

DRAFT TSUEN WAN OUTLINE ZONING PLAN NO. S/TW/38

Amendments

Notes

Schedule of Uses

Explanatory Statement

**SCHEDULE OF AMENDMENTS TO
THE APPROVED TSUEN WAN OUTLINE ZONING PLAN NO. S/TW/37
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A – Rezoning of a site at the junction of Wing Shun Street and Texaco Road from “Government, Institution or Community (9)” (“G/IC(9)”) to “Residential (Group A) 22” (“R(A)22”) with stipulation of building height (BH) restriction.
- Item B – Rezoning of a site at the junction of Ma Tau Pa Road and Texaco Road from “Comprehensive Development Area (1)” (“CDA(1)”) to “Commercial (7)” (“C(7)”) with stipulation of BH restriction.

II. Amendments to the Notes of the Plan

- (a) Deletion of the set of Notes for the “CDA(1)” zone.
- (b) Revision to the Remarks of the Notes for “Residential (Group A)” zone to incorporate “R(A)22” sub-area with development restrictions and requirements.
- (c) Incorporation of a plot ratio exemption clause for any floor space constructed or intended for use solely as public vehicle park, Government, institution or community facilities and public pedestrian passageway as required by the Government for “R(A)22” sub-area.
- (d) Revision to the Remarks of the Notes for “Commercial” zone to incorporate “C(7)” sub-area with development restrictions.
- (e) Revision to the Remarks of the Notes for “Other Specified Uses” annotated “Pier” zone to revise the development restrictions and incorporate ‘Eating Place’ and ‘Shop and Services’ as ancillary uses.
- (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 the “V” zone.
- (g) Incorporation of ‘Field Study/Education/Visitor Centre’ under Column 2 of the Notes for “V” zone.

Town Planning Board

6 December 2024

DRAFT TSUEN WAN OUTLINE ZONING PLAN NO. S/TW/38

(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, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (c) maintenance or repair of watercourse and grave.
- (8) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board:
- toll plaza, on-street vehicle park and railway track.
- (9) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.

(10) In these Notes,

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

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

DRAFT TSUEN WAN OUTLINE ZONING PLAN NO. S/TW/38

Schedule of Uses

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COMMERCIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Use (not elsewhere specified) Hotel Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project	Broadcasting, Television and/or Film Studio Flat (excluding land designated "C(2)" to "C(4)" and "C(7)") Government Refuse Collection Point Hospital (excluding land designated "C(2)" to "C(4)" and "C(7)") House (excluding land designated "C(2)" to "C(4)" and "C(7)") Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Residential Institution (excluding land designated "C(2)" to "C(4)" and "C(7)")

Planning Intention

This zone is intended primarily for commercial developments, which may include office, shop, services, place of entertainment and eating place, functioning mainly as local commercial and shopping centre(s).

(Please see next page)

COMMERCIAL (cont'd)

Remarks

- (1) On land designated “Commercial” (“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 plot ratio of 9.5 or the plot ratio of the existing building, whichever is the greater.
- (2) On land designated “C(1)” to “C(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 the maximum gross floor area (GFA) and in breach of any other restrictions specified below:

<u>Sub-zone</u>	<u>Restriction</u>
C(1)	Maximum GFA of 45,166 m ² , of which 21,966 m ² shall be provided for recreational/entertainment/retail purposes and 23,200 m ² shall be provided for office purposes. A public transport terminus shall be provided.
C(2)	Maximum GFA of 54,406 m ² . A public open space of not less than 790 m ² shall be provided.
C(3)	Maximum GFA of 20,919 m ² . A public open space of not less than 200 m ² shall be provided.
C(4)	Maximum GFA of 103,404 m ² .
C(5)	Maximum GFA of 10,165 m ² .
C(6)	Maximum GFA of 14,915 m ² .
C(7)	Maximum GFA of 52,513 m ² .

- (3) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (4) In determining the maximum plot ratio or GFA for the purposes of paragraphs (1) and (2) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as public transport terminus, as required by the Government, may also be disregarded.
- (5) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio or gross floor area for the building on land to which paragraph (1) or (2) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio or GFA specified in paragraphs (1) and (2) above may thereby be exceeded.

(Please see next page)

COMMERCIAL (cont'd)

Remarks (cont'd)

- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio / GFA / building height restrictions stated in paragraphs (1) to (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (7) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restriction as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

COMPREHENSIVE DEVELOPMENT AREA (3) TO
COMPREHENSIVE DEVELOPMENT AREA (6)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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Ambulance Depot
Commercial Bathhouse/Massage Establishment
Eating Place
Educational Institution
Exhibition or Convention Hall
Flat
Government Refuse Collection Point
Government Use (not elsewhere specified)
Hotel
House
Information Technology and
Telecommunications Industries
Institutional Use (not elsewhere specified)
Library
Mass Transit Railway Vent Shaft and/or Other
Structure above Ground Level other than
Entrances
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
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 (3) TO
COMPREHENSIVE DEVELOPMENT AREA (6) (cont'd)

Planning Intention

This zone is intended for comprehensive development/redevelopment of the area primarily for residential use with the provision of commercial facilities, 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, visual impact, air ventilation and other constraints.

Remarks

- (1) 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 (3)” (“CDA(3)”) to “CDA(6)”) 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 commercial, 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, walkways and footbridges 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) visual impact assessment and air ventilation assessment reports to examine any visual and air ventilation problems that may be caused to or by the proposed development and the proposed mitigation measures to tackle them;
 - (ix) 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;
 - (x) 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
 - (xi) such other information as may be required by the Town Planning Board.

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COMPREHENSIVE DEVELOPMENT AREA (3) TO
COMPREHENSIVE DEVELOPMENT AREA (6) (cont'd)

Remarks (cont'd)

- (2) 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.
- (3) No new development or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a total maximum plot ratio of 5.0, of which a minimum plot ratio of 4.5 shall be for domestic use. Ancillary car parking should be provided in the basement.
- (4) No addition, alteration and/or modification to an existing building shall result in a total development in excess of the plot ratio of the existing building, except for modification of an existing non-domestic building to a domestic building or a building that is partly domestic and partly non-domestic, in which case the development shall not exceed the relevant maximum plot ratio and non-domestic plot ratio stated in paragraph (3) above.
- (5) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (6) In determining the relevant total maximum plot ratio for the purposes of paragraph (3) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (7) In determining the relevant total maximum plot ratio for the purposes of paragraph (3) above, any floor space that is constructed or intended for use solely as public transport facilities, or GIC or social welfare facilities, as required by the Government, shall be included for calculation.
- (8) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio / building height restrictions stated in paragraphs (3) and (5) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Flat Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station (excluding open-air terminus or station) Public Vehicle Park (excluding container vehicle) (on land designated "R(A)16", "R(A)19", "R(A)20", "R(A)21" and "R(A)22" only) Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office Petrol Filling Station Place of Entertainment Private Club Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) (not elsewhere specified) Religious Institution School (not elsewhere specified) Shop and Services (not elsewhere specified) Training Centre

(Please see next page)

RESIDENTIAL (GROUP A) (cont'd)

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.

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RESIDENTIAL (GROUP A) (cont'd)

Remarks

- (1) On land designated “Residential (Group A)” (“R(A)”) and “R(A)13”, no new development for a domestic or non-domestic building shall exceed a maximum domestic plot ratio of 5.0 or a maximum non-domestic plot ratio of 9.5, as the case may be. For new development of a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic plot ratio of 9.5 and the actual non-domestic plot ratio proposed for the building and the maximum domestic plot ratio of 5.0 divided by the maximum non-domestic plot ratio of 9.5.
- (2) On land designated “R(A)” and “R(A)13”, no addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the relevant maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (1) above, or the domestic and/or non-domestic plot ratio(s) of the existing building, whichever is the greater, subject to, as applicable -
 - (a) the plot ratio(s) of the existing building shall apply only if any addition, alteration and/or modification to or redevelopment of an existing building is for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building; or
 - (b) the maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (1) shall apply if any addition, alteration and/or modification to or redevelopment of an existing building is not for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building.
- (3) On land designated “R(A)20”, 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 5.15, or the plot ratio of the existing building, whichever is the greater. A public transport interchange and Government, institution or community (GIC) facilities shall be provided.
- (4) On land designated “R(A)21”, 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 6.7, or the plot ratio of the existing building, whichever is the greater. GIC facilities shall be provided.
- (5) On land designated “R(A)22”, 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 6.0 and a maximum non-domestic plot ratio of 0.2, or the plot ratio of the existing building, whichever is the greater. A public vehicle park and GIC facilities shall be provided.

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RESIDENTIAL (GROUP A) (cont'd)

Remarks (cont'd)

- (6) On land designated “R(A)1” to “R(A)12” and “R(A)14” to “R(A)19”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum gross floor areas (GFAs) and in breach of any other restrictions specified below:

<u>Sub-zone</u>	<u>Restriction</u>
R(A)1	Maximum domestic GFA of 88,879 m ² and a maximum non-domestic GFA of 5,737 m ² of which not less than 737 m ² shall be provided for GIC facilities. A public transport terminus shall be provided.
R(A)2	Maximum domestic GFA of 52,264 m ² and a maximum non-domestic GFA of 3,179 m ² of which not less than 1,677 m ² shall be provided for GIC facilities. A public light bus terminus shall be provided.
R(A)3	Maximum domestic GFA of 191,297 m ² and a maximum non-domestic GFA of 13,324 m ² of which not less than 950 m ² shall be provided for GIC facilities.
R(A)4	Maximum domestic GFA of 186,280 m ² and a maximum non-domestic GFA of 14,396 m ² of which not less than 3,426 m ² shall be provided for GIC facilities.
R(A)5	Maximum domestic GFA of 23,960 m ² and a maximum non-domestic GFA of 461 m ² . A public open space of 1,800 m ² at Castle Peak Road level shall be provided.
R(A)6	Maximum domestic GFA of 210,560 m ² and a maximum non-domestic GFA of 43,330 m ² .
R(A)7	Maximum domestic GFA of 50,850 m ² and a maximum non-domestic GFA of 8,470 m ² .
R(A)8	Maximum domestic GFA of 347,000 m ² and a maximum non-domestic GFA of 15,234 m ² . In addition, kindergarten(s) consisting of not less than 18 classrooms and a minimum GFA of 5,204 m ² for GIC facilities shall be provided.
R(A)9	Maximum GFA of 49,690 m ² .
R(A)10	Maximum GFA of 43,066 m ² .
R(A)11	Maximum GFA of 67,500 m ² . A public light bus terminus shall be provided.
R(A)12	Maximum domestic GFA of 107,400 m ² and a maximum non-domestic GFA of 22,800 m ² . A public open space of not less than 3,700 m ² , a public light bus terminus, a Hostel for Moderately Mentally Handicapped and a District Elderly Community Centre shall be provided.
R(A)14	Maximum domestic GFA of 35,974 m ² and a maximum non-domestic GFA of 1,000 m ² .

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RESIDENTIAL (GROUP A) (cont'd)

Remarks (cont'd)

- R(A)15 Maximum domestic GFA of 167,100 m² and a maximum non-domestic GFA of 41,050 m². A public transport interchange shall be provided.
- R(A)16 Maximum domestic GFA of 66,114 m² and a maximum non-domestic GFA of 13,510 m². A public vehicle park shall be provided.
- R(A)17 Maximum domestic GFA of 62,711 m² and a maximum non-domestic GFA of 12,000 m² of which not less than 12,000 m² shall be provided for GIC facilities.
- R(A)18 Maximum domestic GFA of 113,064 m² and a maximum non-domestic GFA of 1,535 m². GIC facilities shall be provided.
- R(A)19 Maximum GFA of 51,673 m². GIC facilities shall be provided.
- (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 the maximum building heights, in terms of metres above Principal Datum (mPD), as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (8) On land designated “R(A)13”, a maximum building height of 100mPD would be permitted for sites with an area of 400m² or more.
- (9) On land designated “R(A)7”, a 20m-wide strip of land at Waterside Plaza is demarcated as a building gap as shown on the Plan. No new development (except minor addition, alteration and/or modification not affecting the building height of the existing building) or redevelopment of an existing building shall exceed the maximum building height restriction of 19mPD.
- (10) On land designated “R(A)15”, “R(A)17” and “R(A)18”, a 50m-wide strip of land, a 20m-wide strip of land and a 20m-wide strip of land are demarcated as building gaps respectively as shown on the Plan. No new development (except minor addition, alteration and/or modification not affecting the building height of the existing building) or redevelopment of an existing building shall exceed the maximum building height restrictions of 27mPD, 18mPD and 19mPD respectively.
- (11) In determining the relevant maximum plot ratio for the purposes of paragraphs (1) to (5) above, area of any part of the site that is occupied or intended to be occupied by free-standing purpose-designed buildings (including both developed on ground and on podium level) solely for accommodating GIC facilities including school(s) as may be required by Government shall be deducted in calculating the relevant site area.
- (12) In determining the maximum plot ratio or GFA for the purposes of paragraphs (1) to (6) 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.

