



圖例
NOTATION

- ZONES**
- COMMERCIAL C 商業
 - RESIDENTIAL (GROUP A) R(A) 住宅(甲類)
 - RESIDENTIAL (GROUP B) R(B) 住宅(乙類)
 - 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 OU 其他指定用途
 - GREEN BELT GB 綠化地帶
 - SITE OF SPECIAL SCIENTIFIC INTEREST SSSI 具特殊科學價值地點
- COMMUNICATIONS** 交通
- RAILWAY AND STATION 鐵路及車站
 - RAILWAY AND STATION (UNDERGROUND) 鐵路及車站(地下)
 - 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
- MISCELLANEOUS** 其他
- PLANNING AREA NUMBER 規劃區編號
 - MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM) 最高建築物高度(在主水平基準上若干米)
 - PETROL FILLING STATION P F S 加油站

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	百分比 %	
COMMERCIAL	2.50	0.23	商業
RESIDENTIAL (GROUP A)	101.17	9.48	住宅(甲類)
RESIDENTIAL (GROUP B)	2.89	0.27	住宅(乙類)
VILLAGE TYPE DEVELOPMENT	17.25	1.62	鄉村式發展
INDUSTRIAL	147.87	13.86	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	43.59	4.09	政府、機構或社區
OPEN SPACE	45.48	4.26	休憩用地
OTHER SPECIFIED USES	180.24	16.89	其他指定用途
GREEN BELT	422.78	39.62	綠化地帶
SITE OF SPECIAL SCIENTIFIC INTEREST	1.05	0.10	具特殊科學價值地點
MAJOR ROAD ETC.	102.21	9.58	主要道路等
TOTAL PLANNING SCHEME AREA	1067.03	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

香港城市規劃委員會依據城市規劃條例擬備的青衣分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
TSING YI - OUTLINE ZONING PLAN

SCALE 1:7 500 比例尺
METRES 200 0 200 400 600 800 1 000 METRES

規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/TY/29A

DRAFT TSING YI OUTLINE ZONING PLAN NO. S/TY/29A

(Being a 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 (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (8) in relation to areas zoned "Site of Special Scientific Interest":
 - (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, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, 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 areas zoned "Site of Special Scientific Interest",
 - (a) the following uses or developments are always permitted:
 - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave; and
 - (ii) 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
 - (b) the following uses or developments require permission from the Town Planning Board:

provision of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.

- (9) 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.
- (10) 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.
- (11) 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 TSING YI OUTLINE ZONING PLAN NO. S/TY/29A

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COMMERCIAL

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

Ambulance Depot	Broadcasting, Television and/or Film Studio
Commercial Bathhouse/Massage Establishment	Government Refuse Collection Point
Eating Place	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Educational Institution	Petrol Filling Station
Exhibition or Convention Hall	
Government Use (not elsewhere specified)	
Hotel	
Information Technology and Telecommunications Industries	
Institutional Use (not elsewhere specified)	
Library	
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	
Wholesale Trade	

(Please see next page)

COMMERCIAL (Cont'd)

Planning Intention

This zone is intended primarily for commercial developments, which may include hotel, office, shop, services, place of entertainment and eating place, functioning mainly as an environmental buffer to screen off glare and noise from Container Terminal No. 9.

Remarks

- (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 non-domestic plot ratio of 9.5 or the plot ratio of the existing building, whichever is the greater.
- (2) In determining the maximum plot ratio for the purposes of paragraph (1), any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (3) Where the permitted plot ratio 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 for the building on land to which paragraph (1) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (1) above may thereby be exceeded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances 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 (not elsewhere specified) Training Centre

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

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

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

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

- (1) On land designated “Residential (Group A)” (“R(A)”), no new development for a domestic or non-domestic building shall exceed a maximum domestic plot ratio of 5.0 or a maximum non-domestic plot ratio of 9.5, as the case may be. For new development of a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic plot ratio of 9.5 and the actual non-domestic plot ratio proposed for the building and the maximum domestic plot ratio of 5.0 divided by the maximum non-domestic plot ratio of 9.5.
- (2) On land designated “R(A)3” and “R(A)4”, no new development for a domestic or non-domestic building shall exceed a maximum domestic plot ratio of 6.0 or a maximum non-domestic plot ratio of 9.5, as the case may be, and the maximum building heights in terms of metres above Principal Datum (mPD) as stipulated on the Plan, or the plot ratio and the height of the existing building, whichever is the greater. For new development of a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic plot ratio of 9.5 and the actual non-domestic plot ratio proposed for the building and the maximum domestic plot ratio of 6.0 divided by the maximum non-domestic plot ratio of 9.5.
- (3) For the purpose of paragraphs (1) and (2) above, on land designated “R(A)”, “R(A)3” and “R(A)4”, no addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the relevant maximum domestic and/or non-domestic plot ratio(s), or the domestic and/or non-domestic plot ratio(s) of the existing building, whichever is the greater, subject to, as applicable-
 - (i) the plot ratio(s) of the existing building shall apply only if any addition, alteration and/or modification to or redevelopment of an existing building is for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building; or
 - (ii) the maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (1) or (2) shall apply if any addition, alteration and/or modification to or redevelopment of an existing building is not for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building.

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RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (4) On land designated “R(A)1” and “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 the maximum gross floor area (GFA) and in breach of any other restrictions specified below:

Sub-zone

Restriction

R(A)1 Maximum domestic GFA of 245,700m² and a maximum non-domestic GFA of 47,625m² of which not less than 1,431m² shall be provided for kindergarten and day nursery uses.

