

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

RNTPC Paper No. 10/14

**For Consideration by the
Rural and New Town Planning Committee on 22.8.2014**

**CONSIDERATION OF THE DRAFT PLANNING BRIEF
FOR THE “COMPREHENSIVE DEVELOPMENT AREA (3)” SITE
AT WHITEHEAD, MA ON SHAN**

CONSIDERATION OF THE DRAFT PLANNING BRIEF
FOR THE “COMPREHENSIVE DEVELOPMENT AREA (3)” SITE
AT WHITEHEAD, MA ON SHAN

1. Introduction

The purposes of this paper are to:

- (a) report to the Rural and New Town Planning Committee (the Committee) the results of the consultation with the Sha Tin District Council (STDC) on the draft planning brief (PB) for the “Comprehensive Development Area (3)” (“CDA(3)”) site on the draft Ma On Shan Outline Zoning Plan (OZP) No. S/MOS/19; and
- (b) seek Members’ endorsement of the draft PB at **Annex I** for the provision of guidance for future development at the Site subsequent to the Master Layout Plan (MLP) for the proposed residential development with minor relaxation of gross floor area (GFA) and building height (BH) restrictions of the “CDA(3)” site under Application No. A/MOS/99 (**Appendix I** in **Annex I**) approved by the Committee on 13.6.2014.

2. Background

- 2.1 The Whitehead headland was previously zoned “CDA” for comprehensive development for recreational, residential and/or commercial uses. After review, Planning Department (PlanD) proposed to rezone the site to two “CDA” and one “Recreation” (“REC”) zones to facilitate early implementation (**Plan 2** in **Annex I**).
- 2.2 The amendments to the Draft Ma On Shan OZP in relation to the above rezoning proposal was exhibited for public inspection on 24.2.2012. A total of seven representations and 42 comments were received. On 31.8.2012, the Town Planning Board (the Board) heard the representations and comments and decided not to amend the OZP to meet the representations related to the rezoning in Whitehead. The draft OZP was approved by the Chief Executive in Council on 30.7.2013 and the approved OZP was exhibited for public inspection on 9.8.2013.
- 2.3 Under the OZP, the “CDA(3)” site is subject to a maximum GFA of 30,000 m² and a maximum building height (BH) of 50 mPD. Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio (PR)/GFA/BH restrictions may be considered by the Board on application under the Town Planning Ordinance (the Ordinance).
- 2.4 As announced in the Policy Address in January 2014, the Government considers that it is feasible to generally increase the maximum domestic plot ratio in the territory, except for the north of Hong Kong Island and Kowloon Peninsula, by around 20%. To take forward this policy directive, Lands Department (LandsD) has conducted

reviews and technical assessments to ascertain the feasibility of increasing the GFA by 20% (from 30,000 m² to 36,000 m²) and BH by 16% (from 50 mPD to 58 mPD) of the “CDA(3)” site. The MLP for the proposed residential development with minor relaxation of GFA and BH restrictions of the “CDA(3)” site under Application No. A/MOS/99 was approved by the Committee on 13.6.2014 (**Appendix I** in **Annex I**).

- 2.5 In parallel, Planning Department (PlanD) has prepared a draft planning brief for the “CDA(3)” site to guide its future developments. Detailed planning requirements, including the major development parameters, provision of appropriate traffic and environmental mitigation measures, GIC, transport facilities and open space have been specified in the PB.

3. The Site and Its Surroundings

- 3.1 The Site has an area of about 2.35 ha (subject to survey) and is zoned “CDA(3)” on the OZP (**Plans 1 and 2** and **Photo at Plan 3** in **Annex I**).
- 3.2 The site occupies the southeastern part of Whitehead headland and comprises elevated platforms with vegetation on the slopes. It is served by Yiu Sha Road to the immediate south of the site. Yiu Sha Road will be widened to a two-way dual carriageway which is tentatively scheduled to be completed by 2017/18.
- 3.3 Located at the southeastern part of Whitehead headland, the Site adjoins a piece of flat land to the north which is zoned “REC” for comprehensive recreational development and a site to the west zoned “CDA(2)” for comprehensive residential development. To the east is a “Conservation Area” (“CA”) zone fronting Starfish Bay. To the south across Yiu Sha Road is a site zoned “CDA(1)” for a comprehensive residential and commercial development with GIC facilities currently under construction.

4. Planning Intention

The planning intention of the “CDA” zone is for comprehensive development/redevelopment of the area for recreational, residential and/or commercial uses with provision of open space and other supporting facilities. For “CDA(3)” zone, it is intended for low to medium-density residential development to be developed in a comprehensive manner. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure, visual impact, air ventilation and other constraints.

5. Draft Planning Brief

- 5.1 A draft PB for the Site has been prepared at **Annex I** in accordance with the planning intention for the “CDA” zone, the development restrictions on the OZP, and having regard to topography and surrounding land uses. The PB sets out the intended uses, development parameters, and the planning and design requirements to facilitate the revision to the approved MLP or preparation of a new MLP by the future developer. Amendments to the approved MLP falling within the scope of Class B amendments specified in the TPB Guidelines for Class A and Class B

Amendments to Approved Development Proposals (TPB PG-No. 36A) will be processed under section 16A of the Ordinance. A new MLP for the development of “CDA(3)” site may also be submitted for consideration by the TPB under section 16 of the Ordinance, with or without minor relaxation of the GFA/BH as specified in the OZP.

- 5.2 A general development concept for the Whitehead headland has been formulated and illustrated in **Plan 4** in **Annex I**. They will be translated into specific planning requirements of the individual “CDA” site.
- 5.3 The main requirements for the “CDA(3)” site are highlighted below:

Development Parameters

- 5.4 The Site, with an area of about 2.35 ha, is intended primarily for residential use with private open space and other supporting facilities. Development within the Site is subject to a maximum GFA of 30,000 m² and BH of 50 mPD under the OZP. The approved MLP (**Appendix I** in **Annex I**) for the proposed residential development at the “CDA(3)” site under Application No. A/MOS/99 has demonstrated that a minor relaxation to the above maximum GFA and BH to 36,000 m² and 58 mPD respectively is technically feasible. The stepped building height profile descending from Wu Kai Sha Station to Whitehead should be maintained. Assuming an average flat size of 65 m², it is estimated that the Site would provide some 550 units under the approved MLP.

Urban Design and Landscape Requirements

- 5.5 In addition to the BH restrictions, a number of urban design considerations should be adopted for the future development on the Site. Apart from the stepped building height profile, a 15m-wide visual corridor extending from the “CDA(1)” zone to the waterfront which is restricted to a building height of 2 storeys (**Plan 4** in **Annex I**) should be provided. Podium structure should be avoided given its waterfront location. In addition, a visual impact assessment (VIA) and an air ventilation assessment (AVA) should be included in the MLP submission to demonstrate good air ventilation and visual permeability. The visual corridor mentioned above may be adjusted subject to the VIA and AVA in support of the MLP.
- 5.6 The applicant is also required to submit a landscape proposal in the form of a Landscape Master Plan (LMP) as part of the MLP submission. Existing trees on the Site should be retained where feasible. Greenery should be provided at various levels and forms, including vertical greening, with priority for tree planting at-grade. A minimum coverage of greenery of 30% of the site area should be provided with half of which at-grade.
- 5.7 Private open space of 1m² per person should be provided to serve the residents of the proposed residential development.

