Appendix A1

Proposed Amendments to the Draft Tsuen Wan Outline Zoning Plan No. S/TW/40 (“Other Specified Uses (Hotel Development)”)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
For "Hotel Development" Only	
Hotel	Commercial Bathhouse/Massage Establishment Eating Place Flat Off-course Betting Center Office Place of Entertainment Place of Recreation, Sports or Culture Religious Institution Shop and Services Social Welfare Facility

Planning Intention

This zone is intended primarily for hotel development with ancillary facilities.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Hotel Development" Only (Cont'd)

Remarks

(1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum non-domestic plot ratio of 9.5 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.

(2) In determining the relevant maximum plot ratio for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(3) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (1) above may thereby be exceeded.

(4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/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.

1.1 Other Specified Uses ("OU"): Total Area 41.50 ha

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

"Other Specified Uses" annotated "Business": Total Area 21.88 ha

1.1.2 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.

1.1.3 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.

1.1.4 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 m^2, which is the existing building bulk at the site before the site is partly redeveloped into an industrial development.

1.1.5 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.

1.1.6 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.

1.1.7 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.

1.1.8 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.

1.1.9 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

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

1.1.11 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.

1.1.12 Development within this zone is restricted to a maximum domestic GFA of 215,000 m^2, a maximum non-domestic GFA of 16,000 m^2 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 m^2 GFA for GIC or social welfare facilities, and a minimum of 14,200 m^2 of open space shall be provided.

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

1.1.13 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 m^2 for non-domestic purposes at sub-area (A) and a maximum GFA of 39,365 m^2 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 m^2 at sub-area (A) shall be provided, managed and maintained by the developer at his own cost.

1.1.14 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.

"Other Specified Uses" annotated "Hotel Development": Total Area 0.06 ha

1.1.15 A site facing Fui Yiu Kok Street intended primarily for hotel development. The site is subject to a maximum non-domestic plot ratio of 9.5, 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. Based on individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restriction may be considered by the Board under section 16 of the Ordinance.