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RESIDENTIAL (GROUP A) (cont'd)

Remarks (cont'd)

- (13) On land designated “R(A)1”, “R(A)2”, “R(A)8” and “R(A)11”, in determining the maximum GFA or maximum non-domestic GFA for the purpose of paragraph (6) above, any floor space that is constructed or intended for use solely as public transport terminus and/or kindergarten(s) as stated in paragraph (6) above, as required by the Government, may also be disregarded.
- (14) On land designated “R(A)12”, in determining the maximum GFA for the purpose of paragraph (6) above, any floor space that is constructed or intended for use solely as public light bus terminus, Hostel for Moderately Mentally Handicapped and/or District Elderly Community Centre as stated in paragraph (6) above, as required by the Government, may also be disregarded.
- (15) On land designated “R(A)15”, in determining the maximum GFA for the purpose of paragraph (6) above, any floor space that is constructed or intended for use solely as railway station development and public transport interchange, as required by the Government, may also be disregarded.
- (16) On land designated “R(A)16”, in determining the maximum GFA for the purpose of paragraph (6) above, any floor space that is constructed or intended for use solely as railway station development and public vehicle park, as required by the Government, may also be disregarded.
- (17) On land designated “R(A)17”, in determining the maximum GFA for the purpose of paragraph (6) above, any floor space that is constructed or intended for use solely as railway station development, as required by the Government, may also be disregarded.
- (18) On land designated “R(A)18”, in determining the maximum GFA for the purpose of paragraph (6) above, any floor space that is constructed or intended for use solely as railway station development and GIC facilities, as required by the Government, may also be disregarded.
- (19) On land designated “R(A)19”, in determining the maximum GFA for the purpose of paragraph (6) above, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may also be disregarded.
- (20) On land designated “R(A)20”, in determining the maximum plot ratio for the purpose of paragraph (3) above, any floor space that is constructed or intended for use solely as public transport interchange and GIC facilities, as required by the Government, may also be disregarded.
- (21) On land designated “R(A)21”, in determining the maximum plot ratio for the purpose of paragraph (4) above, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may also be disregarded.
- (22) On land designated “R(A)22”, in determining the maximum plot ratio for the purpose of paragraph (5) above, any floor space that is constructed or intended for use solely as public vehicle park, GIC facilities and public pedestrian passageway, as required by the Government, may also be disregarded.
- (23) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio or GFA for the building on land to which paragraphs (1) to (6) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio or GFA specified in paragraphs (1) to (6) above may thereby be exceeded.

- (24) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio / GFA / building height / building gap restrictions (except those area for public open space) stated in paragraphs (1) to (10) above, and any reduction in the provision of GIC facilities as stated in paragraphs (3) to (6) above, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP B)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Library Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility (on land designated “R(B)6”, “R(B)7” and “R(B)8” 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) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution School (not elsewhere specified) Shop and Services Social Welfare Facility (not elsewhere specified) Training Centre

Planning Intention

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

(Please see next page)

RESIDENTIAL (GROUP B) (cont'd)

Remarks

- (1) On land designated “Residential (Group B)” (“R(B)”) and “R(B)5”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 2.1 or the plot ratio of the existing building, whichever is the greater.
- (2) On land designated “R(B)1” to “R(B)4” and “R(B)6” to “R(B)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 the maximum gross floor area (GFA) and/or maximum building height, and in breach of any other restrictions specified below:

<u>Sub-zone</u>	<u>Restriction</u>
R(B)1	Maximum GFA of 9,870 m ² for domestic purposes or a maximum GFA of 20,470 m ² for hotel purposes.
R(B)2	Maximum GFA of 76,890 m ² and a maximum building height of 256 metres above Principal Datum (mPD) for sub-area (A), a maximum building height of 230 mPD for sub-area (B) and a maximum building height of 223 mPD for sub-area (C).
R(B)3	Maximum GFA of 20,910 m ² and a maximum building height of 213 mPD.
R(B)4	Maximum domestic GFA of 47,520 m ² and a maximum non-domestic GFA of 3,720 m ² .
R(B)6	Maximum GFA of 97,200 m ² for domestic purposes. Government, institution or community (GIC) facilities shall be provided.
R(B)7	Maximum GFA of 29,200 m ² for domestic purposes. GIC facilities shall be provided.
R(B)8	Maximum GFA of 49,300 m ² .

- (3) On land designated “R(B)”, “R(B)1”, “R(B)4”, and “R(B)6” to “R(B)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 the maximum building heights, in terms of mPD, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (4) On land designated “R(B)5”, no new development (except minor addition, alteration and/or modification not affecting the building height of the existing building) or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of mPD, as stipulated on the Plan.

(Please see next page)

RESIDENTIAL (GROUP B) (cont'd)

Remarks (cont'd)

- (5) On land designated “R(B)6” and “R(B)7”, in determining the maximum GFA for the purpose of paragraph (2) above, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded.
- (6) In determining the maximum plot ratio and GFA for the purposes of paragraphs (1) and (2) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (7) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio / GFA / building height restrictions stated in paragraphs (1) to (4) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (8) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restriction 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 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 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

- (1) On land designated “Residential (Group C)” (“R(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 plot ratio of 0.4, a maximum site coverage of 20% and a maximum building height of 3 storeys over 1 storey of carport, or the plot ratio, site coverage and the height of the existing building, whichever is the greater.
- (2) On land designated “R(C)1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4, a maximum site coverage of 20% and a maximum building height of 2 storeys, or the plot ratio, site coverage and height of the existing building, whichever is the greater.
- (3) In determining the maximum plot ratio and site coverage for the purposes of paragraphs (1) and (2) 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.
- (4) 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 (1) and (2) 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
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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 Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances 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
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RESIDENTIAL (GROUP E) (cont'd)

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
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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 ^{&}) 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 Logistic Centre only) Industrial Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances 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
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RESIDENTIAL (GROUP E) (cont'd)

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

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

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

Social Welfare Facility (excluding those involving residential care)

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

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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

- (1) No new development or redevelopment of an existing building for a domestic or non-domestic building shall exceed a maximum domestic plot ratio of 5.0 or a maximum non-domestic plot ratio of 9.5, as the case may be. For new development of or redevelopment to a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic plot ratio of 9.5 and the actual non-domestic plot ratio proposed for the building and the maximum domestic plot ratio of 5.0 divided by the maximum non-domestic plot ratio of 9.5.
- (2) No addition, alteration and/or modification to an existing building shall result in a total development in excess of the plot ratio of the existing building, except for modification of an existing non-domestic building to a domestic building or a building that is partly domestic and partly non-domestic, in which case the development shall not exceed the relevant maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (1) above.
- (3) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (4) In determining the maximum plot ratio for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (5) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (1) above may thereby be exceeded.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio / building height restrictions stated in paragraphs (1) and (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

VILLAGE TYPE DEVELOPMENT

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

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23 m) or the height of the existing building, whichever is the greater.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

INDUSTRIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Art Studio (excluding those involving direct provision of services or goods) Cargo Handling and Forwarding Facility (not elsewhere specified) Eating Place (Canteen, Cooked Food Centre only) Government Refuse Collection Point Government Use (not elsewhere specified) Industrial Use Information Technology and Telecommunications Industries 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 Vehicle Repair Workshop Warehouse (excluding Dangerous Goods Godown)	Broadcasting, Television and/or Film Studio Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only) Asphalt Plant/Concrete Batching Plant Dangerous Goods Godown Eating Place (not elsewhere specified) (in wholesale conversion of an existing building only) Educational Institution (in wholesale conversion of an existing building only) Exhibition or Convention Hall Institutional Use (not elsewhere specified) (in wholesale conversion of an existing building only) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Offensive Trades Office (not elsewhere specified) Petrol Filling Station Place of Entertainment (in wholesale conversion of an existing building only) Place of Recreation, Sports or Culture (not elsewhere specified) Private Club Public Clinic (in wholesale conversion of an existing building only) Religious Institution (in wholesale conversion of an existing building only) Shop and Services (not elsewhere specified) (ground floor only, except in wholesale conversion of an existing building and Ancillary Showroom [#] which may be permitted on any floor) Training Centre (in wholesale conversion of an existing building only) Wholesale Trade

(Please see next page)

INDUSTRIAL (cont'd)

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

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

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

Social Welfare Facility (excluding those involving residential care)

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

(Please see next page)

INDUSTRIAL (cont'd)

Planning Intention

This zone is intended primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries, office related to industrial use, and selected uses akin to industrial production and would not compromise building and fire safety are also always permitted in this zone.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 9.5 or the plot ratio of the existing building, whichever is the greater.
- (2) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (3) In determining the maximum plot ratio for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (4) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (1) above may thereby be exceeded.
- (5) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio / building height restrictions stated in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Schedule I: for “Government, Institution or Community” other than “Government, Institution or Community (1)” to “Government, Institution or Community (10)”	
Ambulance Depot Animal Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Cable Car Route and Terminal Building Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market Pier Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre Rural Committee / Village Office School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade	Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Columbarium Correctional Institution Crematorium Driving School Eating Place (not elsewhere specified) Flat Funeral Facility Holiday Camp House Marine Fuelling Station Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances 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

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (cont'd)

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

Schedule II: for “Government, Institution or Community (1)”
to “Government, Institution or Community (8)”

Eating Place (Canteen only)	Columbarium
Government Refuse Collection Point	Eating Place (Restaurant only)
Government Use (not elsewhere specified)	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Public Convenience	Refuse Disposal Installation
Public Transport Terminus or Station	Residential Institution
Public Utility Installation	Sewage Treatment/Screening Plant
Public Vehicle Park (excluding container vehicle)	Shop and Services (Retail Shop only)
Religious Institution	Utility Installation for Private Project
Social Welfare Facility	

Schedule III: for “Government, Institution or Community (9)”

Ambulance Depot	Animal Quarantine Centre
Government Refuse Collection Point	Government Use (not elsewhere specified)
Government Use (Driving Test Centre, Police Reporting Centre/Police Post only)	Institutional Use (not elsewhere specified)
Public Convenience	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Public Transport Terminus or Station	Office
Public Utility Installation	Petrol Filling Station (excluding those involving liquefied petroleum gas)
Public Vehicle Park (excluding container vehicle)	Place of Recreation, Sports or Culture
Recyclable Collection Centre	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
	Research, Design and Development Centre
	Sewage Treatment/Screening Plant
	Shop and Services
	Social Welfare Facility (excluding those involving residential care)
	Utility Installation for Private Project

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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Schedule IV: for "Government, Institution or Community (10)"

Government Refuse Collection Point	Columbarium
Government Use (not elsewhere specified)	Religious Institution
Public Convenience	Residential Institution
Public Utility Installation	Social Welfare Facility
	Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments. In particular, the sub-zones "Government, Institution or Community (1)" ("G/IC(1)") to "G/IC(8)" are intended primarily for the provision of religious institutional uses and associated social welfare facilities. The sub-zone "G/IC(9)" covers land beneath flyover. Due to the physical constraints and environmental conditions of such land, only selected Government, institution or community facilities are permitted in this sub-zone. The sub-zone "G/IC(10)" is intended primarily for the provision of columbarium. Some other community and social welfare facilities may be permitted on application to the Board.

Remarks

- (1) On land designated "G/IC(1)" to "G/IC(8)" and "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 gross floor area (GFA), building height and site coverage specified below, or the GFA, height and/or site coverage of the existing building, whichever is the greater, and in breach of any other restrictions specified below:

<u>Sub-zone</u>	<u>Restriction</u>
G/IC(1)	Maximum building height of 2 storeys including car park and a maximum site coverage of 40%.
G/IC(2)	Maximum GFA of 7,407 m ² , a maximum building height of 4 storeys including car park and a maximum site coverage of 30%.
G/IC(3)	Maximum GFA of 6,400 m ² , a maximum building height of 4 storeys including car park and a maximum site coverage of 30%. A public coach park shall be provided.

(Please see next page)

<u>Sub-zone</u>	<u>Restriction</u>
G/IC(4)	Maximum GFA of 6,577 m ² , a maximum building height of 3 storeys including car park and a maximum site coverage of 30%. For the 9-storey pagoda, it is allowed to be redeveloped to its existing height provided its existing GFA of 751 m ² is not exceeded.
G/IC(5)	Maximum GFA of 15,171 m ² , a maximum building height of 2 storeys including car park and a maximum site coverage of 25%.
G/IC(6)	Maximum GFA of 4,395 m ² , a maximum building height of 2 storeys including car park and a maximum site coverage of 35%.
G/IC(7)	Maximum building height of 1 storey and a maximum site coverage of 50%.
G/IC(8)	Maximum building height of 1 storey.
G/IC(10)	Maximum GFA of 1,900 m ² and a maximum building height of 2 storeys including car park.
(2)	On land designated “G/IC(3)”, in determining the maximum GFA for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as a public coach park may be disregarded.
(3)	On land designated “G/IC” and “G/IC(9)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of number of storey(s) and/or metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
(4)	In determining the relevant maximum number of storey(s) for the purposes of paragraph (3) above, any basement floor(s) may be disregarded.
(5)	Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA / building height / site coverage restrictions stated in paragraphs (1) and (3) 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 Bathing Beach Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Sitting Out Area	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Pier Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

Planning Intention

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

OTHER SPECIFIED USES

For "Business" Only

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 Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Use (Police Reporting Centre, Post Office only) Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods ^{&}) Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Recyclable Collection Centre Religious Institution Research, Design and Development Centre School (excluding free-standing purpose-designed building and kindergarten) Shop and Services Training Centre Utility Installation for Private Project	Broadcasting, Television and/or Film Studio Cargo Handling and Forwarding Facility Government Refuse Collection Point Government Use (not elsewhere specified) Hotel Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Non-polluting Industrial Use (not elsewhere specified) Petrol Filling Station School (not elsewhere specified) Social Welfare Facility (excluding those involving residential care) Warehouse (excluding Dangerous Goods Godown) Wholesale Trade

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "Business" Only (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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Schedule II: for industrial or industrial-office building[@]

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

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

Office

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "Business" Only (cont'd)

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

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

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

Social Welfare Facility (excluding those involving residential care)

- @ An industrial or industrial-office building means a building which is constructed for or intended to be used by industrial or industrial-office purpose respectively as approved by the Building Authority.
- & Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap. 295).
- # Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "Business" Only (cont'd)

Planning Intention

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

Remarks

- (1) On land designated "Other Specified Uses" annotated "Business" ("OU(B)"), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 9.5 or the plot ratio of the existing building, whichever is the greater.
- (2) On land designated "OU(B)1", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) of 182,326 m².
- (3) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (4) In determining the maximum plot ratio or GFA for the purposes of paragraphs (1) and (2) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (5) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio or GFA for the building on land to which paragraphs (1) or (2) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio or gross floor area specified in the paragraphs (1) and (2) above may thereby be exceeded.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio / GFA / building height restrictions stated in paragraphs (1) to (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (7) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restriction as shown on the Plan 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
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For "Amenity Area" Only

