

DRAFT TSEUNG KWAN O OUTLINE ZONING PLAN NO. S/TKO/31

Amendments

Notes

Schedule of Uses

Explanatory Statement

**SCHEDULE OF AMENDMENTS TO
THE APPROVED TSEUNG KWAN O OUTLINE ZONING PLAN NO. S/TKO/30
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A – Incorporation of two sea areas in Fat Tong O into the planning scheme area, zoning the areas and/or rezoning the adjoining land from “Other Specified Uses” (“OU”) annotated “Deep Waterfront Industry” (“OU(DWI)”) and/or “OU” annotated “Desalination Plant” to the following land use zonings:
- (a) eight sites in Areas 137A, 137B, 137C and 137D to “Residential (Group A) 9” (“R(A)9”), “Residential (Group A) 10” (“R(A)10”), “Residential (Group A) 11” (“R(A)11”) and “Residential (Group A) 12” (“R(A)12”) with stipulation of building height restrictions;
 - (b) a site in Area 137C to “OU” annotated “Commercial/Residential Development with Public Transport Interchange (1)” (“OU(Commercial/Residential Development with PTI (1))”) with stipulation of building height restriction;
 - (c) six sites in Areas 137A, 137C and 137D to “Government, Institution or Community (10)” (“G/IC(10)”) with stipulation of building height restrictions;
 - (d) seven sites in Areas 137A, 137B, 137C and 137D to “Open Space”;
 - (e) a site in Area 137E to “OU” annotated “Effluent Polishing Plant” (“OU(EPP)”) with stipulation of building height restriction;
 - (f) a site in Area 137D to “OU” annotated “Green Fuel Station” (“OU(GFS)”);
 - (g) two sites in Fat Tong Chau in Area 135 to “Green Belt” (“GB”); and
 - (h) a site across Areas 137A, 137B, 137C and 137D to an area shown as ‘Road’.
- Item B – Rezoning of a site in Fat Tong Chau from “GB” and “OU(DWI)” to “G/IC(10)” with stipulation of building height restriction.

- Item C – Incorporation of a site occupied by a pier near Tit Cham Chau into the planning scheme area, zoning the site and rezoning the adjoining land from “OU(DWI)” to “OU” annotated “Pier” (“OU(Pier)”).
- Item D – Incorporation of a sea area in Chiu Keng Wan into the planning scheme area, zoning the area and/or rezoning the adjoining land from “GB” to the following land use zonings:
- (a) a site to “OU” annotated “Electricity Facilities” (“OU(EF)”) with stipulation of building height restriction;
 - (b) a site to “OU” annotated “Construction Waste Handling Facility and Public Fill Transfer Facility” (“OU(CWHF&PFTF)”) with stipulation of building height restrictions;
 - (c) a site to “OU” annotated “Refuse Transfer Station” (“OU(RTS)”) with stipulation of building height restriction;
 - (d) a site to “OU” annotated “Concrete Batching Plant” (“OU(CBP)”) with stipulation of building height restriction;
 - (e) a site to “G/IC(10)” with stipulation of building height restriction and three sites to “Government, Institution or Community” (“G/IC”); and
 - (f) a site to an area shown as ‘Road’.
- Item E – Incorporation of four sites near Chiu Keng Wan into the planning scheme area and zoning the sites to “GB”.
- Item F – Excision of five sites within “OU(DWI)” zone from the planning scheme area.

As the footbridge as described in the road scheme of the Tseung Kwan O Further Development Infrastructure Works for the Tseung Kwan O Stage 1 Landfill Site – Remaining Works spanning across Eastern Channel in Tseung Kwan O South has been completed, opportunity is taken to delete the annotation indicating its authorisation by the Chief Executive in Council under the Roads (Works, Use and Compensation) Ordinance (Chapter 370).

The possible alignments of Tseung Kwan O - Yau Tong Tunnel and Tseung Kwan O Line Southern Extension are shown for information.

II. Amendments to the Notes of the Plan

- (a) Revision to the Remarks of the Notes for “Residential (Group A)” zone to incorporate “R(A)9”, “R(A)10”, “R(A)11” and “R(A)12” sub-areas with development restrictions.
- (b) Revision to the Remarks of the Notes for “G/IC” zone to incorporate “G/IC(10)” sub-area with development restriction.
- (c) Incorporation of new Remarks of the Notes for “OU” annotated “Commercial/Residential Development with Public Transport Interchange” zone to incorporate “OU(Commercial/Residential Development with PTI (1))” sub-area with development restrictions.
- (d) Deletion of the Notes for “OU(DWI)” zone.
- (e) Incorporation of new sets of Notes for “OU(EF)”, “OU(CWHF&PFTF)”, “OU(RTS)”, “OU(CBP)”, “OU(GFS)” and “OU(EPP)” zones.
- (f) Incorporation of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 1 of the Notes for “Village Type Development” (“V”) zone; and corresponding deletion of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 2 of the Notes for “V” zone.
- (g) Incorporation of ‘Field Study/Education/Visitor Centre’ under Column 2 of the Notes for “V” zone.
- (h) Revision to the Remarks of the Notes for “OU(Pier)” zone to revise the development restrictions and incorporate ‘Eating Place’ as an ancillary use.
- (i) Incorporation of ‘Public Utility Installation’ under Column 2 of the Notes for “OU” zones (For All Other Sites) and deletion of ‘Utility Installation not ancillary to the Specified Use’ under Column 2 of the Notes for “OU” zones (For All Other Sites).

Town Planning Board

14 February 2025

DRAFT TSEUNG KWAN O OUTLINE ZONING PLAN NO. S/TKO/31

(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 where the uses or developments are specified in Column 2 of the Notes of individual zones:
 - (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus stop or lay-by, cycle track, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (c) maintenance or repair of watercourse and grave.
- (8) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board:

toll plaza, on-street vehicle park and railway track.

(9) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate planning permission is required.

(10) In these Notes,

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

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

DRAFT TSEUNG KWAN O OUTLINE ZONING PLAN NO. S/TKO/31

Schedule of Uses

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COMPREHENSIVE DEVELOPMENT AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Ambulance Depot Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Flat Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel House Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Off-course Betting Centre Office Petrol Filling Station Pier 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 Research, Design and Development Centre Residential Institution School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (cont'd)

Planning Intention

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

Remarks

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

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (cont'd)

Remarks (cont'd)

- (b) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (c) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area of 1,612,800m² and a maximum non-domestic gross floor area of 40,000m².
- (d) In determining the maximum gross floor area for the purposes of paragraph (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as public transport facilities or GIC facilities, as required by the Government, may also be disregarded.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area restrictions stated in paragraph (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

COMMERCIAL / RESIDENTIAL

Column 1
Uses always permitted

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

Ambulance Depot
 Eating Place
 Educational Institution
 (in a commercial building or in the purpose-designed non-residential portion[@] of an existing building only)
 Exhibition or Convention Hall
 Flat
 Government Use (not elsewhere specified)
 Hotel
 House
 Information Technology and Telecommunications Industries
 Library
 Off-course Betting Centre
 Office
 Place of Entertainment
 Place of Recreation, Sports or Culture
 Private Club
 Public Clinic
 Public Transport Terminus or Station
 Public Utility Installation
 Public Vehicle Park (excluding container vehicle)
 Residential Institution
 School (in free-standing purpose-designed school building, in a commercial building or in the purpose-designed non-residential portion[@] of an existing building only)
 Shop and Services (not elsewhere specified)
 Social Welfare Facility
 Training Centre
 Utility Installation for Private Project
 Wholesale Trade

Broadcasting, Television and/or Film Studio
 Commercial Bathhouse/Massage Establishment
 Educational Institution (not elsewhere specified)
 Government Refuse Collection Point
 Hospital
 Institutional Use (not elsewhere specified)
 Petrol Filling Station
 Public Convenience
 Recyclable Collection Centre
 Religious Institution
 School (not elsewhere specified)
 Shop and Services (Motor Vehicle Showroom only)

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

Planning Intention

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

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Flat Government Use (not elsewhere specified) House Library Market Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances (on land designated "R(A)8" only) 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 (except on land designated "R(A)8") 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

(Please see next page)

RESIDENTIAL (GROUP A) (cont'd)

Column 1
Uses always permitted

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

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

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

Planning Intention

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

(Please see next page)

RESIDENTIAL (GROUP A) (cont'd)

Remarks

- (a) On land designated “R(A)1” to “R(A)6” and “R(A)9” to “R(A)12”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum plot ratio, site coverage and building height specified below, or the plot ratio, site coverage and height of the existing building, whichever is the greater:

<u>Sub-area</u>	<u>Maximum Domestic Plot Ratio</u>	<u>Maximum Non-Domestic Plot Ratio</u>	<u>Maximum Site Coverage (excluding basement(s))</u>	<u>Maximum Building Height (metres above Principal Datum)</u>	
R(A)1	5.5	0.5	-	138	
R(A)2	5	0.5	50%	100	
R(A)3	4	0.5	50%	100	
R(A)4	Area (a)	3	0.5	50%	65
	Area (b)	3	0.5	50%	35
R(A)5	3	0.5	50%	65	
R(A)6	Area (a)	2	0.5	50%	50
	Area (b)	2	0.5	50%	35
	Area (c)	2	0.5	50%	60
R(A)9	7.5	0.3	-	As stipulated on the Plan	
R(A)10	7	0.3	-	As stipulated on the Plan	
R(A)11	6	0.3	-	As stipulated on the Plan	
R(A)12	4	0.3	-	As stipulated on the Plan	

(Please see next page)

RESIDENTIAL (GROUP A) (cont'd)

Remarks (cont'd)

- (b) On land designated “R(A)7”, 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 6.5 and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (c) On land designated “R(A)8”, 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 6 and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (d) On land designated “R(A)3” in Area 65, a public open space of not less than 4,600m² shall be provided in the southern portion and at the street level.
- (e) In determining the maximum plot ratio for the purposes of paragraphs (a) to (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners 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.
- (f) In determining the maximum plot ratio for the purpose of paragraph (c) above, any floor space that is constructed or intended for use solely as railway facilities, as required by the Government, may be disregarded.
- (g) On land designated “R(A)9”, “R(A)10”, “R(A)11” and “R(A)12”, in determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as railway facilities, public transport facilities, public pedestrian passageway or Government, institution or community facilities, as required by the Government, may be disregarded.
- (h) In determining the maximum site coverage for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker’s office and caretaker’s quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, shall be included for calculation.
- (i) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/building height restrictions stated in paragraphs (a) to (c) above and minor adjustment to the boundaries of Areas (a)/(b) of “R(A)4” and/or Areas (a)/(b)/(c) of “R(A)6” as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP B)

Column 1

Uses always permitted

Column 2

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

Flat
Government Use (Police Reporting Centre,
Post Office only)
House
Library
Residential Institution
School (in free-standing purpose-
designed building only)
Utility Installation for Private Project

Ambulance Depot
Eating Place
Educational Institution
Government Refuse Collection Point
Government Use (not elsewhere specified)
Hospital
Hotel
Institutional Use (not elsewhere specified)
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.

