

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED KWAI CHUNG OUTLINE ZONING PLAN NO. S/KC/32

In the exercise of the power conferred by section 12(1A)(a)(ii) of the Town Planning Ordinance (the Ordinance), the Secretary for Development on 3 January 2025 referred the approved Kwai Chung Outline Zoning Plan (OZP) No. S/KC/32 (the Plan) to the Town Planning Board (the Board) for amendment.

The Board has made amendments to the Plan. The amendments are set out in the Schedule of Amendments. The descriptions of the areas affected by the amendments in the Schedule of Amendments are for general reference only. The exact locations of the areas affected by the amendments are more specifically shown on the draft Kwai Chung OZP No. S/KC/33.

The draft Kwai Chung OZP No. S/KC/33 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 31 July 2026 to 30 September 2026 during normal office hours at the following locations:-

- (i) the Secretariat of the Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (ii) the Planning Enquiry Counter, 17th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (iii) the Planning Enquiry Counter, 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (iv) the Tsuen Wan and West Kowloon District Planning Office, 27th Floor, Tsuen Wan Government Offices, 38 Sai Lau Kok Road, Tsuen Wan, New Territories; and
- (v) the Kwai Tsing District Office, 10th Floor, Kwai Hing Government Offices, 166-174 Hing Fong Road, Kwai Chung, New Territories.

In accordance with section 6(1) of the Ordinance, any person may make representation to the Board in respect of any of the amendments. The representation should be made in writing to the Secretary, Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong not later than 30 September 2026.

In accordance with section 6(2) of the Ordinance, a representation must indicate –

- (a) the particular matter in any of the amendments to which the representation relates;
- (b) the nature of and reasons for the representation; and
- (c) the amendments (if any) proposed to the plan.

Any representation made to the Board will be available for public inspection under section 6(4) of the Ordinance until the Chief Executive in Council has made a decision in respect of the plan or the part or parts of the plan to which the representation relates under section 9 of the Ordinance.

Any person who intends to make representation is advised to read the Town Planning Board Guidelines on “Submission and Processing of Representations and Further Representations under the Town Planning Ordinance” (the Guidelines). Submission of representation should comply with the requirements set out in the Guidelines. In particular, if the representer fails to provide full name and the first four alphanumeric characters of HKID card/passport number as required under the Guidelines, the representation submitted may be treated as not having been made. The Secretariat of the Board reserves the right to require the representer to provide identity proof for verification. The Guidelines and the submission form are available at locations (i) to (iii) above and the Board’s website (<http://www.tpb.gov.hk/>).

Copies of the draft Kwai Chung OZP No. S/KC/33 incorporating the amendments are available on payment of a fee at the Map Publications Centre (Hong Kong), 6th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong. The information on the place and hours at which the draft Kwai Chung OZP No. S/KC/33 can be inspected and the electronic version of the draft Kwai Chung OZP No. S/KC/33 can be viewed at the Board’s website. The Town Planning Board Paper related to the proposed amendments to the Plan and relevant information are now available at the Board’s webpage (https://www.tpb.gov.hk/eng/plan_making/S_KC_33.html) for public inspection.

Statement on Personal Data

The personal data submitted to the Board in any representation will be used by the Secretary of the Board and government departments for the following purposes:

- (a) the verification of identity of the person making the representation (hereafter known as “representer”) and the authorized agent;
- (b) the processing of the representation which includes making available the name of the “representer” for public inspection when making available the representation for public inspection; and
- (c) facilitating communication between the “representer” and the Secretary of the Board/government departments