Transport Requirements

- 5.8 A comprehensive Traffic Impact Assessment (TIA) should be conducted by the applicant to the satisfaction of the Commissioner for Transport (C for T). The requirements and methodology of the TIA should be agreed with the C for T before its commencement. Should there be any improvement measures required for

alleviating the identified adverse traffic impacts arising from the proposed development, the applicant should be responsible for the design, implementation and associated costs to the satisfaction of the C for T. The TIA should be submitted together with the MLP for the Board's consideration.

- 5.9 Ancillary car parking spaces and loading/unloading bays for the proposed development should be provided in accordance with the Hong Kong Planning Standards and Guidelines to the satisfaction of the C for T. As podium structure should be avoided, all parking and loading/unloading facilities are required to be provided in the basement and incorporated as part of the MLP submission.

Environmental, Drainage and Sewerage Requirements

- 5.10 An environmental assessment (EA) should be conducted by the applicant to examine any possible environmental problems that may affect or be caused by the proposed development during and after construction, and propose mitigation measures if necessary. The EA report should be completed to the satisfaction of the Director of Environmental Protection and submitted together with the MLP for consideration.
- 5.11 A drainage and sewerage impact assessment should be carried out by the applicant to examine any possible drainage and sewerage problems that may be caused by the proposed development and propose mitigation measures. The assessment should be submitted together with the MLP for the Board's consideration.

6. STDC's Views on the Draft PB and PlanD's Responses

- 6.1 The Development and Housing Committee (DHC) of STDC was consulted on the draft PB with relaxed GFA and BH restrictions on 27.2.2014 (an extract of relevant minutes is at **Annex II**). While STDC had no objection to the draft PB, some members raised concerns or suggestions mainly on the following aspects:
- (a) The site is located in the Whitehead headland mainly comprising low-rise and low-density developments. The increase in the development intensity of the site may create wall effect and cause adverse air ventilation impact to the surrounding areas. The increase in population should also be served by necessary community, recreational and transport facilities.
 - (b) Consideration may be given to excise the existing vegetated slopes on the northern part of the Site from the development site in order to preserve existing trees at the Site. The total number of existing trees and the number of trees to be preserved should also be specified.
 - (c) The 'green peninsula' to the east of the "CDA(3)" zone should be planned for recreational and open space uses.
- 6.2 PlanD's responses are as follows:
- (a) The proposed development with a maximum BH of 58 mPD at the site can blend in with the overall stepped height building profile of the area descending from the inland area to the waterfront. It can form a BH transition between the planned low-rise recreational and sports facilities at a maximum BH of 30 mPD to the

north and the existing/proposed high-rise residential and commercial developments at a BH ranging from 183 mPD to 58.5 mPD to the south.

- (b) The equivalent plot ratio of the site, after the 20% rise in GFA, will be increased from about 1.28 to 1.53. Even with the proposed increase in the GFA and BH, the general character of Whitehead headland of low to medium-density residential neighbourhood shall be maintained. The proposed development intensity (equivalent to PR 1.53) is considered acceptable for the site context.
- (c) On air ventilation aspect, according to the Air Ventilation Assessment (AVA) conducted, with the provision of air paths, adoption of podium-free structure and proper alignment of building blocks in the direction of the wind breezeways, the AVA results revealed that a relatively good wind performance at pedestrian level can be maintained within the Site and in its immediate vicinity, and the proposed development would not cause significant air ventilation to the surrounding areas.
- (d) According to the tree survey conducted, all the tree species identified within the “CDA(3)” site are common species. Of the 74 trees surveyed, 44 trees are proposed to be felled while the remaining 30 trees are proposed to be retained. In compensation for the trees felled, about 120 trees are proposed to be planted within the proposed development. Besides, residential development usually covers about 20-30% of the whole development site. There would be sufficient scope within the Site for preservation of existing trees subject to the drawing up of the MLP and LMP.
- (e) Adequate GIC facilities such as sports centre, sports ground, swimming pool complex, integrated family services centre, library, clinic/health centre, police station, kindergarten, schools, etc. are planned in Ma On Shan and Sha Tin areas according to the Hong Kong Planning Standards and Guidelines (HKPSG).
- (f) The “REC” zone to the north of the “CDA(3)” zone is already reserved for the provision of recreational and sports facilities while the ‘green peninsula’ is zoned “CA” (**Plan 1 in Annex I**) which is intended to protect and retain the existing natural landscape and ecological features of the area for conservation, educational and research purposes. There is a general presumption against development in the “CA” zone.

7. Proposed Amendments to the Draft PB

Views expressed by DHC of STDC are either not directly related to or have been duly responded and reflected in the draft PB. As such, amendment to the draft PB is not necessary.

8. Consultation

8.1 The following Government departments have been consulted and their comments have been incorporated in the above paragraphs and the draft PB, where appropriate:

- (a) Project Manager (NTE), Civil Engineering and Development Department;
- (b) District Officer (Sha Tin), Home Affairs Department;
- (c) Chief Architect/Central Management Division 2, Architectural Services

- Department;
- (d) Chief Town Planner/Urban Design and Landscape, Planning Department; and
 - (e) Chief Engineer/Mainland South, Drainage Services Department.

8.2 The following Government bureaux/departments have no comment on the draft PB:

- (a) Secretary for Education;
- (b) District Lands Officer/Shu Tin, Lands Department;
- (c) Director of Environmental Protection;
- (d) Chief Building Surveyor/New Territories East 2 and Rail, Buildings Department;
- (e) Chief Engineer/Development(2), Water Supplies Department;
- (f) Chief Highways Engineer/New Territories East, Highways Department;
- (g) Head of Geotechnical Engineering Office, Civil Engineering and Development Department;
- (h) Commissioner for Transport;
- (i) Director of Leisure and Cultural Services;
- (j) Antiquities and Monuments Office (AMO), Leisure and Cultural Services Department;
- (k) Director of Agriculture, Fisheries & Conservation;
- (l) Director of Fire Services; and
- (m) Commissioner of Police.

9. **Decision Sought**

9.1 Members are invited to:

- (a) note the views of the STDC members as summarized in paragraph 6; and
- (b) endorse the draft PB in **Annex I**.

9.2 Should the Committee decide to endorse the draft PB, the development parameters set out in the PB will provide a framework for the future developer to prepare a MLP for the comprehensive residential development at the Site for the submission to the Board for consideration. The finalised PB will be provided to the future developer to guide future development at the Site.

10. **Attachments**

- Annex I** Draft Planning Brief for the “Comprehensive Development Area (3)” Site at Whitehead, Ma On Shan
- Annex II** Extract of the Minutes of Development and Housing Committee Meeting held on 27.2.2014

**DRAFT PLANNING BRIEF FOR
THE “COMPREHENSIVE DEVELOPMENT AREA (3)” SITE
AT WHITEHEAD HEADLAND, MA ON SHAN**

1. PURPOSE OF THE PLANNING BRIEF

- 1.1. The purpose of this planning brief (PB) is to set out the planning parameters and development requirements for the “Comprehensive Development Area (3)” (“CDA (3)”) site (the Site) at Whitehead in Ma On Shan (**Plan 1**). The Site is intended for a comprehensive private residential development with ancillary facilities.
- 1.2 This PB serves to provide guidance to facilitate the prospective developer in the preparation of a new or revised Master Layout Plan (MLP) to be submitted to the Town Planning Board (TPB) in the manner as required under the Notes of the draft Ma On Shan Outline Zoning Plan (OZP) No. S/MOS/19.