R(A)2 Maximum domestic GFA of 205,630m² and a maximum non-domestic GFA of 3,550m².

- (5) On land designated “R(A)3”, a public transport terminus shall be provided.
- (6) In determining the relevant maximum plot ratio for the purposes of paragraphs (1), (2) and (3) above, area of any part of the site that is occupied or intended to be occupied by free-standing purpose-designed buildings (including both developed on ground and on podium level) solely for accommodating Government, institution or community facilities including school(s) as may be required by Government shall be deducted in calculating the relevant site area.
- (7) In determining the maximum plot ratio or GFA for the purposes of paragraphs (1), (2), (3) and (4) 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.
- (8) In determining the maximum non-domestic GFA for the purposes of paragraph (4) above, any floor space that is constructed or intended for use solely as public transport and railway facilities, as required by the Government, may also be disregarded.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (9) Where the permitted plot ratio 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 or GFA for the building on land to which paragraphs (1), (2), (3) or (4) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio or GFA specified in paragraphs (1), (2), (3) and (4) above may thereby be exceeded.
- (10) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA/building height restrictions stated in paragraphs (1) to (4) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP B)

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

Flat	Ambulance Depot
Government Use (Police Reporting Centre, Post Office Only)	Eating Place
House	Educational Institution
Library	Government Refuse Collection Point
Residential Institution	Government Use (not elsewhere specified)
School (in free-standing purpose-designed building only)	Hospital
Utility Installation for Private Project	Hotel
	Institutional Use (not elsewhere specified)
	Off-course Betting Centre
	Office
	Petrol Filling Station
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public 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.

(Please see next page)

RESIDENTIAL (GROUP B) (Cont'd)

Remarks

- (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 total plot ratio of 2.1, or the plot ratio of the existing building, whichever is the greater.
- (2) In determining the maximum plot ratio for the purposes of paragraph (1) 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 vehicle park and public transport facilities, as required by the Government, may also be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio restriction stated in paragraph (1) 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) Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) # House (not elsewhere specified) Institutional Use (not elsewhere specified) # Petrol Filling Station Place of Recreation, Sports or Culture 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

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)

Planning Intention

The planning intention of this zone is primarily for the provision of land for the retention and expansion of existing villages as well as reservation of land for the re-provisioning of village houses affected by Government projects. 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.

Remarks

- (1) 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 (8.23m) or the height of the existing building, whichever is the greater.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) 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>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</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>Asphalt Plant/Concrete Batching Plant</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>Container Vehicle Repair Yard</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>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>Marine Fuelling Station</p> <p>Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances</p> <p>Off-course Betting Centre</p> <p>Offensive Trades</p> <p>Office (not elsewhere specified)</p> <p>Oil Depot, Oil Refinery and Petro-Chemical Plant</p> <p>Open Storage</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</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>

(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
<p>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:</p>	<p>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:</p>

- 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.

(Please see next page)

INDUSTRIAL (Cont'd)

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.

Remarks

- (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 9.5, or the plot ratio of the existing building, whichever is the greater.
- (2) In determining the maximum plot ratio for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (3) Where the permitted plot ratio 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 for the building on land to which paragraph (1) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (1) above may thereby be exceeded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

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

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (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
Schedule II: for “Government, Institution or Community (2)”	
Ambulance Depot Government Refuse Collection Point Government Use (Customs and Excise Office, Driving Test Centre, Police Reporting Centre/Police Post only) Pier Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre	Animal Quarantine Centre Government Use (not elsewhere specified) Institutional Use (not elsewhere specified) Office Petrol Filling Station (excluding those involving liquefied petroleum gas) Place of Recreation, Sports or Culture Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Research, Design and Development Centre Sewage Treatment/Screening Plant Shop and Services Social Welfare Facility (excluding those involving residential care) Utility Installation for Private Project

Planning Intention

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

The sub-zone “Government, Institution or Community (1)” is part of the visual corridor for North-east Tsing Yi and high-rise building on site should be discouraged.

The sub-zone “Government, Institution or Community (2)” covers land beneath flyover. Due to the physical constraints and environmental conditions of such land, only selected Government, institution or community facilities are permitted in this sub-zone.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks

- (1) On land designated “Government, Institution or Community (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 building height of 32 metres above Principal Datum, or the height of the existing building, whichever is the greater.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OPEN SPACE

Column 1	Column 2
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary	Cable Car Route and Terminal Building
Barbecue Spot	Eating Place
Bathing Beach	Government Refuse Collection Point
Field Study/Education/Visitor Centre	Government Use (not elsewhere specified)
Park and Garden	Holiday Camp
Pavilion	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Pedestrian Area	Pier
Picnic Area	Place of Entertainment
Playground/Playing Field	Place of Recreation, Sports or Culture
Promenade	Private Club
Public Convenience	Public Transport Terminus or Station
Sitting Out Area	Public Utility Installation
Zoo	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

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

For “Boatyard and Marine-oriented Industrial Uses” only

Eating Place (Canteen, Cooked Food Centre only)	Asphalt Plant/Concrete Batching Plant
Government Refuse Collection Point	Cargo Handling and Forwarding Facility
Government Use (Police Reporting Centre, Post Office only)	Container Storage/Repair Yard
Industrial Use (Marine-oriented Industries only)	Eating Place (not elsewhere specified)
Marine Fuelling Station	Government Use (not elsewhere specified)
Pier	Industrial Use (other than those listed in Column 1)
Public Convenience	Open Storage of Cement/Sand
Public Utility Installation	Petrol Filling Station
Ship-building, Ship-breaking and Ship-repairing Yard	Public Vehicle Park
Utility Installation for Private Project	Shop and Services
	Warehouse (excluding Dangerous Goods Godown)

