

DRAFT KWAI CHUNG OUTLINE ZONING PLAN NO. S/KC/33

[Amendments](#)

[Notes](#)

[Schedule of Uses](#)

[Explanatory Statement](#)

**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

DRAFT KWAI CHUNG OUTLINE ZONING PLAN NO. S/KC/33

(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, small unmanned aircraft take-off and landing facilities, 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 KWAI CHUNG OUTLINE ZONING PLAN NO. S/KC/33

Schedule of Uses

	<u>Page</u>
COMMERCIAL	1
COMPREHENSIVE DEVELOPMENT AREA	3
RESIDENTIAL (GROUP A)	6
RESIDENTIAL (GROUP B)	10
RESIDENTIAL (GROUP E)	13
VILLAGE TYPE DEVELOPMENT	19
INDUSTRIAL	20
GOVERNMENT, INSTITUTION OR COMMUNITY	23
OPEN SPACE	26
OTHER SPECIFIED USES	27
GREEN BELT	44

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	Broadcasting, Television and/or Film Studio
Commercial Bathhouse/ Massage Establishment	Flat (excluding land designated "C(2)")
Eating Place	Government Refuse Collection Point
Educational Institution	Hospital (excluding land designated "C(2)")
Exhibition or Convention Hall	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Government Use (not elsewhere specified)	Petrol Filling Station
Hotel	Residential Institution (excluding land designated "C(2)")
Information Technology and Telecommunications Industries	
Institutional Use (not elsewhere specified)	
Library	
Off-course Betting Centre	
Office	
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Clinic	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Recyclable Collection Centre	
Religious Institution	
School	
Shop and Services	
Social Welfare Facility	
Training Centre	
Utility Installation for Private Project	
Wholesale Trade	

Planning Intention

This zone is intended primarily for commercial developments, which may include uses such as 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”) and “Commercial (3)” (“C(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 a maximum total plot ratio of 9.5, or the plot ratio of the existing building, whichever is the greater.
- (2) On land designated “Commercial (1)” (“C(1)”) and “Commercial (2)” (“C(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 total gross floor area (GFA) specified below, or the GFA of the existing building, whichever is the greater:

<u>Sub-zone</u>	<u>Restrictions</u>
C(1)	maximum GFA of 11 000m ²
C(2)	maximum GFA of 74 340m ²
- (3) On land designated “C”, “C(1)”, “C(2)” and “C(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) On land designated “C(3)”, a minimum of 5m setback from the lot boundary abutting Tai Lin Pai Road shall be provided.
- (5) In determining the maximum plot ratio/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.
- (6) 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 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.
- (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 (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (8) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the setback restriction stated in paragraph (4) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

COMPREHENSIVE DEVELOPMENT AREA

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

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Planning Intention

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

Remarks

- (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" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information :
- (a) the area of proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
 - (b) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
 - (c) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
 - (d) the alignment, widths and levels of any roads proposed to be constructed within the area;
 - (e) the landscape and urban design proposals within the area;
 - (f) programmes of development in detail;
 - (g) 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;
 - (h) 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;
 - (i) 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;
 - (j) an air ventilation assessment report to examine any possible air ventilation problems that may be caused to or by the proposed development and the proposed mitigation measures to tackle them; and

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks (Cont'd)

- (k) such other information as may be required by the Town Planning Board.
- (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 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 total plot ratio of 5.0 for the site north of Lai King Hill Road and a maximum total plot ratio of 6.36 for the site at Cheung Wing Road, or the plot ratio of the existing building, whichever is the greater.
- (4) 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.
- (5) In determining the 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.
- (6) 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 (4) 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)3” and “R(A)4” only) Residential Institution Rural Committee/Village Office 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

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)

RESIDENTIAL (GROUP A) (Cont'd)

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. The “Residential (Group A) 5” (“R(A)5”) sub-zone is intended for public and private residential developments together with Government, institution or community facility under the Land Sharing Pilot Scheme in conjunction with the conservation and adaptive re-use of existing historic buildings.