RESIDENTIAL (GROUP C)

Column 1
Uses always permitted

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

Flat
Government Use (Police Reporting Centre,
Post Office only)
House
Utility Installation for Private Project

Ambulance Depot
Eating Place
Educational Institution
Government Refuse Collection Point
Government Use (not elsewhere specified)
Hospital
Hotel
Institutional Use (not elsewhere specified)
Library
Petrol Filling Station
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Public Convenience
Public Transport Terminus or Station
Public Utility Installation
Public Vehicle Park (excluding container vehicle)
Recyclable Collection Centre
Religious Institution
Residential Institution
School
Shop and Services
Social Welfare Facility
Training Centre

Planning Intention

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

(Please see next page)

RESIDENTIAL (GROUP C) (cont'd)

Remarks

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

<u>Sub-area</u>	<u>Maximum Plot Ratio</u>	<u>Maximum Site Coverage</u>	<u>Maximum Building Height</u>
R(C)1	0.6	30%	2 storeys over one level of carport
R(C)2	1	-	4 storeys over one level of carport

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

RESIDENTIAL (GROUP E)

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 open-air development or for building
other than industrial or industrial-office building[@]**

Ambulance Depot
Government Use (not elsewhere specified)
Public Transport Terminus or Station
(excluding open-air terminus or station)
Utility Installation for Private Project

Commercial Bathhouse/Massage Establishment
Eating Place
Educational Institution
Exhibition or Convention Hall
Flat
Government Refuse Collection Point
Hospital
Hotel
House
Institutional Use (not elsewhere specified)
Library
Office
Petrol Filling Station
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Public Convenience
Public Transport Terminus or Station (not
elsewhere specified)
Public Utility Installation
Public Vehicle Park (excluding container vehicle)
Religious Institution
Residential Institution
School
Shop and Services
Social Welfare Facility
Training Centre

(Please see next page)

RESIDENTIAL (GROUP E) (cont'd)

Column 1
Uses always permitted

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

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

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Library
Off-course Betting Centre
Office
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Social Welfare Facility
Training Centre

(Please see next page)

RESIDENTIAL (GROUP E) (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 existing industrial or industrial-office building[@]

Ambulance Depot
 Art Studio (excluding those involving direct provision of services or goods)
 Cargo Handling and Forwarding Facility (not elsewhere specified)
 Eating Place (Canteen only)
 Government Refuse Collection Point
 Government Use (not elsewhere specified)
 Information Technology and Telecommunications Industries
 Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods^Δ)
 Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only)
 Public Convenience
 Public Transport Terminus or Station
 Public Utility Installation
 Public Vehicle Park (excluding container vehicle)
 Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
 Recyclable Collection Centre
 Research, Design and Development Centre
 Shop and Services (Motor Vehicle Showroom on ground floor, Service Trades only)
 Utility Installation for Private Project
 Warehouse (excluding Dangerous Goods Godown)

Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)
 Industrial Use (not elsewhere specified)
 Off-course Betting Centre
 Office (not elsewhere specified)
 Petrol Filling Station
 Place of Recreation, Sports or Culture (not elsewhere specified)
 Private Club
 Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom[#] which may be permitted on any floor)
 Vehicle Repair Workshop
 Wholesale Trade

(Please see next page)

RESIDENTIAL (GROUP E) (cont'd)

Column 1
Uses always permitted

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

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

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

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

- Social Welfare Facility (excluding those involving residential care)

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

RESIDENTIAL (GROUP E) (cont'd)

Planning Intention

This zone is intended primarily for phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Town Planning Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential interface problem.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5.0 and a maximum building height of 130m.
- (b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. 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.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by 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 Refuse Collection Point
Government Use (Police Reporting Centre,
Post Office only)
House (New Territories Exempted
House only)
On-Farm Domestic Structure
Public Convenience
Religious Institution (Ancestral Hall only)
Rural Committee/Village Office

Eating Place
Field Study/Education/Visitor Centre
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 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 to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

Remarks

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

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1
Uses always permitted

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

Ambulance Depot
Animal Quarantine Centre (in Government building only)
Broadcasting, Television and/or Film Studio
Cable Car Route and Terminal Building
Eating Place (Canteen, Cooked Food Centre only)
Educational Institution
Exhibition or Convention Hall
Field Study/Education/Visitor Centre
Government Refuse Collection Point
Government Use (not elsewhere specified)
Hospital
Information Technology and Telecommunications Industries (on land designated "G/IC(9)" only)
Institutional Use (not elsewhere specified)
Library
Market
Pier
Place of Recreation, Sports or Culture
Public Clinic
Public Convenience
Public Transport Terminus or Station
Public Utility Installation
Public Vehicle Park (excluding container vehicle)
Recyclable Collection Centre
Religious Institution
Research, Design and Development Centre
Rural Committee/Village Office
School
Service Reservoir
Social Welfare Facility
Training Centre
Wholesale Trade

Animal Boarding Establishment
Animal Quarantine Centre (not elsewhere specified)
Columbarium
Correctional Institution
Crematorium
Driving School
Eating Place (not elsewhere specified)
Flat
Funeral Facility
Holiday Camp
Hotel
House
Marine Fuelling Station
Off-course Betting Centre
Office
Petrol Filling Station
Place of Entertainment
Private Club
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Refuse Disposal Installation (Refuse Transfer Station only)
Residential Institution
Sewage Treatment/Screening Plant
Shop and Services (not elsewhere specified)
Utility Installation for Private Project
Zoo

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (cont'd)

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.

Remarks

- (a) On land designated “G/IC(1)” to “G/IC(10)”, 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 specified below, or the height of the existing building, whichever is the greater:

<u>Sub-area</u>	<u>Maximum Building Height</u>
G/IC(1)	75m
G/IC(2)	55m
G/IC(3)	45m
G/IC(4)	40m
G/IC(5)	10m
G/IC(6)	5m
G/IC(7)	Area (a) 100mPD, except a fire services rescue training tower up to 114mPD
	Area (b) 120mPD
G/IC(8)	106mPD
G/IC(9)	60mPD, except a communications tower up to 76mPD
G/IC(10)	As stipulated on the Plan

- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OPEN SPACE

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

Planning Intention

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

OPEN SPACE (2)

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

Planning Intention

This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public after the decommissioning and restoration of the landfill site, while permitting landfill use in the interim.

RECREATION

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
Field Study/Education/Visitor Centre
Government Use (Police Reporting Centre only)
Holiday Camp
Picnic Area
Place of Recreation, Sports or Culture
Public Convenience
Tent Camping Ground

Animal Boarding Establishment
Broadcasting, Television and/or Film Studio
Eating Place
Golf Course
Government Refuse Collection Point
Government Use (not elsewhere specified)
Marina
Pier
Place of Entertainment
Private Club
Public Utility Installation
Public Vehicle Park (excluding container vehicle)
Residential Institution
Shop and Services
Theme Park
Utility Installation for Private Project
Zoo

Planning Intention

This zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted on application to the Town Planning Board.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.1 and a maximum building height of 1 storey, or the plot ratio and height of the existing building, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OTHER SPECIFIED USES

Column 1
Uses always permitted

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

For “Commercial Development with Public Transport Interchange” Only

Ambulance Depot
Commercial Bathhouse/Massage
Establishment
Eating Place
Educational Institution
Exhibition or Convention Hall
Government Use (not elsewhere specified)
Hotel
Information Technology and
Telecommunications Industries
Institutional Use (not elsewhere specified)
Library
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

Broadcasting, Television and/or Film Studio
Flat
Government Refuse Collection Point
Hospital
Petrol Filling Station
Residential Institution

Planning Intention

This zone is intended primarily for commercial developments, which may include uses such as office, shop and services, place of entertainment, eating place and hotel, with public transport interchange facilities serving as a major employment node and a commercial, retail and entertainment centre for the New Town as well as for Sai Kung hinterland.

(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

For “Commercial/Residential Development with Public Transport Interchange” Only

Ambulance Depot
 Eating Place
 Educational Institution
 (in a commercial building or in the
 purpose-designed non-residential portion[@]
 of an existing building only)
 Exhibition or Convention Hall
 Flat
 Government Use (not elsewhere specified)
 Hotel
 House
 Information Technology and
 Telecommunications Industries
 Library
 Off-course Betting Centre
 Office
 Place of Entertainment
 Place of Recreation, Sports or Culture
 Private Club
 Public Clinic
 Public Transport Terminus or Station
 Public Utility Installation
 Public Vehicle Park (excluding container
 vehicle)
 Residential Institution
 School (in free-standing purpose-designed
 school building, in a commercial building or
 in the purpose-designed non-residential
 portion[@] of an existing building only)
 Shop and Services (not elsewhere specified)
 Social Welfare Facility
 Training Centre
 Utility Installation for Private Project
 Wholesale Trade

Broadcasting, Television and/or Film Studio
 Commercial Bathhouse/Massage Establishment
 Educational Institution (not elsewhere specified)
 Government Refuse Collection Point
 Hospital
 Institutional Use (not elsewhere specified)
 Petrol Filling Station
 Public Convenience
 Recyclable Collection Centre
 Religious Institution
 School (not elsewhere specified)
 Shop and Services (Motor Vehicle Showroom
 only)

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

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For “Commercial/Residential Development with Public Transport Interchange” Only (cont'd)

Planning Intention

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

Remarks

- (a) On land designated “Other Specified Uses” annotated “Commercial/Residential Development with Public Transport Interchange (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 domestic plot ratio of 5, a maximum non-domestic plot ratio of 1 and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (b) In determining the maximum plot ratio for the purposes of paragraphs (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as railway facilities, public transport facilities, public pedestrian passageway or Government, institution or community facilities, as required by the Government, may also be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraphs (a) 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

For "Sports and Recreation Club" Only

Place of Recreation, Sports or Culture
Private Club

Eating Place
Government Refuse Collection Point
Government Use (not elsewhere specified)
Public Vehicle Park (excluding container
vehicle)
Shop and Services
Social Welfare Facility
Utility Installation for Private Project

Planning Intention

This zone is intended primarily to reserve land for water sports and recreation facilities.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.5, a maximum site coverage of 50% and a maximum building height of 1 storey, or the plot ratio, site coverage and height of the existing building, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(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

For "Industrial Estate" Only

Ambulance Depot	Electric Power Station
Broadcasting, Television and/or Film Studio	Off-course Betting Centre
Cargo Handling and Forwarding Facility	Offensive Trades
Dangerous Goods Godown	Oil Depot, Oil Refinery and Petro-chemical Plant
Eating Place	Place of Recreation, Sports or Culture
Gas Works	Service Industries (not elsewhere specified)
Government Refuse Collection Point	
Government Use (not elsewhere specified)	
Industrial Use	
Information Technology and Telecommunications Industries	
Marine Fuelling Station	
Office	
Petrol Filling Station	
Pier	
Private Club	
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	
Refuse Disposal Installation	
Research, Design and Development Centre	
Shop and Services	
Social Welfare Facility (excluding those involving residential care)	
Training Centre	
Utility Installation for Private Project	
Warehouse (excluding Dangerous Goods Godown)	
Wholesale Trade	

Planning Intention

This zone is intended primarily to provide/reserve land for the development of an industrial estate for industries to be admitted by the Hong Kong Science and Technology Parks Corporation according to the criteria set by the Corporation. Industries to be included would normally not be accommodated in conventional industrial buildings because of their specific requirements.

