

RNTPC Paper No. 4/15

For Consideration by The Rural and New Town Planning Committee on 27.3.2015

**PROPOSED AMENDMENTS TO THE
APPROVED SHA TIN OUTLINE ZONING PLAN NO.S/ST/30**

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1. Introduction

The purposes of this paper are to seek Members' agreement that:

- (a) the proposed amendments to the approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/30 as shown on the draft Sha Tin OZP No.S/ST/30A (**Annex B**) and its Notes (**Annex C**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Annex D**) is an expression of the Town Planning Board (the Board)'s planning intention and objectives for various land use zones on the OZP; and is suitable for exhibition together with the OZP and its Notes.

2. Status of the Current Sha Tin OZP

- 2.1 On 2.9.2014, the draft Sha Tin OZP No. S/ST/29 was approved by the Chief Executive in Council (CE in C) under section 9(1)(a) of the Ordinance which was subsequently renumbered as S/ST/30. On 5.9.2014, the approved Sha Tin OZP No. S/ST/30 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.2 On 6.1.2015, the CE in C referred the approved Sha Tin OZP No. S/ST/30 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 16.1.2015 under section 12(2) of the Ordinance.

3. The Proposed Amendments

- 3.1 It was stated in the 2013 Policy Address that the Government would adopt a multi-pronged approach to increase land supply to meet the housing and other development needs of Hong Kong. To optimize the use of land, the Government has continued reviewing various land uses and rezoning sites as appropriate and, where the original intended use is no longer required, converting the land for housing development. To meet the pressing need for housing supply, a site at Au Pui Wan Street, Fo Tan which is zoned "Industrial" ("I") has been identified for public housing development. In relation to this, an "I" site in Fo Tan has also been identified for reprovisioning of an existing

petrol filling station at the Au Pui Wan Street site. Besides, three sites in different parts of Sha Tin which are zoned “Green Belt” (“GB”) have been identified for medium-density private residential developments.

- 3.2 The 2014 Policy Address also announced that the Government considers it is feasible to generally increase the maximum domestic plot ratio (PR) currently permitted for the development zones in part of Hong Kong Island and the New Territories by around 20% as appropriate and the development intensity of unleased or unallocated residential sites could be increased as far as allowable in planning terms. Hence, the technical feasibility of increasing the development intensity of the housing sites by 20% was undertaken under the current proposed amendments.
- 3.3 Moreover, with a view to support art development, relevant bureau and departments have investigated the feasibility of allowing ‘Art Studio’ in the industrial and Industrial-Office (I-O) buildings. As the key concern is on fire safety, ‘Art Studio’ is considered acceptable in the industrial and I-O buildings if it does not involve direct provision of services or goods (e.g. hobby classes, seminars and sales of goods, art gallery and venue for rehearsal for art performance). The proposal was generally supported by the stakeholders and no objection from concerned government departments. In Fo Tan industrial area of Sha Tin, it is not uncommon that some of the industrial buildings are now being used as art studios. To take forward the above proposal, it is proposed to incorporate ‘Art Studio (excluding those involving direct provision of services or goods)’ as a Column 1 use in the “Industrial” (“I”) zone and in Schedule II of the “Other Specified Use” annotated “Business” (“OU(B)”) and “OU(B)1” zones. As ‘Art Studio’ is currently subsumed under the use ‘Place of Recreation, Sports or Culture’, corresponding amendment will also be made and ‘Art Studio (excluding those involving direct provision of services or goods)’ will be incorporated into the Definition of Terms and the Master Schedule of Notes when opportunity arises
- 3.4 On 13.3.2015, the Rural and New Town Planning Committee (the Committee) agreed to a s.12A application (Application No. Y/ST/26) (**Plan 1e**) for inclusion of the use of ‘People Mover (Escalators/Lifts)’ to the Notes of “Other Specified Uses (Amenity Area)” (“OU(A)”) zone on the OZP to facilitate the construction of escalators to improve pedestrian movement to Po Fook Hill columbarium in the upper hill area. In this connection, opportunity is taken to include “People Mover (Escalators/Lifts)” to the Notes of “OU(A)” to take forward the Committee’s decision.

Item A1 – Au Pui Wan Street, Fo Tan Site for Public Housing Development (Plans 1a, 2a-1, 2a-2, 3a and 4a)

- 3.5 The proposed Item A1 site, covering a site area of about 0.7 ha, is located to the south of Au Pui Wan Street about 200m away from the Fo Tan Station to the east (**Plans 1a, 2a-1 and 2a-2**). To its southwest is Fo Tan Road running in parallel with a river channel at a northwest-southeast direction. The site is a piece of government land currently used as a temporary public open-air carpark and a petrol filling station (“PFS”). The carpark is under Short Term Tenancy (STT) subject to 3 months’ termination notice. The PFS with the lease expired in 2018 would be relocated to a site at Shan Mei Street to the

northwest (paragraph 3.8 and **Plan 2a-1** refer) to prevent potential interface problem. Given its close proximity to a proposed residential development in the “Comprehensive Development Area(1)” zone to its east which is under construction and Fo Tan Station, it is proposed to rezone the site from “I” to “Residential (Group A)5” for public housing development.

- 3.6 The site is located at the eastern fringe of Fo Tan industrial area close to the proposed residential development in the “CDA(1)” zone (**Plan 2a-1**). The proposed residential development is the subject of planning Application No. A/ST/658-1 for comprehensive development with Government, Institution or Community (GIC) facilities and Public Transport Interchange approved with conditions by the Committee on 17.6.2011. Subsequently, an application for extension of time for commencement of the approved development proposal was approved on 5.10.2014 with validity until 5.10.2018. The proposed residential development comprises eight building blocks with plot ratio (PR) of about 4.2 and building heights (BH) ranged from 138.25 to 163.45mPD (35 to 42 domestic storeys over a podium of 4-6 storeys). To the immediate east and west of the site are Tao Mao Institute¹ and Unison Industrial Centre with BHs of 89.3mPD and 20.8mPD respectively. To the north and west of the site are industrial buildings with BHs ranging from 48.5mPD to 96.3mPD. Fo Tan Village and a vegetated hillslope are located to the south across Fo Tan Road.
- 3.7 Having regard to the existing and planned developments of high-to-medium density in the vicinity and the good accessibility of the site, a maximum gross floor area (GFA) of 38,580m² (equivalent to a PR of 6) and a maximum BH of 140mPD are proposed for public housing development at the site similar to the latest public housing developments near Kwei Tei Street zoned “Residential (Group A)2” and “Residential (Group A)3” with maximum BHs from 150mPD to 160mPD. It is estimated that the site could provide about 810 flats. Major development parameters of the proposed public housing site are summarized as follows:

Proposed Zoning	“R(A)5”
Site Area for R(A)5	0.7 ha (about)
Site Area for the Public Housing <i>(excluding land area of adjoining road/cycle track)</i>	0.643 ha (about)
Maximum GFA	38,580 m ² (equivalent to PR of 6)
Maximum BH	140mPD (about 44 storeys)
No. of Flats	About 810 ^{Note 1}
No. of Blocks	2
Local Open Space	About 2,500 m ²

¹ Tao Mao Institute is the subject of a planning Application No. A/ST/751 for Proposed Educational Institution (in wholesale conversion of an existing building only) in “Industrial” zone approved by the Town Planning Board on 17.6.2011.

Car parking Facilities (ancillary to domestic use)	Car Parking Spaces: 35 Car Parking Spaces (Visitors): 2 to 4 Car Parking Spaces (Motor-cycle):7 Loading/Unloading Space: 1-2
Estimated Population	2,500 (about) ^{Note 2}

Note 1: Based on an assumed average flat size of 48m²

Note 2: Based on an assumed person per occupancy factor (PPOF) of 3.

Item A2 – Shan Mei Street, Fo Tan Site for Petrol Filling Station (Plans 1a, 2a-1, 3a and 4a)

- 3.8 The proposed Item A2 site, covering a site area of about 1,037m², is located to the immediate northeast of Shan Mei Street. To its northwest and southwest are two industrial/warehouse buildings namely, Kerry Godown (Shatin) and Wah Lok Industrial Centre (**Plan 2a-1**). A telephone exchange building is located to the southeast. The site is a piece of government land with the southern portion being occupied by a temporary vehicle maintenance workshop, and the northern portion being occupied by a refuse collection point (RCP) and a public toilet. It is proposed to rezone the site from “I” to “Other Specified Uses” annotated “Petrol Filling Station” (“OU(PFS)”) for reprovisioning of the existing PFS in Item A1 site. The temporary workshop is currently under STT and would cease operation subject to three month’s notice and the RCP and public toilet would be re-provided in Fo Tan area after consolidation with other government facilities.

Item B - Lai Ping Road, Kau To for Private Residential Development (Plans 1b, 2b, 3b and 4b)

- 3.9 The proposed Item B site, covering a site area of about 0.67 ha, is located close to the residential neighbourhood of Kau To. The site is a piece of government land accessible via Lai Ping Road. Most of the site has been paved and is being used for GEO (CEDD)’s works area/site office. There are some vegetation in the north and southeastern portions of the site and a check dam in the west. To its south across Lai Ping Road and Yung Ping Path are man-made and vegetated hill slopes zoned “GB”, a number of existing residential developments in Kau To zoned “Residential (Group B)” (“R(B)”) and villages houses zoned “Village Type Development” (“V”) (**Plan 1b**).
- 3.10 The site is located close to the Density Zone 3 of Sha Tin New Town, where the maximum PR is 3 according to HKPSG. In line with the policy objective to maximize the development potential of the site with a 20% increase, a PR of 3.6 is proposed. Such scale of the proposed development would be compatible with a number of ongoing/planned residential developments located to the immediate west of the site in Kau To area zoned “R(B)” with PRs ranging from 0.91 to 4.12 and BHs ranging from 130.5mPD to 227.5mPD.
- 3.11 In view of the current state of the site and the residential character of the area, it is proposed to rezone the site from “GB” to “R(B)2” for medium-density private residential development with a maximum plot ratio of 3.6 and a

maximum BH of 140mPD. It is estimated that the proposed development at the site would generate a GFA of about 24,100m². It is capable to provide about 400 flats to accommodate a population of about 1,200. The major development parameters are summarized as follows:

Proposed Zoning	“R(B)2”
Gross Site Area	0.67 ha
Maximum PR	3.6
Maximum GFA	24,100 m ²
Maximum BH	140mPD (about 20 storeys)
No. of Flats	About 400 ^{Note 3}
Estimated Population	About 1,200 ^{Note 4}

Note 3: Based on an assumed average flat size of 60m²

Note 4: Based on an assumed PPOF of 3

Item C – North of To Shek Service Reservoir near To Shek Street for Private Housing Development (Plans 1c, 2c, 3c and 4c)

- 3.12 The proposed Item C site, covering a site area of about 1.13 ha, is located at the fringe area of the “GB” zone. The site is a vacant government land accessible via a local road branching off To Shek Street to the north (**Plan 2c**). Part of the site has been formed previously for WSD’s works area with a vegetated slope at the northwestern portion of the site. To Shek Service Reservoir is found to the immediate south whilst Ronald McDonald House² to the north. To its northeast are To Shek, Chap Wai Kon and Ngau Pei Sha villages which are zoned “V” on the OZP (**Plan 1c**). To its immediate east and west are areas covered with vegetation zoned “GB”. The Shui Chuen O Estate under construction (**Plan 2c**) is located to the further southwest zoned “Residential (Group A)1” with PR of about 5 and BH ranging from 150 to 205mPD.
- 3.13 The site is also located close to the Density Zone 3 of Sha Tin New Town. To maximize the development potential of the site, a PR of 3.6 is proposed, which is equivalent to the maximum of Density Zone 3 (i.e. PR 3) with a 20% increase. Such scale of the proposed development would be compatible with the residential and GIC developments in the vicinity.
- 3.14 In view of the current state of the site and the fringe character of the area, it is proposed to rezone the site from “GB” to “R(B)2” for medium-density private residential development subject to a maximum PR of 3.6 (i.e. PR 3 with a 20% increase) and maximum building height of 120mPD. It is estimated that the proposed development at the site would generate a GFA of about 40,690m² capable of providing about 680 flats to accommodate a population of about 2,000. The major development parameters are summarized as follows:

² Ronald Macdonald House is a family accommodation facility in support of the operation of the Child Cancer Centre of the Prince of Wales Hospital in Sha Tin.

Proposed Zoning	“R(B)2”
Gross Site Area	1.13 ha
Maximum PR	3.6
Maximum GFA	40,690 m ²
Maximum BH	120mPD (about 20 storeys)
No. of Flats	About 680 ^{Note 5}
Estimated Population	About 2,000 ^{Note 6}

Note 5: Based on an assumed average flat size of 60m²

Note 6: Based on an assumed PPOF of 3

Item D – Tai Po Road near Sha Tin Heights for Private Housing Development (Plans 1d, 2d, 3d and 4d)

- 3.15 The proposed Item D site, covering a site area of about 0.33 ha, abuts Tai Po Road – Sha Tin Height section. The site is a vacant government land covered by vegetation. To its north, east and west are extensive hill slopes zoned “GB” (**Plan 1d**). An existing petrol filling station is located about 14m away to the southwest and residential development, namely Garden Villa, which is zoned “Residential (Group C)2” (“R(C)2”), is located to the southeast across Tai Po Road – Sha Tin Height section. The Sha Tin Water Treatment Works is located to the further east about 200m away (**Plan 1d**). Given its fringe location and the existing low-to-medium density developments along Tai Po Road – Sha Tin Height Section, it is proposed to rezone the site from “GB” to “R(B)3” for medium-density private residential development subject to a maximum PR³ of 2.5 and BH of 160mPD.
- 3.16 It is estimated that the proposed development at the site would generate a GFA of about 8,345m² capable of providing about 120 flats to accommodate a population of about 360. The major development parameters are summarized as follows:

Proposed Zoning	“R(B)3”
Gross Site Area	0.33 ha
Maximum PR	2.5
Maximum GFA	8,345 m ²
Maximum BH	160mPD (about 12 storeys)
No. of Flats	About 140 ^{Note 7}
Estimated Population	About 420 ^{Note 8}

Note 7: Based on an assumed average flat size of 60m²

Note 8: Based on an assumed PPOF of 3

4. Technical Considerations

- 4.1 Broad technical assessments on traffic, environmental and infrastructure, as well as visual and air ventilation aspects have been conducted to ascertain the feasibility of the proposed developments. The adequacy of provision of open space and GIC facilities in the area has also been assessed.

³ Reference has been made to a residential development scheme near Tai Po Road (Application No. A/ST/850) recently approved by the Committee in mid-2014 and the feasibility to increase the development intensity by 20%.

Proposed Public Housing Site at Au Pui Wan Street, Fo Tan

Traffic and Visual Aspects

- 4.2 HD has undertaken relevant technical assessments (i.e. Traffic Review (TR) and visual appraisal (VA)) to ascertain that the proposed public housing development would not have adverse impacts on the traffic and visual aspects.
- 4.3 The site is well-connected by public transport facilities. The traffic review (TR) shows that all the seven assessed junctions (**Drawing 3**) would operate satisfactorily with spare capacity during both morning and evening peaks in 2014 and design year 2023 and the proposed development would not cause adverse traffic impact on the surrounding road network. AC for T/NT of TD has no objection in-principle to the proposed public housing development from the traffic engineering viewpoint. A summary of the TR is at **Appendix Ia**.
- 4.4 The proposed public housing development would comprise two housing blocks with BHs of about 136mPD to 139mPD. The visual appraisal (VA) (**Appendix Ib** and **Drawings 2 and 2a to 2c**) indicates that the proposed public housing development is not visually incompatible with the surrounding areas. For the vantage points at Fo Tan Station and Fo Tan Road along the nullah where the pedestrian or visitor flow are relatively high, the view is predominated by the adjoining committed private residential development and existing industrial buildings. For the vantage point from Wo Liu Hang Road near Wo Liu Hang Playground which is easily accessible by the workers in the vicinity, the view of the proposed development would be partially obstructed by the adjacent industrial buildings along Wo Liu Hang Road. The building setback from the eastern boundary of the site will enhance the visual permeability. The Chief Town Planner/Urban Design and Landscape Unit of PlanD has no adverse comment on the VA and advises that mitigation measures such as street side planting and façade treatment could be used to enhance the visual impact of the proposed development.

Air Ventilation Aspect

- 4.5 For air ventilation, the AVA (Expert Evaluation) (AVA(EE)) conducted by PlanD (**Appendix II**) shows that winds from north-eastern quadrant and north-north west are the dominant annual wind directions. In summer, wind mainly comes from the south western quadrant and easterly directions. The proposed public housing development is oriented accordingly to facilitate the flow of the prevailing winds to the surrounding area. An open area with a minimum width of 15m (same width of Wo Liu Hang Road) along Wo Liu Hang Road and podium free design are proposed to improve the wind environment near the site and Fo Tan Village under the northeast/southwest prevailing winds. Its exact location would be subject to the detailed layout of the proposed development. With appropriate mitigation measures, it is unlikely that the proposed housing development will have significant adverse air ventilation impact on the surrounding areas. A quantitative air ventilation study with appropriate mitigation measures should be further conducted and explored at the detailed design stage by HD. CTP/UD&L of PlanD has no in-principle objection to the proposed amendment with mitigation measures

from air ventilation perspective.

Environment and Infrastructure Aspects

- 4.6 Concerned departments including DEP, CE/MS of DSD and CE/Dev of WSD have been consulted and confirmed that the proposed public housing development would not cause insurmountable problems on the environmental, drainage, sewerage and water supplies aspects. On the environmental aspect, the proposed public housing development would have a 20m building setback from Fo Tan Road to its southwest and 10m setback from its western boundary to allow buffer distance with adjacent industrial buildings and Fo Tan Road. Landscape treatment would also be provided where appropriate. The relevant technical assessments including Environmental Assessment Study (EAS) could be conducted at the detailed design stage.
- 4.7 The proposed public housing development will be guided by an administrative planning brief as stated in the ES of the OZP. The planning brief will set out the planning parameters, the design requirements as well as technical assessments to be conducted for the proposed development (paragraph 7.4.2 in **Annex D**). The proposed public housing development is targeted for completion in 2019/2020.

Proposed Three Private Housing Sites in Sha Tin

Traffic, Environmental and Infrastructure Aspects

- 4.8 Concerned departments including AC for T/NT of TD, DEP, CE/MS of DSD and CE/Dev of WSD have been consulted and confirmed that the proposed private housing developments would not cause insurmountable problems on the traffic, environmental, drainage, sewerage and water supplies aspects.
- 4.9 For the proposed Item C site, there is currently a maintenance access managed by WSD leading to the site and To Shek Service Reservoir from To Shek Street. AC for T/NT of TD advised that the future developer should be required to upgrade the section leading to the site to a standard 7.3m wide road with footpath on one side for the proposed private housing development.
- 4.10 To ascertain the technical feasibility, Sewerage Impact Assessment (SIA) should be conducted by the future developer for the proposed Item B site. For the proposed Item C and D sites, the future developer will be required to conduct detailed impact assessments on air quality (for Item C site only), noise and sewerage aspects. Natural Terrain Hazard Study and Geotechnical Planning Review Report are also required for the proposed Item D site. While no air quality assessment is required for Item D site, DEP advised that a 20-m wide buffer from Tai Po Road would be required for Item D site to fulfill air quality criteria. The above technical requirements will be stipulated in the future lease conditions.

Visual and Landscape Aspects

- 4.11 Having examined the possible visual impact of the proposed housing developments on the surrounding areas in terms of the development scale and

its spatial relationship with the surrounding environment, the visual appraisal conducted by Planning Department (PlanD) (**Appendix III** and **Plans 5 to 7b**) concludes that the proposed medium-density private housing developments which are located in area with vegetated hillside as backdrop, when viewed along the road and from the surroundings, are considered not visually incompatible with the surrounding areas and would also blend in with the overall setting in the vicinity. Hence, the visual impact arising from the proposed developments are considered moderate but acceptable.

- 4.12 According to the pre-land sale tree surveys conducted by the Lands Department, there are 58, 277 and 100 trees on the sites of Items B, C and D respectively. No significant trees have been identified nor any of the existing trees has been listed in the Register of Old & Valuable Trees or Potentially Registrable Trees. Most of the trees are common species, such as *Acacia confusa* (台灣相思), *Leucaena leucocephala* (銀合歡), *Mallotus paniculatus* (白楸), *Pinus massoniana* (馬尾松), *Polyspora axillaris* (大頭茶) etc. One number of *Aquilaria sinensis* (土沉香) is recorded within the Item C site (**Plan 2c**), which is included in the latest edition of the “Rare and Precious Plants of Hong Kong” issued by the Agriculture, Fisheries and Conservation Department (AFCD). The *Aquilaria sinensis* is in fair condition and the Director of Agriculture, Fisheries and Conservation (DAFC) has no adverse comment on the tree surveys and the proposed development at Item C site. Relevant tree preservation clause will be incorporated in the land sale conditions and the prospective developers will be required to carry out appropriate greening measures and tree preservation/compensation proposals in accordance with established guidelines⁴ so as to minimize environmental/landscape impact.

Air Ventilation Aspect

- 4.13 According to the Housing, Planning and Lands Bureau Technical Circular No. 1/06 on AVA, the sites do not fall within the criteria which AVA would be required. Given the three private housing sites are located in upland open areas and there is ample air space for ventilation purpose around the proposed developments, it is not envisaged that the proposed developments would result in major adverse impact on air ventilation in the concerned areas.

Risk Aspect

- 4.14 Regarding the proposed Item D site (Tai Po Road), it falls within the consultation zone of the potentially hazardous installation (PHI), i.e. Sha Tin Water Treatment Works (**Plan 2d**). In this regard, Civil Engineering and Development Department (CEDD) has carried out a Quantitative Risk Assessment (QRA) for the proposed private housing development which confirms that risk level taking into account the future population of the proposed residential development is within acceptable level. On 19.11.2014, the Coordinating Committee on Potentially Hazardous Installation (CCPHI) endorsed the QRA.

⁴ Lands Department Practice Note (No.7/2007): Tree Preservation and Tree Removal Application for Building Development in Private Projects

Provision of Open Space and G/IC Facilities

- 4.15 The proposed developments would not have adverse impact on the GIC and open space provision within the OZP planning area. The district and local open space and a range of GIC facilities have been sufficiently provided in Sha Tin area (**Appendix IV**). There is still a surplus of planned district and local open space of 20.51 ha and 57.11 ha respectively in Sha Tin District.
- 4.16 The planned provision for primary and secondary schools and various G/IC facilities are generally adequate to meet the need of planned population of Sha Tin according to HKPSG. There will be a shortfall of hospital beds (-49) and sports ground/sports complex (-1) for the district. For hospital beds, they are determined within a regional context and the Hospital Authority and Food and Health Bureau should comprehensively review the overall demand and provision of hospital facilities in the territory and determine whether there is a need of site reservation for hospitals to meet the demand. While there is a slight shortfall of sports ground/sports complex, three sites have been reserved at Sha Tin Tau Road, To Shek and Ngan Shing Street respectively for provision of sports centres (**Plan 8**). The provision of sports ground/sports complex would need to be carefully planned by concerned bureaux/departments and be in tandem with the population build-up.

5. Consultation with District Council

- 5.1 The Development and Housing Committee (DHC) of Sha Tin District Council (STDC) has been consulted on 5.3.2015. A summary of the discussion at the meeting is at **Appendix V**.
- 5.2 DHC generally supported the initiative of increasing housing land supply to meet the acute housing demand but it should be a balancing act in that site selection should be careful to minimize impacts on the neighbourhood and adequate transport and supporting facilities should also be provided for the new housing developments.
- 5.3 As the public housing development is located in an industrial area, it would be susceptible to noise nuisance and air pollution. There were also concerns on traffic congestion, inadequate car parking spaces and insufficient capacity of the railway station and public transport facilities in the area, and that sufficient community or supporting facilities should be provided to cater for the new population. There were suggestions that planning of the area should take into account the local character of Fo Tan industrial area where there are art studios, an open river channel etc.
- 5.4 Regarding the three private residential developments, there were concerns on rezoning of “GB” sites and possible adverse environmental, ecological and traffic impacts arising from the proposed developments.
- 5.5 In response, the technical assessments highlighted in paragraph 4 above are relevant.

6. Proposed Amendments to the Approved Sha Tin OZP

The proposed amendments to the approved OZP are shown on the draft Amendment Plan No. S/ST/30A at **Annex B**. Details of the amendment items are as follows:

- (a) Item A1 (Site Area: 0.7 ha) (Plans 1a, 2a-1 and 2a-2)
Rezoning of a site at Au Pui Wan Street from “I” to “R(A)5” to facilitate public housing development with stipulation of maximum BH of 140mPD.
- (b) Item A2 (Site Area: about 0.1 ha) (Plans 1a and 2a-1)
Rezoning of a site northeast of Shan Mei Street from “I” to “OU (PFS)” for reprovisioning of an existing PFS affected by Item A1 to serve Fo Tan area.
- (c) Item B (Site Area: about 0.67 ha) (Plans 1b and 2b)
Rezoning of a site along Lai Ping Road from “GB” to “R(B)2” to facilitate private housing development with stipulation of maximum BH of 140mPD.
- (d) Item C (Site Area: about 1.13 ha) (Plans 1c and 2c)
Rezoning of a site north of To Shek Service Reservoir from “GB” to “R(B)2” to facilitate private housing development with stipulation of maximum BH of 120mPD.
- (e) Item D (Site Area: about 0.33 ha) (Plans 1d and 2d)
Rezoning of a site near Tai Po Road – Sha Tin Heights section from “GB” to “R(B)3” to facilitate private housing development with stipulation of maximum BH of 160mPD.

7. Proposed Amendment to the Notes of the Approved Sha Tin OZP

A copy of the revised Notes for these zones to incorporate the building height and/or PR restrictions are shown on the revised Notes of the OZP at **Annex C** (with addition in bold and italics and deletions ~~crossed-out~~). The major amendments include:

“R(A)” and “R(B)” Zones

- (a) Incorporation of a new sub-zone of “R(A)5” with the stipulation of a maximum GFA of 38,580m².
- (b) Incorporation of a new sub-zone of “R(B)2” with the stipulation of a maximum plot ratio of 3.6.
- (c) Incorporation of a new sub-zone of “R(B)3” with the stipulation of a maximum plot ratio of 2.5.

“I” and Schedule II of “OU(B)” and “OU(B)1”

- (d) As mentioned in paragraph 3.3, incorporation of ‘Art Studio (excluding those involving direct provision of services or goods)’ as a Column 1 use of the zones.

- (e) As 'Art Studio' is subsumed under 'Place of Recreation, Sports or Culture', corresponding amendment to replace 'Place of Recreation, Sports or Culture' by 'Place of Recreation, Sports or Culture (not elsewhere specified)' under Column 2 of the zones will be made and 'Place of Recreation, Sports or Culture' will be deleted from Column 2 use of the purpose-designed non-industrial portion on the lower floors of an existing industrial building in Schedule II of the "OU(B)1" zone.

"OU(Amenity Area)"

- (f) As mentioned in paragraph 3.4, incorporation of 'People Mover (Escalators/Lifts)' as a Column 1 use of the zone.

8. Explanatory Statement of the OZP

The ES of the OZP has been revised to take into account the proposed amendments as mentioned in paragraphs 6 and 7 above and to reflect the latest status and planning circumstances of the OZP. A copy of the revised ES is attached at **Annex D** (with addition in bold and italics).

9. Plan Number

Upon gazetting, the draft OZP will be renumbered as S/ST/31.

10. Consultation

Department Consultation

- 10.1 Relevant bureaux and departments were consulted on the proposed amendments. Comments of Director of Housing (D of H), AC for T/NT of TD, CE/MS of DSD, CE/Dev of WSD, S for E, DEP, DLCS and CTP/UD&L of PlanD have been incorporated into the above paragraphs, where appropriate.
- 10.2 Apart from the above, the following departments have no objection to/no comment on the proposed amendments:
- (a) District Lands Officer, Sha Tin;
 - (b) District Officer (Sha Tin);
 - (c) Project Manager/New Territories East, Civil Engineering and Development;
 - (d) Head of Geotechnical Engineering Office, Civil Engineering and Development Department;
 - (e) Antiquities and Monuments Office, Leisure and Cultural Services Department;
 - (f) Chief Building Surveyor/New Territories 2 & Railway, Buildings Department;
 - (g) Chief Architect/Central Management Division, Architectural Services

Department;

- (h) Chief Highway Engineer/ New Territories East, Highways Department;
- (i) Director of Agriculture, Fisheries and Conservation;
- (j) Director of Fire Services;
- (k) Commissioner of Police;
- (l) Director of Electrical and Mechanical Services; and
- (m) Director General of Trade and Industry.

Public Consultation

10.3 If the proposed amendments are agreed by the Committee, the draft OZP and its Notes will be suitable for exhibition under section 5 of the Ordinance. Members of the public can submit representations on the OZP to the Board during the two-month statutory public inspection period.

11. Decision Sought

Members are invited to:

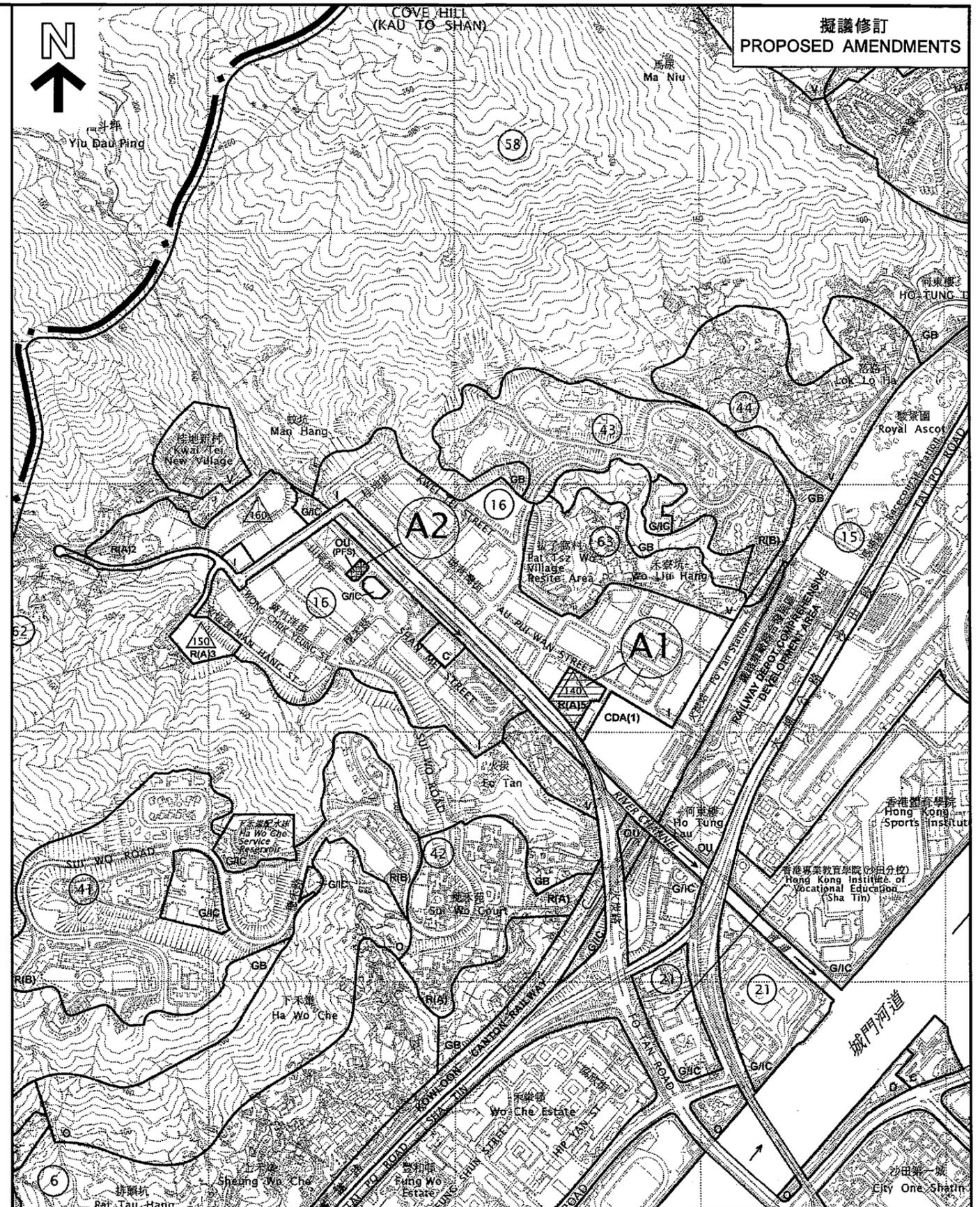
- (a) agree to the proposed amendments to the approved Sha Tin OZP No. S/ST/30 as mentioned in paragraphs 6 and 7 above;
- (b) agree that the amendment Plan No. S/ST/30A at **Annex B** (to be renumbered to S/ST/31 upon gazetting) and its Notes at **Annex C** are suitable for exhibition for public inspection under section 5 of the Ordinance;
- (c) adopt the revised ES at **Annex D** as an expression of the planning intentions and objectives of the Board for various land use zones on the draft Sha Tin OZP; and
- (d) agree that the revised ES at **Annex D** is suitable for exhibition for public inspection together with the draft OZP No. S/ST/30A (to be renumbered to S/ST/31 upon gazetting).

12. Attachments

Plans 1a to 1d	OZP Comparisons
Plan 1e	Location plan of Application No. Y/ST/26
Plans 2a to 2d	Site Plans
Plans 3a to 3d	Aerial Photos
Plans 4a to 4d	Site Photos
Plans 5 to 5b	Viewpoints and Photomontages of Item B
Plan 6 to 6b	Viewpoints and Photomontages of Item C
Plan 7 to 7b	Viewpoints and Photomontages of Item D
Plan 8	Planned provision of Sports Centre
Drawing 1	Indicative Development Scheme of Public Housing Development at Au Pui Wan Street
Drawings 2, 2a to 2c	Viewpoints and Photomontage of Fo Tan Public Housing site
Drawing 3	Assessed Junctions in Traffic Review for the Fo Tan Public Housing site

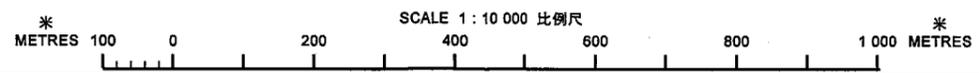
Annex A	Approved Sha Tin OZP No. S/ST/30 (A-3 size)
Annex B	Draft Sha Tin OZP No. S/ST/30A
Annex C	Notes of the draft Sha Tin OZP No. S/ST/30A
Annex D	Explanatory Statement of the draft Sha Tin OZP No. S/ST/30A
Appendix Ia	Summary of Traffic Review Result provided by HD
Appendix Ib	Visual Appraisal Report provided by HD
Appendix II	Air Ventilation Assessment by Expert Evaluation
Appendix III	Visual Appraisal Report provided by PlanD
Appendix IV	Provision of Open Space and Major G/IC facilities in the Sha Tin OZP
Appendix V	Summary of Consultation with DHC of STDC on 5.3.2015

**PLANNING DEPARTMENT
MARCH 2015**



本摘要圖於2015年2月18日擬備，
所根據的資料為分區計劃大綱圖編號
S/ST/30及S/ST/30A
EXTRACT PLAN PREPARED ON 18.2.2015
BASED ON OUTLINE ZONING PLANS No.
S/ST/30 & S/ST/30A

位置圖 - 項目A1及A2
LOCATION PLAN - ITEMS A1 AND A2
在沙田分區計劃大綱核准圖編號S/ST/30作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED SHA TIN OUTLINE ZONING PLAN No. S/ST/30

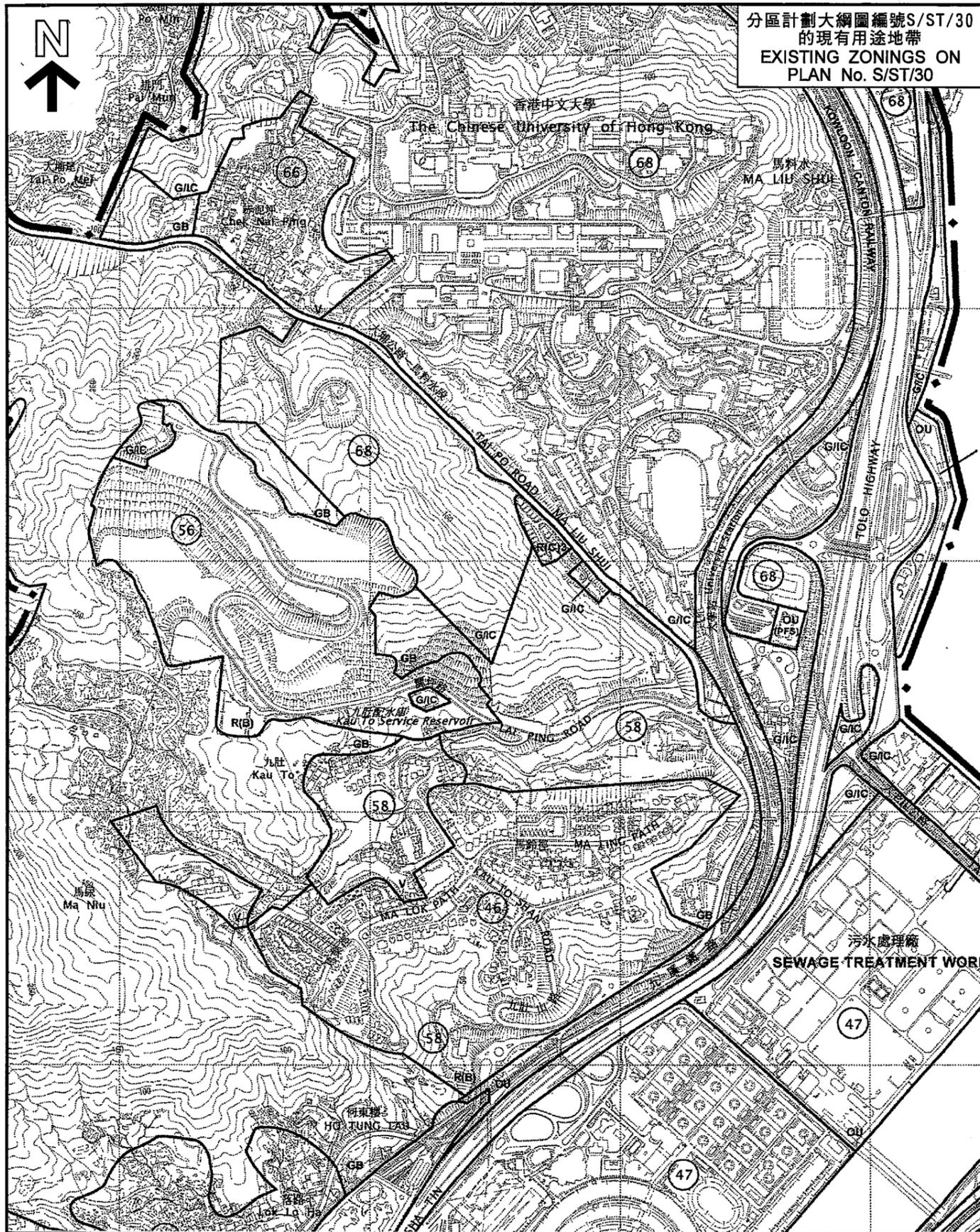


規劃署
PLANNING DEPARTMENT

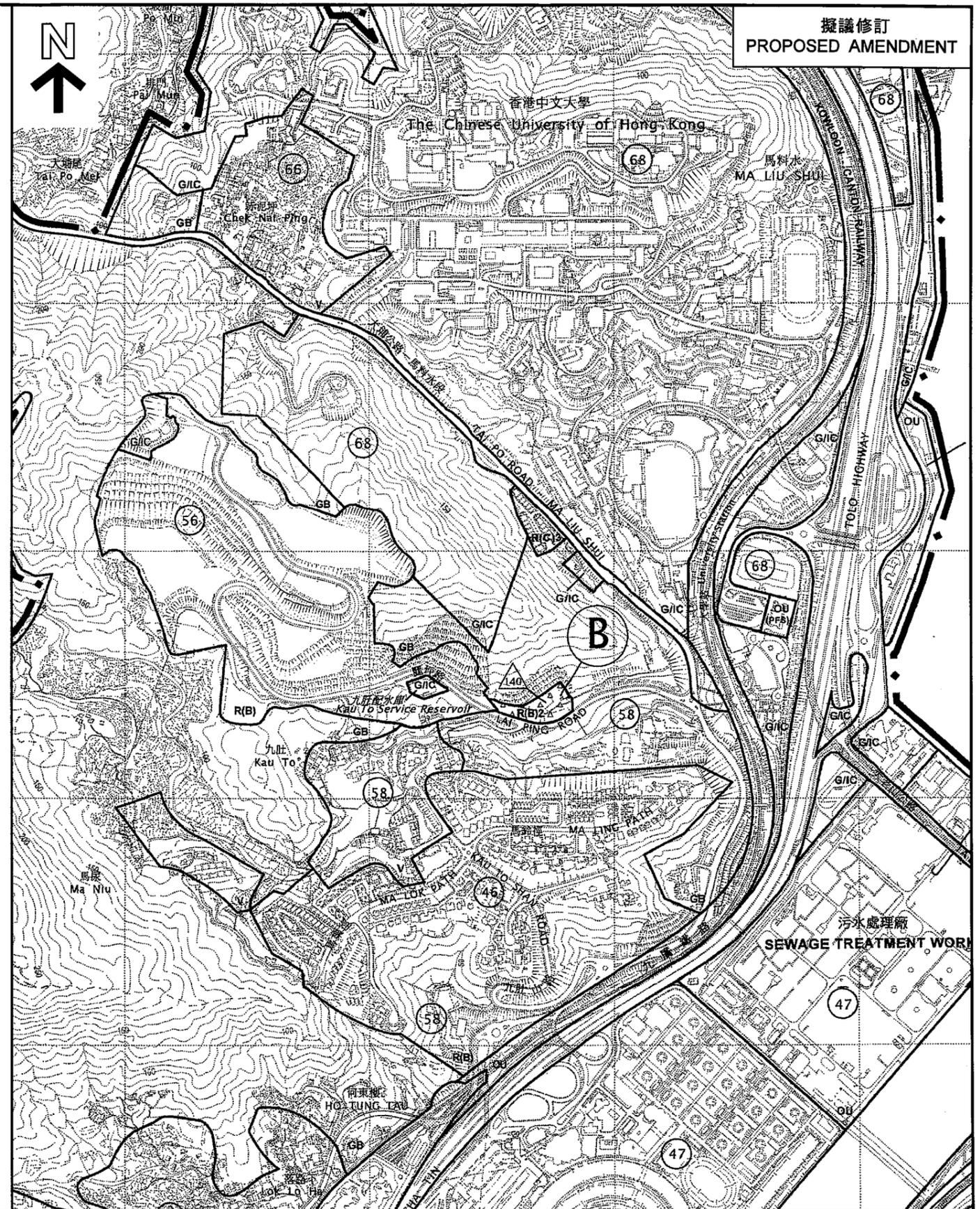


參考編號
REFERENCE No.
M/ST/15/4

圖
PLAN
1a



分區計劃大綱圖編號S/ST/30
的現有用途地帶
EXISTING ZONINGS ON
PLAN No. S/ST/30



擬議修訂
PROPOSED AMENDMENT

本摘要圖於2015年2月25日擬備，
所根據的資料為分區計劃大綱圖編號
S/ST/30及S/ST/30A
EXTRACT PLAN PREPARED ON 25.2.2015
BASED ON OUTLINE ZONING PLANS No.
S/ST/30 & S/ST/30A

位置圖 - 項目B
LOCATION PLAN - ITEM B

在沙田分區計劃大綱核准圖編號S/ST/30作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED SHA TIN OUTLINE ZONING PLAN No. S/ST/30