Remarks

- (1) On land designated “Residential (Group A)” (“R(A)”), 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 of 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 “Residential (Group A) 2” (“R(A)2”), no new development for a domestic or non-domestic building shall exceed a maximum domestic plot ratio of 6.0 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 of 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 6.0 divided by the maximum non-domestic plot ratio of 9.5.
- (3) For the purpose of paragraphs (1) and (2) above, on land designated “R(A)” and “R(A)2”, 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), 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 paragraphs (1) or (2) 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, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building.
- (4) On land designated “Residential (Group A) 3” (“R(A)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 a maximum plot ratio of 6.62, or the plot ratio of the existing building, whichever is the greater.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (5) On land designated “Residential (Group A) 4” (“R(A)4”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 6.5, or the plot ratio of the existing building, whichever is the greater.
- (6) On land designated “Residential (Group A) 1” (“R(A)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 42 700m² and a maximum non-domestic GFA of 9 346m², or the GFA of the existing building, whichever is the greater.
- (7) On land designated “R(A)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 GFA specified below, and the maximum building height, in terms of metres above Principal Datum (mPD) as stipulated on the Plan, or the GFA/height of the existing building, whichever is the greater:

<u>Development portion</u>	<u>Restrictions</u>
Public housing	maximum GFA of 41 000m ²
Private housing	maximum GFA of 26 086m ² , of which not less than 10 363m ² shall be provided for Government, institution or community (GIC) facilities

- (8) On land designated “R(A)”, “R(A)1”, “R(A)2”, “R(A)3” and “R(A)4”, 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.
- (9) On land demarcated for a building gap of varying widths (ranging from 35m to 217m) between Kwai Chung Road and Lai King Hill Road 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 24mPD.
- (10) On land demarcated for a 30m-wide building gap for the “R(A)2” site at Lai Kong Street 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 163mPD.
- (11) On land demarcated for a 15m-wide building gap from Wing Yip Street to Kwai On Road for the “R(A)4” site at Tai Lin Pai Road 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 18mPD.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (12) A public transport terminus shall be provided at the “R(A)2” site at Lai Kong Street.
- (13) A minimum 3.5m-wide non-building area abutting Ta Chuen Ping Street shall be provided.
- (14) 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.
- (15) 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 public transport interchange and GIC facilities as required by the Government, may be disregarded.
- (16) In determining the maximum plot ratio/GFA for the purpose of paragraphs (5) and (7) above, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded.
- (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 public transport facilities, as required by the Government, may be disregarded.
- (18) In determining the maximum plot ratio/GFA for the purposes of paragraphs (1) to (7) 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.
- (19) 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/GFA for the building on land to which paragraphs (1) to (7) applies may be increased by the additional plot ratio by which the permitted plot ratio/GFA is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio/GFA specified in paragraphs (1) to (7) above may thereby be exceeded.
- (20) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA/building height/building gap restrictions stated in paragraphs (1), (2), (4), (5), (6), (8) to (11) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (21) Based on the individual merits of a development or redevelopment proposal, relaxation of the GFA and/or building height restrictions stated in paragraph (7) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (22) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restrictions as shown on the Plan or stated in paragraph (13) 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	Eating Place
Government Use (Police Reporting Centre, Post Office only)	Educational Institution
House	Government Refuse Collection Point
Library	Government Use (not elsewhere specified)
Residential Institution	Hospital
School (in free-standing purpose- designed building only)	Hotel
Utility Installation for Private Project	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
	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) 1” (“R(B)1”) to “R(B)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 total plot ratio/gross floor area (GFA), site coverage and building height in terms of number of storeys as specified below or metres above Principal Datum as stipulated on the Plan, or the plot ratio/GFA/site coverage/building height of the existing building, whichever is the greater:

<u>Sub-zone</u>	<u>Restrictions</u>
“R(B)1”	maximum plot ratio of 2.0, maximum site coverage of 66.6%, and maximum building height of 3 storeys in addition to 1 storey of carport
“R(B)2”	maximum GFA of 139 860m ²
“R(B)3”	maximum GFA of 23 310m ²
“R(B)4”	maximum domestic GFA of 40 209m ² , and maximum non-domestic GFA of 316m ²
“R(B)5”	maximum GFA of 11 804m ²
“R(B)6”	maximum plot ratio of 2.0
“R(B)7”	maximum domestic GFA of 15 300m ² , and maximum non-domestic GFA of 3 336m ²

- (2) On land designated “R(B)2”, any new development (except minor addition, alteration and/or modification not affecting the building height of the existing building) or redevelopment of an existing building requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance with the support of a layout plan and the following information:

- (a) the proposed total site area and total GFA for various uses;
- (b) the nature, position, dimensions, and heights of all buildings to be erected in the area;
- (c) a visual impact assessment to examine any visual problems that may be caused by the new development or redevelopment and the proposed mitigation measures to tackle them; and
- (d) such other information as may be required by the Town Planning Board.

(Please see next page)

RESIDENTIAL (GROUP B) (Cont'd)

Remarks (Cont'd)

- (3) In determining the maximum plot ratio/GFA/site coverage 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.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA/site coverage/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.

RESIDENTIAL (GROUP E)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Schedule I : for open-air development or for building other than industrial or industrial-office building@	
Ambulance Depot	Commercial Bathhouse/Massage Establishment
Government Use (not elsewhere specified)	Eating Place
Public Transport Terminus or Station	Educational Institution
(excluding open-air terminus or station)	Exhibition or Convention Hall
Utility Installation for Private Project	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

(Please see next page)

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
(excluding land designated “R(E)1”)
Office
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club (excluding land designated “R(E)1”)
Public Clinic
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Social Welfare Facility
Training Centre
(excluding land designated “R(E)1”)

(Please see next page)

RESIDENTIAL (GROUP E) (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Schedule II : for existing industrial or industrial-office building @ (excluding land designated "Residential (Group E) 1")	
Ambulance Depot	Cargo Handling and Forwarding Facility
Art Studio (excluding those involving direct provision of services or goods)	(Container Freight Station, free-standing purpose-designed Logistics Centre only)
Eating Place (Canteen only)	Industrial Use (not elsewhere specified)
Government Refuse Collection Point	Mass Transit Railway Vent Shaft and/or
Government Use (not elsewhere specified)	Other Structure above Ground
Information Technology and	Level other than Entrances
Telecommunications Industries	Off-course Betting Centre
Non-polluting Industrial Use	Office (not elsewhere specified)
(excluding industrial undertakings involving the use/storage of	Petrol Filling Station
Dangerous Goods [△])	Place of Recreation, Sports or Culture (not elsewhere specified)
Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only)	Private Club
Public Convenience	Shop and Services (not elsewhere specified)
Public Transport Terminus or Station	(ground floor only except Ancillary
Public Utility Installation	Showroom [#] which may be permitted on
Public Vehicle Park	any floor)
(excluding container vehicle)	Vehicle Repair Workshop
Radar, Telecommunications Electronic	Wholesale Trade
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)	

(Please see next page)

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.

(Please see next page)

RESIDENTIAL (GROUP E) (Cont'd)

Planning Intention

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

The “Residential (Group E) 1” (“R(E)1”) sub-zone is intended for public rental housing development with specific environmental mitigation measures requirements. This zoning is to facilitate appropriate planning control over the scale, design and layout of development, taking into account various environmental constraints.

Remarks

- (1) On land designated “Residential (Group E)” (“R(E)”) and “R(E)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 total plot ratio of 5.0, or the plot ratio of the existing building, whichever is the greater.
- (2) On land designated “Residential (Group E) 2”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) of 28 589m², of which not more than 16 458m² shall be for domestic purpose and not less than 12 000m² shall be for Government, institution or community (GIC) facilities, including not less than 7 200m² for Residential Care Home for the Elderly and/or Residential Care Home for Persons with Disabilities, and the maximum building height, in terms of metres above Principal Datum (mPD) as stipulated on the Plan, or the GFA/height of the existing building, whichever is the greater.
- (3) On land designated “R(E)” and “R(E)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 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(E)” and “R(E)1”, in determining the relevant maximum plot ratio for the purposes of paragraph (1) 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.
- (5) In determining the maximum plot ratio/GFA for the purpose 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.