2. BACKGROUND

- 2.1 Whitehead headland was formerly occupied by the Whitehead Detention Centre for Vietnamese boat people in 1990s. With an area of 23.56 hectares and comprising all Government land, it was previously zoned “CDA” for comprehensive development for recreation, residential and/or commercial uses with the provision of open space and other supporting facilities.
- 2.2 In view of the aspiration of the local community for early implementation of the recreational and sports facilities and the need to boost the housing land supply, PlanD had undertaken a land use review of the Whitehead “CDA” site and considered that the original intention to use it for recreational and residential uses should be retained. However, rezoning of the site to individual uses was considered necessary in order to facilitate their early implementation.

- 2.3 A revised layout for Whitehead has been prepared (**Plan 2**) which comprises two residential sites under “CDA(2)” and “CDA(3)” zones and a “Recreation” (“REC”) site to accommodate sports and recreational uses. In addition, two sites were proposed to be rezoned to “Government, Institution or Community” (“G/IC”). The site near Whitehead Sewage Pumping Station was reserved for the proposed new sewage pumping station and another near Starfish Bay is the long-term reserve for low-rise GIC use. There were also strips of land proposed to be rezoned to area shown as ‘Road’ as road reserve for site access, footpath and cycle track if necessary.
- 2.4 The amendments to the draft Ma On Shan OZP in relation to the rezoning of the sites at Whitehead based on the above revised layout was exhibited for public inspection on 24.2.2012. A total of seven representations and 42 comments were received. On 31.8.2012, the TPB heard the representations and comments and decided not to amend the OZP to meet the representations. The draft OZP was approved by the CE in C on 30.7.2013.
- 2.5 Under the OZP, the “CDA(3)” site is subject to a maximum GFA of 30,000 m² and a maximum building height (BH) of 50mPD. Development parameters are summarized in the following table. Based on the individual merits of a development or redevelopment proposal, minor relaxation of the PR/GFA/BH restrictions may be considered by the TPB on application under the Town Planning Ordinance (the Ordinance).

	Development parameters under current OZP restrictions
Zoning/ Lot	CDA(3)
Gross site area (about)	2.35 ha
GFA restriction	30,000 m ²
Estimated number of flat	460 ^(Note 1)
Estimated population	1,380
BH restriction	50 mPD (equivalent to about 12 storeys)

Note 1: Based on an average flat size of about 65 m². The flat production was originally estimated to be 231 units based on the current GFA restriction of 30,000 m² and assumed average flat size of 130 m². After reviewing the local circumstances, the assumed average flat size is reduced from 130m² to 65m² in the latest estimation.

- 2.6 As announced in the Policy Address in January 2014, the Government considers that it is feasible to generally increase the maximum domestic plot ratio in the territory, except for the north of Hong Kong Island and Kowloon Peninsula, by around 20%. To take forward this policy directive, Lands Department (LandsD) has conducted reviews and technical assessments to ascertain the feasibility of increasing the GFA by 20% (from 30,000 m² to 36,000 m²) and BH by 16% (from 50 mPD to 58 mPD) of the “CDA(3)” site.
- 2.7 The MLP for the proposed residential development with minor relaxation of GFA and BH restrictions of the “CDA(3)” site under Application No. A/MOS/99 was approved with conditions by the TPB on 13.6.2014 (**Appendices I and II**). The enhanced development parameters under the approved scheme are as follows:

	Development parameters under the approved development scheme (No. A/MOS/99)
Zoning/ Lot	CDA(3)
Gross site area (about)	2.35 ha.
GFA restriction	36,000 m ²
Estimated number of flat	550 ^(Note 1)
Estimated population	1,650
Building height restriction	58mPD (equivalent to about 14-15 storeys)

Note 1: Based on an average flat size of about 65 m².

- 2.8 Amendments to the approved MLP falling within the scope of Class B amendments specified in the TPB Guidelines for Class A and Class B Amendments to Approved Development Proposals (TPB PG-No. 36A) will be processed under Section 16A of the Ordinance. A new MLP for the development of “CDA(3)” site may also be submitted for consideration by the TPB under Sections 4A(2) and 16 of the Ordinance, with or without minor relaxation of the GFA/BH as specified in the OZP.

3. THE SITE AND ITS SURROUNDING AREAS (PLANS 1 to 3)

- 3.1 The site occupies the southeastern part of Whitehead headland and comprises elevated platforms with vegetation on the slopes (**Plan 1**). It is served by Yiu Sha Road to the immediate south of the site. Yiu Sha Road

will be widened to a two-way dual carriageway which is tentatively scheduled to be completed by 2017/18.

- 3.2 Located at the southeastern part of Whitehead headland, the Site adjoins a piece of flat land to the north which is zoned “REC” for comprehensive recreational development and a site to the west zoned “CDA(2)” for comprehensive residential development. To the east is a “Conservation Area” (“CA”) zone fronting Starfish Bay. To the south across Yiu Sha Road is a site zoned “CDA(1)” for a comprehensive residential and commercial development with GIC facilities currently under construction.

4. GENERAL DESIGN PRINCIPLES FOR THE SITES AT WHITEHEAD (PLAN 4)

- 4.1 It is the planning objective to develop Whitehead headland into a comprehensive recreational and residential development taking into account its locational and topographical advantage. The general development concepts for the Whitehead headland are illustrated in **Plan 4**.

- 4.2 The general design principles for the development of the sites at Whitehead headland are as follows:

- Whilst Whitehead headland is divided into a number of individual sites to facilitate early implementation, the development within each individual site should be planned in a comprehensive manner to ensure that the developments are well co-ordinated to achieve the planning objective for the whole Whitehead. In this regard, submission of MLP to TPB is required for the “CDA” sites.
- The northern portion is intended primarily for comprehensive recreational developments for the use of the general public. The southern part is intended for comprehensive residential development taking into account its compatibility with the development at Lok Wo Sha. Major recreational/sports facilities and uses in support of the recreational development in the “REC” zone also require planning application to the TPB.

- A stepped building height profile will need to be maintained from Wu Kai Shai Station to Whitehead. In this regard, the building heights of the existing and proposed developments are decreasing from inland location to the waterfront. Adoption of building height variation is encouraged within individual sites.
- Visual corridors with reasonable width between buildings as indicated in **Plan 4** will need to be provided to improve visual permeability and air ventilation.
- The natural shoreline of Whitehead should be preserved. At the areas along the coastline, only footpath and cycle track is recommended.
- Given its waterfront location, podium structures should be avoided as far as possible.
- Pedestrian linkage with Wu Kai Sha Station to the south is required to ensure that the recreational facilities at the northern part of Whitehead will be accessible by the general public.
- A strip of land at a width of 15m across “REC”, “CDA(3)” and “CDA(1)” zones is restricted to a building height of two storeys to serve as an air path to facilitate air ventilation in the area.
- The existing vegetation at the “REC”, “CDA(2)” and “CDA(3)” sites should be preserved as far as possible.
- The implementation programme for individual development should tie in with the programme for infrastructural provision, particularly sewerage and road infrastructure.