Planning Intention

This zone is intended primarily for boatyard and marine-oriented industrial uses.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

For “Container Terminal” only

Cargo Handling and Forwarding Facility	Ambulance Depot
Container Storage/Repair Yard	Dangerous Goods Godown
Container Vehicle Park/Container Vehicle Repair Yard	Eating Place (not elsewhere specified)
Eating Place (Canteen, Cooked Food Centre only)	Industrial Use
Government Refuse Collection Point	Marine Fuelling Station
Government Use (not elsewhere specified)	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Pier	Petrol Filling Station
Private Club	Public Clinic
Public Convenience	Refuse Disposal Installation
Public Transport Terminus or Station	Shop and Services
Public Utility Installation	Utility Installation for Private Project
Public Vehicle Park	Vehicle Repair Workshop
Warehouse (excluding Dangerous Goods Godown)	

Planning Intention

This zone is intended primarily to cater for the development of container terminals and the associated port back-up facilities.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1	Column 2
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For “Container Related Uses” only</u>	
Cargo Handling and Forwarding Facility Container Storage/Repair Yard Container Vehicle Park/Container Vehicle Repair Yard	Ambulance Depot Dangerous Goods Godown Eating Place (not elsewhere specified) Industrial Use
Eating Place (Canteen, Cooked Food Centre only)	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Government Refuse Collection Point	Office (for “Container Related Uses 1” only)
Government Use (not elsewhere specified)	Oil Depot, Oil Refinery and Petro-chemical Plant
Public Convenience	Petrol Filling Station
Public Transport Terminus or Station	Private Club (for “Container Related Uses 1” only)
Public Utility Installation	Public Clinic
Public Vehicle Park	Refuse Disposal Installation
Warehouse (excluding Dangerous Goods Godown)	Shop and Services
	Utility Installation for Private Project
	Vehicle Repair Workshop

Planning Intention

This zone is intended primarily to cater for the container related uses and port back-up facilities. Port related development such as container freight station, logistics centre, container vehicle park and container storage and repair yard are permitted within this zone.

Remarks

- (1) On land designated “Other Specified Uses” annotated “Container Related Uses 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 of 35,000m².
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(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 [®]	
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 [△]) 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	Broadcasting, Television and/or Film Studio Cargo Handling and Forwarding Facility Government Refuse Collection Point Government Use (not elsewhere specified) Hotel Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than entrances 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

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

For “Business” only (Cont’d)

Schedule II: for industrial or industrial-office building[@]

Ambulance Depot	Broadcasting, Television and/or Film Studio
Art Studio (excluding those involving direct provision of services or goods)	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)	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Government Refuse Collection Point	Off-course Betting Centre
Government Use (not elsewhere specified)	Office (not elsewhere specified)
Information Technology and Telecommunications Industries	Petrol Filling Station
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods [△])	Place of Recreation, Sports or Culture (not elsewhere specified)
Office (excluding those involving direct provision of customer services or goods)	Private Club
Public Convenience	Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom # which may be permitted on any floor)
Public Transport Terminus or Station	Vehicle Repair Workshop
Public Utility Installation	Wholesale Trade
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[△], the following use is always permitted :

Office

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Business" only (Cont'd)

In addition, the following uses are always permitted in the purpose-designed 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 | Social Welfare Facility (excluding those involving residential care) |
| 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 | |

- @ An industrial or industrial-office building means a building which is constructed for or intended to be used by industrial or industrial-office purpose respectively 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.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Business" only (Cont'd)

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.

Remarks

- (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 9.5, or the plot ratio of the existing building, whichever is the greater.
- (2) In determining the maximum plot ratio for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (3) Where the permitted plot ratio 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 for the building on land to which paragraph (1) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (1) above may thereby be exceeded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

For "Recreation and Tourism Related Uses" only

- Barbecue Spot
- Broadcasting, Television and/or Film Studio
- Eating Place
- Field Study/Education/Visitor Centre
- Flat
- Golf Course
- Government Use
- Holiday Camp
- Hotel
- House
- Picnic Area
- Pier
- Place of Entertainment
- Place of Recreation, Sports or Culture
- Public Transport Terminus or Station
- Public Utility Installation
- Religious Institution
- Residential Institution
- Shop and Services
- Tent Camping Ground
- Theme Park
- Utility Installation for Private Project

Planning Intention

This zone is intended for low-density and low-rise recreation and tourism related development such as resort hotel, public recreational uses and other tourist attractions. 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)

OTHER SPECIFIED USES (Cont'd)

For "Recreation and Tourism Related Uses" only (Cont'd)

Remarks

- (1) An applicant for permission for development on land designated "Other Specified Uses" annotated "Recreation and Tourism Related Uses" shall prepare a layout plan and other documents showing the following information for the consideration of the Town Planning Board:
- (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 and facilities;
 - (iii) the details and extent of parking facilities, loading/unloading spaces and other facilities to be provided;
 - (iv) the alignment, widths and levels of any roads and pedestrian linkages proposed to be constructed;
 - (v) the landscape and urban design proposals within the area;
 - (vi) programmes of development in detail;
 - (vii) the details and programme of supply of utilities and infrastructure to meet the need of the proposed development;
 - (viii) an environmental assessment report, including but not limiting to a visual impact assessment to examine any possible environmental and visual problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
 - (ix) a traffic (including marine traffic) impact assessment report to examine any possible traffic (including marine traffic) problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (x) 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;

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Recreation and Tourism Related Uses" only (Cont'd)

Remarks (Cont'd)

- (xi) a geotechnical assessment report including Natural Terrain Hazard Study to examine any possible geotechnical problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
- (xii) such other information as may be required by the Town Planning Board.
- (2) The 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 facilities, and recreational and open space facilities.
- (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 0.4 and a maximum building height of 40 metres above Principal Datum.
- (4) In determining the maximum plot ratio for the purposes of paragraph (3) 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.
- (5) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio or building height restrictions stated in paragraph (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

For “Viewing Platform” only

Field Study/Education/Visitor Centre	Government Use Shop and Services Utility Installation not Ancillary to the Specified Use
--------------------------------------	------------------------------------------------------------------------------------------------

Planning Intention

This zone is intended for the development of viewing platform.