(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

For "Film Studio and Related Uses" Only

As Specified on the Plan

- Creative Industries (not elsewhere specified)
- Eating Place
- Exhibition or Convention Hall
- Flat
- Hotel
- House
- Institutional Use (not elsewhere specified)
- Office
- Place of Entertainment
- Place of Recreation, Sports or Culture
- Public Utility Installation
- Public Vehicle Park (excluding container vehicle)
- Residential Institution
- Shop and Services
- Training Centre

Planning Intention

This zone is intended primarily for the provision of a film studio and related uses to facilitate film production, distribution and other related functions.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 7 storeys, or height of the existing building, whichever is the greater.
- (b) In determining the maximum number of storeys for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(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

For "Electricity Facilities" Only

Electricity Facilities

Government Use (not elsewhere specified)
Public Utility Installation

Planning Intention

This zone is primarily intended for the provision of electricity facilities.

Remarks

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

(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

For "Construction Waste Handling Facility and Public Fill Transfer Facility" Only

Construction Waste Handling Facility
Public Fill Transfer Facility

Government Use (not elsewhere specified)
Public Utility Installation

Planning Intention

This zone is primarily intended for the provision of construction waste handling facility and public fill transfer facility.

Remarks

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

(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

For "Refuse Transfer Station" Only

Refuse Transfer Station

Government Use (not elsewhere specified)
Public Utility Installation

Planning Intention

This zone is primarily intended for the provision of refuse transfer station.

Remarks

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

(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

For "Concrete Batching Plant" Only

Concrete Batching Plant

Government Use
Public Utility Installation

Planning Intention

This zone is primarily intended for the provision of concrete batching plant.

Remarks

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

For "Desalination Plant" Only

Desalination Plant
Pier

Government Use
Utility Installation not ancillary to the Specified
Use

Planning Intention

This zone is intended primarily for the development of a desalination plant to provide fresh water serving the needs of the community.

(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

For "Cemetery" Only

Columbarium	Place of Recreation, Sports or Culture
Crematorium	Public Transport Terminus or Station
Funeral Facility	Public Utility Installation
Government Use (not elsewhere specified)	Religious Institution
Grave	Shop and Services (Retail Shop only)
Public Convenience	Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of land for cemetery use serving the needs of the community.

For "Petrol Filling Station" Only

Petrol Filling Station	Government Use
	Public Utility Installation
	Workshop (Vehicle Repair Workshop only)

Planning Intention

This zone is intended primarily for the provision of petrol filling station serving the needs of the community.

For "Green Fuel Station" Only

Green Fuel Station	Government Use
	Public Utility Installation

Planning Intention

This zone is intended primarily for the provision of green fuel station for vehicles serving the needs of the community.

(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

For "Pier" Only

Government Use
Pier

Eating Place
Marine Fuelling Station
Shop and Services
Utility Installation for Private Project

Planning Intention

This zone is primarily intended for the provision of pier for recreation and pleasure vessels and tourism to serve the needs of the community and to enhance the recreation and tourism potential of the area.

Remarks

Kiosks or premises not in excess of a maximum total non-domestic gross floor area of 100m² for uses as eating place and shop and services are considered as ancillary to "Pier" use.

For "Ventilation Building" only

Ventilation Building

Government Use
Utility Installation not ancillary to the
Specified Use

Planning Intention

This zone is intended primarily for the development of ventilation building.

(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

For "Effluent Polishing Plant" Only

Effluent Polishing Plant

Government Use (not elsewhere specified)
Public Utility Installation

Planning Intention

This zone is intended primarily for the development of an effluent polishing plant serving the needs of the community.

Remarks

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

For All Other Sites (Not Listed Above)

As Specified on the Plan

Government Use
Public Utility Installation

Planning Intention

These zones are intended primarily to provide land for the specified use serving the specific needs of the community.

GREEN BELT

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

Planning Intention

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

DRAFT TSEUNG KWAN O OUTLINE ZONING PLAN NO. S/TKO/31

EXPLANATORY STATEMENT

EXPLANATORY STATEMENT

DRAFT TSEUNG KWAN O OUTLINE ZONING PLAN NO. S/TKO/31

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DRAFT TSEUNG KWAN O OUTLINE ZONING PLAN NO. S/TKO/31

(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 Tseung Kwan O Outline Zoning Plan (OZP) No. S/TKO/31. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land-use zonings of the Plan.

2. **AUTHORITY FOR THE PLAN AND PROCEDURE**

- 2.1 On 11 December 1992, the draft Tseung Kwan O OZP No. S/TKO/1, the first statutory plan covering the Tseung Kwan O area, was gazetted under section 5 of the Town Planning Ordinance (the Ordinance). The OZP was subsequently amended twice and exhibited for public inspection under section 5 of the Ordinance.
- 2.2 On 16 July 1996, the then Governor in Council, under section 9(1)(a) of the Ordinance, approved the draft Tseung Kwan O OZP, which was subsequently renumbered as S/TKO/4. On 4 November 1997, the Chief Executive in Council (CE in C) referred the approved OZP No. S/TKO/4 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.3 On 9 February 1999, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tseung Kwan O OZP, which was subsequently renumbered as S/TKO/6. On 20 July 1999, the CE in C referred the approved OZP No. S/TKO/6 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended three times and exhibited for public inspection under section 7 or 12(3) of the Ordinance.
- 2.4 On 15 May 2001, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tseung Kwan O OZP, which was subsequently renumbered as S/TKO/10. On 25 September 2001, the CE in C referred the approved OZP No. S/TKO/10 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.5 On 17 December 2002, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tseung Kwan O OZP, which was subsequently renumbered as S/TKO/13. On 8 July 2003, the CE in C referred the approved OZP No.

S/TKO/13 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.

- 2.6 On 2 November 2004, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tseung Kwan O OZP, which was subsequently renumbered as S/TKO/15. On 30 May 2006, the CE in C referred the approved OZP No. S/TKO/15 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.7 On 2 June 2009, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tseung Kwan O OZP, which was subsequently renumbered as S/TKO/17. On 1 December 2009, the Secretary for Development (SDEV), under the delegated authority of the Chief Executive (CE), directed the Board under section 3(1)(a) of the Ordinance to extend the planning scheme boundary of the Tseung Kwan O OZP to cover a piece of land proposed to be excised from the Clear Water Bay Country Park for the proposed South East New Territories Landfill Extension. On 2 February 2010, the CE in C referred the approved OZP No. S/TKO/17 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended twice, including exclusion of the piece of land in Clear Water Bay Country Park from the planning scheme boundary, and was exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.8 On 17 April 2012, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tseung Kwan O OZP, which was subsequently renumbered as S/TKO/20. On 29 April 2014, the CE in C referred the approved Tseung Kwan O OZP No. S/TKO/20 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.9 On 1 December 2015, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tseung Kwan O OZP, which was subsequently renumbered as S/TKO/22. On 11 December 2015, the approved Tseung Kwan O OZP No. S/TKO/22 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.10 On 5 April 2016, the CE in C referred the approved Tseung Kwan O OZP No. S/TKO/22 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.11 On 14 March 2017, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tseung Kwan O OZP, which was subsequently renumbered as S/TKO/24. On 24 March 2017, the approved Tseung Kwan O OZP No. S/TKO/24 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.12 On 27 June 2017, the CE in C referred the approved Tseung Kwan O OZP No. S/TKO/24 to the Board for amendment under section 12(1)(b)(ii) of the

Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.

- 2.13 On 16 October 2018, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tseung Kwan O OZP, which was subsequently renumbered as S/TKO/26. On 26 October 2018, the approved Tseung Kwan O OZP No. S/TKO/26 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.14 On 17 December 2019, the CE in C referred the approved Tseung Kwan O OZP No. S/TKO/26 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.15 On 1 June 2021, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tseung Kwan O OZP, which was subsequently renumbered as S/TKO/28. On 18 June 2021, the approved Tseung Kwan O OZP No. S/TKO/28 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.16 On 8 September 2023, the Secretary for Development referred the approved Tseung Kwan O OZP No. S/TKO/28 to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.17 On 17 September 2024, the CE in C, under Section 9(1)(a) of the Ordinance, approved the draft Tseung Kwan O OZP, which was subsequently renumbered as S/TKO/30. On 27 September 2024, the approved Tseung Kwan O OZP No. S/TKO/30 was exhibited for public inspection under section 9D(2) of the Ordinance.
- 2.18 On 3 January 2025, the Secretary for Development referred the approved Tseung Kwan O OZP No. S/TKO/30 to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. The reference was notified in the Gazette on 10 January 2025 under section 12(2) of the Ordinance.
- 2.19 On 3 January 2025, the Secretary for Development, under the delegated authority of CE, directed the Board under section 3(1)(a) of the Ordinance to amend the planning scheme boundary of the Tseung Kwan O OZP to include three sea areas for reclamation in Fat Tong O and Chiu Keng Wan and include/excise various minor areas along the boundary of Clear Water Bay Country Park and existing shorelines of Tseung Kwan O into/from the planning scheme boundary.
- 2.20 On 14 February 2025, the draft Tseung Kwan O OZP No. S/TKO/31 (the Plan), incorporating amendments mainly include the incorporation of two sea areas in Fat Tong O into the planning scheme boundary and zoning/rezoning of these sea areas and adjoining Tseung Kwan O Area 137 for primarily residential and Government, institution or community (GIC) developments, and incorporation of another sea area in Chiu Keng Wan into the planning scheme

boundary and zoning it primarily for public facility developments, was exhibited for public inspection under section 5 of the Ordinance.