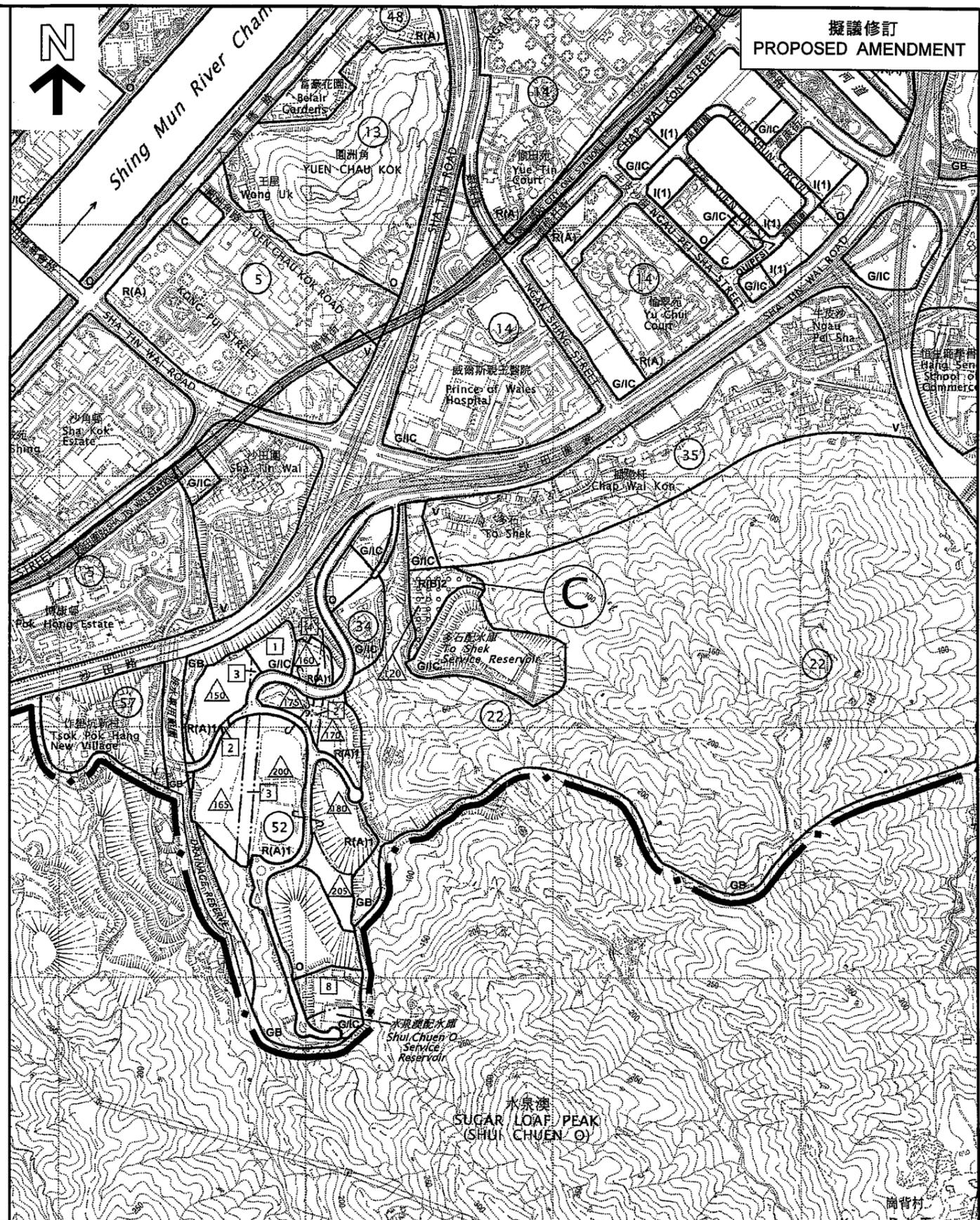
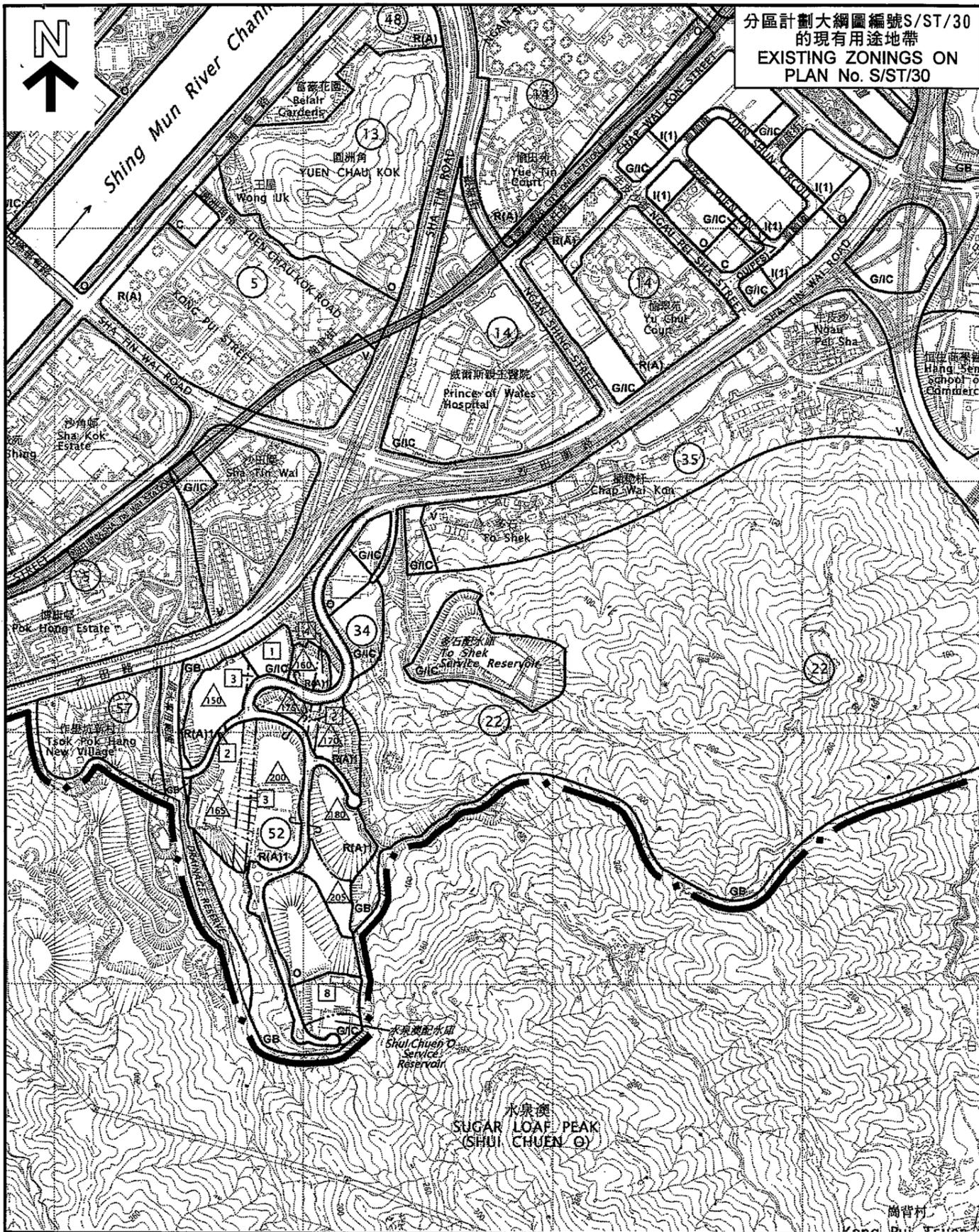
SCALE 1 : 10 000 比例尺
METRES 100 0 200 400 600 800 1 000 METRES

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/ST/15/4

圖 PLAN
1b



分區計劃大綱圖編號S/ST/30
的現有用途地帶
EXISTING ZONINGS ON
PLAN No. S/ST/30

擬議修訂
PROPOSED AMENDMENT

本摘要圖於2015年2月23日擬備，
所根據的資料為分區計劃大綱圖編號
S/ST/30及S/ST/30A
EXTRACT PLAN PREPARED ON 23.2.2015
BASED ON OUTLINE ZONING PLANS No.
S/ST/30 & S/ST/30A

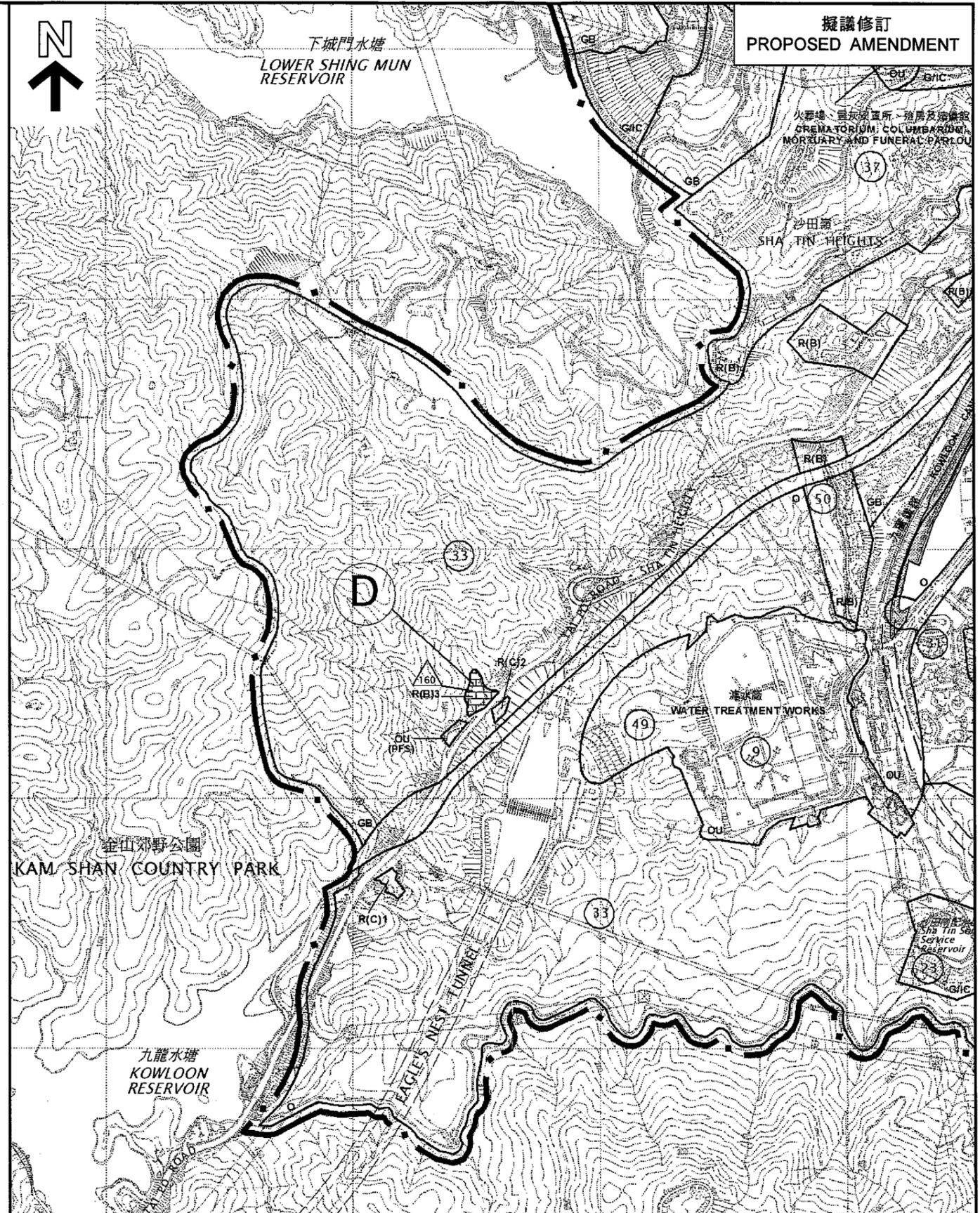
位置圖 - 項目C
LOCATION PLAN - ITEM C
在沙田分區計劃大綱核准圖編號S/ST/30作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED SHA TIN OUTLINE ZONING PLAN No. S/ST/30

SCALE 1: 10 000 比例尺
METRES 100 0 200 400 600 800 1 000 METRES

規劃署
PLANNING DEPARTMENT
參考編號
REFERENCE No.
M/ST/15/4
圖 PLAN
1c



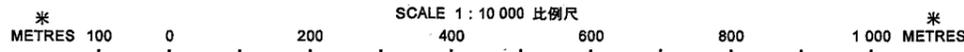
分區計劃大綱圖編號S/ST/30
的現有用途地帶
EXISTING ZONINGS ON
PLAN No. S/ST/30



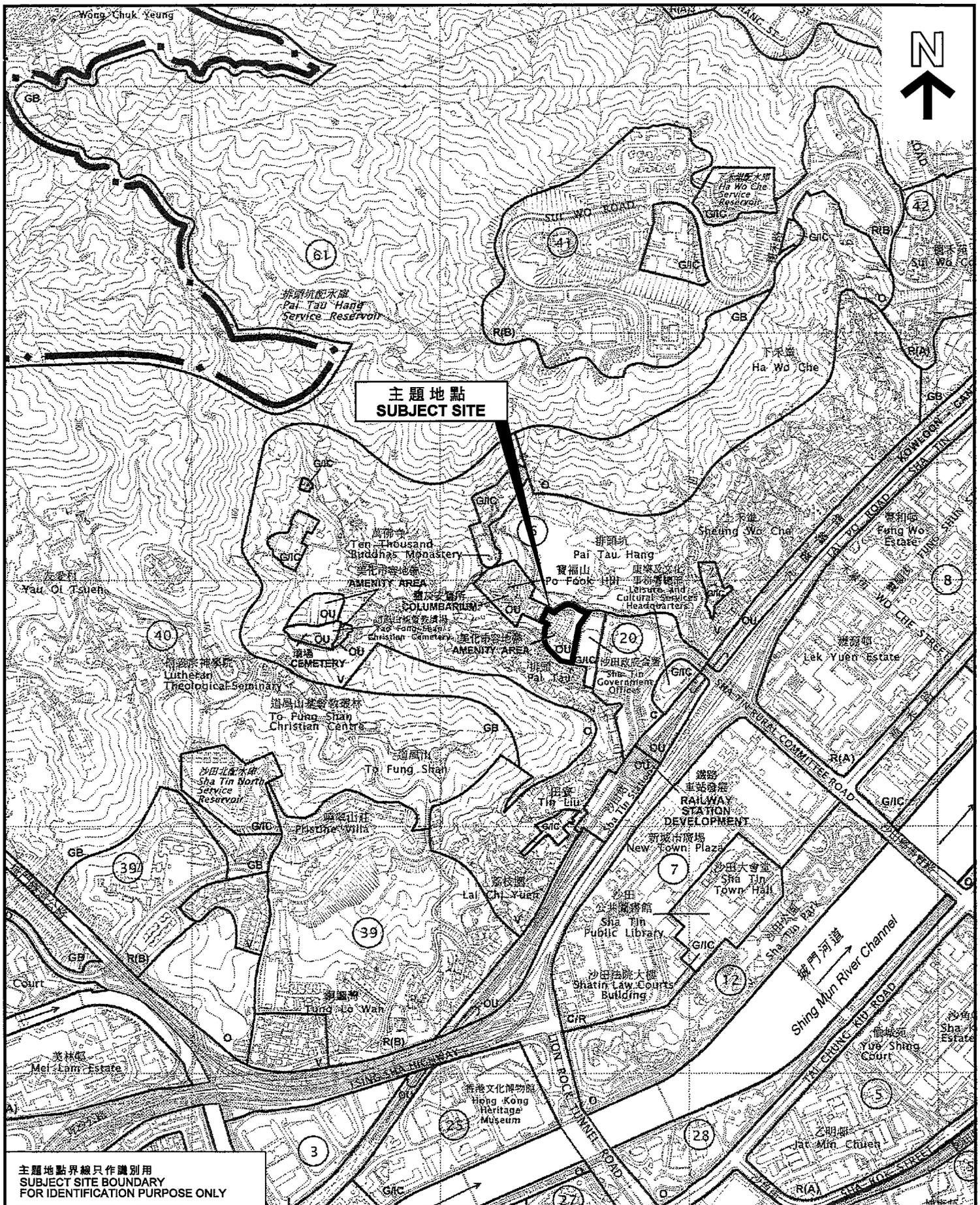
擬議修訂
PROPOSED AMENDMENT

本摘要圖於2015年3月17日擬備，
所根據的資料為分區計劃大綱圖編號
S/ST/30及S/ST/30A
EXTRACT PLAN PREPARED ON 17.3.2015
BASED ON OUTLINE ZONING PLANS No.
S/ST/30 & S/ST/30A

位置圖 - 項目D
LOCATION PLAN - ITEM D
在沙田分區計劃大綱核准圖編號S/ST/30作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED SHA TIN OUTLINE ZONING PLAN No. S/ST/30



規 劃 署
PLANNING DEPARTMENT 
參考編號
REFERENCE No.
M/ST/15/4
圖 PLAN
1d



主題地點界線只作識別用
SUBJECT SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

位置圖 - Y/ST/26
LOCATION PLAN - Y/ST/26

在沙田分區計劃大綱核准圖編號S/ST/30
作出的擬議修訂

PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/30

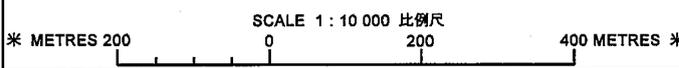
規劃署
PLANNING
DEPARTMENT

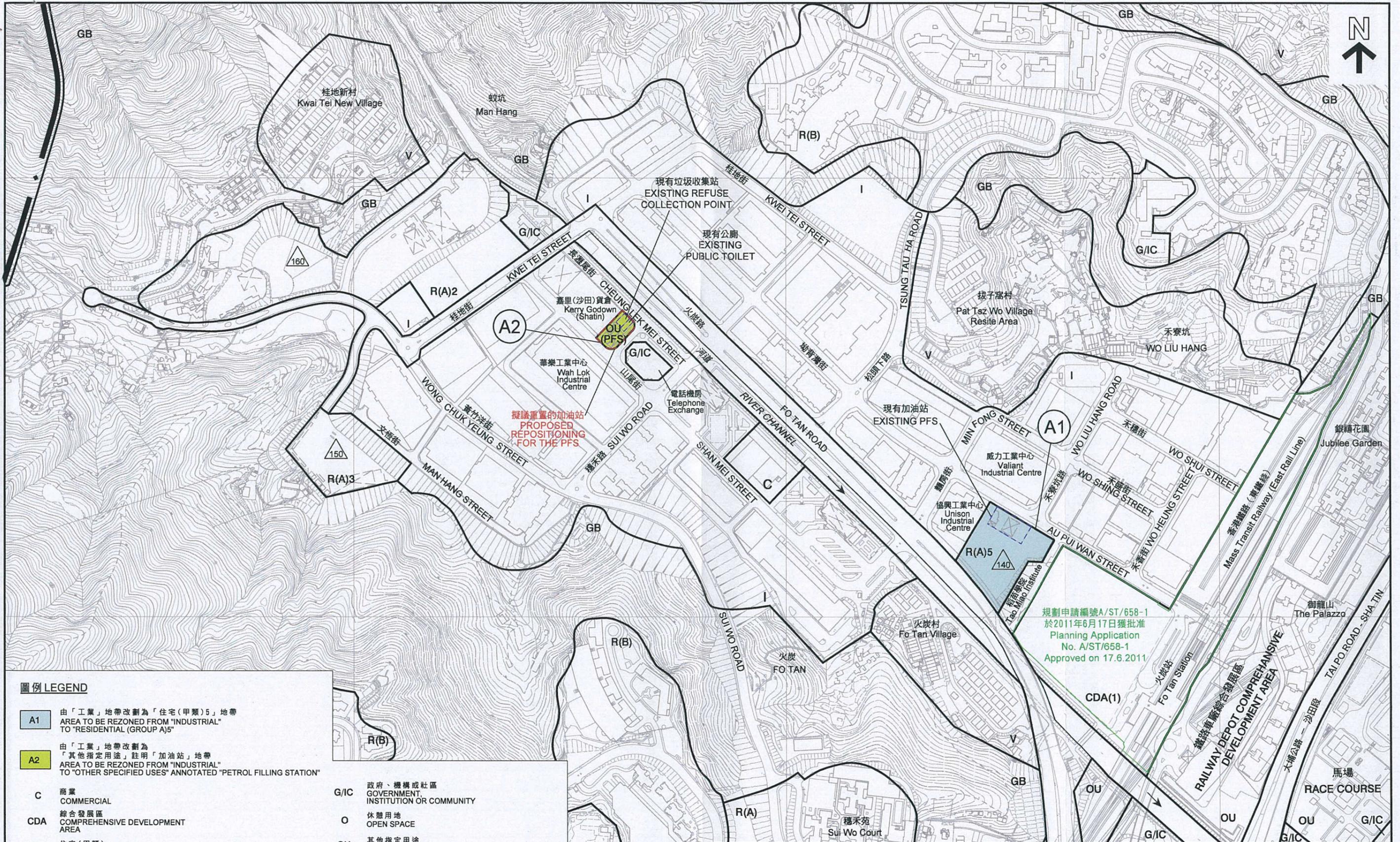


本摘要圖於2015年3月23日擬備，
所根據的資料為於2014年9月2日
核准的分區計劃大綱圖編號S/ST/30
EXTRACT PLAN PREPARED ON 23.3.2015
BASED ON OUTLINE ZONING PLAN No.
S/ST/30 APPROVED ON 2.9.2014

參考編號
REFERENCE No.
M/ST/15/4

圖 PLAN
1e





圖例 LEGEND

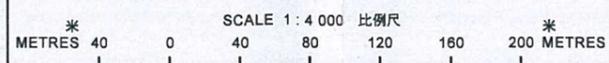
- A1 由「工業」地帶改劃為「住宅(甲類)5」地帶
AREA TO BE REZONED FROM "INDUSTRIAL" TO "RESIDENTIAL (GROUP A)5"
- A2 由「工業」地帶改劃為「其他指定用途」註明「加油站」地帶
AREA TO BE REZONED FROM "INDUSTRIAL" TO "OTHER SPECIFIED USES" ANNOTATED "PETROL FILLING STATION"
- C 商業
COMMERCIAL
- CDA 綜合發展區
COMPREHENSIVE DEVELOPMENT AREA
- R(A) 住宅(甲類)
RESIDENTIAL(GROUP A)
- R(B) 住宅(乙類)
RESIDENTIAL(GROUP B)
- V 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- I 工業
INDUSTRIAL
- G/IC 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- O 休憩用地
OPEN SPACE
- OU 其他指定用途
OTHER SPECIFIED USES
- GB 綠化地帶
GREEN BELT
- △140 最高建築物高度(主水平基準以上)(米)
MAXIMUM BUILDING HEIGHT (mPD)
- PFS 加油站
PETROL FILLING STATION

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2015年3月24日擬備，
所根據的資料為測量圖編號
7-SE-1C、1D、6A、6B、6C、
7-SW-5D和10B
EXTRACT PLAN PREPARED ON 24.3.2015
BASED ON SURVEY SHEETS No.
7-SE-1C, 1D, 6A, 6B, 6C, 7-SW-5D & 10B

**平面圖 - 項目A1及A2
SITE PLAN - ITEMS A1 AND A2**

在沙田分區計劃大綱核准圖編號S/ST/30
作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/30

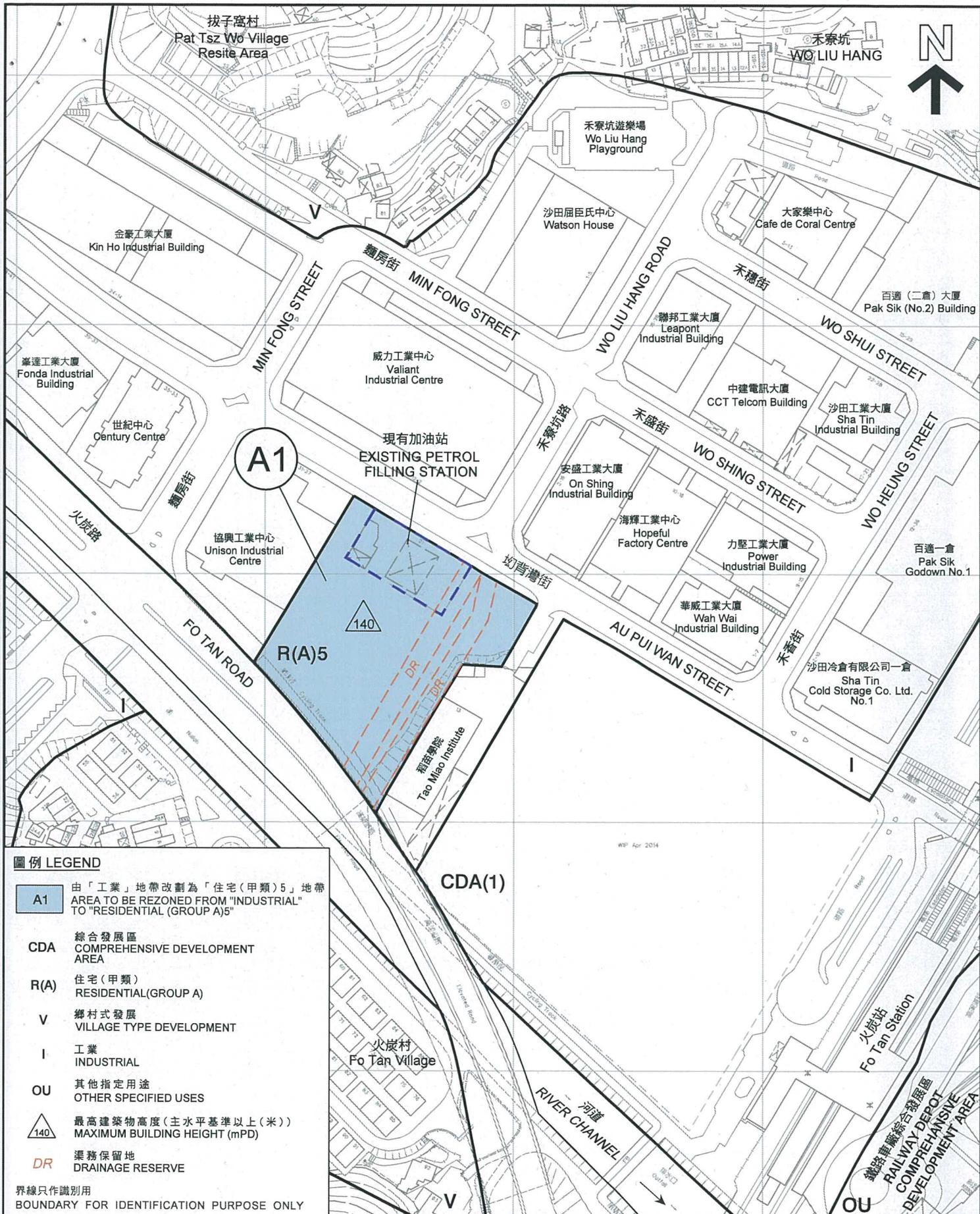


**規劃署
PLANNING
DEPARTMENT**

參考編號
REFERENCE No.
M/ST/15/4

**圖 PLAN
2a-1**

規劃申請編號A/ST/658-1
於2011年6月17日獲批准
Planning Application
No. A/ST/658-1
Approved on 17.6.2011



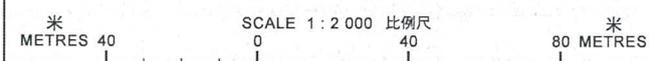
圖例 LEGEND

- A1 由「工業」地帶改劃為「住宅(甲類)5」地帶
AREA TO BE REZONED FROM "INDUSTRIAL" TO "RESIDENTIAL (GROUP A)5"
- CDA** 綜合發展區
COMPREHENSIVE DEVELOPMENT AREA
- R(A)** 住宅(甲類)
RESIDENTIAL(GROUP A)
- V** 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- I** 工業
INDUSTRIAL
- OU** 其他指定用途
OTHER SPECIFIED USES
- 140 最高建築物高度(主水平基準以上(米))
MAXIMUM BUILDING HEIGHT (mPD)
- DR** 渠務保留地
DRAINAGE RESERVE

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2015年3月5日擬備，
所根據的資料為測量圖編號
7-SE-1C、1D、6A和6B
EXTRACT PLAN PREPARED ON 5.3.2015
BASED ON SURVEY SHEETS No.
7-SE-1C, 1D, 6A & 6B

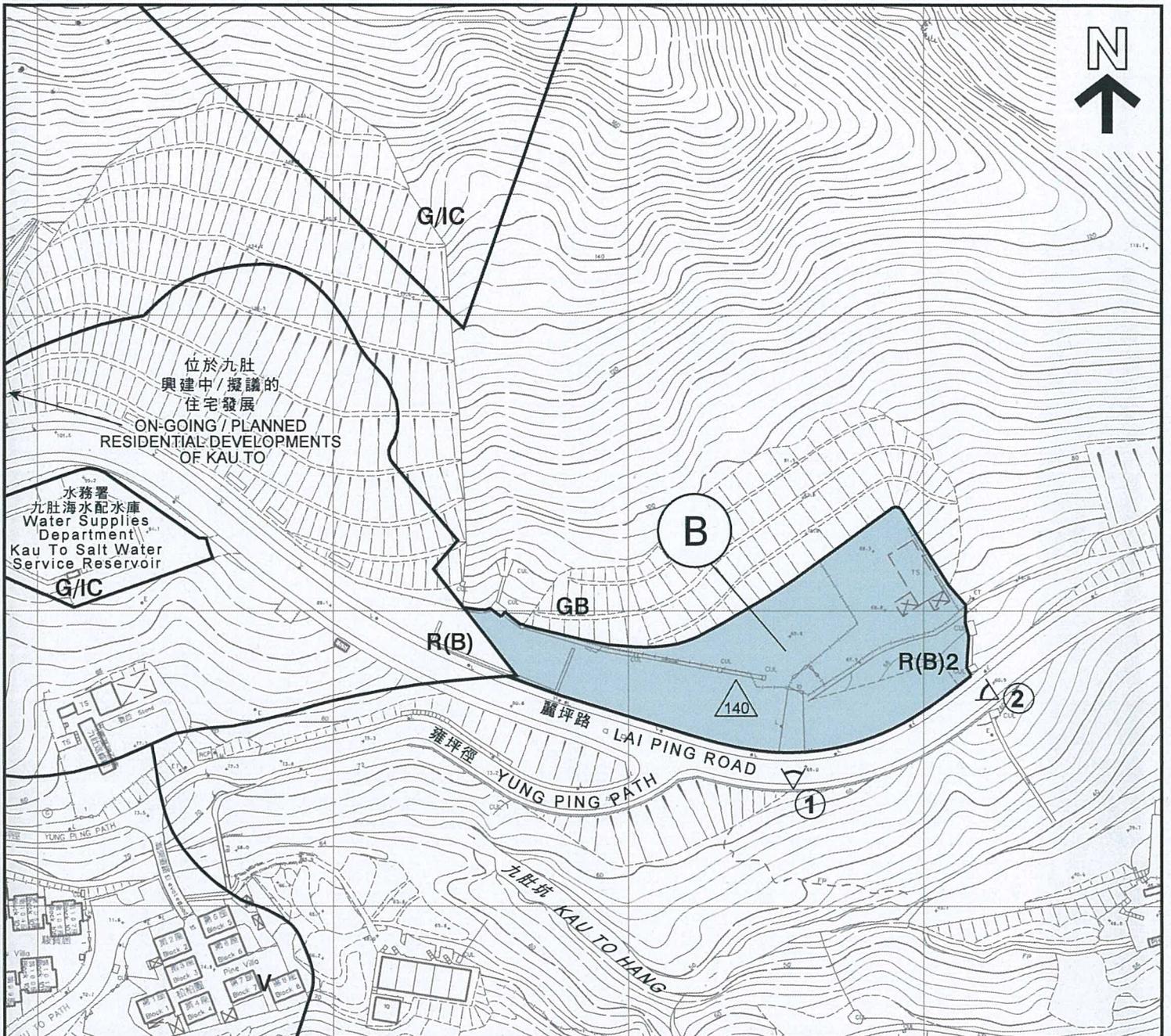
平面圖 - 項目A1
SITE PLAN - ITEM A1
在沙田分區計劃大綱核准圖編號S/ST/30
作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/30



規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No. **M/ST/15/4**

圖 PLAN
2a-2



圖例 LEGEND

- B** 由「綠化地帶」改制為「住宅(乙類)2」地帶
AREA TO BE REZONED FROM "GREEN BELT" TO "RESIDENTIAL(GROUP B)2"
- R(B)** 住宅(乙類)
RESIDENTIAL(GROUP B)
- V** 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- G/IC** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- GB** 綠化地帶
GREEN BELT
- 140** 最高建築物高度(主水平基準以上(米))
MAXIMUM BUILDING HEIGHT (mPD)
- ①** 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

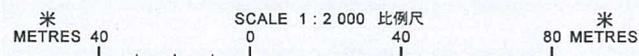
本摘要圖於2015年3月20日擬備，
所根據的資料為測量圖編號
7-NE-22C及7-SE-2A

EXTRACT PLAN PREPARED ON 20.3.2015
BASED ON SURVEY SHEETS No.
7-NE-22C & 7-SE-2A

**平面圖 - 項目B
SITE PLAN - ITEM B**

在沙田分區計劃大綱核准圖編號S/ST/30
作出的擬議修訂

PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/30

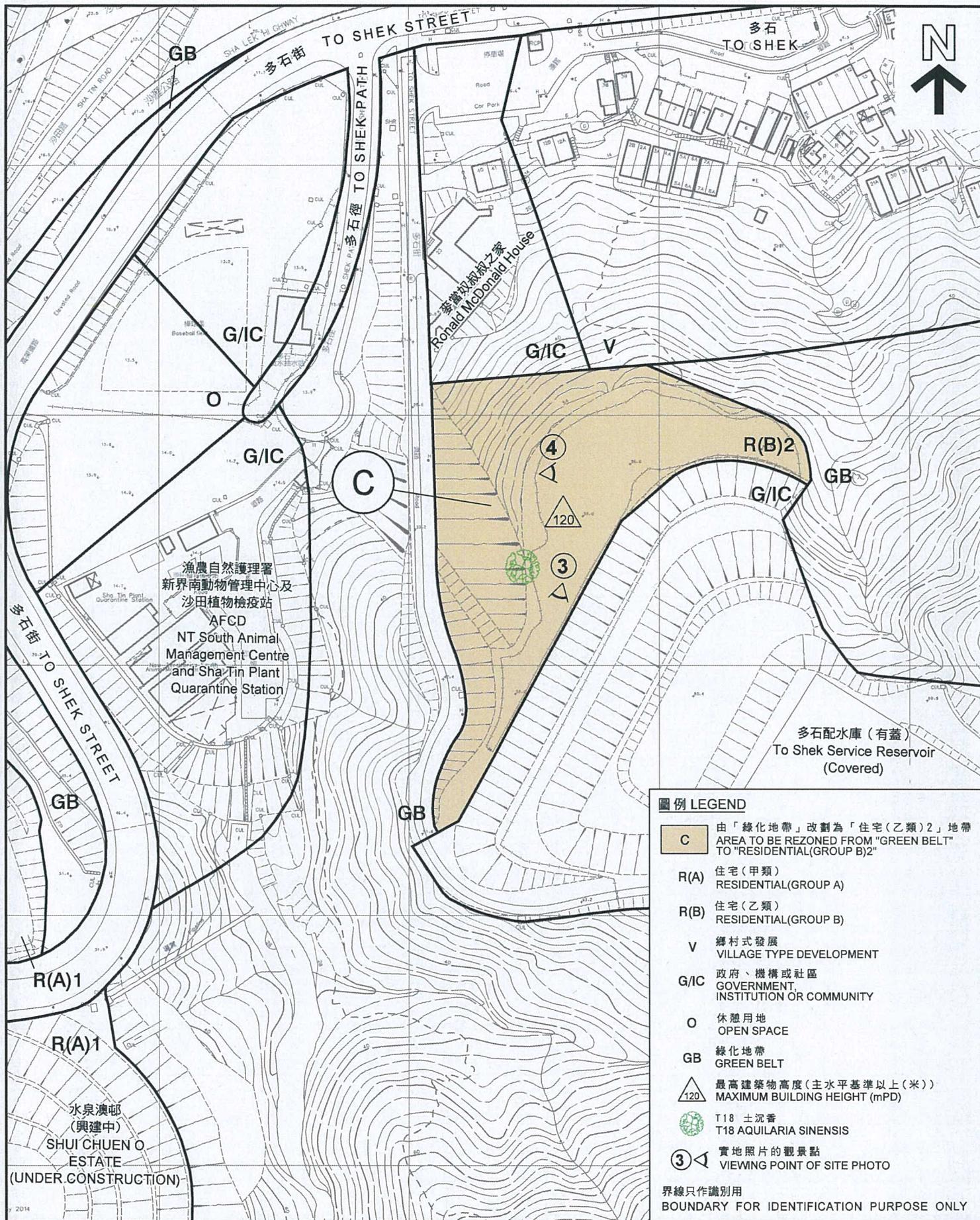


**規劃署
PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
M/ST/15/4

**圖 PLAN
2b**



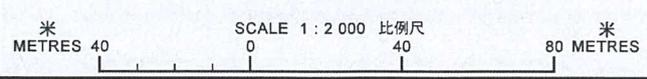
圖例 LEGEND

- C** 由「綠化地帶」改劃為「住宅(乙類)2」地帶
AREA TO BE REZONED FROM "GREEN BELT" TO "RESIDENTIAL(GROUP B)2"
 - R(A)** 住宅(甲類)
RESIDENTIAL(GROUP A)
 - R(B)** 住宅(乙類)
RESIDENTIAL(GROUP B)
 - V** 鄉村式發展
VILLAGE TYPE DEVELOPMENT
 - G/IC** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
 - O** 休憩用地
OPEN SPACE
 - GB** 綠化地帶
GREEN BELT
 - △120** 最高建築物高度(主水平基準以上(米))
MAXIMUM BUILDING HEIGHT (mPD)
 - T18 土沉香
T18 AQUILARIA SINENSIS
 - ③** 實地照片的觀景點
VIEWING POINT OF SITE PHOTO
- 界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2015年3月20日擬備，
所根據的資料為測量圖編號
7-SE-11D及16B
EXTRACT PLAN PREPARED ON 20.3.2015
BASED ON SURVEY SHEETS No.
7-SE-11D & 16B

平面圖 - 項目C
SITE PLAN - ITEM C

在沙田分區計劃大綱核准圖編號S/ST/30
作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/30

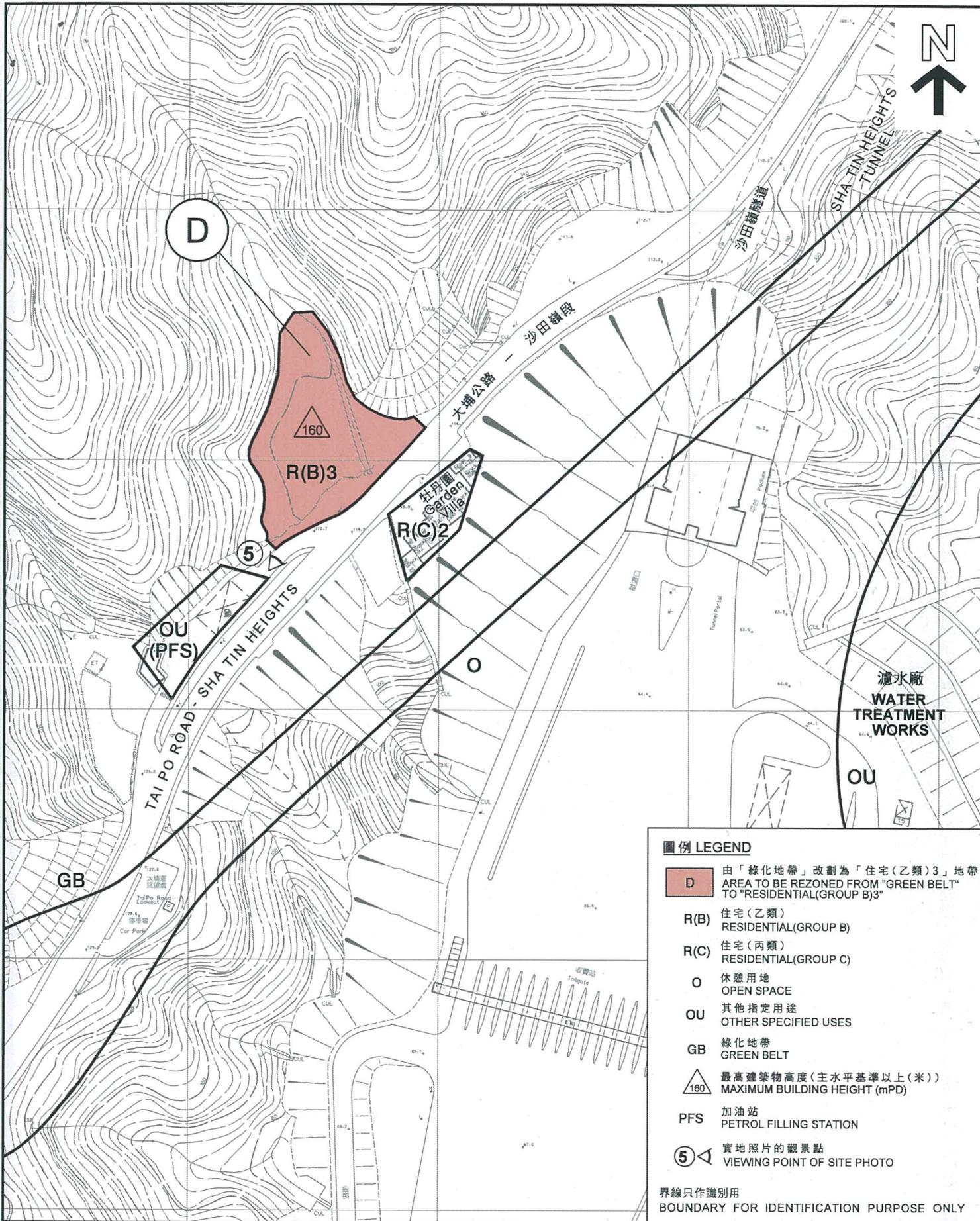


規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/ST/15/4

圖 PLAN
2c



圖例 LEGEND

- D** 由「綠化地帶」改劃為「住宅(乙類)3」地帶
AREA TO BE REZONED FROM "GREEN BELT" TO "RESIDENTIAL(GROUP B)3"
- R(B)** 住宅(乙類)
RESIDENTIAL(GROUP B)
- R(C)** 住宅(丙類)
RESIDENTIAL(GROUP C)
- O** 休憩用地
OPEN SPACE
- OU** 其他指定用途
OTHER SPECIFIED USES
- GB** 綠化地帶
GREEN BELT
- 160 最高建築物高度(主水平基準以上(米))
MAXIMUM BUILDING HEIGHT (mPD)
- PFS** 加油站
PETROL FILLING STATION
- 5 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2015年3月17日擬備，
所根據的資料為測量圖編號
7-SW-24A及24C
EXTRACT PLAN PREPARED ON 17.3.2015
BASED ON SURVEY SHEETS No.
7-SW-24A & 24C

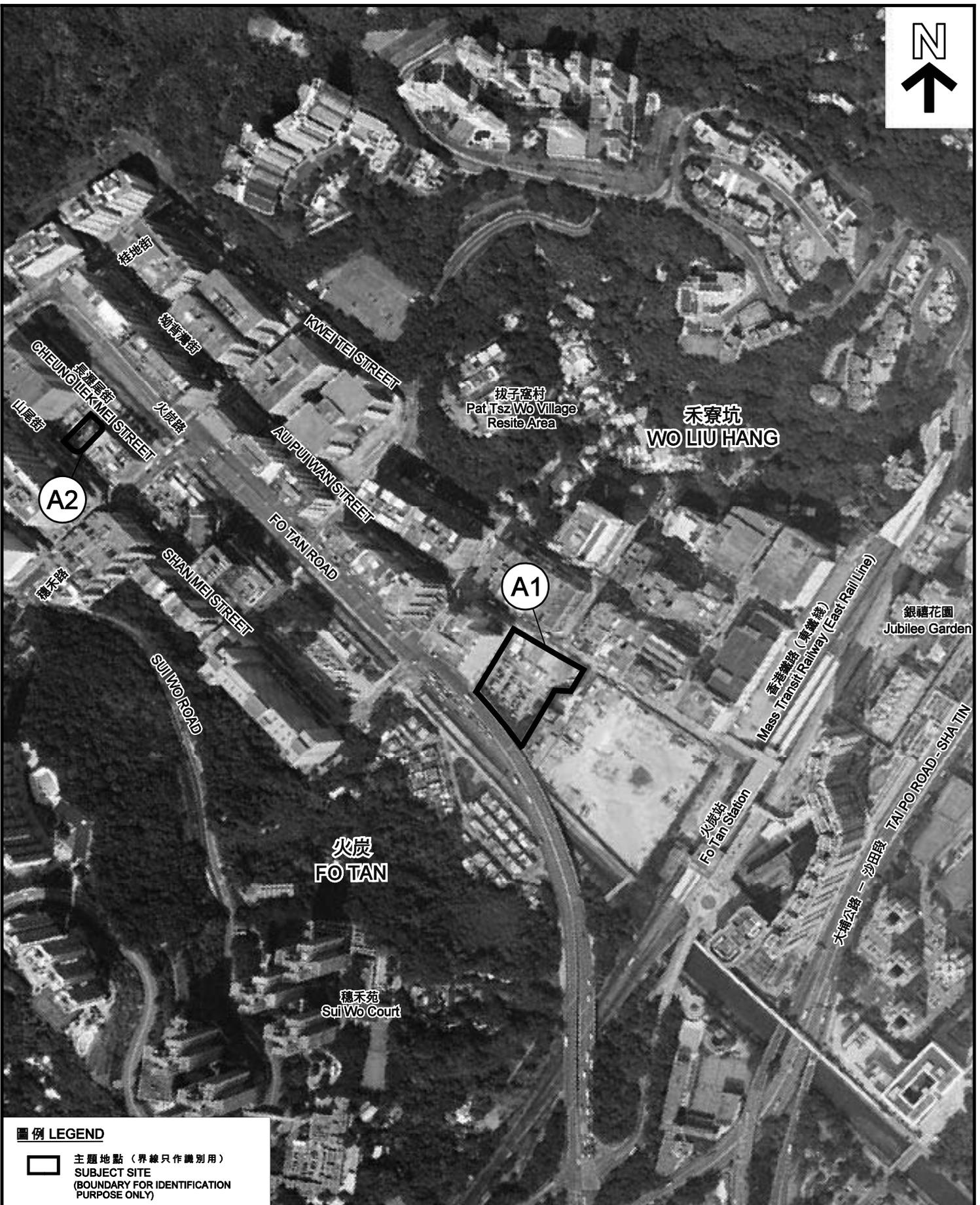
平面圖 - 項目
SITE PLAN - ITEM D
在沙田分區計劃大綱核准圖編號S/ST/30
作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/30

米 METRES 40 SCALE 1 : 2 000 比例尺 米 METRES 80

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/ST/15/4

圖 PLAN
2d



圖例 LEGEND

- 主題地點 (界線只作識別用)
- SUBJECT SITE**
- (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)**

本摘要圖於2015年3月4日擬備，
 所根據的資料為於2014年10月17日
 拍得的航攝照片編號 CW110380
EXTRACT PLAN PREPARED ON 4.3.2015
BASED ON AERIAL PHOTO No. CW110380
TAKEN ON 17.10.2014