(Please see next page)

RESIDENTIAL (GROUP E) (Cont'd)

Remarks (Cont'd)

- (6) 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/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/GFA specified in paragraphs (1) and (2) above may thereby be exceeded.
- (7) 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.
- (8) Based on the individual merits of a development or redevelopment proposal, relaxation of the GFA and/or building height restrictions stated in paragraph (2) 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) # Place of Recreation, Sports or Culture Private Club 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

Planning Intention

The planning intention of this zone is primarily for the provision of land for the retention and expansion of existing villages as well as reservation of land for the reprovisioning of village houses affected by Government projects. 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 (8.23m), 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 restriction 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	Asphalt Plant/Concrete Batching Plant
Art Studio (excluding those involving direct provision of services or goods)	Broadcasting, Television and/or Film Studio
Bus Depot	Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)
Cargo Handling and Forwarding Facility (not elsewhere specified)	Container Vehicle Park/Container Vehicle Repair Yard
Eating Place (Canteen, Cooked Food Centre only)	Dangerous Goods Godown
Government Refuse Collection Point	Eating Place (not elsewhere specified) (in wholesale conversion of an existing building only)
Government Use (not elsewhere specified)	Educational Institution (in wholesale conversion of an existing building only)
Industrial Use (not elsewhere specified)	Exhibition or Convention Hall
Information Technology and Telecommunications Industries	Industrial Use (Bleaching and Dyeing Factory, Electroplating/Printed Circuit Board Manufacture Factory, Metal Casting and Treatment Factory/Workshop only)
Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only)	Institutional Use (not elsewhere specified) (in wholesale conversion of an existing building only)
Public Convenience	Marine Fuelling Station
Public Transport Terminus or Station	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Public Utility Installation	Off-course Betting Centre
Public Vehicle Park (excluding container vehicle)	Offensive Trades
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	Office (not elsewhere specified)
Recyclable Collection Centre	Open Storage
Research, Design and Development Centre	Petrol Filling Station
Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only)	Pier
Utility Installation for Private Project	Place of Entertainment (in wholesale conversion of an existing building only)
Vehicle Repair Workshop	Place of Recreation, Sports or Culture (not elsewhere specified)
Warehouse (excluding Dangerous Goods Godown)	Private Club
	Public Clinic (in wholesale conversion of an existing building only)
	Religious Institution (in wholesale conversion of an existing building only)
	Ship-building, Ship-breaking and Ship-repairing Yard

(Please see next page)

INDUSTRIAL (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
	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) Vehicle Stripping/Breaking Yard Wholesale Trade
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.

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.

(Please see next page)

INDUSTRIAL (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 total 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 (mPD) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (3) On land demarcated for a 15m-wide building gap from Wing Yip Street to Kwai On Road and a 50m-wide building gap between Tsuen Wan Road and Kwai Fuk Road 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 18mPD and 24mPD respectively.
- (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/building gap 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 a development or redevelopment proposal, minor relaxation of the non-building area restrictions as shown on the Plan 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” and “Government, Institution or Community (2)”	
Ambulance Depot	Animal Boarding Establishment
Animal Quarantine Centre (in Government building only)	Animal Quarantine Centre (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Columbarium
Cable Car Route and Terminal Building	Correctional Institution
Eating Place (Canteen, Cooked Food Centre only)	Crematorium
Educational Institution	Driving School
Exhibition or Convention Hall	Eating Place (not elsewhere specified)
Field Study/Education/Visitor Centre	Firing Range
Government Refuse Collection Point	Flat
Government Use (not elsewhere specified)	Funeral Facility
Hospital	Helicopter Fuelling Station
Institutional Use (not elsewhere specified)	Helicopter Landing Pad
Library	Holiday Camp
Market	Hotel
Pier	House
Place of Recreation, Sports or Culture	Marine Fuelling Station
Public Clinic	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Public Convenience	Off-course Betting Centre
Public Transport Terminus or Station	Office
Public Utility Installation	Petrol Filling Station
Public Vehicle Park (excluding container vehicle)	Place of Entertainment
Recyclable Collection Centre	Private Club
Religious Institution	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Research, Design and Development Centre	Refuse Disposal Installation (Refuse Transfer Station only)
Rural Committee/Village Office	Residential Institution
School	Sewage Treatment/Screening Plant
Service Reservoir	Shop and Services (not elsewhere specified)
Social Welfare Facility	Utility Installation for Private Project
Training Centre	
Wholesale Trade	

