

TOWN PLANNING BOARD

TPB Paper No. 10402

For Consideration by
the Town Planning Board on 26.4.2018

CONSIDERATION OF REPRESENTATIONS NO. R1, R2 AND R1270 TO R1304
AND COMMENTS NO. C1 AND C2
IN RESPECT OF THE DRAFT TAI PO OUTLINE ZONING PLAN NO. S/TP/27
(Group 1)

**CONSIDERATION OF REPRESENTATIONS NO. R1, R2 AND R1270 TO R1304
 AND COMMENTS NO. C1 AND C2
 IN RESPECT OF THE DRAFT TAI PO OUTLINE ZONING PLAN NO. S/TP/27
 (Group 1)**

Subject of Representation/ Representation Site	Representers	Commenters
<p><u>Amendment Item C:</u> Revision to the stipulated building height (BH) restriction for a site zoned “Government, Institution or Community” (“G/IC”) at On Pong Road</p>	<p><u>Total: 37</u></p> <p><u>Support (1)</u> R1¹: Environment, Housing and Works Committee (EHWC) of Tai Po District Council (TPDC)</p> <p><u>Provide Views (3)</u> R2¹: Individual R1270: TPDC Member R1271: Tai Po Centre Owners’ Committee</p> <p><u>Oppose (33)</u> R1272 to R1304: Local residents and individuals</p>	<p><u>Total: 2</u></p> <p><u>Oppose (1)</u> C1¹: Green Sense</p> <p><u>Provide Comments (1)</u> C2¹ submitted by R2 provides general comments without specifying the representation or amendment item to which it relates</p>

1. INTRODUCTION

- 1.1 On 4.8.2017, the draft Tai Po Outline Zoning Plan (OZP) No. S/TP/27 (the Plan) (**Annex I**) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The Schedule of Amendments setting out the amendments incorporated into the Plan is at **Annex II**. The amendments mainly involve the rezoning of a site at Pok Yin Road from “G/IC” to “Residential (Group B)9” (“R(B)9”), a site at Yau King Lane from “Residential (Group C)” (“R(C)”) to “R(C)10” and a site at Ma Wo Road from “Green Belt” (“GB”) to “R(B)10” for private housing developments (Amendment Items (Items) A, B and D respectively); and revision to the stipulated BH restriction for a “G/IC” site at On Pong Road for the proposed clinic building (Item C).
- 1.2 During the two-month exhibition period, a total of 1,303 valid representations were received. On 17.11.2017, the representations were published for public comments. During the three-week exhibition period, a total of 15 valid comments on the representations were received.
- 1.3 On 2.2.2018, the Town Planning Board (the Board) agreed to consider the representations (**R1 to R391 and R393 to R1304**) and comments (**C1 to C15**) in two groups as follows:

¹ **R1, R2, C1 and C2** are also in respect of Amendment Items A, B and D. The concerned parts of them will be covered in the TPB Paper No. 10403 for Group 2.

- (a) Group 1: collective hearing of 37 representations (**R1, R2, R1270 to R1304**) and one comment (**C1**) which are related to Item C, and another comment (**C2**) providing general comments on the draft OZP; and
- (b) Group 2: collective hearing of 1,268 representations (**R1 to R391, R393 to R1269**) and 14 comments (**C1, C3 to C15**) which are all related to Items A, B and/or D, and another comment (**C2**) providing general comments on the draft OZP.

1.4 This Paper is to provide the Board with information for consideration of the representations and comments for Group 1 at **Annexes III and IV** respectively. A summary of the representations and comments with responses for this group is attached at **Annex V**. The representation site is shown in **Plan H-1**. The representers and commenters have been invited to attend the meeting in accordance with Section 6B(3) of the Ordinance.

2. **BACKGROUND**

- 2.1 Tai Po New Town should be provided with three clinics to meet the requirement of the Hong Kong Planning Standards and Guidelines (HKPSG). Currently, there are only two existing clinics namely Tai Po Jockey Club Clinic and Wong Siu Ching Clinic (**Plan H-1**). The Item C site is therefore reserved for the development of a proposed clinic building to meet the community needs. As advised by the Food and Health Bureau (FHB), at the preliminary planning stage, apart from a community health centre to be operated by the Hospital Authority (HA), the proposed facilities also include a maternal and child health centre, an elderly health centre, a student health service centre and a special assessment centre to be operated by the Department of Health (DH), which would take up a floor area of 8 storeys. It is essential that the proposed maximum number of storeys should be sufficient to cater for the accommodation requirements.
- 2.2 Having regard to the surrounding BH profile, it is proposed to relax the BH restriction of the Item C site from 3 storeys to 8 storeys to optimize the use of the site and to meet the accommodation requirements of the proposed clinic building.