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

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

For "Railway" Only

Mass Transit Railway	Flat (Staff Quarters only) Government Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Utility Installation not Ancillary to the Specified Use
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Planning Intention

This zone is intended primarily for the provision of land for the development of Mass Transit Railway and the associated facilities.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of number of storey(s), as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storey(s) for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "Mass Transit Railway Depot with Commercial and Residential Development Above" Only

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 Depot Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station (excluding open-air terminus or station) Residential Institution School (in a 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 Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office 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)

OTHER SPECIFIED USES (cont'd)

For "Mass Transit Railway Depot with Commercial and Residential Development Above" Only
(cont'd)

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

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

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "Mass Transit Railway Depot with Commercial and Residential Development Above" Only
(cont'd)

Planning Intention

This zone is intended primarily for the provision of land for Mass Transit Railway depot and station together with commercial and residential development above.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area (GFA) of 215,000 m² and a maximum non-domestic GFA of 16,000 m². In addition, one 24-classroom primary school, one 24-classroom secondary school, a minimum of 1,090 m² GFA for Government, institution, community (GIC) or social welfare facilities, and a minimum of 14,200 m² of open space shall be provided.
- (2) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (3) In determining the maximum GFA for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as Mass Transit Railway depot/workshop and station, schools as well as GIC or social welfare facilities, as required by the Government, may also be disregarded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA / building height restrictions (except those area for open space) stated in paragraphs (1) and (2) above, and any reduction in the total GFA provided for GIC or social welfare facilities stated in paragraph (1) above, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

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

Petrol Filling Station	Flat (Staff Quarters only) Government Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Utility Installation not Ancillary to the Specified Use
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Planning Intention

This zone is intended primarily for the provision of land for the development of petrol filling stations.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of number of storey(s), as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storey(s) for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

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

Government Use
Pier

Eating Place (Restaurant only)
Marine Fuelling Station
Shop and Services (Bank, Fast Food Shop,
Retail Shop, Service Trades, Showroom
only)

Planning Intention

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

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of number of storey(s), as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) Kiosks or premises not in excess of a maximum total non-domestic gross floor area of 50m² for uses as eating place and shop and services are considered as ancillary to "Pier" use.
- (3) In determining the relevant maximum number of storey(s) for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

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

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

This zone is intended primarily for provision of land for the development of ventilation buildings.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of number of storey(s), as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storey(s) for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Commercial and Residential Development” Only

Ambulance Depot Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Flat Government Use (not elsewhere specified) Hotel 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) Religious Institution Residential Institution School (in free-standing purpose-designed school building, in a commercial building or in the non-domestic part of a residential building only) Shop and Services (not elsewhere specified) Social Welfare Facility Utility Installation for Private Project	Broadcasting, Television and/or Film Studio Government Refuse Collection Point Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Recyclable Collection Centre School (not elsewhere specified) Shop and Services (Motor-vehicle Showroom only)
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(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For “ Commercial and Residential Development” Only (Cont'd)

Planning Intention

This zone is intended primarily for high-density commercial and residential development with the provision of public open space and other supporting facilities.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum gross floor area (GFA) of 61,255 m² for non-domestic purposes at sub-area (A) and maximum GFA of 39,365 m² for domestic purposes at sub-area (B), and the maximum building height, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater. A public open space of not less than 1,300 m² shall be provided at sub-area (A).
- (2) In determining the maximum GFA for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA and building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (4) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restriction as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Country Park * Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Burial Ground 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) Holiday Camp House Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution School Service Reservoir Social Welfare Facility Utility Installation for Private Project

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

Planning Intention

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

**DRAFT TSUEN WAN
OUTLINE ZONING PLAN NO. S/TW/38**

EXPLANATORY STATEMENT

EXPLANATORY STATEMENT**DRAFT TSUEN WAN OUTLINE ZONING PLAN NO. S/TW/38**

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DRAFT TSUEN WAN OUTLINE ZONING PLAN NO. S/TW/38

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

EXPLANATORY STATEMENT

Note : For the purposes of the Town Planning Ordinance, this explanatory 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 Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/38. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the various land use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURES

- 2.1 On 1 September 1961, the first statutory plan for Tsuen Wan No. LTW/57, covering most of the existing Tsuen Wan district, was exhibited under section 5 of the Town Planning Ordinance (the Ordinance). On 13 November 1973, the then Governor in Council (G in C) approved the Tsuen Wan OZP No. LTW/138 under section 9(1) of the Ordinance. On 14 January 1975, the then G in C referred the approved OZP No. LTW/138 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance. On 18 August 1978, the draft Tsuen Wan OZP No. LTW/146C covering most of the existing planning scheme area was exhibited under section 7 of the Ordinance. On 7 June 1985, the draft Tsuen Wan OZP No. LTW/146N was renumbered to S/TW/1 and was exhibited under section 7 of the Ordinance. Since then, the plan had been amended several times.
- 2.2 On 12 October 1993, the then G in C, under section 9(1)(a) of the Ordinance, approved the draft Tsuen Wan OZP, which was subsequently renumbered as S/TW/6. On 27 September 1994, the then G in C referred the approved OZP No. S/TW/6 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended and exhibited for public inspection 4 times under section 5 or 7 of the Ordinance.
- 2.3 On 14 September 1999, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Tsuen Wan OZP, which was subsequently renumbered as S/TW/11. On 11 July 2000, the CE in C referred the approved OZP No. S/TW/11 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended and exhibited for public inspection 4 times under section 5 or 7 of the Ordinance.

- 2.4 On 11 June 2002, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tsuen Wan OZP, which was subsequently renumbered as S/TW/16. On 17 December 2002, the CE in C referred the approved OZP No. S/TW/16 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended and exhibited for public inspection 9 times under section 5 or 7 of the Ordinance.
- 2.5 On 2 December 2008, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tsuen Wan OZP, which was subsequently re-numbered as S/TW/26. On 5 October 2010, the CE in C referred the approved Tsuen Wan OZP No. S/TW/26 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.6 On 4 October 2011, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tsuen Wan OZP, which was subsequently re-numbered as No. S/TW/28. On 7 February 2012, the CE in C referred the approved Tsuen Wan OZP No. S/TW/28 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.
- 2.7 On 7 January 2014, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tsuen Wan OZP, which was subsequently re-numbered as S/TW/31. On 2 February 2016, the CE in C referred the approved Tsuen Wan OZP No. S/TW/31 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.8 On 11 April 2017, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tsuen Wan OZP, which was subsequently renumbered as S/TW/33. On 31 October 2017, the CE in C referred the approved Tsuen Wan OZP No. S/TW/33 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.9 On 8 February 2022, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tsuen Wan OZP, which was subsequently renumbered as S/TW/35. On 10 January 2023, the CE in C referred the approved Tsuen Wan OZP No. S/TW/35 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.10 On 6 February 2024, the CE in C, under Section 9(1)(a) of the Ordinance, approved the draft Tsuen Wan OZP, which was subsequently renumbered as S/TW/37. On 1 November 2024, the Secretary for Development referred the approved Tsuen Wan OZP No. S/TW/37 to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. The reference back of the approved OZP was notified in the Gazette on 15 November 2024 under section 12(2) of the Ordinance.
- 2.11 On 6 December 2024, the draft Tsuen Wan OZP No. S/TW/38 (the Plan) was exhibited for public inspection under section 5 of the Ordinance. The

amendments on the Plan mainly involved (i) rezoning of a site at the junction of Wing Shun Street and Texaco Road from “Government Institution or Community (9)” to “Residential (Group A) 22”; and (ii) rezoning of a site at 19-31 Ma Tau Pa Road from “Comprehensive Development Area (1)” to “Commercial (7)”.

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zonings and major road networks within which the development and redevelopment of land can be put under statutory control.
- 3.2 The Plan is to illustrate the broad principles of development and to provide guidance for more detailed planning within the planning scheme area. It is a small-scale plan and the road alignments and boundaries between the land use zones may be subject to minor adjustments as detailed planning and development proceeds.
- 3.3 Since the Plan is to show broad land use zonings, there would be situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted as non-building area (NBA) or for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculations. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Tsuen Wan 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), about 743.48 hectares in size covering Tsuen Wan Valley and its adjoining areas, forms a part of Tsuen Wan New Town. It is located at the southern coast of the New Territories some 16 km by road from Tsim Sha Tsui, Kowloon. The Area extends from Wo Yi Hop

Road in the east to Yau Kom Tau in the west. The boundary of the Area is shown in a heavy broken line on the Plan. The Area is the most densely populated part of the Tsuen Wan District Council area. For planning and reference purposes, the Area is subdivided into a number of smaller Planning Areas, each with an area number, which are shown on the Plan.

- 5.2 The areas to the south of Castle Peak Road were reclaimed from the sea between the late 1950's and early 1960's and were mostly developed in 1960's.
- 5.3 The Tsuen Wan Central Area could be divided into a number of sub-areas which are attributable to their individual characteristics. The town centre is mainly a commercial/residential area with provisions of various regional and district community facilities. The old town centre area used to be around Sha Tsui Road and Yeung Uk Road. With completion of the Mass Transit Railway (MTR) Tsuen Wan Line, the bulk of development activities has taken place around the MTR development at Luk Yeung Sun Chuen. The provision of major community facilities, such as ferry and bus terminus, the Tsuen Wan Town Hall and Magistracy, and future commercial/office development sites are located in the southern part of the area, adjacent to the old town centre. A strip of area to the south of Tsuen Wan Road was reclaimed and developed for the MTR West Rail Line Tsuen Wan West Station. It is desirable to link up the two old and new commercial/residential cores at the northern and southern ends of the town through a well-integrated footbridge system.
- 5.4 The expansion of Tsuen Wan has resulted in a number of large scale comprehensive major residential redevelopments from old industrial lots at the fringe of the town, namely Bayview Garden, Belvedere Garden, The Panorama, Serenade Cove, Summit Terrace, Discovery Park, Waterside Plaza and Riviera Gardens. Sandwiched between the old and new commercial/residential cores are two main industrial/business areas, namely the Chai Wan Kok Industrial/Business Area at Chai Wan Kok and the Tsuen Wan East Industrial Area at Yeung Uk Road/Texaco Road.
- 5.5 To the north of the town centre area abutting the foothill of Tai Mo Shan lies a number of village zones and green belt areas. A number of well-known monasteries like Chuk Lam Sim Yuen and Yuen Yuen Institute are located in the area.
- 5.6 The Area covers land at the waterfront of the Victoria Harbour. For any development proposal affecting such land, due regard shall be given to the Vision Statement for Victoria Harbour published by the Board and the requirements under the Protection of the Harbour Ordinance (Chapter 531).

6. POPULATION

Based on the 2021 Population Census, the population of the Area was estimated by the Planning Department as about 269,000. It is estimated that the planned population of the Area would be about 285,900.

7. BUILDING HEIGHT RESTRICTIONS

- 7.1 In order to provide better planning control on the development intensity and building height upon development/redevelopment and to meet public aspirations for greater certainty and transparency in the statutory planning system, a review of the Tsuen Wan OZP has been undertaken with a view to incorporating appropriate building height restrictions for various development zones. In the absence of building height control, excessively tall buildings may proliferate at random locations and the scale may be out-of-context in the locality, resulting in negative impacts on the visual quality of the Area. In order to prevent excessively tall or out-of-context buildings and to provide better control on the building heights of developments in the Area, appropriate building height restrictions are imposed on various development zones on the Plan.
- 7.2 The topography of the Area is basically hilly, except the town centre. With the completion and operation of the MTR Tsuen Wan Station (Tsuen Wan Line) in 1980s and the MTR Tsuen Wan West Station (the former West Rail Line which was later integrated into Tuen Ma Line) in 2000s in the town centre, high-rise commercial and residential developments have clustered above and around these two key transportation nodes accommodating a substantial local population as well as major business and service activities. In view of this, the building height restrictions in the town centre area are to maintain the existing and committed high-rise commercial and residential developments above and around these two MTR stations. However, further proliferation of high-rise buildings from redevelopment in the old town centre area and the industrial areas at the flanks should be avoided to prevent overly congested building masses. Beyond the town centre, the stepped building height concept has been adopted taking into account the hilly topography, local characteristics, local wind environment, compatibility of building masses in the wider settings, as well as the need to strike a balance between public interest and private development right.
- 7.3 Building height restrictions are also imposed on “G/IC” and “OU” zones in terms of metres above Principal Datum (mPD) or number of storeys which mainly reflect the existing building heights of the developments. Unless there are committed proposals for known developments or a need to meet the minimum height requirement, in general, the existing uses and the lower building heights will broadly be kept. Low-rise developments in “G/IC” and “OU” zones, normally with a height not more than 13 storeys, will be subject to building height restrictions in terms of number of storeys (excluding basement floor(s)) so as to allow more design flexibility, in particular for GIC facilities with specific functional requirements, unless such developments fall within visually more prominent locations and/or major breathing spaces. For taller developments, usually more than 13 storeys, the building height restrictions are specified in terms of mPD to provide certainty and clarity of the planning intentions.
- 7.4 An Expert Evaluation on Air Ventilation Assessment (AVA) has been undertaken to assess the existing wind environment and the likely impact of the proposed building heights of the development sites within the Area on the

pedestrian wind environment. The building height and development restrictions, such as NBAs and building gap requirements, incorporated into the Plan have taken the findings of the AVA into consideration.

