ☐ RSE's COPY ☐ BSI's COPY
☐ QS's COPY ☐ SE's COPY ☐ BSE's COPY
☐ OFFICE's COPY ☐ HM's COPY ☐ COW's COPY

COUNTERCHECKED ☐

Plot File by :chan, eric chun-yip Date : 2020-09-17
Path : X:\2512197A (TERM ENGINE 2018-20 NT EAST)\02_DRAWING\REPORTS\WIA\WS05\WS05-WIA-002.DWG

ICU Ref : HD(ICU)S .....





LOCATION PLAN

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN METRES (M) AND RELATIVE HONG KONG PRINCIPAL DATUM (mPD).

LEGEND:

- SITE BOUNDARY
- 300DI13(PE) — EXISTING SALT WATER MAIN
- BEING LAID MAINS BY WSD
- 150DI — PROPOSED SALT WATER MAIN

REVISIONS		INITIAL AND DESIGNATION		
NO	DESCRIPTION AND DATE	DWN	CKD	AUTH

wsp

AUTHORISED	-- --		--/--
ENDORSED	-- --		--/--
CHECKED	-- --		--/--
DRAWN	-- --		--/--

AGREEMENT NO. CB 20180307

PROJECT
Term Engineering Consultancy Services for New Territories East Region (2018-2020) - Instruction No. WS05 - Potential Public Housing Sites at Sui Fai Factory Estate in Shatin

JOB NO. 2512197A

DRAWING TITLE
PROPOSED SALT WATER LAYOUT PLAN

SCALE 1 : 1000 @ A3

DRAWING NO. WS05/WIA/003

SOURCE

ICU Ref:

AutoCAD 2000 A1 841 x 594

HOUSING DEPARTMENT

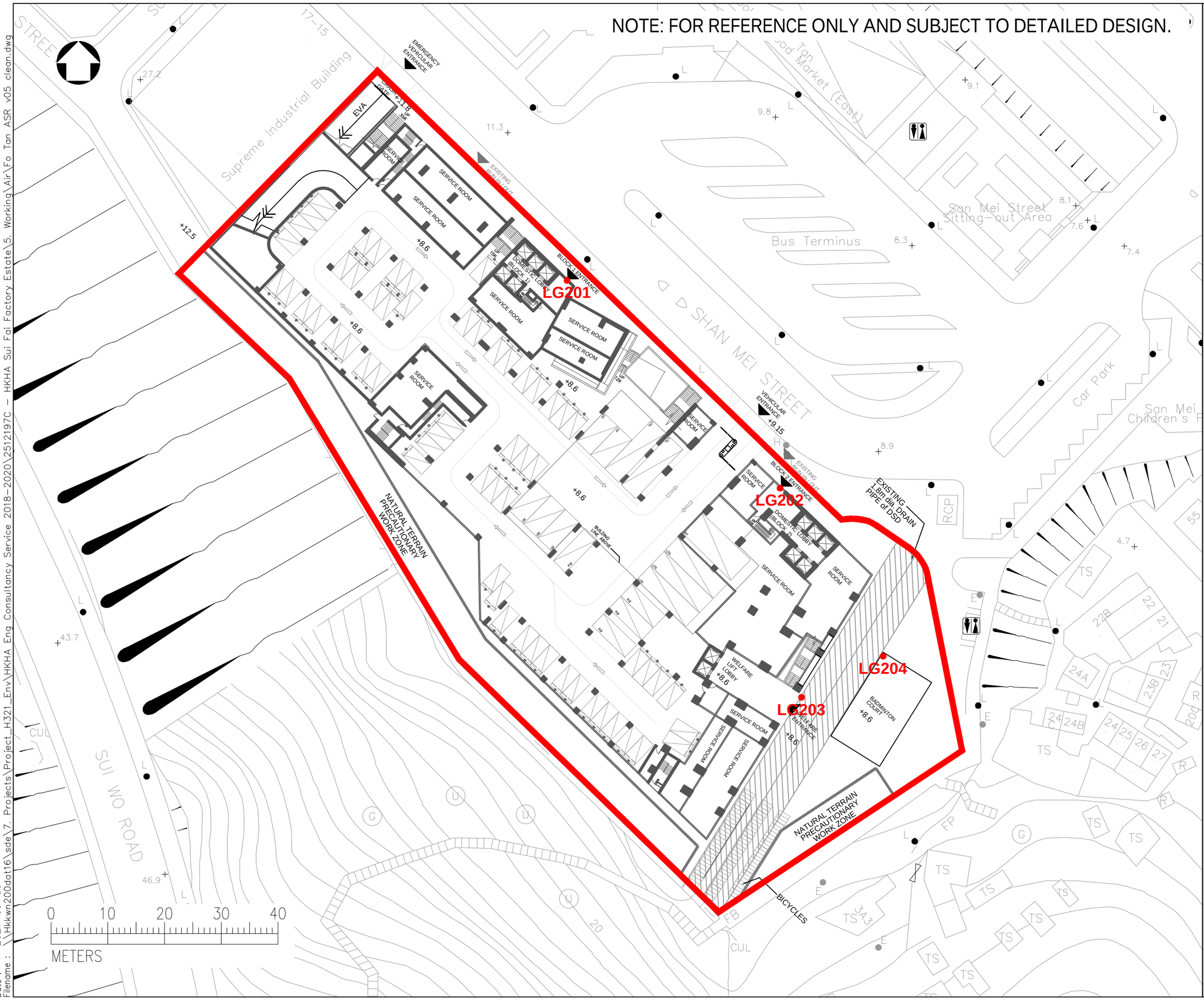
REF/S.I. No. : _____
DATE: _____

☐ CONTRACTOR's COPY ☐ CIR's ADD'L COPY ☐ _____'s COPY
☐ GE's COPY ☐ GE's COPY ☐ LA's COPY
☐ PCS's COPY ☐ RSE's COPY ☐ BSE's COPY
☐ DS's COPY ☐ SE's COPY ☐ BSE's COPY
☐ OFFICE's COPY ☐ HM's COPY ☐ COM's COPY

COUNTERCHECKED ☐

Plot File by :chan, eric chun-yip Date : 2020-09-17
Path : X:\2512197A (TERM ENGINE 2018-20 NT EAST)\02_DRAWING\REPORTS\WIA\WS05\WS05-WIA-003.DWG

NOTE: FOR REFERENCE ONLY AND SUBJECT TO DETAILED DESIGN.



LEGEND:

SITE LOCATION

XXX LOCATION OF REPRESENTATIVE AIR SENSITIVE RECEIVERS

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CB20180307
STUDIES FOR POTENTIAL PUBLIC HOUSING DEVELOPMENT AT SHAN MET STREET, FO TAN

Drawing title

LOCATION OF REPRESENTATIVE AIR SENSITIVE RECEIVERS

(WITHIN SITE – LG2 FLOOR)

Drawing no.	Rev.
FIGURE 7.1a	0

Drawn	Date	Checked	Approved
DH	SEP2021	MW	DL

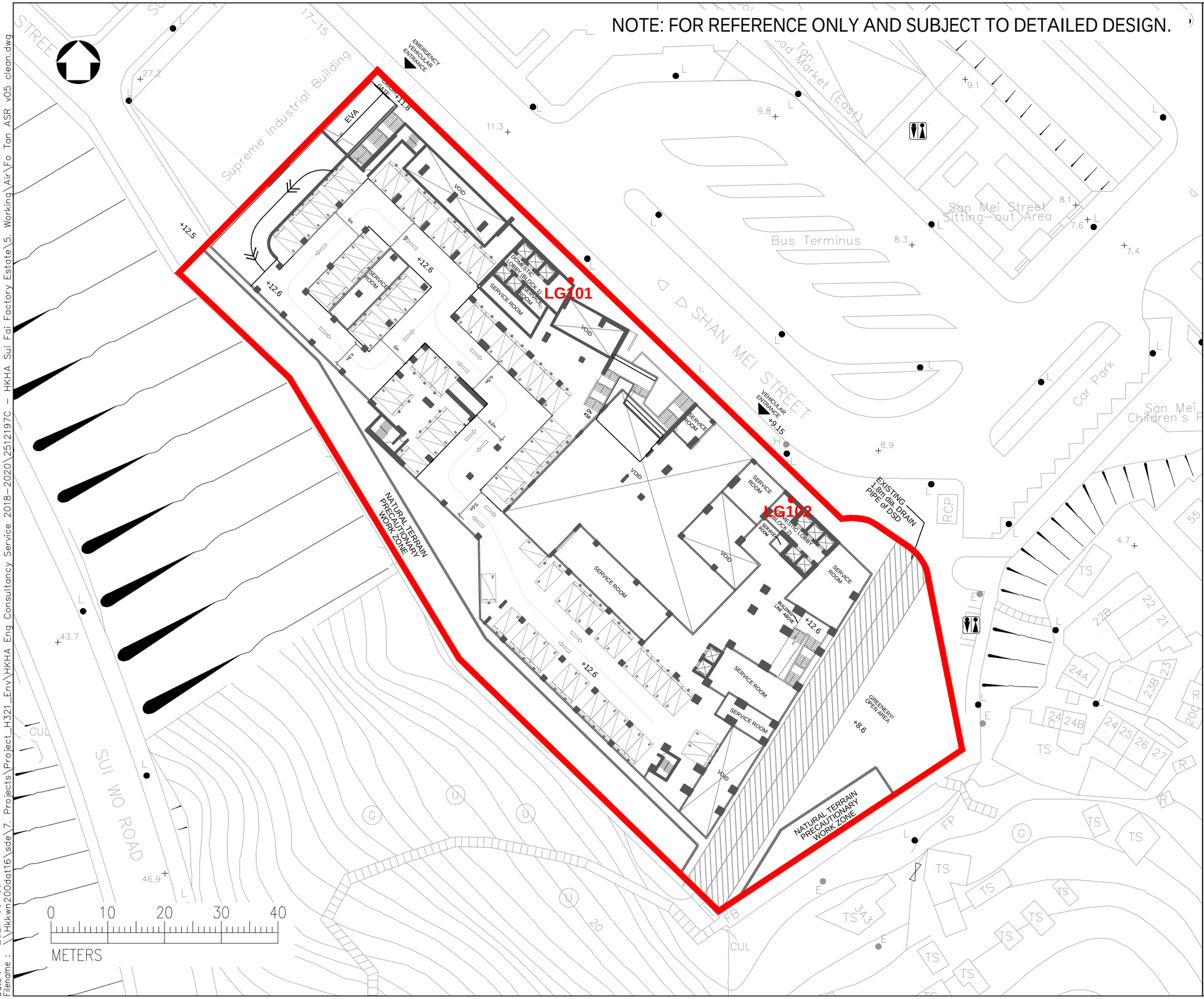
Scale: AS SHOWN

Status:

© COPYRIGHT RESERVED

Date : 2021-09-06
Filename : \\Hkkwn200data16\sde\7. Projects\Project_H321_Env\HKHA Eng Consultancy Service 2018-2020\2512197C – HKHA Sui Fai Factory Estate\5. Working\Air\Fo Tan ASR v05 clean.dwg

NOTE: FOR REFERENCE ONLY AND SUBJECT TO DETAILED DESIGN.



LEGEND:

SITE LOCATION

XXX LOCATION OF REPRESENTATIVE AIR SENSITIVE RECEIVERS

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CB20180307
STUDIES FOR POTENTIAL PUBLIC HOUSING DEVELOPMENT AT SHAN MET STREET, FO TAN

Drawing title

LOCATION OF REPRESENTATIVE AIR SENSITIVE RECEIVERS

(WITHIN SITE – LG1 FLOOR)

Drawing no. FIGURE 7.1b

Rev. 0

Drawn	Date	Checked	Approved
DH	SEP2021	MW	DL

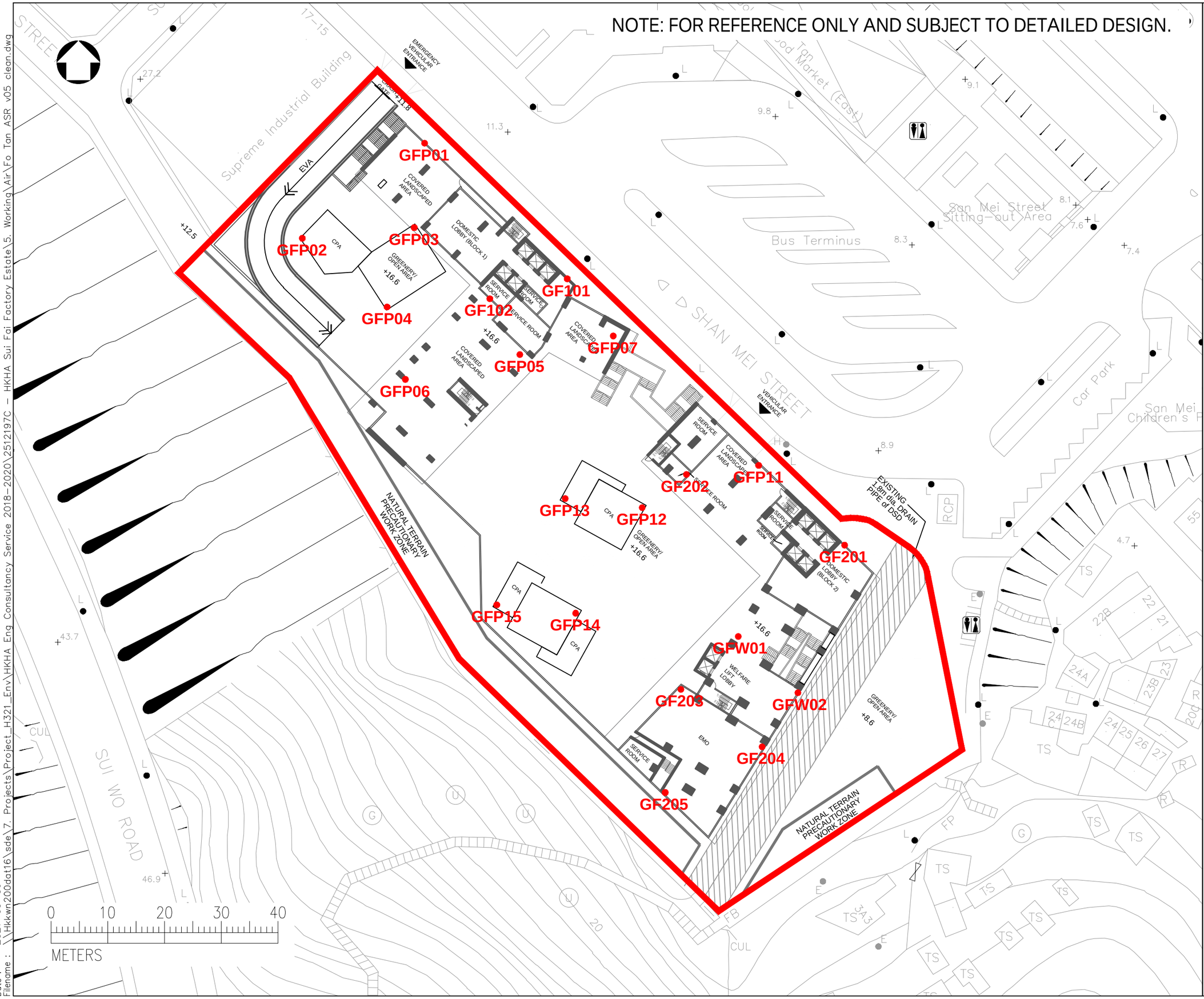
Scale: AS SHOWN

Status

© COPYRIGHT RESERVED

Date : 2021-09-06
Filename : \\hkkwn200dat16\sde\7. Projects\Project_H321_Env\HKHA Eng Consultancy Service 2018-2020\2512197C – HKHA Sui Fai Factory Estate\5. Working\Air\Fo Tan ASR v05 clean.dwg

NOTE: FOR REFERENCE ONLY AND SUBJECT TO DETAILED DESIGN.



LEGEND:

SITE LOCATION

XXX LOCATION OF REPRESENTATIVE AIR SENSITIVE RECEIVERS

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CB20180307
STUDIES FOR POTENTIAL PUBLIC HOUSING DEVELOPMENT AT SHAN MET STREET, FO TAN

Drawing title

LOCATION OF REPRESENTATIVE AIR SENSITIVE RECEIVERS

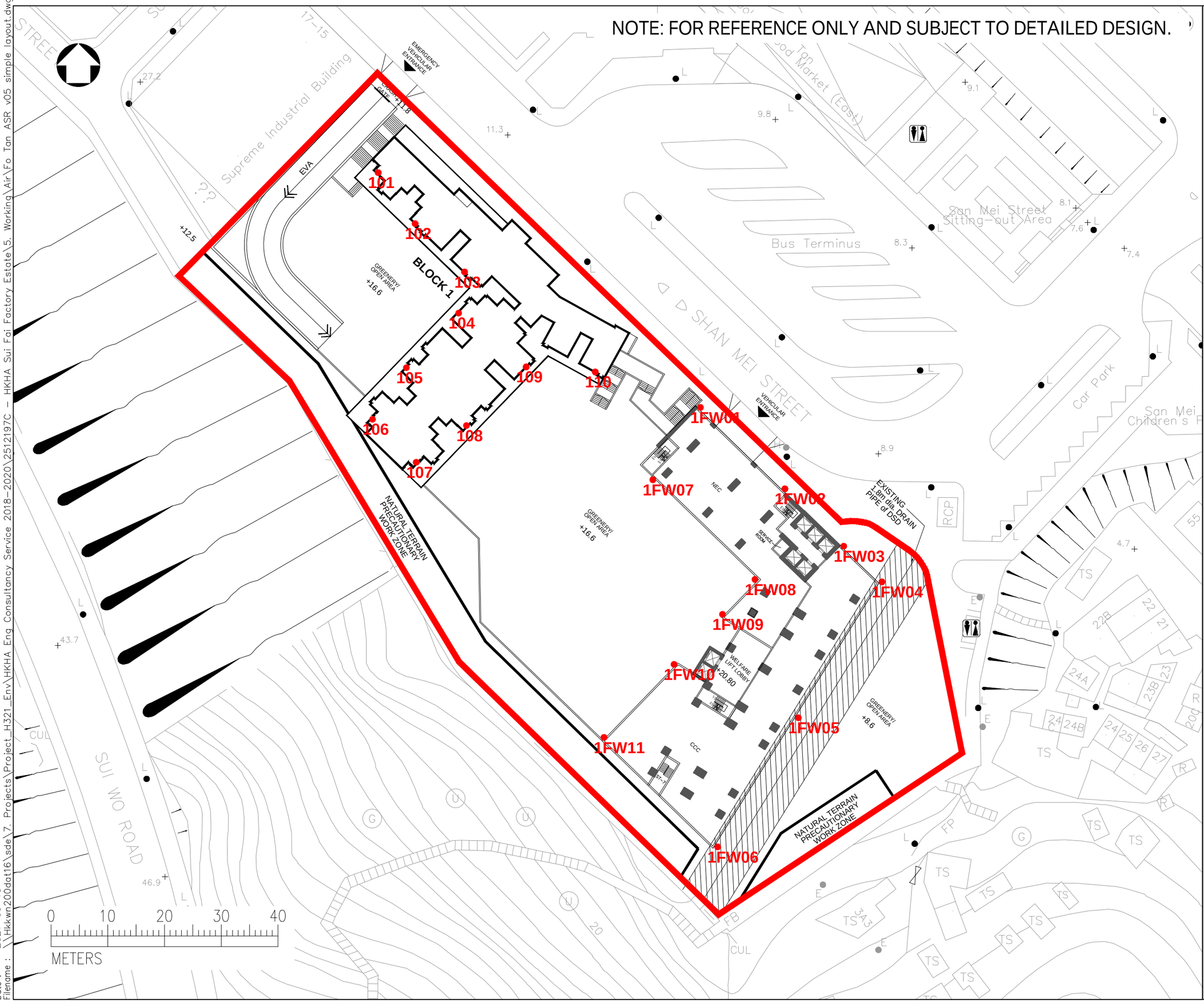
(WITHIN SITE – GROUND FLOOR)

Drawing no.			Rev.
FIGURE 7.1c			0
Drawn DH	Date SEP2021	Checked MW	Approved DL
Scale AS SHOWN		Status	

© COPYRIGHT RESERVED

Date : 2021-09-06
Filename : \\Hkkwn200dat16\sde\7. Projects\Project_H321_Env\HKHA Eng Consultancy Service 2018-2020\2512197C - HKHA Sui Fai Factory Estate\5. Working\Air\Fo Tan ASR v05 clean.dwg

NOTE: FOR REFERENCE ONLY AND SUBJECT TO DETAILED DESIGN.