(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
Schedule II: for "Government, Institution or Community (1)"	
Ambulance Depot	Animal Boarding Establishment
Eating Place (Canteen, Cooked Food Centre only)	Animal Quarantine Centre
Government Refuse Collection Point	Broadcasting, Television and/or Film Studio
Government Use (not elsewhere specified)	Columbarium
Market	Correctional Institution
Public Convenience	Crematorium
Public Transport Terminus or Station	Driving School
Public Utility Installation	Eating Place (not elsewhere specified)
Public Vehicle Park (excluding container vehicle)	Educational Institution
Recyclable Collection Centre	Exhibition or Convention Hall
Research, Design and Development Centre	Firing Range
	Funeral Facility
	Helicopter Fuelling Station
	Helicopter Landing Pad
	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
	Petrol Filling Station
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
	Refuse Disposal Installation (Refuse Transfer Station only)
	Religious Institution
	Service Reservoir
	Sewage Treatment/Screening Plant

(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
	Shop and Services (not elsewhere specified) Social Welfare Facility (excluding those involving residential care) Training Centre Utility Installation for Private Project Wholesale Trade

Planning Intention

This zone is intended primarily for the provision of Government, institution or community (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. The “Government, Institution or Community (1)” (“G/IC(1)”) sub-zone covers land within industrial area. In view of the environmental conditions of such land, only selected GIC facilities are permitted on land designated “G/IC(1)”. Some other community and social welfare facilities may be permitted on application to the Town Planning Board.

Remarks

- (1) On land designated “Government, Institution or Community” (“G/IC”) and “G/IC(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 heights in terms of number of storeys or metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) On land designated “Government, Institution or Community (2)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys as stipulated on the Plan, except for a drill tower up to 9 storeys, or the height of the existing building, whichever is the greater.
- (3) In determining the relevant maximum number of storeys for the purposes of paragraphs (1) and (2) 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 paragraphs (1) or (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Barbecue Spot Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Sitting Out Area Zoo	Cable Car Route and Terminal Building Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances 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

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For “Cemetery” and “Funeral Parlours and Crematorium” Only</u>	
Columbarium	Place of Recreation, Sports or Culture
Crematorium	Public Transport Terminus or Station
Funeral Facility	Public Utility Installation
Government Use (not elsewhere specified)	Religious Institution
Grave	Shop and Services
Public Convenience	Utility Installation for Private Project
Refreshment Kiosk	

Planning Intention

This zone is intended primarily for the provision of cemetery and funeral 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 heights in terms of number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storeys 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
<u>For "Container Terminal" Only</u>	
Cargo Handling and Forwarding Facility	Ambulance Depot
Container Storage/Repair Yard	Dangerous Goods Godown
Container Vehicle Park/Container Vehicle Repair Yard	Eating Place (not elsewhere specified)
Eating Place (Canteen, Cooked Food Centre only)	Industrial Use
Government Refuse Collection Point	Marine Fuelling Station
Government Use (not elsewhere specified)	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Pier	Petrol Filling Station
Private Club	Place of Recreation, Sports or Culture
Public Convenience	Public Clinic
Public Transport Terminus or Station	Refuse Disposal Installation
Public Utility Installation	Shop and Services (not elsewhere specified)
Public Vehicle Park	Social Welfare Facility
Shop and Services (Service Trades only)	Utility Installation for Private Project
Warehouse (excluding Dangerous Goods Godown)	Vehicle Repair Workshop

