

**SCHEDULE OF PROPOSED AMENDMENTS TO
THE DRAFT TAI PO OUTLINE ZONING PLAN NO. S/TP/25
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A – Rezoning of a site to the west of Nethersole Hospital from “Residential (Group A) 10” (“R(A)10”) to “Green Belt” (“GB”)
- Item B1 – Rezoning of a site near Fung Yuen from “Residential (Group C) 10” (“R(C)10”) to “Government, Institution or Community” (“G/IC”) with the stipulation of a building height restriction of 1 storey
- Item B2 – Rezoning of a site near Fung Yuen from “R(C)10” to “GB”

II. Amendments to the Notes of the Plan

- (a) Deletion of the Remarks concerning the “R(A)10” sub-zone under the Notes of the “R(A)” zone and other corresponding amendments
- (b) Deletion of the Remarks concerning the “R(C)10” sub-zone under the Notes of the “R(C)” zone

Town Planning Board

13 March 2015

**Proposed Amendments to the Notes of the Draft Tai Po Outline Zoning Plan No. S/TP/25
in relation to Amendment Plan No. R/S/TP/25-A1**

The Notes of the “Residential (Group A)” and “Residential (Group C)” zones are proposed to be amended:

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	Commercial Bathhouse/Massage Establishment
Flat	Eating Place
Government Use (not elsewhere specified)	Educational Institution
House	Exhibition or Convention Hall
Library	Government Refuse Collection Point
Market	Hospital
Place of Recreation, Sports or Culture	Hotel
Public Clinic	Institutional Use (not elsewhere specified)
Public Transport Terminus or Station (excluding open-air terminus or station)	Office
Public Vehicle Park (excluding container vehicle) (on land designated “R(A)1” only)	Petrol Filling Station
Residential Institution	Place of Entertainment
School (in free-standing purpose-designed building only)	Private Club
Social Welfare Facility	Public Convenience
Utility Installation for Private Project	Public Transport Terminus or Station (not elsewhere specified)
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle) (not elsewhere specified)
	Religious Institution
	School (not elsewhere specified)
	Shop and Services
	Training Centre

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

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Off-course Betting Centre
Office
Place of Entertainment
Private Club
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Training Centre

Planning Intention

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

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks

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

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (ii) the maximum domestic and/or non-domestic plot ratio(s) stated in paragraphs (b) and (e) above shall apply if any addition, alteration and/or modification to or redevelopment of an existing building is not for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building.
- (ed) On land designated "R(A)1", "R(A)2", "R(A)3", "R(A)4", "R(A)5", "R(A)6", "R(A)7", "R(A)8" and "R(A)9", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio/gross floor area (GFA) specified below, or the plot ratio/GFA of the existing building, whichever is the greater:

<u>Sub-area</u>	<u>Maximum Plot Ratio/GFA</u>
R(A)1	25,220m ² for domestic and 8,000m ² for non-domestic
R(A)2	plot ratio of 3.8
R(A)3	plot ratio of 4.7 for domestic and 0.45 for non-domestic
R(A)4	plot ratio of 4.2 for domestic and 1.40 for non-domestic
R(A)5	plot ratio of 4.8 for domestic and 1.22 for non-domestic
R(A)6	plot ratio of 3.8 for domestic and 1.57 for non-domestic
R(A)7	plot ratio of 4.1 for domestic and 1.13 for non-domestic
R(A)8	plot ratio of 4.4 for domestic and 1.82 for non-domestic
R(A)9	total plot ratio of 6.0 (including a maximum non-domestic plot ratio of 0.5)

- (fe) In determining the maximum number of storeys for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.
- (gf) In determining the maximum plot ratio/GFA for the purposes of paragraphs (b) to (ed) above, the area of any part of the site that is occupied or intended to be occupied by free-standing purpose-designed buildings (including both developed on ground and on podium level) solely for accommodating Government, institution or community facilities including school(s) as may be required by Government shall be deducted from calculation of the site area.
- (hg) In determining the maximum plot ratio/GFA for the purposes of paragraphs (b) to (ed) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

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

RESIDENTIAL (GROUP 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	Ambulance Depot
Government Use (Police Reporting Centre, Post Office only)	Eating Place
House	Educational Institution
Utility Installation for Private Project	Flat (on land designated "R(C)1" only)
	Government Refuse Collection Point
	Government Use (not elsewhere specified)
	Hospital
	Hotel
	Institutional Use (not elsewhere specified)
	Library
	Petrol Filling Station
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Recyclable Collection Centre
	Religious Institution
	Residential Institution
	Rural Committee/Village Office
	School
	Shop and Services
	Social Welfare Facility
	Training Centre

Planning Intention

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

Remarks

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

(Please see next page)

RESIDENTIAL (GROUP C) (Cont'd)

Remarks (Cont'd)

