

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

**RNTPC Paper No. 10/12  
For Consideration by the  
Rural and New Town Planning Committee on 21.12.2012**

**PROPOSED AMENDEMTNS TO  
THE APPROVED PAK SHEK KOK (EAST) OUTLINE ZONING PLAN NO. S/PSK/9**

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**1. Introduction**

1.1 This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Pak Shek Kok (East) Outline Zoning Plan (OZP) No. S/PSK/9 as shown on the draft OZP No. S/PSK/9F (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the draft OZP (**Attachment IV**) is an expression of the planning intentions and objectives of the Town Planning Board (the Board) for the various land use zonings of the OZP and is suitable to be published together with the draft OZP and its Notes.

1.2 A copy each of the current approved OZP No. S/PSK/9 and the draft OZP No. S/PSK/9F is attached at **Attachments I and II** respectively.

**2. Status of the Current OZP**

On 3.1.2006, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Pak Shek Kok (East) OZP, which was subsequently renumbered as S/PSK/9. On 13.1.2006, the approved Pak Shek Kok (East) OZP No. S/PSK/9 was exhibited for public inspection under section 9(5) of the Ordinance. On 8.11.2011, the CE in C referred the approved Pak Shek Kok (East) OZP No. S/PSK/9 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back was notified in the Gazette on 18.11.2011 under section 12(2) of the Ordinance.

**3. Proposed Amendments to the OZP**

Amendments to the OZP related to the following areas are proposed:

- 3.1 A piece of Government land (about 9.51 ha) located in the middle of Pak Shek Kok is zoned "Recreation" ("REC") on the current OZP (**Plan 1**) which has been reserved and planned for development of training pitches for team sports by the Home Affairs Bureau (HAB). Since there is no firm development programme for the sports training pitches at Pak Shek Kok, HAB agrees in-principle to release the entire "REC" site for other uses and to relocate the proposed sports training pitches from Pak Shek Kok to an alternative site at Whitehead.

- 3.2 The Planning Department (PlanD) in collaboration with relevant government departments/bureaux has reviewed the land uses in the Pak Shek Kok area. It is considered that the “REC” zone could be partly rezoned to residential use to meet the housing need and partly rezoned to cater for the expansion of Hong Kong Science Park (HKSP). The existing and planned infrastructure including sewerage, drainage and transport could support the proposed rezoning proposals. Relevant government departments consulted have no adverse comment from technical point of view.
- 3.3 Other amendments are also proposed to reflect the as-built Government, Institution and Community (GIC) facilities including a public transport interchange (PTI), sewage pumping station and to incorporate a non-building area within the “Residential (Group B)4” zone. Other minor technical amendments to rationalise zoning boundaries will also be included.

4. **Proposed Rezoning of a Site (about 3.8 ha) from “Recreation”, “Open Space” and “Road” to “Residential (Group B)5” for Residential Development (Amendment Items A1 to A3)**

*The Site and Surrounding Areas*

- 4.1 A piece of land with an area of about 3.8 ha is proposed to be rezoned from “REC”, “Open Space” (“O”) and ‘Road’ to “Residential (Group B)5” (“R(B)5”) for medium density private housing development. It is bounded by Fo Chun Road in the northwest, Pak Shek Kok Promenade in the northeast and Fo Yin Road in the southeast (**Plan 1**). To the immediate northwest of the proposed “R(B)5” site is a Residential (Group B)4” (“R(B)4”) site and to the further northwest are 3 other residential sites which are zoned “Residential (Group B)1” (“R(B)1”), “Residential (Group B)2” (“R(B)2”) and “Residential (Group B)3” (“R(B)3”) respectively. Construction works within the “R(B)1”, “R(B)2” and “R(B)3” zones including various phases of Providence Bay are completed/near completion while the “R(B)4” site is still under development. Developments within these residential zones are restricted to a maximum plot ratio ranging between 3 and 3.5 with respective maximum building height ranging between 30m and 45m (equivalent to about 36mPD to 51.5mPD). The phase 3 of Science Park currently under development is located to the southeast of the site.
- 4.2 At present, within the site, there are a Civil Engineering and Development Department (CEDD) works site (which would cease operation on 17.1.2014), an existing public toilet, a loading/unloading bay for a refreshment kiosk at Pak Shek Kok Promenade, mini-bus and taxi laybys and a public car park (**Plans 2, 3a and 3b**).

*Rezoning Proposals (Plans 1 and 3b)*

*Planning Intention/Land Use Compatibility*

- 4.3 Pak Shek Kok is mainly occupied by HKSP and a number of medium-density residential development under/ just completed construction. These residential

developments are located in the northern portion of Pak Shek Kok while the southern portion is occupied by Phases 1 to 3 of HKSP. Taking into account the waterfront location and the development intensities of the surrounding residential developments, a maximum plot ratio of 3.5 and a maximum building height of 52mPD are proposed for the "R(B)5" zone. Such parameters are comparable to those for the other residential sites in the area. The maximum building height restriction, in terms of mPD, is to provide flexibility for housing development while maintaining control on the overall building height profile for the area. A non-building area (NBA) of about 25m wide along the southwestern boundary of the proposed "R(B)5" zone is also proposed to enhance air ventilation of the area as recommended by the Air Ventilation Assessment and to minimise any potential interface issue between the "R(B)5" zone and the proposed HKSP expansion site (please refer to para. 5 below).

- 4.4 Regarding the affected public toilet within the "O" zone, the Food and Environmental Hygiene Department (FEHD) and Leisure and Cultural Services Department (LCSD) agree to close the public toilet and to release the site concerned for residential development. Given that there are two other public toilets in the vicinity, they have no in-principle objection to reprovisioning of the public toilet to an alternative location in the vicinity at a later stage. As for the closure of a public car park, taxi and mini-bus laybys at the very end of Fo Chun Road for residential development, having considered that there are sufficient car parking spaces available within HKSP, Transport Department (TD) and Highways Department (HyD) have no objection to the closure of these parking and lay-by facilities provided that laybys for public transport will be provided along Fo Yin Road and Fo Chun Road to serve local residents. TD further advises that detailed requirements of the laybys can be considered at the detailed design stage. To facilitate traffic circulation, a roundabout will be provided at the eastern end of Fo Chun Road. Regarding the loading/unloading bay for the refreshment kiosk at Pak Shek Kok Promenade which will be affected by the proposal, LCSD has no objection to releasing the loading/unloading bay and agrees to liaise with TD for an alternative arrangement in the vicinity.
- 4.5 For provision of public open space at Pak Shek Kok, there is sufficient existing and planned open space provision in the area to meet the requirements as stipulated in the Hong Kong Planning Standards and Guidelines (HKPSG)<sup>1</sup>. Besides, the area is also supplemented with additional local open space within each residential development. LCSD has no objection to the proposed rezoning of "O" to "R(B)5".

#### *Visual Impact /Air Ventilation Assessments*

- 4.6 The proposed "R(B)5" site is situated in a prominent waterfront location along Tolo Harbour adjoining Pak Shek Kok Promenade. The proposed development intensity and height restriction of 52mPD are compatible with the surrounding environment and the committed residential development in the adjacent "R(B)4" site which has a similar height of 51.5mPD. The proposed development in the "R(B)5" zone would be mostly screened off from viewing points along Tolo Highway/Chong San Road by the future development in the HKSP expansion area along Chong San Road. It will also not cause noticeable visual impact when viewing from vantage points at Tai Po

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<sup>1</sup> Based on the latest planned population of about 11,100 persons, a total of 2.22 ha of open space are required in Pak Shek Kok in accordance with HKPSG. Total planned open space provision in Pak Shek Kok is about 10.69 ha, well above the HKPSG requirement.



Waterfront Promenade (eastern end) and Ma On Shan Waterfront Promenade (near On Chun Street), which are more than 1.5km away across Tolo Harbour (**Plans 4a and 4b**).

- 4.7 To facilitate better air ventilation in the area, an “Air Ventilation Assessment - Expert Evaluation” (AVA-EE) has been conducted by the Chinese University of Hong Kong (CUHK). Based on the data from the Hong Kong Observatory, the annual wind of the study area is mainly from the northeast and east. When the prevailing wind comes from the northeast and east over the water, the eastern part of the study area is unobstructed and the western part at a distance of 45m or more away from the “R(B)4” zone will also not be affected. When the prevailing wind comes from the southeast, the wind can enter the central part of Pak Shek Kok through the gaps, roads and open spaces of HKSP.
- 4.8 For future developments in the area, the AVA-EE recommends that wall-like developments occupying the full frontage of the building site and bulky podium-type development occupying the full building site should be avoided. Building/urban permeability of 25% to 33% is preferred in future development in this study area and ground coverage of no more than 65% is recommended. In conclusion, the AVA-EE reveals that with prudent building design and disposition, no severe air ventilation issue would be anticipated at Pak Shek Kok. The recommended NBA of about 25m wide along the southwestern boundary of the proposed “R(B)5” zone would be conducive to enhance local air ventilation.

#### *Traffic, Environment and Infrastructural Impacts*

- 4.9 Pak Shek Kok area has been comprehensively planned to cater for medium-density residential developments, HKSP and recreational facility under the Feasibility Study for Pak Shek Kok Development Area conducted by the then Territory Development Department in 1998. According to the optimal development scenario under the feasibility study, Pak Shek Kok could accommodate some 4,300 residential flats with a population of about 12,000 and a Science Park with about 20,000 employment places. Based on the latest estimation by PlanD, taking into account the increase in population and employment places due to the proposed rezoning for residential development and HKSP expansion, the planned population and employment places of Pak Shek Kok would be about 11,100 and 19,500 respectively which are still within the capacity of the planned scenario as proposed in the feasibility study. In this regard, no major issue on infrastructure capacity is anticipated and relevant government departments consulted including TD, Environmental Protection Department (EPD), Water Supplies Department (WSD) and Drainage Services Department (DSD) have no adverse comment on the proposed rezonings.

### **5. Proposed Rezoning of a Site (about 8 ha) from “Recreation”, “Open Space” and “Road” to “Other Specified Uses” annotated “Science Park” for Expansion of HKSP (Amendment Items B1 to B3)**

#### *The Site and Surrounding Areas*

- 5.1 The site along Chong San Road proposed for rezoning to “Other Specified Uses” annotated “Science Park” (“OU(Science Park)”) has an area of about 8 ha which

consists of the southwestern portion of the “REC” site, a piece of land zoned “O” and a strip of Fo Chun Street (**Plan 3a**). The site is currently occupied by a CEDD works area and a sewage pumping station near Fo Yin Road in the “O” zone.