1.1.16 Other land with a total area of 9.7 ha allocated for specified uses also include:

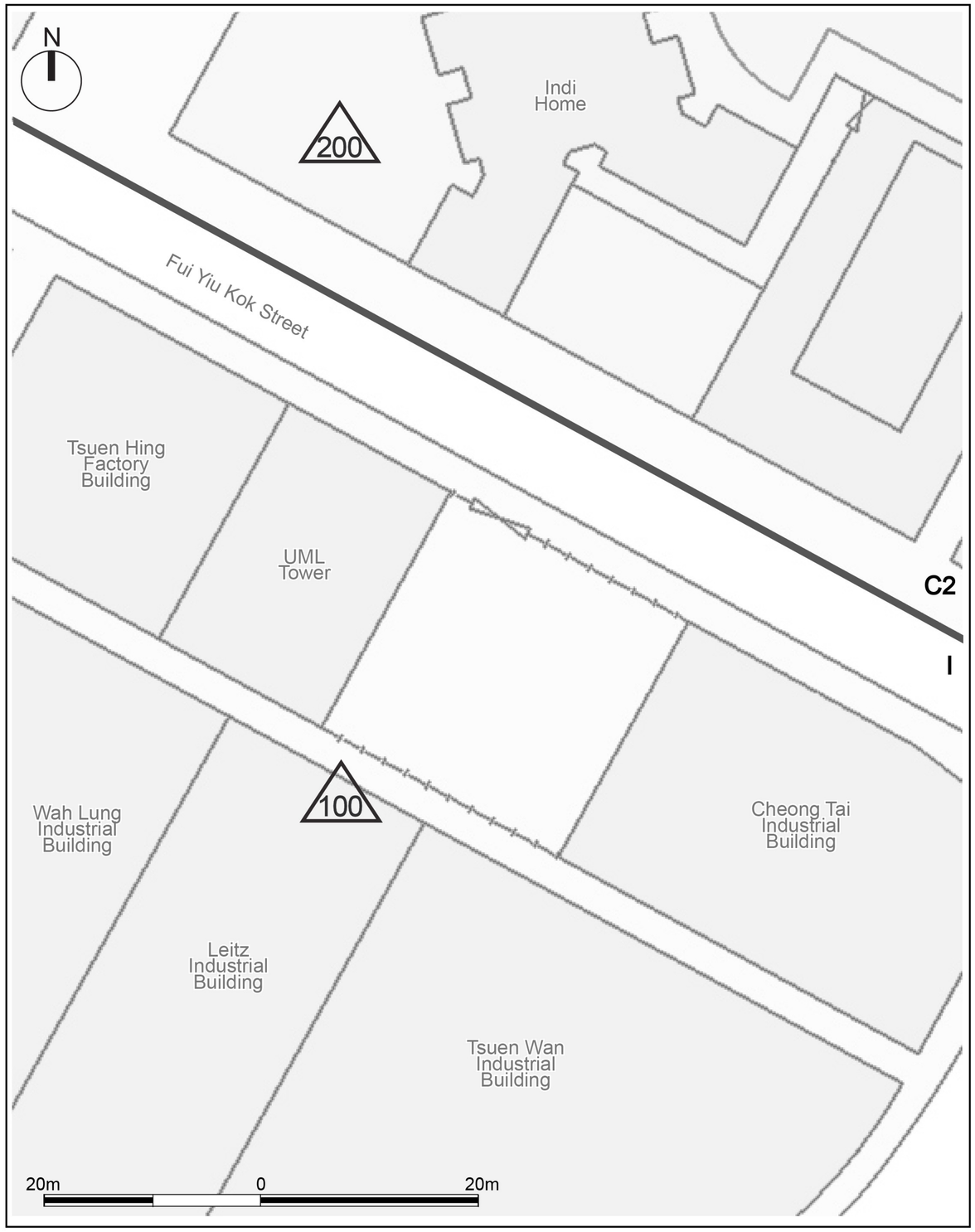
(a) Chai Wan Kok Ventilation Building in Planning Area 2 subject to a maximum building height of 4 storeys;

(b) railway in Planning Area 6 subject to a maximum building height of 1 storey;