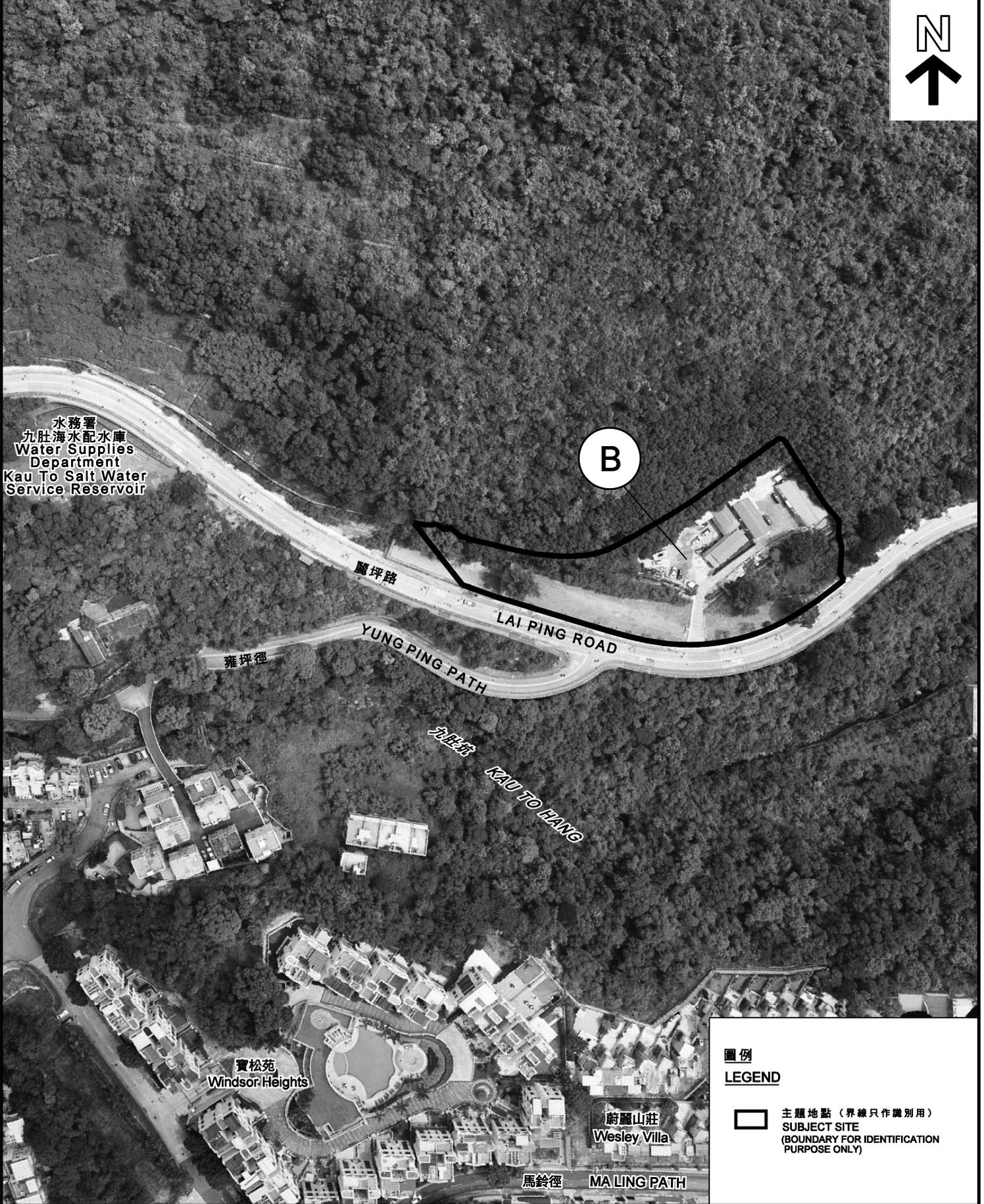
航攝照片 - 項目A1及A2
AERIAL PHOTO - ITEMS A1 AND A2
 在沙田分區計劃大綱核准圖編號S/ST/30
 作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/30

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/ST/15/4

圖 PLAN
3a



水務署
九肚海水配水庫
Water Supplies
Department
Kau To Salt Water
Service Reservoir

麗坪路

B

LAI PING ROAD

YUNG PING PATH

雍坪徑

九肚坑
KAU TO RANG

寶松苑
Windsor Heights

蔚麗山莊
Wesley Villa

馬鈴徑
MA LING PATH

圖例

LEGEND



主題地點 (界線只作識別用)
SUBJECT SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

本摘要圖於2015年3月2日擬備，
所根據的資料為地政總署
於2014年7月7日拍得的航攝照片
編號CW108255

EXTRACT PLAN PREPARED ON 2.3.2015
BASED ON AERIAL PHOTO No.
CW108255 TAKEN ON 7.7.2014 BY
LANDS DEPARTMENT

航攝照片 - 項目B
AERIAL PHOTO - ITEM B

在沙田分區計劃大綱核准圖編號S/ST/30
作出的擬議修訂

PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/30

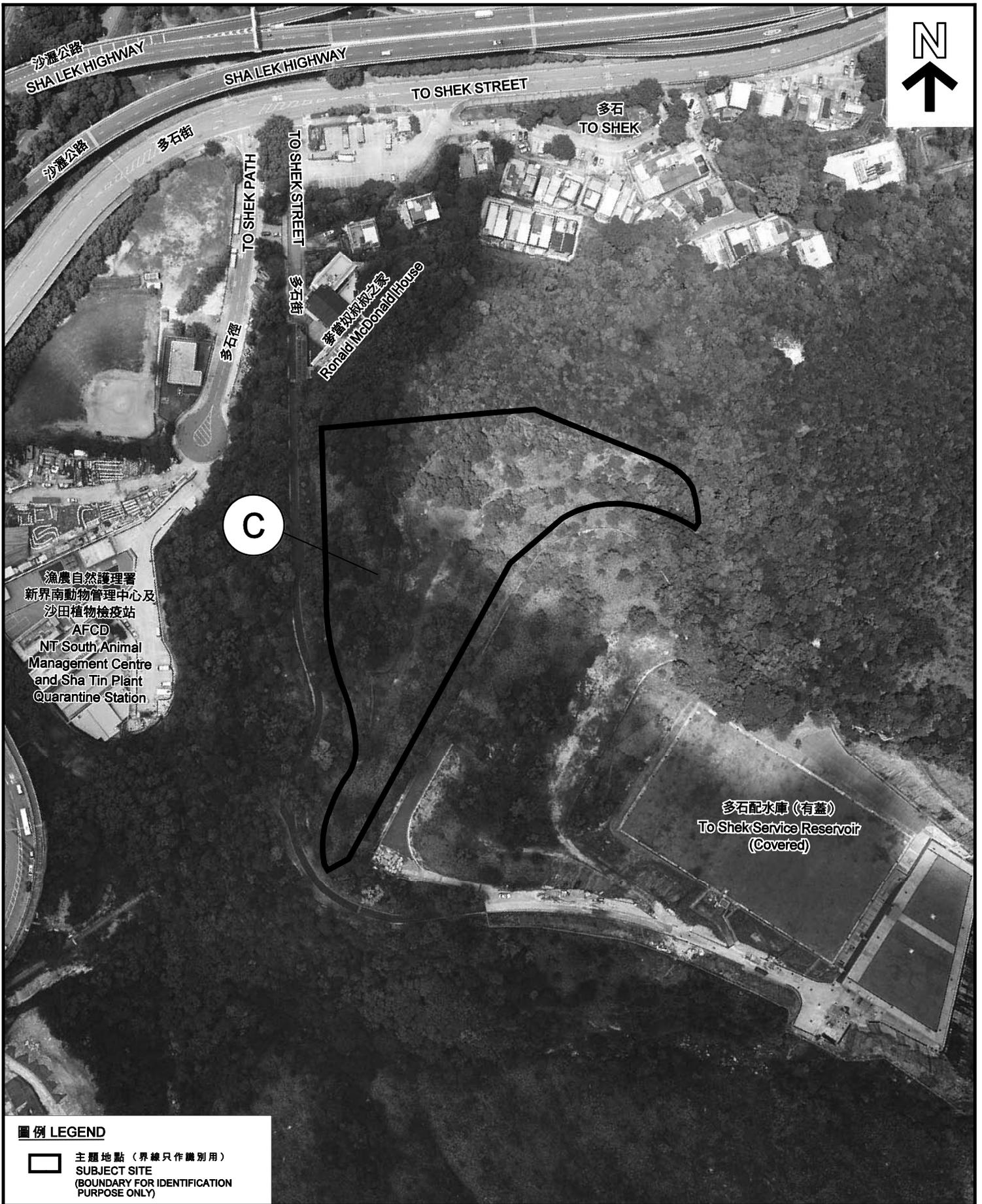
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

M/ST/15/4

圖 PLAN
3b



圖例 LEGEND

-  主題地點 (界線只作識別用)
SUBJECT SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

本摘要圖於2015年2月27日擬備，
所根據的資料為地政總署
於2014年8月15日拍得的航攝照片
編號CW109343

EXTRACT PLAN PREPARED ON 27.2.2015
BASED ON AERIAL PHOTO No.
CW109343 TAKEN ON 15.8.2014 BY
LANDS DEPARTMENT

**航攝照片 - 項目C
AERIAL PHOTO - ITEM C**

在沙田分區計劃大綱核准圖編號S/ST/30
作出的擬議修訂

PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/30

**規劃署
PLANNING
DEPARTMENT**



參考編號
REFERENCE No.

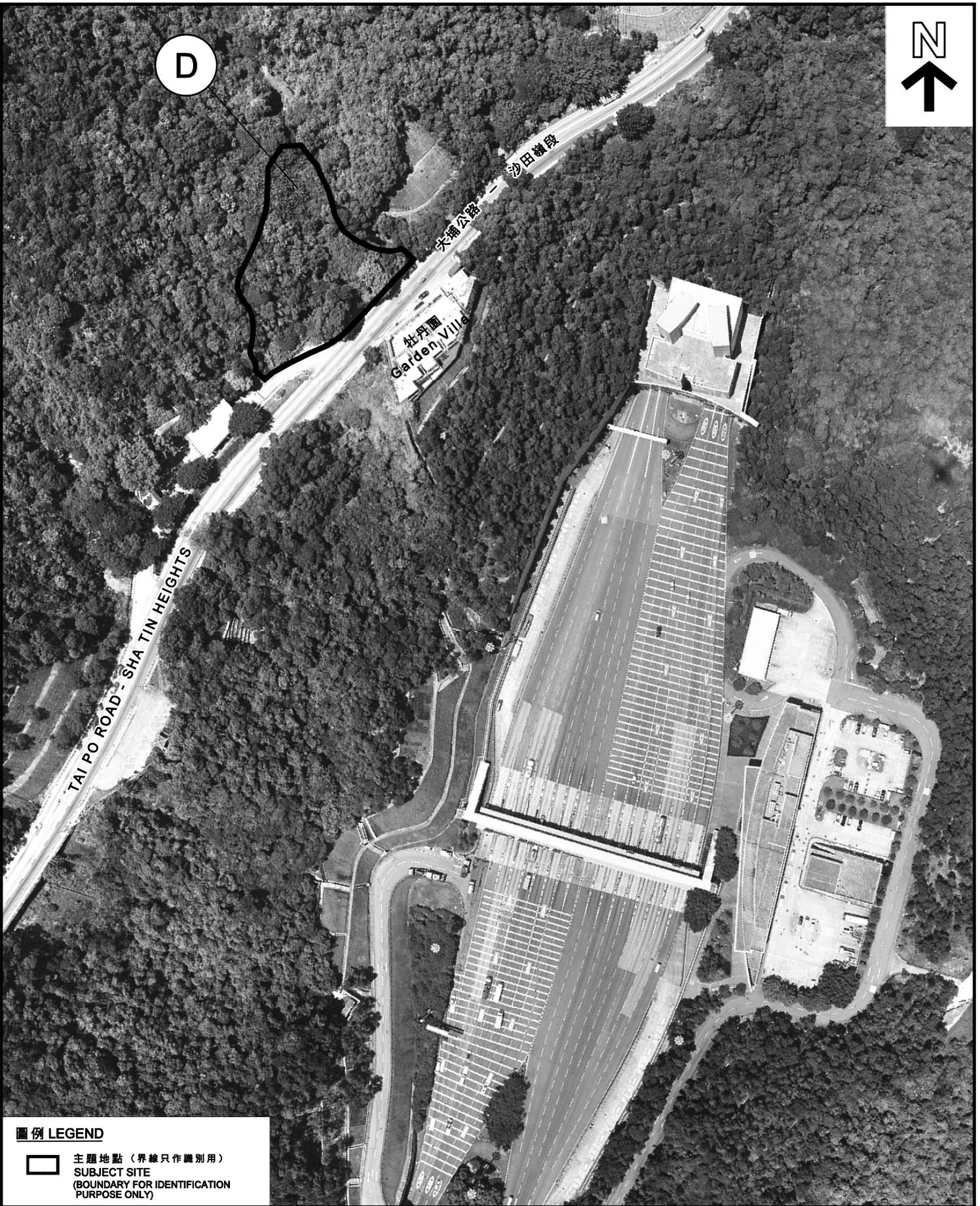
M/ST/15/4

圖 PLAN

3c



D



圖例 LEGEND

 主題地點 (界線只作識別用)
SUBJECT SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

本摘要圖於2015年3月17日擬備，
所根據的資料為地政總署
於2014年8月15日拍得的航攝照片
編號CW109205

EXTRACT PLAN PREPARED ON 17.3.2015
BASED ON AERIAL PHOTO No.
CW109205 TAKEN ON 15.8.2014 BY
LANDS DEPARTMENT

**航攝照片 - 項目D
AERIAL PHOTO - ITEM D**

在沙田分區計劃大綱核准圖編號S/ST/30
作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/30

**規劃署
PLANNING
DEPARTMENT**



參考編號
REFERENCE No.

M/ST/15/4

**圖 PLAN
3d**



圖例 LEGEND

CDA(1) 綜合發展區(1)
COMPREHENSIVE DEVELOPMENT
AREA (1)

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2015年3月4日擬備，所根據
的資料為攝於2014年6月4日
的實地照片
PLAN PREPARED ON 4.3.2015
BASED ON SITE PHOTOS TAKEN ON
4.6.2014

**實地照片 - 項目A1及A2
SITE PHOTO - ITEM A1 AND A2**

在沙田分區計劃大綱核准圖編號S/ST/30
作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/30

**規 劃 署
PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
M/ST/15/4

**圖 PLAN
4a**



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2015年2月5日擬備，所根據的資料為攝於2014年8月20日的實地照片
PLAN PREPARED ON 5.2.2015 BASED ON SITE PHOTOS TAKEN ON 20.8.2014

實地照片 - 項目B
SITE PHOTO - ITEM B

在沙田分區計劃大綱核准圖編號S/ST/30作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED SHA TIN OUTLINE ZONING PLAN No. S/ST/30

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/ST/15/4

圖 PLAN
4b



本圖於2015年2月27日擬備，所根據的資料為攝於2014年9月10日的實地照片

PLAN PREPARED ON 27.2.2015 BASED ON SITE PHOTO TAKEN ON 10.9.2014

實地照片 - 項目C

SITE PHOTO - ITEM C

在沙田分區計劃大綱核准圖編號S/ST/30

作出的擬議修訂

PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/30

規劃署

PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/ST/15/4

圖 PLAN
4c

5



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2015年3月17日擬備，所根據的資料為攝於2014年9月10日的實地照片
PLAN PREPARED ON 17.3.2015 BASED ON SITE PHOTO TAKEN ON 10.9.2014

實地照片 - 項目
SITE PHOTO - ITEM D

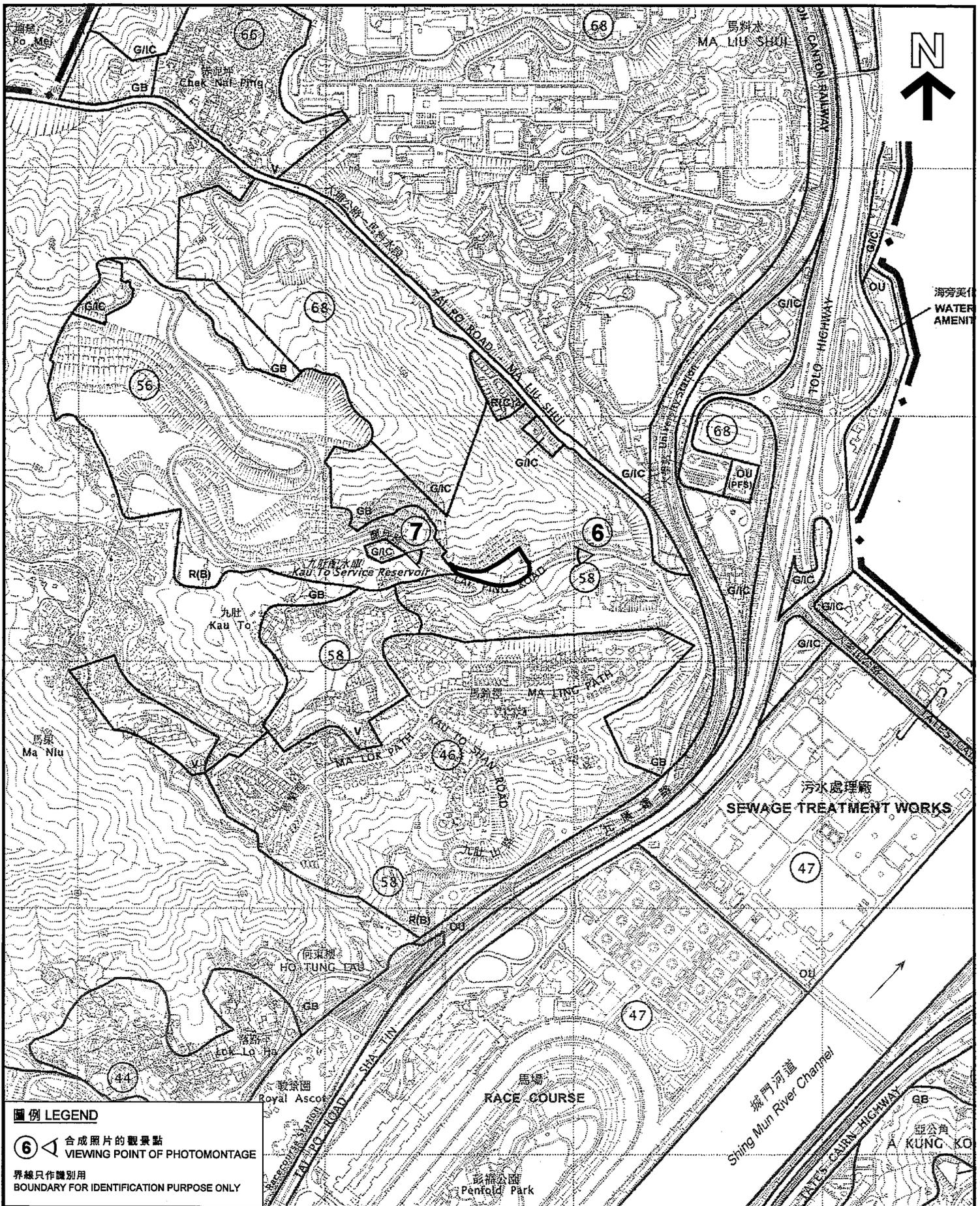
在沙田分區計劃大綱核准圖編號S/ST/30作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED SHA TIN OUTLINE ZONING PLAN No. S/ST/30

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/ST/15/4

圖 PLAN
4d



圖例 LEGEND

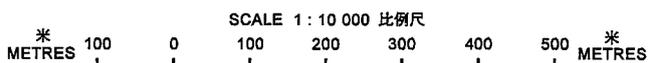
6 ◁ 合成照片的觀景點
VIEWING POINT OF PHOTOMONTAGE

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2015年2月27日擬備，
所根據的資料為於2014年9月2日
核准的分區計劃大綱圖編號S/ST/30
EXTRACT PLAN PREPARED ON 27.2.2015
BASED ON OUTLINE ZONING PLAN No.
S/ST/30 APPROVED ON 2.9.2014

合成照片的觀景點 - 項目B
VIEWPOINTS OF PHOTOMONTAGE - ITEM B

在沙田分區計劃大綱核准圖編號S/ST/30
作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/30



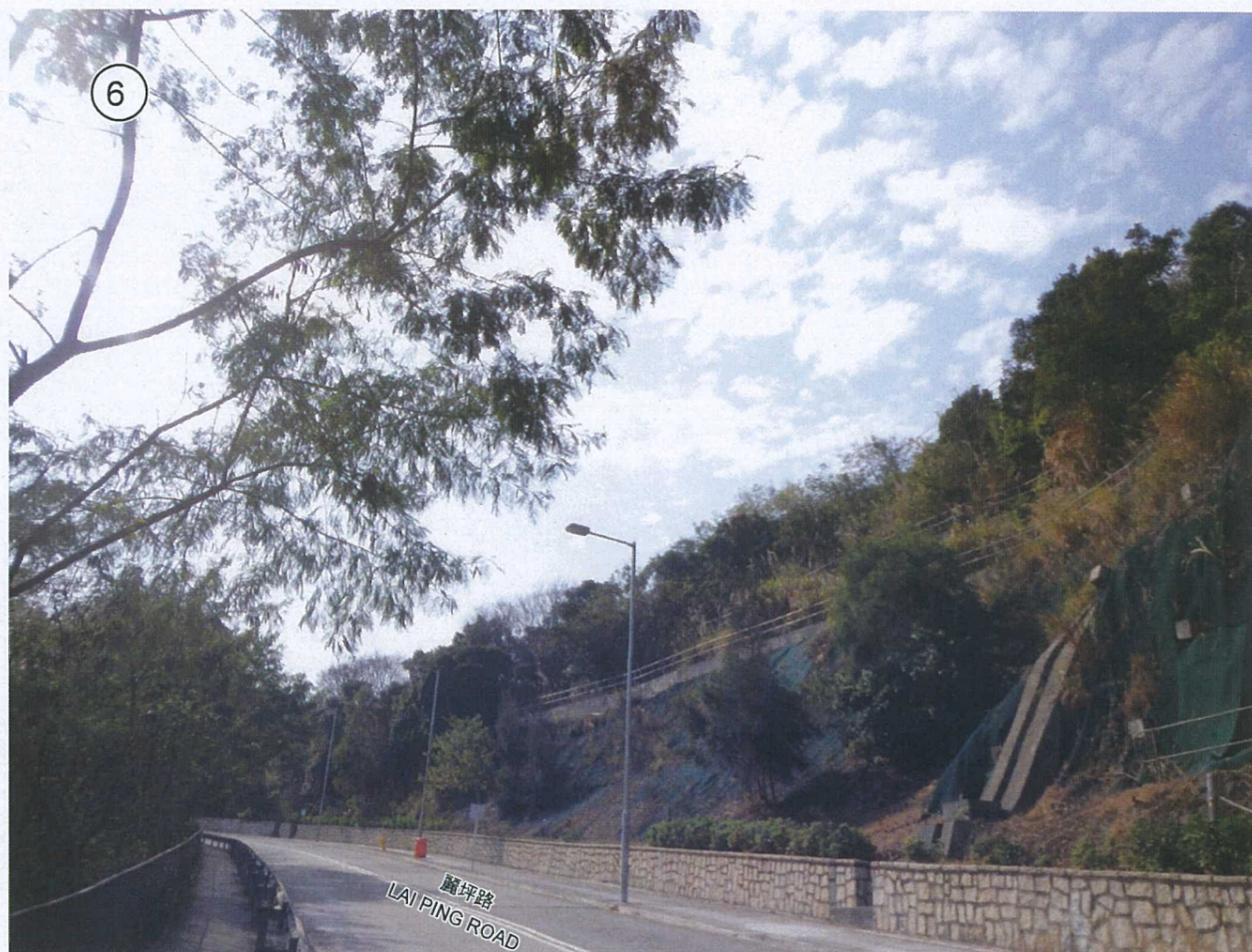
規劃署
**PLANNING
DEPARTMENT**



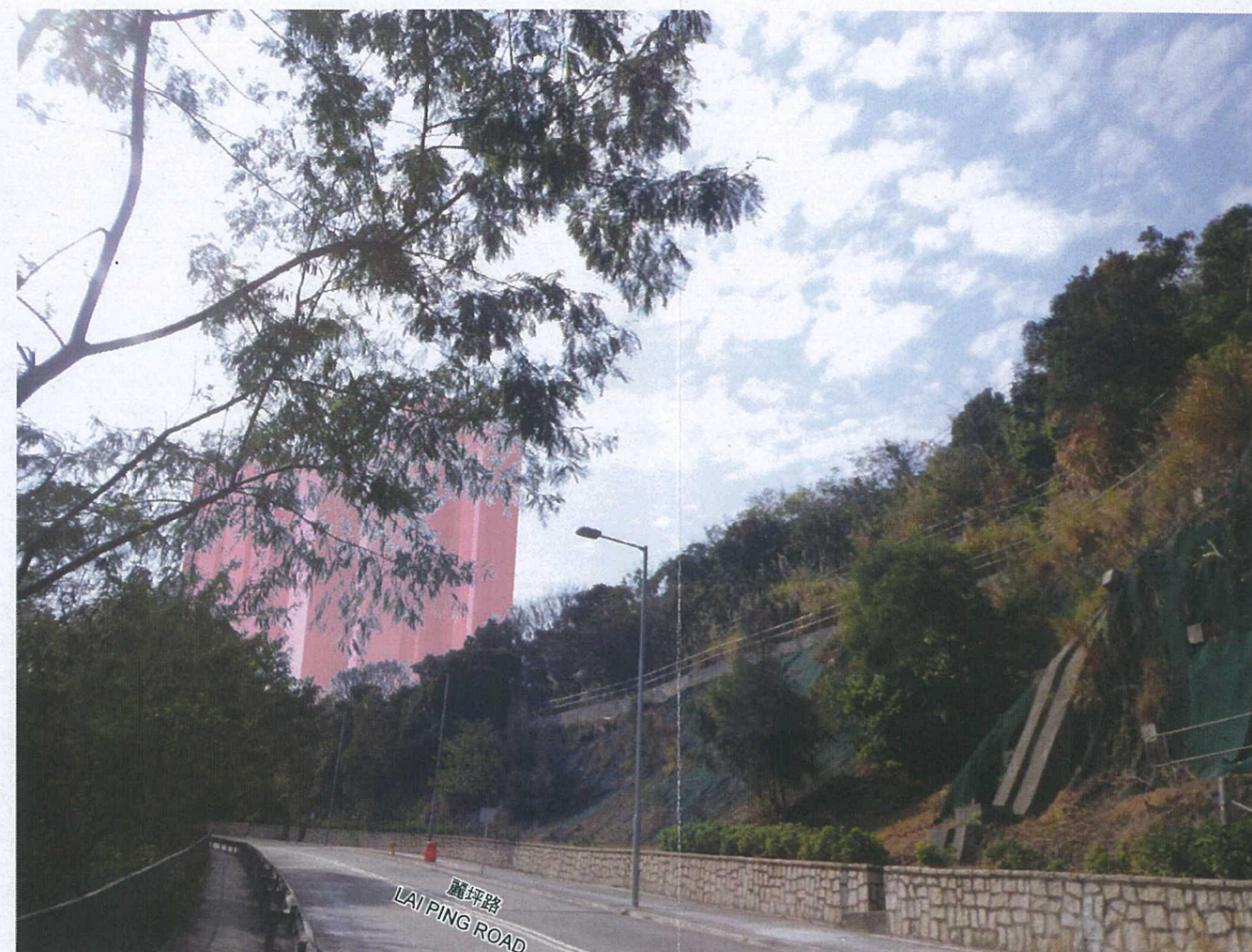
參考編號
REFERENCE No.
M/ST/15/4

圖 **PLAN**
5

實地照片
SITE PHOTO



合成照片
PHOTOMONTAGE



圖例 LEGEND

 主題地點
SUBJECT SITE

本圖於2015年3月3日擬備，所根據
的資料為攝於2015年2月4日
的實地照片
PLAN PREPARED ON 3.3.2015
BASED ON SITE PHOTO TAKEN ON
4.2.2015

合成照片 - 項目B
PHOTOMONTAGE - ITEM B
在沙田分區計劃大綱核准圖編號S/ST/30
作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/30

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/ST/15/4

圖 PLAN
5a

實地照片
SITE PHOTO



合成照片
PHOTOMONTAGE



圖例 LEGEND

 主題地點
SUBJECT SITE

本圖於2015年3月3日擬備，所根據的資料為攝於2015年2月4日的實地照片
PLAN PREPARED ON 3.3.2015
BASED ON SITE PHOTO TAKEN ON 4.2.2015

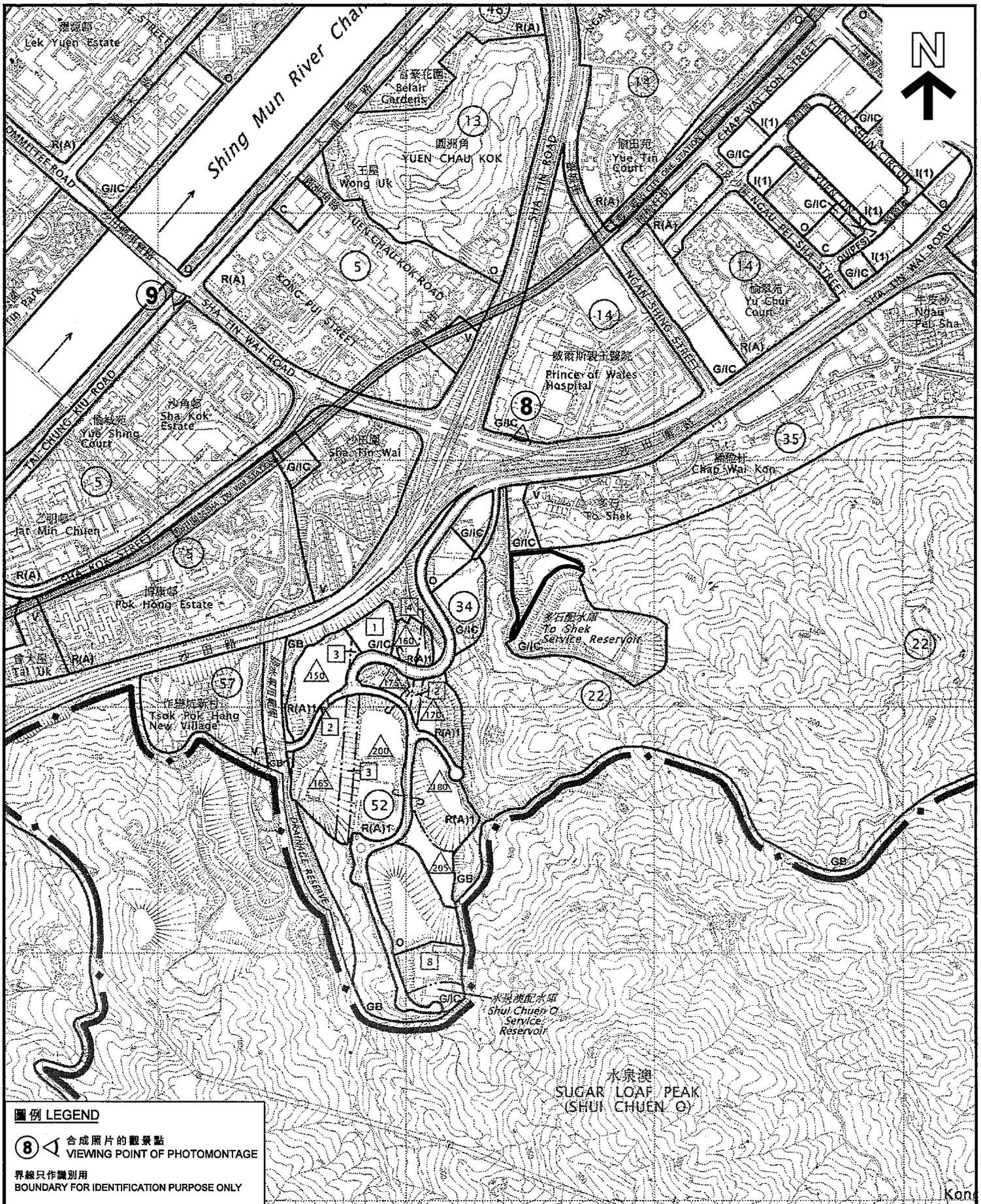
合成照片 - 項目B
PHOTOMONTAGE - ITEM B
在沙田分區計劃大綱核准圖編號S/ST/30
作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/30

規 劃 署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/ST/15/4

圖 PLAN
5b



圖例 LEGEND

- ⑧ ◁ 合成照片的觀景點
VIEWING POINT OF PHOTOMONTAGE
- 界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

合成照片的觀景點 - 項目 C
VIEWPOINTS OF PHOTOMONTAGE - ITEM C

在沙田分區計劃大綱核准圖編號S/ST/30
作出的擬議修訂

**PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/30**

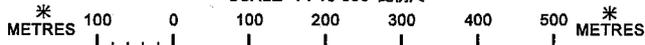
規劃署
**PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
M/ST/15/4

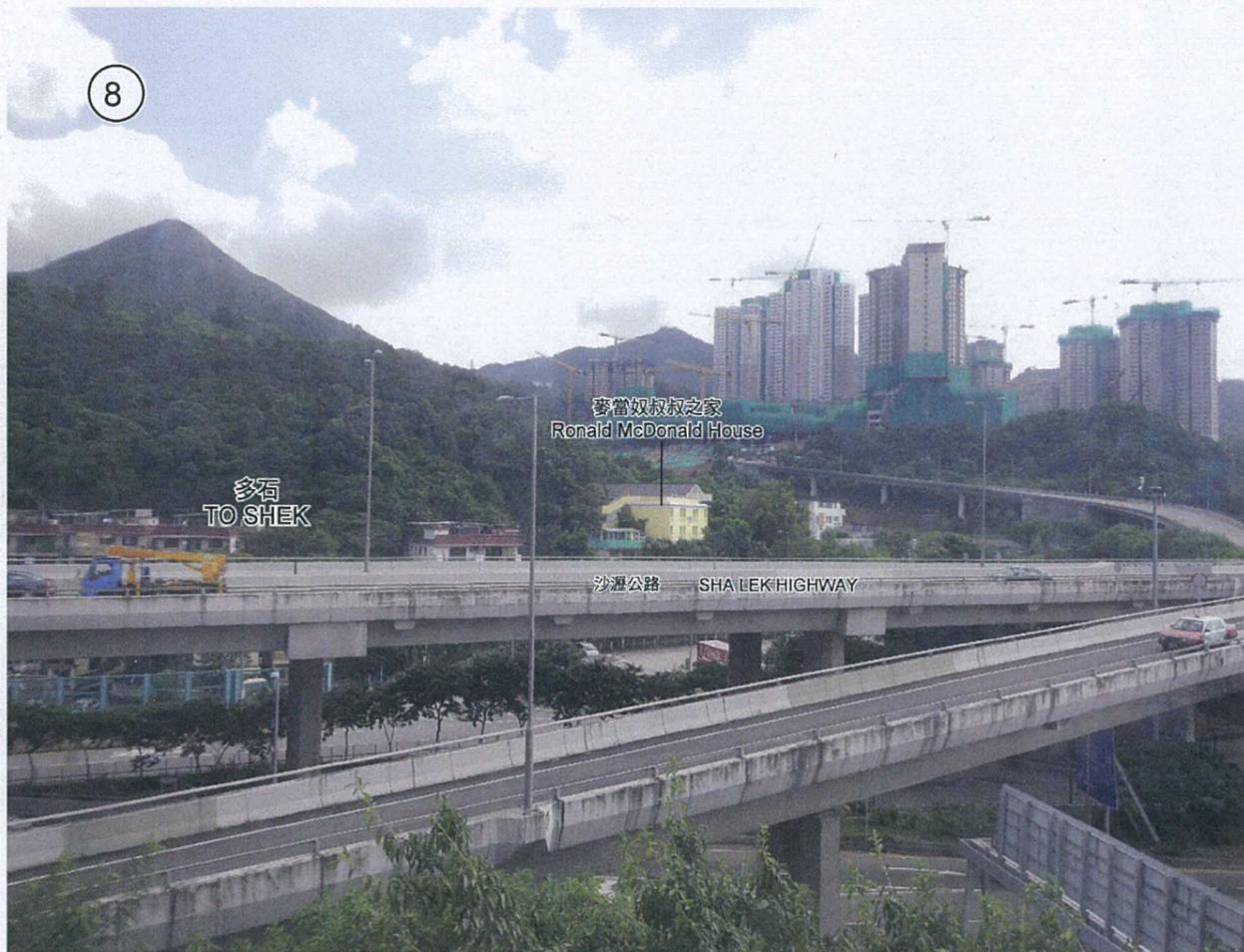
圖 PLAN
6

SCALE 1: 10 000 比例尺

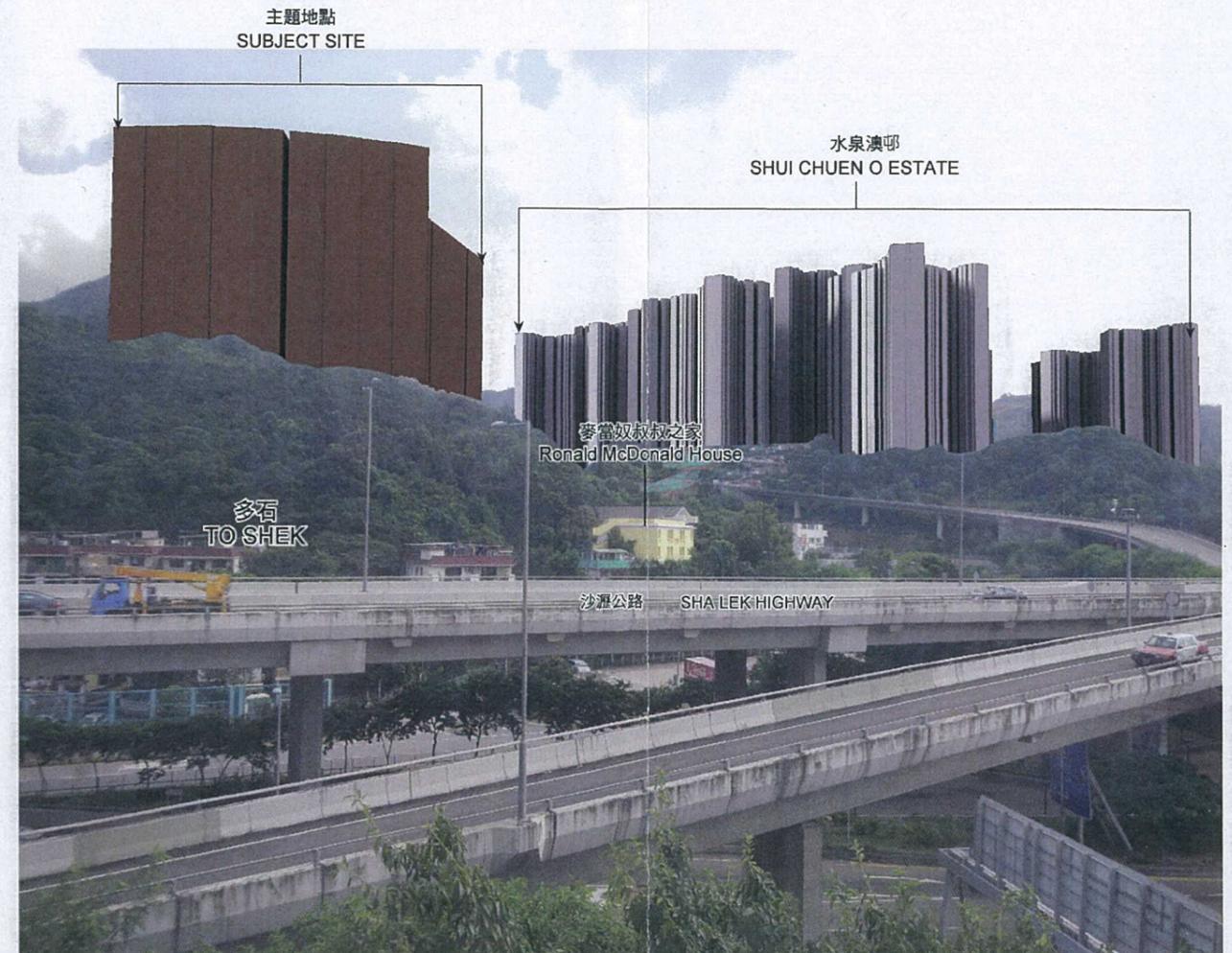


本摘要圖於2015年3月6日擬備，
所根據的資料為於2014年9月2日
核准的分區計劃大綱圖編號S/ST/30
EXTRACT PLAN PREPARED ON 6.3.2015
BASED ON OUTLINE ZONING PLAN No.
S/ST/30 APPROVED ON 2.9.2014

實地照片
SITE PHOTO



合成照片
PHOTOMONTAGE



圖例 LEGEND

- 主題地點
SUBJECT SITE
- 水泉澳邨
SHUI CHUEN O ESTATE

本圖於2015年3月23日擬備，所根據的資料為攝於2014年9月10日的實地照片
PLAN PREPARED ON 23.3.2015
BASED ON SITE PHOTO TAKEN ON 10.9.2014

合成照片 - 項目C
PHOTOMONTAGE - ITEM C

在沙田分區計劃大綱核准圖編號S/ST/30作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/30

規 劃 署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/ST/15/4

圖 PLAN
6a

實地照片
SITE PHOTO



合成照片
PHOTOMONTAGE



圖例 LEGEND

 主題地點
SUBJECT SITE

本圖於2015年3月23日擬備，所根據的資料為攝於2015年2月6日的實地照片
PLAN PREPARED ON 23.3.2015
BASED ON SITE PHOTO TAKEN ON 6.2.2015

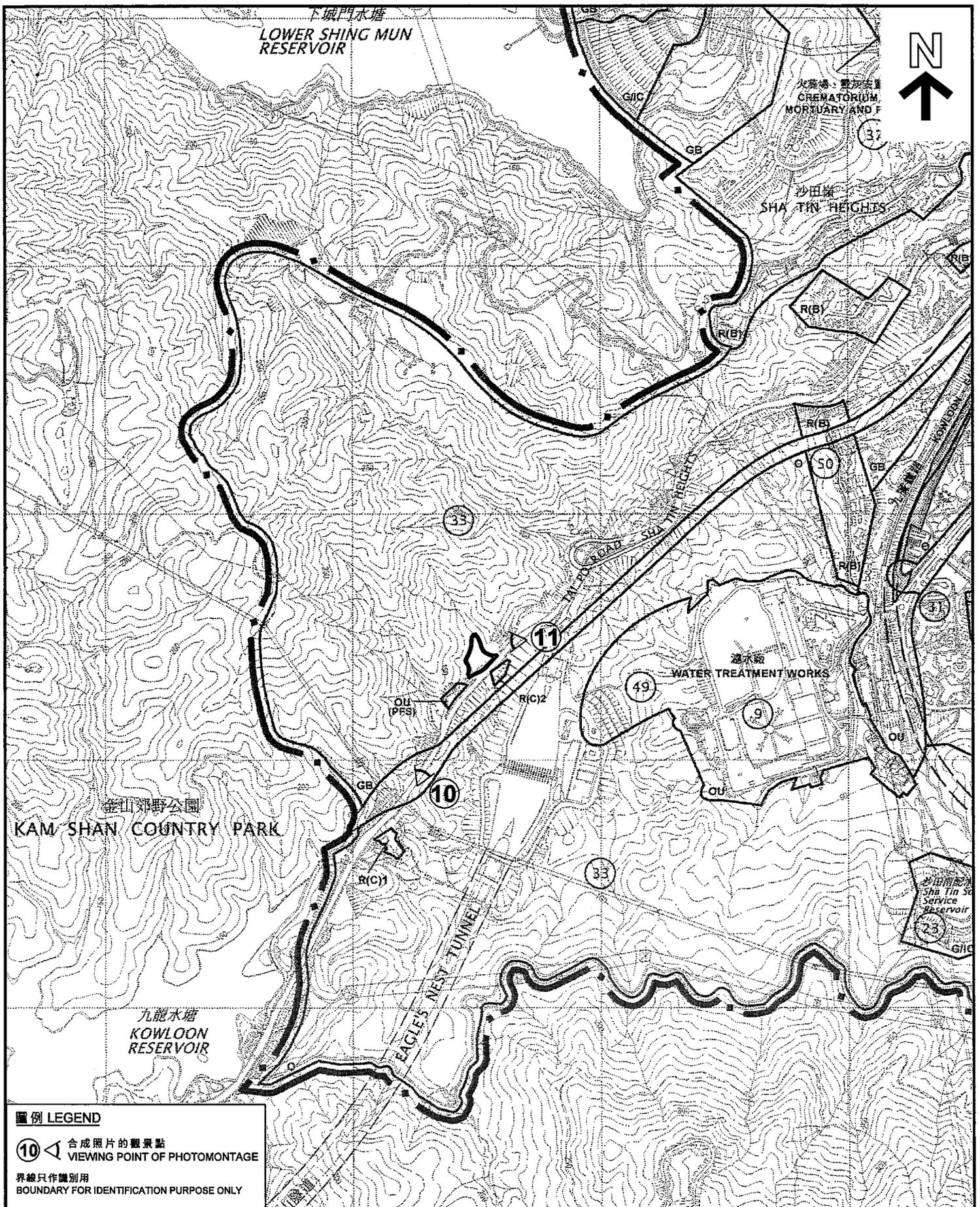
合成照片 - 項目C
PHOTOMONTAGE - ITEM C
在沙田分區計劃大綱核准圖編號S/ST/30
作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/30

規 劃 署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/ST/15/4

圖 PLAN
6b



圖例 LEGEND

- 10 合成照片的觀景點
VIEWING POINT OF PHOTOMONTAGE
- 界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

合成照片的觀景點 - 項目 D
VIEWPOINTS OF PHOTOMONTAGE - ITEM D

在沙田分區計劃大綱核准圖編號 S/ST/30
作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/30

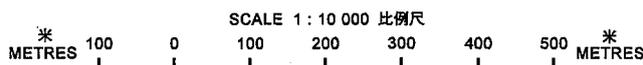
規劃署
PLANNING
DEPARTMENT



本摘要圖於2015年3月17日擬備，
所根據的資料為於2014年9月2日
核准的分區計劃大綱圖編號 S/ST/30
EXTRACT PLAN PREPARED ON 17.3.2015
BASED ON OUTLINE ZONING PLAN No.
S/ST/30 APPROVED ON 2.9.2014

參考編號
REFERENCE No.
M/ST/15/4

圖 PLAN
7



實地照片
SITE PHOTO



合成照片
PHOTOMONTAGE



圖例 LEGEND

 主題地點
SUBJECT SITE

本圖於2015年3月6日擬備，所根據的資料為攝於2015年2月4日的實地照片
PLAN PREPARED ON 6.3.2015
BASED ON SITE PHOTO TAKEN ON 4.2.2015

合成照片 - 項目
PHOTOMONTAGE - ITEM D
在沙田分區計劃大綱核准圖編號S/ST/30
作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/30

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/ST/15/4

圖 PLAN
7a

實地照片
SITE PHOTO



合成照片
PHOTOMONTAGE



圖例 LEGEND

 主題地點
SUBJECT SITE

本圖於2015年3月6日擬備，所根據的資料為攝於2015年2月4日的實地照片
PLAN PREPARED ON 6.3.2015
BASED ON SITE PHOTO TAKEN ON 4.2.2015

