
Annex A

**Extract of the Approved Tsuen Wan West Outline
Zoning Plan No. S/TWW/21 and Explanatory Statement**

RESIDENTIAL (GROUP B)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat	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
Social Welfare Facility (on land designated "R(B)2" only)	Hotel
Utility Installation for Private Project	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 (not elsewhere specified)
	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) On land designated "Residential (Group B)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights in terms of metres above Principal Datum (mPD) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (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 site coverage and plot ratio stipulated in the following table, or the site coverage and plot ratio of the existing building, whichever is the greater:

Height of Buildings in metres	Site Coverage (%)	Plot Ratio
Not Exceeding 6m	30.0	0.60
Over 6m but not exceeding 9m	27.0	0.80
Over 9m but not exceeding 12m	25.0	1.00
Over 12m but not exceeding 15m	22.0	1.10
Over 15m but not exceeding 18m	20.0	1.20
Over 18m but not exceeding 21m	20.0	1.40
Over 21m but not exceeding 24m	18.7	1.50
Over 24m but not exceeding 27m	17.5	1.58
Over 27m but not exceeding 30m	17.5	1.75
Over 30m but not exceeding 33m	17.5	1.93
Over 33m	17.5	2.10

- (3) On land designated "Residential (Group B) 1", no new development or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of mPD as stipulated on the Plan and the maximum gross floor area (GFA) specified below, or the height and GFA of the existing building, whichever is the greater:

<u>Lot Number</u>	<u>Maximum GFA</u>
Tsing Lung Tau Lot No. 60 (Hong Kong Garden) (excluding commercial complex)	214,706m ²
Government land and Lots No. 15, 16, 18 and 19 in DD 388 (site surrounded by Hong Kong Garden)	2,898m ²

(Please see next page)

RESIDENTIAL (GROUP B) (cont'd)

Remarks (cont'd)

- (4) On land designated “Residential (Group B) 2” (“R(B)2”), no new development or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum GFA of 29,400m², and no part of the structures shall exceed the maximum building height in terms of mPD as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater. In addition, a GFA of not less than 760m² for Government, institution or community (GIC) facilities shall be provided. In determining the maximum GFA, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded.
- (5) For any new development or redevelopment of an existing building at “R(B)2”, a layout plan shall be submitted for the approval of the Town Planning Board. The layout plan should include the following information:
 - (i) the proposed land use(s), and the form, disposition and heights of all buildings (including structures) to be erected on the site;
 - (ii) the proposed GFA of various uses and facilities;
 - (iii) an environmental assessment report to examine any possible environmental problems in respect of air quality and traffic noise that may be caused to or by the proposed development and the proposed mitigation measures to tackle them; and
 - (iv) such other information as may be required by the Town Planning Board.
- (6) In determining the maximum plot ratio/site coverage or GFA for the purposes of paragraphs (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.
- (7) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage, GFA and/or building height restrictions stated in the paragraphs (1), (2), (3) and (4) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

9.3 Residential (Group B) (“R(B)”) : Total Area 21.43 ha

- 9.3.1 This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.
- 9.3.2 Existing medium-density residential developments, including Royal Sea Crest, Lung Tang Court and L’aquatique in Tsing Lung Tau, and Angler’s Bay and Sea Crest Villa (Phases 2, 3 and 4) between Sham Tseng and Tsing Lung Tau north of Castle Peak Road, are included in this zone. A site (Lot No. 94 in DD 388) to the south of Hong Kong Garden is planned for residential use. Technical concerns for development on these sites, if any, would need to be addressed in the preparation of the lease conditions. In view of the infrastructural constraints in the Area, the density of development within this zone is controlled by means of plot ratio and site coverage. Development or redevelopment within this zone is required to comply with the plot ratio and site coverage restrictions set out in the Notes, and the respective building height restriction as stipulated on the Plan, or the plot ratio, site coverage and height of the existing building, whichever is the greater.
- 9.3.3 This zone includes two sub-areas and their development restrictions are specified below.

“Residential (Group B) 1” (“R(B)1”) : Total Area 13.52 ha

- 9.3.4 Hong Kong Garden and a site surrounded by Hong Kong Garden in Tsing Lung Tau are under this sub-area. Developments or redevelopments at these sites are restricted to maximum GFA specified below, or the GFA of the existing building, whichever is the greater:

<u>Lot Number</u>	<u>Maximum GFA</u>
Tsing Lung Tau Lot No. 60 (Hong Kong Garden)(excluding commercial complex)	214,706m ²
Government land and Lots No. 15, 16, 18 and 19 in DD 388 (site surrounded by Hong Kong Garden)	2,898m ²

Developments or redevelopments within this sub-area are also restricted to maximum building heights of 60mPD, 90mPD, 95mPD and 120mPD, or the height of the existing building, whichever is the greater, having regard to the urban fringe character of the area and the stepped height concept.

“Residential (Group B) 2” (“R(B)2”) : Total Area 0.65 ha

- 9.3.5 A site abutting the roundabout of Castle Peak Road - New Ting Kau is under this sub-area. Development or redevelopment within this

sub-area is restricted to a maximum GFA of 29,400m², and no part of the structures of the development or redevelopment shall exceed 77mPD, or the GFA and height of the existing building, whichever is the greater. A GFA of not less than 760m² for GIC facilities shall be provided at the site. The GFA control under “R(B)2” zone is regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note No. 4 “Development Control Parameters Plot Ratio/Gross Floor Area”, and shall be subject to the streamlining arrangements stated therein.

- 9.3.6 For any new development or redevelopment of an existing building, a layout plan shall be submitted for consideration of the Board on application under section 16 of the Ordinance to address concerns on environmental aspects. The layout plan submission should set out the proposed land use(s), and the form, disposition and heights of all buildings (including structures), and provide relevant environmental assessment to ensure the air quality and traffic noise issues could be properly addressed.
- 9.3.7 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio, site coverage, GFA and/or building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.6 above would be relevant for assessment for minor relaxation of building height restrictions. Each application will be considered on its individual merits.

9.4 Residential (Group C) (“R(C)”) : Total Area 8.50 ha

- 9.4.1 This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.
- 9.4.2 Because of the existing infrastructural constraints and the objectives to conserve the natural landscape, panoramic sea view as well as to provide greater flexibility without compromising the low-rise, low-density character of the “R(C)” sites, development or redevelopment within this zone is restricted to maximum plot ratio of 0.4 and a maximum building height of 3 storeys including car park as stipulated in the Notes, or the plot ratio and height of the existing building, whichever is the greater. The maximum plot ratio of 0.4 may, upon obtaining permission of the Board on application under section 16 of the Ordinance, be increased to a maximum of 0.75, provided that the noise impact from Castle Peak Road on the proposed development would be mitigated to the satisfaction of the Board. The design of the residential buildings within the “R(C)” zones should, in addition to the need to address the traffic noise impact from Castle Peak Road, blend in well with the surroundings in particular with due regard to tree preservation and fresh air ventilation in the development proposals.