5. PLANNING REQUIREMENTS FOR THE “CDA(3)” SITE

Item	Particulars	Remarks
Major Development Parameters		
Planning Intention	This zone is intended for comprehensive development of	

	<p>the area primarily for residential use with supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure, visual impact, air ventilation and other constraints.</p> <p>Minor relaxation of the GFA and building height restrictions may be considered by the TPB on application under section 16 of the Ordinance.</p>	
Proposed Uses	Primarily residential use with supporting facilities	
Site Area	About 2.35 ha.	<p>Plan 2</p> <p>Subject to verification upon setting out of site boundary.</p>
Maximum GFA	<p>30,000 m² (as specified in the OZP)</p> <p>36,000 m² (under the approved MLP of Application No. A/MOS/99)</p>	Please see para. 2.8 in case amendments to the approved MLP are needed.
Maximum Building Height	<p>50mPD (as specified in the OZP)</p> <p>58mPD (under the approved MLP of Application No. A/MOS/99)</p>	<p>Please see para. 2.8 in case amendments to the approved MLP are needed.</p> <p>Podium structure should be avoided as far as possible in view of the waterfront location.</p>
Maximum Site Coverage	Not exceeding those stipulated in the Building (Planning) Regulation	

Planning Requirement		
Urban Design Consideration	<p>The following urban design considerations should be taken into account when formulating the development proposal:</p> <ul style="list-style-type: none"> - respect to the overall stepped height profile descending towards the waterfront and adoption of building height variation within the site to add visual interests; - paying special attention to the interface between the proposed development and the adjoining developments in “CDA(1)”, “CDA(2)” and “REC” zones; and - a MLP should be prepared in accordance with TPB Guidelines TPB PG-No.18A. 	<p>Please also refer to visual aspect and air ventilation aspect.</p> <p>In the MLP submission to the TPB, the applicant is required to demonstrate that the development, including the car park and podium (if any), can comply with the Sustainable Building Design Guidelines promulgated in the Practice Note for Authorised Persons, Registered Structural Engineers and Registered Engineers APP-152 issued by the Building Authority.</p>
Open Space Provision	<p>Not less than 1m² private local open space (LOS) per person for residents of the Site should be provided.</p>	<p>The private LOS should be provided preferably at-grade or at other suitable locations.</p>
Visual Aspect	<p>Visual Impact Assessment (VIA) should be carried out by the applicant to examine any possible visual impacts that may be caused by the proposed development and suitable mitigation measures should be proposed. The VIA should be submitted together with the MLP for the consideration by the TPB.</p>	<p>The VIA should be conducted in accordance with the “TPB PG-No.41 – Guidelines on Submissions of Visual Impact Assessment for Planning Application to the Town Planning Board”.</p>

<p>Landscape and Tree Preservation Aspects</p>	<ul style="list-style-type: none">- Minimum coverage of greenery of 30% of the site area with half of which at-grade should be adopted.- Provision of tree planting at ground level is preferable.- Existing trees on slope should be retained where feasible, particularly mature trees in good condition. A tree survey and tree preservation proposal should be prepared in accordance with the Lands Administration Office Practice Notes 7/2007. <p>A landscape proposal in the form of a Landscape Master Plan (LMP) should be prepared and submitted by the applicant as part of the MLP submission and should illustrate:</p> <ul style="list-style-type: none">- a master landscape plan indicating the concept of hard and soft landscaping;- tree preservation and planting proposals, including landscaping proposals for non-building areas/landscape set-back; and- the relationship of the development with the surrounding, especially with the “REC” zone to the north and the “CDA(2)” to the	
--	---	--

	<p>west of the Site.</p> <p>The LMP should include amongst others the following landscape design principles:</p> <ul style="list-style-type: none"> - optimising greening opportunity, in particular tree planting within the development at grade, various building levels, roof and vertical façade; and - integrating the provision of pedestrian linkage with that of the open space networks. 	
Car Parking, Loading and Unloading Provision	<p>The ancillary car parking spaces and loading/unloading bays for the proposed development should be provided in accordance with HKPSG to the satisfaction of the C for T.</p> <p>All parking and loading/unloading facilities are required to be provided in the basement and incorporated as part of the MLP submission.</p>	Provision should be up to the satisfaction of the Commissioner for Transport (C for T).
Other Technical Requirement		
Traffic and Transport Aspect	<p>Widening of Yiu Sha Road to 2-way dual carriageway will be carried out by the Government.</p> <p>A comprehensive Traffic Impact Assessment (TIA) should be conducted by the applicant to the satisfaction of C for T. It is advisable that the requirements and</p>	

	<p>methodology of the TIA are agreed with the C for T before its commencement. Should there be any improvement measures required for alleviating the identified adverse traffic impacts arising from the proposed development, the applicant should be responsible for the design and implementation to the satisfaction of the C for T. The TIA should be submitted together with the MLP for the consideration by the TPB.</p>	
<p>Air Ventilation Aspect</p>	<p>A strip of land at a width of 15m extending from “CDA(1)” to the waterfront is restricted to a building height of 2 storeys to facilitate air ventilation.</p> <p>Good design features and possible air ventilation problem areas should be identified and effective mitigation measures should be proposed to minimize the possible adverse air ventilation impacts within the site and to the nearby areas. Practical design options should be investigated for optimizing the air ventilation performance. The building layout and orientation should assist the penetration of the summer and annual prevailing winds.</p>	<p>The AVA should be conducted in accordance with the Housing, Planning and Lands Bureau/ Environment, Transport and Works Bureau Technical Circular No. 1/06 on Air Ventilation Assessment taking into account the relevant chapter of HKPSG on air ventilation and/or any other relevant technical documents issued by the Government.</p>

	<p>An Air Ventilation Assessment (AVA) should be prepared by the applicant and submitted as part of the MLP submission.</p>	
<p>Environmental Aspect</p>	<p>An Environmental Assessment (EA) should be conducted by the applicant to examine any possible environmental problems that may affect or be caused by the proposed development during and after construction and the proposed mitigation measures. The EA report should be completed to the satisfaction of the Director of Environmental Protection and submitted together with the MLP for consideration by the TPB.</p>	<p>In the design and disposition of the building blocks, due regard should be given to protecting noise sensitive receivers, i.e. residential blocks, through various measures such as setback, special building design and provision of noise barriers.</p>
<p>Drainage and Sewerage Aspects</p>	<p>A drainage and sewerage impact assessment should be carried out by the applicant to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures. The assessment should be submitted together with the MLP for consideration by the TPB.</p> <p>The layout of the proposed development should cater for the water works reserve as shown on the lease plan of the subject lot to the satisfaction of</p>	

	the Director of Water Supplies.	
Cultural Heritage Aspect	Prior consultation with the Antiquities and Monuments Office of the Leisure and Cultural Services Department should be made if any development might affect the Wu Kai Sha Site of Archaeological Interest and its immediate environs.	

6. IMPLEMENTATION PROGRAMME

An implementation programme is required as part of the MLP submission to indicate the construction programme of the proposed development and the associated facilities, landscaped walkway, open space, amenity, etc, where appropriate.

7. MASTER LAYOUT PLAN SUBMISSION

7.1 A MLP submitted to the TPB for approval should contain all the information as required under the Notes of the OZP for the “CDA(3)” zone of Ma On Shan OZP and to clearly demonstrate that the requirements stated in this PB have been complied with. Relevant requirements for the submission of MLP are provided in the TPB PG-No. 18A – Submission of MLP under Section 4A(2) of the Ordinance. The MLP should indicate the following information:

- (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
- (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
- (iii) the details and extent of GIC and recreational facilities, public transport and parking facilities, and open space to be provided

within the area;

- (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
- (v) the urban design, landscaping and tree preservation proposals within the area;
- (vi) programme of development in detail;
- (vii) an EA report including an ecological assessment to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
- (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
- (ix) a TIA report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
- (x) a VIA report to examine any possible visual impacts that may be caused by the proposed development and the proposed mitigation measures to tackle them;
- (xi) an AVA report to examine any possible air ventilation problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
- (xii) such other information as may be required by the TPB.