- 5.2 The site is adjacent to the existing Phases 1 to 3 of HKSP located to its southeast. A medium density residential development under construction in the “R(B)4” site and the proposed “R(B)5” site are to the northeast.

### Rezoning Proposals (Plans 1 and 3c)

#### *Planning Intention/Land Use Compatibility*

- 5.3 As requested by Commissioner for Innovation and Technology (CIT), an area of about 8 ha is required for HKSP to cater for its expansion. Given its proximity to the existing HKSP, the proposed “OU(Science Park)” site would serve as a logical and natural expansion of HKSP from land-use planning viewpoint, which allow easy connection and promote a coherent development pattern. Besides, it would enhance Pak Shek Kok’s position as a technology hub. The future development in the HKSP expansion area would also serve as a physical buffer to separate the residential development at the waterfront from traffic noise of Tolo Highway and Chong San Road and enhance the overall amenity of the area.
- 5.4 For the existing “OU(Science Park)” zone, an average plot ratio of 2.5<sup>2</sup> and a building height of not more than 40 metres are stipulated in the ES. The existing Phases 1 and 2 of HKSP and the Phase 3 now under construction have been/are being designed according to these parameters. The present HKSP has also adopted a stepped height concept descending from Tolo Highway to Tolo Harbour with extensive landscaping. According to CIT, the development intensity of the expansion area would be subject to further review to meet the future need of HKSP. Pending the result of the review, it is considered appropriate for the expansion area to adopt the same development intensity and building height restrictions as the existing HKSP at this stage<sup>3</sup>. The proposed development parameters of the HKSP expansion area is considered compatible with the existing surrounding environment. CIT has no objection to the proposed rezoning and development parameters. Policy support from the Commerce and Economic Development Bureau (CEDB) has been obtained for the expansion proposal.
- 5.5 As mentioned in paragraph 4.5 above, LCSD has no objection to the proposed rezoning of “O” to “OU(Science Park)”. As for the existing sewage pumping station at Fo Yin Road within the “O” zone, it will be retained and subsequently subsumed in the “OU(Science Park)” zone upon rezoning.

#### *Visual Impact/ Air Ventilation Assessments*

- 5.6 The site proposed for HKSP expansion is situated along Chong San Road. The proposed development scale and parameters are in line with the existing

<sup>2</sup> Based on Chapter 5 of the Hong Kong Planning Standards and Guidelines (HKPSG), a net-to-gross ratio of 60% is applied to the existing Science Park. The net-to-gross ratio is a measure of land efficiency or development capacity, and it is a broad assessment of the proportion of a development area which will be available for industrial development and the proportion which will need to be set aside to accommodate roads, open space and other facilities.

<sup>3</sup> Adopting the same net-to-gross ratio approach as mentioned in note 2 above, a total floor area of about 120,000m<sup>2</sup> could be provided at the HKSP expansion site.

developments in HKSP Phases 1 to 3. At present, the existing developments in HKSP are generally medium-rise buildings of 5 to 9 storeys which are not visually intrusive and have no significant visual impact to the surrounding areas. It is expected that the buildings in the HKSP expansion area in the proposed “OU(Science Park)” zone would likely adopt similar built form and no significant adverse visual impact is anticipated. The proposed development in the “OU(Science Park)” zone is also not expected to cause significant visual impact when viewed from the area to the west of the Tolo Highway, e.g. vantage point in the Chinese University (**Plan 4c**).

- 5.7 As mentioned in paragraphs 4.7 and 4.8 above, an AVA-EE has been conducted and it is revealed that with prudent building design and disposition, no severe air ventilation issue is anticipated for the area.

#### *Traffic, Environment and Infrastructural Impacts*

- 5.8 It is estimated that there would be about 19,500 employment places in the area. As mentioned in paragraph 4.9 above, the employment places are still within the capacity of the originally planned 20,000 places. In this regard, no major issue on infrastructure capacity is anticipated. Relevant government departments consulted including TD, EPD, WSD and DSD have no adverse comment on the rezoning proposal.

## **6. Other Proposed Amendments**

### **Amendment Item C – Proposed Rezoning from “O” to “Government, Institution or Community” to reflect the Existing GIC facilities (Plan 3d)**

#### *The Site and Surrounding Areas*

- 6.1 The site (about 1.2 ha) is bounded by the “R(B)2” zone, Chong San Road, Fo Shing Road and Fo Chun Road and consists of an existing interim PTI and an as-built sewage pumping station.

#### *Rezoning Proposals*

#### *Planning Intention/Land Use Compatibility*

- 6.2 It is proposed to amend the OZP to reflect the existing GIC facilities including a PTI to the south of the “R(B)2” site and an existing sewage pumping station at Fo Shing Road in the northern part of the area from “O” to “Government, Institution or Community” (“G/IC”). The existing PTI adjacent to the “R(B)2” zone was completed in 2009 by CEDD as an interim facility. CEDD is now carrying out conversion work for the interim PTI. The sewage pumping station is currently in operation serving the Pak Shek Kok area.

**Amendment Item D – Incorporation of a non-building Area in “R(B)4” zone (Plan 2)**

- 6.3 Based on the recommendations of an Expert Evaluation on Air Ventilation Assessment conducted in 2008, a NBA of about 15m wide has been recommended in the “R(B)4” site to improve air ventilation to the central Pak Shek Kok area. This requirement has been incorporated into the respective leases of the two residential sites in the “R(B)4” zone. This amendment proposal is to reflect the existing NBA requirement.

**Minor Technical Amendments**

- 6.4 Minor technical amendments to rationalise zoning boundaries would also be incorporated.

**7. Proposed Amendments to Matters Shown on the Plan**

- 7.1 The proposed amendments to the approved Pak Shek Kok (East) OZP No. S/PSK/9 are shown on the draft Pak Shek Kok (East) OZP No. S/PSK/9F (**Attachment II**). The amendment items are as follows:
- (a) **Amendment Item A1** – Rezoning an area of about 2.32 ha from “REC” to “R(B)5” and incorporation of a NBA;
  - (b) **Amendment Item A2** – Rezoning an area of about 1.06 ha from “O” to “R(B)5” and incorporation of a NBA
  - (c) **Amendment Item A3** – Rezoning an area shown as ‘Road’ with an area of about 0.48 ha to “R(B)5”;
  - (d) **Amendment Item B1** – Rezoning an area of about 7.19 ha from “REC” to “OU(Science Park)”;
  - (e) **Amendment Item B2** – Rezoning an area of about 0.72 ha from “O” to “OU(Science Park)”;
  - (f) **Amendment Item B3** – Rezoning an area shown as ‘Road’ with an area of about 0.13 ha to “OU(Science Park)”;
  - (g) **Amendment Item C** – Rezoning an area of about 1.26 ha from “O” to “G/IC”; and
  - (h) **Amendment Item D** – Incorporation of a NBA into the “R(B)4” zone to reflect the existing requirements stipulated in the leases.

8. **Proposed Amendments to the Notes of the OZP**

- 8.1 The proposed amendments to the Notes of the OZP are shown in **Attachment III**. (with additions in ***bold and italics*** and deletions in ~~crossed-out~~). The major amendment items are as follows:
- (a) revision to the Notes of the “R(B)4” zone;
  - (b) incorporation of the Notes for “R(B)5” zone ; and
  - (c) deletion of the set of Notes for “REC” zone.
- 8.2 The Chinese translation of ‘Flat’ should be amended from “分層樓宇” to “分層住宅”.
- 8.3 Opportunity is also taken to revise the exemption clause for plot ratio calculation in relation to caretaker’s quarters in the Remarks of the Notes for “R(B)” zones.

9. **Proposed Amendments to the Explanatory Statement of the OZP**

- 9.1 The ES of the OZP is proposed to be revised, where appropriate, to take into account the proposed amendments as mentioned in paragraphs 7 and 8 above. Opportunity has also been taken to update the general information for the various land use zones to reflect the latest status and planning circumstances of the OZP.
- 9.2 Copy of the revised ES (with additions in ***bold and italics*** and deletions in ~~crossed out~~) is attached at **Attachment IV** for Members’ consideration.

10. **Plan Number**

Upon gazetting, the OZP will be re-numbered as S/PSK/10.

11. **Consultation**

Departmental Consultation

- 11.1 The proposed amendments have been endorsed by the New Territories District Planning Conference. The following Government bureaux/departments have been consulted and have no objection to the proposed amendments to the OZP. Their comments have been duly incorporated into the amendments, Notes and ES of the OZP, where appropriate:

- Commissioner for Innovation and Technology, CEDB
- Secretary for Education
- Secretary for Home Affairs
- Director of Housing
- District Lands Officer/Tai Po, Lands Department
- Commissioner for Transport
- District Officer/Tai Po, Home Affairs Department

- District Officer/Shatin, Home Affairs Department
- Director of Leisure and Cultural Services
- Director of Food and Environmental Hygiene
- Director of Environmental Protection
- Director of Marine
- Director of Fire Services
- Project Manager/New Territories North and West, Civil Engineering and Development Department
- Head (Geotechnical Engineering Office), Civil Engineering and Development Department
- Chief Highway Engineer/ New Territories East, Highways Department
- Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department
- Chief Engineer 1/Major Works, Major Works Project Management Office, Highways Department
- Chief Architect/Central Management Division 2, Architectural Services Department
- Chief Building Surveyor/ New Territories West, Buildings Department
- Chief Engineer/ Mainland North, Drainage Services Department
- Chief Engineer/Development (2), Water Services Department

### Public Consultation

- 11.2 Depending on the meeting dates of the Tai Po District Council (TPDC), TPDC will be consulted on the proposed amendments either before the gazettal of the draft plan or during the exhibition period of the draft Pak Shek Kok (East) OZP No. S/PSK/9F (to be renumbered to S/PSK/10 upon exhibition) for public inspection under section 5 of the Ordinance (i.e. after the gazettal of the draft plan). As advised by District Officer/Shatin of Home Affairs Department, there is no need to consult Shatin District Council (STDC) as the amendment items fall outside the STDC boundary.