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zones and major transport networks for the Tseung Kwan O area so that development and redevelopment in the area can be subject to statutory planning control. Such control is necessary to develop Tseung Kwan O New Town into a balanced community.
- 3.2 The Plan is to illustrate the broad principles of development within the Planning Scheme Area. As it is a small-scale plan, the alignment of roads and the Mass Transit Railway (MTR) line as well as boundaries between the land use zones may be subject to minor alterations as detailed planning and development proceed.
- 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 zones. The general principle is that such areas should not be taken into account in plot ratio (PR) and site coverage (SC) calculation. Development within zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Tseung Kwan O 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 Planning Scheme 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.tpb.gov.hk>.

5. THE PLANNING SCHEME AREA

- 5.1 The Planning Scheme Area (the Area), which covers an area of about 1,761 hectares (ha), is located at the southern part of Sai Kung District in the South East New Territories. It is bounded by Clear Water Bay Peninsula to the east, Junk Bay to the south, Lam Tin and Sau Mau Ping areas to the west, and Tseng Lan Shue and the Hong Kong University of Science and Technology to the

north. The Area is surrounded by steep sloping hills in the north, east and west, and is physically segregated from East Kowloon and Clear Water Bay Peninsula.

- 5.2 In 2022, the Government announced that Tseung Kwan O Area 137 in Fat Tong O will be developed into a new community primarily for residential purpose. Moreover, a piece of land to be created in Chiu Keng Wan off Tseung Kwan O Area 132 will accommodate some public facilities serving the region which require marine frontage for their operation. These two new development areas of Tseung Kwan O New Town fall within the Area.
- 5.3 The boundary of the Area is shown in a heavy broken line on the Plan. For planning and reference purposes, the Area has been divided into a number of smaller planning areas as shown on the Plan.

6. POPULATION

Based on the 2021 Population Census, the population of the Area was estimated by the Planning Department as about 417,700 persons. It is estimated that the planned population of the Area would be about 608,900 persons.

7. URBAN DESIGN FRAMEWORK

- 7.1 Tseung Kwan O is a third generation new town. Capitalizing on the enhanced accessibility brought about by MTR Tseung Kwan O Line, high-density developments are located close to MTR stations at Po Lam, Hang Hau, Tseung Kwan O, Tiu Keng Leng and LOHAS Park, each forming a district centre with its own retail and supporting facilities. Town Centre is located in Areas 56 and 66 in a central location served by MTR Tseung Kwan O Station and close to the Civic Node and the waterfront. The southeastern and southwestern parts of the New Town are reserved for specific uses to meet territorial needs, such as Tseung Kwan O InnoPark in Area 87, a desalination plant in Area 137E, landfills and landfill extension in Areas 77, 101 and 105, and electricity facilities, a construction waste handling facility, a public fill transfer facility, a refuse transfer station and a concrete batching plant proposed in Area 132B.
- 7.2 The higher intensity of the development sites close to MTR stations is balanced by the provision of ample open spaces and breezeways in different parts of the New Town. For better ventilation and air circulation, a comprehensive breezeway system is planned to channel valley winds, off-slope and sea breezes and seasonal prevailing winds into the urban core with two major 100m-wide breezeways, one along Po Shun Road, Tseung Lam Highway and Po Hong Road and another along Eastern Channel and the town park in Area 45, and three 75m-wide breezeways running through Town Centre South along Tong Chun Street and Tong Yin Street and Po Lam along MTR tracks. These breezeways are provided by suitably aligned open spaces, low-rise GIC facilities and major transport corridors. Developments within the breezeway corridors are subject to a maximum building height restriction of 30m above ground.

Town Centre South

- 7.3 As recommended under the Feasibility Study for Further Development of Tseung Kwan O completed in 2005, an urban design framework has been formulated mainly for the new development areas in Town Centre South, Tiu Keng Leng and Pak Shing Kok areas to direct the development of a coherent and legible structure of land uses, urban form and open spaces that is appropriate to the unique development context of a waterfront and valley setting of the New Town.
- 7.4 The framework seeks to optimize opportunities afforded by the new development areas in Town Centre South to create a new and distinctive waterfront district that capitalizes on the dramatic visual and physical relationship of the natural landscape of the surrounding country parks and Junk Bay, with the objective of fostering a unique district identity. It also seeks to maximize the development potential of the existing Eastern Channel and Junk Bay by promoting water sports and recreation. The primary objective is to provide a high quality vibrant leisure and recreational area for the enjoyment of the Tseung Kwan O residents and visitors. The new development areas in the Town Centre South, Tiu Keng Leng and Pak Shing Kok areas are intended to be highly integrated with the hinterland through the provision of a comprehensive pedestrian circulation and open space framework and to incorporate architectural designs and landscape treatments that promote a positive public image of the New Town.
- 7.5 The key features of the new development areas proposed under the urban design framework include the following:
- (a) reduction in the population density within Town Centre South and Tiu Keng Leng from that formerly proposed for the area;
 - (b) diminution in building height towards the waterfront with modulation in building height at the waterfront to enhance variety in the height and massing of new development;
 - (c) elimination of waterfront roads to promote a more pedestrian friendly and attractive waterfront district;
 - (d) provision of a “Central Avenue” which is a landscaped pedestrian retail corridor in the form of open space that links the commercial and entertainment node adjacent to MTR Tseung Kwan O Station with the waterfront;
 - (e) provision of a high quality waterfront park and promenade with related leisure and commercial uses;
 - (f) provision of a new riverine park along a landscaped corridor adjacent to the Eastern Channel that provides connections to the waterfront and opportunities for active and passive recreation;
 - (g) provision for water sports activity and recreation in the Eastern Channel

and Junk Bay;

- (h) continual provision of a comprehensive breezeway system by suitably aligned open space, low-rise GIC facilities and major road corridors to promote better ventilation and air circulation within the New Town;
- (i) provision of a signature Civic Node and GIC cluster at the western gateway to the New Town at the intersection of Po Yap Road and Tseung Lam Highway;
- (j) provision of 'breathing spaces' for the more densely populated areas such as Tiu Keng Leng, by the introduction of district parks and local open spaces;
- (k) promotion of lively streetscapes and activities and avoidance of podium developments which may create 'dead' development edges; and
- (l) development of Tseung Kwan O Cross Bay Bridge (formerly known as Tseung Kwan O Cross Bay Link) in the form of a landmark feature bridge.

Fat Tong O (Tseung Kwan O Area 137)

- 7.6 According to the "Planning and Engineering Study for Re-planning of Tseung Kwan O Area 137" and the "Development of Tseung Kwan O Area 137 and Associated Reclamation Sites - Investigation, Design and Construction", Area 137 is positioned as a new waterfront residential community with a strong sense of place and distinctive identity. An urban design framework has been formulated with the design concepts in the ensuing paragraphs.
- 7.7 Located in the southeastern end of the New Town, Area 137 is planned for predominantly high-density residential development supported by a wide range of retail, community facilities, recreational and open space. Taking into account its prominent waterfront location, developments within the area will follow a stepping-down building height profile in two directions, from the northeast hillside towards the southwest waterfront, and from the north towards the southern waterfront which opens to a long vista to South China Sea through Tathong Channel. Variation of building heights within development sites is also recommended to create a dynamic overall skyline.
- 7.8 A new railway station of Tseung Kwan O Line Southern Extension is proposed in the centre of Fat Tong O in Area 137C. Public transport interchanges will also be provided at selected sites close to future railway station and major residential sites. A comprehensive all-weather pedestrian network comprising footbridges, covered walkways at ground level and internal walkways at podium level of residential and commercial developments, will be provided to facilitate convenient pedestrian circulation between future railway station, individual residential sites and major activity nodes. The exact alignment of the pedestrian network is subject to further study, and will be stipulated in the Outline Development Plan (ODP) to be prepared.

- 7.9 The presence of blue-green natural resources around Fat Tong O (Clear Water Bay Country Park and Junk Bay) allows close interaction of the developments with the natural environment. A network of linked open spaces in Area 137 connecting the waterfront and other green networks in Tseung Kwan O such as Clear Water Bay Country Park at the backdrop will be provided. A Gateway Plaza is proposed in the centre of Fat Tong O in Area 137C next to future railway station. Together with the signature joint-user government complex immediate next to the Gateway Plaza, this open space cum GIC cluster will be the civic space and main arrival node of the area. The future waterfront area will feature recreation-oriented quality public realms with good connectivity which would positively relate to the adjoining built environments. To facilitate diverse activities and organic growth of the community, and enhance vibrancy in the waterfront and major pedestrian corridor, retail frontage comprising shop and services and eating place are to be provided on the ground floor along the selected frontage of residential sites facing the waterfront and open space.
- 7.10 Breezeways and visual corridors are intrinsically integrated with the land use layout of Area 137. Major roads and linear open spaces are arranged in alignment with prevailing winds and visually connecting the hillside of the Clear Water Bay Country Park and the waterfront.

Reclamation in Chiu Keng Wan (Tseung Kwan O Area 132B)

- 7.11 Away from the population centre of the New Town of about 1km while close to the Tseung Kwan O-side portal of Tseung Kwan O – Lam Tin Tunnel, the proposed reclamation in Chiu Keng Wan in Area 132B is identified to house five region-specific public facilities that require marine frontage for operation. All developments on the reclaimed land should be low-rise development with the maximum building heights ranging from 15mPD to 70mPD. The building height profile is a response to the adjacent natural hillside, respecting the location of existing cemetery and to minimise visual impact to Junk Bay area while facilitating the operational needs of the planned public facilities.
- 7.12 To further minimise visual impact, vertical greening, special architectural feature on facades, green roofs and variety of building heights within individual sites will be encouraged at the public facilities. Breezeways that align with the prevailing winds are also introduced across various sites with a view to creating well-ventilated microclimate and increasing permeability between building masses.

8. LAND USE ZONINGS

8.1 “Comprehensive Development Area” (“CDA”) : Total Area 34.45 ha

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

or redeveloping relatively large sites in a comprehensive manner and maintaining planning control within the zone through the submission of a Master Layout Plan (MLP). Development within this zone is subject to gross floor area (GFA) restrictions. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of these restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

8.1.2 The comprehensive development, LOHAS Park, in Area 86 falls within this zone. The “CDA” site is intended to facilitate comprehensive development including a MTR depot, a MTR station, associated property development and supporting community facilities. Development/redevelopment within this “CDA” site is restricted to a maximum domestic GFA of 1,612,800m² and a maximum non-domestic GFA of 40,000m² (mainly for retail purpose).

8.1.3 Pursuant to section 4A(1) of the Ordinance, any development proposal under this zoning will require the approval of the Board by way of a planning application under section 16 of the Ordinance. Unless otherwise specified, a MLP should be submitted together with environmental, traffic and other relevant assessment reports as well as other materials as specified in the Notes of the Plan for the approval of the Board under section 4A(2) of the Ordinance. A copy of the approved MLP will be made available for public inspection pursuant to section 4A(3) of the Ordinance.