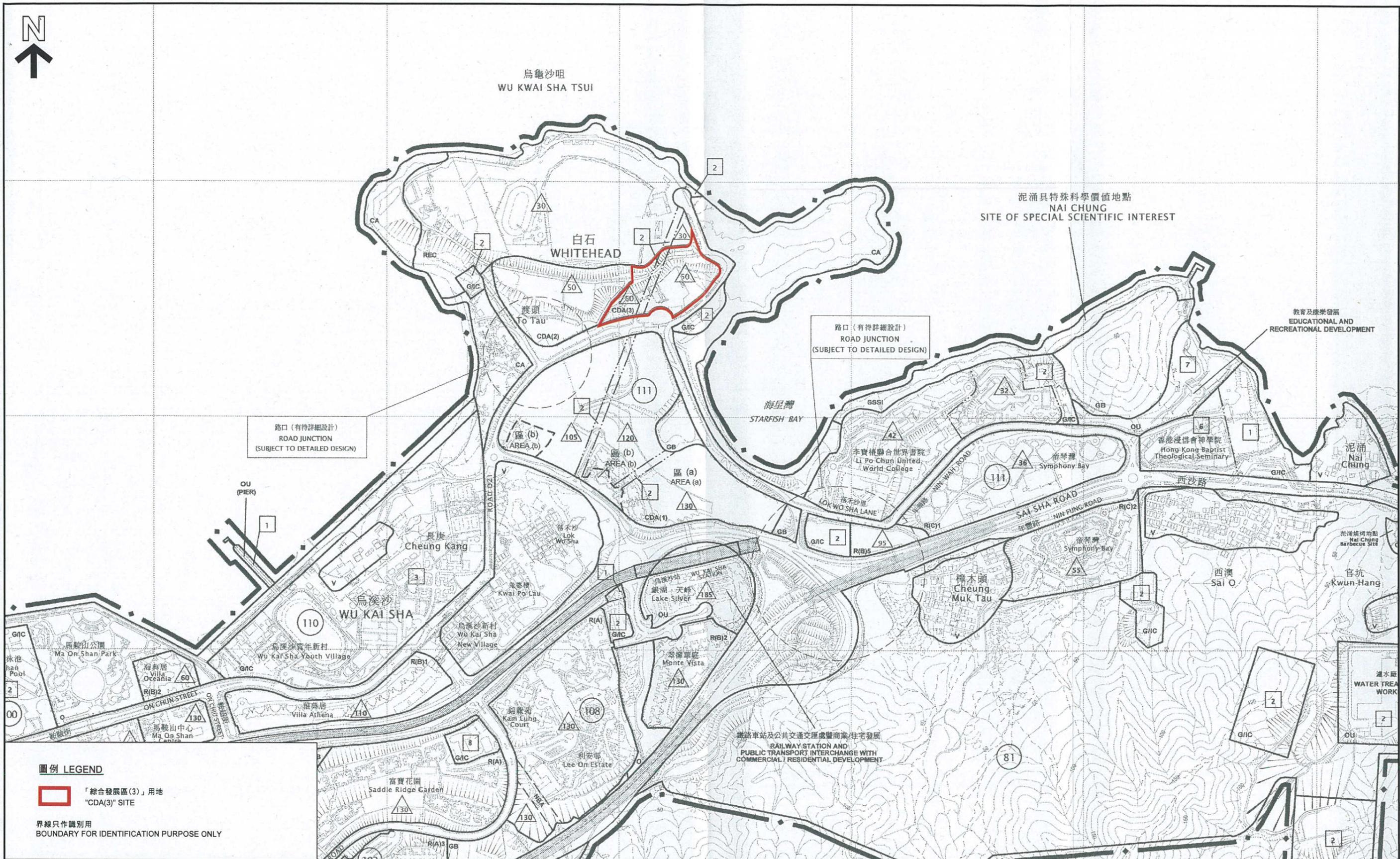
7.2 The MLP should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the

surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.

8. ATTACHMENTS

Plan 1	Location Plan
Plan 2	Site Plan
Plan 3	Site Photo
Plan 4	General Development Concept for Whitehead
Appendix I	Approved Master Layout Plan under Application No. A/MOS/99
Appendix II	Approval Letter of Application No. A/MOS/99

**PLANNING DEPARTMENT
AUGUST 2014**



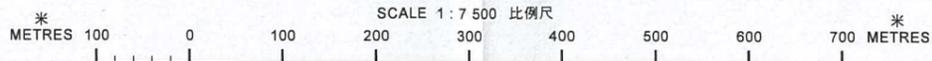
圖例 LEGEND

- 「綜合發展區(3)」用地
"CDA(3)" SITE
- 界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2014年5月22日擬備，
所根據的資料為於2014年3月7日
展示的分區計劃大綱圖編號S/MOS/19
EXTRACT PLAN PREPARED ON 22.5.2014
BASED ON OUTLINE ZONING PLAN No.
S/MOS/19 EXHIBITED ON 7.3.2014

位置圖 LOCATION PLAN

白石「綜合發展區(3)」用地規劃大綱
PLANNING BRIEF FOR THE "CDA(3)" SITE AT WHITEHEAD



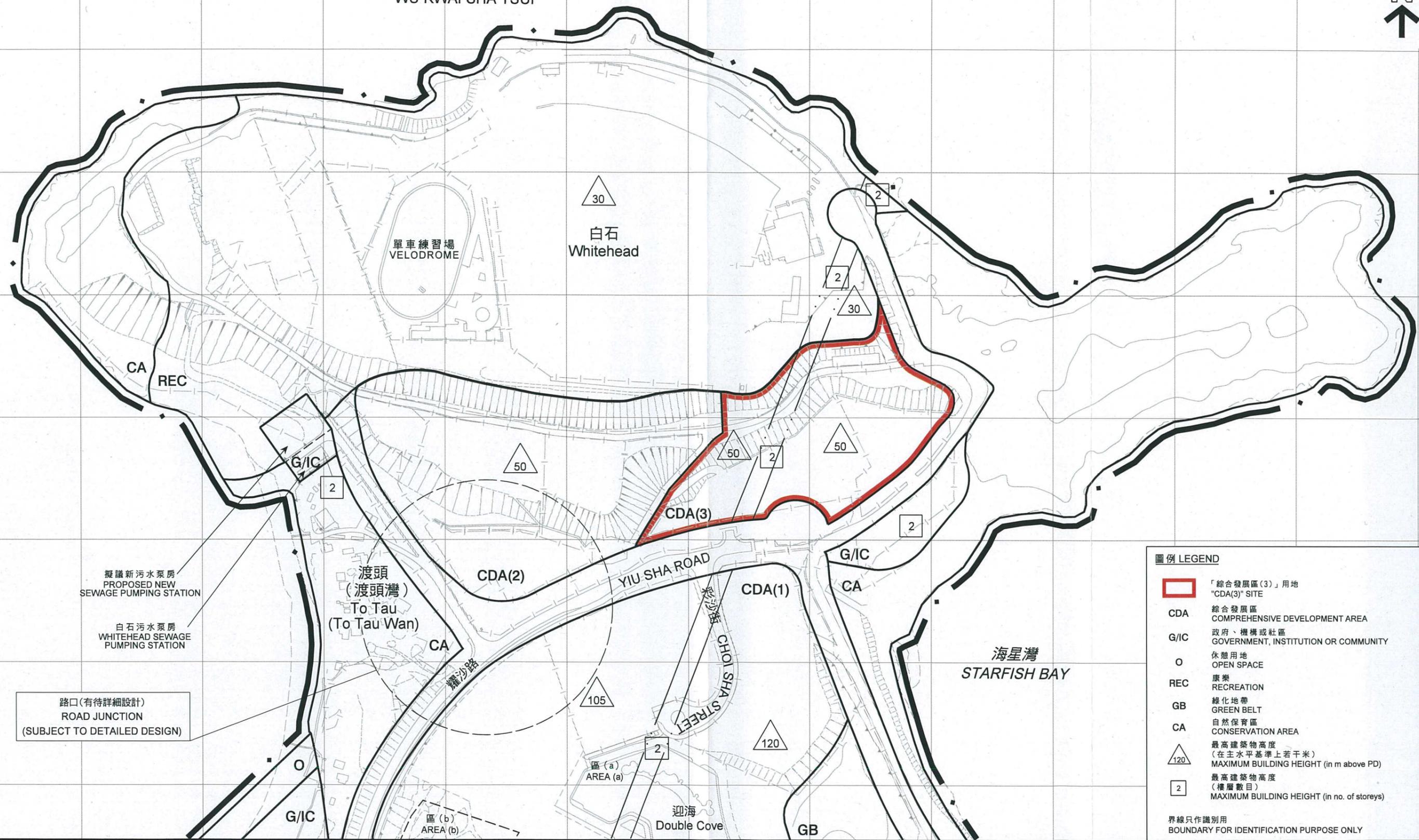
規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/ST/13/121