LEGEND:

SITE LOCATION

XXX LOCATION OF REPRESENTATIVE AIR SENSITIVE RECEIVERS

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CB20180307
STUDIES FOR POTENTIAL PUBLIC HOUSING DEVELOPMENT AT SHAN MET STREET, FO TAN

Drawing title

LOCATION OF REPRESENTATIVE AIR SENSITIVE RECEIVERS

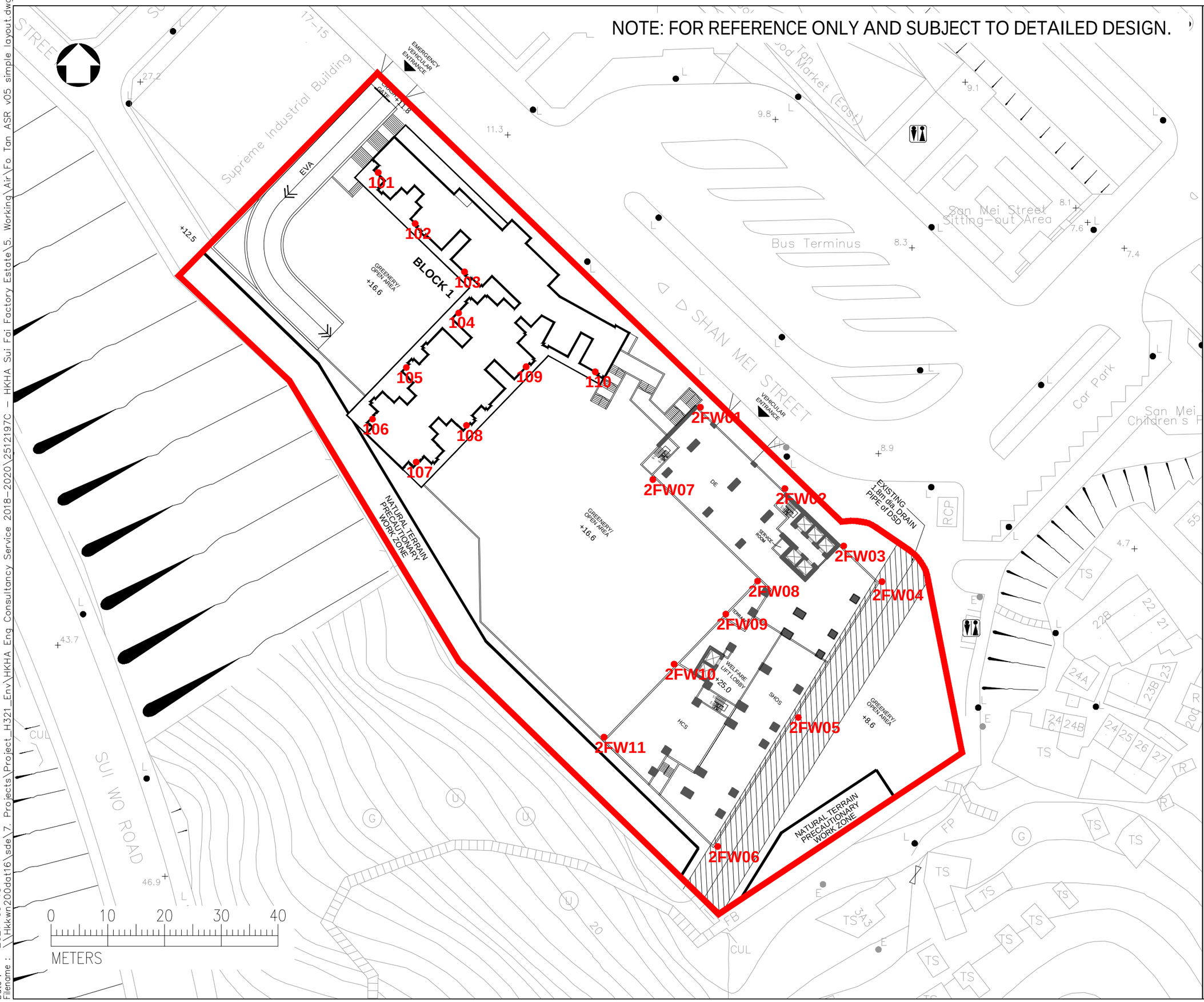
(WITHIN SITE – FIRST FLOOR)

Drawing no.	FIGURE 7.1d		Rev. 0
Drawn DH	Date SEP2021	Checked MW	Approved DL
Scale AS SHOWN		Status	

© COPYRIGHT RESERVED

Date : 2021-09-15
Filename : \\hkkwn200dat16\sde\7. Projects\Project_H321_Env\HKHA Eng Consultancy Service 2018-2020\2512197C - HKHA Sui Fai Factory Estate\5. Working\Air\Fo Tan ASR v05 simple layout.dwg

NOTE: FOR REFERENCE ONLY AND SUBJECT TO DETAILED DESIGN.



LEGEND:

SITE LOCATION

XXX LOCATION OF REPRESENTATIVE AIR SENSITIVE RECEIVERS

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CB20180307
STUDIES FOR POTENTIAL PUBLIC HOUSING DEVELOPMENT AT SHAN MET STREET, FO TAN

Drawing title

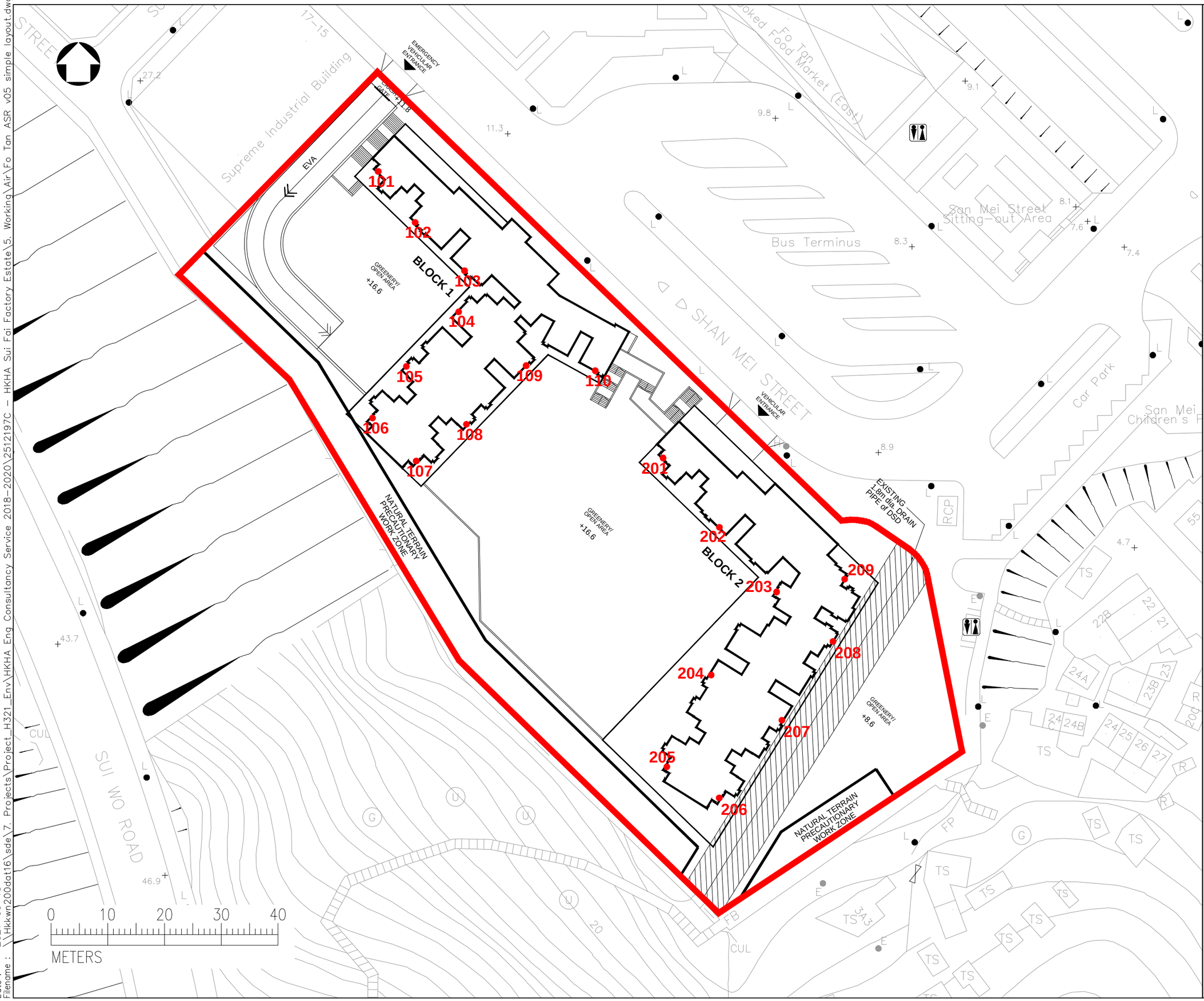
LOCATION OF REPRESENTATIVE AIR SENSITIVE RECEIVERS

(WITHIN SITE – SECOND FLOOR)

Drawing no.	FIGURE 7.1e		Rev. 0
Drawn DH	Date SEP2021	Checked MW	Approved DL
Scale AS SHOWN		Status	

© COPYRIGHT RESERVED

Date : 2021-09-15
Filename : \\Hkkwn200dat16\sde\7. Projects\Project_H321_Env\HKHA Eng Consultancy Service 2018-2020\2512197C - HKHA Sui Fai Factory Estate\5. Working\Air\Fo Tan ASR v05 simple layout.dwg



LEGEND:

SITE LOCATION

XXX LOCATION OF REPRESENTATIVE AIR SENSITIVE RECEIVERS

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CB20180307
STUDIES FOR POTENTIAL PUBLIC HOUSING DEVELOPMENT AT SHAN MET STREET, FO TAN

Drawing title

LOCATION OF REPRESENTATIVE AIR SENSITIVE RECEIVERS

(WITHIN SITE – RESIDENTIAL FLOOR)

Drawing no. FIGURE 7.1f

Rev. 0

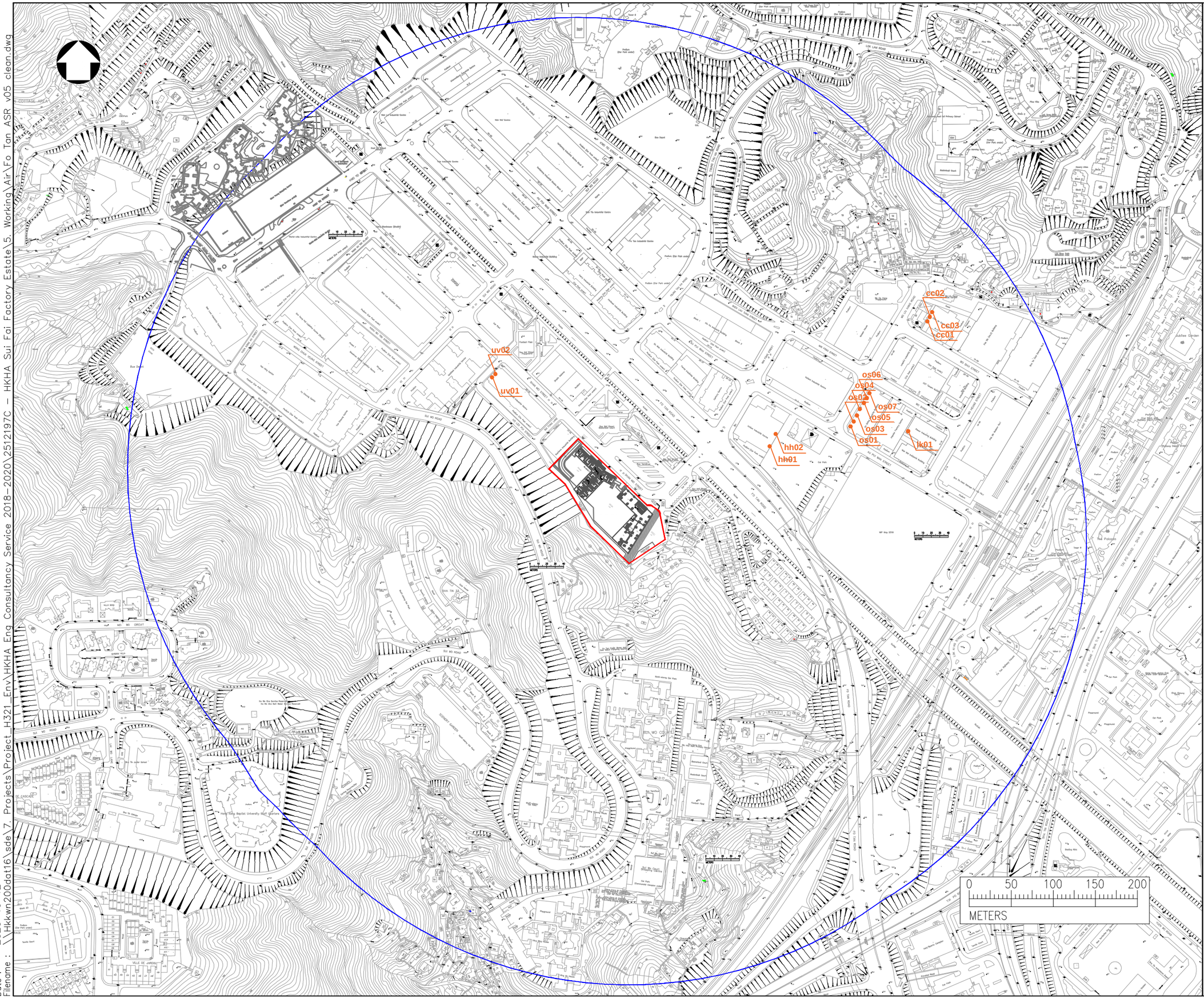
Drawn	Date	Checked	Approved
DH	SEP2021	MW	DL

Scale: AS SHOWN

Status

© COPYRIGHT RESERVED

Date : 2021-09-15
Filename : \\Hkkwn200dat16\sde\7. Projects\Project_H321_Env\HKHA Eng Consultancy Service 2018-2020\2512197C – HKHA Sui Fai Factory Estate\5. Working\Air\Fo Tan ASR v05 simple layout.dwg



LEGEND:

SITE LOCATION

500M ASSESSMENT AREA

xxXX LOCATION OF CHIMNEY

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CB20180307
STUDIES FOR POTENTIAL PUBLIC
HOUSING DEVELOPMENT AT
SHAN MET STREET, FO TAN

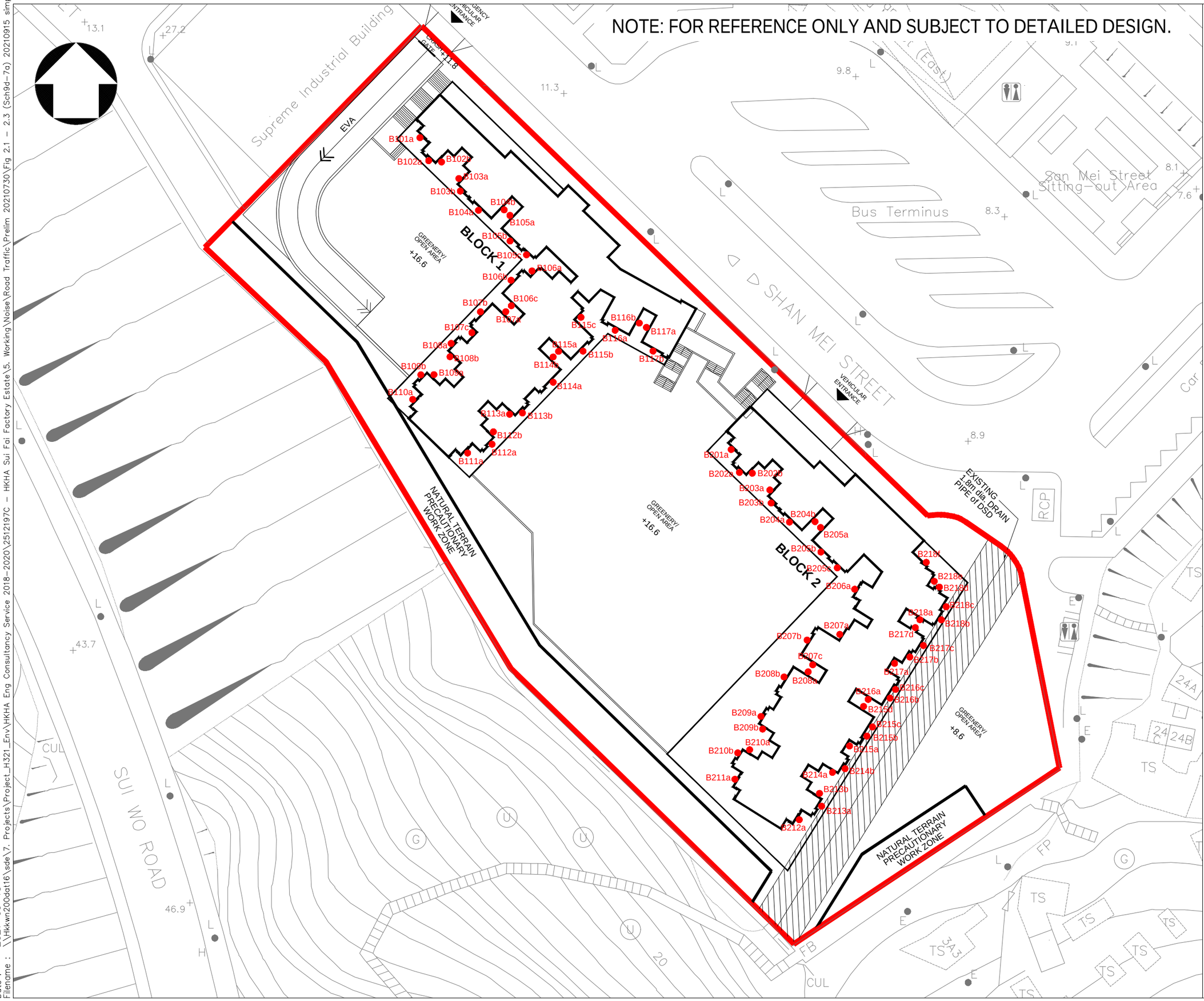
Drawing title

LOCATION OF CHIMNEYS

Drawing no.			Rev.
FIGURE 7.2			0
Drawn DH	Date OCT2020	Checked MW	Approved DL
Scale AS SHOWN		Status	

© COPYRIGHT RESERVED

Date : 2020-10-12
Filename : \\Hkkwn200data16\sde\7. Projects\Project_H321_Env\HKHA Eng Consultancy Service 2018-2020\2512197C - HKHA Sui Fai Factory Estate\5. Working\Air\Fo Tan ASR v05 clean.dwg



LEGEND:

SITE LOCATION

NOISE ASSESSMENT POINT

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CB20180307
STUDIES FOR POTENTIAL PUBLIC HOUSING DEVELOPMENT AT SHAN MEI STREET, FO TAN