## **12. Decision Sought**

Members are invited to:

- (a) agree to the proposed amendments to the approved Pak Shek Kok (East) OZP No. S/PSK/9 as described in paragraphs 7 and 8 above and that the draft Pak Shek Kok (East) OZP No. S/PSK/9F at **Attachment II** (to be renumbered to S/PSK/10 upon exhibition) and its Notes at **Attachment III** are suitable for exhibition under section 5 of the Ordinance;
- (b) adopt the revised ES at **Attachment IV** for the draft Pak Shek Kok (East) OZP No. S/PSK/9F as an expression of the planning intentions and objectives of the Board for various land use zones on the Plan; and
- (c) agree that the revised ES is suitable for exhibition together with the draft Pak Shek Kok (East) OZP No. S/PSK/9F (to be renumbered as S/PSK/10 upon exhibition) and issued under the name of the Board together with the Plan; and



- (d) agree that consultation on the draft Pak Shek Kok OZP for the TPDC will be conducted in due course.

**Attachments**

<b>Attachment I</b>	Approved Pak Shek Kok (East) OZP No. S/PSK/9 (reduced size)
<b>Attachment II</b>	Draft Pak Shek Kok (East) OZP No. S/PSK/9F
<b>Attachment III</b>	Revised Notes of the Draft Pak Shek Kok (East) OZP No. S/PSK/9F
<b>Attachment IV</b>	Revised Explanatory Statement of the Draft Pak Shek Kok (East) OZP No. S/PSK/9F
<b>Plan 1</b>	Site Plan – Comparison of Existing OZP to Proposed Amendment Items A to D
<b>Plan 2</b>	Aerial photo with the proposed Amendment Items A1 to D
<b>Plan 3a</b>	Site Photo – Proposed Amendment Items A1 to D
<b>Plan 3b</b>	Site Photos – Proposed Amendment Items A1 to A3
<b>Plan 3c</b>	Site Photos – Proposed Amendment Items A2, B1 to B3
<b>Plan 3d</b>	Site Photos – Proposed Amendment Item C
<b>Plans 4a to 4c</b>	Photomontages

**PLANNING DEPARTMENT  
DECEMBER 2012**



圖例  
NOTATION

ZONES		地帶
RESIDENTIAL (GROUP B)	R(B)	住宅 (乙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/C	政府、機構或社區
OPEN SPACE	O	休憩用地
RECREATION	REC	康樂
OTHER SPECIFIED USES	OU	其他指定用途

COMMUNICATIONS		交通
MAJOR ROAD AND JUNCTION		主要道路及路口

MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線

土地用途及面積一覽表  
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
RESIDENTIAL (GROUP B)	9.39	13.07	住宅 (乙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	2.97	4.13	政府、機構或社區
OPEN SPACE	13.73	19.10	休憩用地
RECREATION	9.51	13.23	康樂
OTHER SPECIFIED USES	22.41	31.18	其他指定用途
MAJOR ROAD ETC.	13.86	19.29	主要道路等
TOTAL PLANNING SCHEME AREA	71.97	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 2006 年 1 月 3 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  
3 JANUARY 2006

LAM Chik-ling, Tony 林振廷  
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白石角 (東部) 分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
PAK SHEK KOK (EAST) - OUTLINE ZONING PLAN



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/PSK/9





**DRAFT APPROVED PAK SHEK KOK (EAST) OUTLINE ZONING PLAN NO.  
S/PSK/9F**

(Being an Approved *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* includes--
    - (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 ~~under the Buildings Ordinance.~~
- (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 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 that specified below require permission from the Town Planning Board:

on-street vehicle park
- (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, ~~and any other Government requirements, as may be applicable.~~

Schedule of Uses

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RESIDENTIAL (GROUP B)1

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) 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 and a maximum building height of 30 metres, or the plot ratio and height of the existing building, whichever is the greater.
- (b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, **and** caretaker's office, **or** ~~and~~ caretaker's quarters, ~~or~~ **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 B)1 (Cont'd)

- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/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.

RESIDENTIAL (GROUP B)2

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) 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 3.5 and a maximum building height of 45 metres, or the plot ratio and height of the existing building, whichever is the greater.
- (b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, **and** caretaker's office, ~~or~~ ~~and~~ caretaker's quarters, ~~or~~ **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 B)2 (Cont'd)

- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/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.

RESIDENTIAL (GROUP B)3

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 Market Public Clinic Residential Institution School (in free-standing purpose-designed building only) Utility Installation for Private Project	Ambulance Depot Commercial Bathhouse/ Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club 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

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in a 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  
 Off-course Betting Centre  
 Office  
 Place of Entertainment  
 School  
 Shop and Services

RESIDENTIAL (GROUP B)3 (Cont'd)

Planning Intention

This zone is intended primarily for medium-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) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic plot ratio of 3, a maximum non-domestic plot ratio of 0.2 and a maximum building height of 30 metres, or the plot ratio and height of the existing building, whichever is the greater.
- (b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, **and** caretaker's office, **or** ~~and~~ caretaker's quarters, ~~or~~ **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/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.



RESIDENTIAL (GROUP B)4

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 Market Public Clinic Residential Institution School (in free-standing purpose-designed building only) Utility Installation for Private Project	Ambulance Depot Commercial Bathhouse/ Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club 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

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in a 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  
 Off-course Betting Centre  
 Office  
 Place of Entertainment  
 School  
 Shop and Services

RESIDENTIAL (GROUP B)4 (Cont'd)

Planning Intention

This zone is intended primarily for medium-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) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic plot ratio of 3, a maximum non-domestic plot ratio of 0.2 and a maximum building height of 45 metres, or the plot ratio and height of the existing building, whichever is the greater.
- (b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, **and** caretaker's office, **or** ~~and~~ caretaker's quarters, ~~or~~ **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/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.
- (d) ***Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restriction as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.***

**RESIDENTIAL (GROUP B)5**

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

**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) *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 3.5 and a maximum building height of 52 metres above Principal Datum (mPD), or the plot ratio and height of the existing building, whichever is the greater.*

*(Please see next page)*

**RESIDENTIAL (GROUP B)5 (Cont'd)**

- (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/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.*
- (d) *Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restriction as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.*

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Animal 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	Helicopter Fuelling Station
Institutional Use (not elsewhere specified)	Holiday Camp
Library	Hotel
Market	House
Pier	Marine Fuelling Station
Place of Recreation, Sports or Culture	Off-course Betting Centre
Public Clinic	Office
Public Convenience	Petrol Filling Station
Public Transport Terminus or Station	Place of Entertainment
Public Utility Installation	Private Club
Public Vehicle Park (excluding container vehicle)	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Recyclable Collection Centre	Refuse Disposal Installation (Refuse Transfer Station only)
Religious Institution	Residential Institution
Research, Design and Development Centre	Sewage Treatment/Screening Plant
School	Shop and Services
Service Reservoir	Utility Installation for Private Project
Social Welfare Facility	Zoo
Training Centre	
Wholesale Trade	

Planning Intention

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

OPEN SPACE

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

Planning Intention

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



RECREATION

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 Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Use (Police Reporting Centre only) Holiday Camp On-Farm Domestic Structure Picnic Area Place of Recreation, Sports or Culture Public Convenience Tent Camping Ground	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Eating Place Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Hotel Place of Entertainment Private Club Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Residential Institution Shop and Services Theme Park Utility Installation for Private Project Zoo

Planning Intention

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

Remarks

- (a) ~~No residential institution shall result in a total development in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m).~~
- (b) ~~Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/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.~~

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
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For "Science Park" Only

Eating Place	Dangerous Goods Godown
Educational Institution	Industrial Use
Flat (staff quarters only)	
Exhibition or Convention Hall	
Government Refuse Collection Point	
Government Use (not elsewhere specified)	
Hotel	
Information Technology and Telecommunications Industries	
Office	
Petrol Filling Station	
Pier	
Place of Recreation, Sports or Culture	
Private Club	
Public Clinic	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park	
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	
Research, Design and Development Centre	
Refuse Disposal Installation	
Shop and Services	
Social Welfare Facility	
Training Centre	
Utility Installation for Private Project	

Planning Intention

The Science Park is planned to provide accommodation to attract new technology-based firms and activities to Hong Kong and to stimulate the growth of locally-owned, technologically advanced businesses.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For All Other Sites (Not Listed Above)

Sewage Pumping Station  
Public Landing Steps

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

Planning Intention

This zone is intended to reserve sites for specified uses, including a sewage pumping station and one public landing steps. The sewage pumping station and public landing steps are to respectively serve the proposed developments in the area and the public.

**Attachment IV**

**APPROVED-DRAFT PAK SHEK KOK (EAST) OUTLINE ZONING PLAN NO.**  
**S/PSK/9F**

**EXPLANATORY STATEMENT**

**APPROVED-DRAFT PAK SHEK KOK (EAST) OUTLINE ZONING PLAN NO.**  
**S/PSK/9F**

**EXPLANATORY STATEMENT**

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**APPROVED DRAFT PAK SHEK KOK (EAST) OUTLINE ZONING PLAN NO.**  
**S/PSK/9F**

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

**EXPLANATORY STATEMENT**

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

1. **INTRODUCTION**

This Explanatory Statement is intended to assist an understanding of the ~~approved~~ **draft** Pak Shek Kok (East) Outline Zoning Plan (OZP) No. S/PSK/9F. 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 3 December 1997, the Chief Executive, under section 3(1)(a) of the Town Planning Ordinance (the Ordinance), directed the Board to prepare a draft outline zoning plan for the Pak Shek Kok (East) area in Tai Po.
- 2.2 On 27 March 1998, the draft Pak Shek Kok (East) OZP No. S/PSK/1 was exhibited for public inspection under section 5 of the Ordinance. The OZP was subsequently amended five times and exhibited for public inspection under section 7 of the Ordinance.
- 2.3 On 11 June 2002, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Pak Shek Kok (East) OZP, which was subsequently renumbered as S/PSK/7. On 2 November 2004, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.
- 2.4 On 24 March 2005, the draft Pak Shek Kok (East) OZP No. S/PSK/8 incorporating some zoning boundary adjustments to reflect the authorized public works, as-built developments and finalized road alignment, and amendments to the Notes of the OZP to reflect the revised Master Schedule of Notes to statutory plans endorsed by the Board, was exhibited for public inspection under section 5 of the Ordinance. During the exhibition period, no objection was received.
- 2.5 On 3 January 2006, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Pak Shek Kok (East) OZP, which was subsequently re-numbered as S/PSK/9. On 13 January 2006, the approved Pak Shek Kok (East) OZP No. S/PSK/9 (~~the Plan~~) was exhibited for public inspection under section 9(5) of the Ordinance.