Planning Intention

This zone is intended primarily to cater for the development of container terminals and the associated port back-up 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 heights in terms of number of storeys or metres above Principal Datum as stipulated on the Plan (except container stacks and crane structures), or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storeys 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.
- (4) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restrictions 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
<u>For "Container Related Uses" Only</u>	
Cargo Handling and Forwarding Facility	Ambulance Depot
Container Storage/Repair Yard	Dangerous Goods Godown
Container Vehicle Park/Container Vehicle Repair Yard	Eating Place (not elsewhere specified)
Eating Place (Canteen, Cooked Food Centre only)	Industrial Use
Government Refuse Collection Point	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Government Use (not elsewhere specified)	Petrol Filling Station
Public Convenience	Place of Recreation, Sports or Culture
Public Transport Terminus or Station	Public Clinic
Public Utility Installation	Refuse Disposal Installation
Public Vehicle Park	Shop and Services (not elsewhere specified)
Shop and Services (Service Trades only)	Social Welfare Facility
Warehouse (excluding Dangerous Goods Godown)	Utility Installation for Private Project
	Vehicle Repair Workshop

Planning Intention

This zone is intended primarily to cater for the container related uses and port back-up facilities. Port related development such as container freight station, logistics centre, container vehicle park and container storage and repair yard are permitted within 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 the maximum building heights in terms of number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storeys 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
<u>For "Business" Only</u>	
Schedule I: for open-air development or for building other than industrial or industrial-office building@	
Ambulance Depot	Broadcasting, Television and/or
Commercial Bathhouse/Massage Establishment	Film Studio
Eating Place	Cargo Handling and Forwarding Facility
Educational Institution	Government Refuse Collection Point
Exhibition or Convention Hall	Hotel
Government Use (not elsewhere specified)	Mass Transit Railway Vent Shaft and/or
Information Technology and	Other Structure above ground level
Telecommunications Industries	other than Entrances
Institutional Use (not elsewhere specified)	Non-polluting Industrial Use
Library	(not elsewhere specified)
Non-polluting Industrial Use (excluding	Petrol Filling Station
industrial undertakings involving the	School (not elsewhere specified)
use/storage of Dangerous Goods ^Δ)	Social Welfare Facility (excluding
Off-course Betting Centre	those involving residential care)
Office	Warehouse (excluding Dangerous
Place of Entertainment	Goods Godown)
Place of Recreation, Sports or Culture	Wholesale Trade
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	

(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
Schedule II: for industrial or industrial-office building [@]	
Ambulance Depot Art Studio (excluding those involving direct provision of services or goods) Bus Depot Cargo Handling and Forwarding Facility (not elsewhere specified) Eating Place (Canteen only) Government Refuse Collection Point Government Use (not elsewhere specified) Information Technology and Telecommunications Industries Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods^Δ) Office (excluding those involving direct provision of customer services or goods) 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)	Broadcasting, Television and/or Film Studio Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics 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

In addition, for building without industrial undertakings involving offensive trades or the use/storage of Dangerous Goods^Δ, 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

Social Welfare Facility (excluding those involving residential care)

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

@ 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.

Δ 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.