Drawing title

LOCATION OF NOISE ASSESSMENT POINTS FOR ROAD TRAFFIC NOISE

DOMESTIC BLOCKS

Drawing no. FIGURE 7.3a

Rev. 0

Drawn	Date	Checked	Approved
DH	SEP2021	CH	DL

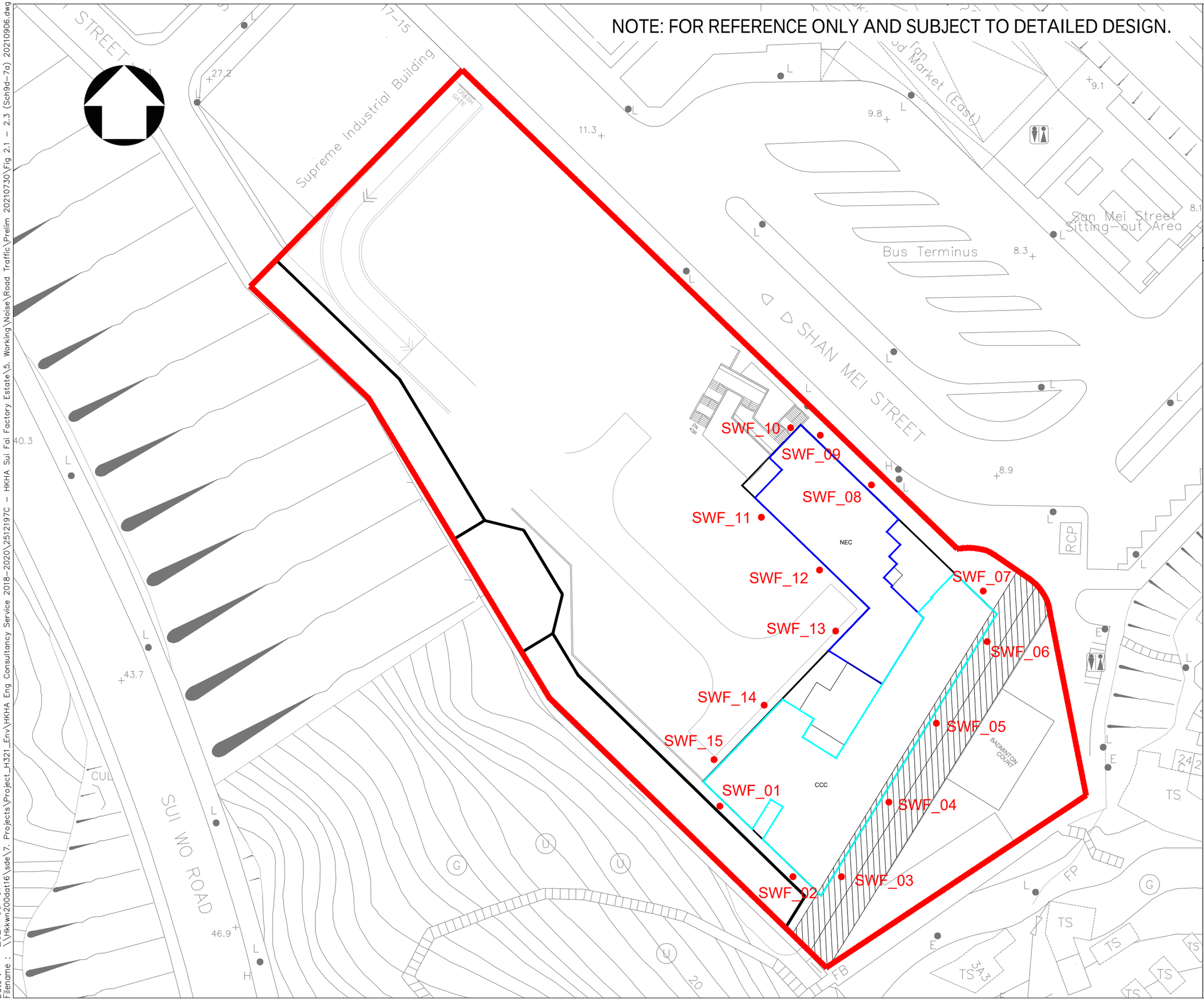
Scale

Status

© COPYRIGHT RESERVED

Date : 2021-09-15
Filename : \\Hkkwn200da116\sde\7. Projects\Project_H321_Env\HKHA Eng Consultancy Service 2018-2020\251219 7C - HKHA Sui Fai Factory Estate\5. Working\Noise\Road Traffic\Prelim 20210730\Fig 2.1 - 2.3 (Sch9d-7a) 20210915 simple.dwg

NOTE: FOR REFERENCE ONLY AND SUBJECT TO DETAILED DESIGN.



LEGEND:

- SITE LOCATION
- NOISE ASSESSMENT POINT
- ELDERLY NEIGHBOURHOOD CENTRE (NEC)
- CHILD CARE CENTRE (CCC)

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CB20180307
STUDIES FOR POTENTIAL PUBLIC HOUSING DEVELOPMENT AT SHAN MEI STREET, FO TAN

Drawing title

LOCATION OF NOISE ASSESSMENT POINTS FOR ROAD TRAFFIC NOISE

SOCIAL WELFARE FACILITY BLOCK (1/F)

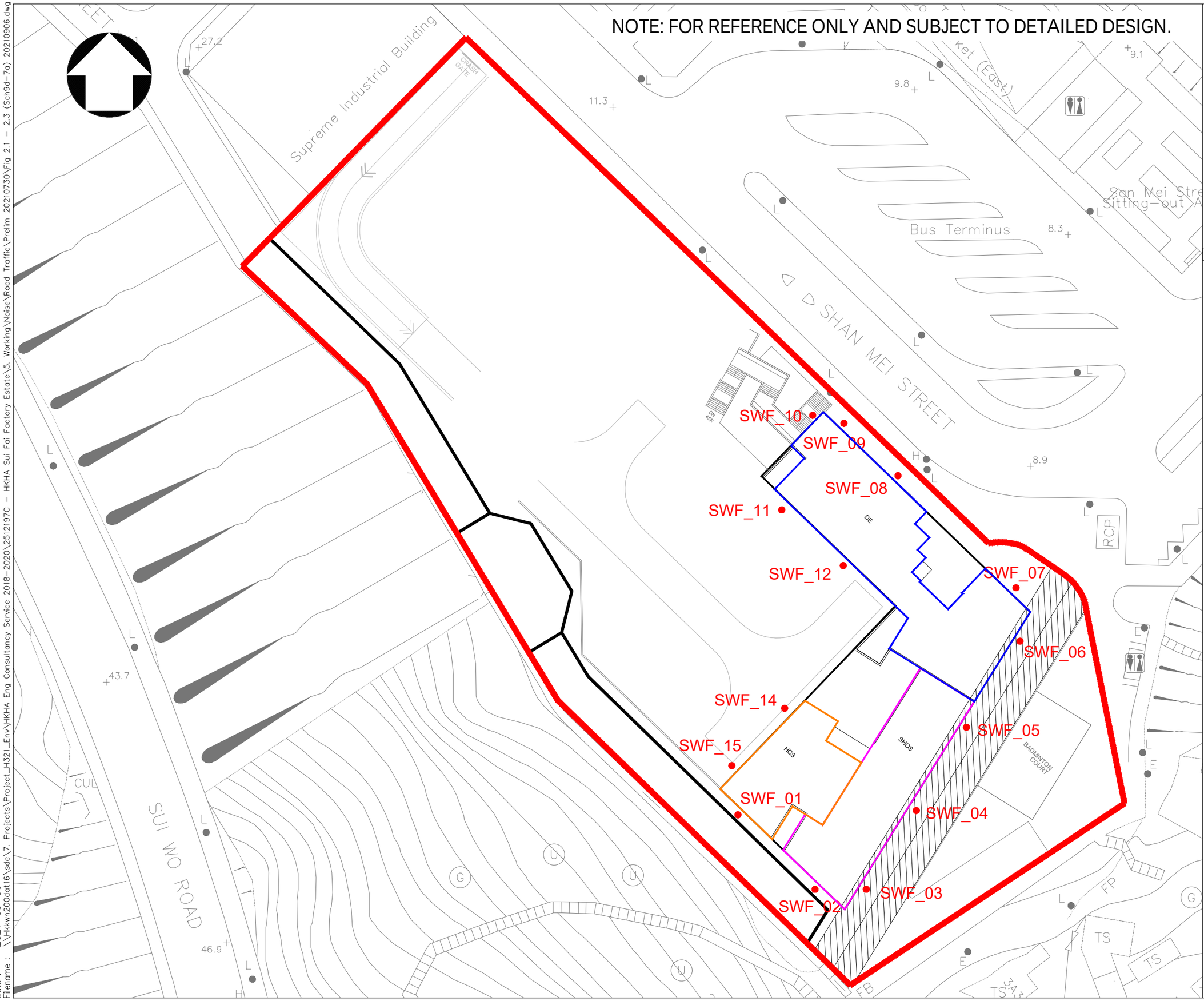
Drawing no.	Rev.
FIGURE 7.3b	0

Drawn	Date	Checked	Approved
DH	SEP2021	CH	DL
Scale		Status	

© COPYRIGHT RESERVED

Date : 2021-09-07
Filename : \\hkkwn200aat16\sae\7. Projects\Project_H321_Env\HKHA Eng Consultancy Service 2018-2020\2512197C - HKHA Sui Fai Factory Estate\5. Working\Noise\Road Traffic\Prelim 20210730\Fig 2.1 - 2.3 (Sch9d-7a) 20210906.dwg

NOTE: FOR REFERENCE ONLY AND SUBJECT TO DETAILED DESIGN.



LEGEND:

- SITE LOCATION
- NOISE ASSESSMENT POINT
- DAY CARE CENTRE FOR THE ELDERLY (DE)
- SUPPORTED HOSTEL (SHOS)
- HOME CARE SERVICE (HCS)

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CB20180307
STUDIES FOR POTENTIAL PUBLIC HOUSING DEVELOPMENT AT SHAN MEI STREET, FO TAN

Drawing title

LOCATION OF NOISE ASSESSMENT POINTS FOR ROAD TRAFFIC NOISE

SOCIAL WELFARE FACILITY BLOCK (2/F)

Drawing no.	Rev.
FIGURE 7.3c	0

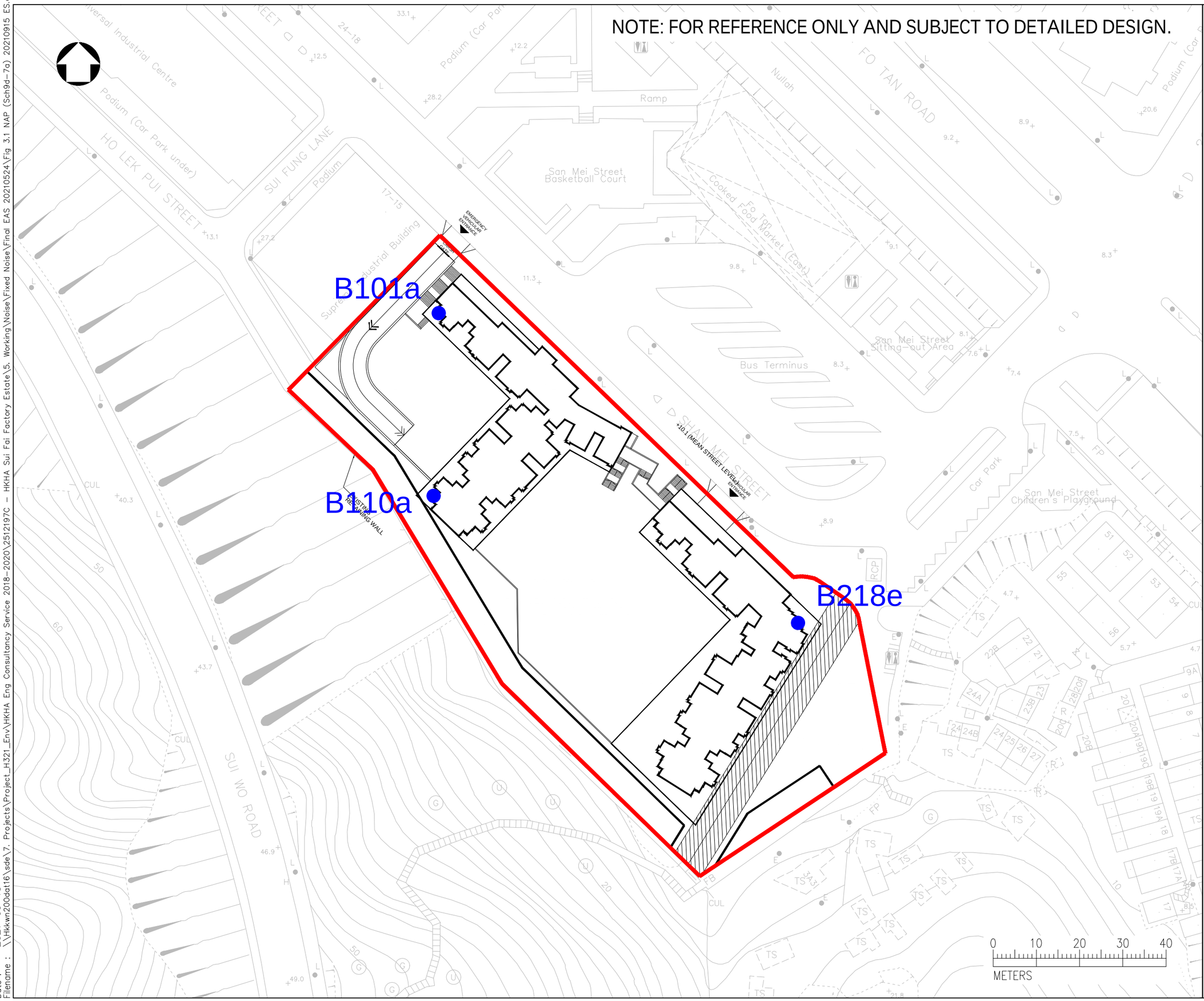
Drawn	Date	Checked	Approved
DH	SEP2021	CH	DL

Scale | Status

© COPYRIGHT RESERVED

Date : 2021-09-06
Filename : \\Hkkwn200da116\sde\7. Projects\Project_H321_Env\HKHA Eng Consultancy Service 2018-2020\2512197C - HKHA Sui Fai Factory Estate\5. Working\Noise\Road Traffic\Prelim 20210730\Fig 2.1 - 2.3 (Sch9d-7a) 20210906.dwg

NOTE: FOR REFERENCE ONLY AND SUBJECT TO DETAILED DESIGN.



LEGEND:

SITE LOCATION

REPRESENTATIVE NOISE ASSESSMENT POINT

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CB20180307
STUDIES FOR POTENTIAL PUBLIC HOUSING DEVELOPMENT AT SHAN MEI STREET, FO TAN

Drawing title

LOCATIONS OF REPRESENTATIVE NOISE ASSESSMENT POINTS FOR FIXED NOISE

Drawing no. FIGURE 7.4 Rev. 0

Drawn	Date	Checked	Approved
DH	SEP2021	CH	DL

Scale: AS SHOWN

Status

© COPYRIGHT RESERVED

Date : 2021-09-15
Filename : \\hkkwn200aat16\sae\7. Projects\Project_H321_Env\HKHA Eng Consultancy Service 2018-2020\2512197C - HKHA Sui Fai Factory Estate\5. Working\Noise\Fixed Noise\Final EAS 20210524\Fig 3.1 NAP (Sch9d-7a) 20210915 ES.dwg

NOTE: FOR REFERENCE ONLY AND SUBJECT TO DETAILED DESIGN.

LEGEND:

SITE LOCATION

NOISE ASSESSMENT POINT

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CB20180307
STUDIES FOR POTENTIAL PUBLIC HOUSING DEVELOPMENT AT SHAN MEI STREET, FO TAN

Drawing title

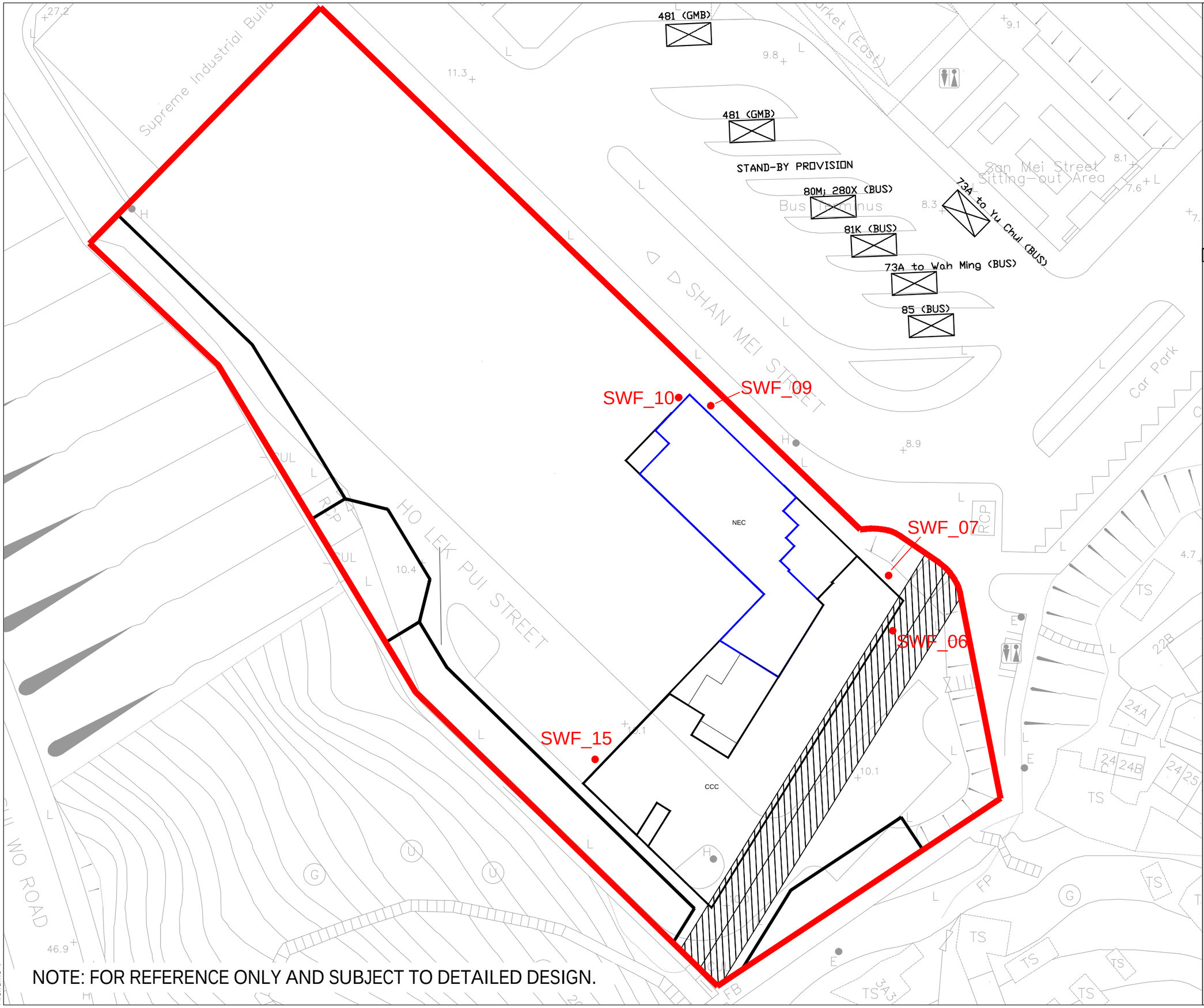
LOCATION OF REPRESENTATIVE NOISE ASSESSMENT POINTS FOR PTI NOISE IMPACT ASSESSMENT

DOMESTIC BLOCK

Drawing no.	FIGURE 7.5a	Rev. 0
Drawn DH	Date SEP2021	Checked CH	Approved DL
Scale		Status	

© COPYRIGHT RESERVED

Date : 2021-09-15
Filename : \\hkkwn200dat16\sde\7. Projects\Project_H321_Env\HKHA Eng Consultancy Service 2018-2020\2512197C - HKHA Sui Fai Factory Estate\5. Working\Noise\PTI Noise\Leq Methods\Drawings\Scheme 9d-7a\Distance - Scheme 9d-7a (RNAP-Domestic) 20210915 ES.dwg



NOTE: FOR REFERENCE ONLY AND SUBJECT TO DETAILED DESIGN.