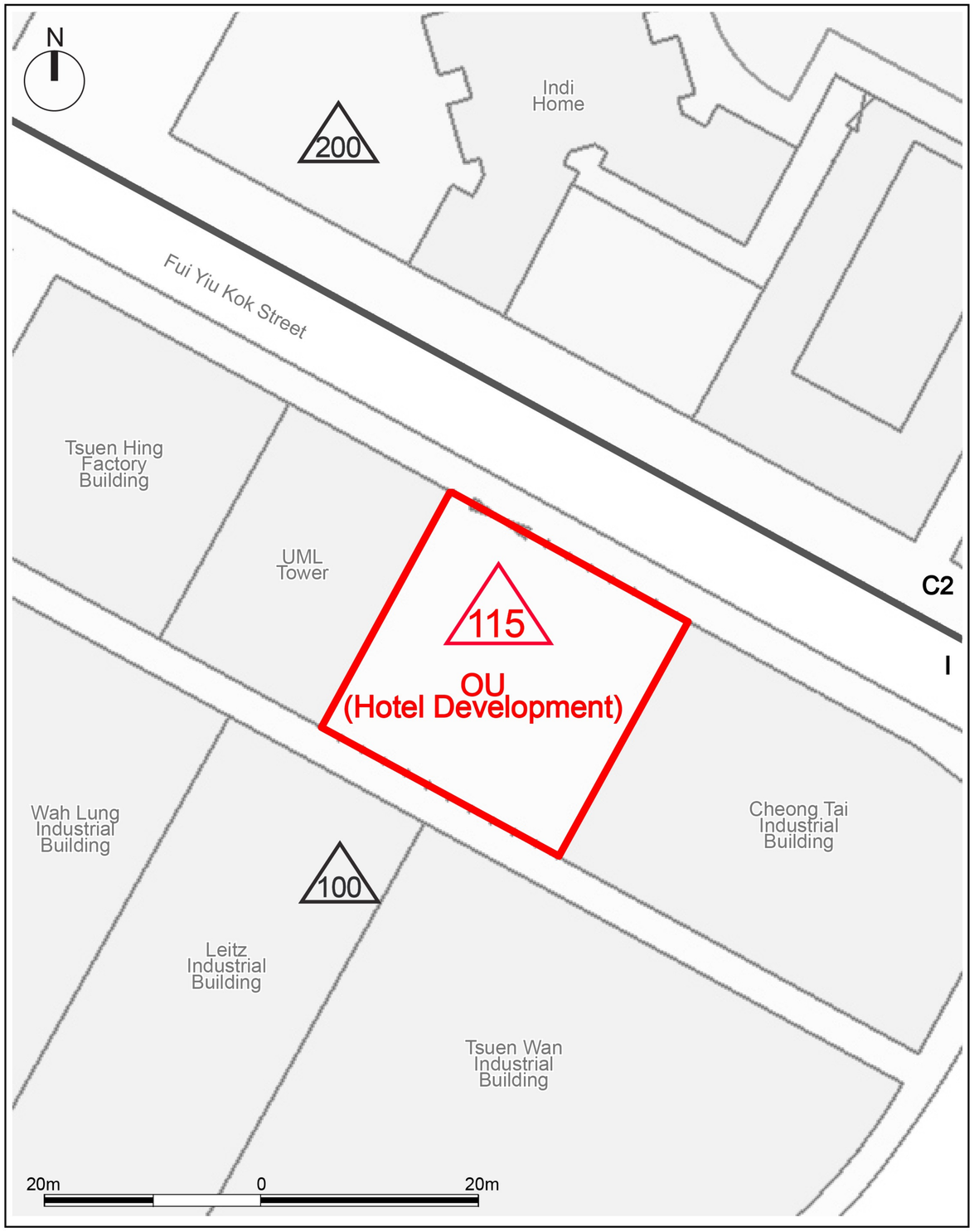
(c) the existing slopes adjoining Hanley Villa along Yau Lai Road in Planning Area 1, near MTR Depot in Planning Area 6, and to the southeast of Riviera Gardens along Tsing Tsuen Road in Planning Area 25 are zoned for amenity area;

(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.



Original Zoning



Proposed Zoning

llewelyn davies

Title

Proposed Amendments to Tsuen Wan OZP

Checked	DH	Drawn	PW
Rev	0	Date	Jun 2026
Scale		Figure	A1

Appendix A2

Proposed Amendments to the Draft Tsuen Wan Outline Zoning Plan No. S/TW/40 (Alternative Option) ("Industrial (1)")

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 Hotel (on land designated "Industrial (1)" only) 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) On land designated as "Industrial (1)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum non-domestic plot ratio of 9.5 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.

(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, 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) to (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

1.1 Industrial ("I"): Total Area 11.87 ha

1.1.1 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.

1.1.2 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.