8.2 “Commercial/Residential” (“C/R”) : Total Area 20.07 ha

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

8.2.2 The areas within this zoning are primarily planned and concentrated in the town centre and district centres where accessibility is enhanced by MTR Tseung Kwan O Line.

8.3 “Residential (Group A)” (“R(A)”) : Total Area 199.08 ha

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

8.3.2 This zoning constitutes the major type of residential land uses in the Area. It covers public rental housing estates (PRH), Home Ownership Schemes (HOS), Private Sector Participation Schemes (PSPS), Sandwich Class Housing (SCH), Flat for Sale Schemes (FFSS), Subsidized Sales Flats (SSF) as well as private residential developments. Commercial uses such as eating places, offices, shops and services are permitted as of right on the lowest three floors of the buildings,

including basement(s), and in the purpose-designed non-residential portion of the existing buildings.

- 8.3.3 Existing PRH estates in the “R(A)” zones include Tsui Lam Estate in Area 5, Po Lam Estate in Area 14, King Lam Estate in Area 23, Ming Tak Estate in Area 34, Hau Tak Estate in Areas 39 & 41, Sheung Tak Estate in Area 59, Kin Ming Estate in Area 73 and part of Choi Ming Court in Area 74. In addition, thirteen HOS developments namely King Ming Court in Area 6, Ying Ming Court in Area 14, Yan Ming Court in Area 21, Ho Ming Court in Area 23, Hin Ming Court and Yuk Ming Court in Area 34, Yu Ming Court in Area 39, Chung Ming Court in Area 41, Wo Ming Court in Area 34/44, Tong Ming Court in Area 57, Kwong Ming Court and Po Ming Court in Area 59, and part of Choi Ming Court in Area 74, as well as four PSPS developments namely Fu Ning Garden in Area 30, On Ning Garden in Area 40, Beverly Garden in Area 55 and Bauhinia Garden in Area 65 zoned “R(A)” have also been completed.
- 8.3.4 Existing SCH developments in the “R(A)” zones comprise Serenity Place in Area 13, Radiant Towers in Area 18 and The Pinnacle in Area 24. Verbena Heights in Area 19 is an existing mixed public rental and FFSS development developed by the Hong Kong Housing Society. Mount Verdant in Area 73 is an existing SSF development.
- 8.3.5 There are eight sub-areas within this zone, each with its own specific development restrictions:
- (a) “Residential (Group A)1” (“R(A)1”) : 1.49 ha
- Shin Ming Estate in Area 73 is zoned “R(A)1”. Development within this sub-area is restricted to maximum domestic and non-domestic PRs of 5.5 and 0.5 respectively and a maximum building height of 138m above Principal Datum (mPD). A stepped building height profile should be adopted for developments within the site thereby reducing its visual impact on the surrounding low-rise GIC developments.
- (b) “Residential (Group A)2” (“R(A)2”) : 6.60 ha
- Two sites in Area 66 to the south of Po Yap Road are zoned “R(A)2”. Development within this sub-area is subject to maximum domestic and non-domestic PRs of 5 and 0.5 respectively, a maximum SC of 50% and a maximum building height of 100mPD. Podium development within these sites should be avoided as far as possible, but may be used within these sites to act as noise mitigation measure against Po Yap Road. Besides, built form and heights should be articulated to create a varied and interesting built form and activity/development edge. Retail and commercial facilities should be promoted along the boundaries fronting directly onto the pedestrianized Central Avenue. The Wings II, The Wings

IIIA, The Wings IIIB, The Parkside and Twin Peaks fall within this sub-area.

(c) “Residential (Group A)3” (“R(A)3”) : 3.04 ha

A site in Area 65 to the east of Bauhinia Garden is zoned “R(A)3”. Development within this sub-area is restricted to maximum domestic and non-domestic PRs of 4 and 0.5 respectively, a maximum SC of 50% and a maximum building height of 100mPD. A public open space with a site area of 4,600m² at the southern portion of this sub-area has been provided at street level to serve as a transitional buffer with the adjacent non-residential developments as well as serving the needs of the surrounding neighbourhoods. To be compatible with the overall urban design concept of the Town Centre South area, the use of podium and wall-like development within this sub-area is avoided. Yee Ming Estate, a PRH estate, falls within this sub-area.

(d) “Residential (Group A)4” (“R(A)4”) : 3.54 ha

A site in Area 65 to the west of the Eastern Channel is zoned “R(A)4”. Development within this sub-area is restricted to maximum domestic and non-domestic PRs of 3 and 0.5 respectively, and a maximum SC of 50%. To achieve a gradation in height towards the waterfront, this sub-area has different building height restrictions, i.e. 65mPD for Area (a) and 35mPD for Area (b). To create a varied and interesting activity edge along the waterfront promenade, publicly accessible outdoor spaces in the form of ‘urban courtyards’ are encouraged to be provided adjoining the promenade within the site. It is proposed that recreational and entertainment uses such as alfresco dining, sitting out areas, gardens could be provided within these outdoor spaces. A private residential development, Savanah, and a HOS development, Yung Ming Court, fall within this sub-area.

(e) “Residential (Group A)5” (“R(A)5”) : 3.67 ha

Two sites in Area 66 abutting the town plaza and the waterfront park along Tong Chun Street and along Tong Yin Street respectively are zoned “R(A)5”. They are subject to maximum domestic and non-domestic PRs of 3 and 0.5 respectively, a maximum SC of 50% and a maximum building height of 65mPD. Retail and commercial activities should be developed along the edge that fronts onto the town plaza and the waterfront park. Corinthia By The Sea and Ocean Wings fall within this sub-area.

(f) “Residential (Group A)6” (“R(A)6”) : 9.36 ha

Two sites in Area 68, one along Tong Chun Street to the west of the Eastern Channel and one along Tong Yin Street to the south of the Civic Node are zoned “R(A)6”. They are subject to maximum domestic and non-domestic PRs of 2 and 0.5 respectively, and a maximum SC of 50%. To achieve a gradation in height towards the waterfront, this sub-area also has different building height restrictions, i.e. 50mPD for Area (a), 35mPD for Area (b) and 60mPD for Area (c). The building height restriction for Area (c) of both sites is intended to allow the development of a feature tower to provide height variation at the waterfront. Similar to the “R(A)4” site, ‘urban courtyards’ are encouraged to be provided along the promenade. Capri, Alto Residences, The Papillons and Monterey fall within this sub-area.

(g) “Residential (Group A)7” (“R(A)7”): 7.26 ha

Four sites, including one in Area 111 to the northwest of Ying Yip Road, one in Area 113 to the west of Yau Yue Wan Village, one in Area 106 to the east of Hong Kong Movie City and Chiu Ming Court, a HOS development, in Areas 35 and 108, are zoned “R(A)7”. Development within this sub-area is subject to a maximum PR of 6.5 and maximum building heights in mPD as stipulated on the Plan.

(h) “Residential (Group A)8” (“R(A)8”): 0.45 ha

A site in Area 108 to the south of Chiu Shun Road is zoned “R(A)8”. It is intended for residential development on top of the existing Pak Shing Kok Ventilation Building. Development within this sub-area is subject to a maximum PR of 6 and a maximum building height of 130mPD. Any floor space that is constructed or intended for use solely as railway facilities, as required by the Government, may be disregarded in the PR calculation.

(i) “Residential (Group A)9” (“R(A)9”): 16.76 ha

Two inland sites in Areas 137A and 137B respectively are zoned “R(A)9”. Development within this sub-area is subject to maximum domestic and non-domestic PRs of 7.5 and 0.3 respectively and maximum building heights of 200mPD and 190mPD as stipulated on the Plan. Any floor space that is constructed or intended for use solely as railway facilities, public transport facilities, public pedestrian passageway or GIC facilities, as required by the Government, may be disregarded in the PR calculation.

(j) “Residential (Group A)10” (“R(A)10”): 9.09 ha

Two inland sites in Areas 137C and 137D respectively are zoned “R(A)10”. Development within this sub-area is subject to maximum domestic and non-domestic PRs of 7 and 0.3 respectively and maximum building heights of 180mPD and 175mPD as stipulated on the Plan. Any floor space that is constructed or intended for use solely as railway facilities, public transport facilities, public pedestrian passageway or GIC facilities, as required by the Government, may be disregarded in the PR calculation.

(k) “Residential (Group A)11” (“R(A)11”): 9.43 ha

Two waterfront sites in Areas 137A and 137B respectively are zoned “R(A)11”. Development within this sub-area is subject to maximum domestic and non-domestic PRs of 6 and 0.3 respectively and maximum building heights of 185mPD and 175mPD as stipulated on the Plan. A public transport interchange shall be provided in the “R(A)11” zone in Area 137A. Any floor space that is constructed or intended for use solely as railway facilities, public transport facilities, public pedestrian passageway or GIC facilities as required by the Government may be disregarded in the PR calculation.

(l) “Residential (Group A)12” (“R(A)12”): 11.12 ha

Two waterfront sites in Area 137D are zoned “R(A)12”. Development within this sub-area is subject to maximum domestic and non-domestic PRs of 4 and 0.3 respectively and a maximum building height of 120mPD as stipulated on the Plan. Any floor space that is constructed or intended for use solely as railway facilities, public transport facilities, public pedestrian passageway or GIC facilities as required by the Government may be disregarded in the PR calculation.

8.3.6 The five sites in the “R(A)4”, “R(A)5” and “R(A)6” sub-areas are intended for the development of waterfront-related commercial and residential uses. These sites will provide a mix of high quality residential development with the provision of retail and other commercial, leisure and entertainment activities to enhance activity and to create a unique, interesting and vibrant waterfront for use by local residents and visitors. The different building height restrictions within these sub-areas are intended to introduce a height variation for each site.

8.3.7 Several 24 hour-dedicated pedestrian passageways have been provided within the “R(A)5” sub-area at Tong Yin Street and Tong Chun Street. These passageways are generally non-building areas which follow the major pedestrian desire lines and guide pedestrians to the Central Avenue and waterfront promenade.