LEGEND:

- SITE LOCATION
- NOISE ASSESSMENT POINT
- ELDERLY NEIGHBOURHOOD CENTRE (NEC)
- CHILD CARE CENTRE (CCC)

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CB20180307
STUDIES FOR POTENTIAL PUBLIC HOUSING DEVELOPMENT AT SHAN MEI STREET, FO TAN

Drawing title

LOCATION OF REPRESENTATIVE NOISE ASSESSMENT POINTS FOR PTI NOISE

SOCIAL WELFARE FACILITY BLOCK (1/F)

Drawing no.	Rev.
FIGURE 7.5b	0

Drawn	Date	Checked	Approved
DH	SEP2021	CH	DL
Scale		Status	

© COPYRIGHT RESERVED

Date : 2021-09-06
Filename : \\hkkwn200dat6\sde\7. Projects\Project_H321_Env\HKHA Eng Consultancy Service 2018-2020\2512197C - HKHA Sui Fai Factory Estate\5. Working\Noise\PTI Noise\Leq Methods\Drawings\Scheme 9d-7a\Distance - Scheme 9d-7a (RNAP-NonDomestic) 20210906.dwg

Preliminary Air Ventilation Assessment – Expert Evaluation

1.0 Project Background

The existing Sui Fai Factory Estate in Fo Tan is one of the selected factory estates being investigated for redevelopment. It is located in Shan Mei Street and is currently zoned "Industrial" ("I") on the Sha Tin Outline Zoning Plan (OZP) No. S/ST/34. Rezoning the Project Site to "Residential (Group A)" would be required with the stipulation of maximum Plot Ratio of 6.7 and building height restriction of max. 140mPD.

To support the rezoning of the Project Site under the Town Planning Ordinance (CAP. 131), this study aims to assess the potential air ventilation impacts that may arise due to the Redevelopment of Sui Fai Factory Estate.

2.0 Proposed Development Proposal

The Proposed Scheme consists of one T-shape and one L-shape domestic block, namely Block 1 and Block 2 respectively. Block 1 is 40-storey high above ground floor with a building height of approximately 136.65mPD; Block 2 is 40-storey high above ground floor with a building height of approximately 138.5mPD. The blocks consists of the following:

- 40 domestic storeys in Block 1 and 38 domestic storeys in Block 2;
- Social welfare facilities at 1/F and 2/F of Block 2;
- Car parking at LG1/F and LG2/F; and
- Bicycle parking at LG2/F.

3.0 Good Design Features of the Proposed Scheme

Chapter 11 of "Hong Kong Planning Standards and Guidelines" on Air Ventilation and PNAP APP-152 Sustainable Building Design Guidelines were referenced in order to determine the good design features from an air ventilation standpoint. The following good design features of the Proposed Scheme[2] are identified and highlighted in Figure 1.

- Around 9.8m-wide building separation in the NE-SW axis between the residential Block 1 and Supreme Industrial Building; and
- Around 15m-wide building separation in the NE-SW axis between the Block 1 and 2.

[1] The welfare facilities as required by the government are exempted from GFA calculation
[2] The effective width of all proposed building separations will be subject to change in detail design stage. Nonetheless, the minimum width of building separation will not be less than 7.5m wide to fulfill the guidelines in PNAP APP-152.

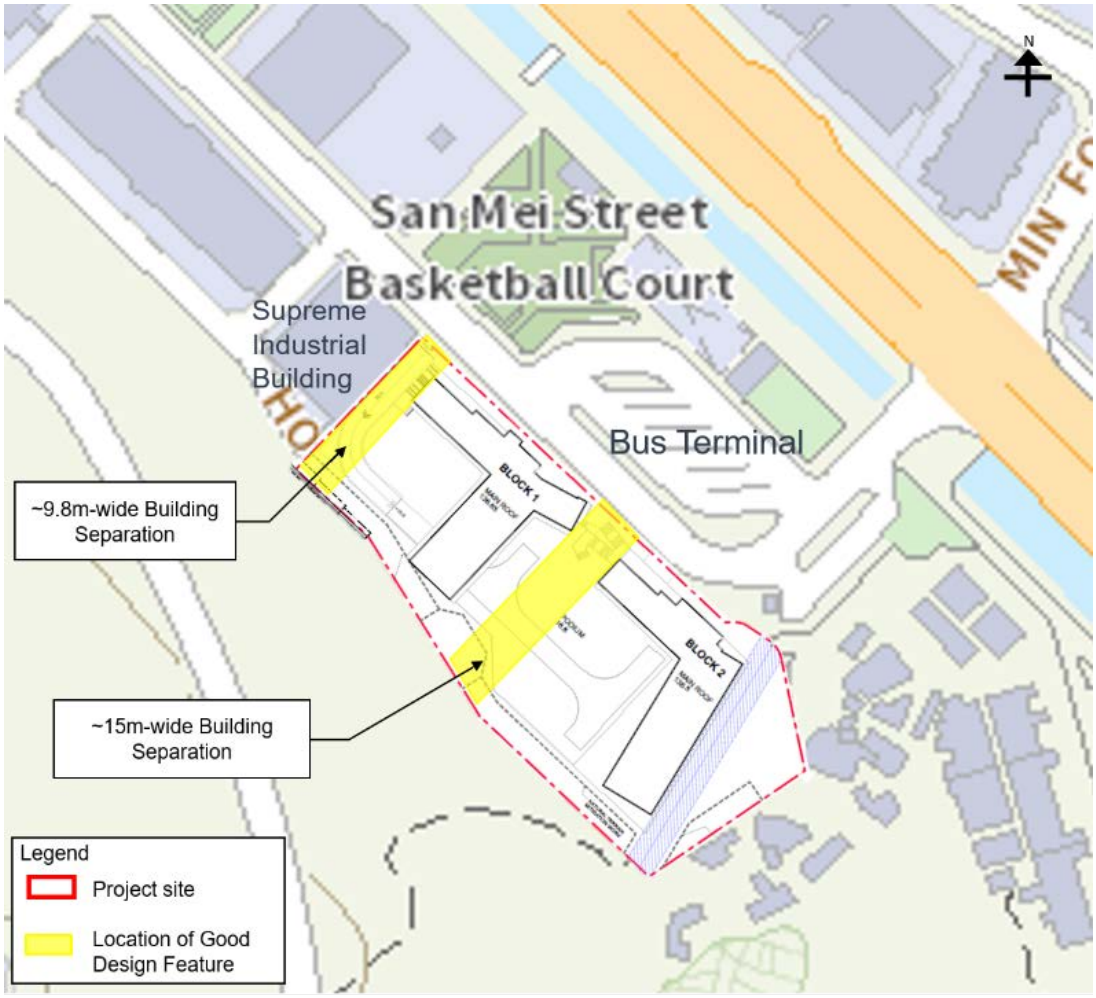


Figure 1 Good Design Features of the Proposed Scheme

4.0 Qualitative Assessment of the Proposed Scheme

4.1 NE Wind

Incoming NE wind is expected to come from the Covehill. The cluster of industrial buildings at the northeast of the Subject Site would slightly weaken the incoming NE wind. However, the existing air paths including Tsung Tau Ha Road, Min Fong Street and Wo Liu Hang Road and Wo Heung Street would facilitate the air ventilation towards the Project Site due to their alignment with the incoming NE wind direction. It is expected that the NE wind would eventually reach the northeast portion of the Project Site via the identified air paths (Green Arrow (1) in Figure 2).

In the Proposed Scheme, the incoming NE wind would reach the Project Site via the identified air paths. The good design features implemented in the Proposed Scheme, summarized in Section 3.0, are expected to improve the wind environment nearby. Two NE-SW aligned building separations (between Block 1 & 2 and between Block 1 & Supreme Industrial Building) are anticipated to allow more winds to penetrate through the Project Site to ventilate its downwind area, especially along Ho Lek Pui Street (Green Arrow (2) in Figure 2). In addition, the mid-level NE wind is anticipated to skim over the Proposed Scheme (roof level 136.65mPD and 138.5mPD) and reach the Sha Tin 33, Scenery Garden and Sui Wo Court located at a higher ground elevation (approximately 106.9mPD) (Magenta Arrow in Figure 2).

Considering no obstruction to the identified major air paths to the Project Site, no adverse air ventilation impact is anticipated in the Proposed Scheme. Besides, the good design features implemented in the Proposed Scheme would improve the wind performance at its downwind regions, especially along the Ho Lek Pui Street.

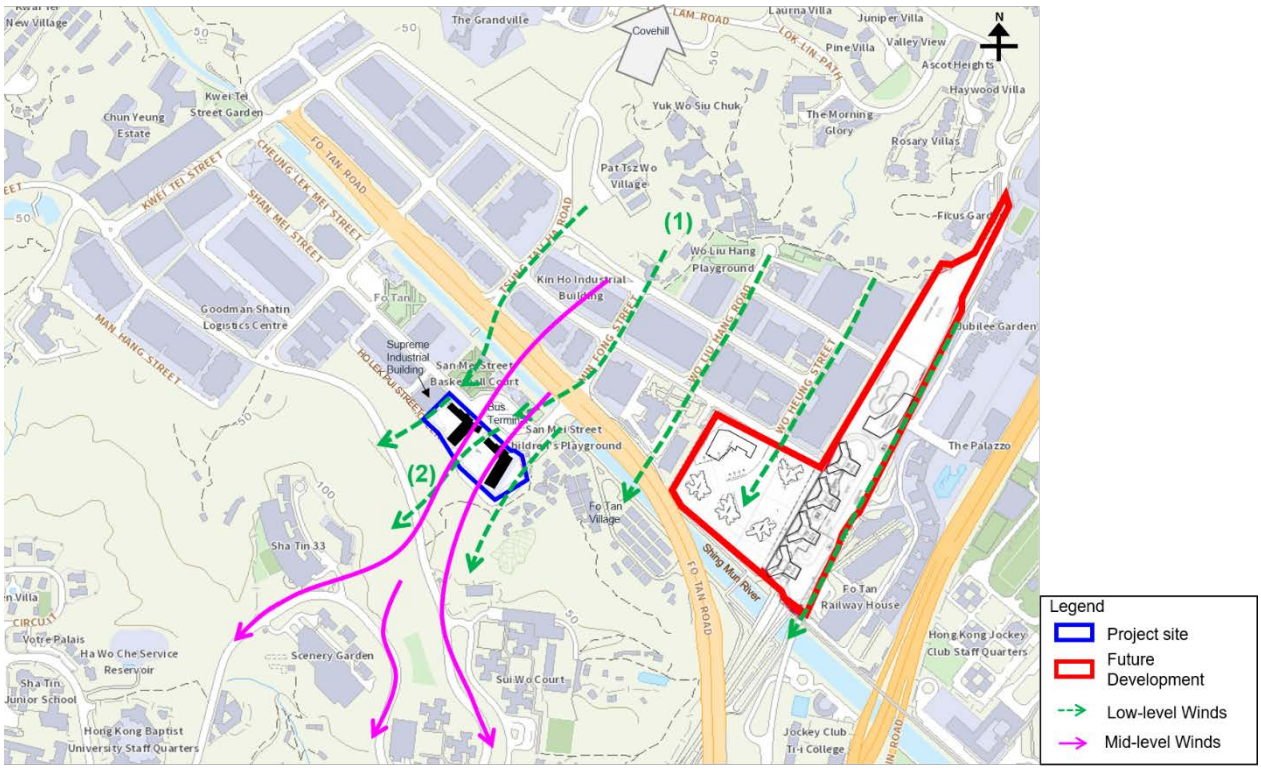


Figure 2 Major Air Paths of Proposed Scheme under NE Wind

4.2 ENE and E Wind

The ENE and E winds may be obstructed by the cluster of industrial buildings and high-rise residential buildings of The Palazzo, Jubilee Garden and the committed developments adjacent to the Fo Tan Station located at the upwind regions of the Project Site. The mid-level ENE and E wind would skim over the Jubilee Court, proposed school within the committed developments, Tao Miao Institute to reach the northeast portion of the Project Site via the downwash effect (Magenta Arrow (1) in Figure 3).

In the Proposed Scheme, the mid-level ENE and E wind is expected to penetrate the Project Site via two NE-SW aligned building separations (i.e. between Block 1 & 2 and between Block 1 & Supreme Industrial Building). At the same time, the Podium Garden at the center of the Project Site is anticipated to enjoy sufficient ventilation due to the 15m NE-SW aligned building separation between Block 1 and Block 2 (Magenta Arrow (2) in Figure 3). In addition, the Proposed Scheme is not expected to cause significant impacts to the residential buildings of Sha Tin 33, Scenery Garden and Sui Wo Court as they are situated on higher ground elevation.

Considering no obstruction to the identified major air paths to the Project Site, no adverse air ventilation impact is anticipated in the Proposed Scheme. Besides, the good design features implemented in the Proposed Scheme would improve the wind performance at its downwind regions, especially along the Ho Lek Pui Street.

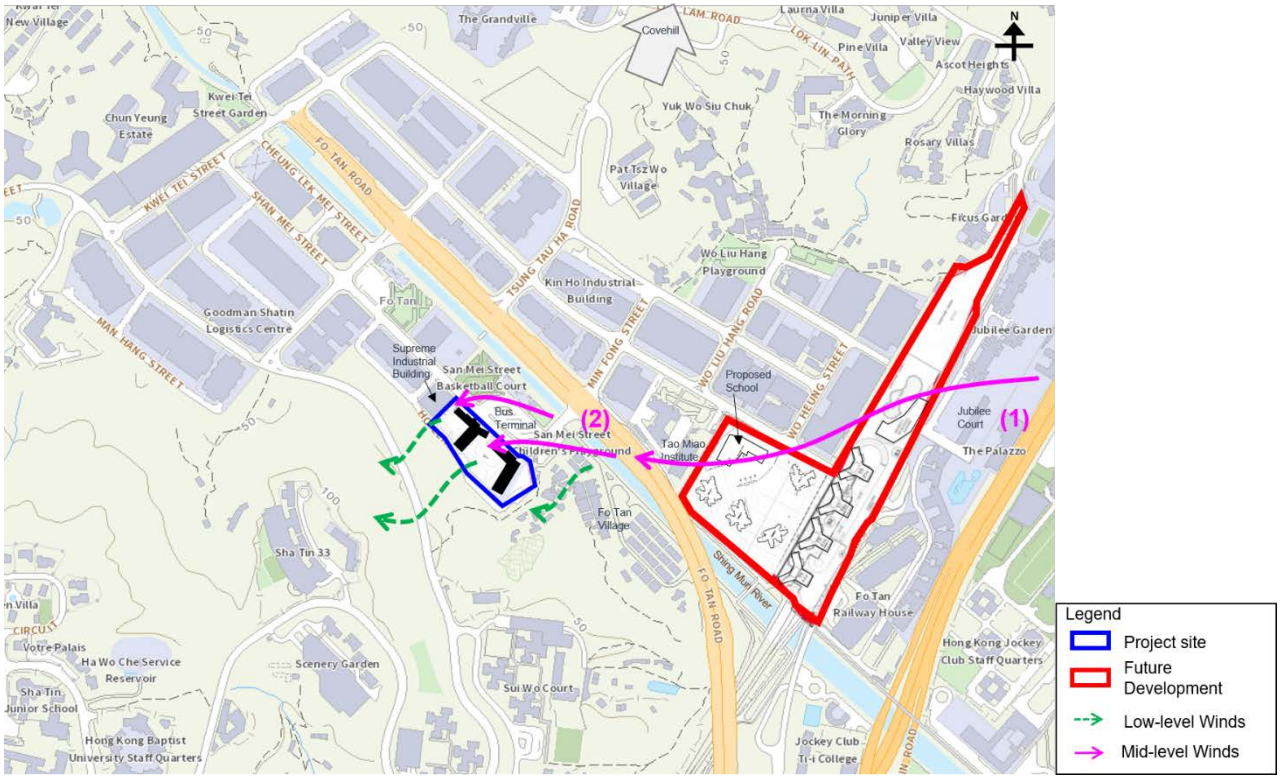


Figure 3 Major Air Paths of Proposed Scheme under ENE and E Wind

4.3 S Wind

The summer wind comes from the south of the Project Site. A portion of low-level S wind would travel along Fo Tan Road and is expected to be diverted by Fo Tan Village towards the southeast side of the Project Site (Green Arrow (1) in Figure 4). Moreover, part of the downhill wind from the Needle Hill is expected to reach the southwest of the Project Site (Green Arrow (2) in Figure 4).

In the Proposed Scheme, the incoming wind from the south would reach the Project Site via open spaces between Scenery Garden and Sui Wo Court. The high-rise Proposed Scheme would capture mid-level S wind hence downwash is expected to be created to ventilate the Podium Garden at the center of Project Site. Moreover, the good design features in the Proposed Scheme are anticipated to minimize the adverse impacts to the downwind regions. Around 9.8m-wide NE-SW aligned building separation between the residential Block 1 and Supreme Industrial Building is expected to allow the incoming S wind to reach the immediate downwind regions i.e. San Mei Street Basketball Court (Green Arrow (3) in Figure 4). Also, portion of low-level S wind would enter the Bus Terminal at Shan Mei Street via the 15m-wide NE-SW aligned building separation between Block 1 and Block 2 in the Project Site (Green Arrow (4) in Figure 4. In addition, the mid-level wind from the hill is anticipated to skim over the Proposed Scheme and reach the industrial buildings at the downwind regions (Magenta Arrow in Figure 4).

Considering no obstruction to the identified major air paths to the Project Site, no adverse air ventilation impact is anticipated in the Proposed Scheme. Besides, the good design features (i.e. two NE-SW aligned building separations) in the Proposed Scheme is expected to improve the wind performance at its downwind regions including San Mei Street Basketball Court and Bus Terminal at Shan Mei Street.

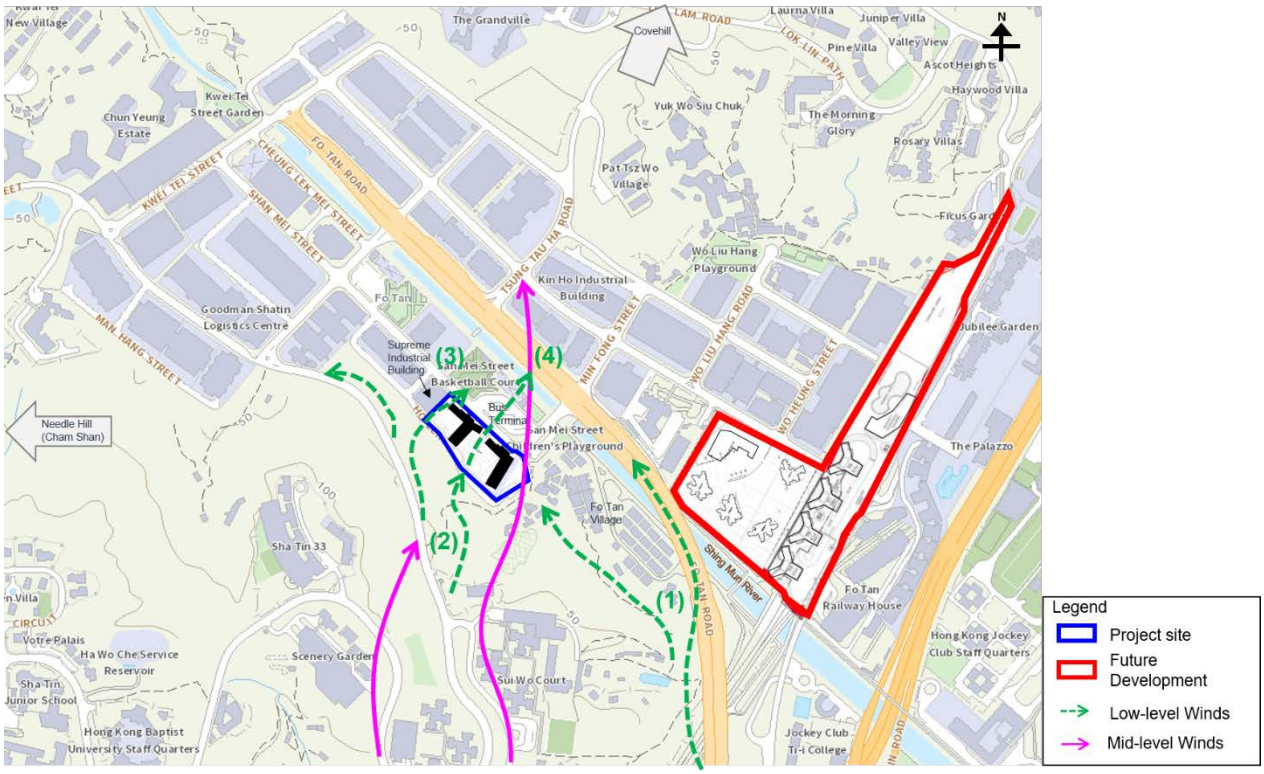


Figure 4 Major Air Paths of Proposed Scheme under S Wind

4.4 SSW Wind

SSW is one of the major prevailing winds under summer condition. As Needle Hill is located to the southwest of the Project Site, the incoming SSW wind would be slightly weakened. The mid-level SSW wind from Needle Hill is expected to reach the Project Site as downhill winds along the vegetative slopes via the open spaces between Scenery Garden and Sui Wo Court (Magenta Arrow (1) in Figure 5).