- 7.5 To facilitate better air ventilation in the Area, the AVA has recommended that the existing major roads, open space and the low-rise GIC developments in the Area should be maintained. In particular, the existing open area in Nina Tower should be maintained as local ventilation pocket in the town centre area. Furthermore, in order to further improve air ventilation condition, future developments are encouraged to adopt suitable design measures to minimize any possible adverse impacts. These include greater permeability of podium, perforated building towers and podium design, wider gap between buildings, NBA to create air path for better ventilation and minimizing the blocking of air flow through positioning of building towers and podiums to align with the prevailing wind directions, as appropriate.
- 7.6 In general, a minor relaxation clause in respect of building height restrictions is incorporated into the Notes of the Plan in order to provide incentive for developments/redevelopments with planning and design merits and to cater for circumstances with specific site constraints. Each planning application for minor relaxation of building height restriction under section 16 of the Ordinance will be considered on its own merits and the relevant criteria for consideration of such application are as follows:
- (a) amalgamating smaller sites for achieving better urban design and local area improvements;
 - (b) accommodating the bonus plot ratio granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as a public passage/street widening;
 - (c) providing better streetscape/good quality street level public urban space;
 - (d) providing separation between buildings to enhance air and visual permeability;
 - (e) accommodating building design to address specific site constraints in achieving the permissible plot ratio under the Plan; and
 - (f) other factors such as site constraints, need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality and would not cause adverse landscape and visual impacts.
- 7.7 However, for any existing building with building height already exceeding the building height restrictions in terms of mPD and/or number of storeys as shown on the Plan and/or stipulated in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

Building Gaps and Non-Building Areas

- 7.8 Taking into account the findings of the AVA, a total of four building gaps and two NBAs are recommended to facilitate air ventilation of the Area. The proposed comprehensive commercial and/or residential developments at and around the MTR Tsuen Wan West Station (namely West Rail Sites Tsuen Wan 5 (TW5), Tsuen Wan 6 (TW6) and Tsuen Wan 7 (TW7)) and the Waterside Plaza are located along the waterfront facing the sea breeze from the south and south-west. Gaps between buildings play a key role in creating air paths by appropriate design and disposition of building blocks. To facilitate channeling of the southerlies and south-westerlies to the town centre and to enhance visual permeability, a 50 m-wide building gap above 27 mPD at the West Rail Site TW5 (Bayside) (namely Ocean Pride), a 20 m-wide building gap above 18 mPD at the West Rail Site TW6 (namely Pavilia Bay), a 20 m-wide building gap above 19 mPD at the West Rail TW7 (namely City Point) and at Waterside Plaza shall be provided.
- 7.9 Further inland at Sheung Kwai Chung, to facilitate penetration of southerlies to the village settlement to the north of Yau Ma Hom Road, a strip of land (20 m wide) along the western boundary of Sun Fung Centre at 88 Kwok Shui Road has been designated as a NBA. No above ground structure is allowed except for landscape feature, boundary fence/boundary wall that is designed to allow high air porosity and underground uses are generally allowed within the NBA. Another NBA is designated at Nina Tower to provide local ventilation area. The intention for the designation of the NBAs is for air ventilation above ground and such a restriction will not apply to underground developments.
- 7.10 A strip of land (38m-wide) within a site at the junction of Yeung Uk Road and Ma Tau Pa Road (TWTL 393) (namely Plaza 88 and The Aurora) aligned with Chung On Street to the north has been designated as a NBA to facilitate penetration of wind from the Tsuen Wan waterfront through Chung On Street to the Tsuen Wan Town Centre. The provision of such NBA tallies with the Recommended Option under the Consultancy Study for AVA for TWTL 393 completed in 2009. To facilitate the provision of footbridge connection between the existing footbridge at the junction of Yeung Uk Road/Ma Tau Pa Road and The Dynasty, minor structures such as footbridge connection, landscaping and underground uses on the NBA at TWTL 393 may be allowed.
- 7.11 The above NBAs and building gaps should be taken into account upon future development/redevelopment of the sites. A minor relaxation clause has been incorporated in the Notes of the relevant zones to allow minor relaxation of the stated NBA/building gap restrictions under exceptional circumstances based on individual merits.

Air Paths and Large Courtyards

- 7.12 Besides the above, air paths/large courtyards should be provided within large sites, including the Lei Muk Shue Estate, Shek Wai Kok Estate, Fuk Loi Estate and Luk Yeung Sun Chuen, upon future redevelopment of the sites. The exact alignment, disposition and width of the air paths across these residential

sites should be considered under the detailed AVAs to be prepared for the future redevelopment of these sites.

8. LAND USE ZONINGS

8.1 Commercial (“C”): Total Area 8.41 ha

- 8.1.1 This zone is intended primarily for commercial developments, which may include office, shop, services, place of entertainment and eating place, functioning mainly as local commercial and shopping centre(s).
- 8.1.2 This zoning mainly covers the existing commercial/non-residential developments along Sai Lau Kok Road and Castle Peak Road adjacent to the MTR Tsuen Wan Station in Planning Areas 6 and 21. The commercial/non-residential developments in Planning Area 6 include Nan Fung Centre and Tsuen Wan Multi-storey Carpark Building. The “C” site in Planning Area 21 west of Tsuen Kam Centre is occupied by two buildings, including a 16-storey commercial/office building (Grand City Plaza) and a 25-storey industrial building (Mega Trade Centre). With the easy access of the MTR, this area has become a commercial/retail node of Tsuen Wan. This area is zoned “C” to reflect the existing commercial/office development and to facilitate further commercial development in the long term.
- 8.1.3 Development within this zone is restricted to a maximum plot ratio of 9.5 and the maximum building heights as stipulated on the Plan, or the plot ratio / the height of the existing building, whichever is the greater.
- 8.1.4 Another “C” site is the Nina Tower at Yeung Uk Road, which is a commercial, office and hotel development. Given the development scale of this site and its proximity to transport interchange including MTR Tsuen Wan West Station, this area may also have the potential for developing into a new commercial node. This commercial node may be linked up with the one around the existing MTR Tsuen Wan Station through a commercial corridor along Chung On Street.
- 8.1.5 According to the lease of the TWTL 353 (Nina Tower), the grantee is required to provide a NBA at the north-western corner of the site (i.e. at the junction of Yeung Uk Road and Tai Ho Road). The whole Nina Tower development was completed in accordance with the lease in 2006. To provide local ventilation area, the concerned open area has been designated as a NBA. This NBA is required for air ventilation purpose and such restriction will not apply to underground developments.

“Commercial (1)” (“C(1)”): Total Area 0.44 ha

- 8.1.6 A site to the south of Wing Shun Street in Planning Area 25, the existing Riviera Plaza within Riviera Gardens, falls within this zoning. The Riviera Gardens including the Riviera Plaza was completed in 1991. The “C(1)” zoning is to reflect the existing uses of the Riviera

Plaza which are purely commercial in nature. Development within this sub-zone is restricted to a maximum gross floor area (GFA) of 45,166 m², of which 21,966 m² shall be provided for recreational/entertainment/retail purposes and 23,200 m² shall be provided for office purposes. A public transport terminus shall also be provided. Development within this sub-zone is also restricted to a maximum building height of 120 mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.

“Commercial (2)” (“C(2)”): Total Area 0.54 ha

- 8.1.7 A site at Yeung Uk Road, the existing Indi Home, falls within this zoning. Indi Home, which is a comprehensive commercial and service apartment development, was completed in 2006. The “C(2)” zoning is to reflect the existing use at the site. Development within this sub-zone is restricted to a maximum GFA of 54,406 m². A public open space of not less than 790 m² shall be provided. Development within this sub-zone is also restricted to a maximum building height of 200 mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.

“Commercial (3)” (“C(3)”): Total Area 0.23 ha

- 8.1.8 A site at Yeung Uk Road, the existing H Cube, falls within this zoning. H Cube, which is a comprehensive commercial and service apartment development, was completed in 2006. The “C(3)” zoning is to reflect the existing use at the site. Development within this sub-zone is restricted to a maximum GFA of 20,919 m². A public open space of not less than 200 m² shall be provided. Development within this sub-zone is also restricted to a maximum building height of 165 mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.

“Commercial (4)” (“C(4)”): Total Area 1.23 ha

- 8.1.9 A site at the junction of Yeung Uk Road and Ma Tau Pa Road, the existing Chelsea Court, falls within this zoning. Chelsea Court, which is a comprehensive service apartment development, was completed in 2005. The “C(4)” zoning is to reflect the existing use at the site. Development within this sub-zone is restricted to a maximum GFA of 103,404 m² and maximum building heights of 170 mPD and 205 mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.

“Commercial (5)” (“C(5)”): Total Area 0.13 ha

- 8.1.10 A site at the junction of Sha Tsui Road and Luen Yan Street, Fortune Commercial Building, falls within this zoning. Fortune Commercial Building, which is a commercial/office building, was completed in 1994. The “C(5)” zoning is to reflect the existing use at the site. Development within this sub-zone is restricted to a maximum GFA of

10,165 m² and a maximum building height of 100 mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.

“Commercial (6)” (“C(6)”): Total Area 0.16 ha

- 8.1.11 A site at the northern tip of Chai Wan Kok Industrial/Business Area abutting Castle Peak Road, Chinachem Tsuen Wan Plaza, falls within this zoning. Chinachem Tsuen Wan Plaza, which is a commercial building, was completed in 1993. The “C(6)” zoning is to reflect the existing use at the site. Development within this sub-zone is restricted to a maximum GFA of 14,915 m² and a maximum building height of 100 mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.

“Commercial (7)” (“C(7)”): Total Area 0.76 ha

- 8.1.12 A site at the junction of Ma Tau Pa Road and Texaco Road on the periphery of Tsuen Wan East Industrial Area falls within this zoning. Development within this sub-zone is restricted to a maximum GFA of 52,513 m² and a maximum building height of 150 mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- 8.1.13 The “C(7)” zone shall act as a ‘land use buffer’ standing in-between the industrial area to the south and the commercial/residential area to the north. Sufficient buffer distance requirements for air emission sources including roads and chimneys, as specified in the Hong Kong Planning Standards and Guidelines (HKPSG) shall be observed and complied with. The requirements of environmental assessments (including Air Quality Impact Assessment (AQIA), Noise Impact Assessment (NIA), Land Contamination Assessment) and Sewerage Impact Assessment (SIA) are recommended to be incorporated into the future modification of the lease currently permitting the site for industrial uses only, subject to agreement with relevant Government departments as appropriate, so as to ensure the proper implementation of recommended mitigation measures and acceptability of the environmental impacts.
- 8.1.14 The GFA control under this “C(7)” zone is regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note No. 4 “Development Control Parameters Plot Ratio/Gross Floor Area”, and shall be subject to the streamlining arrangements stated therein.
- 8.1.15 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratio or GFA may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.

8.2 Comprehensive Development Area (“CDA”): Total Area 3.61 ha

“CDA(3)” to “CDA(6)” in Tsuen Wan East Industrial Area to the north of Yeung Uk Road: Total Area 3.61 ha

- 8.2.1 These sub-zones are intended for comprehensive development/redevelopment of the area primarily for residential use with the provision of commercial facilities, 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, visual impact, air ventilation and other constraints.
- 8.2.2 The part of Tsuen Wan East Industrial Area to the north of Yeung Uk Road, which mainly covers about 20 industrial buildings, is designated as “CDA(3)” to “CDA(6)” zones to facilitate comprehensive development/redevelopment of the industrial area into residential uses with commercial facilities, open space and other supporting facilities, such as local retail shops. The “CDA(3)” to “CDA(6)” sites are subject to a total maximum plot ratio of 5.0, of which a minimum plot ratio of 4.5 shall be for domestic use. Development within these sub-zones are also subject to a maximum building height of 100mPD as stipulated on the Plan. Ancillary car parking should be provided in the basement.

Master Layout Plan

- 8.2.3 Pursuant to section 4A(1) of the Ordinance, any development in the “CDA” sites would require the approval of the Board through planning application under section 16 of the Ordinance. Except as otherwise expressly provided that it is not required by the Board, the applicant shall prepare a Master Layout Plan (MLP) together with an environmental assessment report, a traffic impact assessment report and other materials as specified in the Notes of the Plan for approval by the Board pursuant to section 4A(2) of the Ordinance. This will ensure that development proposals would be designed in a comprehensive manner taking into account various planning considerations such as environmental quality, neighbourhood compatibility, provision of shopping, community and recreational facilities as well as traffic and phasing requirements. When approved by the Board, a copy of the approved MLP certified by the Chairman of the Board shall be deposited in the Land Registry and made available for public inspection pursuant to section 4A(3) of the Ordinance.

8.3 Residential (Group A) (“R(A)”): Total Area 118.78 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. Shop and services such as banks, fast food shop and retail shops are always permitted on the lowest three floors of a building or the purpose-designed non-residential portion of

an existing building. Shop and services on other parts of the building will require planning permission from the Board.