- 2.6 *On 8 November 2011, the CE in C referred the approved Pak Shek Kok (East) OZP No. S/PSK/9 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 18 November 2011.*
- 2.7 *On xx. xx.2013, the draft Pak Shek Kok (East) OZP No. S/PSK/10 (the Plan), mainly incorporating amendments to rezone a site to the northwest of Fo Yin Road from "Recreation", "Open Space" and "Road" to "Residential (Group B)5" and "Other Specified Uses" annotated "Science Park", and another site bounded by Fo Shing Road and Chong San Road from "Open Space" to "Government, Institution or Community" to reflect the as-built situation, to designate non-building areas and to revise the Schedule of Notes of the Plan, was exhibited for public inspection under section 5 of the Ordinance.*

### 3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land-use zonings and major road networks for the Pak Shek Kok (East) area so that development and redevelopment within the area 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 land-use zones may be subject to minor adjustments as detailed planning and development proceed.
- 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 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 Pak Shek Kok area and not to overload the road network in this area.*

### 4. NOTES OF THE PLAN

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

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

5. THE PLANNING SCHEME AREA

The Planning Scheme Area (the Area) covers an area of about 71.87 hectares (ha) along the waterfront of Tolo Highway and is situated in the south-eastern part of Tai Po New Town and to the north of Ma Liu Shui. To its south-west are the Tolo Highway and the ***MTR East Rail Line (East Rail)*** ~~Kowloon-Canton Railway (KCR)~~; and to its north-east is the Tolo Harbour. The boundary of the Area is shown by a heavy broken line on the Plan.

6. POPULATION

It is expected that the total planned population of the Area would be about ~~11,800~~**11,100** persons while the working population (which is mainly contributed by the Science Park) is estimated to be about ~~19,500~~**23,900** persons.

7. NON-BUILDING AREA (NBA)

- 7.1 *According to the findings of the Expert Evaluation on Air Ventilation Assessment (AVA), the major prevailing annual winds in Pak Shek Kok area come from the east and northeast directions. Taking into account the findings of the AVA and other relevant factors, such as site constraints and impacts of development/redevelopment potential, two strips of NBA have been proposed in the Area, including a 15m wide strip of NBA in the "Residential (Group B)4" zone and a strip of NBA of about 25m wide along the southwestern side of "Residential (Group B)5" zone, so as to allow wind to penetrate through the central area of Pak Shek Kok.*

- 7.2 *The above NBAs will not apply to underground developments. Moreover, a minor relaxation clause has been incorporated in the Notes of the relevant zones to allow minor relaxation of the stated NBA as shown on the Plan under exceptional circumstances.*

78. LAND-USE ZONINGS

- 78.1 Residential (Group B) : Total Area ~~9.39~~**13.25** ha

- 78.1.1 *The planning intention of this zone is primarily for medium-density residential developments. Except for developments within "Residential (Group B)3" and "Residential (Group B)4" zones, where selected commercial and community uses serving the needs of*



*the residential neighbourhood are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building, commercial, community and recreational uses in other sub-zones (i.e. "Residential (Group B)1", "Residential (Group B)2" and "Residential (Group B)5") require planning permission from the Board.*

- 8.1.2 *This zone is divided into 5 sub-areas. These sub-areas are subject to different plot ratio and building height restrictions as specified in the Remarks in the Notes of the Plan, or the plot ratio and building height of the existing building, whichever is the greater. These restrictions are necessary to ensure compatibility with the waterfront location, the surrounding areas and developments, and to preserve the local character of the Area. The plot ratio and building height restrictions for the "R(B)" sub-areas are as follows:*

<u>Sub-area</u>	<u>Maximum Plot Ratio</u>	<u>Maximum Building Height</u>
R(B)1	3	30m
R(B)2	3.5	45m
R(B)3	Domestic : 3 Non-Domestic: 0.2	30m
R(B)4	Domestic : 3 Non-Domestic: 0.2	45m
R(B)5	3.5	52mPD

~~This zoning is intended primarily for medium density residential developments. This zoning comprises four sub-zones in the northern part of the Area. In view of the environmental and infrastructural constraints in the general area, as well as to ensure compatibility with the surrounding areas and the adjacent developments including the Science Park, developments within each sub-zone are subject to specified development restrictions.~~

- ~~7.1.2 In view of the close proximity to the Tolo Highway, single aspect design of the buildings to mitigate the traffic noise along the Tolo Highway should be adopted. This requirement will be incorporated in the lease conditions of the sites as appropriate.~~

- ~~7.1.3 Developments under this zoning are subject to the following specified restrictions:-~~

- ~~(i) "Residential (Group B)1" ("R(B)1"): Total Area 2.21 ha~~

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. Developments within this zone are subject to a maximum plot ratio of 3 and a maximum building height of 30 metres. Within this zoning, commercial uses require planning permission from the Board.

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(ii) “Residential (Group B)2” (“R(B)2”) : Total Area 1.99 ha

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. Developments within this zone are subject to a maximum plot ratio of 3.5 and a maximum building height of 45 metres. Within this zoning, commercial uses require planning permission from the Board.

(iii) “Residential (Group B)3” (“R(B)3”) : Total Area 1.01 ha

This zoning is intended primarily for medium density residential developments. Developments within this zone are subject to a maximum domestic plot ratio of 3, a maximum non-domestic plot ratio of 0.2 and a maximum building height of 30 metres. Commercial uses such as banks, restaurants and retail shops are permitted as of right on the lowest three floors of the buildings or in a purpose designed non-residential portion of an existing building.

(iv) “Residential (Group B)4” (“R(B)4”) : Total Area 4.18 ha

This zoning is intended primarily for medium density residential developments. Developments within this zone are subject to a maximum domestic plot ratio of 3, a maximum non-domestic plot ratio of 0.2 and a maximum building height of 45 metres. Commercial uses such as banks, restaurants and retail shops are permitted as of right on the lowest three floors of the buildings or in a purpose designed non-residential portion of an existing building.

7.1.4 A stepped height concept is generally adopted in the Pak Shek Kok reclamation area. To achieve this concept, it is intended that buildings close to the waterfront side should be restricted to a maximum building height of 30m while buildings close to Tolo Highway should be restricted to a maximum building height of 45m. These requirements will be incorporated in the lease conditions of the sites site as appropriate.

8.1.3 *For noise sensitive uses of any development having a line-of-sight to Tolo Highway and Chong San Road, suitable noise mitigation measures should be adopted to mitigate the traffic noise impact therefrom to meet the traffic noise criteria of Hong Kong Planning Standards and Guidelines. Environmental Protection Department should be consulted on this aspect.*

~~87.1.45~~ To provide flexibility for innovative design adapted to the characteristics of particular sites, ~~minor~~ *Minor* relaxation of the *NBA*, plot ratio and building height restrictions stated in paragraph ~~87.1.32~~ above may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

78.2 Government, Institution or Community ("G/IC") : Total Area ~~2.97~~ **4.23** ha

87.2.1 *The planning intention of this* 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. There are ~~six~~ *seven* "G/IC" sites within the Area.

87.2.2 Existing GIC facilities include the Marine Science Laboratory of the Chinese University of Hong Kong ~~completed in 2002~~, and ~~one~~ *a* refuse collection point, and ~~an~~ *one* electricity substation *and a public transport terminus together with a sewage pumping station along Chong San Road adjoining the "R(B)2" zone.* ~~completed in 2003.~~

8.2.3 Planned GIC facilities include a primary school *at Fo Chun Road*, a fire station cum ambulance depot and a fire tug pier in the northern part of the Area. ~~The site reserved for the development of a fire tug pier is intended to provide fire fighting services for the boats and vessels in the north-eastern water of the Territory.~~ Local GIC facilities will also be provided in the residential and Science Park developments when detailed planning for the Area proceeds.

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87.3 Open Space ("O") : Total Area ~~13.73~~ **10.69** ha

78.3.1 ~~This zoning~~ *The planning intention of 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. The open spaces in the Area consist of ~~an existing~~ waterfront promenade *mainly running along the north-eastern boundary of the Area* together with a cycle track *and an area between the "R(B)1", "R(B)3" and "R(B)4" zones. These open spaces are intended to integrate with the surrounding developments to improve*

*the overall amenity of the area. A strip of land to the north of the "R(B)2" zone along Fo Chun Road is reserved for open space purpose.* which are scheduled for completion in 2007, open space adjoining the "R(B)3" and "R(B)4" zones, two open spaces along Road D1 at the northern part of the Area and two open spaces to the immediate south east of the "Recreation" zone. To mitigate noise generated from the traffic along Tolo Highway, the open space along Road D1 is intended to serve as a physical buffer between the residential developments and the Tolo Highway. The physical buffer could be in the form of tree planting.

78.3.2 In addition to the major open space as indicated on the Plan, local open space will also be provided within the private residential and Science Park developments for the enjoyment of local residents and workers.

~~7.4~~ Recreation ("REC") : Total Area 9.51 ha

~~This zoning is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism. Uses in support of the recreational developments may be permitted subject to planning permission. A site in the central part of the Area is zoned for this purpose. Several potential projects for this recreation site, namely, China ecology centre, ocean dome, aquatic centre, sports stadium, sports complex, event based recreation ground and passive recreation use, have been considered. However, the definite use on the "REC" zone will be subject to further study.~~

~~78.54~~ Other Specified Uses ("OU") : Total Area 30.4522.41 ha

78.54.1 This zone denotes land to be allocated for the following specific uses in the Area:

- (a) the Science Park;
- (b) a sewage pumping station; and
- (c) a pier in the form of public landing steps.

78.54.2 The Science Park is planned to provide accommodation to attract new technology-based firms and activities to Hong Kong and to stimulate the growth of locally-owned, technologically advanced businesses. It can provide the environment, form, structure and services which would facilitate research and development activities, product innovation and synergy. The land and premises within the Science Park are suited to the research and development needs of local and international high-technology firms and activities.

78.54.3 In 1992 and 1995, the then Industry Department commissioned a two-stage consultancy study on the development of a Science Park in

Hong Kong. The study confirmed the need and demand for setting up a Science Park in Hong Kong to promote research and development and technology transfer activities in order to help maintain the competitiveness of the manufacturing industry in Hong Kong and support its growth. A preferred site for the Science Park in the Area was identified. In February 1996, the then Executive Council approved, in principle, to pursue the Science Park project. The development parameters of the Science Park were examined under the "Feasibility Study of the Pak Shek Kok Development Area".