3. **LOCAL CONSULTATION**

- 3.1 Prior to the submission of the proposed amendments to the approved Tai Po OZP No. S/TP/26 for consideration by the Rural and New Town Planning Committee (RNTPC) of the Board, EHWC of TPDC was consulted on 10.5.2017 and in general supported Item C. Notwithstanding that, the Chairman of EHWC requested the Planning Department (PlanD) to further consult local residents and the concerned DC Members before submitting the proposed amendments to the Board. Subsequently, a local consultation on Item C arranged by the concerned TPDC Member was held on 31.5.2017. Three written submissions were also received from the concerned TPDC Member and two residents of Tai Po Centre.
- 3.2 The views collected from local consultation and written submissions were diverse. The supporting views were mainly for the reason that the site could be better utilized to provide more services to the public. The opposing views were mainly on the grounds of traffic impacts and lack of car parking spaces, visual impact and nuisances due to increase in traffic and pedestrian flows. There were also diverse views on the types of facilities that should be provided at the site, which included a multi-purpose GIC complex comprising library, study room, various social welfare and recreation facilities, public car park, and not

to provide medical facilities but change its land use for recreation, etc.

- 3.3 All views had been incorporated into the RNTPC Paper No. 5/17 for the proposed amendments to the approved Tai Po OZP No. S/TP/26, which were considered and agreed by the RNTPC on 14.7.2017.
- 3.4 Upon gazettal of the draft Tai Po OZP No. S/TP/27, EHWC of TPDC was further consulted on 13.9.2017 (**Annex VI**). EHWC of TPDC maintained their support on Item C and requested the Government to duly consult the locals. Subsequently, out of those who have been consulted/provided views on the proposed amendments, EHWC of TPDC (**R1**) and the concerned TPDC Member (**R1270**) have submitted their representations related to Item C.

4. **THE REPRESENTATIONS**

4.1 **Subject of Representations**

The 37 representations are submitted by EHWC of TPDC (**R1**) and a TPDC Member (Mr. AU Chun Wah) (**R1270**), Tai Po Centre Owners' Committee (**R1271**), local residents and individuals (**R2 and R1272 to R1304**). **R1** supports, **R2** provides views, **R1270 and R1271** provide diverse views including both supporting and opposing ones collected from the local residents, and **R1272 to R1304** oppose the amendment item.

4.2 **Major Grounds and Proposals of Representations**

Supportive Representation (R1)

- 4.2.1 **R1** supports Item C without specifying any grounds, and indicates that the relevant Government departments should timely consult EHWC of TPDC and local residents on provision of necessary GIC facilities such as medical, leisure, cultural, recreation and social welfare facilities as well as public car park to meet the community needs.

Representations Providing Views (R2, R1270 and R1271)

- 4.2.2 **R2** indicates that the attribute of the "G/IC" zones is to provide visual relief and ventilation to crowded districts and the concerns of local residents should be considered.
- 4.2.3 **R1270** provides views as collected from the local residents via local consultation and **R1271** provides views as collected from the households of Tai Po Centre via questionnaires. The views collected are diverse comprising both supporting and opposing views.

Supporting Views Solicited

- 4.2.4 The supporting views solicited by **R1270 and R1271** mainly include that Item C can provide scope for more necessary GIC facilities/services and public car parking spaces to serve the local residents and better utilize the land without causing adverse visual and environmental impacts.

Opposing Views Solicited

Air Ventilation and Visual Impacts

- 4.2.5 The Item C site is too close to residential buildings. The increase in BH at the site would adversely affect air ventilation for the area which is essential to help dispersal of the existing air pollutants, smoke and odour exhausted from the eating places. The relaxation of BH restriction at the site would also cause visual impacts and affect penetration of sunlight to the adjoining residential buildings, hence also affect the property price.