in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

**SCHEDULE OF AMENDMENTS TO
THE APPROVED KWAI CHUNG OUTLINE ZONING PLAN NO. S/KC/32
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 Lei Muk Road and Kwok Shui Road from “Other Specified Uses” (“OU”) annotated “Buildings with Historical and Architectural Interests Preserved for Social Welfare Facility Use” (“OU(BHAI)”), “Open Space” and an area shown as ‘Road’ to “Residential (Group A)5” (“R(A)5”) with stipulation of building height restriction (BHR).
- Item B1 – Revision to the BHR of the “OU” annotated “Columbarium” (“OU(Columbarium)”) zone at Tsing Tsuen Road.
- Item B2 – Rezoning of three strips of land at Tsing Tsuen Road from “Green Belt” and “Industrial” (“I”) to “OU(Columbarium)” with stipulation of BHR.
- Item B3 – Rezoning of three parcels of land near Wing Kei Road and to the east of Tsuen Wan Chinese Permanent Cemetery (TWCPC) from “OU(Columbarium)”, “OU” annotated “Cemetery” (“OU(Cemetery)”) and “OU” annotated “Funeral Parlours and Crematorium” (“OU(FPC)”) to “I”.
- Item B4 – Rezoning of a parcel of land to the east of TWCPC from “OU(Cemetery)” and “I” to “OU(FPC)”.
- Item C – Rezoning of a site at Wo Yi Hop Road from “OU” annotated “Business” (“OU(B)”) to “Residential (Group E)2” (“R(E)2”) with stipulation of BHR.

II. Amendments to the Notes of the Plan

- (a) Revision to paragraph (7)(a) of the covering Notes to allow provision, maintenance or repair of small unmanned aircraft take-off and landing facilities 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.
- (b) Revision to the planning intention and Remarks of the Notes for the “Residential (Group A)” (“R(A)”) zone to incorporate development restrictions and requirements for the new “R(A)5” sub-zone.
- (c) Deletion of the Notes for “OU(BHAI)” zone.
- (d) Revision to the Remarks of the Notes for “OU(Columbarium)” zone on the restriction on maximum number of columbarium niches and the relaxation clause.

- (e) Revision to the Remarks of the Notes for “Residential (Group E)” (“R(E)”) zone to incorporate development restrictions and requirements for the new “R(E)2” sub-zone.
- (f) Revision to the Remarks of the Notes for “R(A)” and “OU(B)” zones to decouple the non-building area requirements from the lot boundaries by removing the list of exempted sites and references to lot boundary.
- (g) Deletion of the Remarks of the Notes for the “Residential (Group A)1” sub-zone on gross floor area (GFA) exemption for ancillary facilities and public transport facilities by incorporating GFA exemption for ancillary facilities in the existing clause for “R(A)” and its sub-zones and adding a clause on GFA exemption for public transport facilities.
- (h) Incorporation of ‘Government Use (not elsewhere specified)’ under Column 1 of Schedule I of the Notes for “OU(B)” zone; and corresponding deletion of ‘Government Use (Police Reporting Centre, Post Office only)’ under Column 1 and ‘Government Use (not elsewhere specified)’ under Column 2 of Schedule I of the Notes for “OU(B)” zone.
- (i) Revision to the Remarks of the Notes for “Commercial” (“C”) zone to incorporate development restrictions and requirement for “Commercial (3)” (“C(3)”) as a sub-zone; and corresponding deletion of the Notes for the “C(3)” zone.
- (j) Incorporation of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 1 of the Notes for “Village Type Development” (“V”) zone; and corresponding deletion of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 2 of the Notes for “V” zone in accordance with the Master Schedule of Notes to Statutory Plans (MSN).
- (k) Incorporation of ‘Field Study/Education/Visitor Centre’ under Column 2 of the Notes for “V” zone in accordance with the MSN.
- (l) Revision to the Chinese texts of the user term ‘Research, Design and Development Centre’ from ‘研究所、設計及發展中心’ to ‘研究、設計及發展中心’ in the Notes for “Comprehensive Development Area”, “R(E)”, “I”, “Government, Institution or Community” and “OU(B)” zones in accordance with the MSN.
- (m) Editorial amendments to the planning intentions of the Notes for “Residential (Group E)1” and “Government, Institution or Community (1)” sub-zones and the Remarks of the Notes for “C”, “R(A)”, “Residential (Group B)” and “R(E)” zones.

Town Planning Board