Remarks

- (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 457m² and a maximum building height of 5.6m, or the GFA and building height of the existing building, whichever is the greater.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA and building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

For “Amenity Area” only

Amenity Planting	Government Use Utility Installation not Ancillary to the Specified Use
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Planning Intention

This zone is intended primarily for the provision of land for the development of amenity areas.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

For "Cargo Handling Area" only

Cargo Handling Area

Government Use
Petrol Filling Station
Utility Installation not Ancillary to the Specified Use

Planning Intention

This zone is intended primarily for the development of cargo handling facilities.

For "Petrol Filling Station" only

Petrol Filling Station

Government Use
Utility Installation not Ancillary to the Specified Use

Planning Intention

This zone is intended primarily for the development of petrol filling station.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

For "Cement Plant" only

Cement Plant
Government Use
Utility Installation not Ancillary to the Specified Use

Planning Intention

This zone is intended primarily for the development of cement plant.

For "Traditional Burial Area For Tsing Yi Villager" only

Traditional Burial Area
Government Use
Utility Installation not Ancillary to the Specified Use

Planning Intention

This zone is intended primarily to provide land for the development of traditional burial area for Tsing Yi villagers.

For "Sewage Treatment Plant" only

Sewage Treatment Plant
Government Use
Utility Installation not Ancillary to the Specified Use

Planning Intention

This zone is intended for the development of sewage treatment plant.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

For “Ventilation Building” only

Ventilation Building
 Government Use
 Utility Installation not Ancillary to the Specified Use

Planning Intention

This zone is intended for the development of Mass Transit Railway ventilation building.

For “Chemical Wastes Treatment Facility” only

Chemical Wastes Treatment Facility
 Government Use
 Utility Installation not Ancillary to the Specified Use

Planning Intention

This zone is intended for the development of chemical wastes treatment facility.

For “Marine-related Uses” only

Marine-related Uses
 Government Use
 Utility Installation not Ancillary to the Specified Use

Planning Intention

This zone is intended for the provision of land to serve the marine-oriented activities affected by the reclamation for the container terminal.

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 Country Park * 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 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 Holiday Camp House Marine Fuelling Station Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances 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 Rural Committee/Village Office School Service Reservoir Social Welfare Facility Utility Installation for Private Project Zoo

* Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Town Planning Board is not required.

Planning Intention

The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone.

SITE OF SPECIAL SCIENTIFIC INTEREST

Column 1	Column 2
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board
Country Park * Wild Animals Protection Area	Agricultural Use Field Study/Education/Visitor Centre Government Use Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Public Utility Installation Tent Camping Ground Utility Installation for Private Project

* Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Town Planning Board is not required.

Planning Intention

The planning intention of this zone is to conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats, corals, woodlands, marshes or areas of geological, ecological or botanical/biological interest which are designated as Site of Special Scientific Interest (SSSI). It intends to deter human activities or developments within the SSSI.

There is a general presumption against development in this zone. No developments are permitted unless they are needed to support the conservation of the features of special scientific interest in the SSSI, to maintain and protect the existing character of the SSSI, or for educational and research purposes.

Remarks

Any filling or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes, shall not be undertaken or continued on or after the date of the publication in the Gazette of the notice of the draft Tsing Yi Outline Zoning Plan No. S/TY/21 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance

DRAFT TSING YI OUTLINE ZONING PLAN NO. S/TY/29A

EXPLANATORY STATEMENT

DRAFT TSING YI OUTLINE ZONING PLAN NO. S/TY/29A

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DRAFT TSING YI OUTLINE ZONING PLAN NO. S/TY/29A

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

EXPLANATORY STATEMENT

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

1. INTRODUCTION

This explanatory statement is intended to assist an understanding of the draft Tsing Yi Outline Zoning Plan (OZP) No. S/TY/29A. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the various land use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURES

2.1 On 1 September 1961, the first statutory plan of Tsuen Wan District (No. LTW/57) including Tsing Yi Island was exhibited under section 5 of the Town Planning Ordinance (the Ordinance). The plan was subsequently amended three times and approved by the then Governor in Council (G in C) on 8 October 1963 and 14 December 1965. On 30 June 1978, the draft Tsing Yi OZP No. LTY/24 covering mainly the Tsing Yi area was exhibited under section 5 of the Ordinance. The OZP was subsequently amended four times and exhibited for public inspection under section 7 of the Ordinance.

2.2 On 29 November 1988, the then G in C referred the draft Tsing Yi OZP No. S/TY/4 to the Board for further consideration and amendment under section 9(1)(c) of the Ordinance. The OZP was subsequently amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance.

2.3 On 10 December 1991, the then G in C referred the draft Tsing Yi OZP No. S/TY/7 to the Board for further consideration and amendment under section 9(1)(c) of the Ordinance. The OZP was subsequently amended twice and exhibited for public inspection under section 5 of the Ordinance.