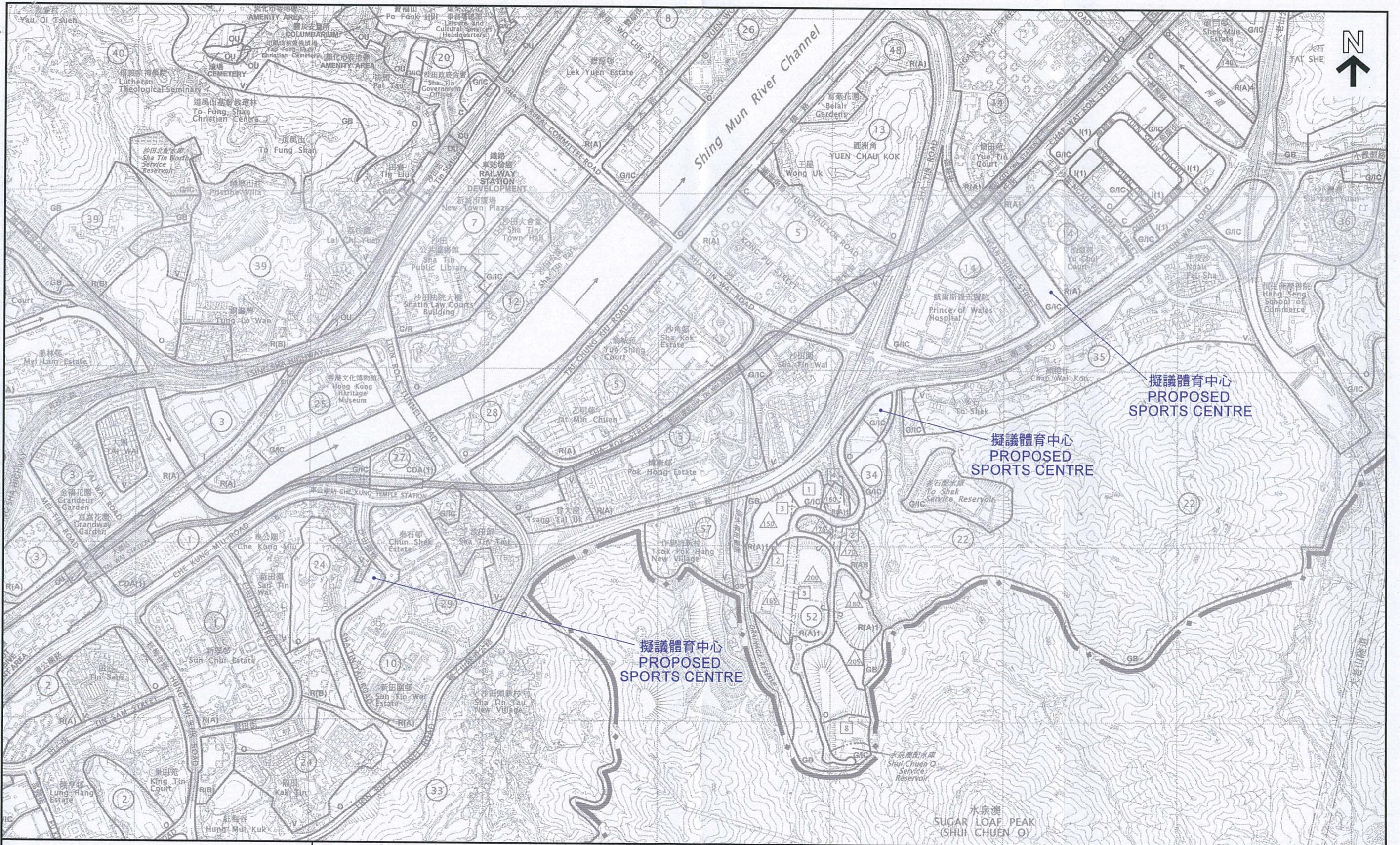
合成照片 - 項目D
PHOTOMONTAGE - ITEM D
在沙田分區計劃大綱核准圖編號S/ST/30
作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/30

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/ST/15/4

圖 PLAN
7b



已計劃的體育中心位置
 PLANNED PROVISION OF SPORTS CENTRE

在沙田分區計劃大綱核准圖編號S/ST/30作出的擬議修訂
 PROPOSED AMENDMENTS TO THE APPROVED SHA TIN OUTLINE ZONING PLAN No. S/ST/30

本摘要圖於2015年3月24日製備，
 所根據的資料為於2014年9月2日
 核准的分區計劃大綱圖編號S/ST/30
 EXTRACT PLAN PREPARED ON 24.3.2015
 BASED ON OUTLINE ZONING PLAN No.
 S/ST/30 APPROVED ON 2.9.2014

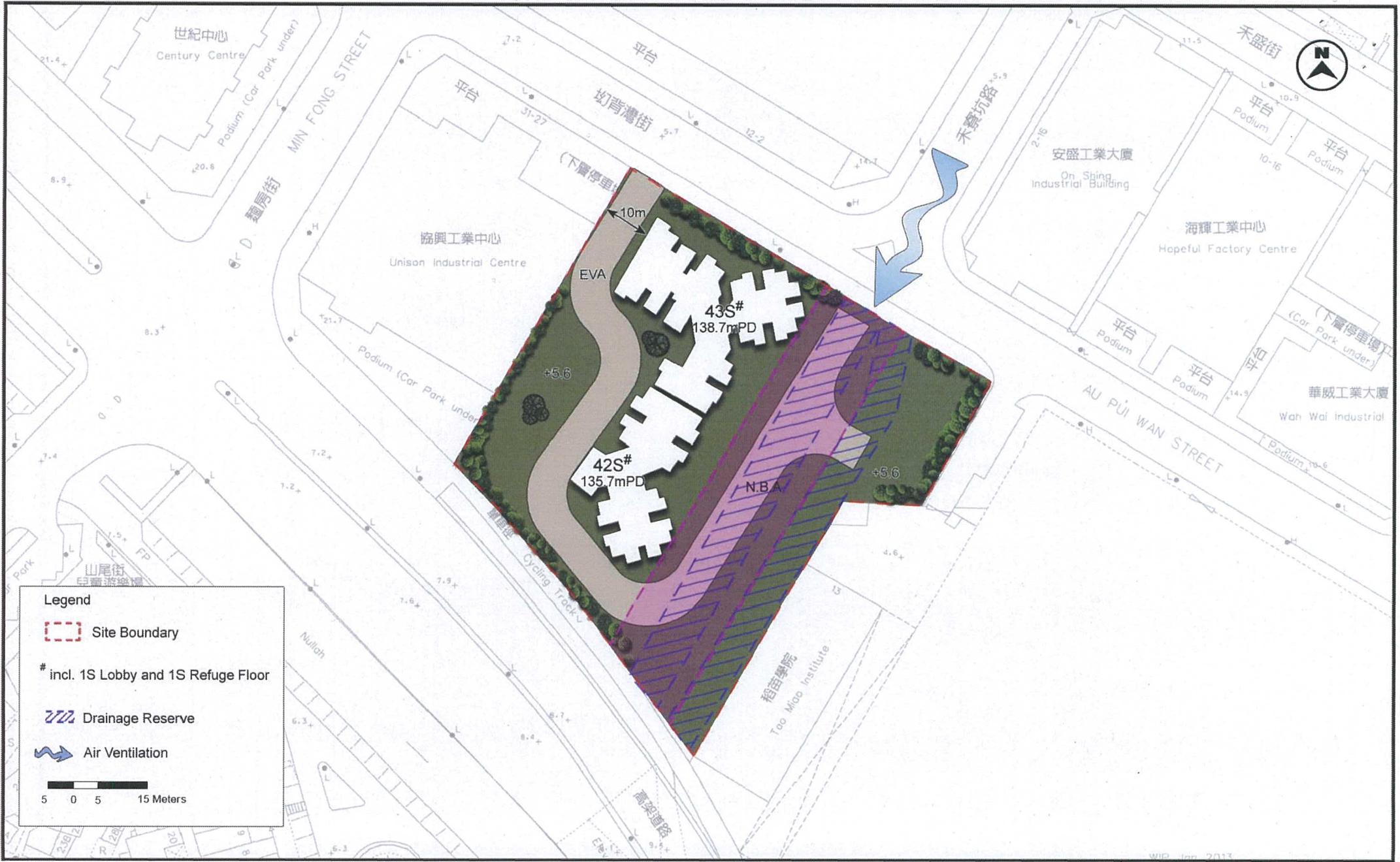
規劃署
 PLANNING DEPARTMENT



參考編號
 REFERENCE No.
 M/ST/15/4

圖 PLAN
 8

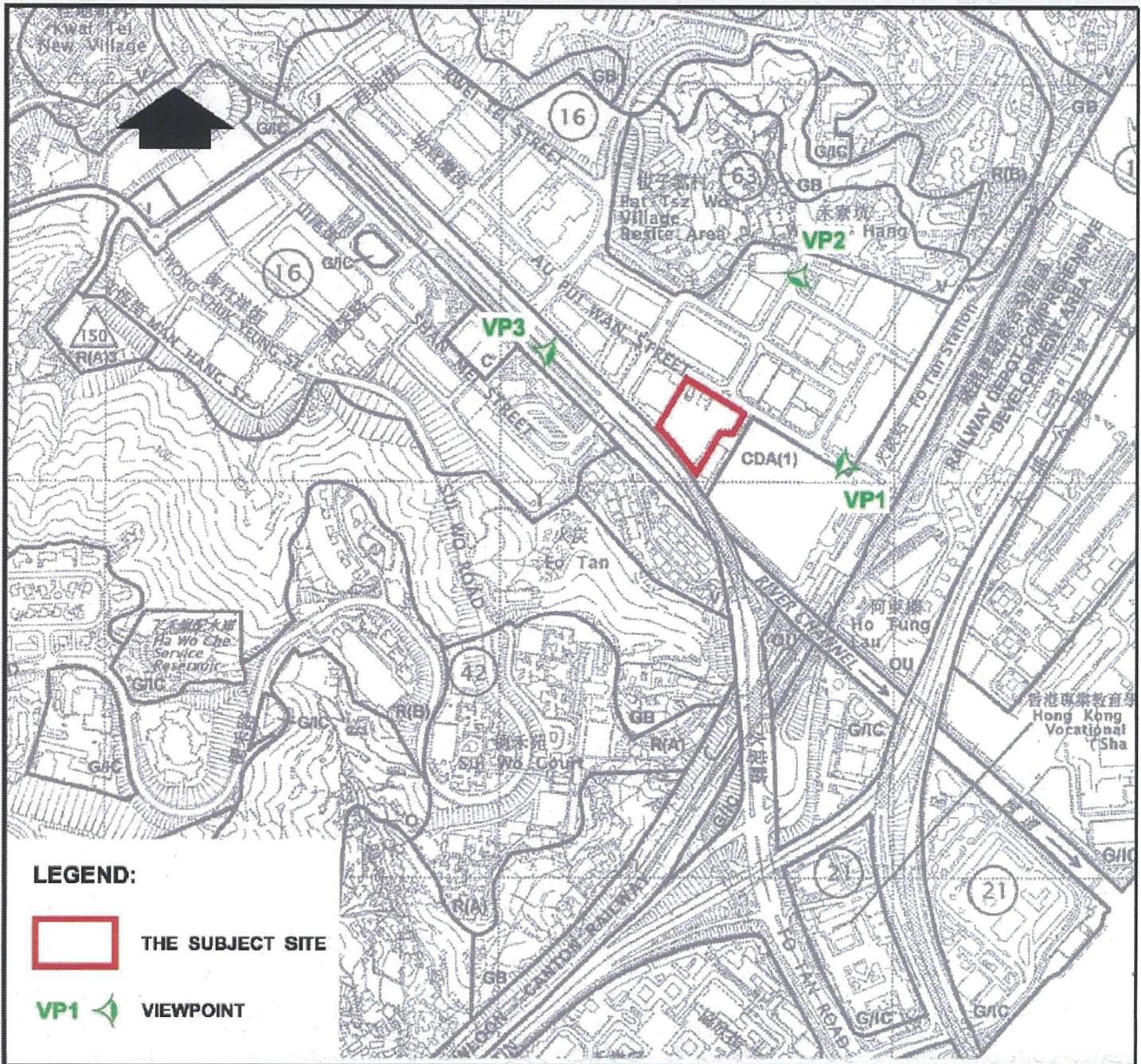
SCALE 1:10 000 比例尺
 METRES 100 0 100 200 300 METRES



Legend

-  Site Boundary
-  # incl. 1S Lobby and 1S Refuge Floor
-  Drainage Reserve
-  Air Ventilation

5 0 5 15 Meters

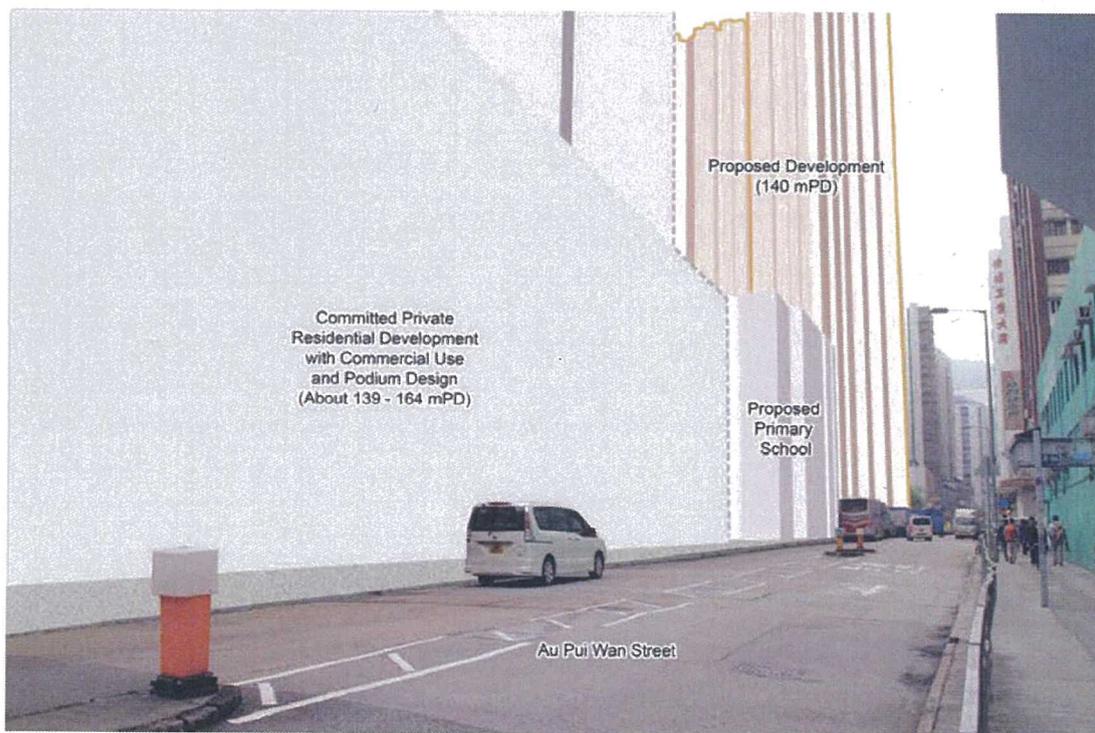


**Figure 2 : Viewpoint 1 –
Photomontage viewing from MTR Fo Tan Station Exit D at Street Level**

Existing Condition without Proposed Development



Photomontage with Proposed Development

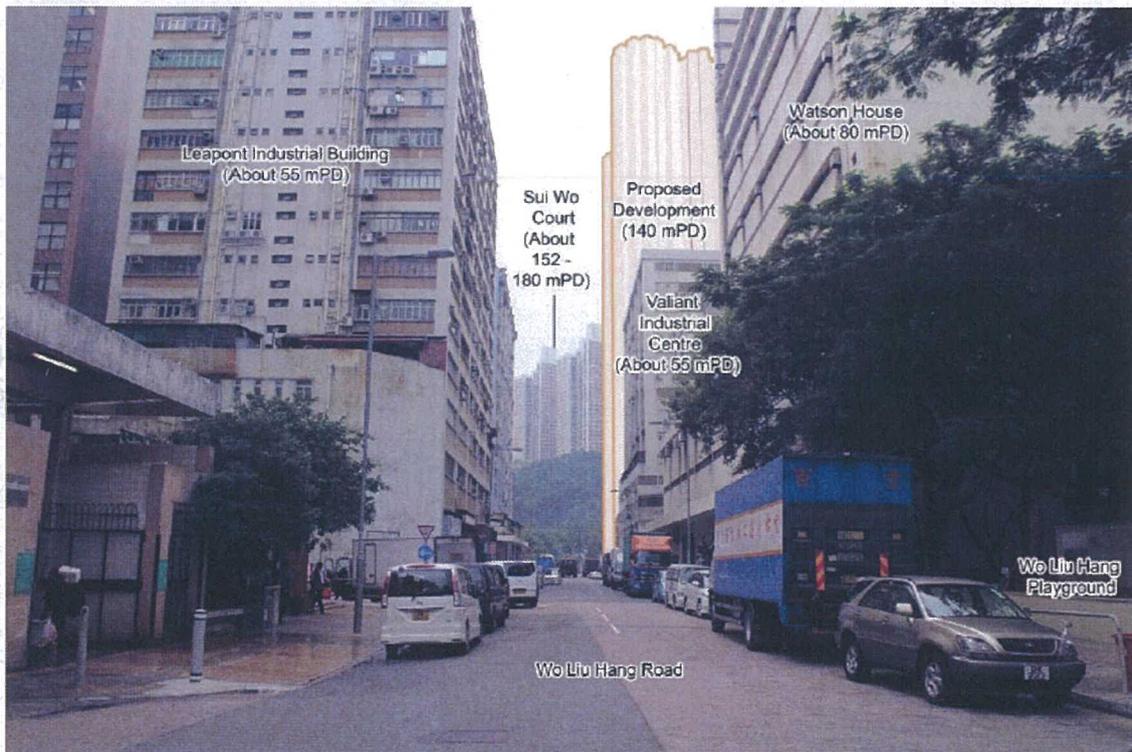


**Figure 3 : Viewpoint 2 –
Photomontage viewing from Wo Liu Hang Road near Wo Liu Hang Playground**

Existing Condition without Proposed Development



Photomontage with Proposed Development



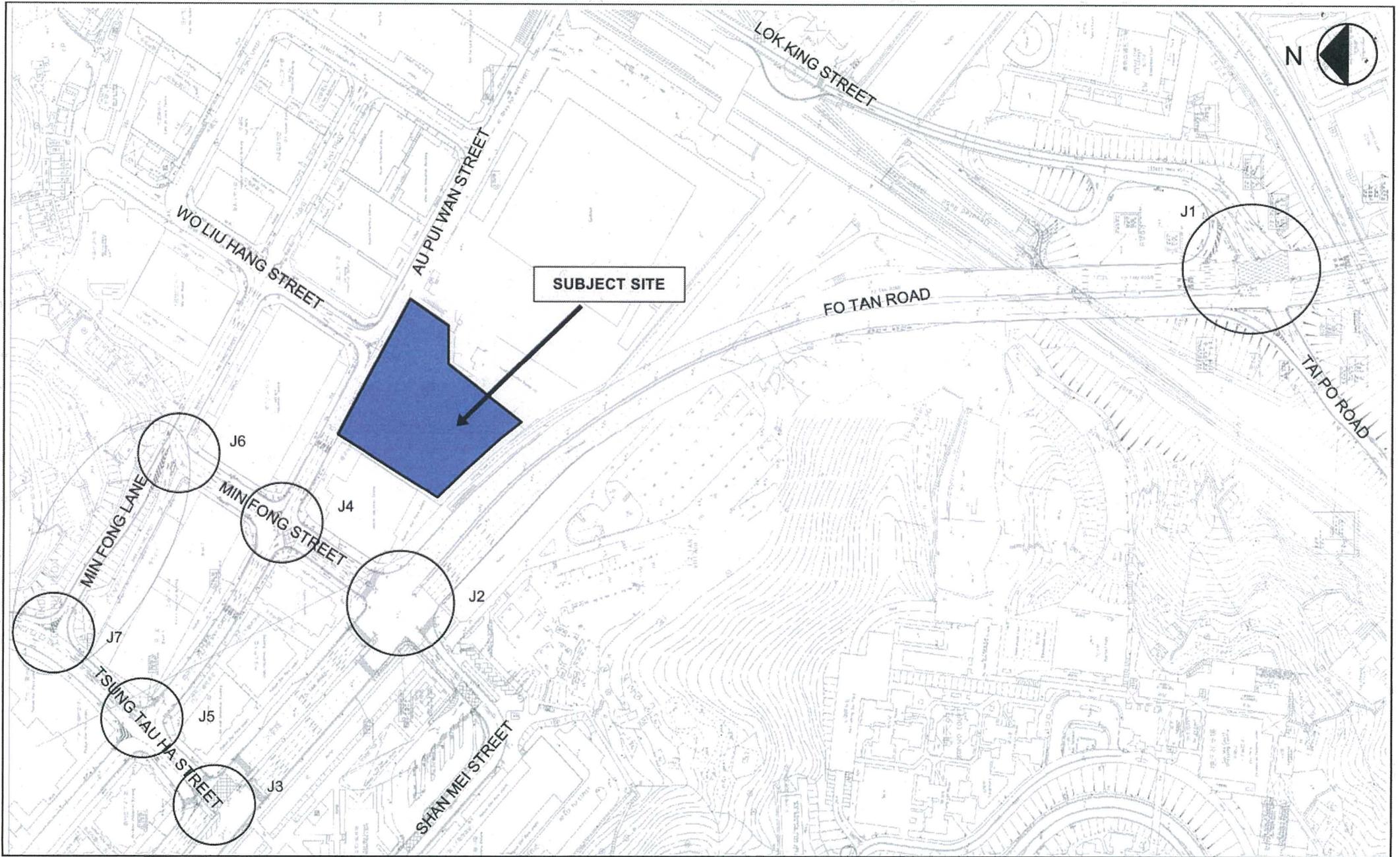
**Figure 4 : Viewpoint 3 –
Photomontage viewing from Fo Tan Road near the Cooked Food Market East**

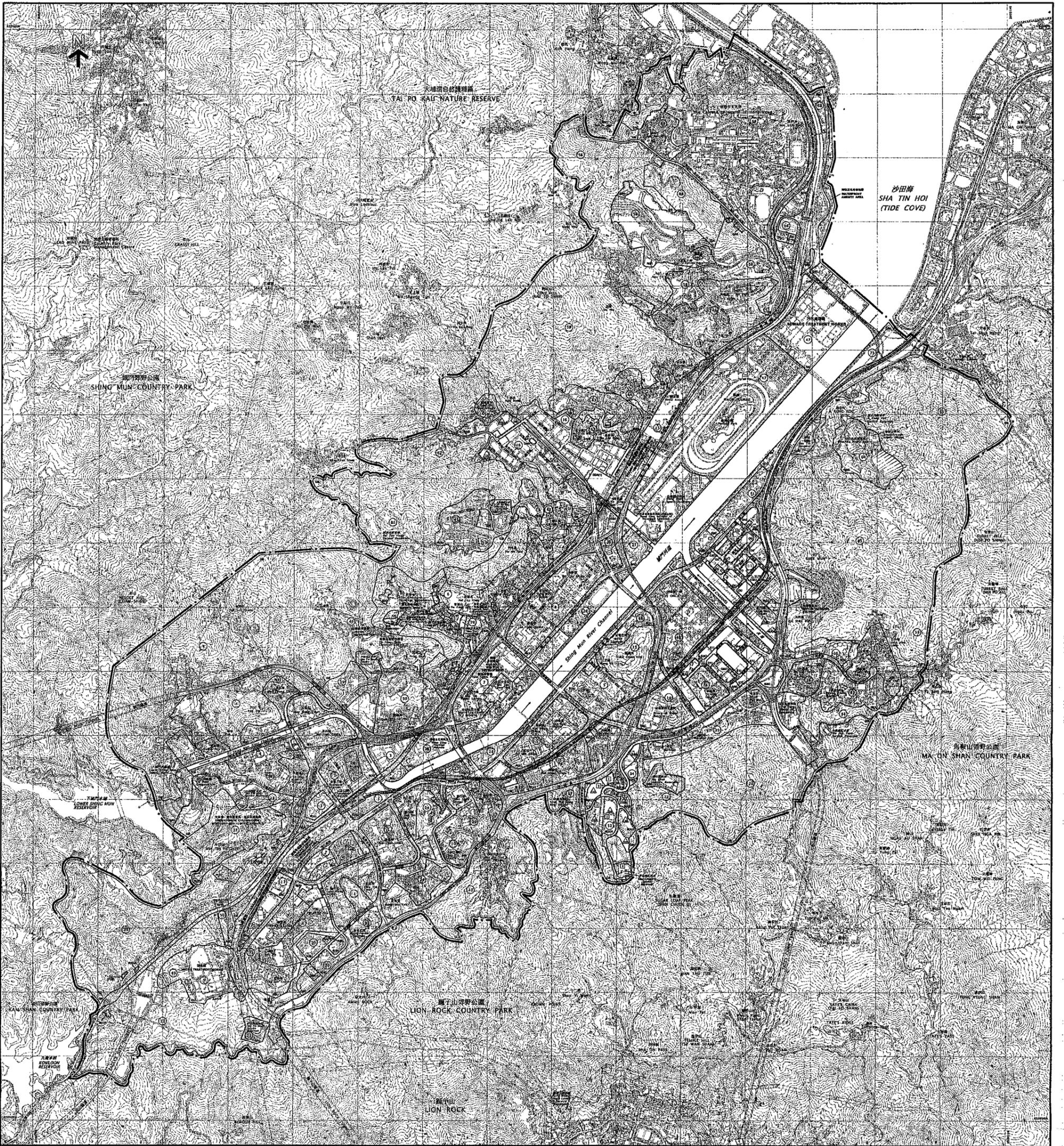
Existing Condition without Proposed Development



Photomontage with Proposed Development







圖例		NOTATION		土地用途及面積一覽表		SCHEDULE OF USES AND AREAS	
ZONES		地帶		交通		用途	
COMMERCIAL	C	商業	RAILWAY AND STATION ZONE BOUNDARY	鐵路及車站 (實際)		商業	
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區	MAJOR ROAD AND JUNCTION	主要道路及路口		綜合發展區	
COMMERCIAL / RESIDENTIAL	CR	商業 / 住宅	ELEVATED ROAD	高架道路		商業 / 住宅	
RESIDENTIAL (GROUP A)	RA(A)	住宅 (甲類)	RAILWAY RESERVE	鐵路專用範圍		住宅 (甲類)	
RESIDENTIAL (GROUP B)	RA(B)	住宅 (乙類)				住宅 (乙類)	
RESIDENTIAL (GROUP C)	RA(C)	住宅 (丙類)				住宅 (丙類)	
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展	MISCELLANEOUS	其他		鄉村式發展	
INDUSTRIAL	I	工業	BOUNDARY OF PLANNING SCHEME	規劃區界線		工業	
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區	PLANNING AREA NUMBER	規劃區編號		政府、機構或社區	
OPEN SPACE	O	休憩用地	BUILDING HEIGHT CONTROL ZONE BOUNDARY	建築物高度管制區界線		休憩用地	
OTHER SPECIFIED USES	OU	其他指定用途	MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	最高建築物高度 (以主要水平基準上計)		其他指定用途	
GREEN BELT	GB	綠化地帶	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	最高建築物層數 (樓層數目)		綠化地帶	
			PETROL FILLING STATION	加油站			

USES	面積 (公頃)	佔總面積百分比 (%)	用途
COMMERCIAL	8.80	0.24	商業
COMPREHENSIVE DEVELOPMENT AREA	17.21	0.42	綜合發展區
COMMERCIAL / RESIDENTIAL	14.58	0.42	商業 / 住宅
RESIDENTIAL (GROUP A)	389.27	8.87	住宅 (甲類)
RESIDENTIAL (GROUP B)	183.26	5.06	住宅 (乙類)
RESIDENTIAL (GROUP C)	0.96	0.03	住宅 (丙類)
VILLAGE TYPE DEVELOPMENT	190.30	5.28	鄉村式發展
INDUSTRIAL	48.28	1.37	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	258.70	7.29	政府、機構或社區
OPEN SPACE	255.87	7.15	休憩用地
OTHER SPECIFIED USES	225.11	6.30	其他指定用途
GREEN BELT	984.83	27.47	綠化地帶
RIVER CHANNEL	97.57	2.74	河道
MAJOR ROAD ETC.	219.88	6.19	主要道路等
TOTAL PLANNING SCHEME AREA	2778.77	100.00	總面積 (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

行政局局長於2014年9月2日
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER SECTION 8(1)(a) OF THE TOWN PLANNING ORDINANCE ON 2 SEPTEMBER 2014

Ma Kinnie WONG
黃潔怡女士
CLERK TO THE EXECUTIVE COUNCIL
行政會議秘書

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

SCALE 1:10,000 比例尺

編製這份圖則的部門
PREPARED BY THE PLANNING DEPARTMENT UNDER THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/ST/30

Annex A



圖例 NOTATION

ZONES

COMMERCIAL (C) 商業

COMPREHENSIVE DEVELOPMENT AREA (CDA) 綜合發展區

COMMERCIAL / RESIDENTIAL (C/R) 商業 / 住宅

RESIDENTIAL (GROUP A) (R/A) 住宅 (甲類)

RESIDENTIAL (GROUP B) (R/B) 住宅 (乙類)

RESIDENTIAL (GROUP C) (R/C) 住宅 (丙類)

VILLAGE TYPE DEVELOPMENT (V) 鄉村式發展

INDUSTRIAL (I) 工業

GOVERNMENT, INSTITUTION OR COMMUNITY (G/C) 政府、機構或社區

OPEN SPACE (O) 休憩用地

OTHER SPECIFIED USES (O/U) 其他指定用途

GREEN BELT (GB) 綠化地帶

COMMUNICATIONS

RAILWAY AND STATION (ELEVATED) 鐵路及車站 (高架)

MAJOR ROAD AND JUNCTION 主要道路及路口

ELEVATED ROAD 高架道路

RAILWAY RESERVE 鐵路專用範圍

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME 規劃範圍界線

PLANNING AREA NUMBER 規劃區編號

BUILDING HEIGHT CONTROL ZONE BOUNDARY 建築物高度管制區界線

MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM) 最高建築物高度 (在主要水平基準上若干米)

MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) 最高建築物高度 (樓層數目)

PETROL FILLING STATION 加油站

土地用途及面積一覽表 SCHEDULE OF USES AND AREAS

USES	本計劃區佔百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	6.60	0.24	商業
COMPREHENSIVE DEVELOPMENT AREA	17.21	0.62	綜合發展區
COMMERCIAL / RESIDENTIAL	14.55	0.52	商業 / 住宅
RESIDENTIAL (GROUP A)	249.96	9.00	住宅 (甲類)
RESIDENTIAL (GROUP B)	195.52	7.04	住宅 (乙類)
RESIDENTIAL (GROUP C)	0.95	0.03	住宅 (丙類)
VILLAGE TYPE DEVELOPMENT	190.30	6.85	鄉村式發展
INDUSTRIAL	45.48	1.64	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	296.70	10.69	政府、機構或社區
OPEN SPACE	253.97	9.15	休憩用地
OTHER SPECIFIED USES	205.27	7.39	其他指定用途
GREEN BELT	982.79	35.30	綠化地帶
RYER CHANNEL	97.57	3.51	河道
MAJOR ROAD ETC.	219.88	7.93	主要道路等
TOTAL PLANNING SCHEME AREA	2776.77	100.00	規劃範圍總面積

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

核准圖編號 S/S/T/30 的修訂
AMENDMENTS TO APPROVED PLAN No. S/S/T/30

按照城市規劃條例第5條展示的修訂

AMENDMENT ITEM A1

AMENDMENT ITEM A2

AMENDMENT ITEM B

AMENDMENT ITEM C

AMENDMENT ITEM D

修訂項目 A 1 項

修訂項目 A 2 項

修訂項目 B 項

修訂項目 C 項

修訂項目 D 項

(參看附表)
(SEE ATTACHED SCHEDULE)

~~DRAFT APPROVED~~ SHA TIN OUTLINE ZONING PLAN NO. S/ST/30A

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

NOTES

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

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3)
 - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
 - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
 - (c) For the purposes of subparagraph (a) above, "existing use of any land or building" means -
 - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as 'the first plan'),
 - a use in existence before the publication of the first plan which has continued since it came into existence; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and
 - (ii) after the publication of the first plan,
 - a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.
- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the

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

- (5) Road junctions, alignments of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones:
 - (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus stop or lay-by, cycle track, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (c) maintenance or repair of watercourse and grave.
- (8) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board :

toll plaza, on-street vehicle park and railway track.
- (9) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (10) In these Notes,

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

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

Draft Approved Sha Tin Outline Zoning Plan No. S/ST/304

Schedule of Uses

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COMMERCIAL

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

Planning Intention

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

COMPREHENSIVE DEVELOPMENT AREA

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

Planning Intention

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

Remarks

- (a) Pursuant to Section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
 - (i) the area of the proposed land uses, the nature, position, dimension and heights of all buildings to be erected in the area;
 - (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
 - (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
 - (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
 - (v) the landscaping and urban design proposals within the area;
 - (vi) programmes of development in detail;
 - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks (Cont'd)

- (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
 - (x) such other information as may be required by the Town Planning Board.
-
- (b) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
 - (c) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 52,156m².
 - (d) In determining the maximum gross floor area for the purposes of paragraph (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
 - (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area restriction stated in paragraph (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

COMPREHENSIVE DEVELOPMENT AREA (1)

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

Planning Intention

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

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (1) (Cont'd)

Remarks

- (a) Pursuant to Section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area (1)" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
- (i) the area of the proposed land uses, the nature, position, dimensions and heights of all buildings to be erected in the area;
 - (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
 - (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
 - (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
 - (v) the landscaping and urban design proposals within the area;
 - (vi) programmes of development in detail;
 - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
 - (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (x) a visual impact assessment report to examine any possible visual impacts that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
 - (xi) such other information as may be required by the Town Planning Board.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (1) (Cont'd)Remarks (Cont'd)

- (b) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (c) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum gross floor area specified below:

<u>Site</u>	<u>Maximum Gross Floor Area (GFA)</u>
CDA(1) at East Rail Fo Tan Station and the Adjoining Area	208,600m ² (the maximum domestic GFA shall not exceed 191,100m ²)
CDA(1) at Ma On Shan Rail Tai Wai Station and the Adjoining Area	253,590m ² (the maximum domestic GFA shall not exceed 219,090 m ²)
CDA(1) at Ma On Shan Rail Che Kung Temple Station	90,655 m ²

- (d) In determining the maximum gross floor area for the purposes of paragraph (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as public transport facilities, railway station, railway depot, schools or Government, institution, community or social welfare facilities, as required by the Government, may also be disregarded.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area restriction stated in paragraph (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

COMMERCIAL/RESIDENTIAL

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

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

Planning Intention

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

RESIDENTIAL (GROUP A)

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

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Column 1
Uses always permitted

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

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

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

Planning Intention

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

Remarks

- (a) On land designated "Residential (Group A)1" ("R(A)1"), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) of 501,800m² and a maximum building height in terms of number of storeys or metres above Principal Datum as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)Remarks (Cont'd)

- (b) On land designated "Residential (Group A)2" ("R(A)2"), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum GFA of 194,500m² and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.
- (c) On land designated "Residential (Group A)3" ("R(A)3"), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum GFA of 43,600m² and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.
- (d) On land designated "Residential (Group A)4" ("R(A)4"), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic GFA of 234,000m², non-domestic GFA of 19,500m² and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.
- (e) *On land designated "Residential (Group A)5" ("R(A)5"), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum GFA of 38,580m² and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.*
- (f) In determining the maximum number of storeys for the purpose of paragraph (a) above, any basement floor(s) may be disregarded.
- (g) In determining the maximum GFA for the purposes of paragraphs (a) to (e) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (h) Where the permitted plot ratio/GFA as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio/GFA for the building on land to which paragraphs (a) to (e) above applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum GFA specified in paragraphs (a) to (e) above may thereby be exceeded.
- (i) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and/or GFA restrictions stated in paragraphs (a) to (e) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP B)

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

Planning Intention

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

Remarks

- (a) On land designated "Residential (Group B) 1", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3.
- (b) *On land designated "Residential (Group B) 2", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3.6 and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan.*
- (c) *On land designated "Residential (Group B) 3", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 2.5 and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan.*
- (d) In determining the maximum plot ratio for the purposes of paragraphs (a) to (c) above, any floor space that is constructed or intended for use solely as car park,

loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners and occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

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

RESIDENTIAL (GROUP C)

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

Planning Intention

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

Remarks

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

(Please see next page)

RESIDENTIAL (GROUP C) (Cont'd)

Remarks (Cont'd)

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

- (b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

VILLAGE TYPE DEVELOPMENT

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

In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House :

Eating Place
 Library
 School
 Shop and Services

Planning Intention

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

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23 m) or the height of the existing building, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

INDUSTRIAL

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

(Please see next page)

INDUSTRIAL (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application To the Town Planning Board
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In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

- Eating Place
- Educational Institution
- Exhibition or Convention Hall
- Institutional Use (not elsewhere specified)
- Off-course Betting Centre
- Office
- Place of Entertainment
- Place of Recreation, Sports or Culture
- Private Club
- Public Clinic
- Religious Institution
- Shop and Services
- Training Centre

Social Welfare Facility (excluding those involving residential care)

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

Planning Intention

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

GOVERNMENT, INSTITUTION OR COMMUNITY

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

Planning Intention

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

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (b) In determining the maximum number of storeys for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OPEN SPACE

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

Planning Intention

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

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Railway Depot Comprehensive Development Area" Only

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

Planning Intention

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

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

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

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

For "Kowloon-Canton Railway" Only

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

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

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Business" Only</u>	
Schedule I: for open-air development or for building other than industrial or industrial-office building [@]	
<p>Ambulance Depot Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Use (Police Reporting Centre, Post Office only) Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods^A) Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Recyclable Collection Centre Religious Institution Research, Design and Development Centre School (excluding free-standing purpose-designed building and kindergarten) Shop and Services Training Centre Utility Installation for Private Project</p>	<p>Broadcasting, Television and/or Film Studio Cargo Handling and Forwarding Facility Government Refuse Collection Point Government Use (not elsewhere specified) Hotel Non-polluting Industrial Use (not elsewhere specified) Petrol Filling Station School (not elsewhere specified) Social Welfare Facility (excluding those involving residential care) Warehouse (excluding Dangerous Goods Godown) Wholesale Trade</p>

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Business" Only (Cont'd)

Schedule II: for industrial or industrial-office building @

<p>Ambulance Depot <i>Art Studio (excluding those involving direct provision of services or goods)</i> Cargo Handling and Forwarding Facility (not elsewhere specified) Eating Place (Canteen only) Government Refuse Collection Point Government Use (not elsewhere specified) Information Technology and Telecommunications Industries Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods^A) Office (excluding those involving direct provision of customer services or goods) Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Recyclable Collection Centre Research, Design and Development Centre Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only) Utility Installation for Private Project Warehouse (excluding Dangerous Goods Godown)</p>	<p>Broadcasting, Television and/or Film Studio Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only) Industrial Use (not elsewhere specified) Off-course Betting Centre Office (not elsewhere specified) Petrol Filling Station Place of Recreation, Sports or Culture (<i>not elsewhere specified</i>) Private Club Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom[#] which may be permitted on any floor) Vehicle Repair Workshop Wholesale Trade</p>
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In addition, for building without industrial undertakings involving offensive trades or the use/storage of Dangerous Goods^A, the following use is always permitted :

Office

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Business" Only (Cont'd)

In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

- Commercial Bathhouse/Massage Establishment
- Eating Place
- Educational Institution
- Exhibition or Convention Hall
- Institutional Use (not elsewhere specified)
- Library
- Off-course Betting Centre
- Office
- Place of Entertainment
- Place of Recreation, Sports or Culture
- Private Club
- Public Clinic
- Religious Institution
- School (excluding kindergarten)
- Shop and Services
- Training Centre

Social Welfare Facility (excluding those involving residential care)

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

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

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

Planning Intention

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

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

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

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

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Business (1)" Only (Cont'd)

Schedule II: for industrial or industrial-office building @

Ambulance Depot	Broadcasting, Television and/or Film Studio
<i>Art Studio (excluding those involving direct provision of services or goods)</i>	Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)
Cargo Handling and Forwarding Facility (not elsewhere specified)	Industrial Use (not elsewhere specified)
Eating Place (Canteen only)	Off-course Betting Centre
Government Refuse Collection Point	Office (not elsewhere specified)
Government Use (not elsewhere specified)	Petrol Filling Station
Information Technology and Telecommunications Industries	Place of Recreation, Sports or Culture (<i>not elsewhere specified</i>)
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods ^Δ)	Private Club
Office (excluding those involving direct provision of customer services or goods)	Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom [#] which may be permitted on any floor)
Public Convenience	Vehicle Repair Workshop
Public Transport Terminus or Station	Wholesale Trade
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	
Recyclable Collection Centre	
Research, Design and Development Centre	
Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only)	
Utility Installation for Private Project	
Warehouse (excluding Dangerous Goods Godown)	

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

Office

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Business (1)" Only (Cont'd)

In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

In addition, the following uses may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

- Commercial Bathhouse/Massage Establishment
- Eating Place
- Institutional Use (not elsewhere specified)
- Library
- Off-course Betting Centre
- Office
- Place of Entertainment
- Private Club
- Public Clinic
- Religious Institution
- Shop and Services (not elsewhere specified)
- Training Centre

- Educational Institution
- Exhibition or Convention Hall
- ~~Place of Recreation, Sports or Culture~~
- School (excluding kindergarten)
- Shop and Services (Retail Shop only)
- Social Welfare Facility (excluding those involving residential care)

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

¹ *Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap. 295).*

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

Planning Intention

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

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

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

This zone is primarily for land intended for cemetery use.

For "Amenity Area" Only

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

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

For "Waterfront Amenity Area" Only

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

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

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

Columbarium

Public Utility Installation
Utility Installation for Private Project

Planning Intention

This zone is primarily for land intended for columbarium use.

Remarks

- (a) On land designated "Other Specified Uses" annotated "Columbarium",
 - (i) no new development or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 4,149m² and a maximum site coverage of 37.5%; and
 - (ii) no new development or addition, alteration and/or modification to an existing building, other than redevelopment of an existing building, shall exceed a maximum building height of 14.5m. An existing building is allowed to be redeveloped to the same height of the building provided the existing gross floor area of the building is not exceeded.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area/site coverage/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

For All Other Sites (Not Listed Above)

As Specified on the Plan

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

Planning Intention

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

GREEN BELT

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

Planning Intention

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

DRAFT APPROVED SHA TIN OUTLINE ZONING PLAN NO. S/ST/30A

EXPLANATORY STATEMENT

Draft Approved Sha Tin Outline Zoning Plan No. S/ST/30A

Explanatory Statement

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DRAFT APPROVED SHA TIN OUTLINE ZONING PLAN NO. S/ST/30A

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

EXPLANATORY STATEMENT

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

1. INTRODUCTION

This Explanatory Statement is intended to assist an understanding of the *approved draft* Sha Tin Outline Zoning Plan (OZP) No. S/ST/30A. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land-use zonings of the plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURE

- 2.1 On 15 April 1966, the draft Sha Tin OZP No. LST/47 was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). On 13 June 1967, the then Governor-in-Council (G in C), under section 8(1) of the Ordinance, approved the draft Sha Tin OZP No. LST/47. On 10 July 1973, the then G in C referred the approved OZP No. LST/47 to the Board for replacement under section 12 of the Ordinance. The OZP was subsequently amended seven times and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.2 On 5 July 1988, the then G in C, under section 9(1)(a) of the Ordinance, approved the draft Sha Tin OZP, which was subsequently renumbered as S/ST/4. On 25 June 1991, the then G in C referred the approved OZP No. S/ST/4 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. It was then amended five times and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances.
- 2.3 On 9 December 1997, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Sha Tin OZP, which was subsequently renumbered as S/ST/10. On 21 July 1998, the CE in C referred the approved Sha Tin OZP No. S/ST/10 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.4 On 11 May 1999, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Sha Tin OZP, which was subsequently renumbered as S/ST/12. On 20 July 1999, the CE in C referred the approved OZP No. S/ST/12 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. It was amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance to incorporate the adjustment of planning scheme boundary and to reflect the changing circumstances.

- 2.5 On 25 September 2001, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Sha Tin OZP, which was subsequently renumbered as S/ST/15. On 27 November 2001, the CE in C referred the approved Sha Tin OZP No. S/ST/15 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. It was then amended four times, including the extension of planning scheme boundary to include an area to be reclaimed on the western side of Sha Tin Hoi (Tide Cove), and was exhibited under section 5 or 7 of the Ordinance.
- 2.6 On 8 June 2004, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Sha Tin OZP, which was subsequently renumbered as S/ST/20. On 13 September 2005, the CE in C referred the approved Sha Tin OZP No. S/ST/20 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. It was then amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances.
- 2.7 On 5 June 2007, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Sha Tin OZP, which was subsequently renumbered as S/ST/23. On 6 July 2010, the CE in C referred the approved Sha Tin OZP No. S/ST/23 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. It was then amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances.
- 2.8 On 13 March 2012, the CE in C under section 9(1)(a) of the Ordinance, approved the draft Sha Tin OZP, which was subsequently re-numbered as S/ST/26. On 5 June 2012, the CE in C referred the approved Sha Tin OZP No. S/ST/26 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 15 June 2012 under section 12(2) of the Ordinance.
- 2.9 On 2 July 2013, the CE in C, under section 9 (1)(a) of the Ordinance, approved the draft Sha Tin OZP, which was subsequently renumbered as S/ST/28. On 3 September 2013, the CE in C referred the approved Sha Tin OZP No. S/ST/28 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 13 September 2013 under section 12(2) of the Ordinance.
- 2.10 On 22 November 2013, the draft Sha Tin OZP No. S/ST/29, incorporating amendments to rezone Shek Mun Estate, which is zoned “Residential (Group A)” (“R(A)”), together with a strip of land zoned “Open Space” (“O”), to “Residential (Group A)4” (“R(A)4”), was exhibited for public inspection under section 5 of the Ordinance. ~~On 21 February 2014, the Board published the representations for public comments. During the first three weeks of the publication period, During the statutory exhibition period, a total of 1,391 representations and~~ 11 comments were received. After giving consideration to the representations and comments on 16 May 2014, the Board decided not to propose any amendment to the draft OZP to meet the representations.
- 2.11 *On 2 September 2014, the CE in C, under section 9 (1)(a) of the Ordinance, approved the draft Sha Tin OZP, which was subsequently renumbered as S/ST/30. On 6.1.2015, the CE in C referred the approved Sha Tin OZP No.*

S/ST/30 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 16.1.2015 under section 12(2) of the Ordinance.