Traffic and Transport Issues

- 4.2.6 The increase in BH for the Item C site would increase the traffic burden and pedestrian flow of the area which would aggravate or lead to the problems of traffic congestion, illegal parking, blocking of emergency vehicular access, insufficient pedestrian-crossing facilities and traffic safety in the area. The road facilities and their design should be improved, and public car parking spaces should be provided in order to address the existing traffic and transport problems.

Environmental and Other Impacts

- 4.2.7 The relaxation of BH restriction would cause environmental impacts including air pollution and noise during operation and construction.
- 4.2.8 There are concerns on the public order and other inconvenience to the local residents due to the increase in the pedestrian flows of the area which would degrade the living quality of the local residents, and transmission of disease from the proposed clinic building.

Types of GIC Facilities to be Provided

- 4.2.9 Some respondents/views collected consider that other types of GIC facilities (such as recreation, leisure, sports, cultural facilities, library and/or open space) instead of the proposed clinic building, should be provided at the Item C site. Besides, there is no information on the detailed uses of the proposed clinic building and other possible community facilities.
- 4.2.10 On the other hand, some respondents/views collected reflect that there is no need for additional community facilities. It is also not suitable for provision of community facilities at the Item C site in the densely populated Tai Po Centre, and the site should be left vacant.

Adverse Representations (R1272 to R1304)

- 4.2.11 The major grounds of the adverse representations are similar to those of the opposing views of **R1270 and R1271** in paragraphs 4.2.5 to 4.2.10 above.

Proposals from Representers

- 4.2.12 It is proposed to keep the original BH restriction of 3 storeys or revise the current BH restriction from 8 storeys to 2, 5 or 6 storeys (**R1271, R1278, R1294 and R1301**).

5. COMMENTS ON REPRESENTATIONS

The two commenters in Group 1 are **C1** (Green Sense) and **C2** (also **R2**). **C1** supports all the representations against Item C mainly on the ground that the traffic capacity and community facilities in Tai Po are overloaded. **C2** provides general comments on the draft OZP and advises the Board to ensure that each district has sufficient G/IC sites to meet the requirements for community facilities, respect public opinion and demand solid facts and data from Government departments to substantiate their claims.

6. PLANNING CONSIDERATIONS AND ASSESSMENTS

6.1 The Representation Site and the Surrounding Area (Plans H-1 to H-5)

6.1.1 The Item C site (about 0.45 ha in area) is zoned “G/IC” on a piece of vacant Government land bounded by On Po Road to the north and Nam Wan Road to the east in Area 4. The current amendment is to revise the BH restriction from 3 storeys to 8 storeys.

6.1.2 Located in the town centre of Tai Po, the site is surrounded by a mix of predominantly high-density and high-rise residential developments with various GIC facilities (**Plans H-2 and H-3b**). To the east across Nam Wan Road are Sun Hing Garden of about 101mPD in BH, a 17-storey police station, a 7-storey telephone exchange and a single-storey sewage pumping station. A 11-storey carpark is adjoining the site to the west. To the south and further west are high-density high-rise residential developments namely Tai Po Centre and Tai Po Plaza with BHs ranging from about 105mPD to 107mPD, a 6-storey secondary school and a 2-storey civic centre. To the north across On Po Road are Tai Yuen Estate of about 81mPD in BH, a 2-storey electricity substation and another 6-storey secondary school. Except the high-rise police station, the other GIC facilities are subject to BH restrictions of not exceeding 8 storeys.

6.2 Planning Intention

The “G/IC” zone is intended primarily for the provision of 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.

6.3 Responses to Grounds of Representations and Proposals

Supportive Representation (R1)

6.3.1 The supportive views of **R1** are noted. **R1**'s views on local consultation on provision of necessary GIC facilities are also noted, the TPDC will be timely consulted by the project proponent as the proposed development at the Item C site proceeds.

Representations Providing Views (R2, 1270 and R1271)

6.3.2 The views of **R2** on the attribute of the “G/IC” zones to provide visual relief and ventilation are noted. Regarding **R2**'s views that local residents' concerns should

be considered, PlanD has duly followed the established statutory and administrative procedures in consulting the public. Before gazetting the draft OZP, public views, including those from EHWC of TPDC and the local consultation had been sought and reported to the Board for consideration of the proposed amendments. After gazettal of the draft OZP, EHWC of TPDC has been further consulted. Furthermore, the statutory plan-making process, which involves exhibition of the draft OZP for public inspection and hearing of representations and comments received, is itself a public consultation process under the Ordinance.