In the Proposed Scheme, the mid-level SSW wind coming from Needle Hill would reach the Project Site via the open spaces between Scenery Garden and Sui Wo Court. The high-rise Proposed Scheme would capture mid-level wind and create downwash to ventilate the Podium Garden between Block 1 and 2 thus the air ventilation within the center of Project Site is expected to improve. Moreover, the good design features in the Proposed Scheme are anticipated to minimize the adverse impacts. Two NE-SW aligned building separations (between Block 1 & 2 and between Block 1 & Supreme Industrial Building) are anticipated to allow more winds to penetrate through the Project Site to reach its downwind areas such as: San Mei Street Basketball Court, Bus Terminal, San Mei Street Children's Playground (Green Arrow (2) in Figure 5). In addition, the aforementioned building separations in the Proposed Scheme would benefit the mid-level SSW wind to reach its downwind regions (Magenta Arrow in Figure 5).

Considering no obstruction to the identified major air paths to the Project Site, no adverse air ventilation impact is anticipated in the Proposed Scheme. Besides, the good design features (i.e. two NE-SW aligned building separations) in the Proposed Scheme are expected to improve the wind performance at its downwind regions including San Mei Street Basketball Court and Bus Terminal at Shan Mei Street.

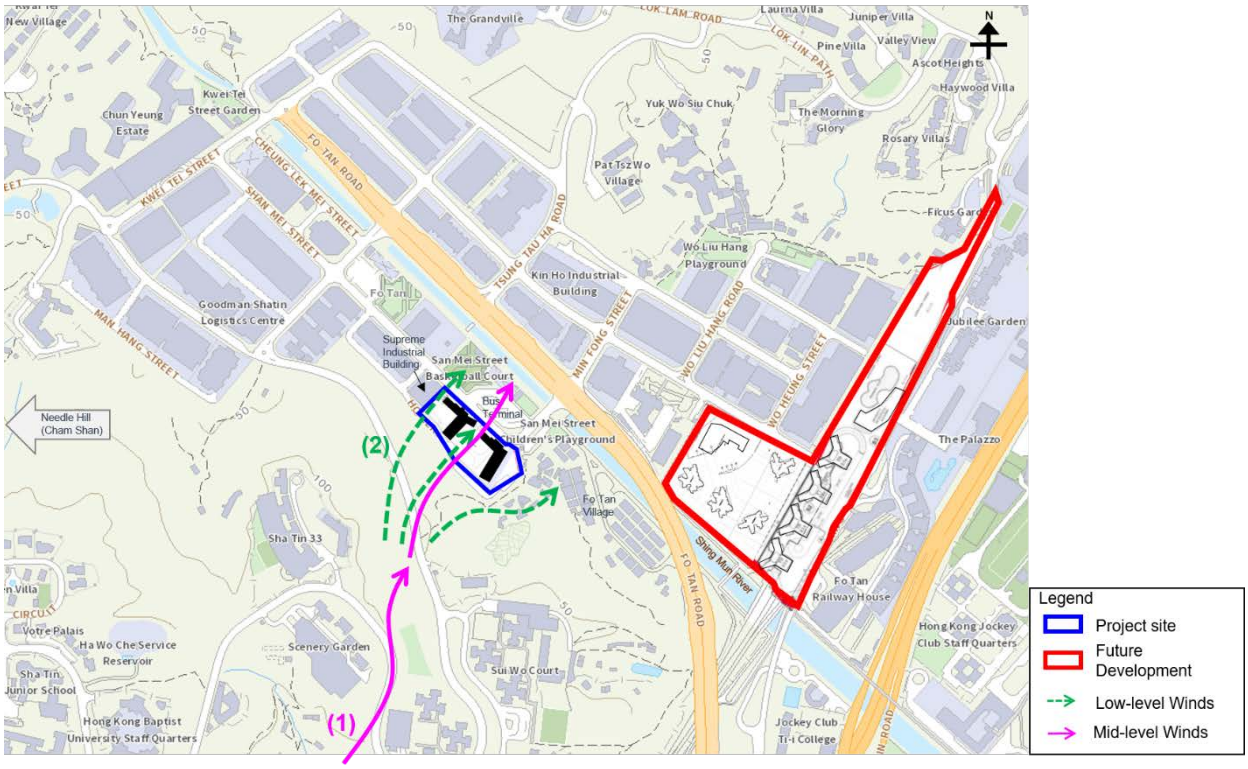


Figure 5 Major Air Paths of Proposed Scheme under SSW Wind

4.5 SW Wind

SW is the major prevailing wind under summer condition. As the Needle Hill is located at the southwest of the Project Site, the incoming SW wind would be slightly weakened. The mid-level SW wind from Needle Hill is expected to reach the Project Site via the open spaces between Scenery Garden and Sha Tin 33 (Magenta Arrow (1) in Figure 6). Also, a portion of the SW wind would travel along the vegetation slope as downhill wind to reach the western portion of the Project Site (Magenta Arrow (2) in Figure 6).

In the Proposed Scheme, the mid-level SW wind coming from Needle Hill would reach the Project Site via the open spaces between Scenery Garden and Sha Tin 33. The high-rise Proposed Scheme would capture mid-level wind and create downwash to ventilate the Podium Garden between Block 1 and 2 thus the air ventilation within the center of Project Site is expected to improve. Moreover, the good design features in the Proposed Scheme are anticipated to minimize the adverse impacts. Two NE-SW aligned building separations (between Block 1 & 2 and between Block 1 & Supreme Industrial Building) are anticipated to allow more winds to penetrate through the Project Site to reach its downwind areas such as: San Mei Street Basketball Court, Bus Terminal, San Mei Street Children's Playground (Green Arrow (2) in Figure 6). In addition, the aforementioned building separations in the Proposed Scheme would benefit the mid-level SW wind to reach its downwind regions (Magenta Arrow in Figure 6).

Considering no obstruction to the identified major air paths to the Project Site, no adverse air ventilation impact is anticipated in the Proposed Scheme. Besides, the good design features (i.e. two NE-SW aligned building separations) in the Proposed Scheme are expected to improve the wind performance at its downwind regions including San Mei Street Basketball Court and Bus Terminal at Shan Mei Street.

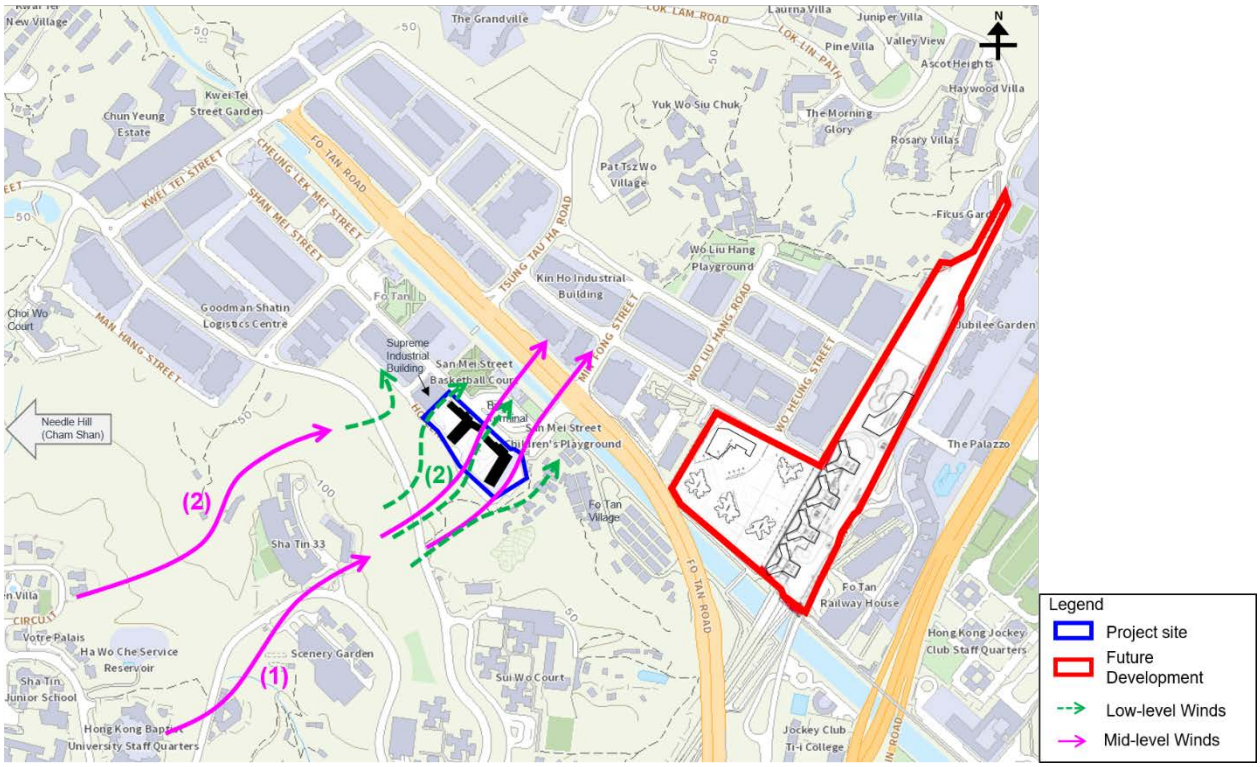


Figure 6 Major Air Paths of Proposed Scheme under SW Winds

5.0 Conclusion

According to the site wind availability analysis, the annual prevailing wind comes from NE, ENE and E directions and the summer prevailing wind is from E, S, SSW and SW directions. Under the annual condition, the mid-level ENE and E wind is expected to skim over the cluster of industrial buildings, residential buildings and the committed developments adjacent to the Fo Tan Station to reach the Project Site. Under the summer condition, the mid-level wind from Needle Hill would reach the southwest of the Project Site via the open spaces between Sha Tin 33, Scenery Garden and Sui Wo Court.

The following good design features are identified in the Proposed Scheme which are provided to minimize the adverse air ventilation impact to the downwind regions:

- Around 9.8m-wide NE-SW aligned building separation
- Around 15m-wide NE-SW aligned building separation between the Block 1 and Block 2.

With the aid of the aforementioned good design features in the Proposed Scheme, it is expected the air ventilation of the Podium Garden within the Project Site would be improved. Moreover, the wind performance at downwind regions i.e. San Mei Street Basketball Court, San Mei Street Children's Playground and Bus Terminal is expected to be slightly better than the Baseline Scheme under the summer condition.

While the proposed mitigation measures (i.e. various building separations) proposed in the current AVA EE would minimize the impact on the localized pedestrian wind environment, other Sustainable Building Design Guidelines (SBDG) measures, to fulfil its requirements of building separation and building permeability, in the future development which could achieve similar performances would also be acceptable.

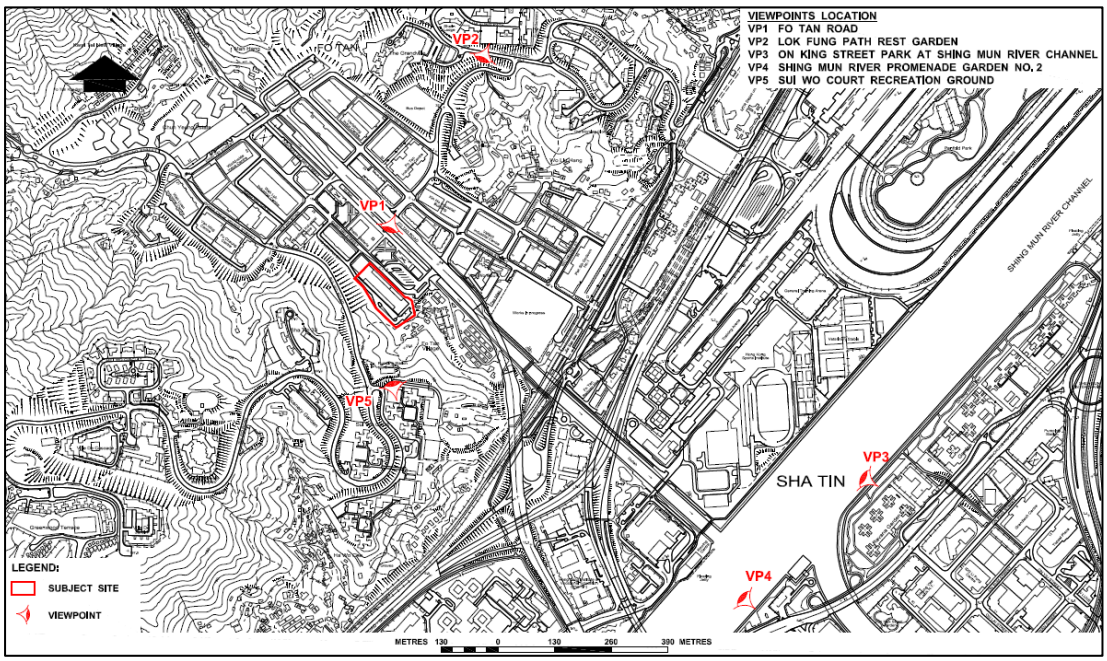
At the detailed design stage, a quantitative AVA should be conducted to ascertain the air ventilation impact of the future development at the detailed design stage to help refine the design for scheme optimisation and to demonstrate that the performance of the future development would be no worse off.

Visual Appraisal

1. The site, with land area of about 0.9ha at Shan Mei Street, is currently occupied by Sui Fai Factory Estate with building height of about 92mPD and is proposed for public housing development (PHD).

2. The Hong Kong Housing Authority intends to develop the proposed PHD with maximum plot ratio of 6.7 (of which welfare facilities have been exempted from plot ratio calculation) and maximum building height of 140mPD, for delivering about 1,360 flats to accommodate design population of about 3,700 persons.

3. A Visual Appraisal (VA) was undertaken to evaluate the possible visual effect of the proposed PHD at five selected viewpoints (VPs) to facilitate the rezoning of the site for residential use. They represent views from key strategic vantage points in the vicinity or from popular local vantage points accessible by the public.



4. The proposed PHD situates amid the industrial and residential clusters and abuts a slope with vegetation to its southwest. The two tower blocks are strategically located and oriented to provide at least 15m-wide building gap to alleviate the visual impact as far as possible. A building setback from the site boundary to the east will be maintained for visual penetration. Another setback from the site boundary adjoining Supreme Industrial Building to the west will also introduce a building gap to break the existing building mass and enhance the visual permeability.

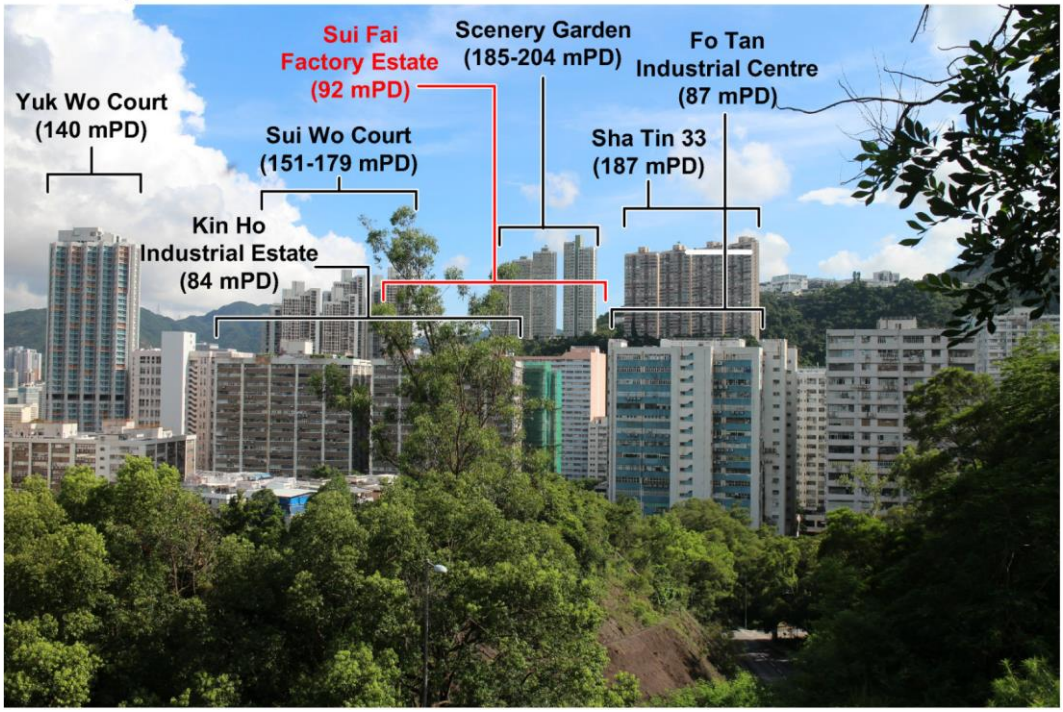
5. **VP1 – View from Fo Tan Road** – the view is anticipated to be enhanced after redevelopment by providing at least 15m wide building gap to allow better visual penetration as compared to the existing linear factory estate block. The building setback from the east and west will also introduce building gaps to break the existing building mass and enhance the visual permeability. The visual impact from this VP is considered not visually incompatible with the surroundings.

Existing View

Photomontage

6. **VP2 – View from Lok Fung Path Rest Garden** – The proposed PHD situates amid the industrial and residential clusters, blending in well with the surroundings with similar building height levels. The visual impact from this VP is considered not visually incompatible with the surroundings.