78.54.4 The *existing* Science Park has a gross area of about 22 ha and ~~will be~~ *is being* developed with an average plot ratio of 2.5. The buildings therein will be low *to medium*-rise (building height not more than 40 metres) with extensive landscaping. A stepped height concept with decreasing building heights from the Tolo Highway to the Tolo Harbour should be adopted in order to create an interesting building height profile. Ancillary/supporting facilities such as restaurants, conference rooms, business centre and on-site staff quarters will also be provided in the Park. ~~The Science Park will provide about 22,000 jobs upon full development.~~

78.54.5 Land within the "OU (Science Park)" ~~zone~~ is also reserved for internal roads ~~of the Science Park~~ and essential amenity and utility facilities.

78.54.6 The Science Park ~~will be~~ *is being* developed in ~~three~~ phases. *Phase 1 and Phase 2 were completed in 2004 and 2011 respectively. Phase 3 development was commenced in 2011 and scheduled for completion in 2016.* The ~~three sub-phases of Phase 1 were completed in 2002, 2003 and 2004 respectively. Construction of Phase 2 commenced in mid-2004 and is scheduled for completion in 2007. There is no firm timetable for Phase 3 development at the moment.~~

8.4.7 *In order to meet the requirements for the expansion of the Science Park, an area of about 8 ha to the west of Fo Yin Road is also reserved for Science Park purpose. It is proposed to be developed with the same average plot ratio of 2.5 and building height of not more than 40 metres as the existing Science Park development. However, the development intensity of the expansion area of Science Park will be subject to further review.*

78.54.78 A sewage pumping station to the south of the Science Park *at Chong San Road* is intended ~~to serve~~ *to serve* the developments in the Area. ~~It was completed in 2003 and has been commissioned.~~

78.54.89 *An existing* A pier in the form of public landing steps zoned "OU(Pier)" in the middle of the Pak Shek Kok ~~reclamation area~~ *Promenade* will serve the developments in the area. ~~and the public and is scheduled for completion in 2007.~~

## 89. COMMUNICATIONS

### Road Network

89.1 Only the 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.

98.2 *The major primary distributor in the Area is Chong San Road along the south-western boundary of the Area running parallel with Tolo Highway.* External access to and from the Area will mainly be via two new access roads at the southern and northern parts of the Area branching off from Tolo Highway and its interchanges. The southern access to the Area, *Science Park Road*, is ~~will be~~ an extension/improvement of the existing road from the Ma Liu Shui Interchange of Tolo Highway. The northern access joins ~~the~~ Tolo Highway via a roundabout and slip roads. Two slip roads were completed in 2002 while the slip road flyover was completed in 2003.

~~8.3 The major primary distributor in the Area is an access road at the south-western boundary of the Area running parallel with Tolo Highway, which was completed in mid-2005.~~

89.43 An east-west road link, *Road L3*, ~~is provided~~ will also be proposed at the central part of the *Pak Shek Kok* Area to connect it with the existing reclamation area to the south-west of Tolo Highway and Tai Po Road - Tai Po Kau section.

### Public Transport/Transport Provision

89.54 The Area ~~will~~ is mainly be served by buses and minibuses. *To serve the local residents, there is a Public Transport Interchange at Chong San Road and Fo Shing Road. Other* Bus and minibus termini ~~will~~ are also be provided within residential developments and the Science Park. *Public transport laybys will be provided at Fo Yin Road and Fo Chun Road.* Moreover, land has been reserved for the development of a KCR station to the south-west of the Area across Tolo Highway to serve the Area. However, the feasibility of providing a KCR station therein is subject to further study.

## 109. UTILITY SERVICES

### 109.1 Sewage Sewerage and Drainage Treatment Systems

*There are existing public sewerage and drainage systems in the Area.* The ~~sewage~~ Sewage in the Area will be transported to the Sha Tin Sewage Treatment Works for disposal *with the support of*. ~~This will require a pumping station at the "Other Specified Uses (Sewage Pumping Station)" zone at the southern part of the Area and with an equalisation tank and a rising main to Sha~~

~~Tin Sewage Treatment Works. Two~~*two* other sewage pumping stations along *located at Fo Yin Road and Fo Shing Road*. Road D1 approved by the Board are under construction and are scheduled for completion in end 2005.

#### 109.2 Water Supply

Potable fresh water supply and salt water supply for flushing are available to Science Park Phase I and the proposed Science Park Phase II ~~the Area~~. *A new* New service reservoir *located near Tai Po Road is under construction and scheduled for completion in 2014*. and water ~~Water~~ mains for supplying *new developments in the Area* remaining Pak Shek Kok area are under design and *tentatively scheduled for completion in 2016*. the construction works is targeted for completion in 2010.

#### 109.3 Public Utilities

No problem in meeting the requirement for public utilities in the Area is envisaged. An electricity substation was developed within the "G/IC" zone at the northern part of the Area. Close liaison and consultation with the various utility companies will be maintained when planning and development of the Area proceed.

### 101. IMPLEMENTATION

101.1 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.

101.2 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 and site reservation.

~~10.3 The whole Area was reclaimed by public filling. The reclamation works were substantially completed in 2003.~~

101.43 For the implementation of the Science Park development, a statutory corporation, namely "Hong Kong Science and Technology Parks Corporation", was set up to develop and manage the Science Park with Government's support in the development cost. The Science Park ~~will be developed~~ *has been developing* by phases. The first *two* phases ~~of the Science Park, which occupies~~ *with an area of* about 815.7 ha of land in the southern part of the Area;

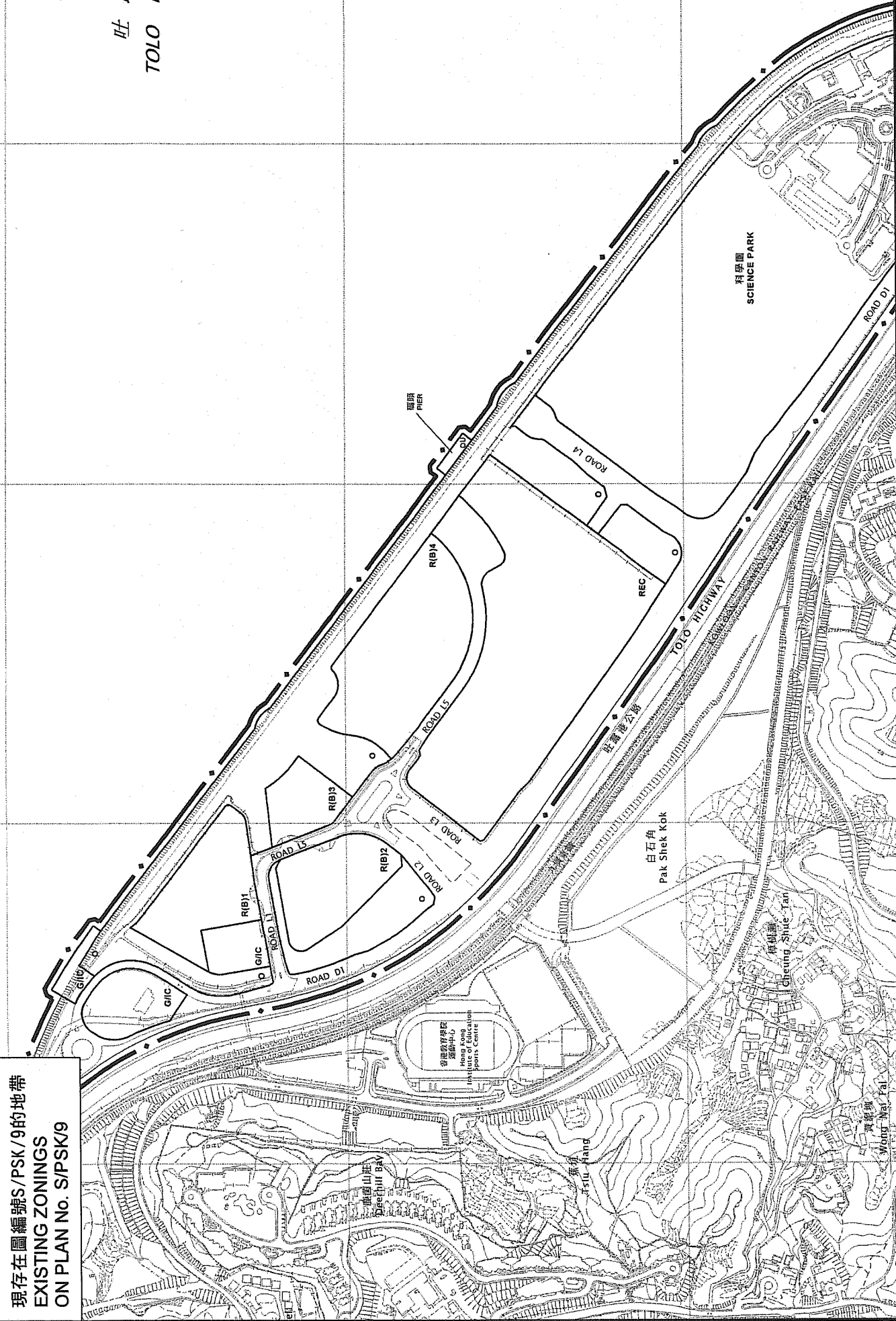
~~was open in mid 2002~~ *were completed in 2004 and 2011 respectively.*  
Construction works for Phase 23 commenced in ~~mid-2004~~11.