2.12 On xx.xx.2015, the draft Sha Tin OZP No.S/ST/30A (the Plan), incorporating amendments including (i) the rezoning of a site at Au Pui Wan Street near Fo Tan Station from "Industrial" to "Residential (Group A)5"; (ii) the rezoning of a site northeast of Shan Mei Street, Fo Tan from "I" to "OU(PFS)"; and (iii) the rezoning of three sites, including a site at Lai Ping Road, from "Green Belt" ("GB") to "Residential (Group B)2" ("R(B)2"), a site north of To Shek Reservoir from "GB" to "R(B)2" and a site abuts Tai Po Road – Sha Tin Height from "GB" to "R(B)3", 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 zones and major road networks for Sha Tin so that development and redevelopment within Sha Tin can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.
- 3.2 The Plan is to illustrate the broad principles of development and planning control only. It is a small-scale plan and the road alignments and boundaries between the land-use zones may be subject to minor alterations as detailed planning proceeds.
- 3.3 Since the Plan is to show broad land use zonings, there would be situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted as non-building area or for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculation. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Sha Tin area and not to overload the road network in this area.
- 3.4 Also, there would be cases that areas occupied by free-standing purpose-designed buildings that are solely accommodating schools or other Government, institution or community facilities, including those located on ground and on podium level, are included in the residential zones. Such areas should not be included into the plot ratio and site coverage calculations.

4. NOTES OF THE PLAN

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

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

5. THE PLANNING SCHEME AREA

- 5.1 The Planning Scheme Area (the Area) covered by the Plan is about 2,777 hectares. Its inner core lies at the bottom of the Sha Tin Valley which is separated from Kowloon by a range of hills, dominated by Lion Rock (495m above sea level) and Sugar Loaf Peak (372m above sea level). These hills form a natural barrier to the expansion of the Sha Tin New Town towards the south and south-east. Ma On Shan, the extension to Sha Tin New Town, lies to the north-east of the Area.
- 5.2 Sha Tin Hoi (Tide Cove) used to be a wide and relatively shallow estuary. It has been extensively reclaimed and the reclamation has formed the southern extremity of Tolo Harbour. Lek Yuen and Wo Che Estates and the race course are situated on reclaimed land. Large pieces of land near Siu Lek Yuen, Ngau Pei Sha and Ma Liu Shui have also been reclaimed from the Tide Cove.
- 5.3 The boundary of the Area is shown by a heavy broken line on the Plan. For planning and reference purpose, the Area is sub-divided into a number of smaller planning areas as shown on the Plan.

6. POPULATION

According to the 2011 Census, the population of the Area was about 433,150 persons, comprising 236,650 in public housing (including Home Ownership Schemes (HOS) and Private Sector Participation Schemes (PSPS)) and 196,500 in private housing including village type developments. It is estimated that the total planned population would be about ~~514,750~~ 520,860 persons.

7. LAND-USE ZONINGS

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

- 7.1.1 This zone is intended for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as local shopping centre serving the immediate neighbourhood.
- 7.1.2 This zone covers the major part of Planning Area 20 and parts of Planning Areas 5, 11, 14 and 16. Planning Area 20 is in close proximity to the East Rail Sha Tin Station and forms an extension to the town centre. The site abutting Tai Chung Kiu Road in Planning Area 5 has been developed into a hotel. The site in Planning Area 11 was disposed of in April 1997 to provide commercial and office accommodation to serve the industrial area in Shek Mun. The site in the northern corner of Planning Area 14 has been developed into a

permanent concrete 'boat-like' restaurant. The site in the Yuen Chau Kok Industrial Area in Planning Area 14 has been developed into a commercial/office building to serve the adjacent industrial and residential developments. It also serves as a buffer between industrial developments in the Yuen Chau Kok Industrial Area and the adjoining residential developments. The site in Planning Area 16 has also been developed to a commercial/office building to serve the Fo Tan Industrial Area.

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

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

7.2.2 This zoning comprises the following four sites :

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

Development within this "CDA" site is restricted to a maximum gross floor area (GFA) of 52,156m². Residential development with landscape areas is restricted to the southern part of the site. The northern part of the site, which is covered by rich vegetation, should be preserved. Upon completion, about 820 flats will be provided.

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

Development within this "CDA(1)" site is restricted to a maximum GFA of 208,600m². The domestic GFA shall not exceed 191,100m². A primary school will be provided in the development. Upon completion, about 2,800 flats will be provided.

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

Development within this "CDA(1)" site is restricted to a maximum GFA of 253,590 m². The domestic GFA shall not exceed 219,090 m². A post-secondary college will be provided in the development. Upon completion, about 2,900 flats will be provided. The proposed developments at this "CDA(1)" site and the Tai Wai Maintenance Centre site should be planned comprehensively to ensure a coherent and integrated development at both sites, which would be compatible with the existing and planned developments in the area.

- (iv) “CDA(1)” site at the Ma On Shan Line Che Kung Temple Station : Total Area 2.05 ha

Development within this “CDA(1)” site is restricted to a maximum GFA of 90,655m². *The residential development, namely The Riverpark, at the site has completed providing Upon completion, about 981 flats will be provided.*

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

- 7.3 Commercial/Residential (“C/R”) : Total Area 14.55 ha

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

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

- 7.4 Residential (Group A) (“R(A)”) : Total Area ~~249.27~~249.98 ha

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

- 7.4.2 There are fourteen existing public rental housing estates, eleven HOS, three PSPS and one Sandwich Class Housing in the Area. *There are also five planned public housing developments in the Area including Aa planned public housing development ~~in the Area is~~ at Planning Area 52 (Shui Chuen O) and another ~~four two~~ planned public housing developments and ~~a planned HOS development~~ are at Planning Areas 11, ~~as well as~~ 16 and 58D respectively.* Within public housing estates,

there are a wide range of low-rise free-standing GIC facilities including schools, community halls, children and youth centres, elderly centres, social and welfare centres as well as ancillary facility buildings such as car parks, shopping centres and markets serving the residents of the concerned estates. Such low-rise free-standing GIC and ancillary facility buildings should be kept as breathing spaces and visual relief for the building mass. No new addition, alteration and/or modification to or redevelopment of these existing individual free-standing GIC and ancillary facility buildings shall result in a height exceeding that of the existing building. All public housing estates are governed by planning brief. Upon the future redevelopment of the estates, the layout and design of these GIC and ancillary facility buildings should be comprehensively reviewed with the support of relevant impact assessments on air ventilation and visual aspects. *In addition, planning briefs setting out the development parameters, design requirements and the relevant technical assessments to be conducted for planned public housing developments will be provided to guide the future development of the sites.*

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

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

- (a) The planned public housing development at Planning Area 52 (Shui Chuen O) is under this zoning. Development/redevelopment within this zoning is subject to restrictions on the maximum total gross floor area of 501,800m² and building height restriction as shown on the Plan, or the GFA and height of existing building, whichever is the greater. The building height restrictions stipulated on the Plan are the maximum permitted height. Staggered building heights with a maximum of 30 domestic storeys and general building heights ranging from 25 to 28 domestic storeys should be adopted to create a stepped height profile against the hilly terrain. Maximum building heights of 2 to 4 storeys are stipulated along two view corridors where only low-rise structures are permitted.
- (b) The building height restrictions in terms of number of storeys are applicable to buildings above the ground level. Any basement floors may be disregarded.

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

- (c) The planned public housing development at Planning Areas 16 and 58D is under this zoning. Development/redevelopment within this zoning is subject to restrictions on the maximum total gross floor area of 194,500m² and building height restriction as shown on the Plan, or the GFA and height of existing building, whichever is the greater. The building height restriction stipulated on the Plan is the maximum permitted height. Building heights ranging from 26 to 36 domestic storeys should be adopted to create a height profile stepping up from

both ends to the centre with reference to the hilly terrain to the north.

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

- (d) The planned HOS development at Planning Area 16 is under this zoning. Development/redevelopment within this zoning is subject to restrictions on the maximum total gross floor area of 43,600m² and building height restriction as shown on the Plan, or the GFA and height of existing building, whichever is the greater.

“Residential (Group A)4” (“R(A)4”): Total Area 4.39 ha

- (e) The planned public housing estate at Planning Area 11 is under this zoning. Development/redevelopment within this zoning is subject to restrictions on the maximum total domestic gross floor area of 234,000m², non-domestic gross floor area of 19,500m² and building height restriction as shown on the Plan, or the GFA and height of existing building, whichever is the greater. Building heights ranging from about 110 to 140mPD should be adopted to create a height profile stepping up from the northwest near On Ming Street to the southeast.

“Residential (Group A)5” (“R(A)5”): Total Area 0.7 ha

- (f) *The planned public housing development at Au Pui Wan Street in Planning Area 16 is under this zoning. Development/redevelopment within this zoning is subject to restrictions on the maximum total gross floor area of 38,580m² and building height restriction as shown on the Plan, or the GFA and height of existing building, whichever is the greater.*

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

7.4.5 Minor relaxation of the GFA and building height restrictions for the “R(A)1”, “R(A)2”, “R(A)3”, ~~and~~ “R(A)4” and “R(A)5” zones may be considered by the Board on application under section 16 of the Town Planning Ordinance. Each application for minor relaxation of GFA/building height restrictions will be considered on its own merits.

7.5 Residential (Group B) (“R(B)”): ~~193.39~~195.52 ha

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

7.5.2 ~~One site at Fu Kin Street is zoned “R(B)1” which is subject to plot ratio restrictions. Four sites at Fu Kin Street, Lai Ping Road, north~~

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

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

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

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

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

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

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

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

7.7.3 Existing villages such as Tai Wai, Tsang Tai Uk, Siu Lek Yuen, Hin Tin and Kak Tin will be retained. For those villages which have been displaced by public projects, village resite areas have been provided for.

Tsok Pok Hang New Village is one of the examples.

7.8 Industrial ("I") : Total Area ~~46.28~~ 45.48 ha

- 7.8.1 This zone is intended primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries and office related to industrial use are always permitted in this zone.
- 7.8.2 Industrial land is distributed in three locations, Planning Area 3 (Tai Wai), Planning Area 14 (Siu Lek Yuen) and Planning Area 16 (Fo Tan). They are separated as far apart as possible from the residential areas by open spaces or other physical features.
- 7.8.3 All industrial land in Planning Area 14 (Siu Lek Yuen) is zoned to "I(1)" with 'Hotel' use under Column 2 in the Notes to allow flexibility for hotel development through planning application.

7.9 Government, Institution or Community ("G/IC") : Total Area 296.70 ha

- 7.9.1 This zone is intended primarily for the provision of Government, institution or community (GIC) facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. Such developments, particular for those which are low-rise, serve to provide visual and spatial relief to the built-up environment of the Area.
- 7.9.2 Major GIC facilities provided in the Area include :
- (a) the Sha Tin Town Hall, the Sha Tin Public Library and the Sha Tin Magistracy in Planning Area 7;
 - (b) the Sha Tin Government Offices building in Planning Area 20;
 - (c) the Chinese University of Hong Kong in Planning Area 68;
 - (d) the Hong Kong Institute of Vocational Education (Sha Tin) in Planning Area 21;
 - (e) the Hang Seng School of Commerce in Planning Area 54;
 - (f) the Hong Kong Sports Institute in Planning Area 47;
 - (g) the Prince of Wales Hospital in Planning Area 14 and the Sha Tin Hospital in Planning Area 65;
 - (h) Yuen Wo Road Sports Centre and Sha Tin Jockey Club Swimming Pool in Planning Area 26;
 - (i) service reservoirs, including those in Planning Areas 56 and 62;
 - (j) the Hong Kong Heritage Museum in Planning Area 25;
 - (k) the Ten Thousand Buddhas Monastery in Planning Area 6; and
 - (l) Hin Tin Swimming Pool in Planning Area 17.
- 7.9.3 Local GIC facilities are/will be provided in the commercial/residential, residential and industrial developments when detailed planning for the

Area proceeds.

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

7.10 Open Space ("O") : Total Area 253.97 ha

- 7.10.1 This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 7.10.2 A prominent feature is the provision of large landscaped open spaces in Planning Area 12 (the Sha Tin Park), Planning Area 28 in the vicinity of the town centre and along the river channel at Siu Lek Yuen. They form a major node of recreational activities and extend along both sides of Shing Mun River providing a spine for pedestrian and cycle movements. A major recreational ground with soccer pitches and tennis courts etc. is provided in Planning Area 26 (Yuen Wo Road). Playgrounds with different active and passive recreational facilities are also provided in Planning Areas 2 (Che Kung Miu Road Playground), 5 (Tsang Tai Uk Playground) and 17 (Hin Tin Playground).
- 7.10.3 Other major open space zones, including those in Planning Areas 2 and 33, are suitable for passive recreational purposes. In addition, open spaces in Planning Areas 13 and 24 are zoned for this purpose because of their 'fung shui' significance or landscape quality.
- 7.10.4 In addition to the major open spaces as indicated on the Plan, local open spaces will also be provided within the public housing estates and the large private residential developments for the enjoyment of local residents.

7.11 Other Specified Uses ("OU") : Total Area ~~205.17~~205.27 ha

- 7.11.1 This zone is intended for specific development(s) and/or uses, which is/are specified in the annotation of the zone. They include the following specific uses :
- (a) the Sha Tin Race Course in Planning Area 47;
 - (b) the sewage treatment plant in Planning Area 47;
 - (c) the refuse transfer station in Planning Area 65;
 - (d) the Fu Shan Crematorium and Columbarium and its extension, a public mortuary and a funeral parlour in Planning Area 18;
 - (e) the East Rail Sha Tin Station, with commercial development and bus terminus, in Planning Area 20;

- (f) the East Rail Ho Tung Lau Maintenance Centre, with commercial/residential developments above, in Planning Area 15;
- (g) the Tai Wai Maintenance Centre, with residential development above, in Planning Area 17;
- (h) the land for railway development;
- (i) the Sha Tin Water Treatment Works in Planning Areas 9 and 49;
- (j) the existing petrol filling stations at On Sum Street in Planning Area 11, Yuen On Street in Planning Area 14 and Tai Po Road in Planning Area 33, and ~~a proposed one-two~~ **planned petrol filling stations** in Planning Areas 16 and 68;
- (k) the sites proposed for business use in Planning Area 11;
- (l) Po Fook Hill in Planning Area 6;
- (m) Tao Fong Shan Christian Cemetery in Planning Area 6;
- (n) the amenity areas adjoining Po Fook Hill and Tao Fong Shan Christian Cemetery; and
- (o) the proposed waterfront amenity area in the area on the western side of Sha Tin Hoi (Tide Cove)

7.11.2 Land zoned for “OU” annotated “Business” (“OU(Business)”) and “OU(Business(1))” is intended for general business uses. Under this zoning, a mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new “business” buildings. However, in order to ensure that the concerns on fire safety and environmental impacts are properly addressed, only less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public are permitted as of right in existing industrial buildings or industrial-office buildings within this zone. As it is not possible to phase out existing polluting and hazardous industrial uses all at once, it is necessary to ensure compatibility of the uses within the same industrial building until the whole area is transformed to cater for the new non-polluting business uses. Development within this zone should make reference to the relevant Town Planning Board Guidelines.

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

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

7.11.5 The site designated “OU” annotated “Columbarium” in Planning Area 6 (i.e. Po Fook Hill) is subject to GFA, site coverage and building height restrictions. The restrictions are necessary for the purposes of minimizing adverse visual, landscape, traffic and environmental impacts caused by columbarium development at the site. Minor relaxation of the stated restrictions may be considered by the Board on

application under section 16 of the Ordinance. Each proposal will be considered on its own merits.

7.12 Green Belt ("GB") : Total Area ~~984.93~~982.79 ha

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

8. COMMUNICATIONS

8.1 Roads

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

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

8.2 Railway

8.2.1 Mass Transit Railway (MTR) East Rail Line

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

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

The Ma On Shan Line (MOS Line) provides a convenient passenger link connecting Ma On Shan with Tai Wai via the Sha Tin hinterland. There are interchange facilities with the existing East Rail in Planning Area 3 (Tai Wai), five stations in Sha Tin (Tai Wai, Che Kung Temple, Sha Tin Wai, City One and Shek Mun) and a Maintenance Centre at Tai Wai. There is potential for property development along the railway at the Tai Wai Station and Maintenance Centre, and Che Kung Temple Station. Pursuant to section 13A of the Ordinance, the railway scheme authorized by the CE in C under the Railways Ordinance,

Chapter 519, shall be deemed to be approved under the Ordinance. As such, the alignment of the MOS Line traversing the Planning Scheme Area and its stations are shown on the Plan for information only.

8.3 Public Transport

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

8.4 Ferry Services

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

8.5 Pedestrian and Cycle Networks

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

9. UTILITY SERVICES

9.1 Water Supply

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

9.2 Sewage Treatment

Sewage generated in the Area is treated in the Sha Tin Sewage Treatment Works in Planning Area 47. The treated effluent is discharged to the Kai Tak Nullah through the Tolo Harbour Effluent Export Scheme. The construction work of the Sha Tin Sewage Treatment Works Stage III Extension has started

in February 2001 and was completed in April 2012.

9.3 Electricity

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

9.4 Town Gas

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

9.5 Telephone

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

10. CULTURAL HERITAGE

~~Two Declared Monuments and graded historic buildings, i.e. Old House at Wong Uk Village (Declared Monument), and Recorder House, Kowloon Reservoir (Declared Monument), are both Declared Monuments within the Area. There are graded historic buildings within the Area, namely Tsang Tai Uk (Grade 1), Entrance Gate, Chik Chuen Wai, Tai Wai Tsuen (Grade 2), Nos. 5A, 5B, 5C and 6 Pai Tau (Grade 2), Tao Fong Shan Christian Centre (Grade 2), High Rock Christian Camp (Grade 2), Weir, Lower Shing Mun Reservoir (Grade 2), Che Kung Temple (Grade 2), Lam Ancestral Hall, Nos. 8, 10-14 Pai Tau (Grade 3), Ng Yuen (Grade 3), Dam and Supply Basin, Lower Shing Mun Reservoir (Grade 3), Nos. 1 and 3 First Street, Tai Wai (Grade 3), Nos. 33, 34, 36, 37, 38 and 39 Ha Wo Che (Grade 3), Yeung Ancestral Hall, Law Ancestral Hall and So Ancestral Hall in Hin Tin (Grade 3), Lau Ancestral Hall, Sha Tin Tau (Grade 3), Man Fat Din and Pagoda in Man Fat Tsz (Grade 3), Nos. 7-10 Sheung Wo Che (Grade 3) and No. 11 Kak Tin Village Third Street (Grade 3) are located within the Area.~~ On 19 March 2009, the Antiquities Advisory Board (AAB) released the list of 1,444 historic buildings, in which some buildings within the Area have also been given proposed gradings. The Antiquities Advisory Board (AAB) also released a number of new items in addition to the list of 1,444 historic buildings. ~~These items are subject to the grading assessment by the AAB, in which some buildings within the Area have also been given proposed gradings. There are a number of new items in addition to the 1,444 historic buildings in Hong Kong proposed for assessment by AAB in the Area.~~ Details of these historic buildings have been uploaded onto the official website of the AAB at <http://www.aab.gov.hk>. ~~The proposed gradings of historic buildings are now under review of AAB for finalization. The proposed gradings, once endorsed by AAB, will be published on AAB's official website.~~ Prior consultation with the Antiquities and Monuments Office of the Leisure and Cultural Services Department ~~and Commissioner for Heritage's Office of Development Bureau~~ should be made, if any development, redevelopment or rezoning proposal that might affect the above *declared* monuments, and *graded* historic buildings ~~and new items in addition to 1,444 historic buildings,~~

and their immediate environs.

11. IMPLEMENTATION

- 11.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an "existing use right" should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.
- 11.2 This Plan provides a broad land-use framework within which more detailed non-statutory plans for the Area are prepared by the Planning Department. These detailed plans are used within the Government as the basis for public works planning and site reservation. Disposal of sites is undertaken by the Lands Department. Public works projects are co-ordinated by the Civil Engineering and Development Department in conjunction with the client departments and the works departments, such as the Architectural Services Department and the Highways Department. In the implementation of the Plan, the Sha Tin District Council would be consulted as appropriate.
- 11.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include the departmental outline development plans/layout plans, and guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and guidance notes for planning application can be downloaded from the Board's website and are available from the Secretariat of the Board, and the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

TOWN PLANNING BOARD
MARCH 2015

**Brief Summary of Traffic Review for
Public Housing Development at Au Pui Wan Street, Area 16B, Sha Tin**

Background

The site (open car park and petrol filling station (PFS) at Au Pui Wan Street, Area 16B, Sha Tin) is zoned “Industrial” (“I”) in the current Sha Tin Outline Zoning Plan (OZP) No. S/ST/30. The site is identified for public housing development (PHD) and requires rezoning on the OZP. It is proposed to rezone the site from “I” to “Residential (Group A)” (“R(A)”).

To ascertain the feasibility of the proposed public housing development, the Hong Kong Housing Authority (HA) has carried out a preliminary Traffic Review and the results are summarized as follows:

Traffic Review

Junction capacity assessment has been undertaken for seven junctions in the vicinity of the subject site, namely Tai Po Road/Fo Tan Road/Lok King Street, Fo Tan Road/Min Fong Street/Shan Mei Street, Fo Tan Road/Tsung Tau Ha Road, Min Fong Street/Au Pui Wan Street, Tsung Tau Ha Road /Au Pui Wan Street, Min Fong Street/Min Fong Lane/Shek Lau Tung Street and Tsung Tau Ha Road/Min Fong Lane. Preliminary findings demonstrated that the seven junctions would operate satisfactorily with spare capacity during both morning and evening peaks in 2014 and design year 2023. Except Tsung Tau Ha Road/Min Fong Lane, the six other assessed junctions, being affected by the additional trips arising from relocated PFS and car park, would be worsen at the operation level but overall speaking all junctions are still anticipated to operate within capacity in design year.

The vehicular ingress / egress of the PHD is proposed on the run in / out of the existing open-air car park at Au Pui Wan Street. Although the access is close to adjacent car park access of Unison Industrial Centre, the arrangement would be still considered acceptable as this arrangement would lead to least changes to the adjacent neighbour including the existing green minibus (GMB) stand and cautionary pedestrian crossing.

Transport provision of public transport services and pedestrian crossing facilities were reviewed. Preliminary findings indicated that the site is well-served by different modes of public transport services in close proximity. Pedestrian connections of the project site are considered sufficient with continuous footpaths connecting the site to surrounding major public transportation nodes including railway station and bus/GMB termini/stops.

In conclusion, the preliminary traffic review findings demonstrated that the traffic generated by the proposed public housing development would not induce adverse traffic impact on the surrounding road network. Hence it can be concluded that the proposed public housing development is acceptable from traffic point of view.

**Housing Department
March 2015**

**Visual Appraisal for the Proposed
Public Housing Development at Au Pui Wan Street,
Sha Tin Area 16B, Fo Tan**

Purpose

1. The Au Pui Wan Street site in Sha Tin Area 16B (the Site) is zoned “Industrial” (“I”) on the approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/30. It covers an area of about 6,430sq.m. and is located adjacent to the committed Comprehensive Development Area (CDA) site, which is currently under construction, near the MTR Fo Tan Station. The Site is currently used as a temporary public car park and a petrol filling station (PFS). The existing PFS will be relocated to make way for enlarging the Site for greater flexibility for public housing development. This visual appraisal (VA) is to examine the possible visual effect of the proposed public housing development so as to facilitate the rezoning of the Site to “Residential (Group A) 5” (“R(A)5”).

The Proposed Development

2. The Hong Kong Housing Authority (HA) intends to develop the proposed public housing development with a maximum gross floor area (GFA) of 38,580sq.m. (equivalent to a plot ratio of 6) and a maximum building height of 140mPD (about 44 domestic storeys) within the Site. The proposed public housing development will deliver about 770 flats to accommodate a design population of about 2,400 persons.
3. The proposed public housing development takes into account its location in the transition area from high-rise residential developments (the committed comprehensive residential development at about 139-164mPD and The Palazzo at about 151-157mPD) to the east and medium-rise industrial buildings (Unison Industrial Centre at about 90mPD, Valiant Industrial Centre at about 55mPD, Watson House at about 80mPD and Leapont Industrial Building at about 55mPD) to the north and the west. The proposed public housing development will be compatible with the surroundings by creating a descending building skyline from the east to the west.

Visual Appraisal

4. The following four viewpoints from different directions and distances have been selected where there are major pedestrian or visitor flow. **Figure 1** shows the location of the following viewpoints.
 - (i) MTR Fo Tan Station Exit D at Street Level;
 - (ii) Wo Liu Hang Road near Wo Liu Hang Playground;
 - (iii) Fo Tan Road near the Cooked Food Market East; and
 - (iv) On King Street Park along the Shing Mun River Channel.
5. Four photomontages (**Figures 2 to 5**) are prepared to illustrate the possible visual impact of the proposed public housing development at the selected viewpoints.

Viewpoint 1 – MTR Fo Tan Station Exit D at Street Level

6. This view is taken at the MTR Fo Tan Station Exit D at street level where

pedestrian flow is relatively high. The photomontage (**Figure 2**) shows that this view is predominated by the adjoining committed private residential development with commercial use (about 139-164mPD) upon completion. The proposed development is to be partially obstructed by the comprehensive residential development and is hence not visually incompatible with the surrounding areas.

Viewpoint 2 – Wo Liu Hang Road near Wo Liu Hang Playground

7. This view is taken near the cul-de-sac of Wo Liu Hang Road to the immediate east of Wo Liu Hang Playground which is the local open space in the vicinity of the proposed development and easily accessible by the workers from the surrounding industrial buildings. The proposed development is partially obstructed by the surrounding industrial buildings, namely Valiant Industrial Centre (about 55mPD) and Watson House (about 80mPD). It is not visually incompatible with the surrounding developments (**Figure 3**).

Viewpoint 3 – Fo Tan Road near the Cooked Food Market East

8. This view is taken at the busy trafficked Fo Tan Road to the immediate north of the existing Cooked Food Market East. The photomontage (**Figure 4**) shows that the proposed development would be largely screened off by the adjoining Unison Industrial Centre (about 90mPD) and Century Centre (about 86mPD). Moreover, this view is rather predominated by the committed private comprehensive residential development at the farther point. The proposed development is not visually incompatible with the surrounding areas.

Viewpoint 4 – On King Street Park along the Shing Mun River Channel

9. This view is taken at On King Street Playground (just near Block 1 of Ravana Garden) on the eastern bank of the Shing Mun River Channel. The proposed development is entirely obstructed by the existing HK Jockey Club Shatin Staff Quarters (about 70-72mPD), The Palazzo (about 151-157mPD) and the committed private comprehensive residential development with commercial use as shown in the photomontage (**Figure 5**). The proposed development is visually negligible from this viewpoint.

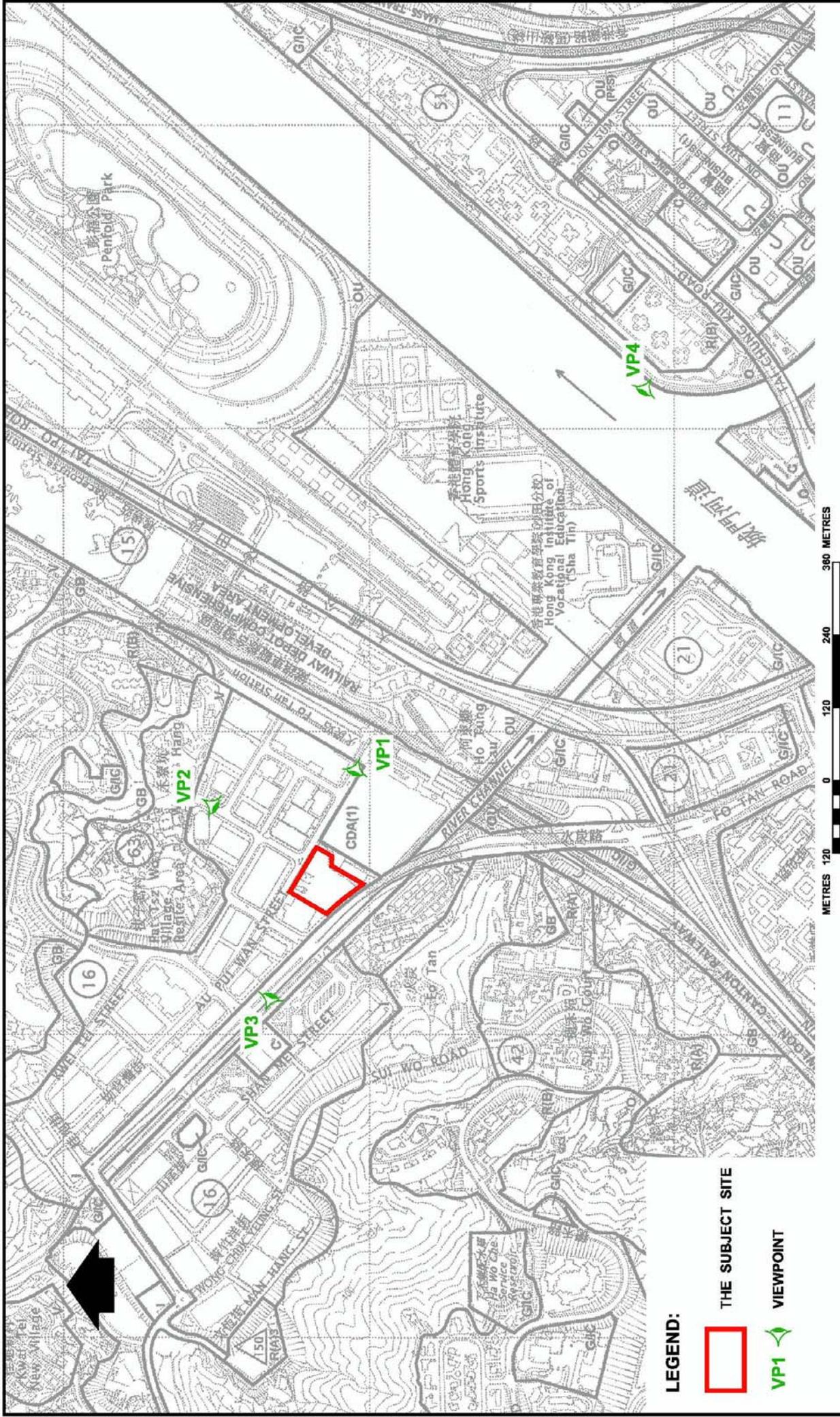
Conclusion

10. In spite of the small site area, some mitigation measures to minimize the visual impact of the proposed development would be considered at the later design stage, such as building setback, at-grade greening, façade treatment with harmonious colour scheme or pattern etc.
11. Based on the above, the proposed public housing development is considered not visually incompatible with the surrounding area.

Attachments

- Figure 1** Location of the Four Selected Viewpoints
- Figure 2** Viewpoint 1 – Photomontage viewing from MTR Fo Tan Station Exit D at Street Level
- Figure 3** Viewpoint 2 – Photomontage viewing from Wo Liu Hang Road near Wo Liu Hang Playground
- Figure 4** Viewpoint 3 – Photomontage viewing from Fo Tan Road near the Cooked Food Market East
- Figure 5** Viewpoint 4 – Photomontage viewing from On King Street Park along Shing Mun River Channel

HOUSING DEPARTMENT
February 2015



LOCATION OF THE FOUR SELECTED VIEWPOINTS

**Figure 2 : Viewpoint 1 –
Photomontage viewing from MTR Fo Tan Station Exit D at Street Level**

Existing Condition without Proposed Development



Photomontage with Proposed Development



**Figure 3 : Viewpoint 2 –
Photomontage viewing from Wo Liu Hang Road near Wo Liu Hang Playground**

Existing Condition without Proposed Development



Photomontage with Proposed Development



**Figure 4 : Viewpoint 3 –
Photomontage viewing from Fo Tan Road near the Cooked Food Market East**

Existing Condition without Proposed Development



Photomontage with Proposed Development

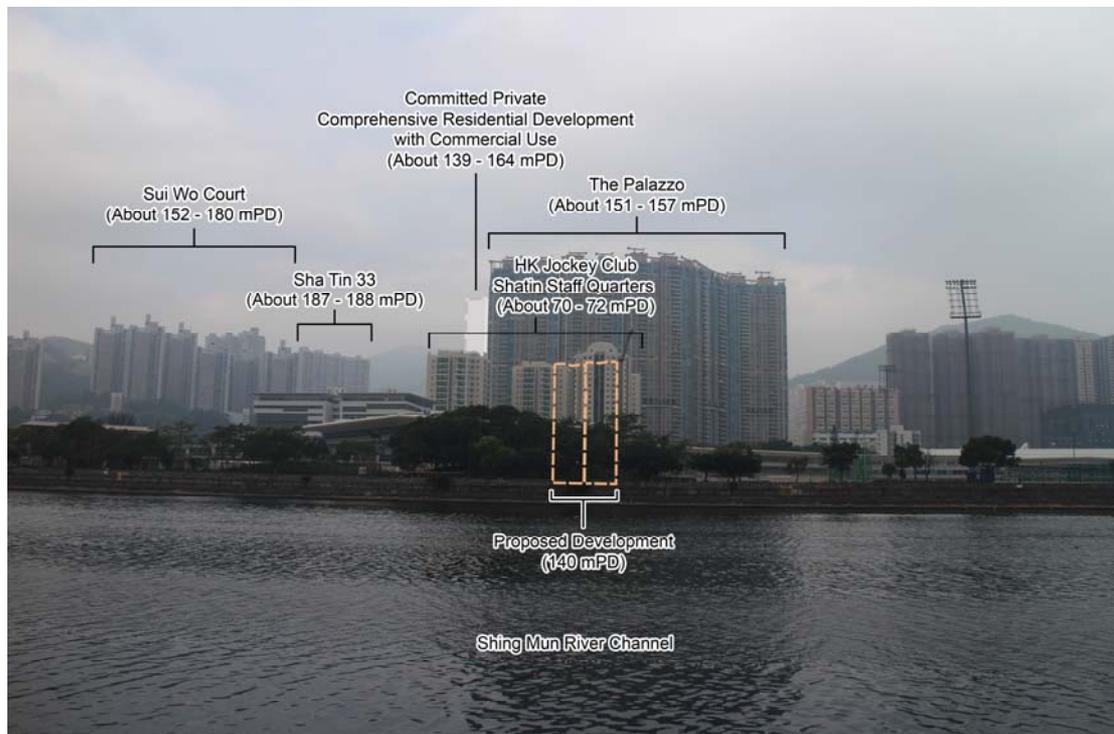


**Figure 5 : Viewpoint 4 –
Photomontage viewing from On King Street Park along the Shing Mun River Channel**

Existing Condition without Proposed Development



Photomontage with Proposed Development



Planning Department

**Air Ventilation Assessment Study for Fo
Tan Industrial Areas**

Expert Evaluation

March 2015

	Name	Signature
Prepared & Checked:	Karl An	
Reviewed & Approved:	Anna Chung	

Version: Final

Date: 20th March 2015

Disclaimer

This Air Ventilation Assessment – Expert Evaluation is prepared for Planning Department and is given for its sole benefit in relation to and pursuant to Fo Tan Industrial Areas Development and may not be disclosed to, quoted to or relied upon by any person other than Planning Department / identified recipient as requested under the Agreement with Planning Department without our prior written consent. No person (other than Planning Department) into whose possession a copy of this Air Ventilation Assessment – Expert Evaluation Report comes may rely on this Air Ventilation Assessment – Expert Evaluation without our express written consent and Planning Department may not rely on it for any purpose other than as described above.

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1 INTRODUCTION

Background

- 1.1 The Planning Department completed the updated Area Assessment of Industrial Land in the Territory in 2010. A number of sites were recommended for rezoning from “Industrial” to other uses. The Town Planning Board endorsed in principle its recommendations. However, the recommendations would only serve as a broad basis for rezoning the concerned industrial sites to other uses with detailed proposals to be worked out in the context of proposed amendments to the Outline Zoning Plan.
- 1.2 With respect to Sha Tin, recommendations for rezoning a number of industrial sites to other uses were made to the Fo Tan Industrial Area (FTIA). It is therefore considered necessary to conduct an Expert Evaluation Study in the preliminary stage followed by Computational Fluid Dynamics (CFD) studies on the project sites within FTIA and surrounding areas to assess the preliminary air ventilation impacts of any proposed development parameters/restrictions.
- 1.3 In July 2014, AECOM Asia Company Ltd. was commissioned by the Planning Department to undertake an Air Ventilation Assessment (AVA) – Expert Evaluation Study for the Development of Fo Tan Industrial Area to examine the air ventilation performance of the redevelopment building designs and layouts in the Project Area qualitatively and propose effective and practicable measures enhancing the air ventilation as part of the continuous design improvement process.

Purpose of the Expert Evaluation

- 1.4 This Expert Evaluation aims to report the following items:
- Analyse the relevant wind data to understand the wind environment of the Project Area in Fo Tan Industrial Area plus its surroundings;
 - Identify and analyse the major topographical features of the Project Area and its immediate vicinity. In addition, greeneries/landscape characteristics of the Project Area as well as its surroundings will also be identified;
 - Identify and analyse the land use and built form of the Project Area as well as its immediate surrounding areas including existing developments and committed future developments;
 - Based on the wind data, identify wind paths and wind flow characteristics of the Project Area through open spaces, streets, gaps and non-building areas between buildings, and stagnant/shadow zones if they exist;
 - Based on the analyses of existing urban conditions, identify existing good features that shall be retained/strengthened at the same time spotting wind problematic regions that warrant attention;
 - Based on the understanding of existing urban conditions, evaluate and compare qualitatively the prima facie impact within the Project Area. In addition, problematic areas will be highlighted under the Development Scenario and improvements/mitigation measures will be proposed with reference to the Urban Design Guidelines in the “Hong Kong Planning Standards and Guidelines” and also relevant statutory plans, building regulations and planning briefs.

2 PROJECT AREA

- 2.1 The Project Area, north eastern portion of Fo Tan Industrial Area, is located in the Sha Tin District, to the north west of the Shing Mun River Channel (around 600m away) and is in the vicinity of the south / southeast hill slope of the Cove Hill. The Project Area covers the industrial area from Lok King Street to Min Fong Street, the KMB depot immediate southeast to The Grandville and the southern portion of Pat Tsz Wo Village. These areas all falls within the Sha Tin Outline Zoning Plan (OZP) No.S/ST/29.
- 2.2 The most notable developments in the vicinity of Project Area are Fo Tan MTR Station (with 40m distance between the Station and the boundary of the Project Area) and the Hong Kong Racecourse (around 300m to the east of the Project Area boundary). Owing to the fact that the majority of the Project Area are "Industrial" lands uses, the current developments within / near the Project Area are mainly mid to high-rise and high density buildings, but there are also several regions near the Project area being occupied by low rise village houses. **Figure 2.1** shows the location of the Project Area.

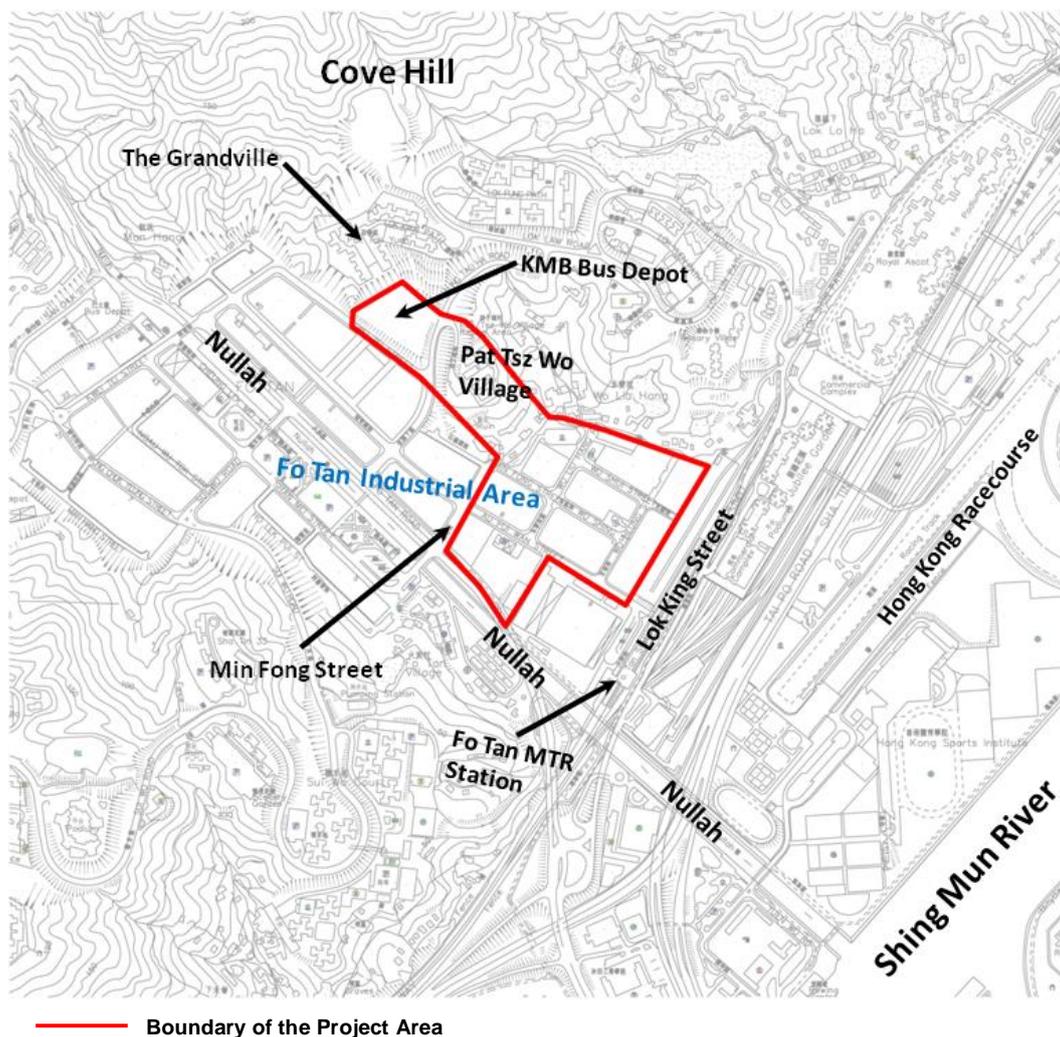


Figure 2.1 Location of Project Area

3 SITE WIND AVAILABILITY

- 3.1 The MM5 natural wind availability data, the HKO data and the experimental wind tunnel data are compared in this report in order to identify the annual and summer prevailing wind directions for analysis on the existing wind environment of Fo Tan Industrial Area.

Wind Data from HKO Weather Station

- 3.2 Natural wind availability is crucial to the investigation of wind ventilation performance. There are a total of 46 weather stations (See Figure 2.1) operated by Hong Kong Observatory (HKO) which provide reliable data on the wind environment in Hong Kong. The wind information and weather data from these stations provide reference to aid a general understanding of the surface wind environment especially near pedestrian level.

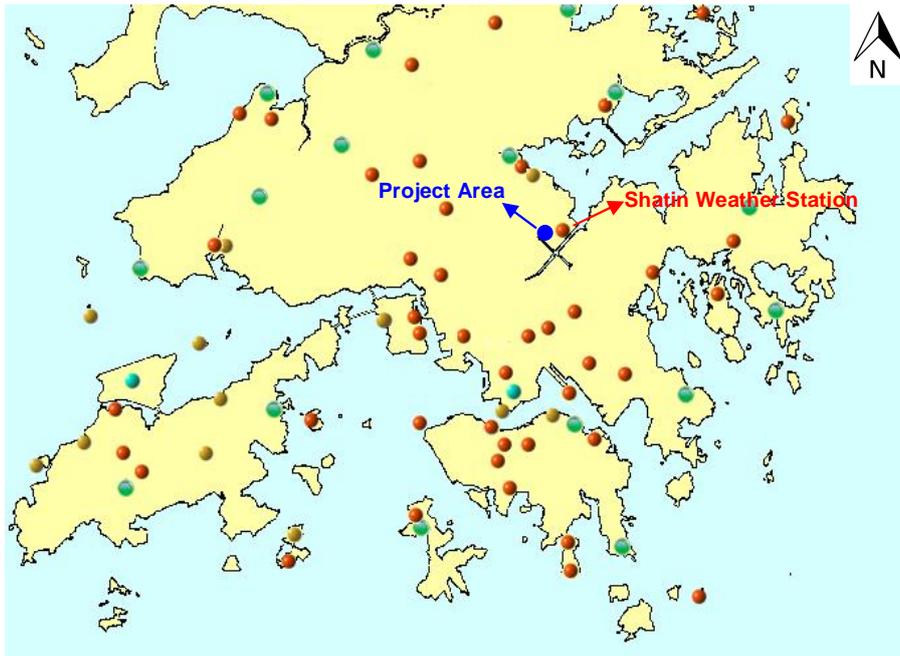


Figure 3.1 Location of Shatin Weather Station

- 3.3 The Shatin weather station is the nearest station from the Study Area. However, this weather station has a height of 6 meters above sea level. The wind data obtained from this station will be affected by local topography and building morphology and is presented here as reference. **Figure 3.2** shows the averaged annual and summer wind roses (1985 - 2013) from the Shatin Weather Station and is observed that the annual prevailing wind is from the N, NNE, ENE, E and SSW directions. The summer winds mainly come from the SSW, WSW and E directions.