2.4 On 27 September 1994, the then G in C approved the draft Tsing Yi OZP under section 9(1)(a) of the Ordinance, which was subsequently renumbered as S/TY/10. On 23 May 1995, the then G in C, under section 12(1)(b)(ii) of the Ordinance, referred the approved OZP to the Board for amendment. The OZP was subsequently amended three times under section 5 or 7 of the Ordinance.

2.5 On 13 April 1999, the Chief Executive in Council (CE in C) approved the draft Tsing Yi OZP under section 9(1)(a) of the Ordinance, which was subsequently renumbered as S/TY/14. On 10 October 2000, the CE in C,

under section 12(1)(b)(ii) of the Ordinance, referred the approved OZP to the Board for amendment. The OZP was subsequently amended eight times and exhibited for public inspection under section 5 or 7 of the Ordinance.

2.6 On 21 April 2015, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tsing Yi OZP, which was subsequently renumbered as S/TY/26. On 23 June 2015, the CE in C referred the approved OZP No. S/TY/26 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. On 7 August 2015, the draft Tsing Yi OZP No. S/TY/27 was exhibited for public inspection under section 5 of the Ordinance. On 10 June 2016, the CE, under section 8(2) of the Ordinance, agreed to extend the statutory time limit to submit the draft OZP to the CE in C for approval for a period of six months.

2.7 On 7 February 2017, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tsing Yi OZP, which was subsequently renumbered as S/TY/28. On 13 March 2018, the CE in C referred the approved Tsing Yi OZP No. S/TY/28 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the approved OZP was notified in the Gazette on 23 March 2018 under section 12(2) of the Ordinance.

2.8 On 14 June 2019, the draft Tsing Yi OZP No. S/TY/29 (~~the Plan~~) incorporating amendments which mainly involve the rezoning of a site to the southeast of Tsing Sheung Road from “Other Specified Uses” (“OU”) annotated “Marine-related Uses” to “OU” annotated “Container Related Uses”, and incorporation of related land and sea areas into the planning scheme area and zoning the areas to “OU” annotated “Container Related Uses”, was exhibited for public inspection under section 5 of the Ordinance. *During the two-month exhibition period, a total of two representations were received. On 23 August 2019, the representations were published for public comment for three weeks. Upon expiry of the publication period on 13 September 2019, one comment was received. After giving consideration to the representations and comment on 6 December 2019, the Board noted the supportive representation, and decided not to uphold the remaining representation.*

2.9 *On XX XX 2020, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tsing Yi OZP, which was subsequently renumbered as S/TY/30. On XX XX 2020, the approved Tsing Yi OZP No. S/TY/30 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance.*

3. OBJECT OF THE PLAN

3.1 The object of the Plan is to indicate the broad land use zonings and major road networks within which the development and redevelopment of land in Tsing Yi can be put under statutory planning control.

- 3.2 The Plan is intended to illustrate the broad principles of development and to provide guidance for more detailed planning within the planning scheme area (the Area). It is a small-scale plan and the road alignments and boundaries between the land use zones may be subject to minor adjustments as more 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 calculations. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Tsing Yi area and not to overload the road network in this area.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the 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 Area covers the entire Tsing Yi Island which is situated to the north-west of the Victoria Harbour, separated from the Kowloon mainland by Rambler Channel to the east and north. It covers about 1,067 ha of land.
- 5.2 Tsing Yi is characterised by its very marked topography. The ground rises rapidly from sea level to about 300m in the south and to about 200m in the north.
- 5.3 Tsing Yi is currently connected to Kwai Chung by the Tsing Yi Bridge, Kwai Tsing Bridge and Cheung Tsing Bridge, to Tsuen Wan by the Tsing Tsuen Bridge, and to Stonecutters Island by the Stonecutters Bridge across Rambler Channel on the eastern side. On the western side, it is linked up with Lantau Island via the Lantau Link which was opened in 1997. On the northern side, it is linked up with Ting Kau via the Ting Kau Bridge which was opened in 1998. With the operation of the Mass Transit Railway (MTR) Airport Express and Tung Chung Line in mid-1998, the accessibility of Tsing Yi has

been greatly enhanced.

- 5.4 Prior to 1960, there was virtually no development in Tsing Yi. Development began to take place in the early 1960s when Government granted leases of seabed on the east and south for the development of oil depots, a power station and a few other forms of industrial undertakings; all of which are land extensive development dependent on marine access.
- 5.5 The opening of the Tsing Yi Bridge in 1974 gave impetus to further development and Tsing Yi has since become a focus of major land extensive and specialised industries, such as dockyards, chemical plant and marine engines workshop.
- 5.6 Major residential developments began in the mid 1970s and are mainly located in the north-east of Tsing Yi and around the former Tsing Yi Bay.
- 5.7 For convenience of reference, Tsing Yi has been subdivided into a number of smaller planning areas as shown on the Plan.
- 5.8 The Area covers land on the waterfront of the Victoria Harbour. For any development proposal affecting such land, due regard shall be given to the Vision Statement for Victoria Harbour published by the Board and the requirements under the Protection of the Harbour Ordinance (Cap. 531).

6. POPULATION

Based on the 2016 Population By-census, the population of the Area was estimated by the Planning Department to be about 184,150. It is estimated that the planned population of the Area would be about 200,300.