圖 **PLAN**
1

烏龜沙咀
WU KWAI SHA TSUI



擬議新污水泵房
PROPOSED NEW
SEWAGE PUMPING STATION

白石污水泵房
WHITEHEAD SEWAGE
PUMPING STATION

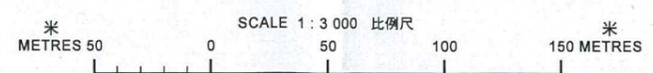
路口(有待詳細設計)
ROAD JUNCTION
(SUBJECT TO DETAILED DESIGN)

圖例 LEGEND

	「綜合發展區(3)」用地 "CDA(3)" SITE
CDA	綜合發展區 COMPREHENSIVE DEVELOPMENT AREA
G/IC	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
O	休憩用地 OPEN SPACE
REC	康樂 RECREATION
GB	綠化地帶 GREEN BELT
CA	自然保育區 CONSERVATION AREA
	最高建築物高度 (在主水平基準上若干米) MAXIMUM BUILDING HEIGHT (in m above PD)
	最高建築物高度 (樓層數目) MAXIMUM BUILDING HEIGHT (in no. of storeys)
界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY	

本摘要圖於2014年5月22日擬備，
所根據的資料為測量圖編號
7-NE-14A、14B、14C、14D及15C
EXTRACT PLAN PREPARED ON 22.5.2014
BASED ON SURVEY SHEETS No.
7-NE-14A, 14B, 14C, 14D & 15C

平面圖 SITE PLAN
白石「綜合發展區(3)」用地規劃大綱
PLANNING BRIEF FOR THE "CDA(3)" SITE AT WHITEHEAD



規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/ST/13/121

圖 PLAN
2



圖例 LEGEND

CDA(3) 「綜合發展區(3)」
COMPREHENSIVE DEVELOPMENT AREA (3)

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2014年5月22日擬備，
所根據的資料為攝於2010年10月的實地照片
PLAN PREPARED ON 22.5.2014
BASED ON SITE PHOTO TAKEN ON 10.2010

實地照片 SITE PHOTO

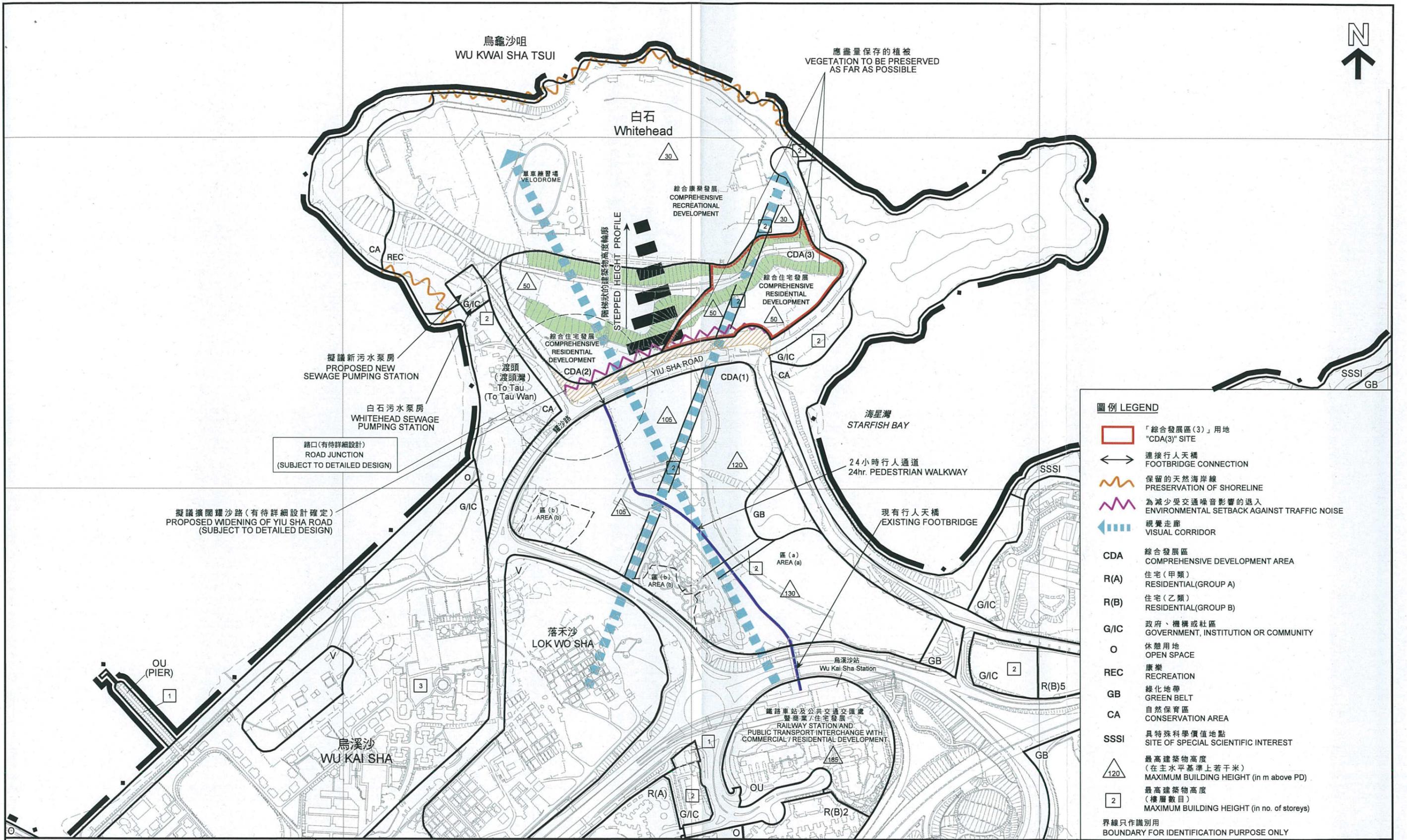
**白石「綜合發展區(3)」用地規劃大綱
PLANNING BRIEF FOR THE "CDA(3)" SITE AT WHITEHEAD**