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.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For “Business” 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 total 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 (mPD) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (3) On land demarcated for a 15m-wide building gap from Castle Peak Road to the east-west aligned section of Tai Lin Pai Road 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 25mPD.
- (4) A minimum 4m-wide non-building area abutting Lam Tin Street and a minimum 3.5m-wide non-building area abutting Chun Pin Street and Ta Chuen Ping Street shall be provided.
- (5) In determining the maximum plot ratio for the purpose 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.
- (6) 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.
- (7) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height/building gap 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.
- (8) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restrictions as shown on the Plan or stated in paragraph (4) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

For “Sewage Treatment Works” and “Sewage Screening Plant” Only

Sewage Treatment/Screening Plant

Government Use
Mass Transit Railway Vent Shaft and/or Other
Structure above Ground Level other than
Entrances
Petrol Filling Station
Utility Installation not ancillary to the Specified Use

Planning Intention

This zone is intended primarily to provide land for the development of sewage treatment/screen plants.

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 heights in terms of number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storeys 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
-----------------------------------	---

For "Cargo Handling Area" Only

Cargo Handling Area	Government Use Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Utility Installation not ancillary to the Specified Use
---------------------	---

Planning Intention

This zone is intended primarily to provide land for the development of cargo handling 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 heights in terms of number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storeys 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
-----------------------------------	---

For "Petrol Filling Station" Only

Petrol Filling Station	Government Use Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Utility Installation not ancillary to the Specified Use
------------------------	---

Planning Intention

This zone is intended primarily to provide 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 heights in terms of number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storeys 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
-----------------------------------	---

For "Slaughter House" Only

Slaughter House	Government Use Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Utility Installation not ancillary to the Specified Use
-----------------	---

Planning Intention

This zone is intended primarily to provide land for the development of a slaughter house.

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 storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storeys 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 restriction 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
-----------------------------------	---

For "Electricity Substation" Only

Electricity Substation	Government Use Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Utility Installation not ancillary to the Specified Use
------------------------	---

Planning Intention

This zone is intended primarily to provide land for the development of electricity substations.

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 storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storeys 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 restriction 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
-----------------------------------	---

For “Railway Related Facilities” Only

Railway Emergency Access Point

Planning Intention

This zone is intended primarily to provide land for the railway emergency access point.

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 heights in terms of number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storeys 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
<u>For “Ventilation Building” Only</u>	
Ventilation Building	Government Use Utility Installation not ancillary to the Specified Use

Planning Intention

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

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 storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storeys 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 restriction 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
-----------------------------------	---

For "Columbarium" Only

Columbarium	Public Utility Installation
Garden of Remembrance	Utility Installation for Private Project
Government Use	

Planning Intention

This zone is primarily for land intended for columbarium and garden of remembrance uses.

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 metres above Principal Datum as stipulated on the Plan.
- (2) The total number of columbarium niches shall not exceed 70 000 and the total number of memorial plaques in the garden of remembrance shall not exceed 2 000.
- (3) Based on the individual merits of a development or redevelopment proposal, relaxation of building height restriction / number of niches / number of memorial plaques stipulated in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

For "Columbarium (1)" Only

Columbarium
Public Utility Installation
Utility Installation for Private Project

Planning Intention

This zone is primarily for land intended for columbarium.

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 metres above Principal Datum as stipulated on the Plan.
- (2) The total number of columbarium niches shall not exceed 23 000.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of building height restriction as stipulated 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
-----------------------------------	---

For "Columbarium (2)" Only

Columbarium
Garden of Remembrance
Government Use

Public Utility Installation
Utility Installation for Private Project

Planning Intention

This zone is primarily for land intended for columbarium use.

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 metres above Principal Datum as stipulated on the Plan.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of building height restriction as stipulated in paragraph (1) above 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 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) Grave Helicopter Landing Pad 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 Rural Committee/Village Office 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 KWAI CHUNG OUTLINE ZONING PLAN NO. S/KC/33