- 8.3.2 This zone mainly covers the existing developments (mainly composite developments) in Planning Areas 4, 5, 6, 18, 22 and 23 as well as the residential areas such as Fuk Loi Estate in Planning Area 4, Shek Wai Kok and Cheung Shan Estates in Planning Area 7, Lei Muk Shue Estate in Planning Area 9, the Hong Kong Housing Society Moon Lok Dai Ha in Planning Area 4 and Clague Garden Estate in Planning Area 35. Large-scale private residential developments such as Bayview Garden, Belvedere Garden, The Panorama, Serenade Cove, Allway Gardens, Tsuen King Gardens, Tsuen Wan Centre, Summit Terrace, Discovery Park, Vision City, The Dynasty, Waterside Plaza, Riviera Gardens, Ocean Pride, Parc City, Pavilia Bay and City Point in Planning Areas 2, 3, 21, 25, 35 and 35A are also included in this zone.
- 8.3.3 There are some existing commercial buildings within this zone, such as 99 Plaza, Emperor Plaza, Chau's Commercial Centre, Hang Seng Tsuen Wan Building, and City Landmark I. Redevelopment of the existing commercial buildings to new commercial developments will require permission from the Board.
- 8.3.4 Development within this zone is restricted to a maximum domestic plot ratio of 5.0 or a maximum non-domestic plot ratio of 9.5, as the case may be. For new development of a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic plot ratio of 9.5 and the actual non-domestic plot ratio proposed for the building and the maximum domestic plot ratio of 5.0 divided by the maximum non-domestic plot ratio of 9.5.
- 8.3.5 For the addition, alteration and/or modification to or redevelopment of an existing building, it shall not result in a total development and/or redevelopment in excess of the restrictions in paragraph 8.3.4 above, or the domestic and/or non-domestic plot ratio(s) of the existing building, whichever is the greater, subject to, as applicable – (a) the plot ratio of the existing building shall apply only if any addition, alteration and/or modification to or redevelopment of an existing building is for the same type of building as the existing building, or (b) the maximum domestic and/or non-domestic plot ratio(s) stated in paragraph 8.3.4 above shall apply if any addition, alteration and/or modification to or redevelopment of an existing building is not for the same type of building as the existing building. This is to avoid the interchange of domestic and non-domestic plot ratios of an existing building.
- 8.3.6 Within the public housing estate, adequate community facilities and open spaces are provided in accordance with planning standards. The three primary schools in Lei Muk Shue Estate, which are free-standing buildings, are zoned "R(A)" on the OZP so as to allow for flexibility in the comprehensive planning and development of this large residential site. Should the Estate be redeveloped in future, the Housing Authority would assess the school requirements in consultation with

the Education Bureau and other concerned departments and to re-provision these schools where appropriate within the Estate.

- 8.3.7 Also, there would be cases that areas occupied by free-standing purpose-designed buildings that are solely accommodating schools or other GIC facilities, including those located on ground and on podium level, are included in the residential zones, such as those covering public housing estates. Such areas should not be included into the plot ratio and site coverage calculations. Such free-standing GIC facilities should be kept as breathing spaces and visual relief to the building masses.
- 8.3.8 Development within this zone is restricted to the maximum building heights as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- 8.3.9 For public rental housing developments, in accordance with the established administrative procedure, the future development/redevelopment would be guided by a planning brief. To demonstrate that the development/redevelopment is acceptable, the Housing Department would be required to undertake relevant assessments, including traffic impact assessment, visual impact assessment, AVA, etc., as appropriate. Low-rise free-standing GIC and ancillary facility buildings should be kept as breathing spaces and visual relief to the building masses. No new addition, alteration and/or modification to or redevelopment of these existing individual free-standing GIC and ancillary facility buildings shall result in a height exceeding that of the existing building. Upon the future redevelopment of the estates, the layout and design of these GIC and ancillary facility buildings should be comprehensively reviewed with the support of relevant impact assessments on air ventilation and visual aspects. In view of the larger site area of public rental housing development sites, caution should be exercised to ensure that building blocks do not obstruct the wind flow and air paths should be reserved subject to AVA studies at building design stage. In particular, to maintain existing air paths and to improve air ventilation, the AVA for the redevelopment of the following estates should pay heed to the following issues:
- (a) Lei Muk Shue Estate: air paths and large courtyard should be provided within the site to act as ventilation corridors and ventilation pocket. The exact alignment, disposition and width of the air paths across this residential site should be considered under the detailed AVAs to be prepared for the future redevelopment of these sites.
 - (b) Shek Wai Kok Estate: air paths and large courtyard should be provided within the site to act as ventilation corridors and ventilation pocket. The exact alignment, disposition and width of the air paths across this residential site should be considered under the detailed AVAs to be prepared for the future redevelopment of these sites.

- (c) Fuk Loi Estate: air path should be provided within the site to further improve the ventilation in the area. The air path should connect to Sha Tsui Road Playground to create a wind corridor and minimize the wind fence effect of the large-scaled Fuk Loi Estate. This wind corridor can either be aligned with Tai Ho Road, or the centre of Sha Tsui Road Playground, to make use of the permeability of the open space. The exact alignment, disposition and width of the air path across this residential site should be considered under the detailed AVAs to be prepared for the future redevelopment of these sites.

“Residential (Group A) 1” (“R(A)1”): Total Area 1.45 ha

- 8.3.10 A site to the south of Castle Peak Road in Planning Area 2, namely Bayview Garden, falls within this zoning. Bayview Garden was completed in 1992. The “R(A)1” zoning is to reflect the completed residential development at the site. Development within this sub-zone is restricted to a maximum domestic GFA of 88,879 m² and a maximum non-domestic GFA of 5,737 m² of which not less than 737 m² shall be provided for GIC facilities, including kindergarten and post office. A public transport terminus shall also be provided. Development within this sub-zone is also restricted to a maximum building height of 120 mPD, or the height of the existing building, whichever is the greater.

“Residential (Group A) 2” (“R(A)2”): Total Area 0.62 ha

- 8.3.11 A site to the north of Castle Peak Road in Planning Area 2, namely Belvedere Garden Phase I, falls within this zoning. Belvedere Garden Phase I was completed in 1987. The “R(A)2” zoning is to reflect the completed residential development at the site. Development within this sub-zone is restricted to a maximum domestic GFA of 52,264 m² and a maximum non-domestic GFA of 3,179 m² of which not less than 1,677 m² shall be provided for GIC facilities, including kindergarten, children and youth centre, and nursery. A public light bus terminus shall also be provided. Development within this sub-zone is also restricted to a maximum building height of 140 mPD, or the height of the existing building, whichever is the greater.

“Residential (Group A) 3” (“R(A)3”): Total Area 2.29 ha

- 8.3.12 A site to the north of Castle Peak Road in Planning Area 2, namely Belvedere Garden Phase II, falls within this zoning. Belvedere Garden Phase II was completed in 1989. The “R(A)3” zoning is to reflect the completed residential development at the site. Development within this sub-zone is restricted to a maximum domestic GFA of 191,297 m² and a maximum non-domestic GFA of 13,324 m² of which not less than 950 m² shall be provided for GIC facilities, including kindergarten and social welfare facilities. Development within this sub-zone is also restricted to a maximum building height of 140 mPD, or the height of the existing building, whichever is the greater.

“Residential (Group A) 4” (“R(A)4”): Total Area 1.95 ha

- 8.3.13 A site to the south of Castle Peak Road in Planning Area 2, namely Belvedere Garden Phase III, falls within this zoning. Belvedere Garden Phase III was completed in 1991. The “R(A)4” zoning is to reflect the completed residential development at the site. Development within this sub-zone is restricted to a maximum domestic GFA of 186,280 m² and a maximum non-domestic GFA of 14,396 m² of which not less than 3,426 m² shall be provided for GIC facilities, including market and kindergarten. Development within this sub-zone is also restricted to a maximum building height of 120 mPD, or the height of the existing building, whichever is the greater.

“Residential (Group A) 5” (“R(A)5”): Total Area 0.36 ha

- 8.3.14 A site to the north of Castle Peak Road in Planning Area 2, namely The Panorama, falls within this zoning. The Panorama was completed in 1998. The “R(A)5” zoning is to reflect the completed residential development at the site. Development within this sub-zone is restricted to a maximum domestic GFA of 23,960 m² and a maximum non-domestic GFA of 461 m². A public open space of 1,800 m² at Castle Peak Road level shall also be provided. Development within this sub-zone is also restricted to a maximum building height of 140 mPD, or the height of the existing building, whichever is the greater.

“Residential (Group A) 6” (“R(A)6”): Total Area 3.29 ha

- 8.3.15 A site to the north of Castle Peak Road in Planning Area 21, namely Discovery Park, falls within this zoning. Discovery Park was completed in 1998. The “R(A)6” zoning is to reflect the completed residential development at the site. Development within this sub-zone is restricted to a maximum domestic GFA of 210,560 m² and a maximum non-domestic GFA of 43,330 m². Development within this sub-zone is also restricted to a maximum building height of 150 mPD, or the height of the existing building, whichever is the greater.

“Residential (Group A) 7” (“R(A)7”): Total Area 1.14 ha

- 8.3.16 A site to the north of Wing Shun Street in Planning Area 25, namely Waterside Plaza, falls within this zoning. Waterside Plaza was completed in 1991. The “R(A)7” zoning is to reflect the completed residential development at the site. Development within this sub-zone is restricted to a maximum domestic GFA of 50,850 m² and a maximum non-domestic GFA of 8,470 m². Development within this sub-zone is also restricted to a maximum building height of 120 mPD, or the height of the existing building, whichever is the greater.
- 8.3.17 To facilitate air ventilation in the area, a 20m-wide building gap above 19 mPD as stipulated on the Plan shall be provided within the Waterside Plaza upon future redevelopment.

“Residential (Group A) 8” (“R(A)8”): Total Area 5.28 ha

- 8.3.18 A site near the junction of Wing Shun Street and Tsing Tsuen Road in Planning Area 25, namely Riviera Gardens, falls within this zoning. Riviera Gardens was completed in 1991. The “R(A)8” zoning is to reflect the completed residential development at the site. Development within this sub-zone is restricted to a maximum domestic GFA of 347,000 m² and a maximum non-domestic GFA of 15,234 m². In addition, kindergarten(s) consisting of not less than 18 classrooms and a minimum GFA of 5,204 m² for GIC facilities, including school, children and youth centre, social centre for the elderly, market, and nursery shall be provided. Development within this sub-zone is also restricted to a maximum building height of 120 mPD, or the height of the existing building, whichever is the greater.

“Residential (Group A) 9” (“R(A)9”): Total Area 0.5 ha

- 8.3.19 A site to the east of Belvedere Garden Phase III at Castle Peak Road in Planning Area 2, namely Serenade Cove, falls within this zoning. Serenade Cove was completed in 2000. The “R(A)9” zoning is to reflect the completed residential development at the site. Development within this sub-zone is restricted to a maximum GFA of 49,690 m². Development within this sub-zone is also restricted to a maximum building height of 120 mPD, or the height of the existing building, whichever is the greater.

“Residential (Group A) 10” (“R(A)10”): Total Area 0.73 ha

- 8.3.20 A site at the junction of Sha Tsui Road and Kwan Mun Hau Street in Planning Area 23, namely New Haven, falls within this zoning. New Haven was completed in 2002. The “R(A)10” zoning is to reflect the completed residential development at the site. Development within this sub-zone is restricted to a maximum GFA of 43,066 m² and a maximum building height of 100 mPD, or the height of the existing building, whichever is the greater.

“Residential (Group A) 11” (“R(A)11”): Total Area 1.66 ha

- 8.3.21 A site at the junction of Castle Peak Road and On Yuk Road in Planning Area 3, namely Summit Terrace, falls within this zoning. Summit Terrace was completed in 2003. The “R(A)11” zoning is to reflect the completed residential development at the site. Development within this sub-zone is restricted to a maximum GFA of 67,500 m². A public light bus terminus shall be provided. Development within this sub-zone is also restricted to a maximum building height of 150 mPD, or the height of the existing building, whichever is the greater.

“Residential (Group A) 12” (“R(A)12”): Total Area 1.93 ha

- 8.3.22 A site bounded by Yeung Uk Road, Tai Ho Road, Sha Tsui Road and Wo Tik Street in Planning Area 5, namely Vision City, falls within this

zoning. Vision City was completed in 2007. The “R(A)12” zoning is to reflect the completed residential development at the site. Development within this sub-zone is restricted to a maximum domestic GFA of 107,400 m² and a maximum non-domestic GFA of 22,800 m². A public open space of not less than 3,700 m², a public light bus terminus, a Hostel for Moderately Mentally Handicapped and a District Elderly Community Centre shall be provided. Development within this sub-zone is also restricted to a maximum building height of 185 mPD, or the height of the existing building, whichever is the greater.

“Residential (Group A) 13” (“R(A)13”): Total Area 23.65 ha

- 8.3.23 A number of street blocks bounded by Castle Peak Road, Kwan Mun Hau Street, Luen Yan Street, Yeung Uk Road, Hoi Shing Road and Tai Chung Road, which are mainly occupied by low-rise older buildings on small sites, fall within this zoning. Developments and redevelopments within this sub-zone are subject to the building height restriction of 80 mPD, or the height of the existing building, whichever is the greater. To cater for amalgamation of sites and inclusion of supporting facilities for larger sites, a maximum building height of 100 mPD would be permitted for sites with an area of 400 m² or more.

“Residential (Group A) 14” (“R(A)14”): Total Area 1.01 ha

- 8.3.24 A site at Kwok Shui Road, namely Primrose Hill, falls within this zoning. Primrose Hill was completed in 2010. The “R(A)14” zoning is to reflect the completed residential development at the site. Development within this sub-zone is restricted to a maximum domestic GFA of 35,974 m² and a maximum non-domestic GFA of 1,000 m² and a maximum building height of 210 mPD, or the height of the existing building, whichever is the greater.

“Residential (Group A) 15” (“R(A)15”): Total Area 4.27 ha

- 8.3.25 The West Rail Site TW5 (Bayside) to the south of Tsuen Wan Road, namely Ocean Pride, falls within this zoning. Ocean Pride was completed in 2018. The “R(A)15” zoning is to reflect the completed residential development at the site. Development within this sub-zone is restricted to a maximum domestic GFA of 167,100 m² and a maximum non-domestic GFA of 41,050 m². A public transport interchange shall be provided. Development within this sub-zone is also restricted to a maximum building height of 160 mPD, or the height of the existing building, whichever is the greater.

- 8.3.26 To facilitate air ventilation in the area, a 50m-wide building gap above 27 mPD as stipulated on the Plan shall be provided within the site.

“Residential (Group A) 16” (“R(A)16”): Total Area 1.34 ha

- 8.3.27 The West Rail Site TW5 (Cityside) at the junction of Tsuen Wan Road and Tai Ho Road, namely Parc City, falls within this zoning. Parc

City was completed in 2018. The “R(A)16” zoning is to reflect the completed residential development at the site. Development within this sub-zone is restricted to a maximum domestic GFA of 66,114 m² and a maximum non-domestic GFA of 13,510 m². A public vehicle park shall be provided. Development within this sub-zone is also restricted to maximum building height of 150 mPD, 115 mPD and 80 mPD generally stepping down from north to south, or the height of the existing building, whichever is the greater.