7. LAND USE ZONINGS

7.1 Commercial (“C”) - Total Area : 2.5 ha

7.1.1 This zoning is intended primarily for commercial developments, which may include hotel, office, shop, services, place of entertainment and eating place. There is only one site in Area 22 to the north-west of the Container Terminal No. 9 (CT-9) which is designated for hotel and commercial development. The main purpose of the hotel and commercial development is to act as a buffer to screen off the possible noise and glare from the CT-9 and to reduce their effects on the nearby residential developments. It can also provide some commercial services to serve the adjoining developments and the residents of Tsing Yi.

7.1.2 In order not to overtax the existing and planned infrastructure, development or redevelopment within this zone is subject to a non-domestic plot ratio of 9.5. To provide flexibility for innovative

design adapted to the characteristics of the site, minor relaxation of the plot ratio restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

- 7.1.3 It is also necessary to restrict the building height to a limit that will achieve buffer function and not affect the general townscape of the area. However, in order to allow design flexibility, appropriate control would be incorporated in the lease of the site.

7.2 Residential (Group A) (“R(A)”) - Total Area : 101.17 ha

- 7.2.1 This zoning 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.

- 7.2.2 This zoning includes public rental housing, subsidized sales flats and private residential developments. Developments or redevelopments within the “R(A)” zone are subject to a maximum domestic plot ratio of 5.0 or a maximum non-domestic plot ratio of 9.5, or the plot ratio of the existing building, whichever is the greater. In calculating the gross floor area (GFA) for these developments/redevelopments, land for free-standing purpose-designed buildings that are solely for accommodating school or other government, institution or community (GIC) facilities, including those located on ground and on building podium, shall be deducted in calculating the relevant site area.

- 7.2.3 Existing public rental housing developments include Cheung Ching Estate, Cheung Hong Estate, Tsing Yi Estate, Cheung Fat Estate, Cheung On Estate, Cheung Hang Estate, Cheung Wang Estate, Easeful Court and Broadview Garden (part). Within these public rental housing estates, adequate community facilities, retail facilities and open spaces are provided in accordance with planning standards.

- 7.2.4 Existing subsidised sales flats include Ching Tai Court, Ching Nga Court, Ching Wah Court, Ching Wang Court, Ching Shing Court, Ching Chun Court, Serene Garden, Tivoli Garden, Greenview Villa and Broadview Garden (part). Adequate community facilities are provided within all housing estates in accordance with approved planning briefs.

- 7.2.5 Private developments include Tierra Verde, Villa Esplanada, Tsing Yi Garden, Greenfield Garden, Grand Horizon and Mayfair Gardens.

- 7.2.6 The MTR Airport Express/Tung Chung Line Tsing Yi Station site (i.e. Tierra Verde and Maritime Square) is zoned “R(A)1”. Any development/redevelopment at this site is restricted to a maximum domestic gross floor area (GFA) of 245,700m² and a maximum non-domestic GFA of 47,625m², of which not less than 1,431m² are

for kindergarten and day nursery uses.

7.2.7 The Villa Esplanada at Nga Ying Chau is zoned “R(A)2”. Any development/redevelopment at this site is restricted to a maximum domestic GFA of 205,630m² and a maximum non-domestic GFA of 3,550m². A public transport terminus, which is not accountable for GFA, is also provided within the site.

7.2.8 A proposed private residential site at the junction of Liu To Road and Hang Mei Street is zoned “R(A)3”. Another proposed private residential site to the immediate west of Mayfair Gardens and a proposed public housing site at Tsing Hung Road are zoned “R(A)4”. In order to prevent excessively tall or out-of-context buildings and to provide better control on the building heights of developments, building height restrictions are imposed taking into account the topography, foothill setting, site levels, local character, existing predominant land use, building height profile and the compatibility in terms of building height with the surrounding areas. Both the “R(A)3” and “R(A)4” zones are subject to a maximum domestic plot ratio of 6.0 or a maximum non-domestic plot ratio of 9.5, or the plot ratio of the existing building, whichever is the greater. The “R(A)3” zone is subject to a maximum building height of 200mPD and the “R(A)4” zone is subject to a maximum building height of 140mPD. A public transport terminus shall be provided in the development within the “R(A)3” zone to re-provision the existing green minibus terminus at the site, which is accountable for plot ratio calculation.

7.2.9 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratio/GFA may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.

7.2.10 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio/GFA/building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

7.3 Residential (Group B) (“R(B)?”) - Total Area: 2.89 ha

7.3.1 This zoning is generally intended to provide for medium-density residential development. Within this zone, commercial uses are prohibited unless otherwise permitted by the Board through the planning permission system.

7.3.2 The Mount Haven at Liu To is under this zoning. Any development/redevelopment at this site is restricted to a maximum plot ratio of 2.1. To provide flexibility for innovative design adapted

to the characteristics of the site, minor relaxation of the plot ratio restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

7.4 Village Type Development (“V”) - Total Area : 17.25 ha

This zoning is intended for the development and expansion of existing villages as well as for providing resites to village houses affected by Government projects. Except for St. Paul’s and Fisherman Villages in Area 2 and the Lutheran Village in Area 4, all the villages in Tsing Yi are village resites. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

7.5 Industrial (“I”) - Total Area : 147.87 ha

7.5.1 The planning intention of the “I” zone is to reserve land primarily for general industrial uses to ensure an adequate supply of industrial floor space. Information technology and telecommunications industries are considered suitable to operate in industrial buildings. Office related to industrial use, being an integral part of industrial function, is also permitted as of right in the “I” zone. However, general commercial and office uses, other than those permitted on the purpose-designed non-industrial portion on the lower floors of an existing building separated by a buffer floor, will require planning permission from the Board.