**規劃署
PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
M/ST/13/121

**圖 PLAN
3**

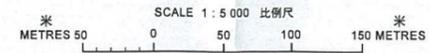


圖例 LEGEND

	「綜合發展區(3)」用地 "CDA(3)" SITE
	連接行人天橋 FOOTBRIDGE CONNECTION
	保留的天然海岸線 PRESERVATION OF SHORELINE
	為減少受交通噪音影響的退入 ENVIRONMENTAL SETBACK AGAINST TRAFFIC NOISE
	視覺走廊 VISUAL CORRIDOR
CDA	綜合發展區 COMPREHENSIVE DEVELOPMENT AREA
R(A)	住宅(甲類) RESIDENTIAL(GROUP A)
R(B)	住宅(乙類) RESIDENTIAL(GROUP B)
G/IC	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
O	休憩用地 OPEN SPACE
REC	康樂 RECREATION
GB	綠化地帶 GREEN BELT
CA	自然保育區 CONSERVATION AREA
SSSI	具特殊科學價值地點 SITE OF SPECIAL SCIENTIFIC INTEREST
	最高建築物高度 (在主水平基準上若干米) MAXIMUM BUILDING HEIGHT (in m above PD)
	最高建築物高度 (樓層數目) MAXIMUM BUILDING HEIGHT (in no. of storeys)
界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY	

本摘要圖於2014年5月22日擬備，
所根據的資料為測量圖編號
7-NE-14A、14B、14C、14D、15C、19A、19B及20A
EXTRACT PLAN PREPARED ON 22.5.2014
BASED ON SURVEY SHEETS No.
7-NE-14A, 14B, 14C, 14D, 15C, 19A, 19B & 20A

白石整體發展概念
GENERAL DEVELOPMENT CONCEPT FOR WHITEHEAD
白石「綜合發展區(3)」用地規劃大綱
PLANNING BRIEF FOR THE "CDA(3)" SITE AT WHITEHEAD

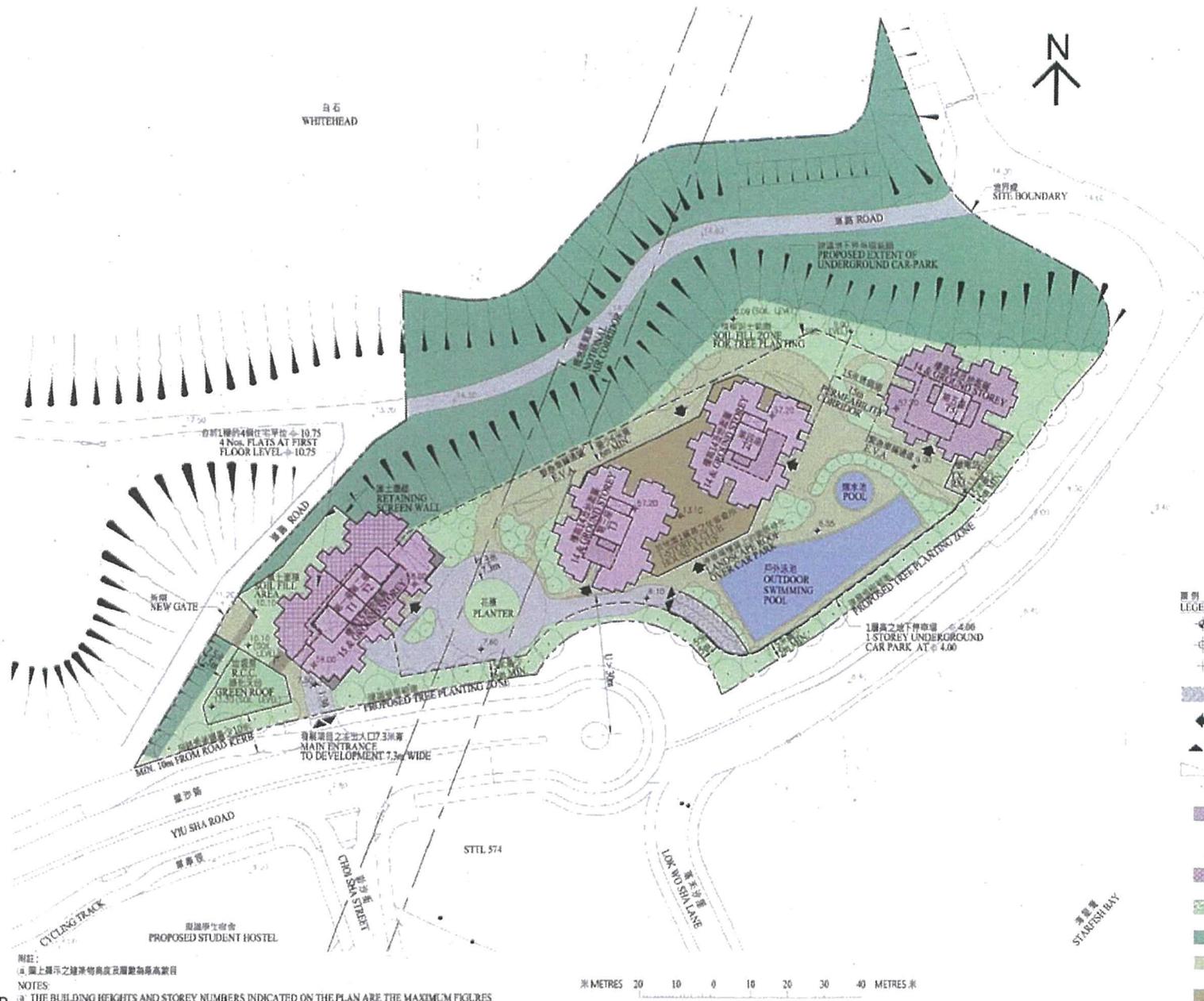


規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/ST/13/121

圖 PLAN
4



擬議放寬限制
 最高總樓面面積：36 000 平方米
 最高建築物高度：不超過主水平基準上58米

Proposed Relaxation of Restrictions
 Maximum GFA: 36 000 m²
 Maximum Building Height: not exceeding 58 mPD

附註：
 (a) 圖上顯示之樓宇高度及層數均屬最高數目

NOTES:
 (a) THE BUILDING HEIGHTS AND STOREY NUMBERS INDICATED ON THE PLAN ARE THE MAXIMUM FIGURES

**APPROVED MASTER LAYOUT PLAN
 UNDER APPLICATION No. A/MOS/99**

- 圖例 LEGEND:**
- ◆ 完成層水平 FINISHED LEVEL
 - 結構層水平 STRUCTURAL LEVEL
 - ⊕ 道路層水平 ROAD LEVEL
 - ▨ 通往地下停車場的通道 RAMP TO CAR-PARK UNDERGROUND
 - ◀ 行人出入口 PEDESTRIAN ENTRANCE
 - ▶ 汽車出入口 VEHICULAR ENTRANCE
 - ◻ 上落貨物處 LOADING/UNLOADING BAYS
 - ◻ 汽車及的士上落位 LAY-BY
 - ▨ 地面大堂及有蓋園景區 GROUND FLOOR LOBBY WITH COVERED LANDSCAPED AREA (不多於總樓面面積5%) (≤ 5% OF TOTAL G.F.A.)
 - ▨ 位於2樓住宅單位 RESIDENTIAL FLAT AT FIRST FLOOR
 - ▨ 位於行人道的綠化 SOIL FILLED GREENERY AT PEDESTRIAN ZONE
 - ▨ 現有綠化 EXISTING VEGETATION
 - ▨ 行人通道及緊急車輛通道 PEDESTRIAN PAVEMENT AND EMERGENCY VEHICULAR ACCESS
 - ▨ 俱樂部 CLUB HOUSE

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

By Registered Post & Fax (2116 0764)

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/MOS/99

27 June 2014

Lands Department
20/F, North Point Government Offices
333 Java Road
North Point, Hong Kong
(Attn: Mak Hon Sum, Ronnie)

Dear Sir/Madam,

**Proposed Residential Development with Minor Relaxation
of Gross Floor Area and Building Height Restrictions
for the Land Sale Site at Yiu Sha Road, Whitehead, Ma On Shan**

I refer to my letter to you dated 30.4.2014.