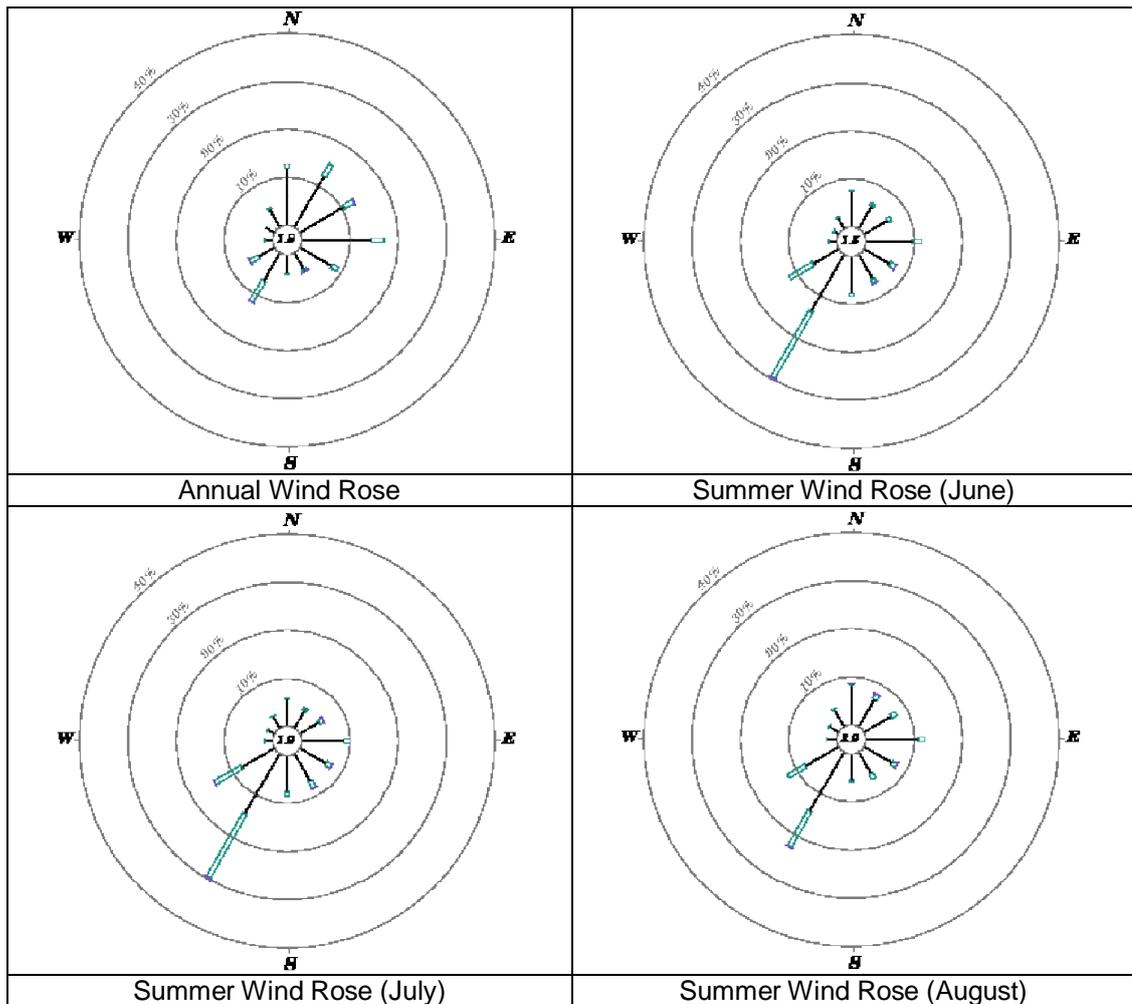


Figure 3.2 Annual and summer wind roses for Shatin automatic weather station from 1985-2013

Wind Data from MM5 Model

- 3.4 The Planning Department has released a set of wind availability data of different locations in Hong Kong using MM5 mesoscale model for AVA studies. The set wind availability data can be obtained at the official website of Planning Department (http://www.pland.gov.hk/pland_en/misc/MM5/index.html).
- 3.5 For the Project Area in the current study, the data from grid (29, 33) as shown in **Figure 3.3**, is used as the site wind availability data for wind analysis. **Table 3.1** shows the annual wind occurrence percentage frequencies. Annual winds coming from E, NE and ENE directions are three of the most dominant annual wind directions each with more than 13% of percentage occurrence. Other prevailing winds are from NNE, ESE, SE and SSW directions.

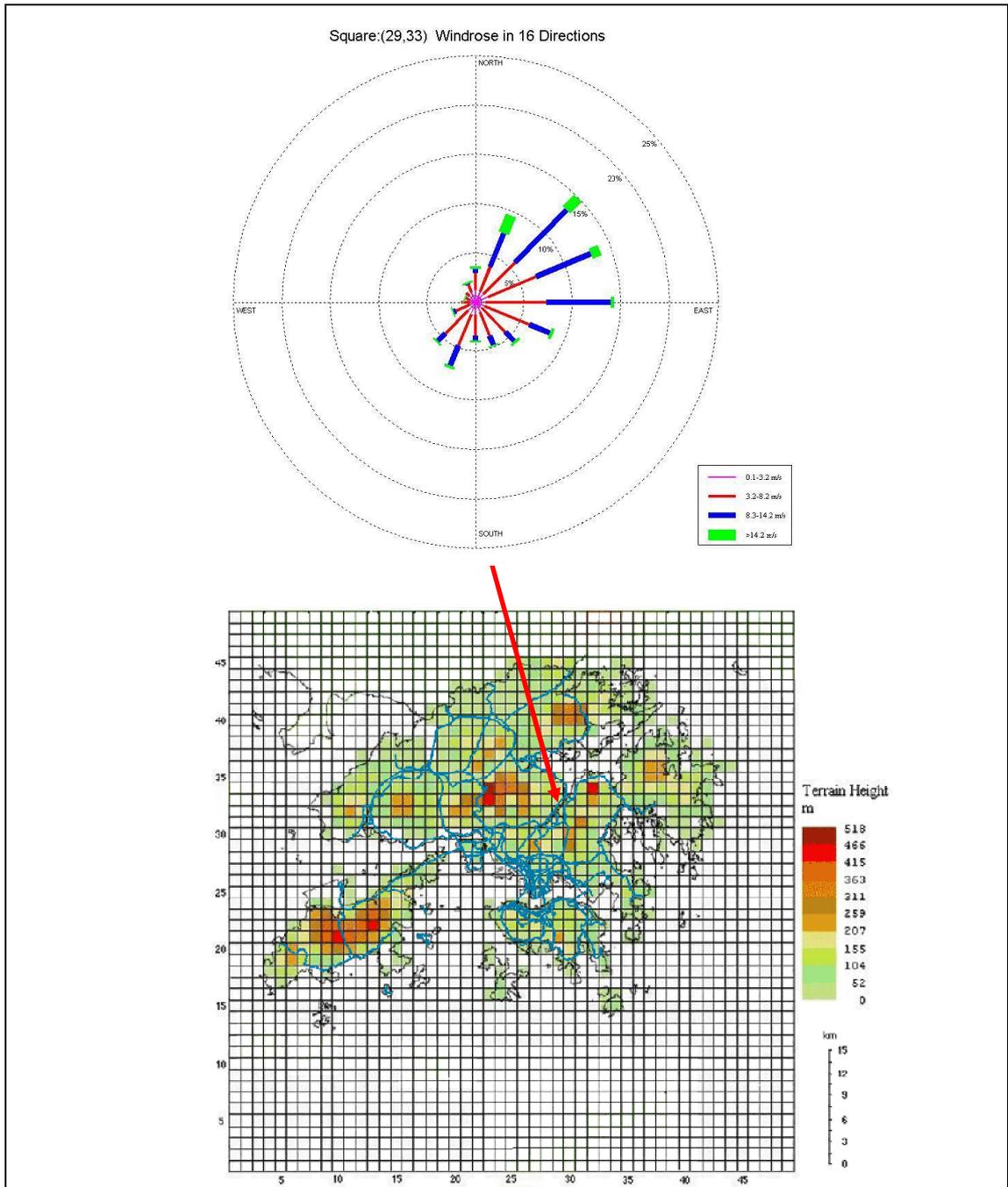


Figure 3.3 Wind Rose from Planning Department website obtained from MM5 model (Grid 29, 33)

Table 3.1 Annual Wind Frequencies Table from MM5 model (Grid 29,33)

Wind Direction	% of Annual Occurrence [^]
0° (N)	3.60%
22.5° (NNE)	9.40%
45° (NE)	14.8%
67.5° (ENE)	13.7%
90° (E)	14.1%
112.5° (ESE)	8.50%
135° (SE)	5.80%
157.5° (SSE)	4.80%
180° (S)	4.00%
202.5° (SSW)	7.10%
225° (SW)	5.60%
247.5° (WSW)	2.50%
270° (W)	1.50%
292.5° (WNW)	1.20%
315° (NW)	1.30%
337.5° (NNW)	2.20%

[^] Percentage of occurrence directly extracted from wind probability table

Wind Data from Wind Tunnel Experiment

- 3.6 Apart from the MM5 data mentioned above, The Chinese University of Hong Kong, conducted a wind tunnel study of wind availability and characteristics for a nominated Project Area in Shatin in August 2009 and the results are detailed documented in the report “EXPERIMENTAL SITE WIND AVAILABILITY STUDY FOR SHA TIN, HONG KONG - INVESTIGATION REPORT WWTF017-2009” which can be found on the website of PlanD. (http://www.pland.gov.hk/pland_en/info_serv/site_wind/Shatin_site_wind.pdf).
- 3.7 The Project Area in the wind tunnel experiment is shown in **Figure 3.4**. This area is close to the study site of the Fo Tan Industrial Area with a separation distance of approximately 1250m; therefore, the data from this particular wind tunnel experiment is expected to provide a good reference on the natural wind availability of Fo Tan Industrial Area.

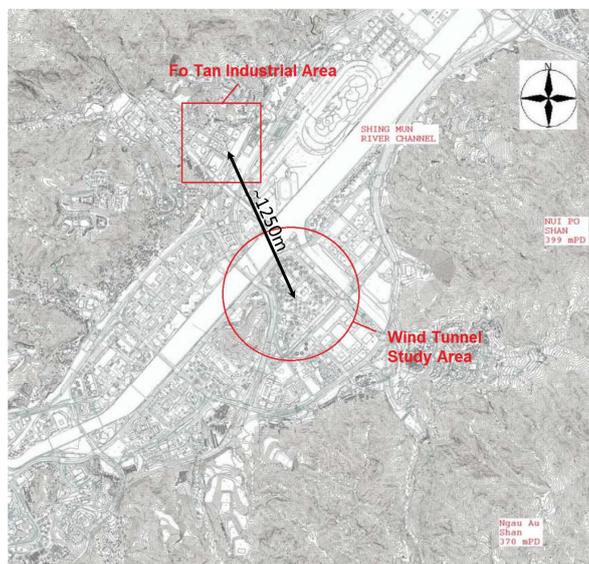
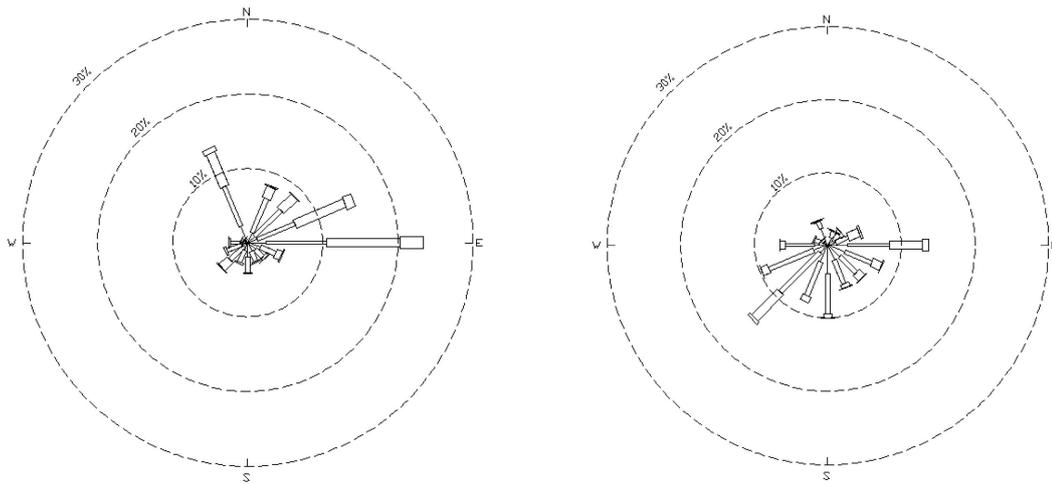


Figure 3.4 Study Area in Wind Tunnel Experiment and Fo Tan Industrial Area



Annual non-typhoon Wind Rose Summer non-typhoon Wind Rose
Figure 3.5 Annual and Summer wind roses for non typhoon winds Shatin, corrected to 500mPD in wind tunnel experiment

Table 3.2 Annual and Summer Wind Frequencies Table from Wind Tunnel Experiment

	% of Annual Occurrence	% of Summer Occurrence
0° (N)	0.00%	0.00%
22.5° (NNE)	8.30%	2.20%
45° (NE)	8.80%	2.50%
67.5° (ENE)	15.1%	4.80%
90° (E)	23.4%	13.8%
112.5° (ESE)	4.90%	7.90%
135° (SE)	3.10%	6.50%
157.5° (SSE)	3.00%	6.40%
180° (S)	4.30%	10.1%
202.5° (SSW)	3.10%	8.30%
225° (SW)	4.90%	14.5%
247.5° (WSW)	3.20%	9.70%
270° (W)	2.50%	6.50%
292.5° (WNW)	1.00%	2.00%
315° (NW)	0.60%	1.10%
337.5° (NNW)	13.7%	3.70%

- 3.8 From the wind rose and the wind frequencies table obtained from the Wind Tunnel experimental results (see **Figure 3.5** and **Table 3.2**), it is suggested that the occurrence of wind from E, ENE, and NNW directions are the major dominant annual wind directions. It is observed that E and ENE wind occupies more than 35% of the time in a year.
- 3.9 From the summer wind rose and the wind frequencies table obtained from the Wind Tunnel experimental results as shown in **Figure 3.5** and **Table 3.2**, the wind direction from the SW and E directions are the major dominant ones in which SW direction has an occurrence percentage of 14.5% during summer seasons.
- 3.10 Generally, the annual prevailing wind directions and the summer prevailing wind directions from the wind tunnel experiment are consistent with the prevailing wind directions from the MM5 model and HKO weather station. There are differences in wind magnitude due to the difference in measurement height.
- 3.11 By summarizing, winds from north eastern quadrant and north-north westerly direction are the dominant annual wind directions. In summer, wind mainly comes from the south western quadrant and easterly directions. The detailed prevailing wind directions for the Project Area are considered to be N/NNE/E/NE/ENE/NNW/SSW (annual wind) and SW/SSW/WSW/E (summer wind). **Figure 3.6** shows the Project Area, annual and summer prevailing wind directions.

Table 3.3 Summary of annual and summer prevailing winds from different sources

	Annual	Summer
Shatin Weather Station	N, NNE, ENE, E, SSW	SSW, WSW, E
MM5 Model	E, NE, ENE	-
Wind Tunnel Experiment	NNW, E, ENE	SW, E

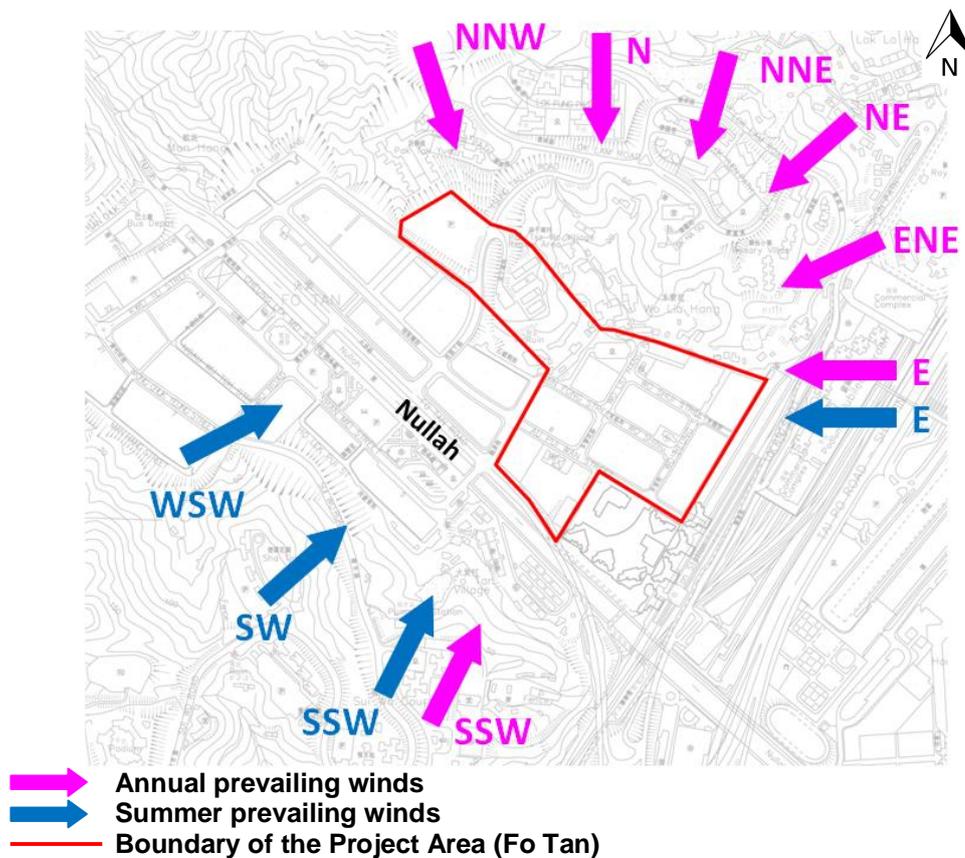
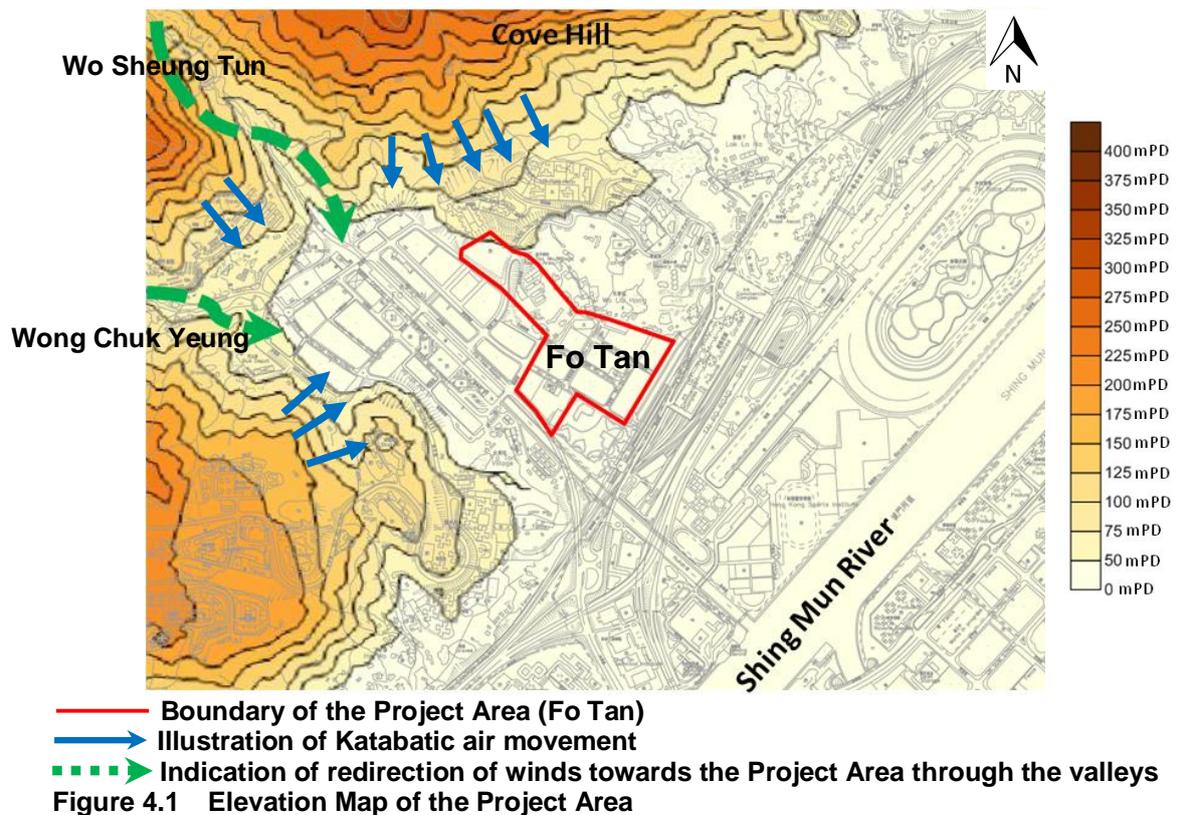


Figure 3.6 Summary of Prevailing Winds towards the Project Area

4 EXISTING WIND CONDITIONS DUE TO TOPOGRAPHY

- 4.1 **Figure 3.1** shows a digital elevation map of the Project Area. The Project Area, Fo Tan Industrial area, is located at the Sha Tin District, near the west shore of the Shing Mun River Channel and the southeast of the hilly terrain named the Tai Po Kau. The Project Area is sheltered by hilly slopes at its north to its south western direction. The terrain in the vicinity of the Project Area is considered to have increasing gradient from southeast to the northwest. The highest point in the region is the peak of Cove Hill, with around 400mPD in height and a distance of 1km from the boundary of Project Area.
- 4.2 The terrains within the Project Area can be considered relatively low and flat compared to the lands located to its north and south western directions, with most sectors in the Project Area possess local terrain height of no more than 75mPD.
- 4.3 Due to the high hilly terrain immediately on the north and west of the Project Area, the prevailing winds from the N, NNE, NW and WNW are expected to be weakened before reaching the Project Area. However, there are two valleys near Wo Sheung Tun and Wong Chuk Yeung marked by the green arrows in **Figure 3.1** below which would redirect the northwest incoming winds towards the Project Area. On the other hand, the prevailing winds from the E, ENE, NE, SW and SSW are expected to reach the Project Area with less obstruction since the topography is relatively low and flat with few terrain blockages in these directions.
- 4.4 Since the Project Area is located near hilly terrain to its north and south western directions, katabatic (downhill) air movement from the nearby vegetated hill slopes can be expected, and facilitate the wind flow in the vicinity area of the Project Area especially during summer seasons.
- 4.5 The wind environment impacts caused by topography have been discussed in paragraphs 4.1 to 4.4. While the impacts due to building morphology near the Project Area are discussed in **Section 5**.



5 LANDUSE AND EXISTING MORPHOLOGY WITHIN AND TO THE IMMEDIATE VICINITY OF THE PROJECT AREA

Land Use

5.1 **Figure 5.1** shows land use of the Project Area and its surroundings, it should be noted that the Project Area and its surroundings falls within the Sha Tin Outline Zoning Plan (OZP) No. S/ST/29.

- The areas coloured in magenta are marked as “Industrial” land use.
- The areas coloured in light blue colour are marked as “Government, Institution or Community” land use.
- The areas coloured in dark brown and medium brown are “Residential (Group A)” and “Residential (Group B)” land uses respectively.
- The areas coloured in pink are “Commercial” land uses
- The area coloured in green is “Open Space”, while the areas in light green are “Green Belts”.
- The areas coloured in red are designated as “Comprehensive Development Area” (“CDA”) and those in orange are “Other Specified Uses”.
- The “Village Type Development” land uses are coloured in yellowish brown. The major villages near the Project Area are Fo Tan Village, Pat Tsz Wo Village and Wo Liu Hang.
- It is noticed that the lands covered by the Project Area are a combination of “Industrial” and “Village Type Development”.

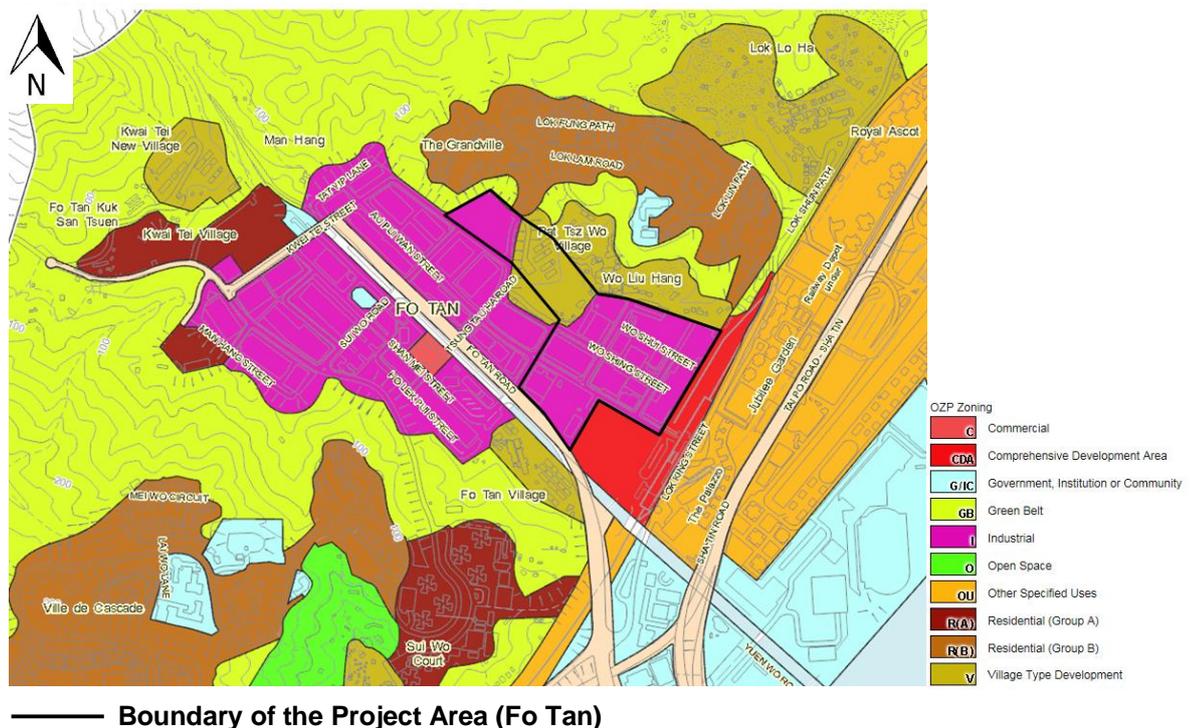


Figure 5.1 Land Uses of the Development Site and its Surrounding Area (Fo Tan)

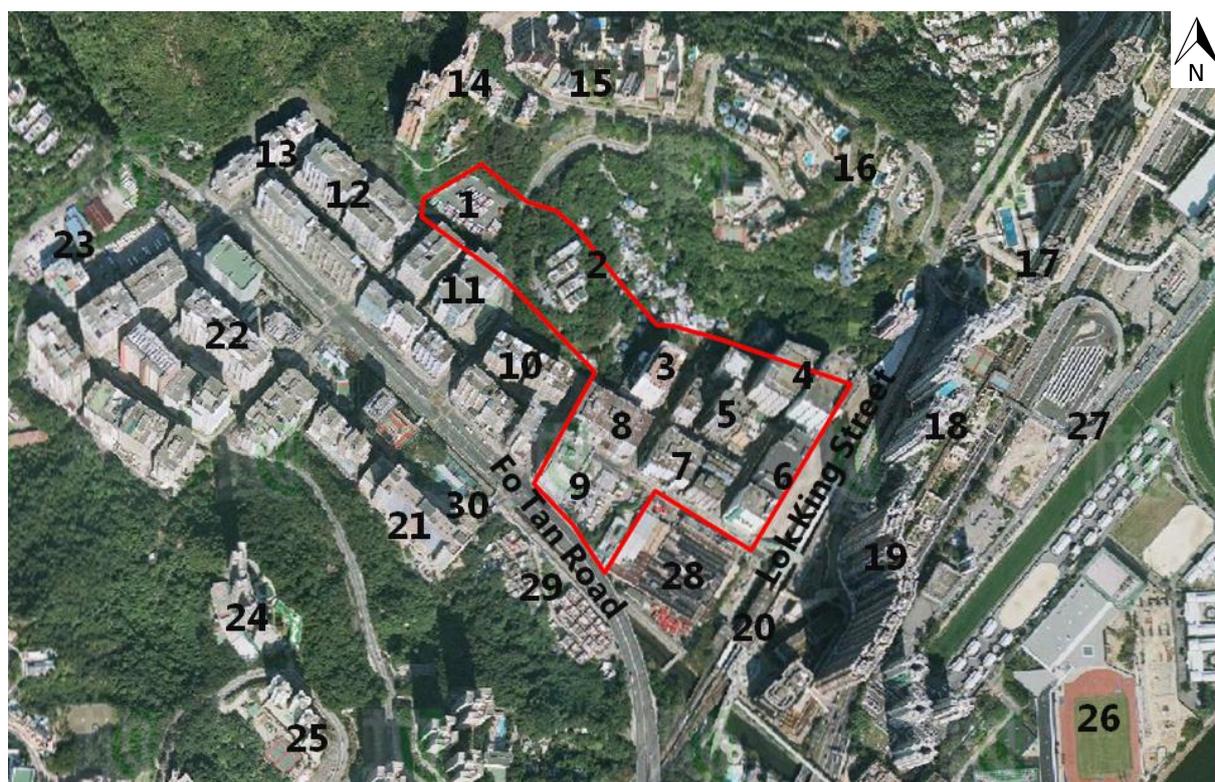
Existing building morphology within / near the Project Area

- 5.2 The Project Area is situated to the northwest of the Fo Tan MTR station, and is bounded by Lok King Street and Fo Tan Road from the southeast and southwest respectively. There are multiple existing development groups within the Project Area. Most of these developments are mid to high-rise industrial buildings/centres with a group of village type developments (Pat Tze Wo Village) of around 3-storeys in height located in the northwest portion. The industrial buildings within the Project Area are more than 50mPD in height with podiums, while the highest development (Unison Industrial Centre) has a building height of 89.3mPD. Due to the tall buildings within the Project Area with relatively narrow separations of approximately 15m in between developments, wind availability within Fo Tan Industrial Area may generally be lower than the other regions of Fo Tan Area such as Fo Tan Village and areas near the Hong Kong Racecourse.
- 5.3 There are high-rise, high-density residential developments located to the immediate east and southeast of the Project Area, namely Jubilee Garden and The Palazzo Tower. These residential blocks are mostly 126mPD to 156.9mPD in height with extensive podium coverage. Thus, it is expected that these development would create wind shelter against the Project Area under easterly winds.
- 5.4 The developments to the west and southwest of the Project Area are mainly industrial buildings (i.e. Kin Ho Industrial Building, Fo Tan Industrial Centre, Wah Yiu Industrial Centre, etc), having building morphology similar to that currently existed within the Project Area. The buildings in this region are mainly from 50mPD to 90mPD in height, and are expected to provide blockage against prevailing winds from the west / south western quadrants.
- 5.5 To the north of the Project Area are two major villages: the Pat Tsz Wo Village Area and the Wo Liu Hang Village Area. Apart from that, there is also a village located to the south of the subject site namely Fo Tan Village. As all the village type blocks are low-rise (about 3-storey high) and low density developments, it is not expected that these blocks would imposed unfavoured impacts on the Project Area.
- 5.6 The Grandville located to the immediate north of KMB bus depot (currently an open ground located northwest of the Project Area) has building height of around 171mPD. It is expected that the wind wake induced by The Grandville under the north and north-north westerly winds would reach the KMB bus depot and is likely to give rise to air ventilation issues there. There are other mid to high-rise residential developments, such as Pine Villa, Rosary Villas and Eden Gardens, situated at an approximate distance of 150m north to the Project Area and the wind influenced regions generated by these developments are not expected to reach the Project Area.
- 5.7 There is an open area (designated as "Green Belt" in OZP) to the south of the Project Area in between Fo Tan Village and Sui Wo Court. The relative high-rise developments such as residential blocks of Sui Wo Court and Scenery Garden in this direction near the Project Area are around 204mPD in height. Given the relatively far distance (around 300m) from the Project Area, it is not expected that these residential blocks would cause negative impacts in terms of air ventilation issues to the Project Area. The "Green Belt" helps to relief the impact of Sui Wo Court on Fo Tan Village under the summer SSW and SW prevailing wind condition.

Committed Building Development within / near the Project Area

- 5.8 There are committed developments located to the immediate south east direction of the Project Area with maximum building height of 163mPD within the CDA area. These high-rise committed buildings are expected to create sheltering to the developments within the south eastern portion of the Project Area; resulting in a decline of wind environment there under some of the summer prevailing wind directions (i.e. SSW, WSW and SW).
- 5.9 There is a proposed Primary School located at the end of Au Pui Wan Street (within the CDA(1) area) with a building height of no more than 8-storeys. Due to the comparatively low rise nature of the primary school to the other committed developments (approximately 163mPD) within the CDA area, it is anticipated the air ventilation impacts arisen from the primary school to the nearby surroundings is minimal.

5.10 **Figure 5.2** below illustrates the major developments in the Project Area and its immediate surroundings.



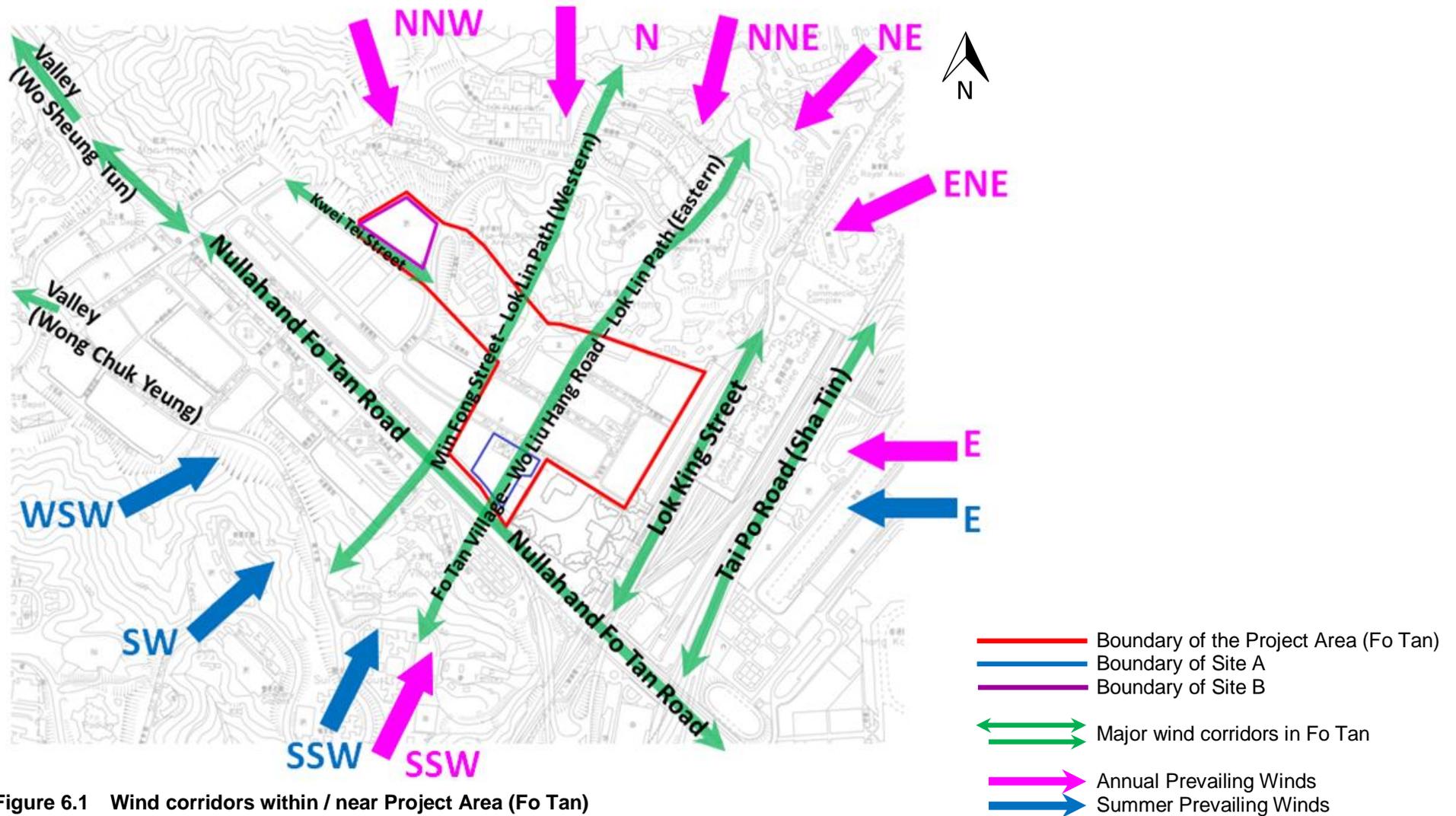
1. KMB Bus Depot	2. Pat Tsz Wo Village (52.4-55.8 mPD)	3. Watsons House (80.2 mPD)	4. Pak Sik No. 2 (80.1 mPD)
5. Telecom Building / Sha Tin Industrial Building (96.3 mPD)	6. Pak Sik Go Down No.1 / Sha Tin Cold Storage (59.7-66.1mPD)	7. Hopefull Factory Centre / On Shing Industrial Building (47.9 – 57 mPD)	8. Valiant Industrial Centre (55.1 mPD)
9. Unison Industrial Centre (89.3 mPD)	10. Kin Ho Industrial Building / Fonda Industrial Building(84.2mPD)	11. Fo Tan Industrial Center / Harry Industrial Building and Wah Yiu Industrial Building and Wah Yin Industrial Center(81.6– 94.2mPD)	12. Wah Wai Industrial Center / Veristrong Industrial Centre (87.8-106.9mPD)
13. International Industrial Centre (95.8mPD)	14. The Grandville (81.7– 171.1mPD)	15. Shatin Lodge and Eden Garden (50– 71.3 mPD)	16. Pine Villa, Rosary Villas (50-71mPD)
17. Royal Ascot (144.8 mPD)	18. Jubilee Garden (125.9mPD)	19. The Palazzo Tower (150.6 – 156.9 mPD)	20. MTR Fo Tan Station (30mPD)
21. Shatin Galleria and Universal Industrial Centre (82.7mPD)	22. Wah Lok Industrial Centre (100.8mPD)	23. World Wide Industrial Centre (93.4mPD)	24. Shatin 33 (108.8mPD -187.8mPD)
25. Scenery Gardens and Sui Wo Court (179-204.2mPD)	26. Hong Kong Sports Institute (25mPD)	27. Hong Kong Racecourse (18.1mPD)	28. Committed "CDA" Development (~163mPD)
29. Fo Tan Village (~15mPD to 30mPD)	30. Bus terminus near Siu Fai Factory Estate		

Boundary of the Project Area (Fo Tan)

Figure 5.2 Major Developments within/near the Project Area

6 WIND CORRIDORS WITHIN / NEAR THE PROJECT AREA

- 6.1 In accordance with the wind availability data, the Subject Site relies on north-eastern quadrant winds and north-north westerly wind for ventilation during the year. Meanwhile, summer prevailing winds are coming from the south western quadrant. By understanding the prevailing winds directions, the local topography and the current existing and committed building morphology in Fo Tan, the major existing/potential wind corridors are identified in the following paragraphs and illustrated in **Figure 6.1** below.
- 6.2 Under the north eastern quadrant and south western quadrant prevailing winds, Lok King Street / railway and Tai Po Road (Sha Tin) serves as major wind corridors near the Fo Tan Industrial region, redirecting the incoming winds to the vicinity of the Project Area. Meanwhile, Shing Mun River would serve as the major wind breezeway in the region of Fo Tan Industrial Area.
- 6.3 It is also noticed that under the northern and north-north easterly winds, there are additional two air paths running through the Project Area and its surrounding region. The first one is from Lok Lin Path (eastern), following Wo Liu Hang Road to reach Fo Tan Village, while the second one identified is Lok Lin Path (western) – Min Fong Street. These two air paths are essential in facilitating air flows through the Fo Tan Industrial Area north of the Nullah and in maintaining the wind environment of the regions to its downwind side (i.e. Fo Tan Village, Shatin Galleria and the bus terminus).
- 6.4 Under winds from the north western quadrant, the valleys of Wo Sheung Tun and Wong Chuk Yeung would redirect the prevailing winds into the regions near the Project Area. It is also noticed that the valley of Wo Sheung Tun also links up with the wind corridor of nullah and Fo Tan Road, and thus it would further facilitate the air flow in the region south of the Project Area under north western quadrant winds.
- 6.5 Under the north westerly winds, Kwai Tei Street and the Green Belt area next to Grandville serves as an air path at the north western portion of the Project Area. This air path would facilitate wind flow through the region north of Pat Tsz Wo Village and maintain the local pedestrian wind environments.
- 6.6 The proposed developments within the Project Area should not cause blockage to the wind corridors mentioned in paragraphs 5.2 and 5.6 to maintain wind performance within and to the surrounding of the Project Area.



7 EXPERT EVALUATION ON THE DEVELOPMENT SITES

7.1 There are two development sites proposed within the Project Area of Fo Tan namely Site A and Site B as illustrated in **Figure 6.1** below. Both sites are currently zoned “Industrial” on the OZP and are proposed to be rezoned as “Residential”.

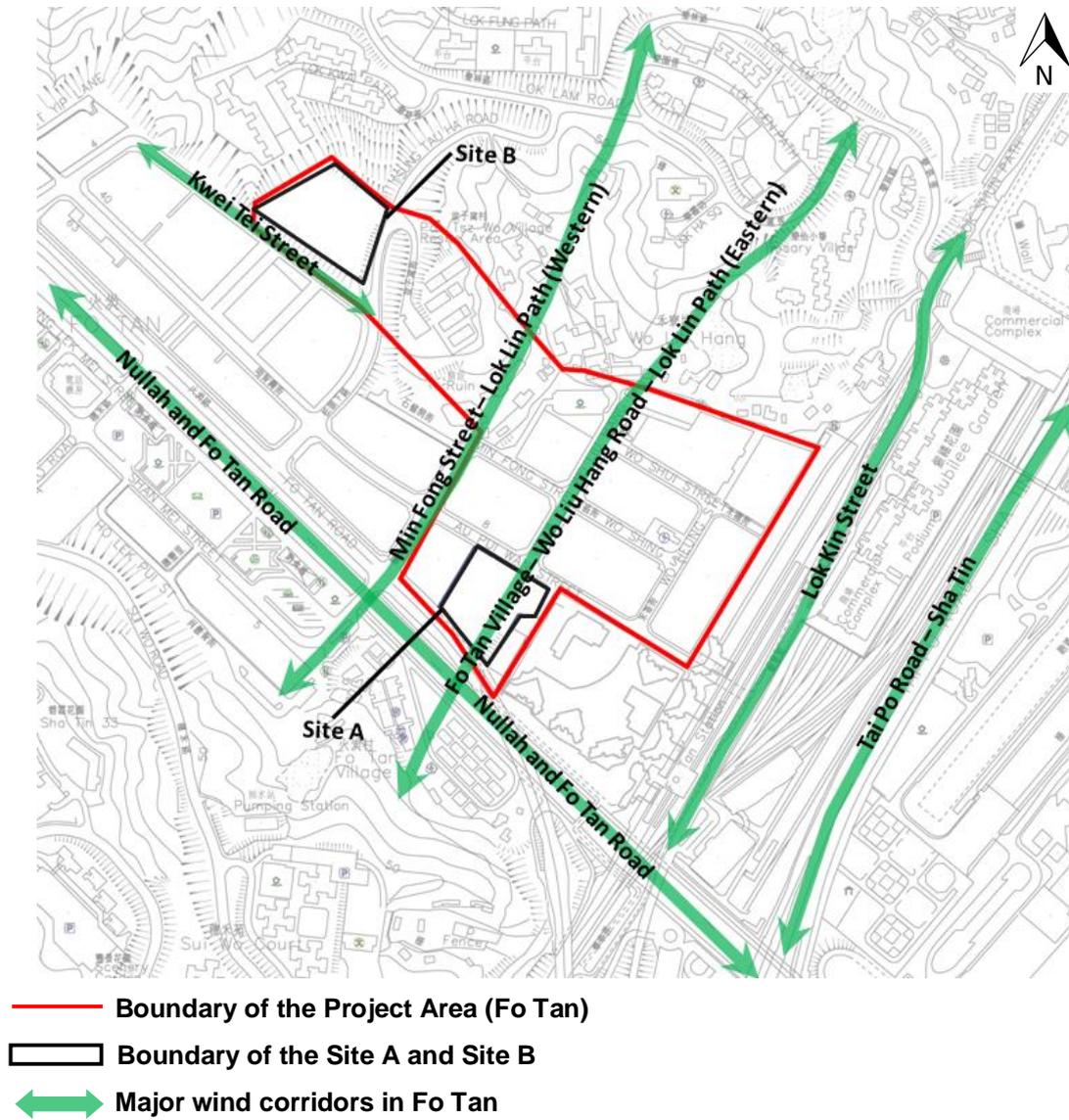


Figure 6.1 Illustration of proposed development sites within Project Area (Fo Tan)

Expert Evaluation on Site A

7.2 Site A is situated in the southern portion of the Project Area, sandwiched by the nullah and the existing industrial buildings (Valiant Industrial Centre, Unison Industrial Centre and On Shing Industrial Building) and the committed “CDA” development. The proposed building height of Site A is 140mPD. **Figure 6.2** below shows the detail location of Site A.