7.5.2 The particular geographical conditions of Tsing Yi permit the provision of land for a wide spectrum of industrial uses. Industrial land along the southern and western coast has been developed for dockyards, boatyards and oil storage, that require direct marine access. In addition, there are chemical industries on the southern part of Tsing Yi.

7.5.3 In order not to overtax the existing and planned infrastructure, development or redevelopment within this zone is subject to a non-domestic plot ratio of 9.5. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

7.6 Government, Institution or Community (“G/I/C”) - Total Area : 43.59 ha

7.6.1 This zoning is intended to provide a wide range of GIC facilities to meet the needs of Tsing Yi residents. Existing facilities include Tsing Yi Sports Ground, Tsing Yi and Tsing Yi Southwest Swimming Pools, a district police station, a divisional police station, an

ambulance depot, clinics, fire stations, schools, a technical institute, indoor recreation centres and waterworks installations.

7.6.2 A public transport terminus cum lorry park is located to the north of Tsing Tsuen Road and zoned “G/IC(1)”. As the site is part of the visual corridor for the North-east Tsing Yi, high-rise building on site should be discouraged. Any development or redevelopment at this site is restricted to a maximum building height of 32 metres above Principal Datum. A landscaped deck should also be provided in the development to enhance the environment and visual quality for the neighbourhood. To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the height restriction may be considered by the Board through the planning permission system based on individual planning merits.

7.6.3 A site beneath Tsing Yi Bridge, Kwai Tsing Bridge and Cheung Tsing Bridge is zoned “G/IC(2)”. In view of the physical constraints and environmental conditions, only selected GIC facilities are permitted within this sub-zone. The site is currently occupied by a number of government uses, namely Tsing Yi Salt Water Pumping Station and Cargo Examination Compound-Cum-Office Building of the Customs and Excise Department.

7.6.4 In detailed planning, local community facilities will also be provided within the housing areas.

7.7 Open Space (“O”) - Total Area : 45.48 ha

7.7.1 This zoning 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. Adequate reservation for district open space has been made on the Plan. The area for passive recreational purposes mainly consists of well-wooded slopes and hills which should be preserved in the interest of general amenity.

7.7.2 The Tsing Yi Park (the town park) with an area of about 7 ha has been developed in Area 2. Another special feature is a waterfront promenade running along the coast of Area 3 in the east to Area 8 in the north. The portion of the promenade in Area 3 is linked up with the town park by several footbridges, which is an essential recreational focus for Tsing Yi residents.

7.7.3 The Tsing Yi Northeast Park located to the west of Ching Tai Court and Cheung On Estate has been developed as a district open space forming part of the waterfront promenade. Apart from providing additional recreational facilities, it can also serve as a noise buffer between the boatyards and the adjacent housing developments.

7.7.4 The open space in front of the existing residential development at Mayfair Gardens provides a variety of recreational facilities to the residents and the students of the adjacent technical institute.

7.7.5 The “O” zone located between Tsing Hung Road and Tsing Yi Road comprising an existing Tsing Hung Road Playground could form a consolidated open space to serve the existing and future population nearby.

7.7.6 Apart from the district open space, local open spaces are also provided in other zones to meet local demands.

7.8 Other Specified Uses (“OU”) - Total Area : 180.24 ha

7.8.1 This zoning covers land allocated for specified uses.

Container Terminal

7.8.2 The largest area under this zone is designated for the CT-9 development and back-up areas. The terminal has an area of about 68 ha and provides four container berths and two feeder berths. The feeder berths facilitate direct access to the terminal by river trade and coastal trans-shipment cargoes.

Container Related Uses

7.8.3 Land zoned “OU” annotated “Container Related Uses” is reserved for container related uses including container freight station, lorry parking, container storage and repair, and cargo handling and forwarding. To provide high value-added logistics services in Kwai Tsing area, three modern logistics developments have been developed along Tsing Yi Road and Tsing Yi Hong Wan Road.

7.8.4 Land zoned “OU” annotated “Container Related Uses 1” is reserved for container related uses including a noise barrier in the form of a screen building at a height of not less than 45 metres above Principal Datum. The screen building was built at the northern part of the site with the intention to screen off the noise and glare from the CT-9 development. Development within the “OU” annotated “Container Related Uses 1” zone is restricted to a maximum GFA of 35,000m².

Marine-related Uses

7.8.5 An area to the southwest of the terminal is under this zoning and annotated for marine-related uses. It serves the existing marine-oriented activities of the Environmental Protection Department Chemical Waste Treatment Facility in Area 21 which was affected by the reclamation for the terminal.

Cement Plant

- 7.8.6 A cement plant in Area 9 has been developed to replace the former cement plant in Area 1. This site is located over 1 km away and at the downwind direction respective to the public housing developments in Area 8.

Boatyard and Marine-oriented Industrial Uses

- 7.8.7 The rest of the western half of Area 9 is reserved for boatyards and marine-oriented industrial uses to meet the long-term requirements.

Sewage Treatment Plant

- 7.8.8 A site to the north of the existing sewage treatment plant in Area 6 is reserved for the expansion of the plant. Upon completion, the plant will provide preliminary treatment of the domestic and industrial sewage from the whole Tsing Yi.

Recreation and Tourism Related Uses

- 7.8.9 Two sites in North-west Tsing Yi abutting the Tsing Ma Bridge and Ting Kau Bridge are zoned “OU” annotated “Recreation and Tourism Related Uses”. While siting at a strategic location and enjoying the best views of harbour and bridges, the sites are considered suitable for low-density and low-rise recreation and tourism related development such as resort hotel, public recreational uses and other tourist attractions.