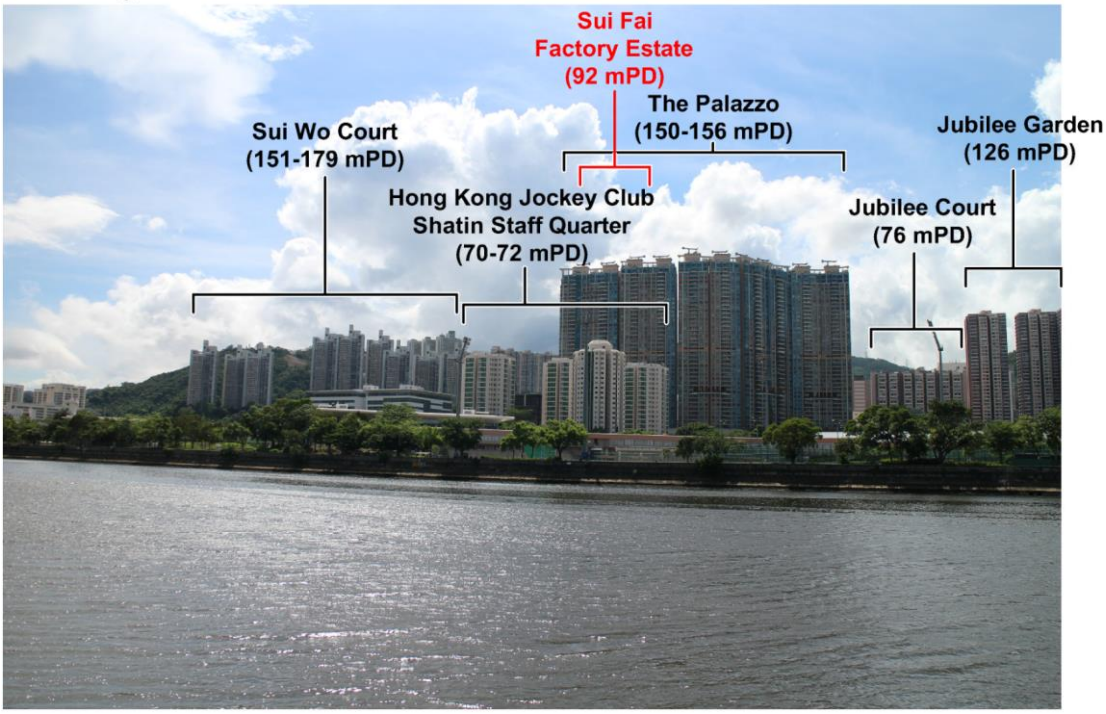
Existing View



Photomontage

7. **VP3 – View from On King Street Park at Shing Mun River Channel** – the visual impact is negligible as the proposed PHD would be entirely screened off by the existing Hong Kong Jockey Club Shatin Staff Quarter at the riverfront.

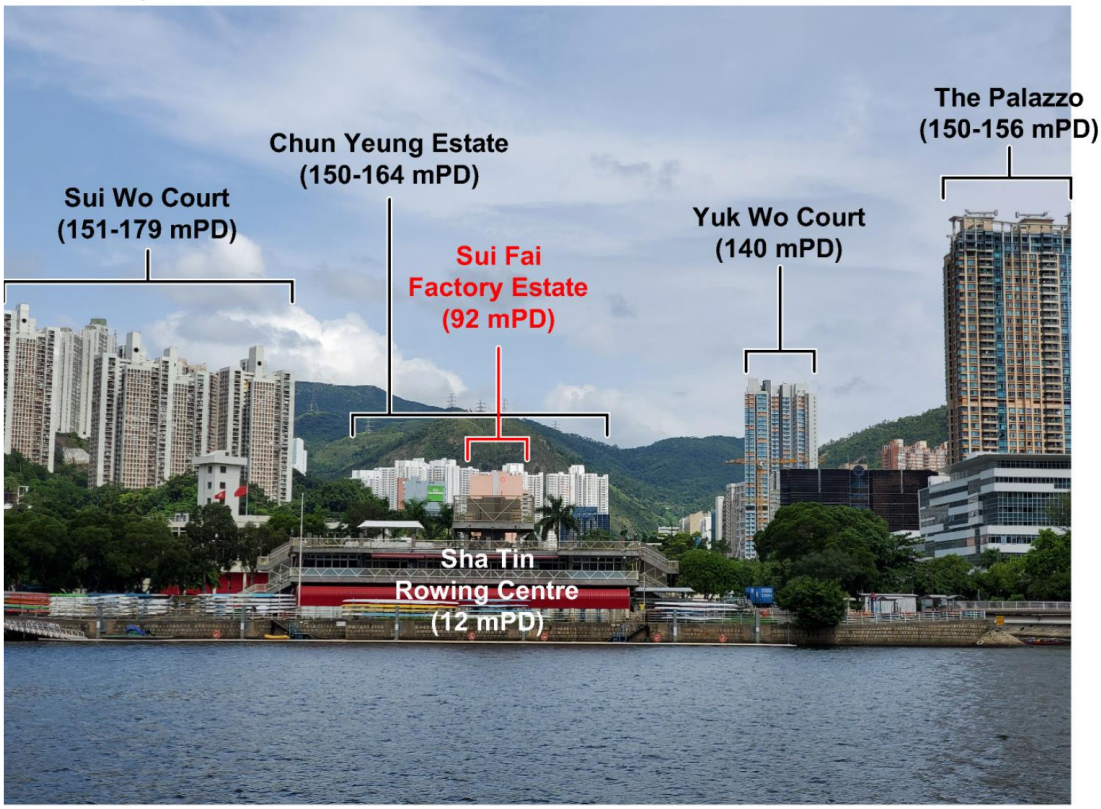
Existing View



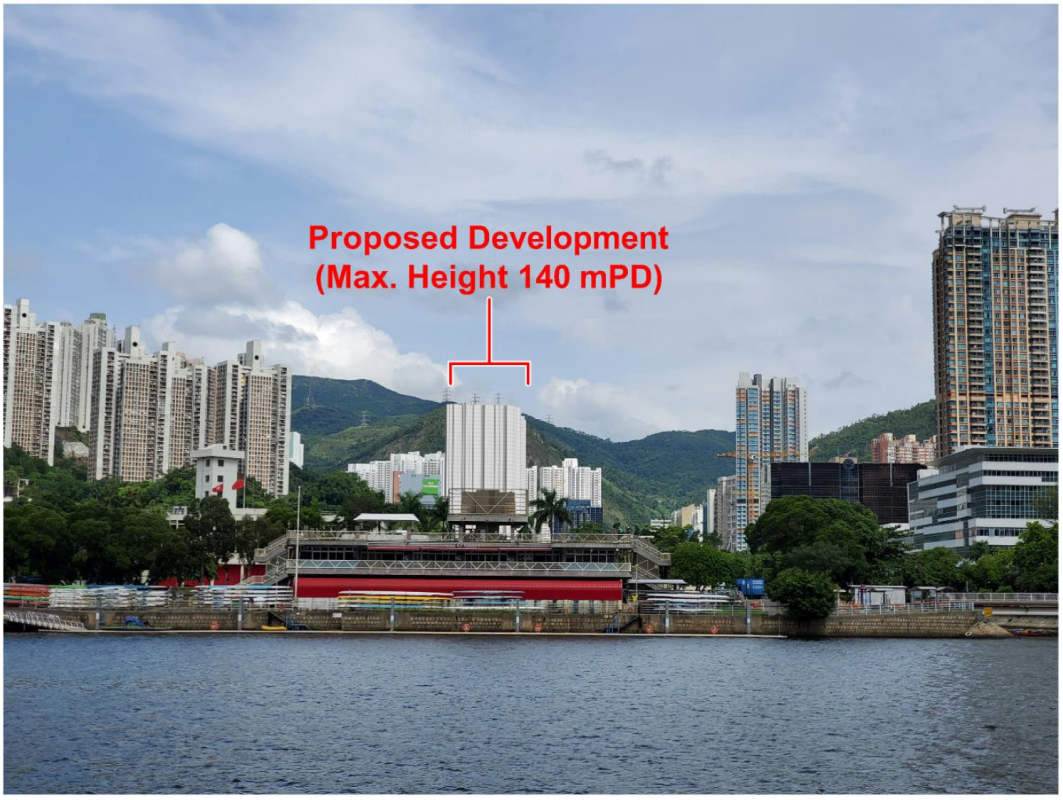
Photomontage

8. **VP4 – View from Shing Mun River Promenade Garden No. 2** – the visual impact of the proposed PHD is considered not incompatible with the surrounding high-rise residential developments, including Sui Wo Court to its south and Yuk Wo Court and The Palazzo to its east.

Existing View

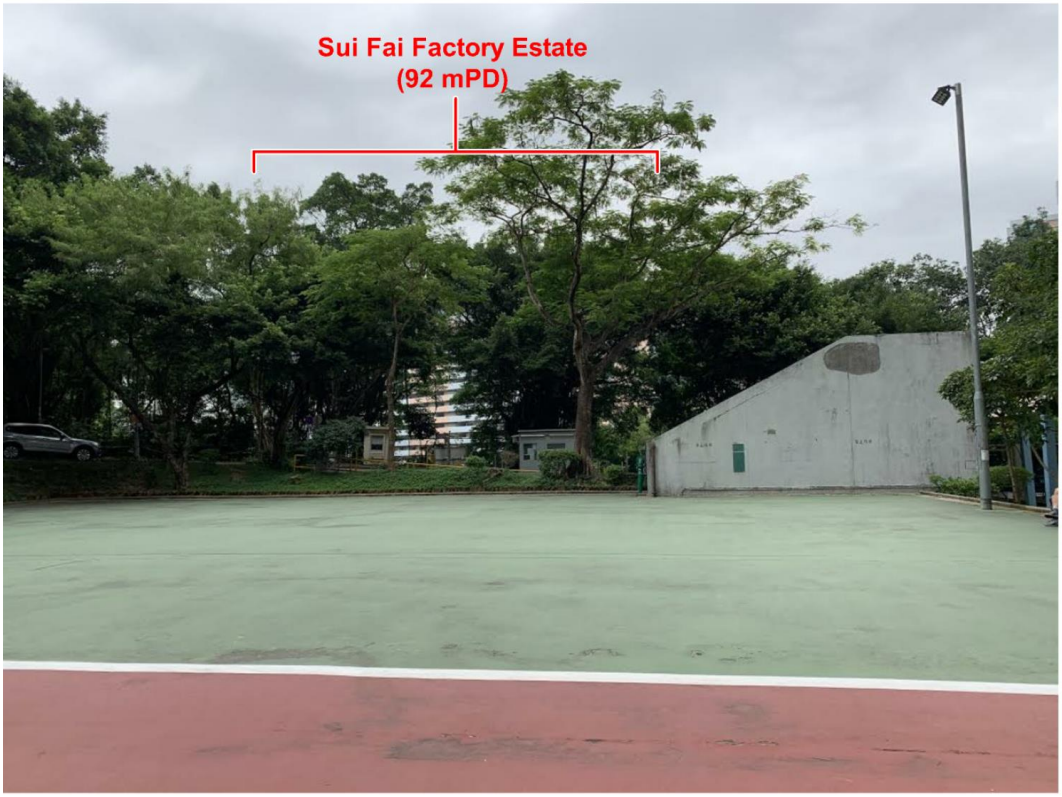


Photomontage



9. **VP5 – View from Sui Wo Court Recreation Ground** – the visual impact is negligible as the proposed PHD would be largely screened off by the existing trees in Sui Wo Court Recreation Ground.

Existing View



Photomontage

10. The visual impact of the proposed PHD from the five selected VPs ranges from negligible to not visually incompatible with the surrounding area. As compared to the linear block building form of the existing factory estate, the proposed development with two towers and building gap in between is expected to enhance visual penetration in the locality. The high rise residential towers blend in with the surrounding building environment predominantly with high-rise developments. Hence, the visual effect of the proposed PHD is considered to be acceptable from the selected VPs. Other mitigation measures, such as façade treatment with harmonious colour scheme or pattern and greening, would be explored at later design stage.

Extracted Minutes of 679th Meeting of the
Rural and New Town Planning Committee held on 10.9.2021

Agenda Item 3

Section 12A Application

[Open Meeting (Presentation and Question Sessions only)]

Y/ST/47	Application for Amendment to the Approved Sha Tin Outline Zoning Plan No. S/ST/34, To rezone the application site from "Village Type Development" and "Green Belt" to "Other Specified Uses" annotated "Columbarium (1)", Lots 551 S.A, 551 RP, 640, 644 S.A, 644 S.B and 644 RP in D.D. 176 and Adjoining Government Land, Fo Tan, Sha Tin (RNTPC Paper No. Y/ST/47A)

4. The Secretary reported that the application site (the Site) was for columbarium use. Mr K.K. Cheung had declared an interest on the item for his firm being the legal advisor of the Private Columbaria Licensing Board (PCLB).

5. As the interest of Mr K.K. Cheung in relation to PCLB was indirect, the Committee agreed that he could stay in the meeting.

Presentation and Question Session

6. The following representatives from the Planning Department (PlanD) and the applicant's representatives were invited to the meeting at this point:

PlanD

Ms Jessica H.F. Chu	-	District Planning Officer/Sha Tin, Tai Po and North District (DPO/STN)
Ms Hannah H.L. Yick	-	Senior Town Planner/Sha Tin, Tai Po and North District

Applicant's Representatives

Memorial Park Hong Kong Limited

Mr Patrick Fan

Mr Lance Chu

Knight Frank Petty Limited

Mr Alnwick Chan

Mr Calvin Kan

7. The Chairman extended a welcome and explained the procedures of the meeting. He then invited PlanD's representatives to brief Members on the background of the application.

8. With the aid of a PowerPoint presentation, Ms. Jessica H.F. Chu, DPO/STN, presented the application and covered the following aspects as detailed in the Paper:

(a) background to the application;

(b) the proposed rezoning of the Site from "Village Type Development" ("V") and "Green Belt" ("GB") to "Other Specified Uses" annotated "Columbarium (1)" ("OU(Columbarium (1))") to regularise the current columbarium use providing 3,499 niches;

(c) departmental comments were set out in paragraph 9 of the Paper;

(d) during the statutory publication periods, a total of 2,002 comments were received, including 200 objecting comments (with 32 in standard form) from the Shatin Rural Committee, an ex-Sha Tin District Council member, villagers of Fo Tan Village, Designing Hong Kong Limited, the Owners' Corporation of The Palazzo, residents of Ficus Garden and individuals, 1,801 supporting comments (with 1,744 in standard form) from individuals, and the remaining one from an individual providing views. Major views were set out in paragraph 10 of the Paper; and

(e) PlanD's views - PlanD had no objection to the application based on the

assessments set out in paragraph 11 of the Paper. The Site was situated in an area of rural landscape character, and was segregated from high-rise residential and industrial developments by Fo Tan Road to its northeast. It was accessible via an independent pedestrian access which was not shared by nearby villagers. It was considered that there would be limited nuisance to the nearby village houses in terms of potential intermixing of grave-sweepers and villagers in the locality. Although the Site was not served by vehicular access, it was accessible by existing footpaths linking to Fo Tan Station and public transport facilities, and bus and minibus were readily available in the vicinity. Regarding the traffic generation and pedestrian flow, the applicant had submitted a Traffic Impact Assessment and proposed a "visit-by-appointment" arrangement during festival days, and the Commissioner for Transport had no adverse comment on the application as the crowd management plan would be administrated by the Food and Environmental Hygiene Department (FEHD) under the licensing mechanism of Private Columbaria Ordinance (PCO). Other concerned government departments had no objection to or no adverse comment on the application. While land available within the "V" zones was insufficient to fully meet the future Small House demand of 91 Small Houses, it was capable of meeting the only one outstanding Small House application. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

9. The Chairman then invited the applicant's representatives to elaborate on the application. With the aid of a PowerPoint presentation, Mr Calvin Kan, the applicant's representative, made the following main points:

(a) the current columbarium use at the Site under the name of Memorial Park Hong Kong (MMHK) had been operating since 2008, and the subject application was submitted for regularising the existing use only. MMHK had encouraged the visitors to use public transport to go to the Site;

(b) the "visit-by-appointment" arrangement had started since October 2019. It would be implemented for three weeks before and after the Ching Ming and

Chung Yeung Festivals, with a visiting quota of 150 persons/hour. During the period, staff would be deployed at the main entrance to allow only registered visitors entering the premises. The appointment could be made via telephone, website and mobile applications. Throughout the two years of implementation, MMHK had acquired sufficient experience to ensure the effectiveness of the arrangement;

(c) crowd management would also be implemented for three weeks before and after the Ching Ming and Chung Yeung Festivals to ensure smooth operation of the columbarium use during the peak seasons;

(d) a management plan which outlined the details of the abovementioned "visit-by-appointment" arrangement, crowd management, implementation arrangement and security arrangement as required under PCO was submitted in support of the application and the licence application to the PCLB, and would be included as a licencing condition; and

(e) the applicant agreed with PlanD's assessment. Given the compatibility of use with the surrounding context, the use of a separate pedestrian access from Fo Tan Village, no adverse environmental and traffic impact, and incorporation of an effective management plan, the applicant requested the Committee to consider the application favourably.

10. As the presentations of PlanD's representative and the applicant's representative were completed, the Chairman invited questions from Members.

11. A Member raised questions regarding the accessibility and the cumulative impact of approved/planned columbarium developments in Sha Tin. In response, Ms Jessica H.F. Chu, DPO/STN, made the following main points:

(a) although there was no direct vehicular access to the Site, the Site was highly accessible via public transport. It was located close to the Fo Tan MTR Station and bus stops, within a walking distance of about three and five minutes respectively;

(b) there were a total of about 21 private columbaria in the area covered by the Sha Tin Outline Zoning Plan, providing about 193,000 niches; and

(c) the PCO was to regulate the operation of private columbaria through a licencing scheme and had come into effect since June 2017. Through monitoring and regularising the operation of private columbaria, it was intended to minimise the impact of such use in particular the environmental and traffic impacts on the nearby residents. Traffic impact assessments taking into account other columbaria in the area were required to be submitted in support of applications for private columbaria, so that the cumulative impact arising from those columbaria on the district could be assessed.

12. In response to the Vice-chairman's enquiry about the planning history of the Site, Ms Jessica H.F. Chu, DPO/STN, made the following main points:

(a) the Site was first zoned for residential use and green belt on the first statutory plan gazetted in 1961. It was then rezoned to "Industrial" in 1967, and was later rezoned to "V" and "GB" in 1978 where the Fo Tan Village was developed. The zoning of the Site remained unchanged since then; and

(b) structures were observed in existence at the Site from aerial photos taken in 1964. According to the information provided by the applicant, the Site was previously used as a Buddhist Temple before the current columbarium use came into operation in 2008.

13. Mr Patrick Fan, the applicant's representative, supplemented that the structures at the Site had existed since the 1950s. According to their record, there was no change and alteration to the structure since then. After the Site was purchased by the applicant in 2006, it had been operated as a columbarium since 2008.

14. As the applicant's representatives had no further points to raise and there were no

further questions from Members, the Chairman informed the applicant's representatives that the hearing procedure for the application had been completed and the Committee would deliberate on the application in their absence and inform the applicant of the Committee's decision in due course. The Chairman thanked the representatives from PlanD and the applicant for attending the meeting. They left the meeting at this point.

Deliberation Session

15. The Chairman recapitulated the history of the Site and the major considerations of the application including its compatibility with the surrounding areas, pedestrian access arrangement and technical acceptability, as well as the licensing requirements should the subject rezoning application be approved.

16. The Vice-chairman expressed that the application could be considered favourably as the columbarium use was located in a convenient location well-served by public transport, and accessible via an independent pedestrian access not shared by nearby villagers, no significant adverse traffic and environmental impacts were envisaged and concerned government departments had no objection to or no adverse comment on the application. Members generally had no objection to the rezoning application.

17. After deliberation, the Committee decided to agree to the application by rezoning the application site from "Village Type Development" and "Green Belt" to "Other Specified Uses" annotated "Columbarium (1)". Amendments to the Sha Tin Outline Zoning Plan would be submitted to the Committee for consideration prior to gazetting under the Town Planning Ordinance.