110.54 ~~The waterfront promenade together with cycle track, the open space to the south of the Science Park and a pier in the form of public landing steps in the middle of the reclamation area are under construction and are scheduled for~~ *were completed* completion in mid 2007. Roads D1, L1, L2 and L5 (portion between Road L1 and L3) ~~were completed in mid 2005 while the construction works for the remaining section of L5 will tie in with the construction works of "R(B)4" housing site. Two sewage pumping stations along Road D1 will be completed by the end 2005. Construction works for Road L4 commenced in mid 2004 for completion in mid 2006.~~ *Road network for the Area was largely completed in 2011.*

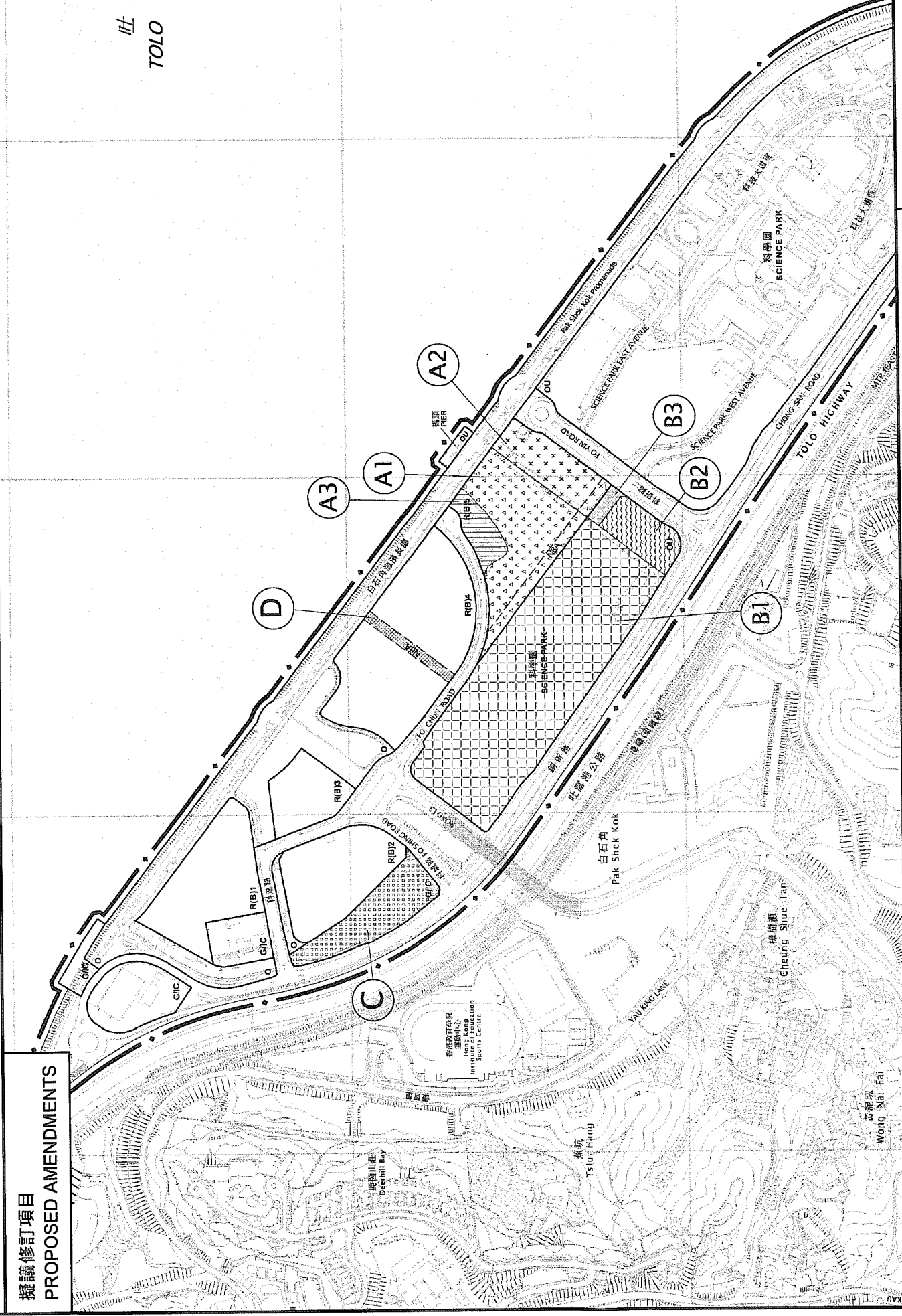
101.65 Planning applications to the Board will be assessed on individual merits. In general, the Board's consideration of the planning applications, will take into account all relevant planning considerations which may include the departmental outline development plans, the layout plans, and guidelines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



現存在圖編號S/PSK/9的地帶  
EXISTING ZONINGS  
ON PLAN No. S/PSK/9



擬議修訂項目  
PROPOSED AMENDMENTS



平面圖 SITE PLAN

擬議修訂白石角(東部)分區計劃大綱核准圖編號S/PSK/9  
PROPOSED AMENDMENTS TO THE APPROVED PAK SHEK KOK (EAST) OUTLINE ZONING PLAN No. S/PSK/9

本摘要圖於2012年12月10日擬備  
EXTRACT PLAN PREPARED ON 10.12.2012

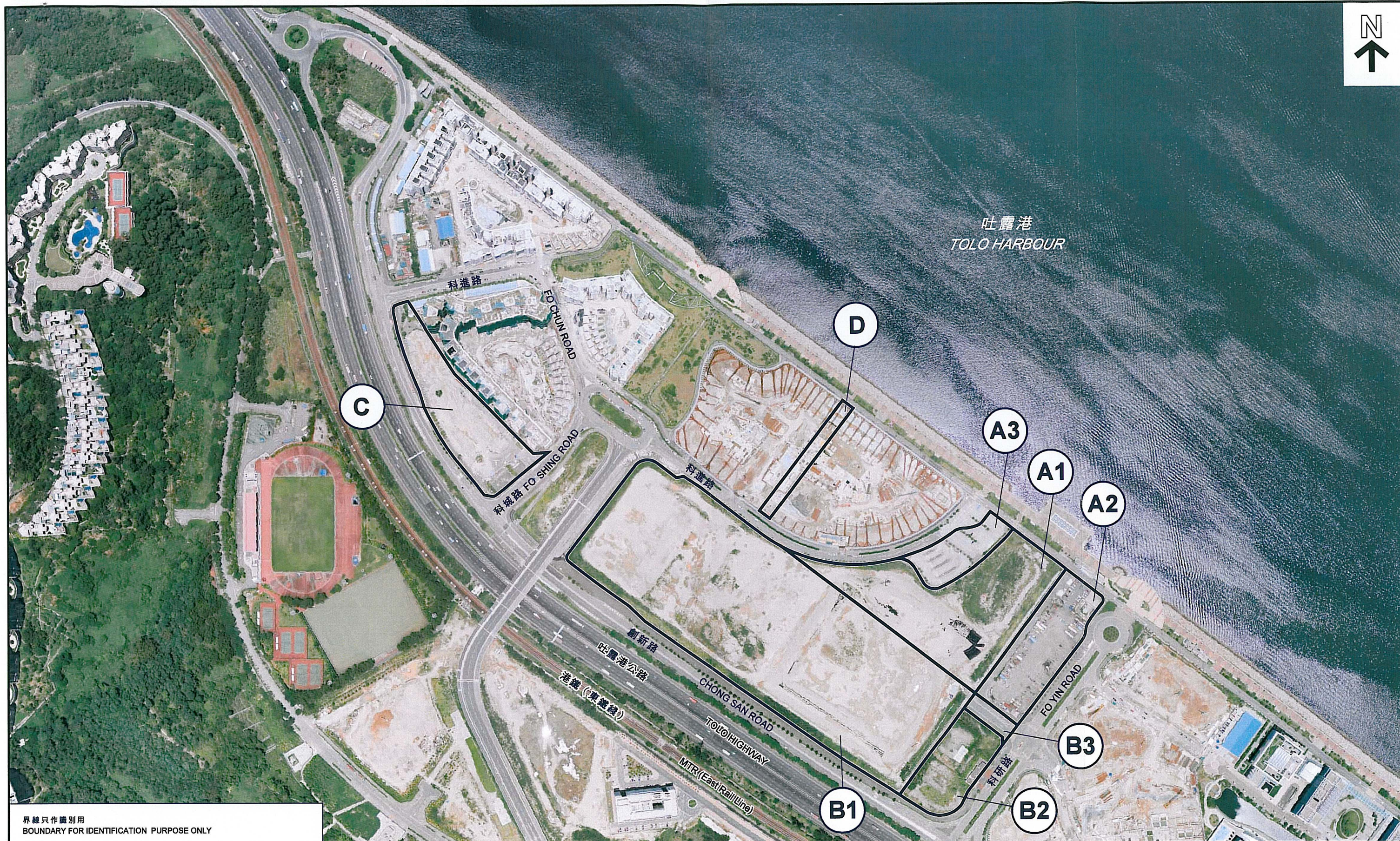
PLANNING  
DEPARTMENT

參考編號  
REFERENCE No.  
M/NE/12/21F

圖 PLAN  
1

SCALE 1 : 7 500 比例尺  
米 100 0 100 200 300 400 500 600 700 米  
METRES





界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2012年12月10日擬備，所根據的資料為  
地政總署於2012年7月30日拍得的  
航攝照片編號CS36768及CS36769  
EXTRACT PLAN PREPARED ON 10.12.2012 BASED ON  
AERIAL PHOTOS No. CS36768 & CS36769  
TAKEN ON 30.7.2012 BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議修訂白石角（東部）分區計劃大綱核准圖編號S/PSK/9  
PROPOSED AMENDMENTS TO THE APPROVED PAK SHEK KOK (EAST) OUTLINE ZONING PLAN No. S/PSK/9