“Residential (Group A) 17” (“R(A)17”): Total Area 1.4 ha

8.3.28 The West Rail Site TW6 to the west of Wing Shun Street falls within this zoning. The “R(A)17” zoning is to reflect the completed residential development (namely Pavilia Bay) cum GIC development (namely Tsuen Wan Sports Centre) at the site. Both developments were completed in 2018. Development within this sub-zone is restricted to a maximum domestic GFA of 62,711 m² and a maximum non-domestic GFA of 12,000 m² of which not less than 12,000 m² shall be provided for public sports centre. Development within this sub-zone is also restricted to a maximum building height of 175 mPD, or the height of the existing building, whichever is the greater.

8.3.29 To facilitate air ventilation in the area, a 20m-wide building gap above 18 mPD as stipulated on the Plan shall be provided within the site.

“Residential (Group A) 18” (“R(A)18”): Total Area 1.82 ha

8.3.30 The West Rail Site TW7 to the north of Wing Shun Street, namely City Point, falls within this zoning. City Point was completed in 2014. The “R(A)18” zoning is to reflect the completed residential development at the site. Development within this sub-zone is restricted to a maximum domestic GFA of 113,064 m² and a maximum non-domestic GFA of 1,535 m². A Residential Care Home for the Elderly cum Day Care Unit shall be provided. Development within this sub-zone is also restricted to a maximum building height of 150 mPD, or the height of the existing building, whichever is the greater.

8.3.31 To facilitate air ventilation in the area, a 20m-wide building gap above 19 mPD as stipulated on the Plan shall be provided within the site.

“Residential (Group A) 19” (“R(A)19”): Total Area 0.99 ha

8.3.32 A subsidised sale flat site at the eastern end of Sha Tsui Road, namely Sheung Chui Court, falls within this zoning. Sheung Chui Court was completed in 2017. The “R(A)19” zoning is to reflect the completed residential development at the site. Development within this sub-zone is restricted to a maximum GFA of 51,673 m². A Day Care Centre for Elderly shall be provided. Development within this sub-zone is also restricted to a maximum building height of 100 mPD, or the height of the existing building, whichever is the greater.

“Residential (Group A) 20” (“R(A)20”): Total Area 6.42 ha

- 8.3.33 A public housing site located between Cheung Shan Estate to the west and Lei Muk Shue Estate to the east falls within this zoning. Development within this sub-zone is restricted to a maximum plot ratio of 5.15 and a maximum building height of 230 mPD, or the plot ratio and height of the existing building, whichever is the greater. A 30-classroom primary school, a kindergarten, a public transport interchange, a public clinic, social welfare facilities and retail facilities will be provided. The provision or use of premises for GIC facilities would be subject to change to cope with the prevailing demand as requested by relevant departments.
- 8.3.34 An Air Ventilation Assessment-Expert Evaluation (AVA-EE) has been carried out for the site. It is found that design measures, including building separations and setbacks, would alleviate the potential air ventilation impacts on the surrounding wind environment. A quantitative AVA shall be carried out at the detailed design stage. Requirements of the design measures and quantitative AVA shall be incorporated in the planning briefs for implementation as appropriate.

“Residential (Group A) 21” (“R(A)21”): Total Area 1.41 ha

- 8.3.35 A public housing site to the south of Kwok Shui Road falls within this zoning. Development within this sub-zone is restricted to a maximum plot ratio of 6.7 and a maximum building height of 145 mPD, or the plot ratio and height of the existing building, whichever is the greater. A kindergarten, social welfare facilities, retail facilities and a pedestrian footbridge for connection across Castle Peak Road – Kwai Chung will be provided. The provision or use of premises for GIC facilities would be subject to change to cope with the prevailing demand as requested by relevant departments.
- 8.3.36 An AVA-EE has been carried out for the site. It is found that design measures, including building separations, setback and voids, would alleviate the potential air ventilation impacts on the surrounding wind environment. A quantitative AVA shall be carried out at the detailed design stage. Requirements of the design measures and quantitative AVA shall be incorporated in the planning briefs for implementation as appropriate.

“Residential (Group A) 22” (“R(A)22”): Total area 0.66 ha

- 8.3.37 A residential site at the junction of Wing Shun Street and Texaco Road falls within this zoning. Development within this sub-zone is restricted to a maximum domestic plot ratio of 6.0, a maximum non-domestic plot ratio of 0.2 and a maximum building height of 150mPD. A public vehicle park and social welfare facilities shall be provided. A 24-hour public pedestrian passageway connecting to a proposed footbridge along Wing Shun Street and Ma Tau Pa Road shall be provided. In determining the maximum plot ratio of the development and/or redevelopments, any floor space that is constructed

or intended for use solely as public vehicle park, GIC facilities and 24-hour public pedestrian passageway (including the ancillary structures for the provision of lift(s) and stairway(s)), as required by the Government, may also be disregarded.

- 8.3.38 Due to the proximity of the site to roads and presence of potentially active chimneys within 200m from the site, buffer distance requirements for all air emission sources including roads and industrial chimneys in the vicinity of the site, as specified in the HKPSG should be observed and complied with. The requirements of environmental assessments (including AQIA, NIA) and SIA are recommended to be incorporated into the lease of the site, subject to agreement with relevant Government departments as appropriate, so as to ensure the proper implementation of recommended mitigation measures and acceptability of the environmental impacts.
- 8.3.39 The PR control under “R(A)22” zone is regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note No. 4 “Development Control Parameters Plot Ratio/Gross Floor Area”, and shall be subject to the streamlining arrangements stated therein.

8.4 Residential (Group B) (“R(B)”): Total Area 20.77 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 Land zoned for this purpose are generally located at the hillside of Yau Kom Tau along Castle Peak Road (Planning Areas 1 and 2) and along Route Twisk (Planning Area 40).
- 8.4.3 Development within this zone is restricted to a maximum plot ratio of 2.1 or the plot ratio of the existing building, whichever is the greater.
- 8.4.4 Development within this zone is restricted to the maximum building heights as stipulated on the Plan, or the height of the existing building, whichever is the greater.

“Residential (Group B) 1” (“R(B)1”): Total Area 0.47 ha

- 8.4.5 A site at the Yau Kom Tau in Planning Area 1, an existing hotel development namely The Bay Bridge, falls within this zoning. The Bay Bridge was completed in 1997. The “R(B)1” zoning is to reflect the approved development parameters of the site. Development within this sub-zone is restricted to a maximum GFA of 9,870 m² for domestic purposes or a maximum GFA of 20,470 m² for hotel purposes which are also the permitted development parameters under the lease conditions. Development within this sub-zone is also restricted to a maximum building height of 60 mPD, or the height of the existing building, whichever is the greater.

“Residential (Group B) 2” (“R(B)2”): Total Area 2.56 ha

- 8.4.6 A site at Route Twisk in Planning Area 40, namely The Cairnhill, falls within this zoning. The Cairnhill was completed in 2005. Development within this sub-zone is restricted to a maximum GFA of 76,890 m², and a maximum building height of 256 mPD for sub-area (A), a maximum building height of 230 mPD for sub-area (B) and a maximum building height of 223 mPD for sub-area (C). The building height restriction is to avoid adverse visual impact of the development upon the Tai Mo Shan Country Park which is in close proximity.

“Residential (Group B) 3” (“R(B)3”): Total Area 0.70 ha

- 8.4.7 A site at Route Twisk in Planning Area 40, namely The Cliveden, falls within this zoning. The Cliveden was completed in 2003. Development within this sub-zone is restricted to a maximum GFA of 20,910 m² and a maximum building height of 213 mPD. The building height restriction is to avoid adverse visual impact of the development upon the Tai Mo Shan Country Park which is in close proximity.

“Residential (Group B) 4” (“R(B)4”): Total Area 1.44 ha

- 8.4.8 A site in Planning Area 2, namely Greenview Court, falls within this zone. Greenview Court was completed in 1982. The “R(B)4” zoning is to reflect the completed residential development with ancillary commercial uses at the site. Development within this sub-zone is restricted to a maximum domestic GFA of 47,520 m² and a maximum non-domestic GFA of 3,720 m². Development within this sub-zone is also restricted to a maximum building height of 140 mPD, or the height of the existing building, whichever is the greater.

“Residential (Group B) 5” (“R(B)5”): Total Area 0.79 ha

- 8.4.9 A site zoned “R(B)5” at the waterfront of Yau Kom Tau has been developed into a residential development up to about 183mPD, namely The Westminster Terrace. Such building height is considered incongruous with the waterfront setting in the Yau Kom Tau area and the building heights of the existing developments in the surrounding areas. Thus, a maximum building height restriction of 140mPD is imposed. Development (except minor addition, alteration and/or modification not affecting the building height of the existing building) or redevelopment of an existing building on this waterfront site exceeding the height restriction (except with the permission granted by the Board for minor relaxation of the building height restriction) is not permitted.

“Residential (Group B) 6” (“R(B)6”): Total Area 4.92 ha

- 8.4.10 A site to the north of Tuen Mun Road near Yau Kom Tau Village falls within this zoning. Development within this sub-zone is restricted to a maximum GFA of 97,200 m² for domestic purposes and a maximum building height of 180 mPD, or the height of the existing building, whichever is the greater. A 50-place Hostel for Severely Mentally

Handicapped Persons cum 50-place Day Activity Centre shall be provided at the site.

- 8.4.11 A MLP should be submitted at detailed design stage to ensure the provision of building separations for maintaining visual permeability and avoidance of long and impermeable facades. Such requirement would be incorporated in the land sale conditions of the site.
- 8.4.12 To alleviate the potential air ventilation impacts on the surrounding wind environment, the quantitative AVA (2020) carried out for the site recommended that in the detailed design stage of the development, reference should be made to urban design guidelines in the HKPSG on building separation along the prevailing wind direction, and fulfil the building separation, permeability and setback requirements in the Sustainable Building Design Guidelines (SBDG).
- 8.4.13 Due to the proximity of the site to Tuen Mun Road, a buffer distance should be provided in accordance with the HKPSG requirements to mitigate the possible air quality impact arising from Tuen Mun Road. A NIA to identify the noise mitigation measures required for the proposed development in compliance with relevant environmental regulations should also be submitted. The abovementioned requirements, and also requirements for the submission of a Drainage Impact Assessment (DIA), SIA, Water Supply Impact Assessment and Natural Terrain Hazard Assessment would be incorporated in the land sale conditions of the site.

“Residential (Group B) 7” (“R(B)7”): Total Area 0.84 ha

- 8.4.14 A site to the south of Tuen Mun Road at Po Fung Terrace falls within this zoning. Development within this sub-zone is restricted to a maximum GFA of 29,200 m² for domestic purposes and a maximum building height of 140 mPD, or the height of the existing building, whichever is the greater. A 30-place Supported Hostel for Mentally Handicapped Persons shall be provided at the site.
- 8.4.15 To alleviate the potential air ventilation impacts on the surrounding wind environment, the quantitative AVA (2020) carried out for the site recommended that in the detailed design stage of the development, reference should be made to urban design guidelines in the HKPSG on building separation along the prevailing wind direction, and fulfil the building separation, permeability and setback requirements in the SBDG.
- 8.4.16 Due to the proximity of the site to Tuen Mun Road, a buffer distance should be provided in accordance with the HKPSG requirements to mitigate the possible air quality impact arising from Tuen Mun Road. A NIA to identify the noise mitigation measures required for the proposed development in compliance with relevant environmental regulations should also be submitted. The abovementioned requirements, and also the requirements for the submission of a DIA and SIA would be incorporated in the land sale conditions of the site.

“Residential (Group B) 8” (“R(B)8”): Total Area 4 ha

- 8.4.17 A site at top of Hilltop Road falls within this zoning. Development within this sub-zone is restricted to a maximum GFA of 49,300 m² and a maximum building height of 205 mPD, 200mPD and 194 mPD generally stepping down from north to south, or the height of the existing building, whichever is the greater.
- 8.4.18 To provide a visual buffer between the site and the existing low-rise village type development, a strip of land along the eastern and southern boundaries has been designated as a NBA on the Plan.
- 8.4.19 An AVA-EE (2018) has been carried out for the site and several mitigation measures have been proposed in the assessment, including building separations and building setbacks, which would alleviate the potential air ventilation impacts on the surrounding wind environment. These proposed mitigation measures in the AVA should be taken into account in devising the future development scheme at the detailed design stage to alleviate the potential impact of the development.

8.5 Residential (Group C) (“R(C)”): Total Area 2.19 ha

- 8.5.1 This zone is intended primarily for low-rise and low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.
- 8.5.2 The four sites including the existing Grandview Villa zoned for this purpose are generally located at the upper hillslopes of Yau Kom Tau, south of Tuen Mun Road in Planning Area 1. Due to topographical constraints, capacity of local access and the existing landscape characteristics, development within this zone is restricted to a maximum plot ratio of 0.4, a maximum site coverage of 20% and a maximum building height of 3 storeys over 1 storey of carport, or the plot ratio, site coverage and the height of the existing building, whichever is the greater.

“Residential (Group C) 1” (“R(C)1”): Total Area 0.35 ha

- 8.5.3 A site at Route Twisk in Planning Area 40, which is occupied by the existing Route Twisk Villa, falls within this zone. Route Twisk Villa was completed in 1989. Development within this sub-zone is restricted to a maximum plot ratio of 0.4, a maximum site coverage of 20% and a maximum building height of 2 storeys, or the plot ratio, site coverage and the height of the existing building, whichever is the greater.

8.6 Residential (Group E) (“R(E)”): Total Area 3.23 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. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to

avoid perpetuation of I/R interface problem. The developers will be required to submit adequate information to demonstrate that the new residential development will be environmentally acceptable, and suitable mitigation measures, if required, will be implemented to address the potential I/R interface problems.