Extracted Minutes of 661st Meeting of the
Rural and New Town Planning Committee held on 4.12.2020

Agenda Item 3

Section 12A Application

[Open Meeting (Presentation and Question Sessions only)]

Y/ST/42	Application for Amendment to the Approved Sha Tin Outline Zoning Plan No. S/ST/34, To rezone the application site from "Village Type Development" to "Government, Institution or Community", Lots 60 S.A, 60 S.B and 561 in D.D. 184 and adjoining Government Land, South of Che Kung Miu Road, Tai Wai (RNTPC Paper No. Y/ST/42B)

4. The Secretary reported that the application was for a columbarium development and Mr K.K. Cheung had declared an interest on the item for his firm being the legal advisor of the Private Columbaria Licensing Board (PCLB). As the interest of Mr K. K. Cheung was indirect, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

5. The following representatives from Planning Department (PlanD) and the applicant were invited to the meeting at this point:

PlanD

Ms Jessica H.F. Chu	-	District Planning Officer/Sha Tin, Tai Po & North District (DPO/STN), PlanD;

Ms Hannah H.N. Yick - Senior Town Planner/Sha Tin, Tai Po & North District (STP/STN), PlanD;

<u>Applicant</u>

Ku Ngam Ching Yuen Limited
Mr K.W. Kwan
Ms Stephanie K.Y. Wong

Vision Planning Consultants Limited
Mr K.O. Chan
Miss K.C. Wong

MVA Hong Kong Limited
Ms Y.L. Mok

} Applicant's representatives

6. The Chairman extended a welcome and explained the procedures of the meeting. He then invited PlanD's representatives to brief Members on the background of the application. With the aid of a PowerPoint presentation, Ms Jessica H.F. Chu, DPO/STN, presented the application and covered the following aspects as detailed in the Paper:

(a) background to the application;

(b) the proposed rezoning of the application site (the Site) from "Village Type Development" ("V") to "Government, Institution or Community" ("G/IC") zone on the approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/34, to continue the current religious institution and columbarium uses;

(c) departmental comments – departmental comments were set out in paragraph 9 of the Paper;

(d) during the first three weeks of the statutory publication periods, a total of 507 public comments were received, including 474 objecting comments

from the current Chairman and members of the Sha Tin District Council, Chairman of the Shatin Rural Committee, Management Office of Greenview Garden, local concern group, Indigenous Inhabitant Representatives and villagers of Lee Uk Village and Sha Tin Tau Village, local residents and individuals, and 33 supporting comments from individuals. Major views were set out in paragraph 10 of the Paper; and

(e) the PlanD's views – PlanD had no in-principle objection to the application based on the assessments set out in paragraph 11 of the Paper. The main temple of Ku Ngam Ching Yuen (KNCY) was established in 1951. Since 'Religious Institution' use was in existence before the gazettal of the first statutory plan in 1961, it could be tolerated under the Town Planning Ordinance (the Ordinance). Besides, the Site was wholly zoned "V" in 1998 and "Religious Institution' use was a permitted use in "V" zone until the gazetting of the draft Sha Tin OZP No. S/ST/19 on 16.1.2004. The Site was situated at the southern side of Che Kung Miu Road and was surrounded by a green hill knoll and rural neighbourhood comprising village settlements, tree groups and religious institutions. While the Site was currently zoned "V", it was located in a Government, Institution or Community (GIC) cluster at the periphery of the existing "V" zone with its sole entrance directly abutting Che Kung Miu Road. In view of the overall setting of the Site, it was considered that there would be limited nuisance to the nearby residents. Having reviewed the Traffic Impact Assessment (TIA) submitted by the applicant and noting that Food and Environmental Hygiene Department (FEHD) would take up the proposed "visit-by-appointment" arrangement under the license application, the Commissioner for Transport (C for T) had no adverse comment on the application from traffic engineering viewpoint. Other concerned departments had no objection to or adverse comment on the application. It was estimated that land available within the "V" zone was sufficient to meet the outstanding Small House applications. Whilst the similar applications were all rejected either at the s.12A application stage or in the subsequent s.16 and s.17 application stages mainly on the grounds of adverse traffic impact, no fundamental traffic or technical issue was noted

in the current application for the applicant to continue the current religious and columbarium uses on the Site. Regarding the public comments received, the comments from concerned government departments and the planning assessment above were relevant.

7. The Chairman then invited the applicant's representatives to elaborate on the application. With the aid of a PowerPoint Presentation, Mr K.O. Chan, the applicant's representative, made the following main points:

(a) the applicant totally agreed with the consideration and assessment made by PlanD on the subject application;

(b) should the application be approved, a s.16 application for the columbarium use would be submitted to the Committee for consideration as soon as practicable. Furthermore, an application would be submitted to the PCLB for a licence for the columbarium use and the applicant would endeavour to implement the agreed mitigation measures; and

(c) approval of the application could help meet the community's demand for columbarium niches and memorial tablets.

8. As the presentations of PlanD's representative and the applicant's representative were completed, the Chairman invited questions from Members. The Chairman remarked that the subject application was for rezoning of the Site from "V" to "G/IC" zone to make provision for application for columbarium use. Whilst 'Religious Institution' use was always permitted within the "G/IC" zone, 'Columbarium' use was a column 2 use in the "G/IC" zone and planning permission from the Committee would be required.

9. The Chairman and some Members raised the following questions to PlanD's representatives:

(a) whether the existing temple was a permitted use within the "V" zone and whether the subject application was to rectify the columbarium use at the Site;

(b) whether there would be any enforcement action against the columbarium use at the Site should the application be rejected;

(c) whether compliance with the Ordinance was a material consideration of PCLB in processing the licence application for columbarium use; and

(d) whether the application submitted by a non-profit organization was a material consideration in the subject application.

10. In response, Ms Jessica H.F. Chu, DPO/STN, made the following main points:

(a) according to the aerial photos, it was noted that the subject temple was in existence prior to the exhibition of the first statutory plan covering Sha Tin area in the gazette in 1961, and had continued since its existence. As such, it was considered as an existing use and could be tolerated under the Ordinance. Nonetheless, the columbarium use within the Site started in 1980s and there was no provision for 'columbarium' use within the "V" zone. Hence, the application was submitted with a view to rezoning the Site to "G/IC" zone within which 'columbarium' use was a column 2 use;

(b) as the Sha Tin OZP was not previously covered by a Development Permission Area Plan, no direct enforcement action under the Ordinance could be taken by the Planning Authority. However, all columbarium uses would be regulated by the Private Columbaria Ordinance (PCO). If the Board agreed with the subject rezoning application and the subsequent planning application for columbarium use within the "G/IC" zone, the applicant would need to obtain a licence from the PCLB before niches could be sold;

(c) when applying for a licence under PCO, the applicant should ensure that the columbarium use of the Site was in compliance with the statutory requirements under the PCO including those related to town planning, land lease and building matters. Besides, the use should comply with relevant requirements of other government departments, including Transport

Department, Fire Services Department and Environmental Protection Department; and

(d) while it was noted that the applicant was a religious and tax-exempted charitable body, major considerations of this application should focus on land use compatibility, traffic and environmental impacts on the surrounding areas, as well as the infrastructure capacity, etc.

11. The Vice-chairman and some Members raised the following questions to the applicant's representatives:

(a) when the temple and the columbarium use came into operation, and whether there would be further extension plan for the columbarium use;

(b) the uses on 2/F of the Columbarium II (地藏殿) building; and

(c) the estimated maximum number of visitors during the peak hours of festival days.

12. In response, Ms Stephanie K.Y. Wong and Mr K.O. Chan, the applicant's representatives, made the following main points:

(a) the temple was first established in 1951, and the subject columbarium use came into operation in 1980s. The applicant had no intention to expand the columbarium use at the Site at the moment;

(b) the 2/F of the Columbarium II building was mainly used for storage of furniture (such as tables and chairs) and necessities for daily operation. As no burners and furnace were provided at the Site, inflammable substances including ritual papers and joss stick would be prohibited; and

(c) a visit-by-appointment arrangement was proposed for crowd management. All visitors were required to make prior appointment in specific time slots and a maximum of 46 visitors would be allowed in each time slot (i.e. half

an hour).

13. A Member enquired about the proposed use in the area within the Site upon removal of the temporary structures (i.e. area highlighted in purple in Drawing Z-3 of the Paper). Mr K.W. Kwan, the applicant's representative, responded that those areas would be retained as open space for visitors. Ms Jessica H.F. Chu, DPO/STN, said that should the proposed rezoning application be agreed to by the Committee, the Site would be rezoned from "V" to "G/IC" zone and planning permission would be required for the columbarium use. As a detailed proposal would need to be submitted for the planning application, any further development at the Site would need to comply with the scheme approved by the Committee.

14. As the applicant's representatives had no further points to raise and there were no further questions from Members, the Chairman informed the applicant's representatives that the hearing procedure for the application had been completed and the Committee would deliberate on the application in their absence and inform them of the Committee's decision in due course. The Chairman thanked the representatives of PlanD and the applicant for attending the meeting. They left the meeting at this point.

Deliberation Session

15. The Chairman remarked that the Secretary of Home Affairs had confirmed that the applicant was a bona fide religious and tax-exempted charitable body registered under section 88 of the Inland Revenue Ordinance. In response to a Member's concern on whether approving the application would result in a loss of land within the "V" zone for Small House development, the Chairman said that there were four outstanding Small House applications being processed by the Lands Department, and the land available within the concerned "V" zone could still meet the outstanding Small House applications.

16. The Secretary supplemented that the 'Religious Institution' use was always permitted within the "V" zone until the gazetting of the draft Sha Tin OZP No. S/ST/19 on 16.1.2004. Since then, the 'Religious Institution' use was a column 2 use under the "V" zone and planning permission from the Board would be required. As KNCY was in existence before 16.1.2004 and had continued since its existence, it was considered as an

existing use, and not taken as land available for Small House development.

17. Members generally supported the rezoning application on the considerations that (i) the subject temple had been long in existence at the Site and it was a use previously permitted under the "V" zone; (ii) there were no adverse comment from department concerned; (iii) columbarium use in "G/IC" zone required planning permission from the Committee and any development proposal could be further scrutinized in the subsequent s.16 application stage; and (iv) while some similar applications were rejected by the Committee mainly on adverse traffic impact, C for T had no adverse comment on the application from traffic engineering viewpoint.

18. The Meeting noted that while the s.12 application was subject to adverse public comments and local objection, there was provision for the public to submit representations/comments when the proposed amendment to the OZP was exhibited for public inspection. Besides, planning permission was required for columbarium use in proposed "G/IC" zone and the applicant would need to comply with the requirements of relevant government departments.

19. After deliberation, the Committee decided to agree to the application by rezoning the application site to "G/IC" zone. The relevant amendments to the OZP would be submitted to the Committee for agreement prior to gazetting under the Town Planning Ordinance.

Attachment VIII of
RNTPC Paper No. 8/21

Provision of Major Community Facilities and Open Space in Sha Tin Outline Zoning Plan

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus / Deficit (against Planned Provision)
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100000 persons#	49.81 ha	55.96 ha	65.08 ha	+15.27 ha
Local Open Space	10 ha per 100,000 persons#	49.81 ha	99.36 ha	106.87 ha	+57.06 ha
Secondary School	1 whole day classroom for 40 persons aged 12-17	589 Classrooms	884 Classrooms	914 Classrooms	+325 Classrooms
Primary School	1 whole day classroom for 25.5 persons aged 6-11	758 Classrooms	813 Classrooms	895 Classrooms	+137 Classrooms
Kindergarten and Nursery Class	34 classrooms for 1000children aged 3 to under 6	245 Classrooms	341 Classrooms	347 Classrooms	+102 Classrooms
District Police Station	1 per 200,000 persons to 500,000 persons	1	0	0	-1
Divisional Police Station	1 per 100,000 persons to 200,000 persons	3	2	2	-1
Hospital	5.5 bed per 1,000 persons^	2,853 Beds	3,663 Beds	5,135 Beds	+ 2,282 Beds
Clinic / Health Centre	1 per 100,000 persons	5	3	5	0
Child Care Centre	100 aided places per 25,000 persons# @	1,993	523	1,023	-970
Integrated Children & Youth Centre	1 per 12,000 persons for aged 6-24#	6	10	10	+4
Integrated Family Services Centre	1 per 100,000 persons to 150,000 persons#	3	3	3	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus / Deficit (against Planned Provision)
			Existing Provision	Planned Provision (including Existing Provision)	
District Elderly Community Centre	One in each new development area with a population of around 170,000 or above#	N/A	2	2	N/A
Neighbourhood Elderly Centre	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing#	N/A	10	12	N/A
Community Care Services Facilities	17.2 places subsidized per 1,000 elderly persons aged 65 or above# * @	2,790	1,132	1,814	-977
Residential Care Homes for the Elderly	21.3 subsidised bed per 1,000 elderly persons aged 65 or above# @	3,455	1,446	2,220	-1,215
Library	1 per 200,000 persons	3	3	3	0
Sports Centre	1 per 50,000 persons to 65,000 persons#	7	5	7	0
Sports Ground / Sports Complex	1 per 200,000 persons to 250,000 persons# ~	2	1	1	-1
Swimming Pool Complex - Standard	1 per 287,000 persons#	2	2	2	0
Magistracy (8 Court Rooms)	1 per 660,000 persons	1	1	1	0

Note:

The planning resident population in Sha Tin Planning Area would be 498,300. If including transients, the overall planning population is about 518,800. All population figures have been adjusted to the nearest hundred.

#	The requirements exclude planning population of transients.
^	The provision of hospital beds is to be assessed by the Hospital Authority on a regional basis.
*	The planning standard of community care services (CCS) facilities (including both centre-based and home-based) is population-based. There is no rigid distribution between centre-based CCS and home-based CCS stated in the Elderly Services Programme Plan. Nonetheless, in general, 60% of CCS demand will be provided by home-based CCS and the remaining 40% will be provided by centre-based CCS.
@	This is a long-term goal and the actual provision would be subject to the consideration of the Social Welfare Department in the planning and development process as appropriate.
~	The site area required is a minimum of 3 ha. The site should be flat, generally north-south oriented and conveniently served by public transport.

November 2021

Attachment IX of
RNTPC Paper No. 8/21

Motions Passed by
The Development and Housing Committee of the Sha Tin District Council

背景：

政府在 2019 年施政報告宣佈研究房屋委員會轄下公營工廠大廈用作興建公營房屋用途，其後政府在今年 5 月 24 日宣布清拆房委會轄下四座租用率超過 97%的工廠大廈，包括九龍灣業安工廠大廈、葵涌葵安工廠大廈、火炭穗輝工廠大廈以及長沙灣宏昌工廠大廈。其中穗輝工廠大廈涉及 228 份租約及 407 張暫准證，並即將進行改劃成住宅的法定城市規劃程序。

根據房委會早前公布清空方案，包括給予受影響租戶或暫准證持有人 18 個月通知、發放 15 個月租金及暫准證費的特惠津貼、以及清拆計劃當日起計 9 個月內遷離單位的租戶每戶額外發放一筆為數 100,000 元的款項等等。但位於晉昇及開泰工廠工廠大廈供租戶投標的空置單位僅 40 個，根本無法滿足廠戶的經營需要。

房委會提出清拆方案後，穗輝、葵安、業安、宏昌廠戶成立關注組循多方途徑向運輸及房屋局和房屋委員會表達反對意見，並指政府提出的安置方案是難以滿足租戶需求；若果政府強行清拆工廈，他們將會被逼結業，主要原因包括找不到合適的私人工廠大廈繼續經營，私人工廠大廈租金因清拆四廠水漲船高、難以負擔高昂的搬遷費用，沒有能力重新添置器材等等。然而，運輸及房屋局、房屋署及相關部門的高層官員依然對租戶的合理訴求置若罔聞，至今亦不願意與租戶會面，聆聽租戶要求不遷不拆的理據。

除了清拆工廈問題以外，在工業區內興建公營房屋帶來不少社區問題，現析述如下：

有關項目位於火炭工業區的核心位置，毗鄰峯山工業大廈有大型五金和建築材料公司，涉及使用大型機器，帶來不少噪音和空氣污染

問題，本會擔心日後公營房屋住宅單位落成，住戶需承受環境污染問題。

火炭區交通問題嚴重。現時火炭區內的主要幹道例如火炭路、穗禾路、山尾街在上下午繁忙時間十分擠塞，部分路口車容量已經飽和。再者，穗輝工廠大廈所在的山尾街違泊問題十分嚴重，在未有改善交通規劃下繼續增加區內人口將會加劇塞車問題，對居民構成嚴重影響。

政府多年未有改善火炭區內社區設施不足問題，自駿洋邨入伙後問題陸續浮現。在火炭綜合大樓未有定案、東熟食市場用地去向未明下，社區配套嚴重滯後，當局繼續增加區內人口，嚴重影響日後搬入居民生活質素。

沙田區議會發展及房屋委員會動議：

1. 反對運輸及房屋局、房屋署及相關政府部門未有妥善處理穗輝工廠大廈之租戶安置、賠償及搬遷問題便要求租戶短期內遷出工廠大廈
2. 強烈要求運輸及房屋局、房屋署及相關政府部門在未妥善處理租戶安置及賠償安排前，不應開展穗輝工廠大廈清拆計劃，並要求運輸及房屋局、房屋署及相關部門的政府高層官員與租戶會面
3. 本會反對未有改善火炭區內交通、噪音、社區設施不足等規劃問題便把穗輝工廠大廈(即擬議《沙田分區計劃大綱核准圖編號S/ST/34》項目 A 項)由工業改劃為住宅(甲類)地帶。
4. 本會強烈要求當局交代火炭綜合大樓的進度、火炭東熟食市場用地的發展規劃、以及提供有關穗輝工廠大廈用地興建房屋的研究報告。
5. 假如落實清拆計劃，房署應安排獨立社區工作隊聯同勞工署，以協助租戶處理清拆面對的情況

動議：周曉嵐
和議：冼卓嵐

香港渣華道 333 號北角政府合署 17 樓

規劃署署長

鍾文傑先生, JP

親手遞交

鍾署長：

反對修訂《沙田分區計劃大綱圖 S/ST/34》穗輝工廠大廈重建為住宅用途

今年五月，香港政府單方面公布清拆四個工廠大廈，大部分租戶均表示強烈反對。「四廠聯盟」的租戶代表早前就清拆計劃四廠全體租戶進行一項問卷調查，結果顯示超過 9 成受訪租戶反對清拆計劃及不滿安置方案；我們強調政府必須立即叫停清拆計劃，不要砸碎「小市民」飯碗。

申請改劃用地位於火炭工業區的核心位置，毗鄰峯山工業大廈有大型五金和建築材料公司，涉及使用大型機器，帶來不少噪音和空氣污染問題，擔心日後公營房屋住宅單位落成，住戶需承受嚴重環境污染問題，影響住戶的生活質素。

火炭區交通問題嚴重。現時火炭區內的主要幹道例如火炭路、穗禾路、山尾街在上下午繁忙時間十分擠塞，部分路口車容量已經飽和。再者，穗輝工廠大廈所在的山尾街違泊問題十分嚴重，在未有改善交通規劃下繼續增加區內人口將會加劇塞車問題，對居民構成嚴重影響。

政府多年未有改善火炭工業區內的交通、噪音、社區設施不足等規劃問題，自駿洋邨入伙後問題陸續浮現。在火炭綜合大樓未有定案、東熟食市場用地去向未明下，社區配套嚴重滯後，當局繼續盲搶地式在區內興建公屋，故此我們反對把穗輝工廠大廈(即擬議《沙田分區計劃大綱核准圖編號 S/ST/34》項目 A 項)由工業改劃為住宅(甲類)地帶。

如有任何回覆，請聯絡穗輝清拆關注組代表黃小姐[redacted]

順祝

籌祺

穗輝清拆關注組

二零二一年八月三十一日

王　紹　爾

Wong Siu Yee *BBS JP*

2021 年 8 月 30 日

致：運輸及房屋發展局局長 陳帆先生
香港房屋委員會
房屋署署長　王天予女士
沙田政務專員 柯家樂女士
行政長官辦公室主任 陳國基先生

有關：火炭穗輝工業大廈重建高度不應高於現狀

2017 年 9 月在特首的第一份施政報告發表前，我提出了兩個具體加快土地供應的建議，其中「放棄房署再擁有工廈土地，工廈土地變回私人市場，將工廈改為公共房屋」的建議，時至今日終獲政府採納，甚是欣慰，期待我的其他有關加快公屋土地的建議再獲接納，以盡早告別籠屋劏房。

今次致函的目的固然不是反對將四座工廈改建成為公屋，但我們強烈關注樓宇興建的高度不能影響附近住宅大廈的景觀和視線，例如穗禾路的豐景花園、碧霞花園、穗禾苑等，我們的建議是興建後的公屋高度不應高於現狀（即現時穗輝的高度）。敬希有關部門在規劃時垂注，並保持溝通諮詢。