- 6.3.3 The supporting views of **R1270 and R1271** are noted.

Responses to Opposing Views (R1270 and R1271)

Air Ventilation and Visual Impacts

- 6.3.4 According to the Air Ventilation Assessment (AVA) (Expert Evaluation) commissioned by PlanD, the Item C site abuts two major air paths along Nam Wan Road and On Po Road (**Plan H-2**). The increase in maximum BH from 3 storeys to 8 storeys therein would not reduce the effective width of these air paths under the prevailing wind directions nor impose any major ventilation problem on the overall wind environment. According to the Building (Planning) Regulations, the maximum site coverage of the proposed clinic building would not in any event exceed 75%.

- 6.3.5 The Visual Appraisal (VA) conducted by PlanD, with focus on public views and local vantage points, indicates that there is no important visual element along the sightline and no prominent ridgeline for preservation. The VA concludes that the proposed development is considered not visually incompatible with the surrounding area (**Plans H-5a to H-5d**). As for the adverse implication on property price due to the visual impacts arising from the increase in BH, after balancing other relevant considerations in the highly developed context of Hong Kong, it is not practical to protect private views without stifling development opportunity.

Traffic and Transport Issues

- 6.3.6 It is envisaged that the relaxation of BH restriction from 3 storeys to 8 storeys would not have insurmountable traffic impact on the surrounding area. The Transport Department (TD) has no objection to the relaxation of BH restriction from 3 storeys to 8 storeys. Like all other Government projects, a Traffic Review will be carried out by the project proponent on the operation and management measures of the proposed development to address any traffic implications on the surrounding area. Regarding the request for provision of public car park at the site by some representers, it should be noted that 'Public Vehicle Park (excluding Container Vehicle)' is always permitted in the "G/IC" zone. TD has advised that the Traffic Review shall include the assessment of the demand of public parking spaces in the vicinity of the site. Subject to the agreement of the concerned user department(s), consideration would be given to accommodate public car park within the site.

Environmental and Other Impacts

- 6.3.7 It is not envisaged that the relaxation of BH restriction would cause insurmountable environmental impacts. The Environmental Protection Department (EPD) has no objection to the relaxation of BH restriction. The project proponent would be required to submit a Preliminary Environmental Review in accordance with the Guidelines and Procedures for Environmental Impact Assessment of Government Projects and Proposals to address any environmental implications of the proposed development. There are environmental protection and pollution control legislations to control environmental impacts during construction works.
- 6.3.8 There is no evidence that the relaxation of BH restriction would affect public order. Public order is subject to the control under the Public Order Ordinance. Besides, appropriate infection control measures for the proposed clinic building will be taken by user department(s) to ensure the well-being of both the healthcare workers and general public.

Types of GIC Facilities to be Provided

- 6.3.9 There is no change to the “G/IC” zoning of the Item C site. The current amendment is to relax the BH restriction of a “G/IC” site to optimize the use of the site for the development of a proposed clinic building. The “G/IC” zone is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. The GIC uses advocated by the representers are always permitted in the zone (**Annex VIII**). The relaxation of BH restriction allows more flexibility to cope with the needs of the community. In the event that there is still available floor area to accommodate other uses, the project proponent would consider consulting other relevant departments with a view to accommodating other suitable and compatible facilities at the detailed design stage. The TPDC would also be timely consulted as the proposed development at the Item C site proceeds.
- 6.3.10 Some representers also query about the suitability of the Item C site for provision of community facilities. As the site is surrounded by a mix of predominantly high-density and high-rise residential developments with various GIC uses (such as police station, telephone exchange, sewage pumping station, civic centre, electricity substation and secondary school, etc.) in the town centre of Tai Po (**Plans H-2 to H-3**), the proposed clinic building and other possible community facilities are not incompatible with the surrounding land uses.
- 6.3.11 Tai Po New Town should be provided with three clinics to meet the HKPSG requirement. Currently, there are only two existing clinics. The Item C site is therefore reserved for the development of a proposed clinic building. As advised by FHB, primary healthcare services will be provided therein to meet the district needs. Information about the services to be provided in the proposed clinic building has been provided in the consultation documents presented and discussed at the meetings with EHC of TPDC in May and September 2017, which are also available on TPDC’s website.
- 6.3.12 Based on the HKPSG requirements, a range of GIC facilities, except for a deficit of 26 primary school classrooms and a deficit of 64 hospital beds, are generally adequate to meet the need of the planned population in Tai Po New Town, and