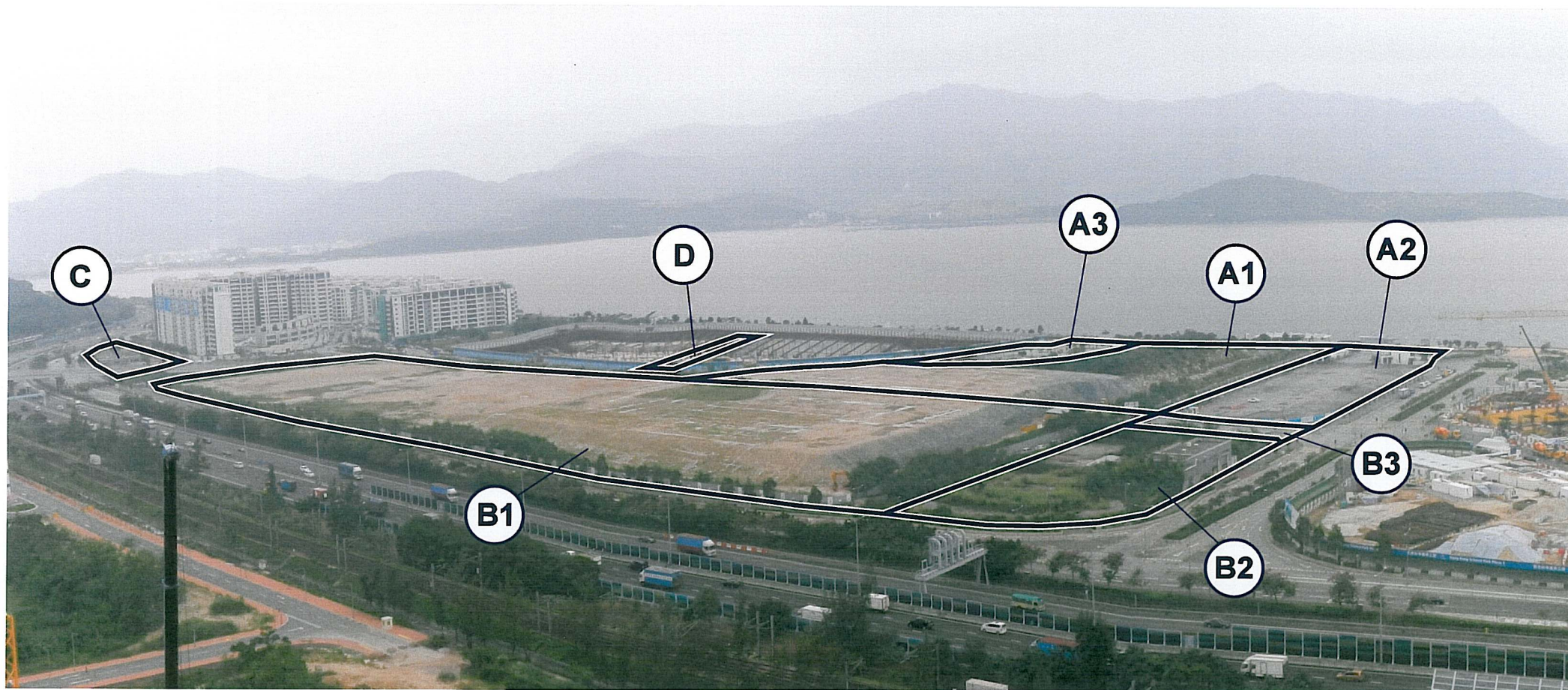
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NE/12/21F

圖 PLAN  
2





界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2012年12月10日擬備，所根據  
的資料為攝於2012年11月20日的實地照片  
PLAN PREPARED ON 10.12.2012 BASED ON  
SITE PHOTO TAKEN ON 20.11.2012

### 實地照片 SITE PHOTO

擬議修訂項目A1至E  
PROPOSED AMENDMENT ITEMS A1 TO E

規 劃 署  
PLANNING  
DEPARTMENT

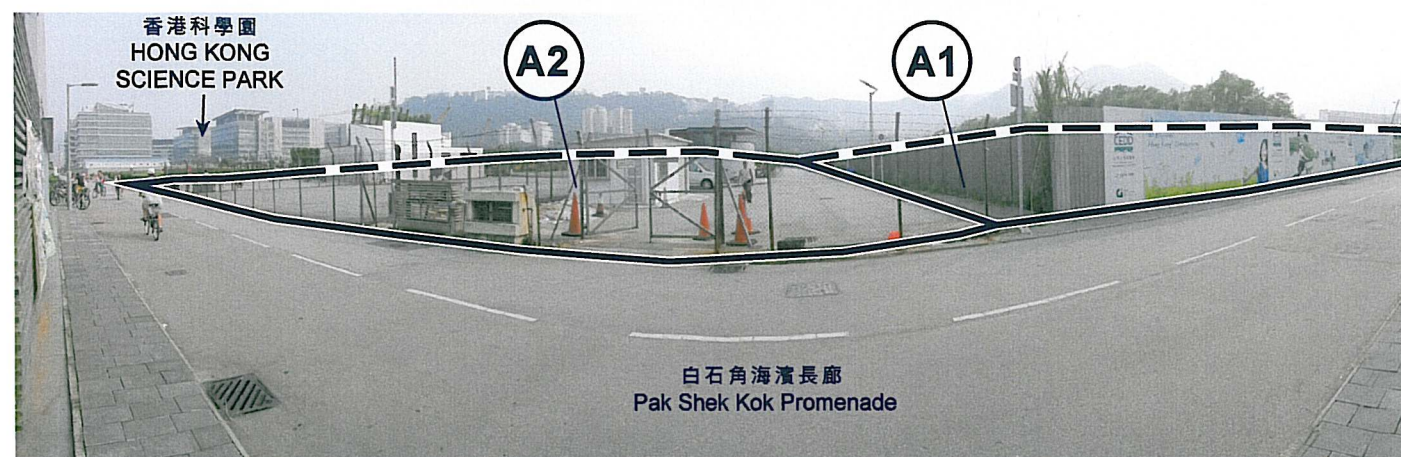


參考編號  
REFERENCE No.  
M/NE/12/21F

圖 PLAN  
3a



擬議修訂項目A1及A2  
PROPOSED AMENDMENT ITEMS A1 AND A2



擬議修訂項目A2  
PROPOSED AMENDMENT ITEM A2



擬議修訂項目A2  
PROPOSED AMENDMENT ITEM A2



申請地點界線只作識別用  
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

擬議修訂項目A3  
PROPOSED AMENDMENT ITEM A3



擬議修訂項目A3  
PROPOSED AMENDMENT ITEM A3



實地照片 SITE PHOTOS

擬議修訂項目A1至A3  
PROPOSED AMENDMENT ITEMS A1 TO A3

本圖於2012年12月10日擬備，所根據的資料為攝於2012年11月20日的實地照片  
PLAN PREPARED ON 10.12.2012 BASED ON SITE PHOTOS TAKEN ON 20.11.2012

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NE/12/21F

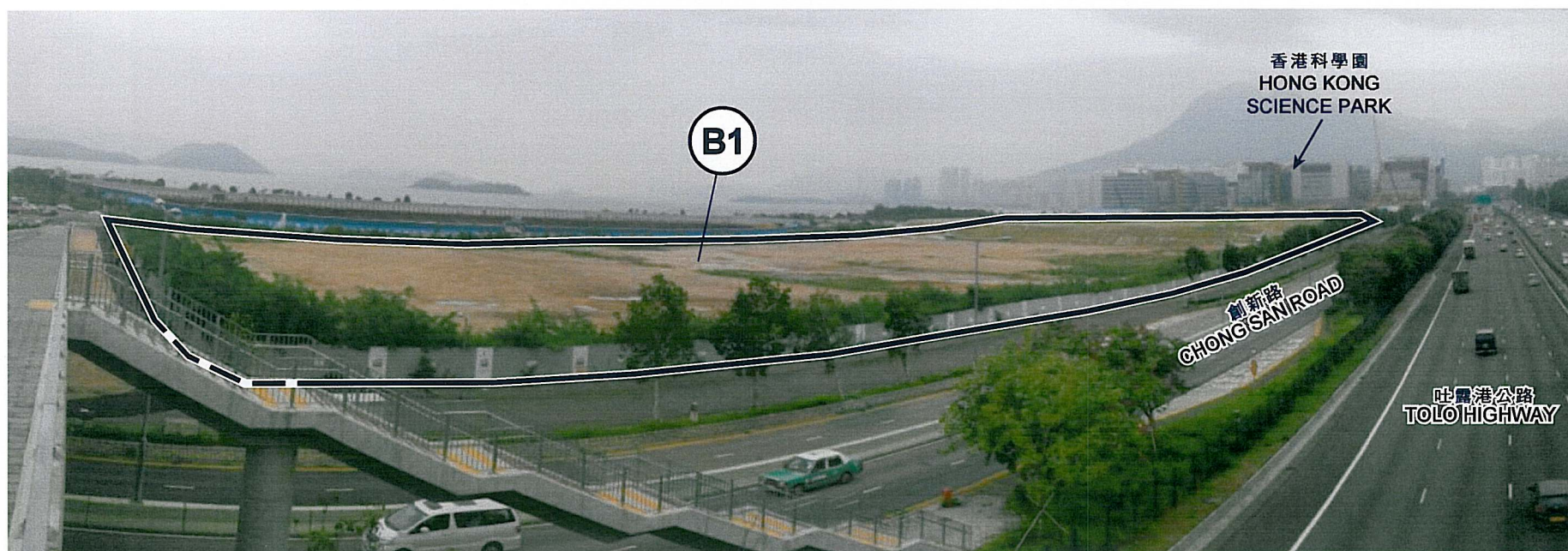
圖 PLAN  
3b



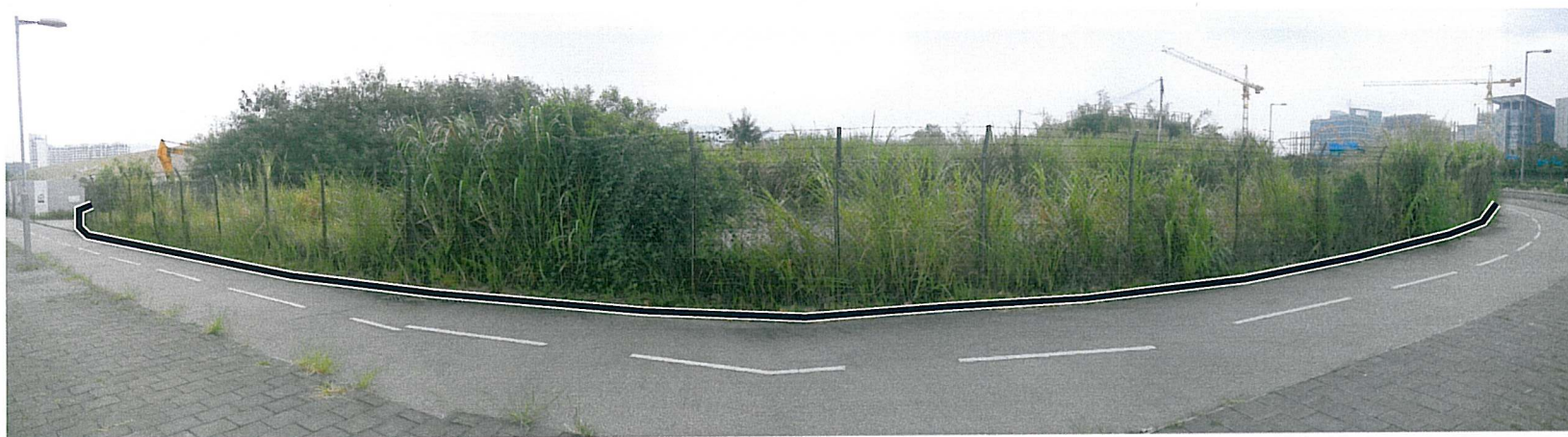
擬議修訂項目A2、B2及B3  
PROPOSED AMENDMENT ITEMS A2, B2 AND B3