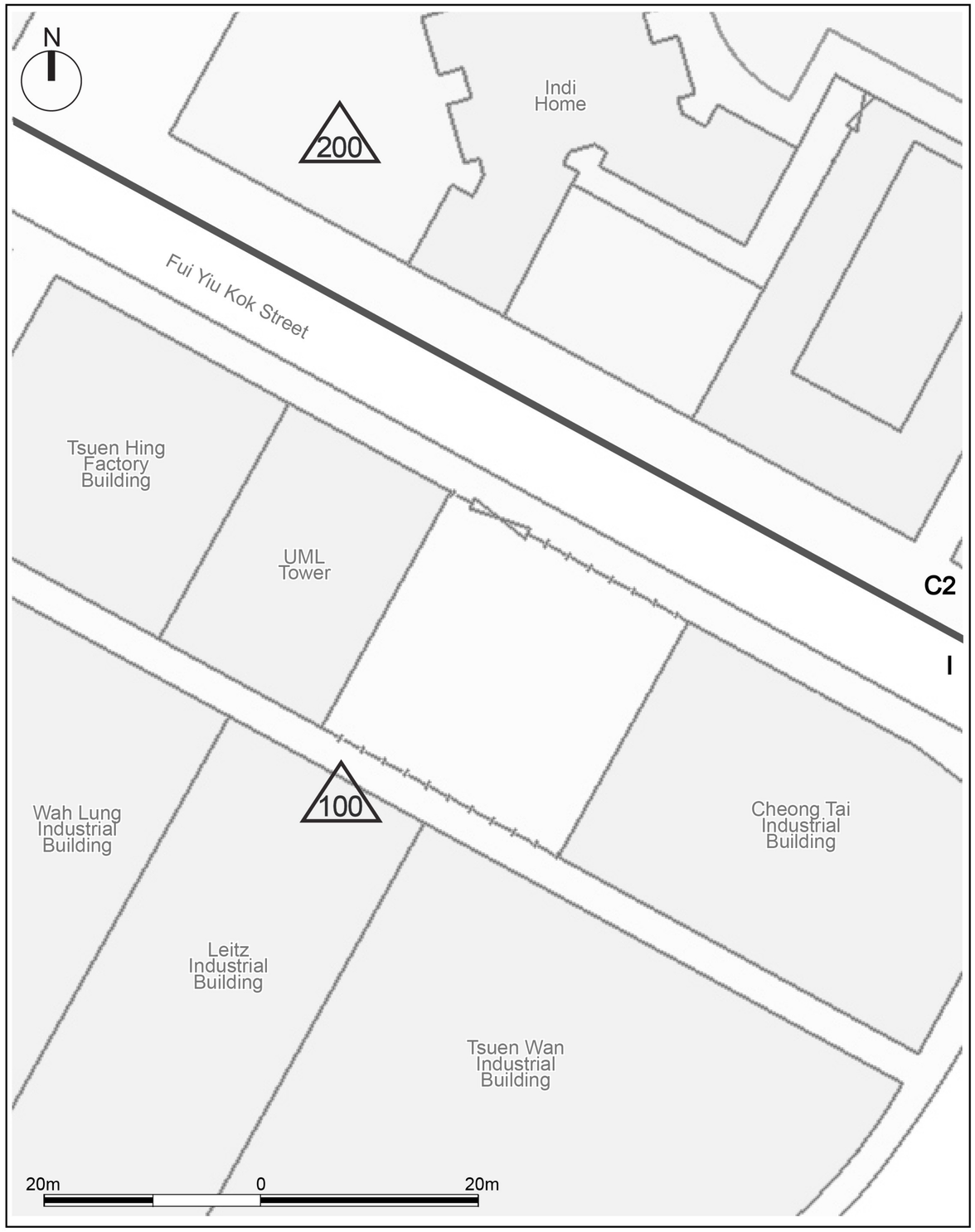
1.1.3 Tsuen Wan East Industrial Area (Planning Area 24) generally bounded by Yeung Uk Road, Fui Yiu Kok Street and Texaco Road falls within this zone. The problems of traffic congestion and environmental pollution in the industrial area in Tsuen Wan have caused much concern. After taking into consideration 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.

1.1.4 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.