- 8.3.8 The use of podium and wall-like development within the “R(A)2”, “R(A)3”, “R(A)4”, “R(A)5” and “R(A)6” sub-areas are avoided to ensure compatibility with the overall urban design concept of the Town Centre South area, particularly the promotion of lively streetscapes and activities. This objective is attained by ensuring the inclusion of car parking facilities, loading/unloading facilities, plant room, caretaker’s office and quarters and recreational facilities in SC calculation, if provided above ground. The developments are encouraged to adopt suitable design measures to minimize any possible adverse air ventilation impacts. These include lower podium height, greater permeability of podium, wider gap between buildings, non-building area to create air path for better ventilation and minimize the blocking of air flow through positioning of building towers and podiums to align with the prevailing wind directions, as appropriate.
- 8.3.9 Under the urban design framework of Area 137, varied building height profile within the development sites should be adopted for developments in the “R(A)9”, “R(A)10”, “R(A)11” and “R(A)12” sub-areas thereby create dynamic skyline in the area. In addition to aligning major roads and linear open spaces with prevailing winds and visually connecting the hillside and the waterfront, a non-building area with a width of about 15m with a northeast to southwest orientation aligning with the “Open Space” zone extending from the waterfront should be provided in the “R(A)10” sub-area in Area 137D to maintain a network of continuous visual corridors and breezeways from the waterfront towards Clear Water Bay Country Park. Retail frontage comprising shop and services and eating place are to be provided in the ground floor along the selected frontage of these sites facing the waterfront promenade and open space. The residential developments in the “R(A)9”, “R(A)10”, “R(A)11” and “R(A)12” sub-areas will be connected with future railway station and major activity nodes through a comprehensive all-weather pedestrian network subject to further study. Detailed requirements will be stipulated on the ODP to be prepared.
- 8.3.10 An Air Ventilation Assessment Expert Evaluation (AVA EE) (2017) has been carried out for the sites within “R(A)7” sub-area. For all the sites excluding the one in Areas 35 and 108 to the south of Chiu Shun Road, it is found that design measures including building separations and open space at designated areas would alleviate the potential air ventilation impacts on the surrounding wind environment. Quantitative AVAs should be carried out at the detailed design stage. Requirements of the design measures and quantitative AVAs have been incorporated in the planning brief for implementation.
- 8.3.11 A quantitative AVA has been carried out in 2019 for the site within “R(A)8” sub-area and several mitigation measures have been proposed in the assessment, including setback at podium level and setback of tower blocks from Chiu Shun Road; permeable elements underneath the podium and above the Pak Shing Kok Ventilation Building; and 15m-wide building separation between the two residential blocks. In finalizing future development scheme at detailed design stage, the future

developer should take into account these proposed mitigation measures in the AVA to alleviate the potential impact of the development.

8.3.12 The PR controls under the “R(A)9”, “R(A)10”, “R(A)11” and “R(A)12” sub-areas are 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.

8.4 “Residential (Group B)” (“R(B)”) : Total Area 4.49 ha

8.4.1 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.

8.4.2 Two sites are under this zoning, one is Hong Sing Garden in Area 4 and the other is Oscar by the Sea (the ex-Hong Kong Oxygen site) in Area 51.

8.5 “Residential (Group C)” (“R(C)”) : Total Area 0.66 ha

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

8.5.2 There are two sub-areas within this zone, each is subject to PR, building height and/or SC controls to ensure that any development or redevelopment of this sub-area will be in line with the general character of the adjoining environment.

(a) “Residential (Group C)1” (“R(C)1”) : 0.32 ha

Development within this sub-area is restricted to a maximum PR of 0.6, a maximum SC of 30%, and a maximum building height of 2 storeys over one level of carport, or the PR, SC and height of the existing building(s), whichever is the greater. A site in Area 92 falls within this sub-area.

(b) “Residential (Group C)2” (“R(C)2”) : 0.34 ha

Development within this sub-area is restricted to a maximum PR of 1 and a maximum building height of 4 storeys over one level of carport, or the PR and height of the existing building(s), whichever is the greater. A site in Area 36 falls within this sub-area. The PR control 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.

8.6 “Residential (Group E)” (“R(E)”) : Total Area 4.00 ha

- 8.6.1 This zone is intended primarily for phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Board.
- 8.6.2 Two sites abutting Shek Kok Road in Area 85 are under this zoning. Development within the zone is subject to a maximum PR of 5 and a maximum building height of 130m. The Beaumont, The Beaumont II and the Manor Hill fall within this zone.
- 8.6.3 The developers are required to submit adequate information to demonstrate that new residential developments are environmentally acceptable, and suitable mitigation measures, if required, will be implemented to address the potential industrial/residential interface problems, the potential land contamination issue, and the noise impact of the MTR open track section nearby. One footbridge across Wan Po Road and one across Shek Kok Road to link up the sites with the “CDA” in Area 86 are provided in the residential developments.
- 8.6.4 Under this zoning, existing industrial uses will be tolerated but new industrial development will not be permitted upon redevelopment in order to avoid the perpetuation or aggravation of the industrial/residential interface problems with the new residential development during the redevelopment process. In existing industrial buildings, new developments involving offensive trades will not be permitted. Any modification of use from non-industrial to industrial uses (other than non-polluting industrial uses) within existing industrial buildings will require the permission of the Board. In addition, commercial uses, other than those permitted in the purpose-designed non-industrial portion of the existing industrial buildings, would require the permission of the Board. Upon redevelopment of the industrial buildings to non-industrial buildings, commercial uses will be permitted as of right on the lowest three floors, including basement(s), and in the purpose-designed non-residential portion of the existing buildings.

8.7 “Village Type Development” (“V”) : Total Area 22.03 ha

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

- 8.7.2 In order to retain the village character, any future development or redevelopment within this zone, except otherwise specified, is subject to a maximum building height of 3 storeys (8.23m) or the height of the existing building(s), whichever is the greater.
- 8.7.3 This zoning covers the existing villages including Tseung Kwan O Village in Area 7, Mau Wu Tsai Village in Area 123 and Boon Kin Village in Area 109. It also includes the Yau Yue Wan Village resite area in Area 22, the Hang Hau Village resite area in Area 31, the Fat Tau Chau and Tin Ha Wan Village resite areas in Area 35. Besides, a site in Area 8 is reserved for the future expansion of Tseung Kwan O Village.

8.8 “Government, Institution or Community” (“G/IC”) : Total Area 157.67 ha

- 8.8.1 This zone is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- 8.8.2 There are a number of sub-areas under this zone, each with its own specific building height restriction to ensure that developments within these sub-areas are in line with the overall urban design concept of the New Town:

(a) “Government, Institution or Community (1)” (“G/IC(1)”) : 5.16 ha

Development within this sub-area is restricted to a maximum building height of 75m. A piece of land in Area 67 which is reserved for the development of a Civic Node falls within this sub-area. The Civic Node will comprise a cultural complex/town hall, Immigration Headquarters, joint-user government office building, a joint-user complex with market and public vehicle parking facilities. Landmark buildings should be developed within this site to create a symbolic ‘gateway’ at this prominent location. This site, together with the proposed GIC cluster to the west of Tseung Lam Highway in Area 72, will form the western gateway of the New Town. Development within the breezeway corridor along Tong Yin Street and Po Shun Street/Tseung Lam Highway should not exceed 30m above ground.

(b) “Government, Institution or Community (2)” (“G/IC(2)”) : 2.42 ha

Development within this sub-area is restricted to a maximum building height of 55m. The campus of Hong Kong Design Institute and Hong Kong Institute of Vocational Education (Lee Wai Lee) of the Vocational Training Council to the south of Choi Ming Court in Area 74 fall within this sub-area.

(c) “Government, Institution or Community (3)” (“G/IC(3)”): 2.50 ha

Development within this sub-area is restricted to a maximum building height of 45m. Two sites are within this sub-area. A site located immediately to the northwest of MTR Tiu Keng Leng Station in Area 73 consists of two post-secondary colleges operated by Caritas Bianchi College of Careers and Caritas Institute of Higher Education. Another site in Area 65 is reserved for the development of a government complex, possibly for recreational and other uses.

(d) “Government, Institution or Community (4)” (“G/IC(4)”): 8.08 ha

Development within this sub-area is restricted to a maximum building height of 40m. There are four sites within this sub-area. One of them is located to the west of Tseung Lam Highway in Area 72, which is reserved for the development of a GIC cluster comprising a social welfare complex, a police station, departmental quarters with fire station cum ambulance depot and a refuse collection point. The architecture of buildings within this GIC cluster should be distinctive and compatible with the Civic Node in Area 67 to create a landmark gateway at this location. Another site, which is located in Area 106 and to the east of “G/IC(8)” sub-area in Area 78, is for the development of departmental quarters for Fire Services Department. The remaining two sites are located at Town Centre South comprising two existing schools in Area 65; the French International School and a planned secondary school in Area 67. Development within the breezeway corridor along Tong Yin Street and Po Shun Road/Tseung Lam Highway at the “G/IC(4)” zone in Areas 67 and 72 should not exceed 30m above ground.

(e) “Government, Institution or Community (5)” (“G/IC(5)”): 0.33 ha

Development within this sub-area is restricted to a maximum building height of 10m. A piece of land in Area 68, which is reserved for the development of a telephone exchange, is within this sub-area. Another site at the south-eastern portion of Area 77 is within this sub-area. It accommodates an existing gas and leachate management compound which serves to extract the gas and leachate in the Tseung Kwan O Stage I Landfill thereby keeping these substances down to acceptable levels.

(f) “Government, Institution or Community (6)” (“G/IC(6)”): 0.05 ha

Development within this sub-area is restricted to a maximum building height of 5m. A site in Area 77, which is reserved for the development of a sewage pumping station, is within this sub-area. This pumping station serves to convey the collected

sewage from the Tseung Kwan O Stage I Landfill to the existing trunk sewer under Wan Po Road.

(g) “Government, Institution or Community (7)” (“G/IC(7)”): 16.11 ha

A site in Pak Shing Kok (Area 78) occupied by the Fire and Ambulance Services Academy is within this sub-area. Development in Area (a) of this sub-area is restricted to a maximum building height of 100mPD, except a fire services rescue training tower up to 114mPD. Development in Area (b) of this sub-area is restricted to a maximum building height of 120mPD.

(h) “Government, Institution or Community (8)” (“G/IC(8)”): 6.05 ha

Development within this sub-area is restricted to a maximum building height of 106mPD. A site in Pak Shing Kok (Area 78) planned for a Chinese Medicine Hospital and a Government Chinese Medicines Testing Institute is within this sub-area.

(i) “Government, Institution or Community (9)” (“G/IC(9)”): 6.87 ha

Development within this sub-area is restricted to a maximum building height of 60mPD, except a communications tower up to 76mPD. A site in Area 85 reserved for a new Radio Television Hong Kong broadcasting house and two data centres are within this sub-area. To create a clustering effect of this sub-area with areas for broadcasting, innovation and technology industries in Tseung Kwan O, information technology and telecommunications related uses are permitted in this sub-area.