After giving consideration to the application, the Town Planning Board (the TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid until 13.6.2018; and after the said date, the permission shall cease to have effect unless before the said date either the development hereby permitted is commenced or the permission is renewed. The permission is subject to the following conditions :

- (a) the submission and implementation of a revised Master Layout Plan (MLP) to incorporate the approval conditions as stipulated in conditions (b) to (j) below to the satisfaction of the Director of Planning or of the TPB;
- (b) the submission and implementation of a revised Landscape Master Plan, including tree preservation proposals, to the satisfaction of the Director of Planning or of the TPB;
- (c) the submission of a revised Visual Impact Assessment Report to the satisfaction of the Director of Planning or of the TPB;
- (d) the submission of a revised Air Ventilation Assessment Report to the satisfaction of the Director of Planning or of the TPB;
- (e) the submission of a revised Traffic Impact Assessment Report and the implementation of the traffic improvement measures identified therein to the satisfaction of the Commissioner for Transport or of the TPB;
- (f) the implementation of the drainage facilities identified in the Drainage Impact Assessment Report to the satisfaction of the Director of Drainage Services or of the TPB;

- (g) the implementation of the sewerage facilities identified in the Sewerage Impact Assessment Report to the satisfaction of the Director of Drainage Services or of the TPB;
- (h) the design and provision of ingress/egress point, vehicular access, parking spaces, loading/unloading and lay-by facilities to the satisfaction of the Commissioner for Transport or of the TPB;
- (i) the provision of emergency vehicular access, water supplies for firefighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB; and
- (j) the submission and implementation of a development programme indicating the timing and phasing of the comprehensive development to the satisfaction of the Director of Planning or of the TPB.

The TPB also agreed to advise you of the following :

- (a) the approved MLP, together with the set of approval conditions, will be certified by the Chairman of the TPB and deposited in the Land Registry in accordance with section 4A(3) of the Town Planning Ordinance. Efforts should be made to incorporate the relevant approval conditions into a revised MLP for deposition in the Land Registry as soon as practicable;
- (b) to note the comments of the Director of Environmental Protection that any drainage in the covered carpark should be connected to foul sewers via petrol interceptor; and
- (c) to note the comments of the Project Manager (New Territories East), Civil Engineering and Development Department that his office is responsible to implement the project entitled "Ma On Shan Development – Roads, Drainage and Sewerage Works at Whitehead and Lok Wo Sha, Phase 2" which provides the necessary infrastructure to support various developments at Whitehead, including the Site. You are required to liaise with his office if there is any update and revision of the reports on sewerage impact assessment, traffic impact assessment, drainage impact assessment and water supply impact assessment.

If you wish to seek an extension of the validity of this permission, you may submit an application to the TPB for renewal of the permission no less than six weeks before its expiry. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for renewal of permission if the time limit for commencement of development specified in the permission has already expired at the time of consideration by the TPB. Please refer to the TPB Guidelines No. 35B and 36A for details. The Guidelines and application forms are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

For amendments to the approved scheme that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36A for details.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 13.6.2014 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 18.7.2014). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Mr. Anthony Luk of Sha Tin, Tai Po & North District Planning Office at 2158 6221. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



(Mike LI)

for Secretary, Town Planning Board

Extract of the Minutes of Development and Housing Committee Meeting held on 27.2.2014

馬鞍山白石“綜合發展區(3)”用地的規劃大綱擬稿
(文件 DH 16/2014)

27. 陸國安先生簡介文件內容。

28. 黃宇翰先生詢問發展範圍內樹木的數量，以及多少樹木會予以保留。假如斜坡位置不牽涉發展項目，他認為應剔除所涉及的範圍以免產生誤會。

29. 羅光強先生的意見綜合如下：

(a) 擬發展的位置現正興建迎海及其他低密度住宅項目，日後亦會興建城大宿舍，他擔心若不斷修訂地積比率，日後落成的建築物將會形成屏障，影響空氣流通；以及

(b) 由於馬鞍山人口日漸增加，他希望委員認真考慮修訂項目，若人口政策、文康設施、交通配套等欠缺全盤規劃，他認為不應繼續於馬鞍山興建樓宇。

30. 吳錦雄先生指白石的房屋多為私人住宅，詢問天橋是否只供低密度住宅的住戶使用。

31. 容溟舟先生的意見綜合如下：

(a) 他詢問為何增加白石項目的地積比率及高度，以及會否與鄰近樓宇有不協調的感覺；

(b) 錦泰苑樓高約40層，地積比率為五倍，而富安花園只有27層，地積比率為三倍，兩者相去甚遠。富安花園及大水坑村的免費電視接收訊號因興建錦泰苑而受到影響，但房屋署及規劃署並無為居民安裝轉發站來改善情況，現時富安花園居民需要自費要求有線電視提供同軸電纜，以便接收電視訊號；

(c) 欣安邨有27%單位需要採取噪音紓緩措施，他認為早在規劃階段便應考慮噪音水平；以及

- (d) 規劃署應提供構想圖供委員參考，或於地契列明建築安排，否則他難以支持放寬地積比率及高度。

32. 蕭顯航先生詢問白石的綠化半島日後作何用途，他指白石環境優美，如用作興建住宅，可否將綠化半島劃作康樂及休憩地帶。

33. 蘇震國先生的回應綜合如下：

- (a) 規劃署尚未正式進行樹木勘察，但現時已有土地在平整後用來興建住宅，因此日後發展時將盡量不影響斜坡上的樹木；
- (b) 住宅發展多半只佔地盤兩成多至三成範圍，因此平台位置已足以用來興建住宅。保留斜坡範圍可為居民提供綠化地帶，發揮紓緩視覺的功能，若將斜坡範圍剔除，政府便需負責所有維修開支；
- (c) 規劃署已進行初步評估，在進行空氣流通評估及評估發展參數落實的可行性後，發現對社區影響不大，才會建議於“綜合發展區(3)”增加20%發展密度，即加高兩層，日後如有需要再加高，需獲城規會通過；
- (d) 白石發展項目的整體密度低，迎海的地積比率約為三倍，而現時建議興建的住宅項目的地積比率約為1.5倍，主要用作低密度發展，不適宜用作發展公屋；
- (e) 白石將會興建大量康樂設施，以服務普羅大眾。而綠化半島是“自然保育區”地帶，鄰近海星灣，將不作任何發展；
- (f) 按照設計原則，臨海地方的高度應較低。以白石為例，向海的樓宇將會較低，延伸至迎海及銀湖天峰後，樓宇將會較高，但會預留地方作為視覺走廊及作通風用途，務求在設計上有變化，以及令居住環境的質素有

保證；

- (g) 富安花園為早期發展的住宅項目，發展密度較低，但整體景觀及環境良好，與附近樓宇有相當的距離。隨着馬鞍山的發展，發展密度及人口將會日漸增加，因此附近樓宇的高度將會與富安花園有差距；
- (h) 發展新市鎮時，會考慮設計人口，即考慮基建、交通等各方面可支援的人口，才決定發展密度及住宅位置；以及
- (i) 增加兩層對視覺的影響較微，如日後有其他發展項目，將會準備構想圖供委員參考。規劃署會嚴謹審視各項發展，以確保視覺、景觀等各方面都理想。

34. 主席期望規劃署與委員緊密溝通，有進一步消息時通知委員。

35. 主席宣布擴大討論議題到此結束，並請非發房會委員離席。