擬議修訂項目B1  
PROPOSED AMENDMENT ITEM B1



擬議修訂項目B2  
PROPOSED AMENDMENT ITEM B2



擬議修訂項目B2  
PROPOSED AMENDMENT ITEM B2



申請地點界線只作識別用  
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

擬議修訂項目A2、B1至B3  
PROPOSED AMENDMENT ITEMS A2, B1 TO B3

規劃署  
PLANNING  
DEPARTMENT

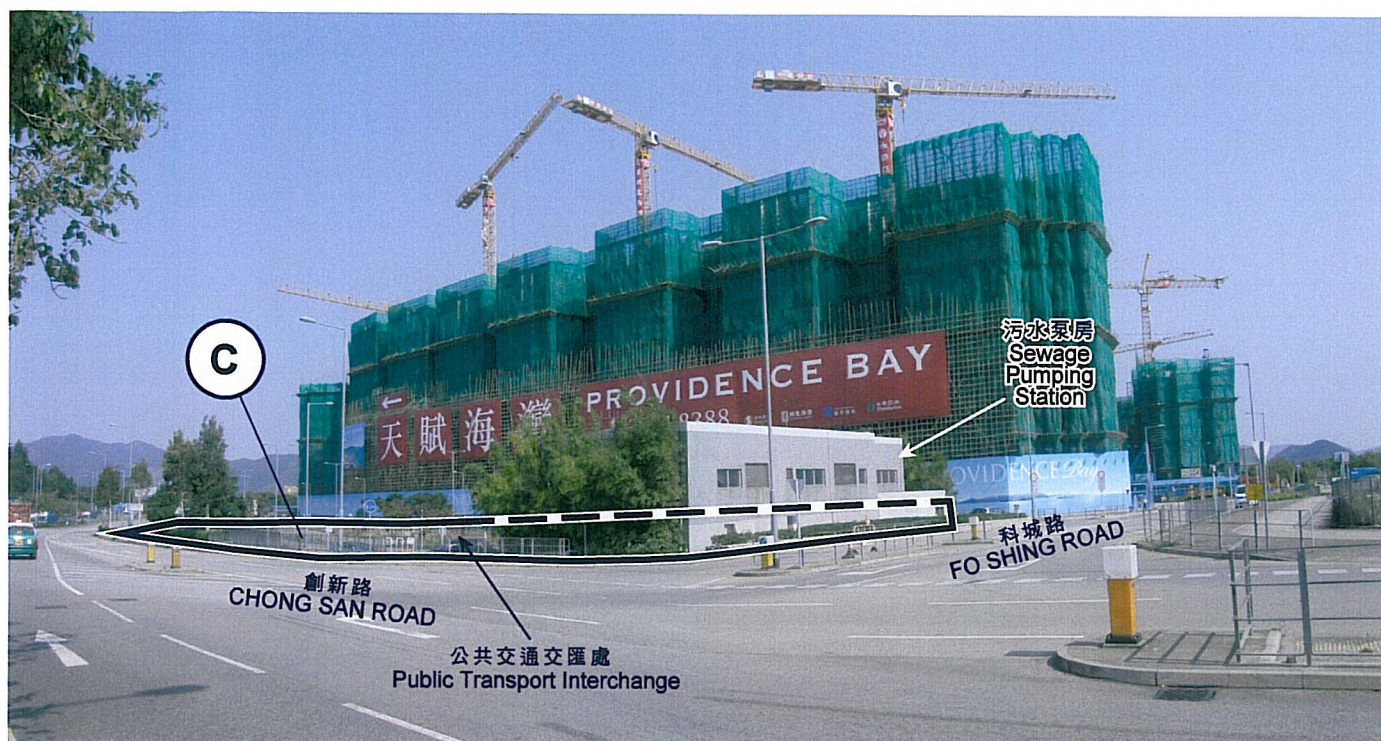


參考編號  
REFERENCE No.  
M/NE/12/21F

圖 PLAN  
3c

本圖於2012年12月10日擬備，所根據  
的資料為攝於2012年11月20日的實地照片  
PLAN PREPARED ON 10.12.2012 BASED ON  
SITE PHOTOS TAKEN ON 20.11.2012





申請地點界線只作識別用  
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTOS

本圖於2012年12月10日擬備，所根據的資料為攝於2012年2月7日及2012年11月20日的實地照片  
PLAN PREPARED ON 10.12.2012 BASED ON SITE PHOTOS TAKEN ON 7.2.2012 & 20.11.2012

擬議修訂項目C  
PROPOSED AMENDMENT ITEM C

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NE/12/21F

圖 PLAN  
3d



「住宅(乙類)4」地帶上動工中的住宅發展  
RESIDENTIAL DEVELOPMENT  
IN "R(B)4" ZONE  
UNDER CONSTRUCTION  
51.5 mPD

發展中的科學園第3期  
PHASE 3 OF  
HONG KONG SCIENCE PARK  
UNDER DEVELOPMENT



現有及已確定的發展  
EXISTING AND COMMITTED DEVELOPMENT

擬議「住宅(乙類)5」地帶  
PROPOSED "R(B)5" ZONE  
52 mPD



規劃中的住宅及科學園發展  
PLANNED RESIDENTIAL & SCIENCE PARK DEVELOPMENT

### 合成照片 PHOTOMONTAGE

預示在白石角的住宅及科學園發展  
(由鞍駿街附近的馬鞍山海濱長廊眺望)  
INDICATION OF RESIDENTIAL AND  
SCIENCE PARK DEVELOPMENT  
IN PAK SHEK KOK  
(VIEW FROM MA ON SHAN PROMENADE  
NEAR ON CHUN STREET)

本圖於2012年12月17日擬備  
PLAN PREPARED ON 17.12.2012

規劃署  
PLANNING  
DEPARTMENT



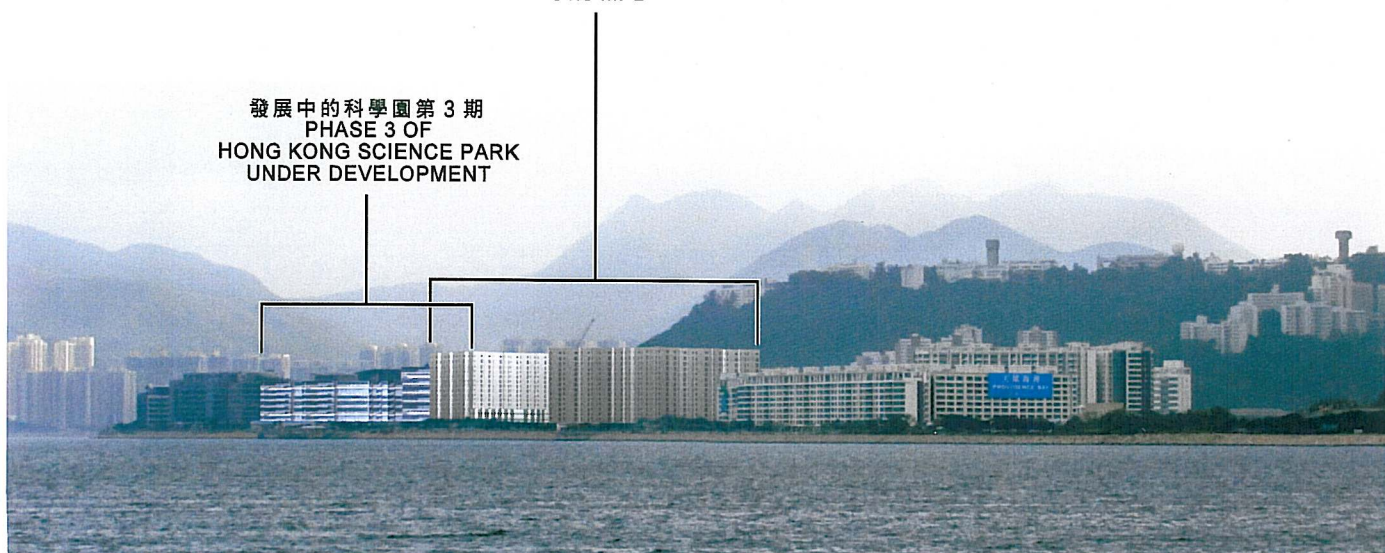
參考編號  
REFERENCE No.  
M/NE/12/21F

圖 PLAN  
4a



「住宅(乙類)4」地帶上動工中的住宅發展  
RESIDENTIAL DEVELOPMENT  
IN "R(B)4" ZONE  
UNDER CONSTRUCTION  
51.5 mPD

發展中的科學園第3期  
PHASE 3 OF  
HONG KONG SCIENCE PARK  
UNDER DEVELOPMENT



現有及已確定的發展  
EXISTING AND COMMITTED DEVELOPMENT

擬議「住宅(乙類)5」地帶  
PROPOSED "R(B)5" ZONE  
52 mPD



規劃中的住宅及科學園發展  
PLANNED RESIDENTIAL & SCIENCE PARK DEVELOPMENT

本圖於2012年12月17日擬備  
PLAN PREPARED ON 17.12.2012

合成照片 PHOTOMONTAGE  
預示在白石角的住宅及科學園發展  
(由大埔海濱公園東邊盡頭眺望)  
INDICATION OF RESIDENTIAL AND  
SCIENCE PARK DEVELOPMENT  
IN PAK SHEK KOK  
(VIEW FROM EASTERN END OF  
TAI PO WATERFRONT PARK)

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NE/12/21F

圖 PLAN  
4b





現有及已確定的發展  
EXISTING AND COMMITTED DEVELOPMENT



規劃中的住宅及科學園發展  
PLANNED RESIDENTIAL & SCIENCE PARK DEVELOPMENT

本圖於2012年12月17日擬備  
PLAN PREPARED ON 17.12.2012

合成照片 PHOTOMONTAGE  
預示在白石角的住宅及科學園發展  
(由香港中文大學眺望)  
INDICATION OF RESIDENTIAL AND  
SCIENCE PARK DEVELOPMENT  
IN PAK SHEK KOK  
(VIEW FROM  
THE CHINESE UNIVERSITY OF HONG KONG)

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NE/12/21F

圖 PLAN  
4c