(j) “Government, Institution or Community (10)” (“G/IC(10)”): 14.35 ha

Development within this sub-area is restricted to the maximum building heights as stipulated on the Plan. There are 8 sites within this sub-area. A site located at Area 137C is reserved for a signature joint-user government complex with a swimming pool complex, a sports centre, a public market, a community hall, a health centre and other GIC facilities which will be the major activity node of Fat Tong O. Given its location, a landmark building in both form and function may be considered to create a visual and place identity of the area. Two sites located at the north of Area 137A near Tseung Kwan O InnoPark are reserved for an electricity substation, a divisional police station, a sub-divisional fire station cum ambulance depot and a sports centre respectively while another site in Area 137A is reserved for a primary school and a secondary school. One site located at Area 137D is reserved for two primary schools and one secondary school while another site is reserved for an electricity substation. Moreover, two sites in Area 135 at the southern foothill of Fat

Tong Chau and Area 132B are reserved for the development of a fresh water and a salt water service reservoirs as well as a sewage pumping station respectively. Under the urban design framework of Area 137, a non-building area with a width of about 15m with a northeast to southwest orientation aligning with the "Open Space" zone extending from the waterfront should be provided in the "G/IC(10)" sub-area in Area 137D to maintain a network of continuous visual corridors and breezeways from the waterfront towards Clear Water Bay Country Park. Detailed requirements will be stipulated on the ODP to be prepared.

- 8.8.3 Specific building height restrictions for the "G/IC" sub-areas in terms of m or mPD, which mainly reflect the planned building heights of developments, have been incorporated into the Plan to provide visual and spatial relief to the Area.
- 8.8.4 Apart from the above, other major GIC facilities provided or planned in the Area include:
- (a) existing and proposed primary and secondary schools distributed in various areas;
 - (b) a wide range of community facilities such as town hall, libraries, indoor recreation centres, community centres, care and attention homes and religious institutions in various areas;
 - (c) hospitals in Areas 27 and 32;
 - (d) clinics in Areas 22, 44, 56 and 67;
 - (e) police stations in Areas 21 and 72;
 - (f) fire stations and/or ambulance depots in Areas 10, 72 and 87;
 - (g) government staff quarters in Areas 22, 72, 106 and 123;
 - (h) YMCA youth camp in Area 122;
 - (i) electricity substations in Areas 11, 24, 39, 56, 72 and 115;
 - (j) telephone exchanges in Areas 26 and 68;
 - (k) water pumping stations in Areas 5 and 120;
 - (l) service reservoirs in various areas;
 - (m) film studio for pre-production and post-production of films in Area 106; and

- (n) three sites in Area 132B designated as government reserve purpose. Any development in these “G/IC” sites should be low-rise and compatible with the adjoining public facilities and surrounding natural environment.

8.8.5 When detailed planning and development for the Area proceeds, local community facilities not requiring free-standing sites such as social welfare facilities and kindergartens will also be provided within the public housing estates and private residential development as proposed by concerned bureaux/departments subject to feasibility and detailed design. Detailed requirements will be stipulated on the ODP, and Planning Brief of public housing estate and land lease of private residential site to be prepared for each individual site.

8.9 “Open Space” (“O”) : Total Area 209.84 ha

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

8.9.2 Two sites in Areas 72 along Tseung Lam Highway are proposed for the development of Tiu Keng Leng Park, where the southern part has been developed as landscaped pedestrian decks spanning across the depressed Tseung Lam Highway. This open space will provide some visual relief to the adjacent high density developments and will link up with the waterfront park in Area 68 via a waterfront promenade.

8.9.3 The central part of Area 68 fronting Junk Bay is being developed as a waterfront park which will link up with a town plaza proposed to its north in Area 66. The waterfront park is intended predominantly for passive recreation with a high quality landscaping design to promote a unique identity for the New Town. The proposed town plaza is to serve primarily as an urban civic space with provision for public gatherings and other activities.

8.9.4 A semi-circular area in Area 66 south of Po Yap Road and MTR Tseung Kwan O Station is proposed to be developed as an open/green plaza serving as a recreational space for nearby residents and visitors and a buffer between MTR Tseung Kwan O Station and the residential developments in Area 66.

8.9.5 A Central Avenue at Area 66 is proposed between the open/green plaza south of Po Yap Road and the town plaza which will form a major linkage between Town Centre North and the waterfront area. The proposed Central Avenue is intended primarily for the provision of a landscaped corridor in the form of open space, which would be flanked by retail development edges on both sides of the adjacent “R(A)” zones and landscaped to a high quality. Shops and services, and eating places including alfresco dining may be considered by the Board through the planning permission system.

- 8.9.6 A riverine park is proposed along the Eastern Channel in Area 65 and a waterfront promenade is provided along Junk Bay in Area 68. The sites will provide a range of passive recreational facilities and opportunities. Alfresco dining may be considered by the Board through the planning permission system.
- 8.9.7 The landfill sites in Areas 77 and 105 have been decommissioned and restored. The landfill site in Area 101 will be developed into major open spaces upon completion of the landfill and restoration works. However, any development proposals within the 250m Consultation Zone of these landfills will need to include a Landfill Gas Hazard Assessment to the satisfaction of the Environmental Protection Department (EPD).
- 8.9.8 A Gateway Plaza comprising two sites separated by road is proposed at the central northeast-southwest direction corridor of Area 137 connecting the proposed waterfront promenade to the proposed extension of Wan Po Road. Retail frontages at the neighbouring developments will be provided in selected locations facing the Gateway Plaza. With its close proximity to the planned joint-user government complex at Area 137C, and direct connection with the planned railway station and a public transport interchange, the Gateway Plaza will be the main green corridor, civic space and arrival point of Area 137. With a width of about 100m and an orientation that align with prevailing wind, it will also function as a major visual and wind corridor of the area.
- 8.9.9 An about 1.5 km-long waterfront promenade is proposed along the shoreline of Area 137. While the promenade is primarily for passive recreational facilities, it is aimed to create an attractive, vibrant and accessible waterfront area by providing opportunities for retail frontages at the neighbouring developments, cycling tracks, viewing decks and steps towards the water, as well as attractive landscape features.
- 8.9.10 Two other major open spaces are proposed in both southern and northern ends of Fat Tong O in Areas 137A and 137D which will serve as leisure and active recreational outlets for the area.
- 8.9.11 Other open spaces are also provided in Areas 12, 24, 25, 37, 40, 73 and 74 and another site in Area 51 is reserved to provide recreational outlets for the nearby residential neighbourhood.

“Open Space (1)” (“O(1)”) : 16.79 ha

- 8.9.12 In “O(1)”, ‘Place of Recreation, Sports or Culture’ and ‘Library’ uses are always permitted. A town park in Area 45 provides a variety of active and passive recreational facilities, a sports ground and an indoor velodrome cum sports centre (IVSC). A sports centre together with a library (SCL) is provided in the open space in Area 74. The zoning of this sub-area allows locational and design flexibility for the provision of IVSC in Area 45 and SCL in Area 74. The building height of IVSC in Area 45 and SCL in Area 74 have not exceeded 30m above ground.

“Open Space (2)” (“O(2)”) : 100.65 ha

8.9.13 The landfill site in Area 101 falls within the “O(2)” sub-area. The “O(2)” zoning is to reflect the long-term planning intention of open space use of the landfill sites after the decommissioning and restoration of the landfill, while permitting landfill use in the interim.

8.9.14 Upon detailed planning, additional local open spaces will be provided in the residential zones. These open spaces are however not shown on this Plan.

8.10 “Recreation” (“REC”) : Total Area 66.28 ha

8.10.1 The planning intention of this zone is primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission. Part of the Tseung Kwan O Stage I Landfill in Area 77 within this zone has been developed for recreational uses including the Wan Po Road Pet Garden and Jockey Club HKFA Football Training Centre.

8.10.2 Given the development constraints associated with landfill sites, development within this zone is restricted to a maximum PR of 0.1 and a maximum building height of 1 storey. Moreover, similar to other landfill sites, any development proposals within the 250m Consultation Zone of the landfill will need to include a Landfill Gas Hazard Assessment to the satisfaction of EPD.

8.11 “Other Specified Uses” (“OU”) : Total Area 177.92 ha

8.11.1 This zone denotes land allocated or reserved for specific uses, including the following:

- (a) a waterfront site at the toe of the Tseung Kwan O Stage I Landfill in Area 77 is reserved for the development of a water sports centre. Given the prominent location of this site and the constraints associated with landfill sites, development within this zone is restricted to a maximum PR of 0.5, a maximum SC of 50% and a maximum building height of 1 storey;
- (b) a pair of finger piers at the waterfront of Area 68 is proposed to cater for the berthing of recreational/pleasure vessels and kaidos thereby serving the needs of the community and to enhance the water-borne recreation and tourism potential of Junk Bay as well as the New Town. Structures to be accommodated are intended for low-intensity low-rise developments generally of one storey high, depending on the design. Dining, including alfresco dining, and recreation and tourism related commercial facilities may be considered by the Board through the planning permission system. Each proposal

will be considered on its individual planning merits. In addition, special and/or atypical design of these piers is encouraged to allow the creation of a place of attraction, resting and recreation and/or focal and vantage point for visitors;

- (c) a commercial development with public transport interchange in Area 56. This site is intended for an entertainment node within the New Town and comprises a range of entertainment, leisure and commercial uses. Some residential elements within the site has been allowed through planning permission from the Board and the development is known as The Wings;
- (d) commercial/residential developments with public transport interchange in Areas 17, 38, 73 and 137C;
- (e) Tseung Kwan O InnoPark in Area 87, which enjoys the advantage of marine frontage as well as proximity to the Hong Kong University of Science and Technology;
- (f) an effluent polishing plant in Area 137E. Any development in this zone should not exceed 30mPD;
- (g) the desalination plant in the southeastern part of Area 137E which is intended to provide fresh water serving the needs of the community;
- (h) a bus depot in Area 26. Located in the breezeway corridor, any development in this zone should not exceed 30m above ground;
- (i) an explosive store in Area 124;
- (j) petrol filling stations in Areas 10 and 16 which may include vehicle repair workshops subject to planning permission from the Board;
- (k) a green fuel station in Area 137D;
- (l) a pier near Tit Cham Chau in Area 137E;
- (m) the landing steps in Area 68;
- (n) the sewage treatment works in Area 85;
- (o) a cemetery in Area 130 with vehicular access from Ko Chiu Road in East Kowloon;
- (p) an underground desilting compound in Area 68;
- (q) the ventilation building for Tseung Kwan O – Lam Tin Tunnel in Area 128;

- (r) a site in Area 92 is intended primarily for the provision of a film studio and related uses to facilitate film production, distribution and other related functions. It will be redeveloped into a film production park which may include facilities for film shooting and post-production, research and design of film related product and technology, training for film profession, products and copyright trading, and exchange for film industry, as well as associated workshop cum dormitories. Development within this zone is restricted to a maximum building height of 7 storeys. In determining the maximum number of storeys, any basement floor(s) may be disregarded. To provide design flexibility, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Consideration of such application for minor relaxation would be based on individual merits, taking into account site constraints, tree preservation, innovative architectural design, and planning merits that would enhance the landscape quality of the site and the amenity of the locality. To enhance landscape quality of the site, the future developer will be required to make a landscape submission under lease; and
- (s) electricity facilities, a construction waste handling facility, a public fill transfer facility, a refuse transfer station and a concrete batching plant in Area 132B.