- 7.8.10 As the sites are located at the prominent waterfront, it is the planning intention to restrict the development bulk, height and scale of the development on these sites to preserve the existing amenity. To this end, any development within this zone is restricted to a maximum building height of 40 metres above Principal Datum and a maximum plot ratio of 0.4. In addition, any development within this zone would require planning permission so that the Board could consider the development proposals based on their individual planning merits.

Viewing Platform

- 7.8.11 A site at Wok Tai Wan is zoned “OU” annotated “Viewing Platform”. It intends to develop a permanent viewing platform for Lantau Link to serve tourists and visitors.
- 7.8.12 Any development or redevelopment at this site is restricted to a maximum GFA of 457m² and a maximum building height of 5.6m.

Business

7.8.13 The Tsing Yi Industrial Area in Area 6 is zoned “OU” annotated “Business” which is intended primarily for general business uses. Under this zoning, a mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses will be permitted as of right in new “business” buildings. 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 or industrial-office building and the Tsing Yi Industrial Area 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.

Others

7.8.14 Other sites zoned “OU” include:

- (a) petrol filling stations in Areas 10 and 22;
- (b) traditional burial grounds for indigenous Tsing Yi villagers in Area 24;
- (c) ventilation building for the MTR Airport Express and Tung Chung Line in Area 28;
- (d) chemical wastes treatment facility in Area 21;
- (e) cargo handling area in Area 29; and
- (f) amenity areas in Areas 6, 22 and 29.

7.8.15 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio/GFA/building height restrictions in the “OU” zones may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

7.9 Green Belt (“GB”) - Total Area : 422.78 ha

7.9.1 This zoning is intended to establish the limits of urban expansion and comprises mainly steep hillsides not suitable for urban development. It serves the purpose of protecting the existing ridgeline which provides physical barriers separating the oil depots in the south and west of Tsing Yi from residential developments in the north-east. A network of natural pathways was completed in the hilltop of Area 28 to provide the public a landscaped picnic area with panoramic view. As to the other “GB” area, certain uses such as passive recreational uses may be permitted on selected sites.

7.9.2 There is a general presumption against development in “GB” zone. Development within this zone will be carefully controlled and development proposals will be assessed on individual merits taking into account relevant Town Planning Board Guidelines.

7.10 Site of Special Scientific Interest (“SSSI”) - Total Area : 1.05 ha

7.10.1 The planning intention of this zone is to conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats, corals, woodlands, marshes or areas of geological, ecological or botanical/biological interest which are designated as SSSI. It intends to deter human activities or developments within the SSSI. There is a general presumption against development in this zone. No developments are permitted unless they are needed to support the conservation of the features of special scientific interest in the SSSI, to maintain and protect the existing character of the SSSI, or for educational and research purposes.

7.10.2 The zone covers the South Tsing Yi SSSI located below the highest peak of Tsing Yi. It is a steep slope of woodland harbouring a population of Hong Kong Croton, which is endemic to Hong Kong.

8.

COMMUNICATIONS

8.1 Tsing Yi Island was first connected to the road network in Kwai Chung by the Tsing Yi Bridge (Tsing Yi South Bridge) completed in 1974. A second connection with the mainland is provided by the Tsing Tsuen Bridge which was completed at the end of 1987. The Lantau Link, North West Tsing Yi Interchange, Cheung Tsing Highway, Cheung Tsing Tunnel and Cheung Tsing Bridge were completed in 1997 to provide strategic road links connecting Tsing Yi with North Lantau, Tsuen Wan and Kwai Chung.

8.2 A duplicate Tsing Yi South Bridge, namely Kwai Tsing Bridge, was completed in 1999. The purpose of constructing the bridge is to increase the capacity of the transport links between Tsing Yi and Kowloon mainland to cater for the future developments in South-east Tsing Yi. The Kwai Tsing Bridge together with the existing south bridge have provided three lanes each for the eastbound and westbound traffic.

8.3 A ring road has been constructed within Tsing Yi to connect the coastal developments. From this ring road, there is a series of secondary roads and local distributors that provide access to the development areas in various parts of Tsing Yi.

8.4 A number of strategic road schemes connecting Tsing Yi with other parts of the territory have been constructed. Ting Kau Bridge and Tsing Sha Highway with Stonecutters Bridge have been completed. These road links improve the accessibility of Tsing Yi to the North-west New Territories and

the West Kowloon area.

- 8.5 The 2.2 km long Tsing Yi North Coastal Road connecting the existing Tsing Tsuen Bridge (Tsing Yi North Bridge) to the east and the Lantau Link to the west was completed in February 2002. It stretches along the foothills of the north Tsing Yi coast and forms a part of the strategic route between Lantau and other parts of the territory.

- 8.6 Apart from the road links, the Area is served by the MTR which provides two links: Airport Express between Chek Lap Kok Airport and Hong Kong Island and Tung Chung Line between Tung Chung and Hong Kong Island.

9. UTILITY SERVICES

No difficulty is foreseen in the provision of utility services. Adequate land has been reserved for a telephone exchange, electricity substations, service reservoirs and a sewage treatment plant.

10. IMPLEMENTATION

- 10.1 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.

- 10.2 The 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 as the basis for public works planning and site reservations within the Government. 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 Highways Department and the Architectural Services Department. In the course of implementation of the Plan, the Kwai Tsing District Council would also be consulted as appropriate.

- 10.3 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 plan and the guidelines published by the Board. The outline development plan is available for public inspection at the Planning Department. Guidelines published by the Board are available from

the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board and the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

TOWN PLANNING BOARD
~~JUNE~~ DECEMBER 2019