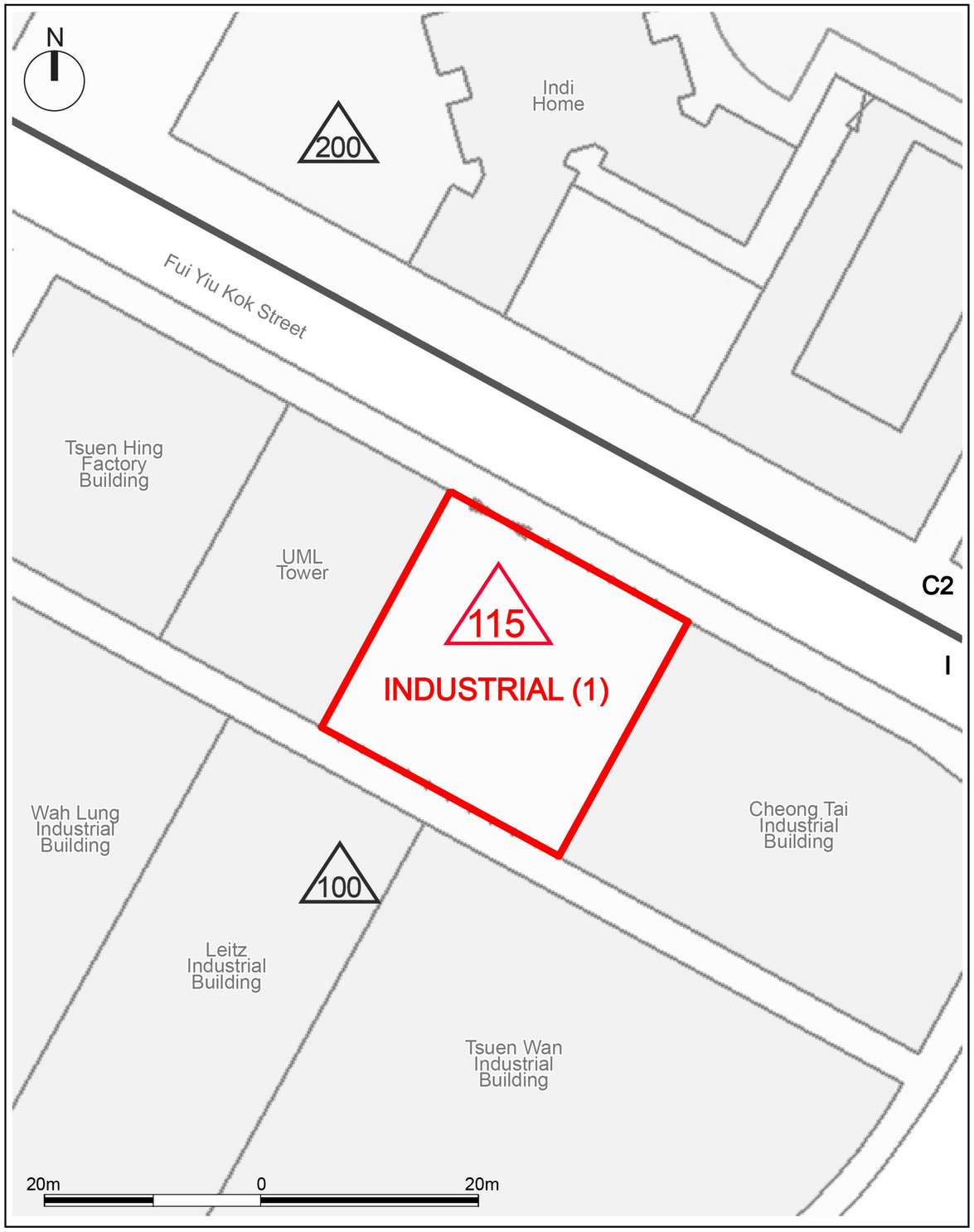
1.1.5 Development within this zone is also restricted to the maximum building height as stipulated on the Plan, or the height of the existing building, whichever is the greater.

1.1.6 The site designated as "Industrial (1)" is subject to a maximum non-domestic plot ratio of 9.5 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. 'Hotel' use is also designated under Column 2 in the Notes to allow flexibility for hotel development through planning application. Based on individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restriction may be considered by the Board under section 16 of the Ordinance.

1.1.7 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.



Original Zoning



Proposed Zoning

llewelyn davies

Title

Proposed Amendments to Tsuen Wan OZP

Checked	DH	Drawn	PW
Rev	0	Date	Jun 2026
Scale		Figure	A2