- (b) On land designated “Residential (Group C)1” (“R(C)1”), “Residential (Group C)2” (“R(C)2”), “Residential (Group C)3” (“R(C)3”), “Residential (Group C)4” (“R(C)4”), “Residential (Group C)5” (“R(C)5”), “Residential (Group C)6” (“R(C)6”), “Residential (Group C)7” (“R(C)7”), “Residential (Group C)8” (“R(C)8”), *and* “Residential (Group C)9” (“R(C)9”) ~~and “Residential (Group C)10” (“R(C)10”)~~, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio/GFA, site coverage, and building height specified below, or the plot ratio/GFA, site coverage and height of the existing building, whichever is the greater: -

<u>Sub-area</u>	<u>Maximum Plot Ratio/GFA</u>	<u>Maximum Site Coverage</u>	<u>Number of Storeys</u>
R(C)1	plot ratio of 0.4	-	as stipulated on the Plan
R(C)2	plot ratio of 1.5	50%	3
R(C)3	plot ratio of 1.2	50%	6 storeys above car park
R(C)4	plot ratio of 0.6	25%	3 storeys above car park
R(C)5	Domestic: 57,500m ² Non-domestic: 1,500m ²	-	12 residential storeys over 3 storeys of car park
R(C)6	plot ratio of 0.8	-	as stipulated on the Plan
R(C)7	20,000m ²	-	as stipulated on the Plan
R(C)8	plot ratio of 1.5	-	as stipulated on the Plan
R(C)9	46,200m ²	-	as stipulated on the Plan
R(C)10	43,500m ²	-	as stipulated on the Plan

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

(Please see next page)

RESIDENTIAL (GROUP C) (Cont'd)

Remarks (Cont'd)

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

**Proposed Amendments to the Explanatory Statement
of the Draft Tai Po Outline Zoning Plan No. S/TP/25
in relation to Amendment Plan No. R/S/TP/25-A1**

(This does not form part of the proposed amendments to
the draft Tai Po Outline Zoning Plan No. S/TP/25)

Paragraphs 6, 8.3, 9.2, 9.2.5, 9.4, 9.4.3, 9.7 and 9.11 of the Explanatory Statement are proposed to be amended:

6. POPULATION

According to the 2011 Census, the total population of the Area was about 251,200 persons. It is estimated that the total planned population would be about ~~280,700~~ **277,500** persons.

8. NON-BUILDING AREA

8.3 Besides, two 15m wide strips of NBAs and a 30m wide NBA are designated within the planned residential development at Lai Chi Shan to facilitate the penetration of winds from the east and southeast into Lai Chi Shan and Wun Yiu to the west of the site. ~~For the planned residential development to the west of Nethersole Hospital, a 15m wide strip of NBA is designated to facilitate air flow from the east.~~

9. LAND-USE ZONINGS

9.2 “Residential (Group A)” (“R(A)”) : Total Area ~~109.05~~ **108.48** ha

9.2.5 Developments or redevelopments in areas zoned “R(A)” are subject to a maximum domestic plot ratio of 5, or a maximum non-domestic plot ratio of 9.5, or the plot ratio of the existing building, whichever is the greater. ~~Developments or redevelopments in area zoned “R(A)10” are subject to a maximum domestic plot ratio of 6, or a maximum non-domestic plot ratio of 9.5.~~ The proposed public housing developments at the eastern and western portions of Chung Nga Road and Planning Area 9 zoned “R(A)9” are subject to a total plot ratio of 6.0 (including a maximum non-domestic plot ratio of 0.5). The stipulated plot ratio restriction is the maximum only. All public housing estates are also governed by planning briefs. Any increase in GFA/plot ratio must be supported by relevant assessment on the infrastructural implications e.g. traffic impact assessment, drainage impact assessment and sewerage impact assessment.