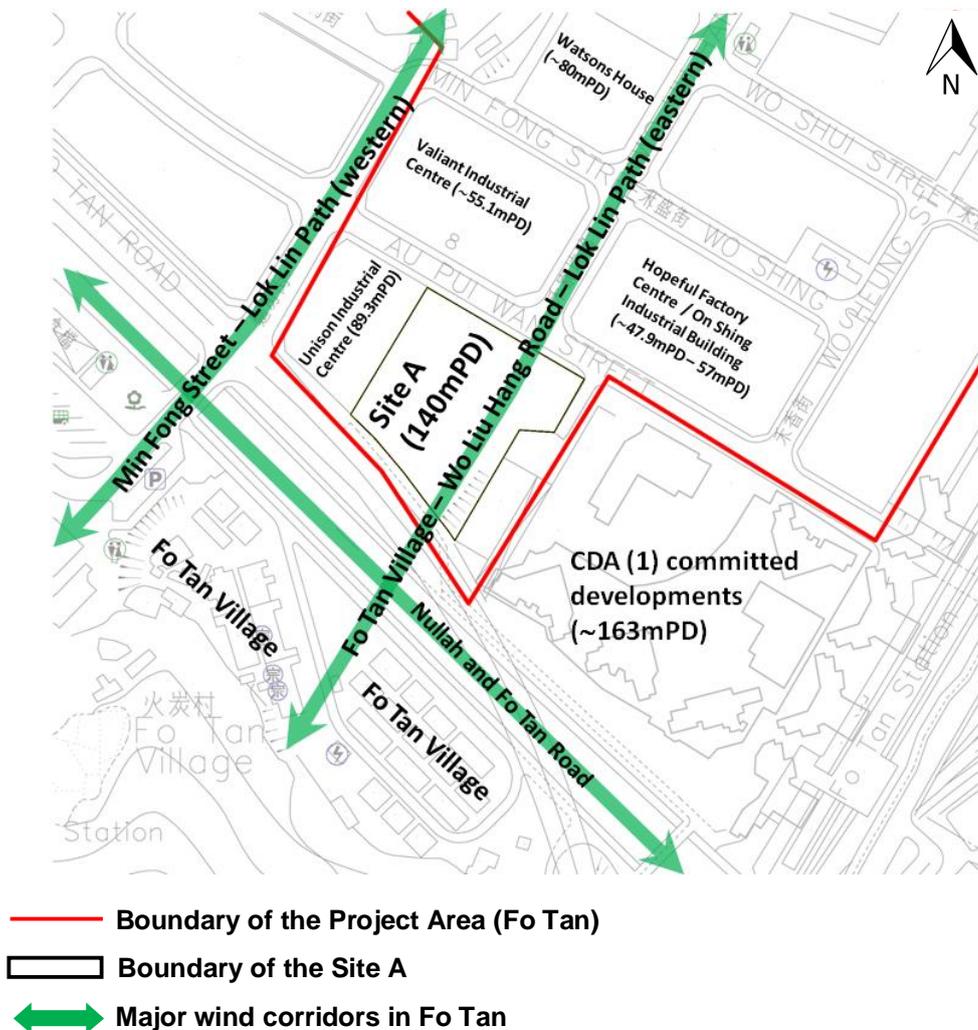


Figure 7.2 Location of Site A and its immediate surrounding developments

7.3 Development at Site A at approximately 140mPD would form a stepping building height with the existing industrial developments (i.e. Site A development will be taller than existing buildings nearby), which would redirect the incoming prevailing winds from the northerly quadrant to the lower portion between buildings at the immediate windward side of Site A, and may result in localized enhancement of the wind environment at pedestrian level. Such downwash effect is illustrated in **Figure 7.3**.

- 7.4 The E and ENE wind is expected to be partially sheltered by the existing developments of The Palazzo and Jubilee Garden and the “CDA” development which is about 163 mPD in height before reaching Site A and its surroundings. Under these prevailing winds, wind environment near Site A is expected to be not as good as when under other prevailing wind directions.
- 7.5 With a building height at 140mPD, the wind wake generated by development at Site A under NE, ENE and E annual winds is likely to affect the industrial developments (i.e. Unison Industrial Centre) and the bus terminus at Shan Mei Street located on the downwind area.
- 7.6 Under the NNW / N / NNE winds, Site A development is located at the upwind side of Fo Tan Village, and will provide certain blockage of winds for this downstream area due to its building height. In regard to the possible unfavoured air ventilation impact after the proposed development, the portion of Site A in line with Wo Liu Hang Road is recommended to be maintained as open area, allowing the incoming winds to reach the Fo Tan Village via the air path of “Lok Lin Path (eastern) – Wo Liu Hang Road – Fo Tan Village”.
- 7.7 Owing to the low-rise village houses of Fo Tan Village with some relatively open areas located at the upwind of Site A under SSW and SW summer winds, these summer winds are expected to reach Site A and its surroundings without major obstruction.
- 7.8 Under SSW and SW summer winds, development at Site A is expected to create certain shelter of winds to the industrial buildings (i.e. Watsons House, Valiant Industrial Centre) located leeward of Site A under the aforementioned prevailing wind directions. On the contrary, the construction at Site A in accordance to the measures stated in Paragraph 7.6 above may induce a “channelling effect” of wind (wind speed being accelerated when flowing through narrowed corridors) at the east portion of Site A (area between Site A development and committed “CDA (1)” developments) which is an important part of the air path discussed in Paragraph 6.3 above. Such enhanced air flow at the immediate periphery of Site A is likely to limit the area of the wind impacted region caused by Site A development.
- 7.9 Under the WSW summer prevailing wind, the wind wake induced by Site A development is likely to reach On Shing Industrial Building and Hopeful Factory Centre, and slightly lower the wind speed at these downwind side areas.

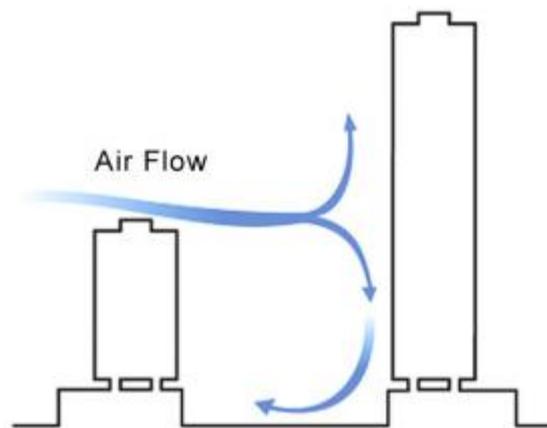


Figure 7.3 Illustration of air flow effect of stepping building height

Expert Evaluation on Site B

- 7.10 Site B is situated at the northwest part of the Project Area, lying between Pat Tsz Wo Village and The Grandville at a distance of around 50m. The maximum building height at 120mPD is proposed in Site B. Detailed location Site B is illustrated in **Figure 7.4** below.

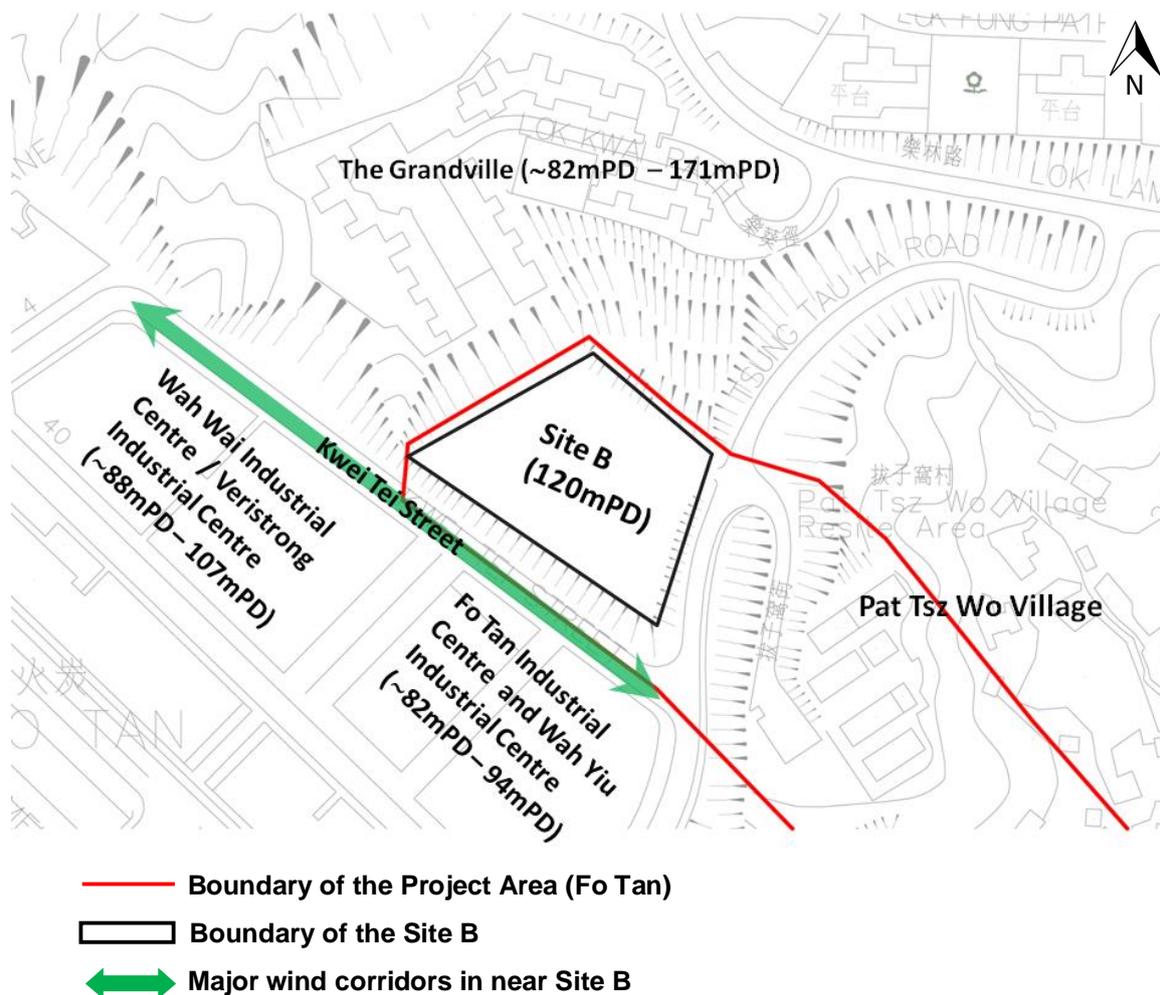


Figure 7.4 Location of Site B and its immediate surrounding developments

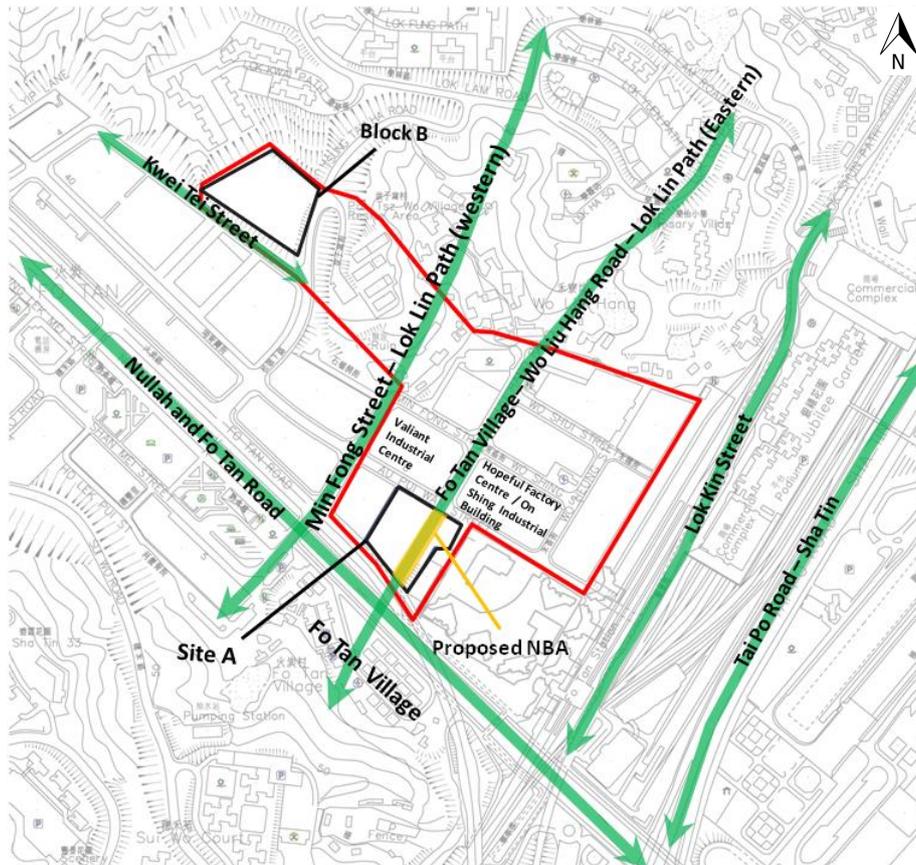
- 7.11 The proposed building height for Site B is 120mPD which is taller than the building height of the surrounding developments at its eastern, southern and western sides. Future development at Site B will introduce downwash wind to the pedestrian level under the eastern and south western prevailing wind directions and the localized wind environment will be enhanced.
- 7.12 Owing to the low-rise nature of the village houses in Pat Tze Wo Village on the upwind side of Site B under the E and ENE annual winds, incoming air flows will skim over Pat Tze Wo Village and reach Site B with very few obstructions.
- 7.13 With a building height at 120mPD, under the E and ENE wind, the wind wake of Site B development may reach Wah Wai Centre and Veristrong Industrial Centre which are around 70m away from Site B. However, channelling effect may occur at the sides of Site B (i.e. area between Site B and Grandville, as well as Kwei Tei Street). The channelled winds may reduce the unfavoured impact on the pedestrian wind environments.
- 7.14 The NE, NNE and NNW prevailing winds are sheltered by Cove Hill located north/north west before reaching Site B. It is expected that the wind availability from these wind directions at Site B will be comparatively lower than those from the other prevailing wind directions. In

addition, Kwei Tei Street and the "Green Belt" next to The Grandville act as an important wind corridor under the NNW wind direction. The downhill winds from NNW direction will flow along this wind corridor and reach Pat Tze Wo Village, maintaining wind performance there.

- 7.15 Under the WSW winds, Site B is located at the upwind side of the Pat Tze Wo Village, and development at Site B may cause partial blockage of wind for the village. However, similar to the discussion in Paragraph 7.13 above, the channelling effect may induce enhanced air flow along the sides of Site B, in turn alleviate the impact in terms of air ventilation. On the other hand, majority of the Project Area is located at the upwind of or away from Site B and would unlikely be influenced by development at Site B.
- 7.16 Under the SW and SSW summer winds, Site B development will partially shelter the flow of these winds to the residents located on its leeward site. The wind shadow zone induced by Site B development may reach the east portion of The Grandville. However, channelling effect is expected to occur at the region between Site B and western portion of The Grandville and that between Site B and Pat Tze Wo Village. The enhanced air flow induced by this effect may alleviate the negative impact caused by the wind shadow zone of Site B development. Meanwhile, majority of the Fo Tan Industrial Area is located at the upstream of and away from Site B. The wind environment within the industrial area is not expected to be significantly affected by the development at Site B.

Proposed Improvement Measures

- 7.17 With regard to the air ventilation issues identified in the above paragraphs, the following improvement measures are proposed in minimizing the potential negative wind ventilation impact on the wind environments within / near the Project Area imposed by the future developments at Site A and Site B.
- A non-building area (NBA) of minimum width of 15m (same width of Wo Liu Hang Road) along Wo Liu Hang Road and podium free design are proposed to improve the wind environment near the site and Fo Tan Village under the northeast/southwest prevailing winds. The exact location of the NBA would be subject to the detailed layout of the proposed development as the layout would have effect on the wind penetration efficiency of NBA.
 - Further to the above point, the proposed development in Site A should be oriented to capture the prevailing wind without substantial impediment from and to the surrounding developments and terrain.
 - For Site B, it is recommended that building separation(s) generally in the north-south alignment could be incorporated into the future development in alleviating the potential impact to The Grandville under the SW/SSW wind condition.
 - General mitigation measures are also recommended for both Sites A and B as future building designs on these sites are (i) encouraged to minimize the podium for enhancing air ventilation at pedestrian level; and (ii) required to fulfil the requirement of building separation in accordance with the Sustainable Building Design Guidelines (APP-152) for better wind penetration through the sites.



- Boundary of the Project Area (Fo Tan)
- Boundary of Site A and Site B
- ↔ Major wind corridors in Fo Tan
- Proposed non-building area (NBA)

Figure 7.5 Proposed improvement measures for development sites in Project Area

8 FURTHER WORK

- 8.1 This Expert Evaluation presented a qualitative analysis and discussion of the possible influence / impact in terms of air ventilation performance in Fo Tan Industrial Area from the proposed Site A and Site B. Such analysis is only based on the general understandings of prevailing winds, local topography and existing / committed urban morphology and the sites' locations and proposed building height restriction. According to the discussion above, significant adverse impact in terms of pedestrian wind environment is not expected as long as the proposed improvement measures listed in Section 7 are not violated. However, the actual design morphology of proposed buildings within Site A and Site B may still have certain degree of influences upon the wind environment in its vicinity. In order to quantitatively evaluate the degree of air ventilation impacts caused by the proposed developments and the effectiveness of the recommended mitigation measures, a further AVA Initial Study should be conducted for the proposed developments in both Site A and Site B.

9 SUMMARY AND CONCLUSIONS

- 9.1 Qualitative assessment of the wind environment regarding the existing environment of the Fo Tan Industrial Area has been carried out. A description of the existing wind situation has been included in this Expert Evaluation report. Apart from that, major wind breezeways have been identified.
- 9.2 By comparing the wind data of the MM5 model result obtained from the website of the Hong Kong Planning Department, the 1985-2013 averaged annual wind data from Hong Kong Observatory at the Shatin Automatic Weather Station and the Wind Tunnel Experimental data, it is concluded that the annual predominate wind comes from the north eastern quadrant (i.e. N, NE, NNE, ENE, E), NNW and SSW while the summer prevailing wind comes from south western quadrant (SW, SSW, WSW) and E directions.
- 9.3 Under the prevailing wind directions, Lok Lin Path (western) – Min Fong Street, Lok Lin Path (eastern) - Wo Liu Hang Road - Fo Tan Village, the Nullah / Fo Tan Road, as well as the Kwei Tei Street, Tai Po Road (Sha Tin) and Lok King Street serves as wind corridor near the Project Area, and will enhance the wind permeability through the building clusters. Meanwhile, the valleys northwest to the Fo Tan area and the river channels are also important wind corridors that would facilitate air flows to the Fo Tan Industrial area.
- 9.4 It is noticed that the proposed developments have an increased building height compared to that of the current existing buildings. Furthermore, some of the buildings would shelter particular prevailing winds; weakening wind environments within the industrial area.
- 9.5 The proposed development in Site A should be oriented to avoid causing substantial impediment to the surrounding developments and areas under the prevailing winds. According to this qualitative study, with appropriate mitigation measure and designation of NBA, it is unlikely that the proposed development will have significant adverse air ventilation impact on the surrounding areas. Though there might be minor influences of wind induced by proposed developments in Site A, there would be localized enhancement of air flow on pedestrian level due to the downwash wind. These impacts would also be minimized by the channelling effect induced by proposed development in Site A.
- 9.6 A non-building area (NBA) of minimum 15m wide (same as the width of Wo Liu Hang Road) generally aligned with Wo Liu Hang Road is proposed at the eastern portion of Site A in maintaining the wind corridor along Wo Liu Hang Road. Such measure would facilitate penetration of the prevailing NE/SW winds.
- 9.7 For Site B, with appropriate building design to enhance wind penetration, it will not cause significant adverse air ventilation impact on the surrounding area. Similar downwash effect and "channelling effect" arising from the proposed development at Site B would also help enhancing the localized wind environment.

-
- 9.8 Building separation(s) generally in the north-south alignment is recommended for the future development at Site B to allow wind penetration to The Grandville.
 - 9.9 General mitigation measures are also recommended for both Sites A and B as future building designs on these sites are (i) encouraged to minimize the podium for enhancing air ventilation at pedestrian level; and (ii) required to fulfil the requirement of building separation in accordance with the Sustainable Building Design Guidelines (APP-152) for better wind penetration through the sites.
 - 9.10 A quantitative air ventilation study should be conducted at detailed design stage to quantitatively assess and compare the air ventilation performance of the existing wind environment and the expected wind situations for the proposed developments.

**VISUAL APPRAISAL FOR THE THREE
PROPOSED PRIVATE RESIDENTIAL
DEVELOPMENTS IN SHA TIN**



**PLANNING DEPARTMENT
FEBRUARY 2015**

Visual Appraisal for the Three Proposed Private Residential Developments in Sha Tin

1. Background

This Visual Appraisal is prepared in respect of three sites in different parts of Sha Tin (i.e. Lai Ping Road, To Shek and Tai Po Road) which are zoned “Green Belt” (“GB”) on the approved Sha Tin Outline Zoning Plan No. S/ST/30. In order to meet the pressing need of housing supply, the three sites are proposed to be rezoned from “GB” to “Residential (Group B)2” (“R(B)2”) and “Residential (Group B)3” (“R(B)3”) respectively for housing developments subject to different plot ratio and building height restrictions. It is estimated that the three sites could provide a total of about 1,200 flats.

2. Purpose

The purpose of this visual appraisal (VA) is to examine the possible visual impact of the proposed housing development on the surrounding areas in terms of the development scale and its spatial relationship with the surrounding environment. The respective appraisal area is delineated to cover the area of visual influence within which the respective proposed housing developments could be visible from key sensitive viewers, e.g. pedestrian and motorists. The appraisal boundaries are set out with regards to the scale of the respective proposed housing developments, the site context, the distance and location of the sensitive viewers. This VA could facilitate the Rural and New Town Planning Committee of the Town Planning Board to visualise the three-dimensional relationship of the proposed housing developments with the surrounding context.

3. The Proposed Development and Its Surroundings

Lai Ping Road Site (Figures 1a to 1d)

3.1 The Site, which has an area of approximately 0.67 hectares (**Figures 1a and 1b**), is currently used for GEO, CEDD’s works area/site office, with some vegetation in its north and southeastern portions. The Site is proposed to be rezoned as “R(B)2” subject to maximum plot ratio of 3.6 and maximum building height of 140mPD. To its south across Lai Ping Road and Yung Ping Path are man-made and vegetated hill slopes zoned “GB”, a number of existing residential developments in Kau To zoned “Residential (Group B)” (“R(B)”) and villages houses zoned “Village Type Development” (“V”). To its immediate west is an extensive Kau To area zoned “R(B)” with a number of planned residential developments (ranging from 130 to 227mPD in building height) under construction. Having regard to its

location and the low to medium density residential character of the neighbourhood, it is considered that the proposed development parameters restricting to a PR of 3.6 and BH of 140mPD for the Site would help optimize its development potential for residential use without jeopardizing the visual amenity of the Kau To area.

To Shek Site (Figures 2a to 2d)

3.2 The Site with an area of approximately 1.13 hectares (**Figures 2a and 2b**) is currently vacant but vegetated with trees and scrubs. The Site is proposed to be rezoned as “R(B)2” subject to maximum plot ratio of 3.6 and maximum building height of 120mPD. It is bounded by a natural slope to the immediate north. To its southeast and north are two “Government, Institution or Community” zones for the To Shek Service Reservoir and Ronald McDonald House respectively. Two heavily vegetated hills located to the further south are major visual resources for the locality, and along with the mountain ranges, there is good provision of greenery backdrop. Three village clusters i.e. To Shek, Chap Wai Kon and Ngau Pei Sha villages are located to the northeast of the Site whereas Sha Tin Wai Village is to its northwest, all of which are mainly occupied by low-rise village houses. To its further north across Sha Tin Wai Road is the Prince of Wales Hospital. However, the locality is already occupied with some high-rise developments including the public housing developments, namely Yu Chui Court and Shiu Chuen O Estate (under construction) located to the northeast and southwest respectively. Regards the To Shek Site, its topography is partly flat (at a level of about 54 to 56mPD) and partly with man-made and natural slopes on its western side. Development thereon would inevitably require site formation/excavation and may involve extension of the building platform for accommodating future residential blocks.

Tai Po Road Site (Figures 3a to 3d)

3.3 The Site, which has an area of approximately 0.29 hectares (**Figures 3a and 3b**), is a vacant government land covered by vegetation. It is zoned “GB” bounded by natural hillslopes to the northwest and northeast. The surrounding area is natural in character, with scattered residential developments (i.e. Woodcrest Hills, Sha Tin Heights and other residential properties along Sha Tin Heights Road) with most of the building height not exceeding 8 storeys. An existing petrol filling station is located about 14m away to the southwest and residential development, namely Garden Villa, which is zoned “Residential (Group C)2”, is located to the southeast across Tai Po Road – Sha Tin Height section. The Sha Tin Water Treatment Works is located to the further east about 200m away. The topography of the Site is flat at a level of about 120mPD with a diverted stream running from north to south of the Site. The Site is proposed to be rezoned to “R(B)3” subject to a maximum plot ratio of 2.5

and maximum building height of 160mPD (i.e. about 12 storeys).

4, **Visual Appraisal**

Lai Ping Road Site

4.1 The building bulk of the proposed development based on an indicative schematic layout comprising the proposed development parameters is adopted for the purpose of VA. Indicatively, there could be five residential blocks with BH not more than 140mPD (i.e. about 20 storeys) at the Site. The following two viewpoints are selected from different directions and distances along Lai Ping Road which is the primary access leading to and from the Kau To residential neighbourhood under construction or yet to be developed (location of the viewpoints is at **Figure 1a**):

- (i) Lai Ping Road from the east leading to residential neighbourhood of Kau To; and
- (ii) Lai Ping Road from the west near the WSD Kau To Salt Water Service Reservoir.

4.2 Possible public viewing angles from different directions including the Public Transport Terminus at the East Rail University Station (CUHK) (zoned “G/IC”) to its further northeast, the bus stops/lookout points (zoned “GB”) along Tai Po Road – Ma Liu Shui section to its further southeast, the Ma Ling Path Rest Garden (zoned ‘R(B)’) to its further southeast and the junction between Ma Ling Path and Kau To Shan Road (zoned ‘R(B)’) to its south have also been explored. Since the Site is surrounded by hilly backdrop and shielded by man-made or vegetated slopes, it is unlikely to be visible from those public viewing points which are situated at lower level topography. As such, visual impact due to the proposed development on the Site would not affect these areas.

4.3 Two photomontages (**Figures 1c and 1d**) are prepared to illustrate the possible visual impact of the proposed development of the Site at the selected viewpoints.

Viewpoint 1 - Lai Ping Road (from the east)

4.4 For the view from the east at Lai Ping Road (about 140m from the Site) (**Figure 1c**), the photomontage shows that this view is largely predominated by the adjoining hilly slopes and vegetation. With the development mass associated with the residential proposal on the Site, there would inevitably be some visual changes, for example, a sense of visual openness would be reduced as sky-view would be partially blocked by the proposed building bulk. Nevertheless, the basic visual amenity of the area would not be jeopardized. The proposed housing development is not visually incompatible with the surrounding areas, taking into

account the topography and dense vegetation in the immediate context. In addition, while there are some mature trees in the southeastern portion of the Site, setback of the future residential blocks to respect tree preservation or to address traffic noise from Lai Ping Road is expected. Such measure allowing more buffer distance from the road would be desirable in minimizing the visual impact.

Viewpoint 2 – Lai Ping Road (from the west)

- 4.5 For the view from the west at Lai Ping Road near the WSD Kau To Salt Water Service Reservoir (about 110m from the Site) (**Figure 1d**), the proposed housing development will be partially screened off by natural greenery and trees along Lai Ping Road. Suitable building design such as building separations, harmonized colour scheme, etc. should be adopted to enhance visual permeability and quality
- 4.6 To conclude, with a development scale that commensurate with the character of the Kau To area, the proposed housing development at the Site is considered not visually incompatible with the surrounding area. Although the proposed residential development would be apparent from the two viewpoints, the proposed residential development would be partially screened by the vegetation in the foreground of the Site. While the area is still characterized with greenery, the fundamental visual amenity of the locality would not be adversely affected by the proposed development. Visual impact due to the proposed residential development is considered *moderate* but *acceptable*.

To Shek Site

- 4.7 The building bulk of the proposed development based on an indicative schematic layout comprising the proposed development parameters is adopted for the purpose of VA. Indicatively, there could be five residential blocks with BH not more than 120mPD (i.e. about 19 storeys) at the Site. The following two viewpoints are selected from different directions and distances where there are major pedestrian or visitor flow (location of the viewpoints is at **Figure 2a**:

- (iii) Prince of Wales Hospital from the north; and
- (iv) Sha Tin Wai Road from the northwest.

- 4.8 The layout and orientation of the residential blocks are largely dictated by the site constraints, and hence disposition of the building blocks to fully respect the ridgelines of the mountain backdrop would not seem possible. Careful design of the building blocks and choice of external finishes are therefore needed to reduce the building bulk and to mitigate any visual

impact due to the proposed housing development on the Site. Possible public viewing angles from the south have also been explored. Those areas are hillsides and densely vegetated which are not easily accessible by the public. As such, it is expected that future development on the Site as viewed from this direction would be partially screened by the vegetation.

- 4.9 Two photomontages (**Figures 2c to 2d**) are prepared to illustrate the possible visual impact of the proposed development of the Site at the selected viewpoints.

Viewpoint 1 – Prince of Wales Hospital from the north

- 4.10 The viewpoint is taken from the north across Sha Tin Wai Road (about 300m from the Site) (**Figure 2c**) to present the resultant development profile of the townscape in this part of Sha Tin. As illustrated by **Figure 2c**, Shui Chuen O Estate (under construction within an area zoned “Residential (Group A)1” with PR of about 5.0 and BH ranging from 150 to 205mPD) located to the southwest of the Site have already introduced high-rise developments to the locality. The building bulk associated with the proposed residential site would inevitably add to such development mass and extend the high-rise clusters. In terms of visual obstruction, the proposed development would inevitably induce a loss of visual openness which has been offered by the currently vacant status of the Site. With more high-rise developments, the visual changes are obvious and visual quality would not be unaffected; considering that part of the sky-view and visual access to greenery would be further diminished. However, as illustrated by the photomontage, especially with the presence of the adjacent Shui Chuen O Estate with maximum BH up to 205mPD as compared with the maximum BH of the proposed development at 120mPD, the proposed development is not visually incompatible from an overall townscape perspective.

Viewpoint 2 – Sha Tin Wai Road from the Northwest

- 4.11 The viewpoint represents the views of the pedestrian and motorists along Sha Tin Wai Road. It is taken from Sha Tin Wai Road near Sand Martin Bridge (about 750m from the Site) which is the main thoroughfare connecting both sides of Shing Mun River Channel (**Figure 2d**). The photomontage demonstrates that the proposed residential development would be clearly visible from afar at this viewpoint located some distance away but would not breach the local ridgeline. The proposed development would also be compatible with the existing developments along Sha Tin Wai Road.
- 4.12 To conclude, given the high-rise high-density residential development of Shui Chuen O Estate (under construction) located to the further west, the proposed residential development on the Site, which could be regarded as an extension of the high-rise cluster, does not seem

incongruous when judging from the context of the overall townscape. The visual impact due to the proposed residential development is considered *moderate* but *acceptable*.

Tai Po Road Site

4.13 The building bulk of the proposed development based on an indicative schematic layout comprising the proposed development parameters is adopted for the purpose of VA. Indicatively, there could be two residential blocks with BH not more than 160mPD (i.e. about 11 storeys) at the Site. The following two viewpoints from different directions and distances are selected where there are major pedestrian / motorists flow (location of the viewpoints is at **Figure 3a**:

- (i) Tai Po Road from the southwest; and
- (ii) Tai Po Road from the northeast.

4.14 The layout and orientation of the residential blocks are largely dictated by the site constraints and disposition of the building block without major site formation does not seem possible. Careful design / disposition of the building blocks and choice of external finishes are therefore needed to reduce any visual impact especially from the north, west and east directions of the Site.

4.15 Possible public viewing angles from the south have also been explored. Those areas are deep valley / steep slopes which are not easily accessible by the public. As such, it is expected viewing from this direction that future development on the Site would be partially screened by the vegetation and would not induce significant visual impact.

4.16 Two photomontages (**Figures 3b to 3c**) are prepared to illustrate the possible visual impact of the proposed development of the Site at the selected viewpoints.

Viewpoint 1 – Tai Po Road to the Southwest

4.17 The viewpoint is taken to the southwest of the Site along Tai Po Road – Sha Tin Heights Section (about 250m from the Site) (**Figure 3c**) which is heavily trafficked between Sha Tin New Town and the Kowloon urban area. It represents the views of motorists, pedestrian and cyclists along Tai Po Road as well as the residents in the nearby residential properties. In terms of visual obstruction, the proposed housing development would not obstruct any important views from the viewpoint. As illustrated by the photomontage, the proposed housing development is not visually incompatible with the surrounding areas; the natural hill slope is still visibly apparent although visual access to the greenery backdrop might be partially blocked by the future housing development. Moreover, the proposed housing development

would not have adverse impact on the condition, quality and character of the surrounding area given the low density and scale of the proposed housing development. Moreover, since the proposed housing development will be partly screened by off by the vegetation in the foreground of the Site, off-site visual impact will be minimal.

Viewpoint 2 –Tai Po Road to the Northeast

- 4.18 The viewpoint represents the views of the pedestrian and motorists along Tai Po Road from the northeast. It is taken from Tai Po Road (about 110m from the Site) near the nearest low-rise residential property, Garden Villa (**Figure 3d**). The photomontage demonstrates that the proposed residential development would be marginally visible from this viewpoint taken from a close distance. The proposed residential development would be largely screened off by rows of trees along the roadside of Tai Po Road to the east of the Site. The lower floors and the boundary wall would also be screened by existing vegetation in the foreground. In terms of visual obstruction, the proposed housing development will contribute to minor loss of visual openness of the original vacant site. Since the land use of the proposed housing development is low-density in scale, the neighborhood character of the surrounding area will likely be maintained.
- 4.19 To conclude, although the proposed housing development would be clearly viewed from the two viewpoints, it would only cause *minor* visual changes, given the low-rise and low-density nature of the proposed development and the housing blocks would be largely screened off by the vegetation in the foreground along the roadside of Tai Po Road and the adjacent slopes. The area is characterized with ample greenery and its fundamental visual amenity would not be adversely affected even with the proposed residential development. The visual impact caused by the proposed housing development is considered *acceptable*.

5. Conclusion

Based on the above, the proposed housing developments at the three sites are considered not visually incompatible with the surrounding area. Besides, future developer of these sites is required to demonstrate that the proposed development can comply with the Sustainable Building Design Guidelines (including building separation, building setback and greenery coverage) promulgated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Engineers APP-152 issued by the Building Authority in order to implement building design to foster a quality and sustainable built environment and to improve the visual quality.

Attachments

Lai Ping Road Site

Figure 1a Location of the three viewpoints

Figure 1b Building Heights Profile

Figure 1c Photomontage viewing from the East

Figure 1d Photomontage viewing from the West

To Shek Site

Figure 2a Location of the two viewpoints

Figure 2b Building Height Profile

Figure 2c Photomontage viewing from Prince of Wales Hospital from the north

Figure 2d Photomontage viewing from Sha Tin Wai Road from the northwest

Tai Po Road Site

Figure 3a Location of the two viewpoints

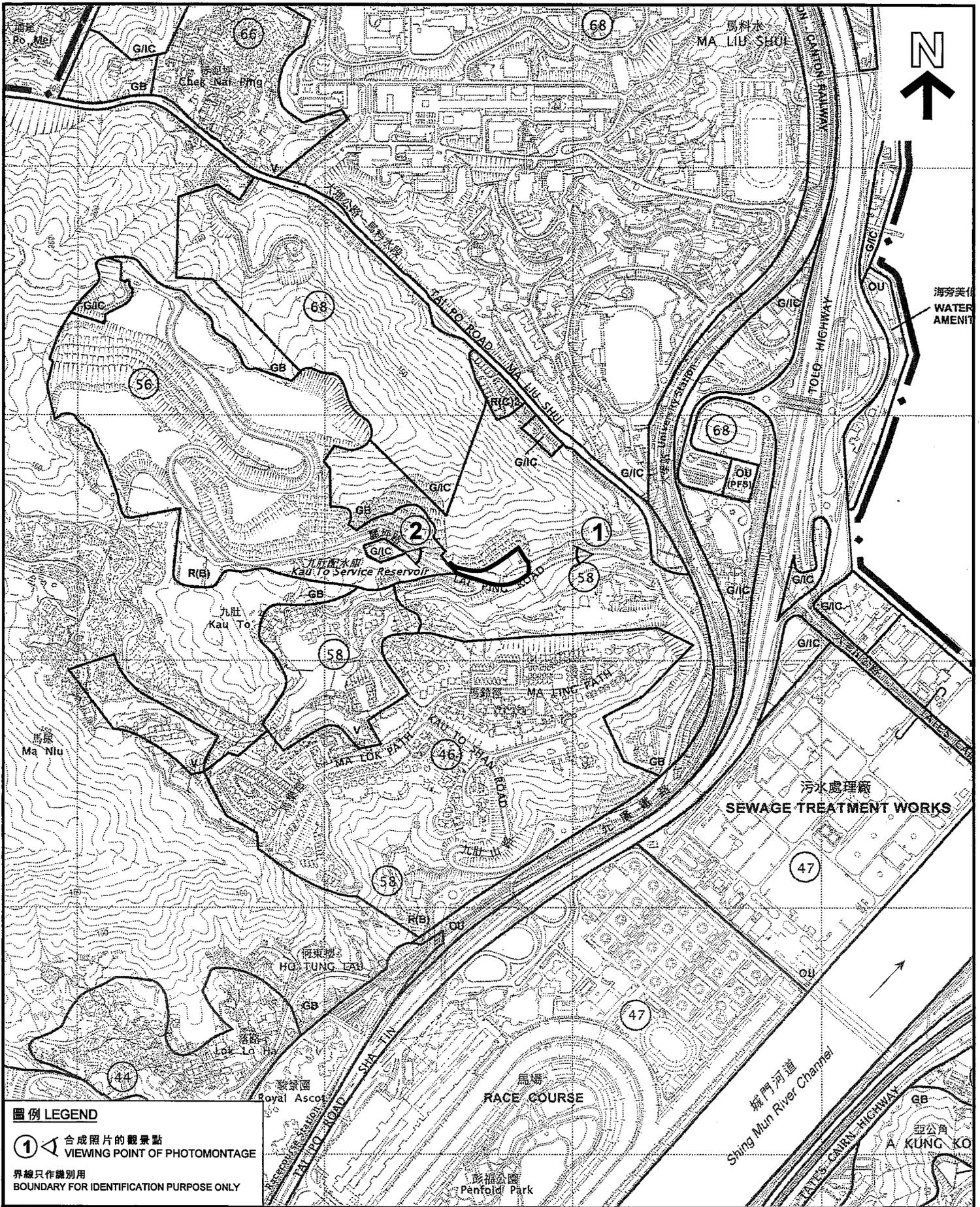
Figure 3b Building Height Profile

Figure 3c Photomontage viewing from Tai Po Road from the southwest

Figure 3d Photomontage viewing from Tai Po Road from the northeast

PLANNING DEPARTMENT

FEBRUARY 2015

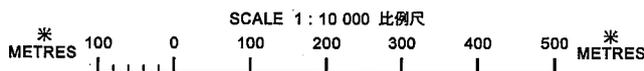


圖例 LEGEND

- ① ◁ 合成照片的觀景點
VIEWING POINT OF PHOTOMONTAGE
- 界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2015年3月2日擬備，
所根據的資料為於2014年9月2日
核准的分區計劃大綱圖編號S/ST/30
EXTRACT PLAN PREPARED ON 2.3.2015
BASED ON OUTLINE ZONING PLAN No.
S/ST/30 APPROVED ON 2.9.2014

**麗坪路地盤觀景點位置圖
LAI PING ROAD SITE LOCATION OF VIEWPOINTS**

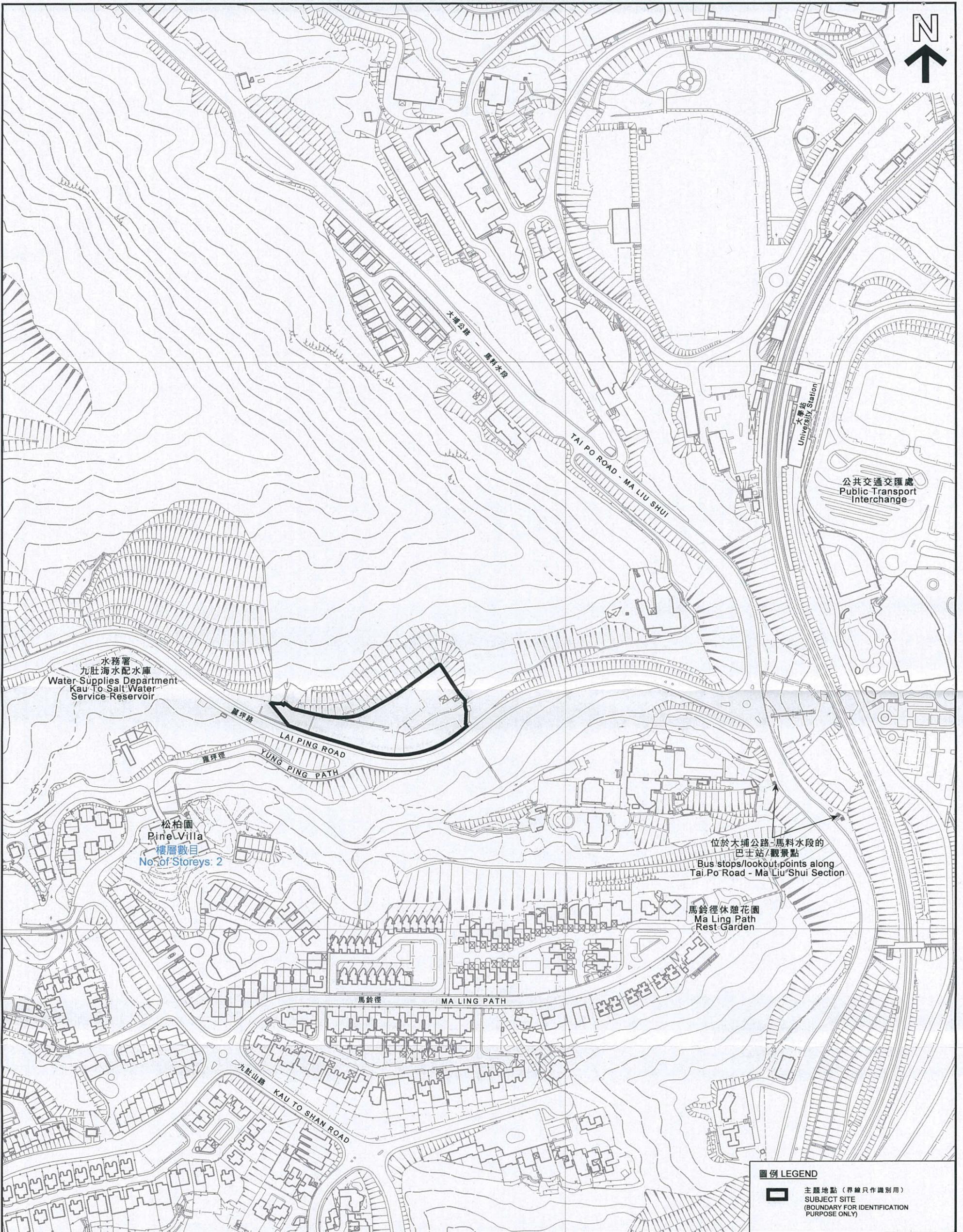


**規劃署
PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
M/ST/15/23

**FIGURE
1a**

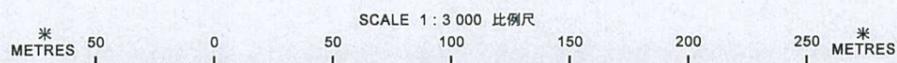


圖例 LEGEND

-  主題地點 (界線只作識別用)
SUBJECT SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

本摘要圖於2015年3月1日擬備，
所根據的資料為測量圖編號
7-NE-22A、22B、22C、22D、7-SE-2A及2B
EXTRACT PLAN PREPARED ON 1.3.2015
BASED ON SURVEY SHEETS No.
7-NE-22A, 22B, 22C, 22D, 7-SE-2A & 2B

麗坪路地盤建築物高度圖
LAI PING ROAD SITE BUILDING HEIGHT PROFILE



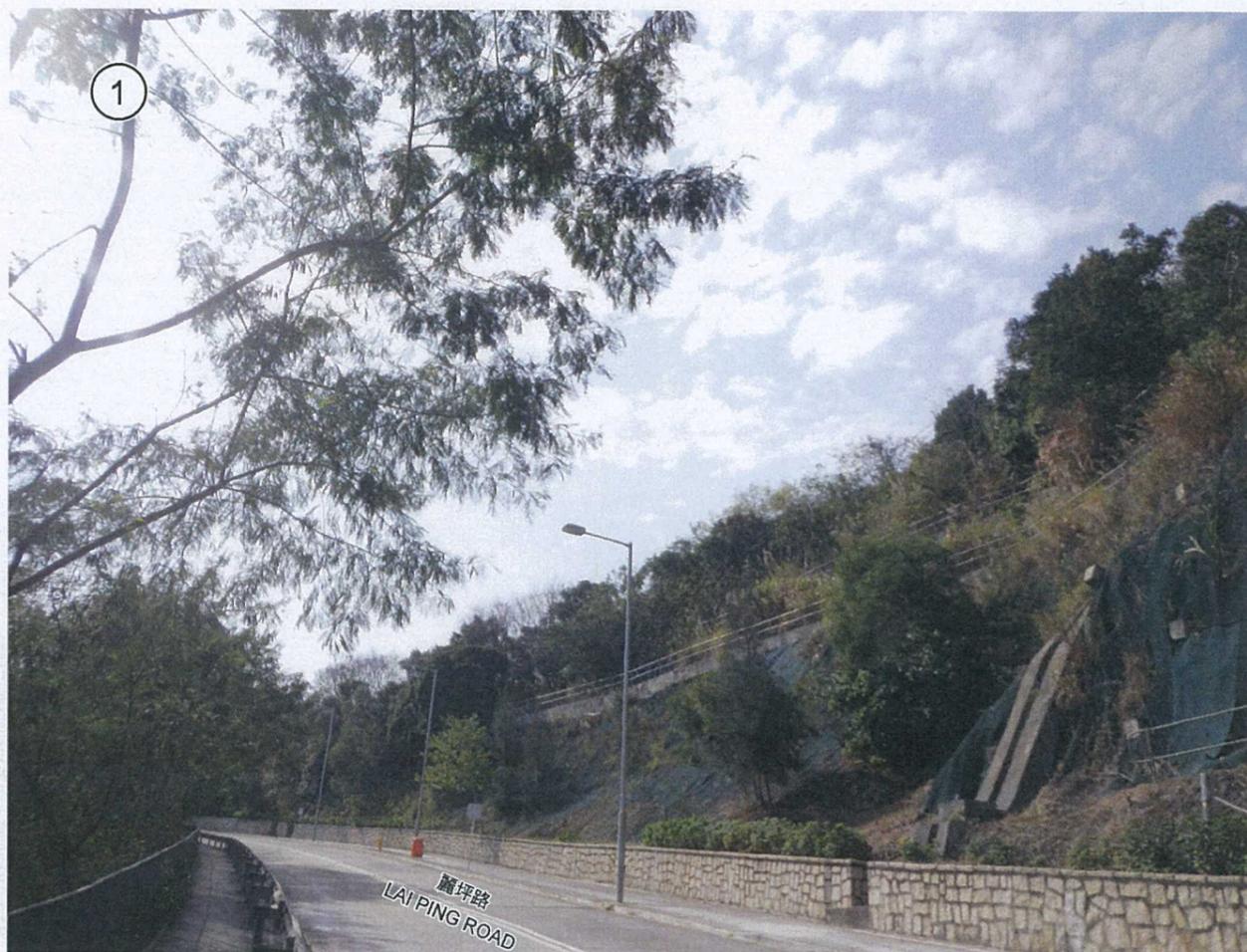
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/ST/15/23