備註：本人乃居於穗禾路豐景花園的業主，已居住十餘年。

王紹爾 JP 謹上

副本抄送：
碧霞花園業主立案法團
豐景花園業主立案法團
穗禾苑業主立案法團

[redacted]

王　紹　爾

Wong Siu Yee BBS JP

2021 年 9 月 27 日

致：　房屋署
發展及建築處 總建築師
王國興先生

貴署檔案：HD(AR) CRMS/1127
參考區議會文件：DH23/2021

有關：火炭穗輝工業大厦重建高度不應高於現狀

謝謝你在 2021 年 9 月 16 日的覆函。

近日和你的助手反映了我們堅決反對將穗輝工廠大厦重建的高度由原來 100 米提高至 140 米，只可維持現工廠大厦的高度。

我們的理據大致如下：

(1) 我特別留意　閣下在 9 月 16 號給我的覆函中提到「地盡其用」四字，但我們認為並不適用於此個案，地盡其用不代表可以犧牲其他市民的利益。

(2) 穗輝工廠大厦興建於 1982 年，其高度和整個火炭工業區相若；豐景花園則興建於 1984 年，換言之當時豐景花園的業主或租戶均知道他們的景觀和視野。很明顯，房屋署現時若大幅度增加高度是改變了整個火炭區的原先規劃，是單方面的。至於有否違反建築物高度限制條例，則有待查証和澄清。

(3) 若提高至 140 米的高度，將會正面、近距離地大大影響豐景花園景觀及視野，且會有屏風效應。

(4) 我們要求，在作出最後決定前，請務必諮詢受影響住戶（包括但不限於豐景花園住戶）的意見和保持良好溝通。我們保留向城規會反對及採取其他法律行動的權利。

就上述四點，希望 貴署盡快回覆，並接受我們的強烈要求。

王紹爾 JP 謹上

副本抄送：
行政長官辦公室主任 陳國基先生
運輸及房屋局局長
沙田民政事務專員
城市規劃委員會
豐景花園業主立案法團
碧霞花園業主立案法團

附件：豐景花園景觀相片 (1) 現狀圖 (2) 模擬圖

[redacted]

拍攝地點：豐景花園地面　　＜附件1 - 現狀圖＞　　拍攝及制作者：王紹爾 於2021年9月27日

拍攝地點：豐景花園地面　　＜附件2 - 模擬圖＞　　拍攝及制作者：王紹爾 於2021年9月27日

王　紹　爾

Wong Siu Yee BBS JP

2021 年 11 月 5 日

致：　規劃署
沙田、大埔及北區規劃處
規劃專員
朱麗芬女士

有關：反對火炭穗輝工廠大厦重建高度高於現狀

本人於 8 月 30 日致函房屋署表達關注火炭穗輝工廠大厦重建高度不應高於現狀，至 11 月 3 日收到房屋署覆函，得悉政府將於第四季向城規會提交相關的改變用途申請。

我們堅決反對將穗輝工廠大厦重建的高度由原來 100 米提高至 140 米，只可維持現工廠大厦的高度。理據已列在 9 月 27 日致房署函件並向 閣下重申如下:

(1) 我特別留意房署在 9 月 16 日給我的覆函中提到「地盡其用」四字，但我們認為並不適用於此個案，地盡其用不代表可以犧牲其他市民的利益。
(2) 穗輝工廠大厦興建於 1982 年，其高度和整個火炭工業區相若；豐景花園則興建於 1984 年，換言之當時豐景花園的業主或租戶均知道他們的景觀和視野。很明顯，房屋署現時若大幅度增加高度是改變了整個火炭區的原先規劃，是單方面的。至於有否違反建築物高度限制條例，則有待查証和澄清。
(3) 若提高至 140 米的高度，將會正面、近距離地大大影響豐景花園景觀及視野，且會有屏風效應。
(4) 我們要求，在作出最後決定前，請務必諮詢受影響住戶（包括但不限於豐景花園住戶）的意見和保持良好溝通。我們會向城規會反對及保留採取其他法律行動的權利。我們也強烈要求可出席城規會有關議題的會議並作出申訴。

附上本人分別於 8 月 30 日及 9 月 27 日致房署函件，希望 貴署記錄在案。

王紹爾 JP 謹上

副本抄送：
行政長官辦公室主任（經辦人：陳國基先生）
運輸及房屋局局長（經辦人：葉穎嘉女士）
房屋署署長
沙田民政事務專員

[redacted]

二零二一年十月二十六日
資料文件

文件 DH 26/2021

沙田區議會
發展及房屋委員會

政府部門就上次會議所議事項的回覆

1. 有關重建火炭穗輝工廠大廈作公營房屋發展計劃的臨時動議 **(會議記錄 DH 5/2021 第 54 段)**

運輸及房屋局和房屋署的綜合回覆：

動議事項(1)

香港房屋委員會(房委會)轄下工廠大廈以商業原則營運，租戶以三年定期租約形式租用。根據租約，房委會有權在給予租戶三個月通知後終止租約，而租戶在法律上或合約上無權獲得遷置或任何形式的補償。為了協助租戶搬遷，房委會不單提早通知受重建/清拆計劃影響的租戶，讓他們早作計劃，亦在參考當前情況後，向受重建計劃影響租戶提供一系列安排，包括給予他們 18 個月通知期，讓他們於二零二二年十一月三十日或以前遷出單位，並向他們發放特惠津貼，金額為 15 個月的租金或暫准證費，並按公布清拆計劃當日(即二零二一年五月二十四日)於有關租約或暫准證內訂明的租金或暫准證費計算。

有意繼續經營的受影響租戶可選擇參與局限性投標，優先競投房委會餘下兩個工廠大廈(即晉昇工廠大廈及開泰工廠大廈)的空置單位，並享有三個月免租期。房委會安排局限性投標，旨在為受影響租戶提供一個選擇。租戶亦可選擇租用私人工廠大廈單位，或作其他安排。房委會擬重建的四個工廠大廈的總室內樓面面積約為 12 萬平方米。根據差餉物業估價署的資料，截至二零二零年十二月底，私人分層工廠大廈的空置單位面積超過 100 萬平方米，供應充足。這些私人工廠大廈單位中，亦有與四個房委會擬重建的工廠大廈樓齡、面積、租金或地區相約的單位。

選擇不租用或未能成功租用房委會餘下兩個工廠大廈單位的受影響租戶可獲發放一筆過款項，金額以每個 25 平方米的標準單位 25,400 元計算。此外，考慮到同時清拆四個工廠大廈會有較多租戶受影響，而房委會餘下兩個工廠大廈的空置單位供應有限，房委會在是次清拆計劃中亦首次作出特別安排，為租戶提供“早鳥優惠”。不租用房委會餘下兩個工廠大廈單位，並提早在公布清拆計劃當日起計九個月內(即二零二二年二月底或以前)遷出及交還單位的受影響租戶，會獲得額外發放一筆以每戶 100,000 元計算的“早鳥優惠”，以鼓勵他們及早在私人市場物色合適的地方或作出其他計劃。

相信房委會提供的各項津貼及款項，可為受影響租戶提供一定的協助。假設租戶以月租 2,500 元租用一個 25 平方米的標準單位，有關租戶可獲的特惠津貼額為 37,500 元。若租戶不租用房委會餘下兩個工廠大廈的單位，可多獲一筆為數 25,400 元的款項，合共 62,900 元。如租戶於二零二二年二月底前遷出及交還現租單位，更可額外獲得“早鳥優惠”100,000 元，即款額總數可達 162,900 元，是其每月租金的 65 倍。事實上，個別租用較多單位的租戶可獲的最高款額已超過 200 萬元。

房委會理解個別租戶或有不同的需要，因而希望獲得更多協助。但由於涉及公帑的運用，房委會須審慎處理。房委會相信已提供的一系列安排是合適的，可為受影響租戶提供一定的協助。

動議事項(2)

公營房屋短缺，是政府當下首要解決的問題之一。為滿足社會對公營房屋的殷切需求，政府一直積極覓地造地，以增加公營房屋供應。行政長官在《2019 年施政報告》中邀請房委會研究重建轄下六個工廠大廈作公營房屋用途。

房委會已完成有關研究，結果顯示，把業安工廠大廈、穗輝工廠大廈、宏昌工廠大廈和葵安工廠大廈的用地作房屋發展在技術上是可行的。房委會通過有關研究結果，及為擬重建的四個工廠大廈用地開展進行改劃用途的程序，並同時清空租戶及拆卸有關建築物。此安排可縮短重建計劃的時間，加快房屋供應，以滿足公

營房屋的殷切需求。

房委會理解清拆工廠大廈對租戶會帶來影響，故此，早在二零一九年已凍結出租轄下空置工廠單位，以減低受影響租戶數目。房委會亦明白部分現有租戶希望繼續在有關工廠大廈經營，然而，可發展房屋的土地供應緊張，房委會必須平衡社會上的不同需要，作出困難的決定，按研究結果進行重建計劃，將四個工廠大廈用地發展作公營房屋用途。而房委會亦已提供一系列安排，相信可為受影響租戶提供一定的協助。

除個別通知受影響租戶有關房委會提供的一系列安排外，房委會亦曾在不同場合與四個受影響工廠大廈(包括穗輝工廠大廈)的租戶代表會面，詳細解釋有關安排。房委會會繼續與他們保持緊密聯繫，適時回應他們的查詢和關注。

動議事項(3)

房委會已就重建穗輝工廠大廈作公營房屋用途進行了交通影響評估及環境評估研究，並已把報告提交予相關政府部門包括運輸署和環保署審批。

根據交通影響評估結果，只要採取適當的道路改善措施，擬建的發展不會對附近的道路網絡造成不可接受的影響。而根據環境評估研究結果，若實行一系列的緩解措施，包括優化樓宇布局、使用減音窗等，便能有效減少交通噪音對擬建發展的影響。至於固定噪音方面，擬議項目的設計佈局會盡量避免單位直視固定噪音源頭，因此無需採取特定的噪音緩解措施。

有關社區設施規劃問題，相關部門會另行作出回覆。

動議事項(4)

房委會現正就研究重建穗輝工廠大廈進行的相關技術評估報告作最後編彙。政府將於今年第四季就穗輝工廠大廈的用地提交城市規劃委員會(城規會)考慮改劃作“住宅”用途。屆時，公眾可向城規會查閱有關資料。

至於有關毗鄰用地的發展規劃，相關部門會另行作出回覆。

動議事項(5)

房委會一直與租戶保持緊密聯繫，在公布清拆計劃以及有關局限性投標的安排後，辦事處職員一直耐心回應租戶的查詢及向他們詳細解釋有關安排。如有需要，房委會亦會轉介有關個案給相關政府部門或社會服務機構，以便向租戶提供適切協助。

此外，為加強與個別租戶的聯繫及瞭解他們的需要，房委會將加派人手處理租戶的查詢及申請退租及領取各有關津貼及款項的事宜。租戶如有任何查詢，可隨時致電或親臨各工廠大廈的辦事處，有關人員定樂意提供協助。

規劃署的回覆：

動議事項(3)

房委會已就重建穗輝工廠大廈作公營房屋用途進行了相關的評估研究；相信房委會會就交通及噪音方面作出詳細回應。按照《香港規劃標準與準則》，沙田規劃區內的地區及鄰舍休憩用地，以及主要社區設施供應如幼兒班及幼稚園課室、小學課室、中學課室、圖書館、綜合青少年服務中心及醫院病床均足以應付居民未來的需求。規劃署將繼續根據《香港規劃標準與準則》及有關部門的要求，規劃及預留火炭區內土地作各項體育、康樂、休憩及文化設施，以服務市民；同時亦會密切留意區內實際情況(如設施的供應和使用狀況、人口實際增長的速度以及有關政府部門的政策及資源分配等因素)，積極與相關部門配合，預留土地提供所需的配套設施，並適時諮詢區議會。

運輸署的回覆：

動議事項(3)

有關火炭區內的交通事宜，運輸署已在火炭路近沙田商業中心和峯達工業大廈增設巴士站，以配合部分巴士線的改道不經山尾

街，以舒緩山尾街的交通情況。

另外，運輸署亦已按照“一地多用”的原則，要求相關部門在火炭的“政府、機構或社區”設施的發展項目中，加設公眾停車場。運輸署認為透過警方對違泊車輛進行執法，配合在區內增設合適數量的公眾泊車位，可進一步改善山尾街附近一帶的交通情況。

此外，運輸署已要求有關部門擴闊介乎長瀝尾街與山尾街的一段穗禾路北行線，以改善現時的交通情況。

發展局和政府產業署的綜合回覆：

動議事項(4)

經諮詢相關政策局及部門後，因應當區居民的需要、相關設施的供應及需求以及樓面面積和運作要求等的多個因素，我們就火炭聯用綜合大樓中的擬議設施組合研究已經大致完成。我們將會於二零二一年十月二十八日舉行的沙田區議會文化、體育及社區發展委員會會議就大樓的初步設施組合建議徵詢議員的意見。

勞工處的回覆：

動議事項(5)

勞工處備悉委員會關注上述重建計劃對相關租戶僱員的影響及他們所需的協助。

勞工處的 13 所就業中心(包括沙田就業中心)、三所行業性招聘中心、電話就業服務中心、“互動就業服務”網站及其流動應用程式等，為求職人士(包括受重建穗輝工廠大廈作公營房屋發展計劃影響的求職人士)提供全面及免費的就業服務。勞工處亦與不同行業的僱主(包括在沙田區的僱主)聯繫，網羅適合不同學歷及工作經驗的求職人士的空缺；以及在不同地區舉辦大型招聘會，並在行業性招聘中心及就業中心(包括沙田就業中心)，分別舉辦行業性及地區性招聘會，致力協助不同背景的求職人士就業。

勞工處亦為在就業方面有特別需要或困難的求職人士推行多項特別就業計劃，並適時推出優化措施，以提升他們的就業能力，以及鼓勵僱主聘用他們。因應就業情況轉差，勞工處已於二零二零年九月調升在“中高齡就業計劃”、“展翅青見計劃”及“就業展才能計劃”下僱主可獲發放的在職培訓津貼金額上限，以進一步鼓勵僱主聘用中高齡人士、青年人及殘疾人士，並為他們提供在職培訓。優化措施推出後，僱主在這三個就業計劃下聘請每名求職人士可獲得的津貼，最高達 60,000 元。勞工處亦已於二零二零年九月以試點方式，向參加這些就業計劃的合資格僱員發放留任津貼，鼓勵他們接受及完成在職培訓，從而穩定就業。視乎在職培訓期的長短，全職僱員可獲發最多 12,000 元留任津貼。

受重建火炭穗輝工廠大廈計劃影響的僱員，如需個人化的就業諮詢服務，可到各區的就業中心與就業主任會面。就業主任會因應求職人士的個別需要和意願，提供求職意見、就業市場資訊、培訓/再培訓課程的資料、進行職業志向評估等，協助他們配對及尋找合適的工作。就業主任亦會協助求職人士參加勞工處的特別就業計劃(包括“中高齡就業計劃”及“工作試驗計劃”)，以提升他們的就業能力。

已登記的求職人士亦可選擇透過電話就業服務熱線(2969 0888)獲取就業轉介，而無需親身前往就業中心。求職人士也可利用“互動就業服務”網站(www.jobs.gov.hk)，24 小時瀏覽就業資訊及搜尋職位空缺。勞工處亦推出“互動就業服務”流動應用程式，方便求職人士透過智能手機或流動通訊設備，隨時隨地搜尋合適的職位空缺。

勞工處各就業中心、行業性招聘中心及電話就業服務中心的電話號碼及辦公時間載於
www.jobs.gov.hk/1/0/WebForm/information/tc/our_service/info_jobcentres.aspx。

2. 有關就重建火炭穗輝工廠大廈作公營房屋發展計劃受影響租戶所提供的支援工作**(會議記錄 DH 5/2021 第 19(a)和 44(c)段)**

社會福利署(社署)的回覆：

就重建火炭穗輝工廠大廈作公營房屋發展計劃，如個別受重建計劃影響的人士有任何福利需要，可與社署聯絡。社署會評估他們的實際情況，並按其需要提供協助。

勞工處的回覆：

請參閱勞工處就有關重建火炭穗輝工廠大廈作公營房屋發展計劃的臨時動議作出的回覆。

沙田區議會秘書處
STDC 13/15/30

二零二一年十月

政府總部
發展局
規劃地政科

香港添馬添美道二號
政府總部西翼十七樓

Planning and Lands Branch
Development Bureau
Government Secretariat

17/F, West Wing, Central Government Offices,
2 Tim Mei Avenue, Tamar, Hong Kong

本局檔號 Our Ref. DEVB(PL-P) 50/01/99
來函檔號 Your Ref.

電話 Tel: 3509 8841
傳真 Fax: 2868 4530

郵寄及傳真
(2681 3892)

新界沙田上禾輋路 1 號
沙田政府合署
沙田民政事務處區議會秘書處
(經辦人: 陳巧彤女士)

火炭穗輝工廠大廈的擬議公營房屋發展計劃

於 2021 年 8 月 31 日沙田區議會轄下發展及房屋委員會(下稱「發房會」)的會議上，房屋署及規劃署分別向議員介紹重建火炭穗輝工廠大廈作擬議公營房屋發展計劃，及《沙田分區計劃大綱核准圖編號 S/ST/34》就有關發展的擬議修訂；並聆聽議員的意見。當時發房會就穗輝工廠大廈的發展計劃通過五項臨時動議，反對有關當局未有妥善處理租戶安置、賠償及搬遷問題，及未有改善火炭區內交通、噪音、社區設施不足等問題前，便把穗輝工廠大廈由「工業」地帶改劃為「住宅」地帶。本局得悉相關的政策局及政府部門已於其後 10 月 26 日的發房會會議上，就上述臨時動議作出回應。

經徵詢相關部門後，本局就「發房會」對有關把穗輝工廠大廈改劃為「住宅」地帶的關注回覆如下：

政府一直以多管齊下的策略增加房屋土地供應，以應付本港房屋及其他發展需要。香港土地資源有限，要在較短時間內增加和加快房屋土地的供應，政府必須盡量善用現有市區和新市鎮的已建設土地和周邊鄰近基建設施的地帶。擬議穗輝工廠大廈的公營房屋

發展土地位於沙田火炭的南面，毗鄰火炭港鐵站及現有基建設施。

我們理解議員及地區人士對擬議發展項目的關注，一如以往，在提出有關發展建議前，政府會進行研究和詳細考慮發展會帶來的影響，以評估及確立在該「工業」用地發展房屋的可行性。就擬作公營房屋發展的穗輝工廠大廈用地，房屋署已於 2021 年第一季大致完成可行性研究(下稱「研究」)，經考慮包括交通、環境、視覺和空氣流通等方面的潛在影響，預期這幅土地用作房屋發展沒有無法克服的技術問題。就租戶安置、賠償及搬遷問題，運輸及房屋局已在 10 月 26 日的「發房會」會議上作出詳細書面回應。

為推展有關房屋發展，政府須根據《城市規劃條例》(下稱《條例》)程序改劃土地用途，當中包括法定的公眾諮詢程序。規劃署將於 2021 年 11 月 12 日就有關擬議房屋發展的修訂項目，連同沙田區議會、地區人士/關注組以及政府部門的意見，一併提交城規會轄下鄉郊及新市鎮規劃小組委員會(下稱「小組委員會」)考慮。如小組委員會同意有關擬議修訂項目，城規會將根據《條例》第 5 條展示圖則及諮詢公眾，為期兩個月。屆時，各議員及公眾人士可對修訂項目作出申述和提出意見。按現時《條例》訂明，申述人和提意見人將獲邀出席城規會會議，直接向城規會委員作口頭陳述和表達意見。

感謝各議員對沙田區發展所提出的寶貴意見及關注。

發展局局長

（雷裕文 雷裕文 代行）

2021 年 11 月 8 日

副本送：

房屋署 （經辦人：余佩詩女士）

規劃署沙田、大埔及北區規劃處 （經辦人：朱霞芬女士）