8.11.2 A waterfront site in Fat Tong O in Area 137C is zoned “OU” annotated “Commercial/Residential Developments with Public Transport Interchange (1)” intended for commercial/residential developments with public transport interchange. Development within this zone is subject to maximum domestic and non-domestic PRs of 5 and 1 respectively and a maximum building height in 155mPD as stipulated on the Plan. Given its close location to the future railway station, a public transport interchange shall be provided to serve the future residents of Fat Tong O. Any floor space that is constructed or intended for use solely as railway facilities, public transport facilities, public pedestrian passageway or GIC facilities, as required by the Government, may be disregarded in the PR calculation.

8.11.3 Under the urban design framework of Area 137, varied building height profile within the “OU” annotated “Commercial/Residential Developments with Public Transport Interchange (1)” zone should be adopted thereby create dynamic skyline in the area. Retail frontage comprising shop and services and eating place are to be provided in the ground floor along the frontage facing the waterfront and open space. The site will be connected with future railway station, other residential sites and major activity nodes through a comprehensive all-weather pedestrian network subject to further study. Detailed requirements will be stipulated on the ODP to be prepared. The PR control 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.

8.11.4 Four “OU” zones on the proposed reclamation in Chiu Keng Wan in Area 132B are reserved for low-rise public facilities serving the region which require marine frontage for their operation. The “OU” annotated “Electricity Facilities” zone in the northern part of Area 132B housing power infrastructures to receive zero-carbon energy from the Mainland is subject to a maximum building height of 70mPD. The other three “OU” zones in Area 132B are reserved for construction waste handling facility and public fill transfer facility, refuse transfer station and concrete batching plant which are subject to maximum building heights of 30mPD and 35mPD, 50mPD and 35mPD respectively. The maximum building heights do not apply to crane structures serving these public facilities. Vertical greening, special architectural feature on facades, green roofs and variety of building heights within individual sites will be encouraged to minimise the possible visual impact at this waterfront site.

8.12 “Green Belt” (“GB”) : Total Area 746.83 ha

The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. Development within this zone will be strictly controlled and development proposals will be considered on individual merits taking into account the relevant Town Planning Board Guidelines.

8.13 For the zones where minor relaxation of relevant restrictions are applicable, based on the individual merits of a development or redevelopment proposal, minor relaxation of the PR/GFA/building height/SC restrictions and minor adjustment to the boundaries of Areas within sub-area as stated in the relevant paragraphs above may be considered by the Board on application under section 16 of the Ordinance. Each application will be considered on its own merits.

9. COMMUNICATIONS

9.1 Roads

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

9.1.2 External access to and from the Area will be mainly via Tseung Kwan O Tunnel and Tseung Kwan O – Lam Tin Tunnel, supplemented by Po Lam Road as well as Ying Yip Road and Hang Hau Road connecting to Clear Water Bay Road. Tseung Lam Highway comprising Tseung Kwan O – Lam Tin Tunnel and Tseung Kwan O Cross Bay Bridge was

commissioned on 11 December 2022. Cross Bay Bridge is designed as a feature bridge and provides direct access from Tseung Kwan O – Lam Tin Tunnel to Area 86, Tseung Kwan O InnoPark in Area 87 and Fat Tong O in Area 137.

9.1.3 According to the Hong Kong Major Transport Infrastructure Development Blueprint, another new external access namely Tseung Kwan O – Yau Tong Tunnel is planned to link up the central part of Tseung Kwan O and Yau Tong.

9.2 Mass Transit Railway

Apart from Tseung Kwan O Tunnel and Tseung Kwan O – Lam Tin Tunnel, external access is supported by MTR Tseung Kwan O Line. Phase I of MTR Tseung Kwan O Extension project comprising four stations in Tseung Kwan O, namely Tiu Keng Leng, Tseung Kwan O, Hang Hau and Po Lam, commenced operation in August 2002. The MTR tracks are primarily underground, except for the section between Ho Ming Court and Po Shun Road, which are at grade and enclosed by structures with a landscaped bund on top to eliminate any noise impact caused by the MTR operation on the adjacent residential areas. Phase II of the project includes a spur line to Tseung Kwan O South with a depot and LOHAS Park Station in Area 86. The depot has been completed and the station commenced operation in July 2009. The Hong Kong Major Transport Infrastructure Development Blueprint recommended the Tseung Kwan O Line Southern Extension running from LOHAS Park Station southwards to the planned station at Area 137 via tunnels through the seabed outside the Tseung Kwan O InnoPark.

9.3 Public Transport

Franchised buses, taxis, green mini-buses and ferries will be the main modes of public transport in addition to MTR. Public transport interchange facilities are/will be provided at strategic locations.

9.4 Pedestrian and Cycle Networks

The cycle track and pedestrian walkway networks will be designed to facilitate convenient cycle and pedestrian movements within the Area. Grade-separated pedestrian and cycle crossings will be provided at major pedestrian and cycle crossing points. A cycle track with associated facilities along the waterfront at Town Centre South has been completed. A comprehensive cycling network connecting key developments with adequate parking and supporting facilities is also planned in Area 137 which will connect to the existing cycle track of the New Town at Wan Po Road.

10. UTILITY SERVICES

10.1 Water Supply

10.1.1 A water supply and distribution system has been implemented to meet the demand arising from the development in Tseung Kwan O.

10.1.2 Apart from the existing fresh water service reservoirs in Areas 1, 2, 3, 106, 113 and 125, an extension of fresh water service reservoir is proposed in Area 113 and an additional fresh water service reservoir is proposed in Area 135 to cater for further development of the Area. Moreover, there is an existing fresh water pumping station in Area 120.

10.1.3 Apart from the existing salt water service reservoirs in Areas 1 and 5 and the existing salt water pumping stations in Areas 5 and 86, additional salt water service reservoir in Area 135 and pumping station will be reserved to cater for supply of flushing water.

10.2 Drainage and Sewage Collection

Surface water will be channeled into two main culverts for discharge into the sea. An overland drainage and flood path system will cater for very heavy rain and possible blockage of culverts. Sewage will be conveyed via a network of sewers and a sewer tunnel through Areas 108 and 78 to the sewage treatment works in Area 85 for treatment before being discharged into the Harbour Area Treatment Scheme Stage I deep tunnel conveyance system. To cater for the population growth, an effluent polishing plant is proposed at Area 137E. A new sewerage network with associated gravity sewer for influent collection and outfall of plant will be laid underneath the public roads in Area 137. For Area 132B, a local sewerage network and a sewage pumping station with the associated rising main in Area 132B will convey the sewage to the existing sewer network in Area 72. There will be sufficient capacity to serve the currently planned developments.

10.3 Electricity

10.3.1 Electricity will be supplied to the Area through a new distribution network. Sites in Areas 11, 24, 39, 56, 72, 86, 87 and 115 have been developed into electricity substations. Two sites have been reserved in Areas 137A and 137D for future electricity substations to meet the demand in short and long terms.

10.3.2 The facility at the site in Area 115 is a 400kV electricity substation. Stringent pollution control measures have been imposed in order to ensure that the adjacent residential neighbourhood will not be adversely affected.

10.4 Town Gas

The network for supplying town gas to the developments in the Area has been extended from Kowloon via Po Lam Road North, Tseung Kwan O Tunnel and Clear Water Bay Road.

10.5 Telephone

Telephone service is available through the telephone exchanges in Areas 26 and 87. An additional telephone exchange is reserved in Area 68 to cater for future demand.

11. CULTURAL HERITAGE

11.1 Several buildings/structures/sites which are of historical significance and archaeological interest are located within the Area. They include Site of the Chinese Customs Station on Fat Tau Chau (Junk Island) (Fat Tau Chau is now known as Fat Tong Chau) in Area 135, which is a Declared Monument under the Antiquities and Monuments Ordinance, Fat Tau Chau Site of Archaeological Interest, Fat Tau Chau Qing Dynasty Grave Stone and Fat Tau Chau House Ruin also in Area 135, Yau Yue Wan Kiln in Area 22, Tin Hau Temple at Hang Hau in Area 35 which is a Grade 3 historic building, Observation Post at Mau Wu Shan in Area 125 which is a Grade 1 historic structure as well as Fortifications at Devil's Peak in Area 132A which is a Grade 2 historic structure.

11.2 On 19 March 2009, the Antiquities Advisory Board (AAB) released the list of 1,444 historic buildings, in which some buildings/structures within the Area have been accorded gradings. AAB also released a number of new items in addition to the list of 1,444 historic buildings. These items are subject to the grading assessment by AAB. Details of the list of 1,444 historic buildings and its new items have been uploaded onto the official website of AAB at <http://www.aab.gov.hk>.

11.3 Prior consultation with the Antiquities and Monuments Office (AMO) of Development Bureau should be made if any development, redevelopment or rezoning proposals that might affect the above sites of archaeological interest, graded/proposed graded historic buildings/structures, declared monuments, new items pending grading assessment and their immediate environs. If disturbance of the site of archaeological interest or other areas of archaeological potential is unavoidable, a detailed Archaeological Impact Assessment (AIA) conducted by a qualified archaeologist is required. The archaeologist shall apply for a licence to conduct AIA under the Antiquities and Monuments Ordinance (Cap. 53). A proposal for AIA shall be submitted to AMO for agreement prior to applying for a licence.

12. IMPLEMENTATION

- 12.1 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.
- 12.2 The Plan provides a broad land use framework within which more detailed non-statutory plans such as ODP for the Area are prepared by the Planning Department. These detailed plans are used as the basis for public works planning and site reservation within the Government. These may include information on detailed land uses, development parameters and boundaries of individual sites, non-building areas, green coverage, waterworks and drainage reserves, site formation levels, road alignment and dimensions, location of pedestrian facilities, public utility facilities as well as other urban design, environmental, building and engineering requirements. These should generally be followed in land transactions and allocations. In particular, these detailed plans, when available and where appropriate, will serve as the basis for processing the lease modification applications and land sales. 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. Implementation of these public works projects will be subject to the availability of resources. In the course of implementation of the Plan, the Sai Kung District Council will also be consulted as appropriate.
- 12.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering planning applications, will take into account all relevant planning considerations which may include the departmental ODPs /layout plans and the Guidelines published by the Board. The ODPs and the layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board’s website, the Secretariat of the Board and the 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.