FIGURE
1b

實地照片
SITE PHOTO



合成照片
PHOTOMONTAGE



圖例 LEGEND

 主題地點
SUBJECT SITE

本圖於2015年3月3日擬備，所根據的資料為攝於2015年2月4日的實地照片
PLAN PREPARED ON 3.3.2015
BASED ON SITE PHOTO TAKEN ON 4.2.2015

從麗坪路望向主題地點東面的合成照片
PHOTOMONTAGE VIEWING FROM LAI PING ROAD FROM THE EAST

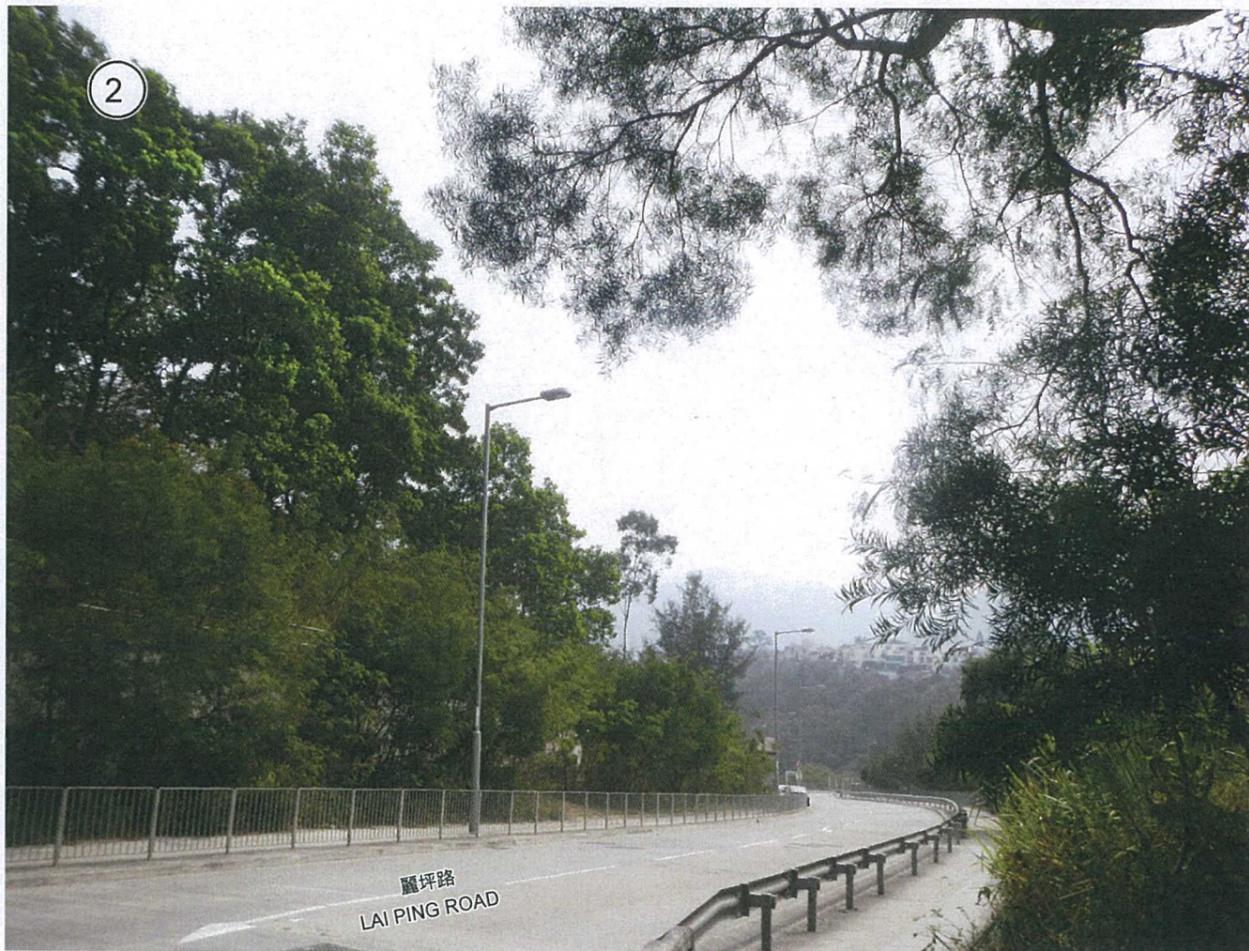
規 劃 署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/ST/15/23

FIGURE
1c

實地照片
SITE PHOTO



合成照片
PHOTOMONTAGE



圖例 LEGEND

 主題地點
SUBJECT SITE

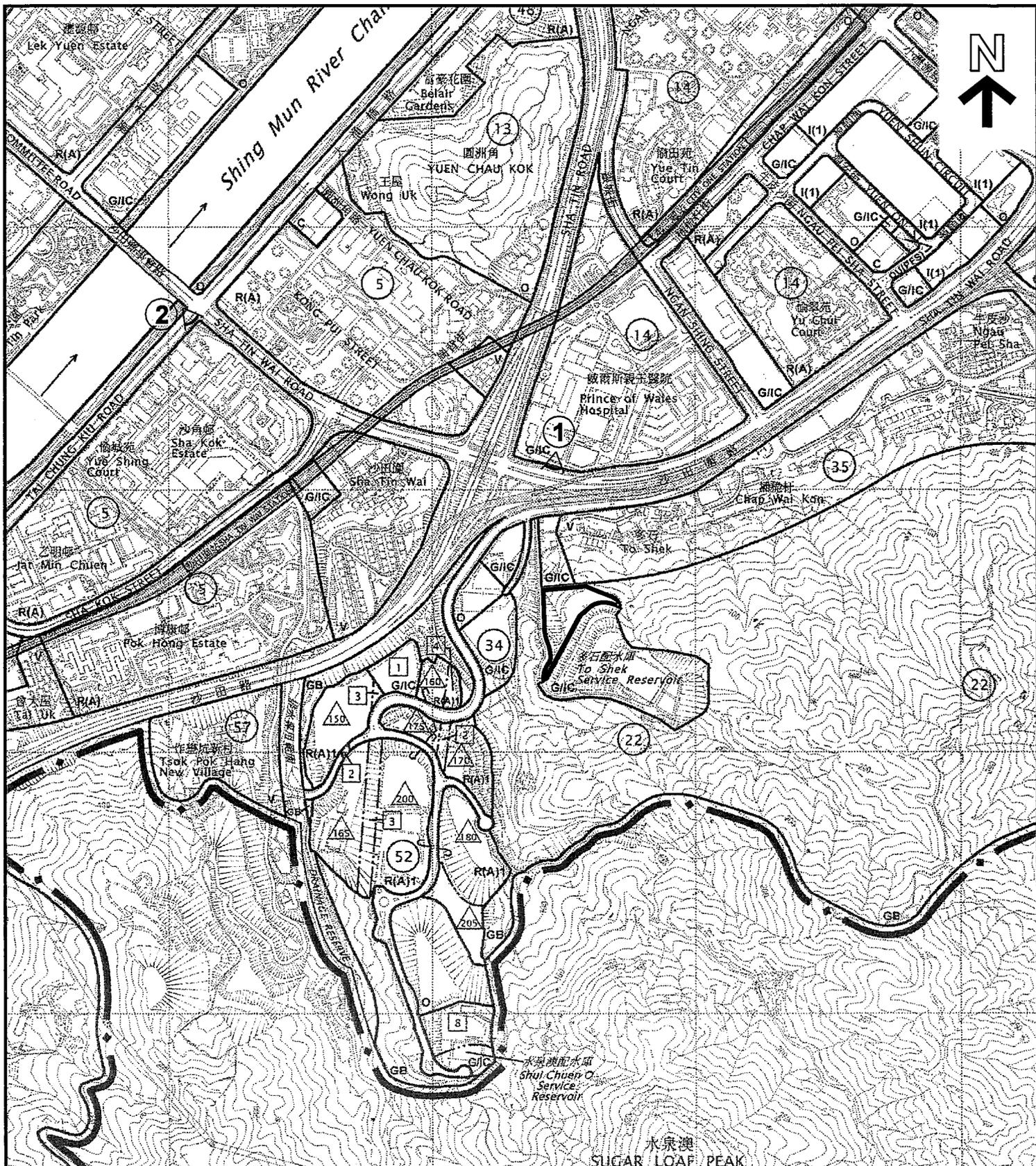
本圖於2015年3月3日擬備，所根據的資料為攝於2015年2月4日的實地照片
PLAN PREPARED ON 3.3.2015
BASED ON SITE PHOTO TAKEN ON 4.2.2015

從麗坪路望向主題地點西面的合成照片
PHOTOMONTAGE VIEWING FROM LAI PING ROAD FROM THE WEST

規劃署
PLANNING DEPARTMENT 

參考編號
REFERENCE No.
M/ST/15/23

FIGURE
1d



圖例 LEGEND

① ◁ 合成照片的觀景點
VIEWING POINT OF PHOTOMONTAGE

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2015年3月6日擬備，
所根據的資料為於2014年9月2日
核准的分區計劃大綱圖編號S/ST/30
EXTRACT PLAN PREPARED ON 6.3.2015
BASED ON OUTLINE ZONING PLAN No.
S/ST/30 APPROVED ON 2.9.2014

多石地盤觀景點位置圖
TO SHEK SITE LOCATION OF VIEWPOINTS

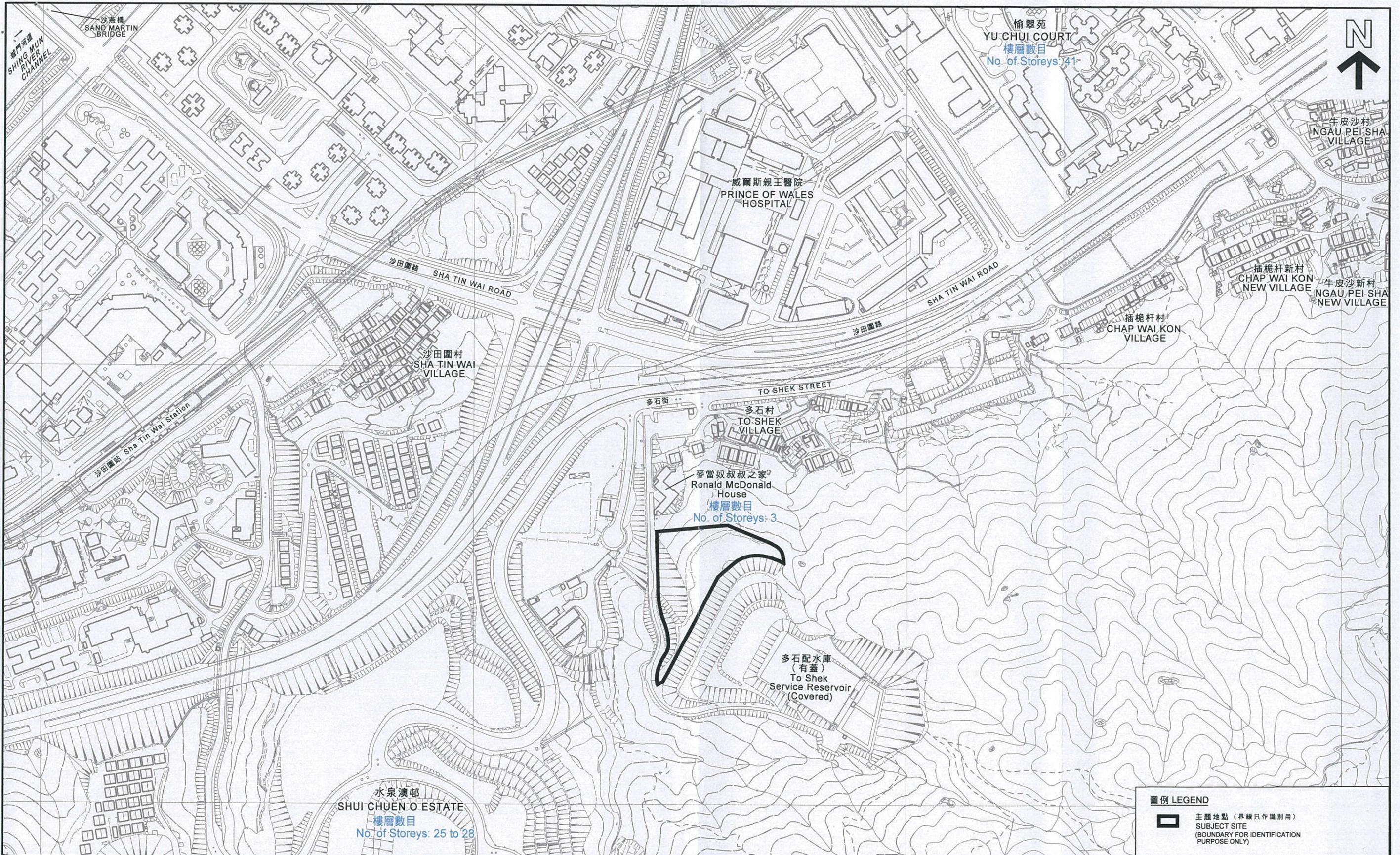
SCALE 1 : 10 000 比例尺

* METRES 100 0 100 200 300 400 500 * METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/ST/15/23

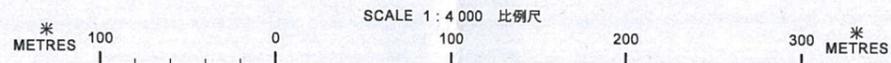
FIGURE
2a



圖例 LEGEND
 主題地點 (界線只作識別用)
 SUBJECT SITE
 (BOUNDARY FOR IDENTIFICATION
 PURPOSE ONLY)

本摘要圖於2015年3月1日擬備，
 所根據的資料為測量圖編號
 7-SE-11C、11D、12C、16A、16B及17A
 EXTRACT PLAN PREPARED ON 1.3.2015
 BASED ON SURVEY SHEETS No.
 7-SE-11C, 11D, 12C, 16A, 16B & 17A

多石地盤建築物高度圖
 TO SHEK SITE BUILDING HEIGHT PROFILE



規劃署
 PLANNING DEPARTMENT



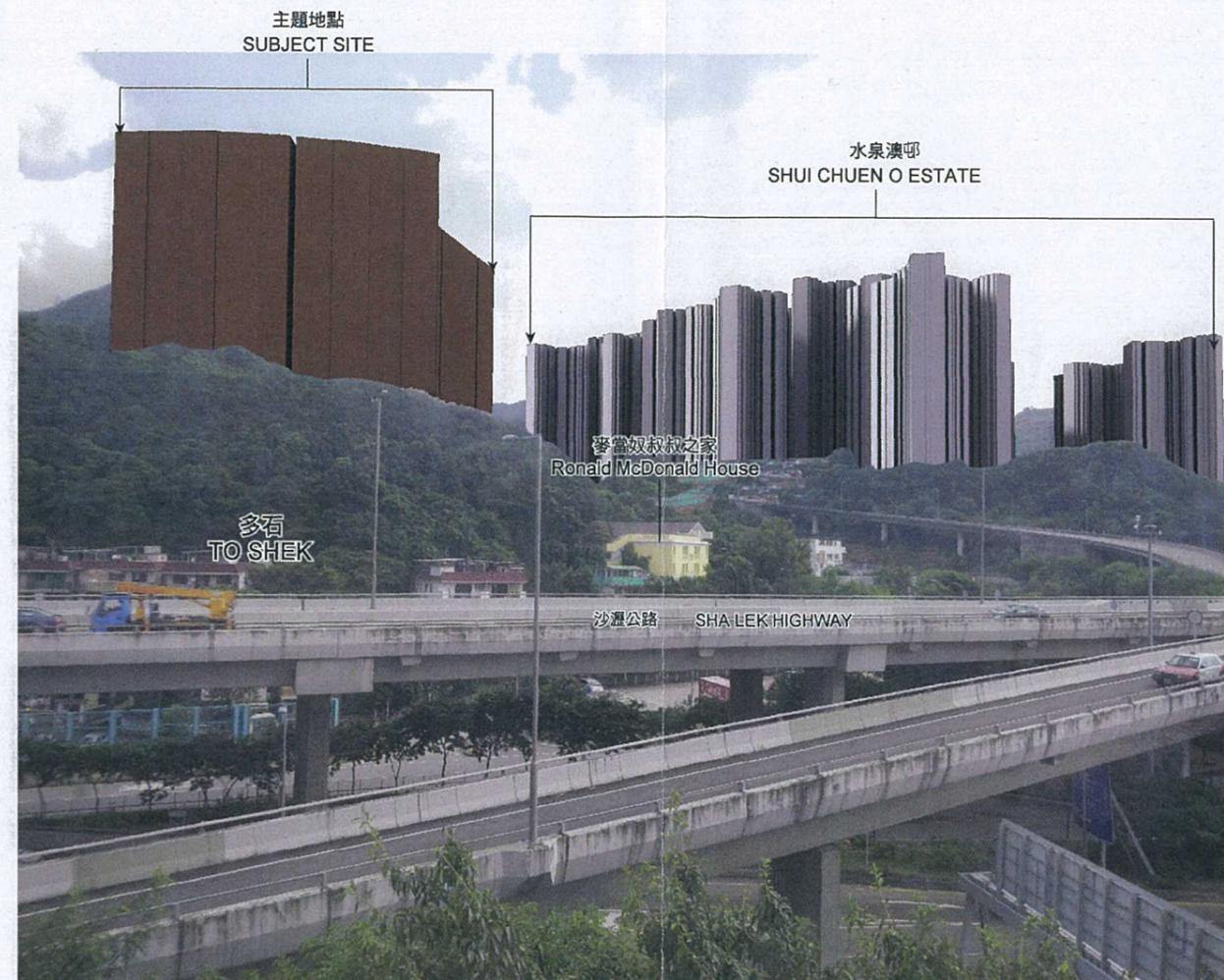
參考編號
 REFERENCE No.
 M/ST/15/23

FIGURE
 2b

實地照片
SITE PHOTO



合成照片
PHOTOMONTAGE



圖例 LEGEND

- 主題地點
SUBJECT SITE
- 水泉澳邨
SHUI CHUEN O ESTATE

本圖於2015年3月23日擬備，所根據的資料為攝於2014年9月10日的實地照片
PLAN PREPARED ON 23.3.2015
BASED ON SITE PHOTO TAKEN ON 10.9.2014

從威爾斯親王醫院望向主題地點北面的合成照片
PHOTOMONTAGE VIEWING FROM PRINCE OF WALES HOSPITAL FROM THE NORTH

規 劃 署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/ST/15/23

FIGURE
2c

實地照片
SITE PHOTO



合成照片
PHOTOMONTAGE



圖例 LEGEND

 主題地點
SUBJECT SITE

本圖於2015年3月23日擬備，所根據的資料為攝於2015年2月6日的實地照片
PLAN PREPARED ON 23.3.2015
BASED ON SITE PHOTO TAKEN ON 6.2.2015

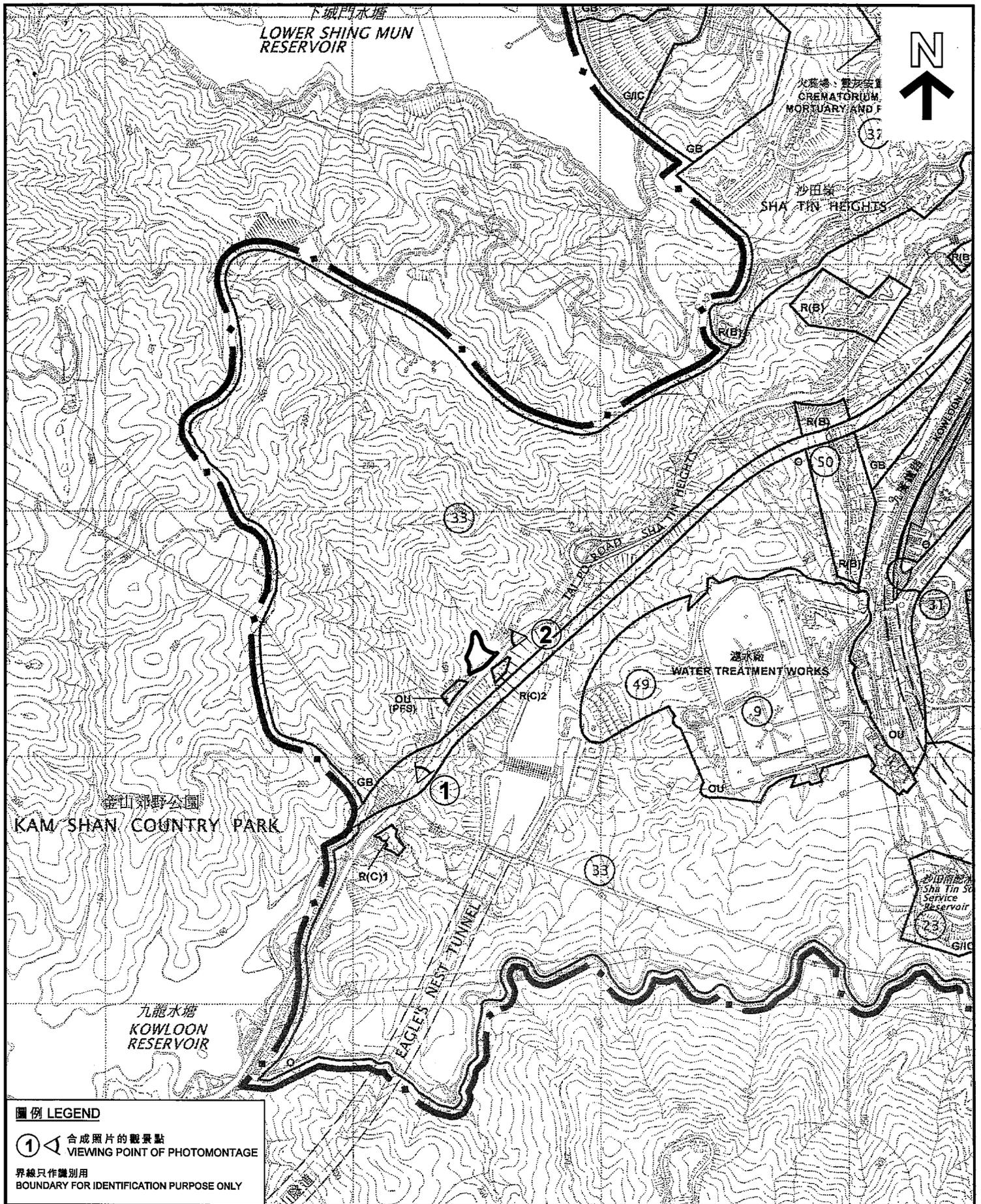
從沙田圍路望向主題地點西北面的合成照片
PHOTOMONTAGE VIEWING FROM SHA TIN WAI ROAD FROM THE NORTHWEST

規 劃 署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/ST/15/23

FIGURE
2d

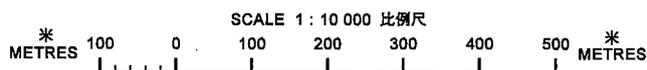


圖例 LEGEND

- ① ◁ 合成照片的觀景點
VIEWING POINT OF PHOTOMONTAGE
- 界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2015年3月17日撥備，
所根據的資料為於2014年9月2日
核准的分區計劃大綱圖編號S/ST/30
EXTRACT PLAN PREPARED ON 17.3.2015
BASED ON OUTLINE ZONING PLAN No.
S/ST/30 APPROVED ON 2.9.2014

大埔公路地盤觀景點位置圖
TAI PO ROAD SITE LOCATION OF VIEWPOINTS

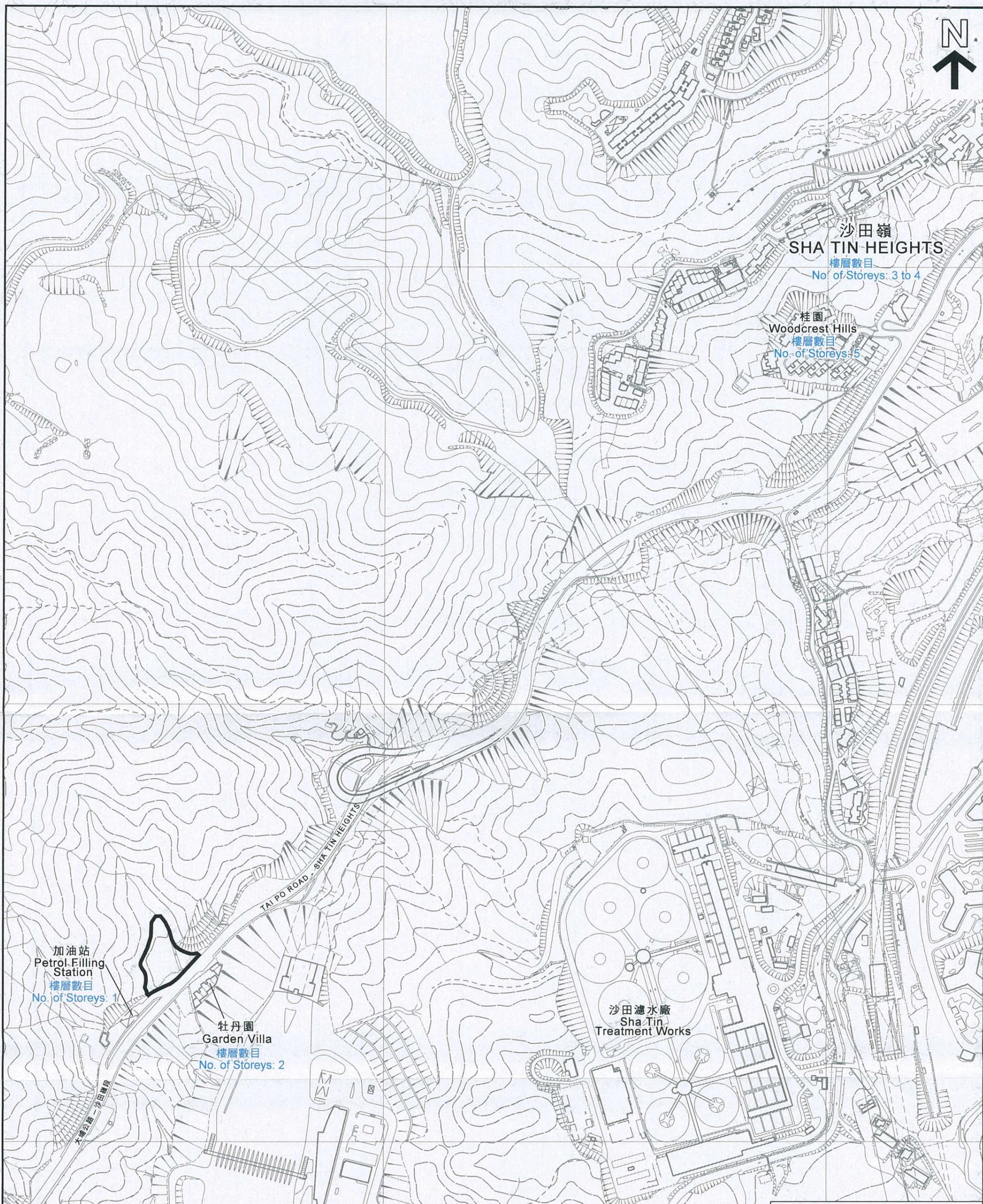


規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/ST/15/23

FIGURE
3a



例 LEGEND
 主題地點 (界線只作識別用)
 SUBJECT SITE
 (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

規劃署
PLANNING DEPARTMENT

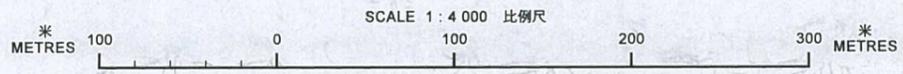


參考編號
 REFERENCE No.
M/ST/15/23

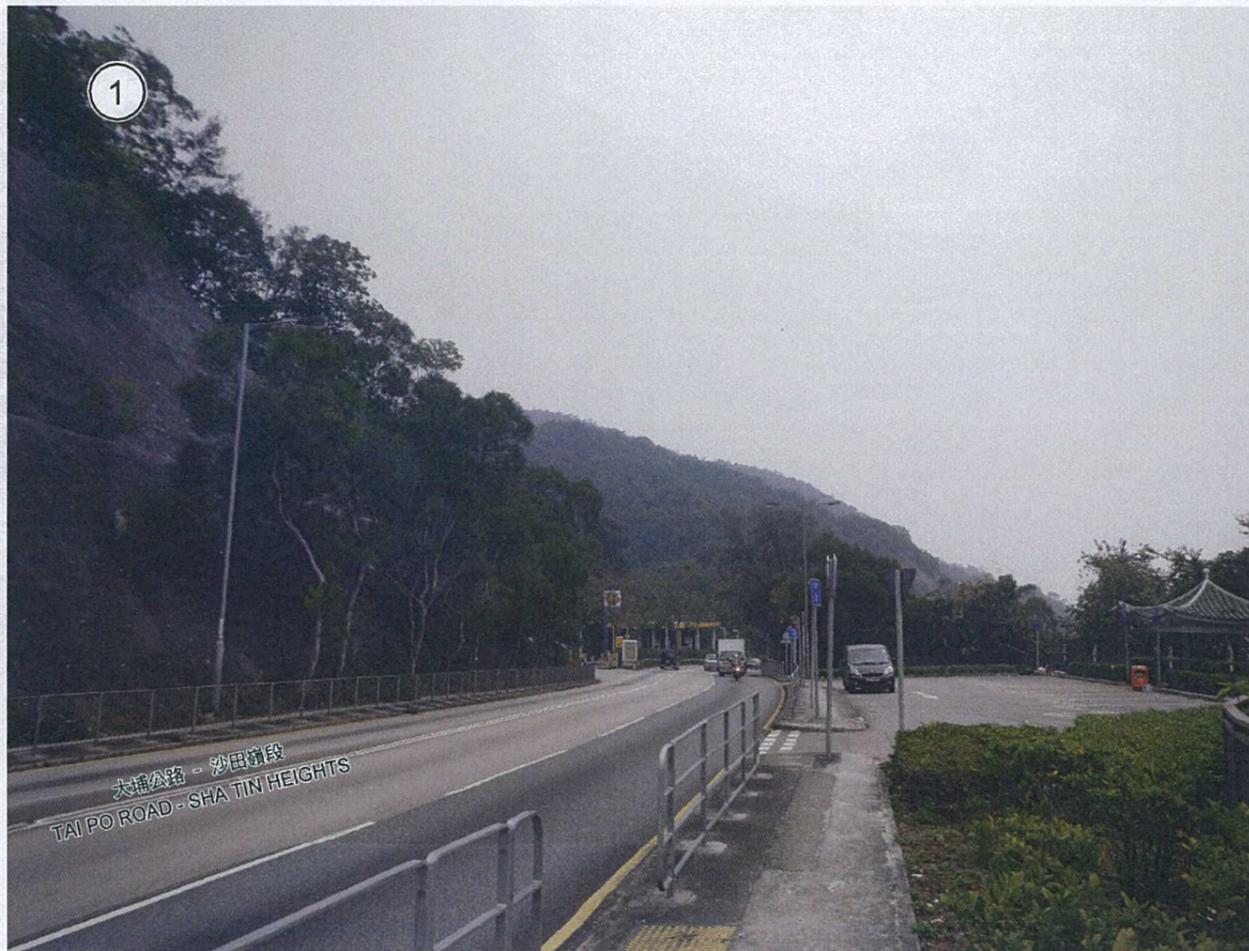
FIGURE
3b

本摘要圖於2015年3月17日擬備，
 所根據的資料為測量圖編號
 7-SW-19C、19D、24A、24B、24C及24D
 EXTRACT PLAN PREPARED ON 17.3.2015
 BASED ON SURVEY SHEETS No.
 7-SW-19C, 19D, 24A, 24B, 24C & 24D

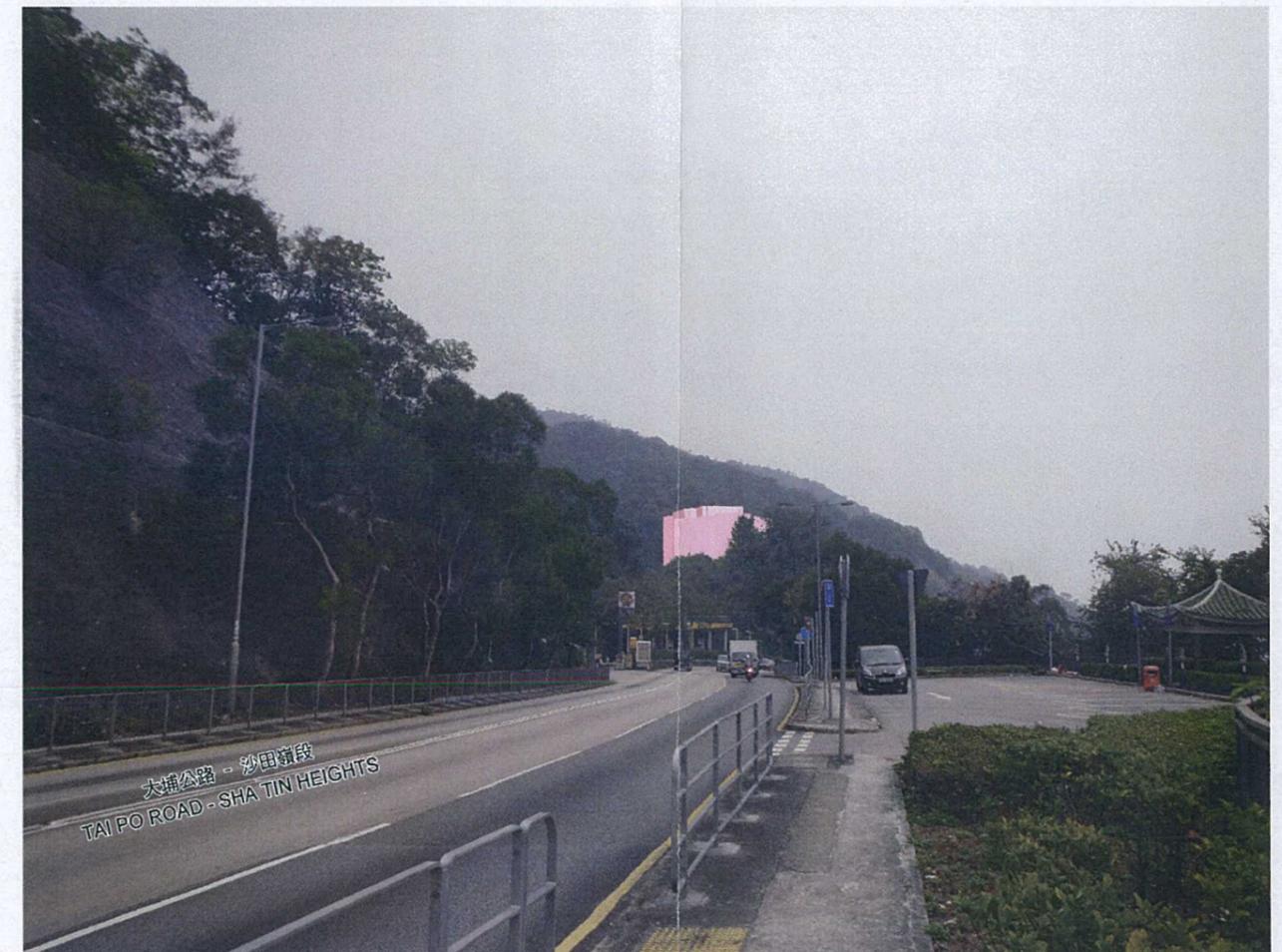
大埔公路地盤建築物高度圖
TAI PO ROAD SITE BUILDING HEIGHT PROFILE



實地照片
SITE PHOTO



合成照片
PHOTOMONTAGE



圖例 LEGEND

 主題地點
SUBJECT SITE

本圖於2015年3月2日擬備，所根據的資料為攝於2015年2月4日的實地照片
PLAN PREPARED ON 2.3.2015
BASED ON SITE PHOTO TAKEN ON 4.2.2015

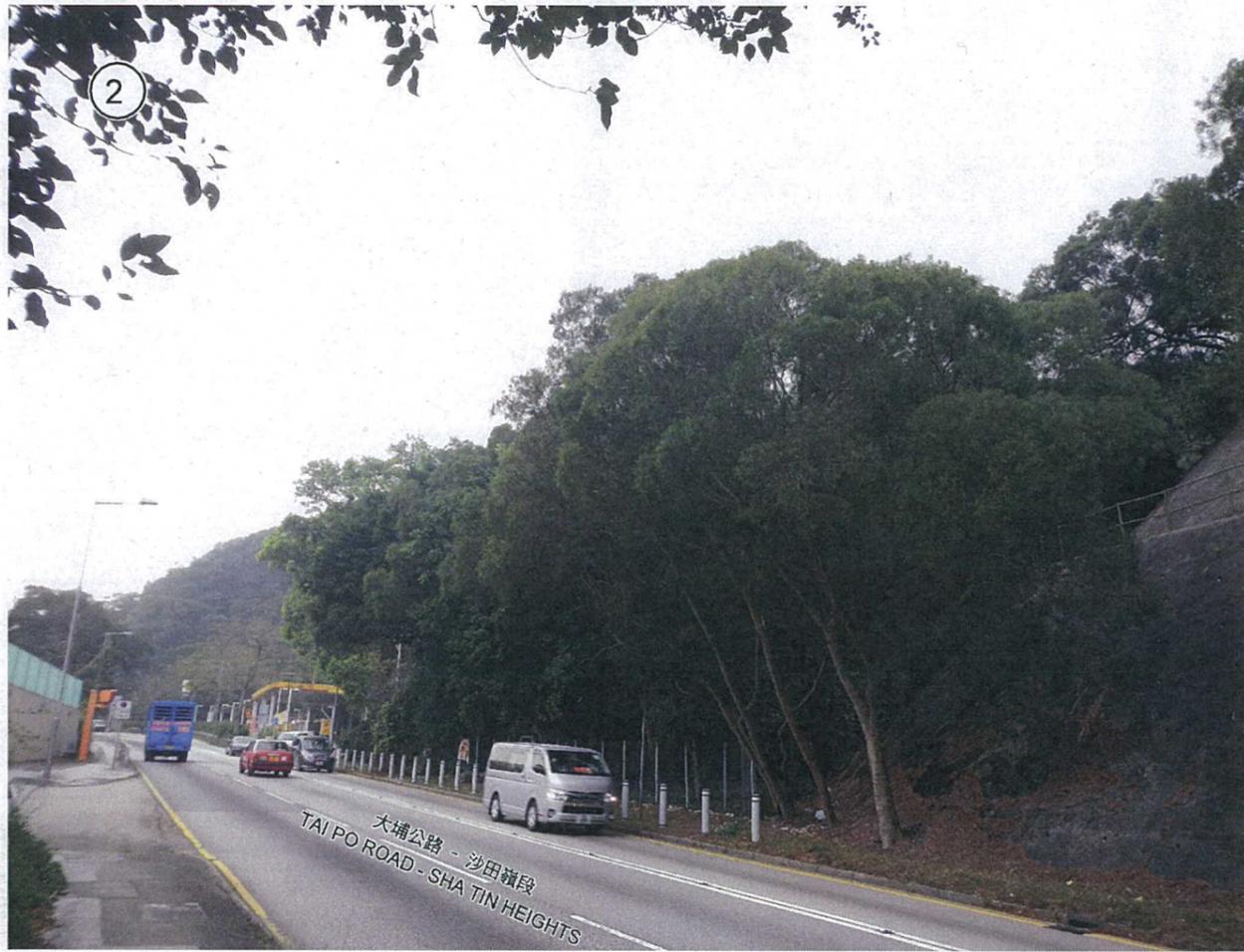
從大埔公路望向主題地點西南面的合成照片
PHOTOMONTAGE VIEWING FROM TAI PO ROAD FROM THE SOUTHWEST

規 劃 署
PLANNING DEPARTMENT 

參考編號
REFERENCE No.
M/ST/15/23

FIGURE
3c

實地照片
SITE PHOTO



合成照片
PHOTOMONTAGE



圖例 LEGEND

 主題地點
SUBJECT SITE

本圖於2015年3月2日擬備，所根據的資料為攝於2015年2月4日的實地照片
PLAN PREPARED ON 2.3.2015
BASED ON SITE PHOTO TAKEN ON 4.2.2015

從大埔公路望向主題地點東北面的合成照片
PHOTOMONTAGE VIEWING FROM TAI PO ROAD FROM THE NORTHEAST

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/ST/15/23

FIGURE
3d

**Provision of Open Space and Major G/IC Facilities in
Draft Sha Tin Outline Zoning Plan No. S/ST/30A Planning Area**

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
District Open Space	10 ha per 100,000 persons	49.19ha	53.18	69.7	+20.51ha
Local Open Space	10 ha per 100,000 persons	49.19ha	90.57	106.3	+57.11ha
Sports Centre	1 per 50,000 to 65,000 persons	8	4	8	0
Sports Ground/ Sports Complex	1 per 200,000 to 250,000 persons	2	1	1	-1
Swimming Pool Complex - standard	1 complex per 287,000 persons	2	2	2	0
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24	8	15	16	+8
Integrated Family Services Centre	1 for 100,000 to 150,000 persons	3	3	3	0
Library	1 district library for every 200,000 persons	3	2	3	0
Hospital Beds	5.5 beds for every 1,000 persons	2,865	2,816	2,816	-49
Clinic/Health Centre	1 per 100,000 persons	5	3	5	0
District Police Station	1 per 200,000 to 500,000 persons	1	1	1	0
Divisional Police Station	1 per 100,000 to 200,000 persons	3	2	3	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Magistracy (with 8 courtrooms)	1 per 660,000 persons	1	1	1	0
Post Office	1 per at least 30,000 persons	Maximum 16	9	9	n/a
Secondary School	1 whole-day classroom for 40 persons aged 12 -17	589 classrooms	921	981	+392 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6 - 11	893classrooms	901	961	+68 classrooms
Kindergarten/ Nursery	24 classrooms for 1,000 children aged 3 to 6	261 classrooms	285	302	+41 classrooms

Summary of the consultation with the Development and Housing Committee (DHC) of Sha Tin District Council (STDC) regarding the proposed amendments to the approved Sha Tin Outline Zoning Plan No. S/ST/30 on 5 March 2015*

On 5.3.2015, PlanD consulted DHC on the proposed amendments to the approved OZP. The view of DHC members are summarized below:

General

- (a) Members generally supported the initiative of increasing housing land supply to meet the acute housing demand but it should be a balancing act in that site selection should be careful to minimise impacts on the neighbourhood. Adequate transport and supporting facilities should also be provided for the new housing developments.

Proposed public housing development at Au Pui Wan Street

- (b) Some members were concerned about the viability of the proposed development as the site is located in an industrial area and would be susceptible to air pollution and noise nuisance.
- (c) Some members indicated that the proposed development would over-strain the capacity of the public transport and Fo Tan Station, and the station should be expanded with provision of additional exit to divert the pedestrian flow.
- (d) There were also concerns that there are insufficient GIC and other supporting facilities such as restaurants, wet market, GIC complex, community hall, indoor recreational and cultural facilities etc. in the district to accommodate the new population.
- (e) Some members pointed out that carparks were highly inadequate and there are traffic congestion in the area. The proposed development and the petrol filling station to be reprovisioned at Cheung Lik Mei Street would worsen the traffic situation.
- (f) There were views that the planning of the area should take into account the character of Fo Tan with cluster of artists/art studios, possible decking of the open river channel for arts exhibition area and extension of cycling track etc.

Three proposed private residential development at Lai Ping Road, near To Shek Reservoir and Tai Po Road

- (g) There were requests that sufficient community and supporting facilities should be provided for the proposed developments.

- (h) A few members considered that the “Green Belt” zone should be retained as the proposed developments would cause adverse environmental, ecological and traffic impacts. Relevant departments including Environmental Protection Department and Agriculture, Fisheries and Conservation Department should be consulted. There were also views that the proposed rezoning is mainly for private housing developments that would only benefits limited population.

**The minutes of the DHC meeting on 5.3.2015 is not yet available. The recording of the meeting (in Chinese) is available on STDC web site: http://www.districtcouncils.gov.hk/st/tc/2012_2015/committee_meetings.html*

S/ST/30 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 16.1.2015 under section 12(2) of the Ordinance.

- 2.12 *On xx.xx.2015, the draft Sha Tin OZP No. S/ST/30A (the Plan), incorporating amendments including (i) the rezoning of a site at Au Pui Wan Street near Fo Tan Station from "Industrial"("I") to "Residential (Group A)5"; (ii) the rezoning of a site northeast of Shan Mei Street, Fo Tan from "I" to "OU(PFS)"; and (iii) the rezoning of three sites, including a site at Lai Ping Road, from "Green Belt" ("GB") to "Residential (Group B)2" ("R(B)2"), a site north of To Shek Reservoir from "GB" to "R(B)2" and a site abuts Tai Po Road – Sha Tin Height from "GB" to "R(B)3", (iv) inclusion in Notes of the OZP 'Art Studio (excluding those involving direct provision of services or goods)' as a Column 1 use in the "I" zone and Schedule II of the "Other Specified Uses" annotated "Business" ("OU(B)") and "OU(B)1" zones, and corresponding amendment to the use 'Place of Recreation, Sports or Culture'; and (v) inclusion of 'People Mover (Escalators/Lifts)' under Column 1 of "Other Specified Uses (Amenity Area)" ("OU(A)") zone, 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 zones and major road networks for Sha Tin so that development and redevelopment within Sha Tin can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.
- 3.2 The Plan is to illustrate the broad principles of development and planning control only. It is a small-scale plan and the road alignments and boundaries between the land-use zones may be subject to minor alterations as detailed planning proceeds.
- 3.3 Since the Plan is to show broad land use zonings, there would be situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted as non-building area or for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculation. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Sha Tin area and not to overload the road network in this area.
- 3.4 Also, there would be cases that areas occupied by free-standing purpose-designed buildings that are solely accommodating schools or other Government, institution or community facilities, including those located on ground and on podium level, are included in the residential zones. Such areas should not be included into the plot ratio and site coverage calculations.

4. NOTES OF THE PLAN

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