- 8.6.2 Under this zoning, the existing industrial uses will be tolerated but new industrial development will not be permitted upon redevelopment of the existing industrial buildings in order to avoid the perpetuation or aggravation of the I/R 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.
- 8.6.3 The Young Ya Industrial Building at 381-389 Sha Tsui Road in Planning Area 23 and most of the industrial buildings along Kwok Shui Road in Planning Area 27 are zoned for this purpose with a view to phasing out the industrial uses in the long term and alleviating the I/R interface problems in the surrounding area.
- 8.6.4 For the industrial sites at Kwok Shui Road which fall within the 400m Consultation Zone of the Tsuen Wan Water Treatment Works, the respective developers should prepare and submit a Hazard Assessment to the Coordinating Committee on Land-use Planning and Control relating to Potentially Hazardous Installations for approval prior to the submission of application under section 16 of the Ordinance. Besides, as these sites at Kwok Shui Road are substantial in size, care should be taken with the design and massing of the future developments to allow air permeability.
- 8.6.5 Within this zone, new developments or redevelopments are restricted to a maximum domestic plot ratio of 5.0 or a maximum non-domestic plot ratio of 9.5. Development within this zone is also restricted to the maximum building height as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- 8.6.6 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratio may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.

8.7 Village Type Development (“V”): Total Area 71.28 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 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 Board.

- 8.7.2 Sites zoned for such purposes are located mostly in Tsuen Wan North including Lo Wai, San Tsuen, San Tsuen Pai and Wo Yi Hop in Planning Area 39, and Sheung Kwai Chung and Yau Ma Hom in Planning Area 8.
- 8.7.3 In order to ensure that any future development or redevelopment within these villages will retain the village character, a restriction of a maximum building height of 3 storeys (8.23 m) or the height of the existing buildings, whichever is the greater, is imposed under this zoning.

8.8 Industrial (“I”): Total Area 11.87 ha

- 8.8.1 This zone is intended primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries, office related to industrial use, and selected uses akin to industrial production and would not compromise building and fire safety are also always permitted in this zone. However, shop and services (wholesale conversion of an existing building or ground floor only), such as banks, fast food shops and retail shops, and offices, other than those permitted under Column 1 and in the purpose-designed non-industrial portion on the lower floors of an existing building, will require planning permission from the Board. It should also be noted that the purpose-designed non-industrial portion of an existing building does not include basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room.
- 8.8.2 Provision of industrial land in Tsuen Wan has been made in conjunction with the industrial land planned for Kwai Chung and Tsing Yi to ensure that sufficient land is set aside for industrial developments to provide employment for the labour force in Tsuen Wan New Town.
- 8.8.3 Tsuen Wan East Industrial Area (Planning Area 24) generally bounded by Yeung Uk Road, Fui Yiu Kok Street and Texaco Road falls within this zone. The problems of traffic congestion and environmental pollution in the industrial area in Tsuen Wan have caused much concern. After taking into consideration the traffic, environmental and infrastructural constraints and the trend of industries gradually moving towards high-technology production, a maximum plot ratio of 9.5 is imposed on all land designated “Industrial” on the Plan. The maximum plot ratio of 9.5 has been incorporated in most of the lease conditions for industrial lots in Tsuen Wan and Kwai Chung.

- 8.8.4 It should also be pointed out that the stipulation of the maximum plot ratio of 9.5 in the Plan does not imply that existing industrial leases which restrict development to a lesser intensity will automatically be permitted to be relaxed to the plot ratio of 9.5. It will be necessary for the lot owner concerned to clearly demonstrate that any modifications to existing lease restriction to permit more intensive development will not have adverse impact on the surrounding environment and local road network. Where circumstances so required, a plot ratio of less than 9.5 may also be imposed through the lease conditions.
- 8.8.5 Development within this zone is also restricted to the maximum building height as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- 8.8.6 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratio may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.

8.9 Government, Institution or Community (“G/IC”): Total Area 92.50 ha

- 8.9.1 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. Besides, such developments, especially for those which are low-rise, serve to provide visual and spatial relief to the densely built-up environment of the area. In particular, the sub-zones “G/IC(1)” to “G/IC(8)” are intended primarily for the provision of religious institutional uses and associated social welfare facilities. “G/IC(10)” is intended primarily for the provision of columbarium.
- 8.9.2 Most of the GIC facilities are to serve the community in Tsuen Wan. However, some major facilities, such as Yau Kom Tau Water Treatment Works (Planning Area 2) and Tsuen Wan Water Treatment Works (Planning Area 7), serve a much wider area.
- 8.9.3 Other public utility and community facilities, like Tsuen Wan Adventist Hospital and Tsuen King Circuit Wu Chung Public Swimming Pool in Planning Area 3; Heung Che Street Market and Cooked Food Centre; Tsuen Wan Telephone Exchange Building and Princess Alexandra Community Centre in Planning Area 4; Yeung Uk Road Municipal Services Building and Tsuen Wan Caritas Clinic in Planning Area 5; Tsuen Wan Central Public Library and Tsuen Wan Government Offices in Planning Area 6; Shek Wai Kok Community Hall and service reservoirs in Planning Area 7; Tsuen Wan Market, Lady Trench Polyclinic, Yan Chai Hospital and a Multi-service Complex in Planning Area 18; Tsuen King Circuit Sports Centre in Planning Area 21; Tsuen Wan Town Hall and Magistracy in Planning Area 22; Tsuen Wan Sea

Water Pumping Station in Planning Area 35A; Route Twisk Gas Off-take and Pigging Station; Wo Yi Hop Village Supply Tank in Planning Area 39; and Tso Kung Tam Outdoor Recreation Centre in Planning Area 46 are also under this zoning.

8.9.4 There are other “G/IC” sites in Planning Areas 25, 35 and 39 reserved for the construction of a primary school, a community hall and a service reservoir respectively.

8.9.5 Apart from the above GIC facilities, there are a number of monasteries/temples and elderly homes scattered at the foothill of Fu Yung Shan area in Planning Area 39. Most of these religious institutions have been established in the area for decades. They have also formed a ‘monastery belt’ at Fu Yung Shan area. To better reflect their existing uses, these sites are designated as various “G/IC” sub-zones. The planning intention of these sub-zones is to reflect the existing religious institutional uses and their associated social welfare facilities, to facilitate the promotion of the unique ‘monastery belt’ as a tourist spot at Fu Yung Shan area and to ensure that the developments within these sub-zones should be compatible in scale and form with the surrounding low-rise and low-density characters and can be supported by the existing and planned infrastructures. They are therefore subject to more restrictions than other “G/IC” sites in Tsuen Wan area.

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

Total Area 1.65 ha

8.9.6 The site of Yuen Yuen Institute in Planning Area 39 falls within this zoning. The Yuen Yuen Institute was established in the 1950s and 1960s. The “G/IC(1)” zoning is to reflect the existing religious uses at the site. Development within this sub-zone is restricted to a maximum building height of 2 storeys including car park and a maximum site coverage of 40%.

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

Total Area 0.87 ha

8.9.7 The sites of Yuen Yuen Care & Attention Home for the Aged and Yuen Yuen Home for the Aged in Planning Area 39 fall within this zoning. The two elderly homes were completed in 1993 and 1973 respectively. The “G/IC(2)” zoning is to reflect the existing social welfare facilities at the site. Development within this sub-zone is restricted to a maximum GFA of 7,407 m², a maximum building height of 4 storeys including car park and a maximum site coverage of 30%.

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

Total Area 2.23 ha

8.9.8 A site to the north of the existing Yuen Yuen Institute in Planning Area 39 falls within this zoning. The “G/IC(3)” zoning is to reflect an approved planning scheme for an extension of the Yuen Yuen Institute. Development within this sub-zone is restricted to a maximum GFA of

6,400 m², a maximum building height of 4 storeys including car park and a maximum site coverage of 30%. A public coach park shall also be provided.

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

Total Area 1.21 ha

- 8.9.9 The sites of the Western Monastery and its adjoining Hong Kong Bodhi Siksa Society Limited Care & Attention Home for the Aged (C&A Home) together with a site immediately south of the Western Monastery in Planning Area 39 fall within this zoning. The redevelopment of the Western Monastery including a 9-storey pagoda was completed in 2004 while the existing C&A Home was built in 1995. The “G/IC(4)” zoning is to reflect the existing religious uses and its associated social welfare facilities and to ensure that any future development at the site immediately south of the Western Monastery would not have any adverse visual and landscape impacts. Development within this sub-zone is restricted to a maximum GFA of 6,577 m², a maximum building height of 3 storeys including car park except the existing pagoda and a maximum site coverage of 30%. For the 9-storey pagoda, it is allowed to be redeveloped to its existing height provided its existing GFA of 751 m² is not exceeded.

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

Total Area 3.85 ha

- 8.9.10 The site of Chuk Lam Sim Yuen in Planning Area 39 falls within this zoning. The Chuk Lam Sim Yuen was established in the 1920s and 1930s. The “G/IC(5)” zoning is to reflect the existing religious uses and to ensure that any future development at the site would not have any adverse visual and landscape impacts. Development within this sub-zone is restricted to a maximum GFA of 15,171 m², a maximum building height of 2 storeys including car park and a maximum site coverage of 25%.

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

Total Area 0.78 ha

- 8.9.11 The sites of Tung Lum Monastery and its associated elderly home namely Tung Lum Home for the Aged in Planning Area 39 fall within this zoning. The developments on site were completed in 1999. The “G/IC(6)” zoning is to reflect the existing religious use and its associated social welfare facilities on site. Development within this sub-zone is restricted to a maximum GFA of 4,395 m², a maximum building height of 2 storeys including car park and a maximum site coverage of 35%.

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

Total Area 2.33 ha

- 8.9.12 There are 7 religious institutions in Planning Area 39 within this zoning which includes Nam Tin Chuk, Lung Mo Temple, Tei Chong Wong

Temple, Wai Yuen & Wing Mau Yuen, Kwun Yum Ngan, Monk Hui Wan Memorial Hall and Fat Kwong Ching Sei. These developments, which consist of worshipping halls, ancestral halls, kitchens, dormitories and ancillary storage areas, were established in the 1970s. The “G/IC(7)” zoning is to reflect the existing uses of the sites. Development within this sub-zone is restricted to a maximum building height of 1 storey and a maximum site coverage of 50%. In view of the limited capacity of the local road networks, it is the planning intention to discourage the provision of car parking spaces for these sites. Any floor that is intended solely for car parking areas will constitute as a storey under the current building height restriction of this zoning.

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

Total Area 1.12 ha

- 8.9.13 The remaining sites of religious institutional developments in Planning Area 39 other than those developments as mentioned in “G/IC(1)” to “G/IC(7)” fall within this zoning. These religious uses are also established in the 1970s. The “G/IC(8)” zoning is to reflect the existing uses of the sites. Development within this sub-zone is restricted to a maximum building height of 1 storey. In view of the limited capacity of local road networks, it is the planning intention to discourage the provision of car parking spaces for these sites. Any floor that is intended solely for car parking areas will constitute as a storey under the current building height restriction of this zoning.

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

Total Area 3.27 ha

- 8.9.14 Two sites with a significant portion of their area underneath the elevated Tsuen Wan Road are zoned “G/IC(9)” subject to a maximum building height of 2 storeys, or the height of the existing building, whichever is the greater. One site is bounded by Hoi Kok Street, Hoi Hing Road, Tai Chung Road and Hoi Shing Road and another one is located at the junction of Texaco Road/Wing Shun Street. At present, both sites are mainly occupied by temporary uses.
- 8.9.15 In view of the physical constraints and environmental conditions of these two sites, only selected GIC facilities are permitted. Since there may be environmental concerns for uses under flyover, future uses of these sites should meet the requirements stipulated in the HKPSG for the use of land beneath flyovers and footbridges.
- 8.9.16 Development within this zone is restricted to the maximum building heights as stipulated on the Plan, or the height of the existing building, whichever is the greater.

“Government, Institution or Community (10)” (“G/IC(10)”):
Total Area 0.225 ha

- 8.9.17 A site at the upper section of Lo Wai Road for proposed private columbarium development is zoned “G/IC(10)”. Development within this sub-zone is restricted to a maximum GFA of 1,900 m² and a maximum building height of 2 storeys including car park. In order to ensure better planning control, ‘Columbarium’ use requires planning permission from the Board such that the development details and other technical aspects of the proposed columbarium development would be further considered by the Board under section 16 of the Ordinance. The GFA control under “G/IC(10)” zone is regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note No. 4 “Development Control Parameters Plot Ratio/Gross Floor Area”, and shall be subject to the streamlining arrangements stated therein.
- 8.9.18 To allow flexibility for other GIC uses within this sub-zone, religious institution, residential institution and social welfare facility uses may be permitted by the Board on application under section 16 of the Ordinance subject to consideration of the development details and technical aspects, especially the traffic impact along Lo Wai Road.
- 8.9.19 Building height restrictions for most of the “G/IC” zones and all “G/IC” sub-zones are stipulated in terms of number of storeys except for the relatively high-rise GIC uses, such as the Tsuen Wan Adventist Hospital in Planning Area 3; the New Territories South Regional Police Headquarters and Operational Base, Tsuen Wan Central Public Library and Tsuen Wan Government Offices in Planning Area 6; and Yan Chai Hospital in Planning Area 18, so as to provide a clearer control over the building height profile.
- 8.9.20 A small part of the Chai Wan Kok Site of Archaeological Interest (SAI) located near the junction of Castle Peak Road and Tsuen King Circuit falls within this zoning. The Antiquities and Monuments Office (AMO) should be consulted for any works, development, redevelopment or rezoning proposals affecting the SAI.