there is a surplus of planned district and local open space of 14.79 ha and 34.14 ha respectively (**Annex VII**). The provision of open space in Tai Po meets the requirement for 2m² per person² stipulated in the HKPSG. Regarding the primary school classrooms, the Education Bureau (EDB) will keep reviewing the latest projections and monitoring closely the supply and demand of school places in Tai Po. As for hospital beds, HA plans its services on a cluster basis and Tai Po comes under the New Territories East Cluster. In order to ensure that the medical needs of the community are met, HA regularly reviews the service capacity and physical conditions of its healthcare facilities for planning the redevelopment or expansion of existing hospitals and the development of new hospitals. In fact, the Item C site is reserved for the development of a proposed clinic building to meet the HKPSG requirement for another clinic in the new town and the relaxation of BH restriction would accommodate more facilities providing primary healthcare services to better serve the medical needs of the community.

- 6.3.13 The views of the representations on provision of other GIC facilities such as recreation, leisure, sports, cultural facilities, library and/or open space at the Item C site have been conveyed to the Leisure and Cultural Services Department (LCSD) for consideration. There are currently five sports centres, one swimming-pool complex, three football pitches, one sports ground, one civic centre, one district library and quite a number of parks in Tai Po New Town offering a wide variety of facilities for the local community. Besides, a sports centre, a community hall and football pitches in the town centre are under construction. In view of the above, LCSD at present does not have development plan for recreation/leisure/sports facilities and civic centre at the Item C site. Having noted the request for a library facility, LCSD will closely study the population intake and long term community demand for library services in the area with a view to addressing such demand in the future.

Adverse Representations (R1272 to R1304)

- 6.3.14 The views of the adverse representations regarding air ventilation and visual impacts, traffic and transport issues, environmental and other impacts as well as provision of GIC facilities are largely similar to those of the opposing views of **R1270 and R1271**. The responses in paragraphs 6.3.4 to 6.3.13 above are relevant.

Proposals from Representers

- 6.3.15 As indicated in paragraph 6.1.2 above, being located in the town centre of Tai Po, the Item C site is surrounded by a mix of high-rise residential developments with various GIC facilities (**Plans H-2 and H-3**). Except for the 17-storey police station, all other GIC facilities in the surrounding area are subject to BH restrictions not exceeding 8 storeys on the draft OZP. The relaxation of BH restriction from 3 storeys to 8 storeys is compatible with the surrounding BH profile and considered appropriate to optimize the use of the site and to meet the accommodation requirements without causing adverse air ventilation and visual impacts as demonstrated in the relevant technical assessments. There are no basis nor strong justification for proposing the BH of 2, 5 or 6 storeys.

² According to the HKPSG, the standard for provision of open space in New Towns is a minimum of 1m² per person for district open space and a minimum of 1m² per person for local open space.

6.4 **Responses to Grounds of Comments**

- 6.4.1 The views of **C1 and C2** regarding traffic capacity, community facilities and/or respect to public opinion are largely similar to those of the representations. The responses in paragraph 6.3 above are relevant.
- 6.4.2 As for **C2's** demand for solid facts and data from the Government, the proposed amendments (including Item C) to the approved Tai Po OZP No. S/TP/26 have been formulated in consultation with relevant Government bureaux/departments. As demonstrated in the figures on the provision of open space and major GIC facilities in the Tai Po OZP Planning Area, a range of GIC facilities are generally adequate to meet the need of the planned population based on the HKPSG requirements. Such information has been incorporated in the RNTPC Paper No. 5/17 for the Board's consideration and updated at **Annex VII**.