9.4 “Residential (Group C)” (“R(C)”) : Total Area ~~145.82~~ **141.04** ha

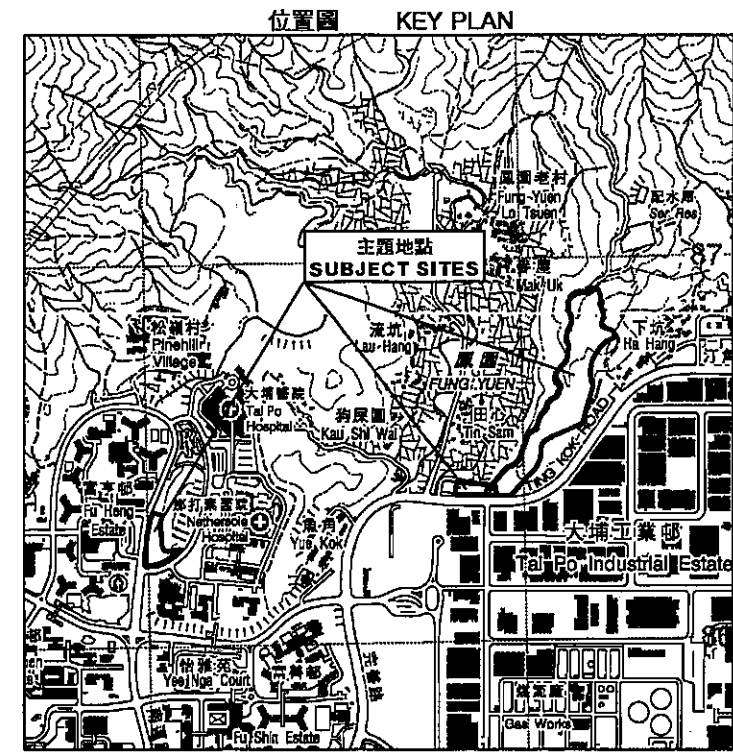
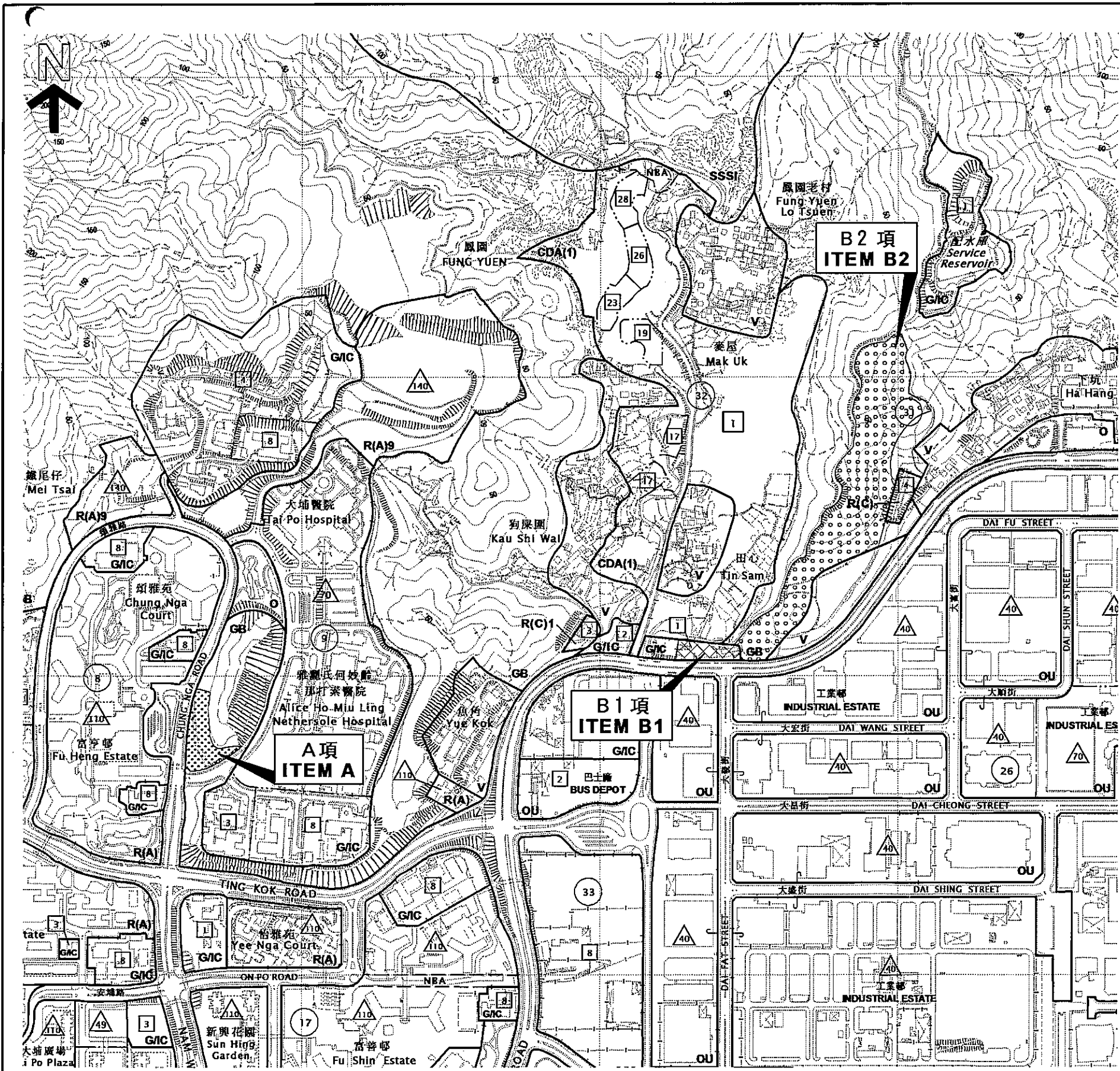
9.4.3 The “R(C)” zone is sub-divided into a number of sub-areas. These sub-areas have plot ratio/GFA/site coverage/building restrictions as

specified in the Remarks in the Notes of the Plan and stipulated on the Plan, or that of the existing building, whichever is the greater. The restrictions are intended to retain the existing scale and character of developments which blend in well with the natural environment. The plot ratio/GFA and site coverage restrictions for the “R(C)” sub-areas are as follows:

Site	Zone	Maximum PR/GFA	Maximum Site Coverage
Hong Lok Yuen, Tai Po Town Lot 109, Fortune Garden and Riverain Bayside	“R(C)1”	0.4	-
Tai Po Inland Lot 12	“R(C)2”	1.5	50%
Redland Garden and Tolo Ridge	“R(C)3”	1.2	50%
J.C. Castle	“R(C)4”	0.6	25%
The Deerhill Bay	“R(C)5”	Domestic GFA of 57,500m ² Non-domestic GFA of 1,500m ²	-
Casa Marina I & II, Tycoon Place, and the Paramount	“R(C)6”	0.8	-
Yat Yiu Avenue	“R(C)7”	20,000m ²	-
Kon Hang near Cheung Shue Tan	“R(C)8”	1.5	-
Lo Fai Road near Tycoon Place	“R(C)9”	46,200m ²	-
Ting Kok Road near Fung Yuen	“R(C)10”	43,500m ²	-

9.7 “Government, Institution or Community” (“G/IC”) : Total Area ~~175.61~~ **175.92** ha

9.11 “Green Belt” (“GB”) : Total Area ~~1,259.80~~ **1,264.83** ha




SCALE 1 : 20 000 比例尺

草圖編號 S/TP/25 的建議修訂
PROPOSED AMENDMENTS TO DRAFT PLAN No. S/TP/25

根據城市規劃條例第 6C(2) 條公布的建議修訂
PROPOSED AMENDMENTS PUBLISHED UNDER SECTION 6C(2)
OF THE TOWN PLANNING ORDINANCE

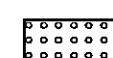
A 項 ITEM A

 把那打素醫院以西的一塊用地，由「住宅(甲類) 10」地帶改劃為「綠化地帶」
REZONING OF A SITE TO THE WEST OF NETHERSOLE HOSPITAL FROM
"RESIDENTIAL (GROUP A)10" TO "GREEN BELT"

B 1 項 ITEM B1

 把近鳳園的一塊用地，由「住宅(丙類) 10」地帶改劃為「政府、機構或社區」地帶
並將建築物高度限制限為 1 層
REZONING OF A SITE NEAR FUNG YUEN FROM "RESIDENTIAL (GROUP C)10"
TO "GOVERNMENT, INSTITUTION OR COMMUNITY" WITH
THE STIPULATION OF A BUILDING HEIGHT RESTRICTION OF 1 STOREY

B 2 項 ITEM B2

 把近鳳園的一塊用地，由「住宅(丙類) 10」地帶改劃為「綠化地帶」
REZONING OF A SITE NEAR FUNG YUEN FROM "RESIDENTIAL (GROUP C)10"
TO "GREEN BELT"

夾附的《註釋》屬這份圖則的一部分，
《註釋》的建議修訂已根據城市規劃條例第 6C(2) 條公布。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND THE PROPOSED AMENDMENTS THERETO HAVE BEEN PUBLISHED
UNDER SECTION 6C(2) OF THE TOWN PLANNING ORDINANCE

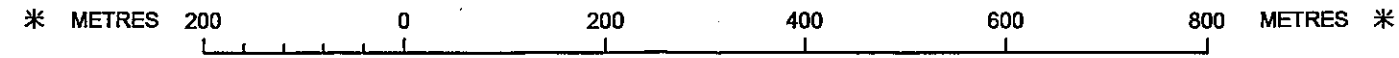
(參看附表)
(SEE ATTACHED SCHEDULE)

2015年3月13日根據城市規劃條例第 6C(2) 條公布
對草圖編號 S/TP/25 作出的建議修訂
PROPOSED AMENDMENTS TO DRAFT PLAN No. S/TP/25
PUBLISHED UNDER SECTION 6C(2) OF THE TOWN
PLANNING ORDINANCE ON 13 MARCH 2015

Signed Raymond LEE 李啟榮 簽署
SECRETARY, TOWN PLANNING BOARD 城市規劃委員會秘書

大埔分區計劃大綱草圖編號 S/TP/25 的建議修訂
PROPOSED AMENDMENTS TO DRAFT TAI PO
OUTLINE ZONING PLAN No. S/TP/25

SCALE 1 : 7 500 比例尺



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. R/S/TP/25 - A1