8.10 Open Space (“O”): Total Area 129.95 ha

- 8.10.1 This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public. For the Tso Kung Tam area, it is also intended to provide land for possible alternative recreational uses such as ecological parks or urban fringe parks.
- 8.10.2 There are three large sites zoned for this purpose. They included the one in Planning Area 7 in Shing Mun Valley which has been developed into a valley park with active sports and recreational facilities, the existing Tsuen Wan Park together with the waterfront promenade in Planning Area 35, and the northern part of Tso Kung Tam in Planning

Area 46 which is intended to be developed for an ecological park with a full range of passive recreational facilities including scenic walking trails.

- 8.10.3 Other smaller open space sites are distributed throughout the built-up areas so as to provide sports and recreational facilities within walking distance of most of the potential users.
- 8.10.4 Extensive stretches of open space, including an area to the south of Bayview Garden, the Hoi On Road Playground in Planning Area 2, the Tsuen King Circuit Recreation Ground and Rest Garden, and the Tsuen King Circuit Playground in Planning Area 3, the Tsuen King Circuit Garden in Planning Area 21, the Wang Wo Tsai Street Garden in Planning Area 23, the Tsuen Wan Riviera Park in Planning Area 25, and the Kwok Shui Road Park in Planning Area 27 have been developed for sitting-out areas and active recreational facilities. Other open space sites have been planned, such as the two sites in Tsuen Wan East Industrial Area to the north of Yeung Uk Road.
- 8.10.5 Part of the Chai Wan Kok SAI located near the junction of Castle Peak Road and Tsuen King Circuit falls within this zoning. The AMO should be consulted for any works, development, redevelopment or rezoning proposals affecting the SAI.

8.11 Other Specified Uses (“OU”): Total Area 41.44 ha

- 8.11.1 This zoning covers land allocated for specified uses, which include business use, MTR depot with commercial and residential development above, commercial and residential development, ventilation building, MTR railway, amenity area, petrol filling station and ferry pier.

“Other Specified Uses” annotated “Business”: Total Area 21.88 ha

- 8.11.2 This zone is intended primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new “business” buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings.
- 8.11.3 The area to the south of Yau Ma Hom Road in Planning Area 27, an industrial building at the junction of Texaco Road and Sha Tsui Road in Planning Area 23, an area to the east of Discovery Park in Planning Area 21, Chai Wan Kok Industrial/Business Area generally bounded by Castle Peak Road – Tseun Wan, Hoi Shing Road and Tai Chung Road (Planning Areas 19 and 20) and two residual industrial buildings in Planning Area 2 are zoned for business use.
- 8.11.4 In general, development within this zone is restricted to a maximum plot ratio of 9.5 as stipulated in the Notes, taking into consideration of traffic and infrastructure constraints. However, development at the

site at 42-64 Chai Wan Kok Street and 9 Hoi Shing Road which is zoned “OU” annotated “Business (1)” is restricted to a maximum GFA of 182,326 m², which is the existing building bulk at the site before the site is partly redeveloped into an industrial development.

- 8.11.5 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratio or GFA may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.
- 8.11.6 Development within this zone is restricted to the maximum building heights as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- 8.11.7 To cater for the traffic and pedestrian movement needs in the Chai Wan Kok Industrial/Business Area, setbacks from the lot boundaries along the roads and/or between buildings for carriageway and footpath improvement and greening are required. The detailed requirements will be stipulated on the Tsuen Wan Central Outline Development Plan to guide future development.
- 8.11.8 To facilitate the air ventilation in the area, a strip of land (20 m wide) along the western boundary of Sun Fung Centre at 88 Kwok Shui Road (TWTL 344) has been designated as a NBA. This NBA is required for air ventilation purpose and such restriction will not apply to underground developments.
- 8.11.9 As it is not possible to phase out the existing industrial uses all at once, it is necessary to ensure compatibility of the uses within the same industrial building or industrial-office building and the Tsuen Wan industrial areas. Development within this zone should make reference to the relevant Town Planning Board Guidelines.
- “Other Specified Uses” annotated “Mass Transit Railway Depot with Commercial and Residential Development Above”: Total Area 8.36 ha
- 8.11.10 This zone is intended primarily for the provision of land for MTR depot and station together with commercial and residential development above.
- 8.11.11 This zoning covers the area occupied by the existing Luk Yeung Sun Chuen (completed in 1988), the MTR Depot and the Tsuen Wan Station. It reflects the specific characteristics of the existing MTR depot/workshop, station, commercial and residential development.
- 8.11.12 Development within this zone is restricted to a maximum domestic GFA of 215,000 m², a maximum non-domestic GFA of 16,000 m² and a maximum building height of 110 mPD, or the height of the existing building, whichever is the greater. In addition, one 24-classroom primary school, one 24-classroom secondary school, a minimum of

1,090 m² GFA for GIC or social welfare facilities, and a minimum of 14,200 m² of open space shall be provided.

“Other Specified Uses” annotated “Commercial and Residential Development”: Total Area 1.5 ha

- 8.11.13 A site at the junction of Yeung Uk Road and Ma Tau Pa Road intended primarily for high-density commercial and residential development with the provision of public open space and other supporting facilities falls within this zoning. The commercial portion (namely Plaza 88) and residential portion (namely The Aurora) were completed in 2020. The zoning is to reflect the completed development at the site. Development within this sub-zone is restricted to a maximum GFA of 61,255 m² for non-domestic purposes at sub-area (A) and a maximum GFA of 39,365 m² for domestic purposes at sub-area (B), and the maximum building height, in terms of mPD, as stipulated on the Plan, or the height of the existing building, whichever is the greater. A public open space of not less than 1,300 m² at sub-area (A) shall be provided, managed and maintained by the developer at his own cost.
- 8.11.14 To facilitate air ventilation in the area, a strip of land (38m-wide) aligned with Chung On Street to the north has been designated as a NBA on the Plan, and such restriction will not apply to underground developments. Footbridge connection between the existing footbridge at the junction of Yeung Uk Road/Ma Tau Pa Road via the site to The Dynasty shall be provided, managed and maintained by the developer at his own cost.
- 8.11.15 Other land with a total area of 9.7 ha allocated for specified uses also include:
- (a) Chai Wan Kok Ventilation Building in Planning Area 2 subject to a maximum building height of 4 storeys;
 - (b) railway in Planning Area 6 subject to a maximum building height of 1 storey;
 - (c) the existing slopes adjoining Hanley Villa along Yau Lai Road in Planning Area 1, near MTR Depot in Planning Area 6, and to the southeast of Riviera Gardens along Tsing Tsuen Road in Planning Area 25 are zoned for amenity area;
 - (d) petrol filling stations in Planning Area 27 subject to a maximum building height of 1 storey; and
 - (e) ferry piers in Planning Area 35 subject to a maximum building height of 1 storey.

8.12 Green Belt (“GB”): Total Area 158.14 ha

- 8.12.1 The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone.
- 8.12.2 This zoning establishes the limits of urban expansion of Tsuen Wan to the north and west and also covers a strip of coastal area at Yau Kom Tau in Planning Area 1. It makes provision for the retention of some existing rural land uses and the conservation of prominent landscape features, scenic spots and ‘fung shui’ areas. It also provides opportunities for additional outdoor passive recreational outlets.
- 8.12.3 Development within this zone will be carefully controlled and each application will be considered on its individual merits taking into account relevant Town Planning Board Guidelines.
- 8.12.4 A large portion of the Chai Wan Kok SAI located near the junction of Castle Peak Road – Tsuen Wan and Tsuen King Circuit falls within this zoning. The AMO should be consulted for any works, development, redevelopment or rezoning proposals affecting the SAI.

8.13 Minor Relaxation Clause

- 8.13.1 For the zone(s) where minor relaxation of relevant restriction(s) is applicable, based on individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA/building height/site coverage/building gap restrictions (except those area for public open space), and any reduction in the provision of GIC facilities/the total GFA provided for GIC or social welfare facilities as stated in the relevant paragraphs above or as shown on the Plan may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.6 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 8.13.2 However, for any existing building with plot ratio/GFA/building height/site coverage already exceeding the relevant restrictions as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.
- 8.13.3 For the zone(s) where minor relaxation of relevant restriction(s) is applicable, under exceptional circumstances, minor relaxation of NBA restriction as stated in the relevant paragraph(s) above may be considered by the Board on application under section 16 of the Ordinance. The NBA restriction will not apply to underground development and within the NBAs stipulated on the Plan, landscaping, street furniture, underground structures, boundary fence/wall,

footbridge, covered walkway and minor structure with high air porosity/ with visual permeability will be permitted.

9. COMMUNICATIONS

9.1 Roads

Tuen Mun Road, Castle Peak Road and Tsuen Wan Road provide the main linkage from Tsuen Wan to the North West New Territories and urban Kowloon. The road scheme of the proposed project Widening of Tsuen Wan Road and the Associated Junction Improvement Works was authorised in November 2023. The Tsing Yi North Bridge at Tsing Tsuen Road provides the second crossing to Tsing Yi Island. In the north, Shing Mun Tunnel provides a direct connection to Sha Tin. Route Twisk on the other hand links up Tsuen Wan with Shek Kong. Apart from Tuen Mun Road, Castle Peak Road serves as a main primary distributor effectively connecting Tsuen Wan with Tuen Mun and other parts of the territory.

9.2 MTR Tsuen Wan Line

The Area is served by MTR Tsuen Wan Line with two stations, namely Tsuen Wan Station and Tai Wo Hau Station. The MTR alignment generally runs parallel to Castle Peak Road as shown on the Plan. It terminates at Planning Area 6 with a major transport interchange for buses, green minibuses and taxis. Car parking facilities are also provided near the terminus. To the west and north of the Tsuen Wan Station is the tail fan and depot of the MTR Corporation.

9.3 MTR Tuen Ma Line

The MTR Tuen Ma Line (TML) was fully commissioned on 27 June 2021. TML is approximately 56 km long with 27 stations. It links up the original Ma On Shan Line and West Rail Line with the east end at Wu Kai Sha Station and west end at Tuen Mun Station. Upon the commissioning, TML has 6 interchanging stations, including Tai Wai, Diamond Hill, Ho Man Tin, Hung Hom, Nam Cheong and Mei Foo Stations, connecting East Rail Line, Kwun Tong Line, Tung Chung Line and Tsuen Wan Line. The Tsuen Wan West Station of TML is located at the waterfront area of the Tsuen Wan area.

10. CULTURAL HERITAGE

10.1 Within the boundary of the Area, there are currently Chai Wan Kok SAI, two declared monuments, i.e. the walled village of Sam Tung Uk and an old house (formerly Lot 917) at Hoi Pa Village (now Jockey Club Tak Wah Park), and some historic buildings, i.e. Tin Hau Temple at Wai Tsuen Road (Grade 2), Yuen Tung Po Din at Tung Po Tor Monastery (Grade 2), Tin Wong Din and Wai Tor Din at Tung Po Tor Monastery (Grade 2), Chuk Lam Sim Yuen (Grade 2), Sun Old House at Nos. 38, 39 & 40 San Tsuen (Grade 3), Du Ancestral Hall at San Tsuen (Grade 3), Chan Yi Cheung Ancestral Hall (Former Lot 972 of Hoi Pa Village) at Jockey Club Tak Wah Park (Grade 3), Old House of the Former Hoi Pa Tsuen (Former Lot 956 of Hoi Pa Tsuen) at Jockey Club Tak

Wah Park (Grade 3), Cheung Ancestral Hall at No. 82 Lo Wai (Grade 3), Law Ancestral Hall at No. 47 Sheung Kwai Chung Village (Grade 3) and Lau Ancestral Hall at Wo Yi Hop (Grade 3).

- 10.2 The lists of declared monuments, historic buildings and sites graded by the Antiquities Advisory Board (AAB), new items pending grading assessment, Government historic sites identified by the Antiquities and Monuments Office of the Development Bureau (AMO) and SAIs are published on AMO's website <https://www.amo.gov.hk/en/historic-buildings/heritage-sites-lists/index.html>. The lists will be updated from time to time.
- 10.3 Prior consultation with AMO should be made if any works, development, redevelopment or rezoning proposals affect the declared monuments, proposed monuments, historic buildings and sites graded by the AAB, new items pending grading assessment, Government historic sites identified by AMO, SAIs or any other buildings/structures identified with heritage value, both at grade and underground, and the immediate environs of the aforementioned items.

11. UTILITY SERVICES

- 11.1 Two existing fresh water service reservoirs and one salt water service reservoir are provided in Tso Kung Tam in Planning Area 46. In addition, the Yau Kom Tau Water Treatment Works is located in Planning Area 1 adjacent to Tuen Mun Road. The existing Tsuen Wan Fresh Water Service Reservoir and Treatment Works is located in Shing Mun Valley in Planning Area 7. An existing gas off-take and pigging station is located in Planning Area 39.
- 11.2 The Tsuen Wan Sewage Pumping Station and Tsuen Wan Sea Water Pumping Station are located in Planning Areas 25 and 35A respectively. Sewage from Tsuen Wan will be diverted to the existing sewage screening plant in Planning Area 37 of Kwai Chung for preliminary treatment. The treated sewage will then be collected and conveyed to Stonecutters Island for chemically enhanced primary treatment before discharge into the sea.
- 11.3 It is envisaged that there will be no problem in the supply of electricity and gas to meet the needs of the District. The existing telephone exchanges in Planning Areas 4 and 27 can also cope with the evolving needs of Tsuen Wan.

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 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. Disposal of sites is undertaken by the Lands Department. Public works projects are coordinated by the Civil Engineering and Development Department in conjunction with the relevant client departments and the works departments, such as the Highways Department and the Architectural Services Department. In the course of implementing the Plan, the Tsuen Wan District Council would also be consulted as and when appropriate.
- 12.3 Planning applications to the Board will be assessed on individual merits. In general, the Board's consideration of the planning applications will take into account all relevant planning considerations which may include the departmental outline development plans/layout plans, and guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and guidance notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board, 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 them.