7. **CONSULTATION**

- 7.1 The following Government bureau/departments have been consulted and their comments have been incorporated in the above paragraphs, where appropriate:
- (a) Secretary for Food and Health/ Director of Health;
 - (b) Director of Leisure and Cultural Services;
 - (c) Commissioner for Transport;
 - (d) Director of Environmental Protection;
 - (e) Secretary for Education;
 - (f) Commissioner of Police;
 - (g) Director of Social Welfare;
 - (h) Chief Town Planner/Urban Design and Landscape, Planning Department; and
 - (i) Architectural Services Department.
- 7.2 The following Government bureaux/departments have no comment on the representations/ comments:
- (a) Secretary for Development;
 - (b) Secretary for Transport and Housing;
 - (c) Chief Highway Engineer/New Territories East, Highways Department;
 - (d) Chief Engineer/Railway Development Office, Highways Department;
 - (e) Director of Housing;
 - (f) District Lands Officer/Tai Po, Lands Department;
 - (g) Chief Engineer/ Mainland North, Drainage Services Department;
 - (h) Chief Engineer/Construction, Water Supplies Department;
 - (i) District Officer (Tai Po), Home Affairs Department;
 - (j) Chief Building Surveyor/ New Territories West, Buildings Department;
 - (k) Project Manager/North, Civil Engineering and Development Department;
 - (l) Head of Geotechnical Office, Civil Engineering and Development Department;
 - (m) Director of Agriculture, Fisheries and Conservation;
 - (n) Director of Fire Services; and
 - (o) Director of Food and Environmental Hygiene.

8. PLANNING DEPARTMENT'S VIEWS

- 8.1 The supportive views of **R1, R1270 and R1271** are noted.
- 8.2 The views of **R1** on local consultation on provision of necessary Government, Institution or Community (GIC) facilities are also noted, the Tai Po District Council will be timely consulted by the project proponent as the proposed development at the Amendment Item C site proceeds.
- 8.3 The views of **R2** on the attribute of the “G/IC” zones to provide visual relief and ventilation are noted. Regarding **R2**'s views that local residents' concerns should be considered, the statutory and administrative procedures in consulting the public on the zoning amendments have been duly followed. The exhibition of the Outline Zoning Plan for public inspection and the provisions for submission of representations and comments also form part of the statutory consultation process under the Town Planning Ordinance.
- 8.4 Based on the assessment in paragraph 6 above, PlanD does not support the opposing views of R1270 and R1271 and adverse representations of **R1272 to R1304** on Amendment Item C, and considers that the Plan should not be amended to meet the representations for the following reasons:
- (a) The Amendment Item C site has been zoned “Government, Institution or Community” and reserved for the proposed clinic building with a view to meeting the district needs. The proposed relaxation of building height (BH) restriction from 3 storeys to 8 storeys is compatible with the surrounding BH profile and considered appropriate to optimize the use of the site and to meet the accommodation requirements without causing adverse air ventilation and visual impacts as demonstrated in the relevant technical assessments (**R1270 to R1304**);
 - (b) The relaxation of BH restriction allows more flexibility to accommodate the needed GIC facilities (**R1271, R1300 and R1301**); and
 - (c) Like all Government projects, the project proponent would be required to carry out Traffic Review and Preliminary Environmental Review to address any traffic and environmental implications of the proposed development. Public order is subject to the control under the Public Order Ordinance and appropriate infection control measures will be taken for the proposed clinic building (**R1270 to R1274, R1277 to R1285, R1287 to R1300 and R1302 to R1304**).

9. DECISION SOUGHT

The Board is invited to give consideration to the representations and comments and decide whether to propose/not to propose any amendment to the Plan to meet/partially meet the representations.

10. ATTACHMENTS

Annex I	Draft Tai Po OZP No. S/TP/27 (reduced size)
Annex II	Schedule of Amendments to the Approved Tai Po OZP No. S/TP/26
Annex III	Submissions of Representations in Group 1
Annex IV	Submissions of Comments on Representations in Group 1

Annex V	Summary of Representations and Comments and Planning Department's Responses
Annex VI	Extract of the Minutes of Meeting of Environment, Housing and Works Committee of Tai Po District Council held on 13.9.2017
Annex VII	Provision of Open Space and Major GIC Facilities in the Draft Tai Po OZP No. S/TP/27 Planning Area
Annex VIII	Notes and Explanatory Statement of "G/IC" Zone
Plans H-1	Location Plan of the Representation Site
Plans H-2	Site Plan
Plans H-3a to H-3b	Aerial and Helicopter Photos
Plans H-4	Site Photos
Plans H-5a to H-5d	Viewpoints and Photomontages

PLANNING DEPARTMENT
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