EXPLANATORY STATEMENT

DRAFT KWAI CHUNG OUTLINE ZONING PLAN NO. S/KC/33

	<u>Contents</u>	<u>Page</u>
1.	INTRODUCTION	1
2.	AUTHORITY FOR THE PLAN AND PROCEDURES	1
3.	OBJECT OF THE PLAN	2
4.	NOTES OF THE PLAN	3
5.	THE PLANNING SCHEME AREA	3
6.	POPULATION	3
7.	BUILDING HEIGHT RESTRICTIONS IN THE AREA	4
8.	LAND USE ZONINGS	
	8.1 Commercial	8
	8.2 Comprehensive Development Area	9
	8.3 Residential (Group A)	11
	8.4 Residential (Group B)	16
	8.5 Residential (Group E)	16
	8.6 Village Type Development	18
	8.7 Industrial	18
	8.8 Government, Institution or Community	19
	8.9 Open Space	21
	8.10 Other Specified Uses	21
	8.11 Green Belt	24
	8.12 Relaxation/Minor Relaxation Clause	25
9.	COMMUNICATIONS	25
10.	UTILITY SERVICES	26
11.	CULTURAL HERITAGE	27
12.	IMPLEMENTATION	27

DRAFT KWAI CHUNG OUTLINE ZONING PLAN NO. S/KC/33

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

EXPLANATORY STATEMENT

Note : For the purposes of the Town Planning Ordinance, this Statement shall not be deemed to constitute a part of the Plan.

1. INTRODUCTION

This explanatory statement is intended to assist an understanding of the draft Kwai Chung Outline Zoning Plan (OZP) No. S/KC/33. 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 part of Kwai Chung was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). On 26 November 1971, OZP No. LTW/132 for the Kwai Chung Area was exhibited for public inspection under section 5 of the Ordinance. Subsequent amendments had been made to the OZP to reflect the changing circumstances.
- 2.2 On 9 November 1999, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Kwai Chung OZP, which was subsequently renumbered as S/KC/14. On 10 October 2000, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended six times and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.3 On 29 June 2004, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Kwai Chung OZP, which was subsequently renumbered as S/KC/21. On 5 June 2007, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended three times and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.4 On 31 May 2011, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Kwai Chung OZP, which was subsequently renumbered as S/KC/25. On 4 October 2011, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended four times and exhibited for public inspection under section 5 or 7 of the Ordinance.

- 2.5 On 31 May 2022, the CE in C, under section 9(2) of the Ordinance, approved the draft Kwai Chung OZP, which was subsequently renumbered as S/KC/30. On 13 September 2022, the CE in C referred the approved OZP 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 3 October 2023, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Kwai Chung OZP, which was subsequently renumbered as S/KC/32. On 3 January 2025, the Secretary for Development referred the approved Kwai Chung OZP No. S/KC/32 to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 10 January 2025 under section 12(2) of the Ordinance.
- 2.7 On 31 July 2026, the draft Kwai Chung OZP No. S/KC/33 (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 Lei Muk Road from “Other Specified Uses” (“OU”) annotated “Buildings with Historical and Architectural Interests Preserved for Social Welfare Facility Use”, “Open Space” (“O”) and an area shown as ‘Road’ to “Residential (Group A) 5” (“R(A)5”); (ii) revision to the building height restriction of the “OU” annotated “Columbarium” (“OU(Columbarium)”) zone at Tsing Tsuen Road; (iii) rezoning of three strips of land at Tsing Tsuen Road from “Green Belt” (“GB”) and “Industrial” (“I”) to “OU(Columbarium)”; and (iv) rezoning of a site at Wo Yi Hop Road from “OU” annotated “Business” (“OU(B)”) to “Residential (Group E)2” (“R(E)2”).

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zonings and major transport networks so that the development and redevelopment within the Planning Scheme Area (the Area) can be put under statutory planning control.
- 3.2 The Plan is to illustrate the broad principles of development and to provide guidance for more detailed planning within the Area. It is a small-scale plan and the transport alignments and boundaries between the land use zones may be subject to minor adjustments as detailed planning 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 (PR) and site coverage (SC) calculations. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Kwai Chung 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 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 better 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 (PlanD) and can be downloaded from the Board's website at <https://www.tpb.gov.hk/>.

5. THE PLANNING SCHEME AREA

- 5.1 The Area covers about 1 025 hectares (ha) of land. It is situated in Tsuen Wan New Town primarily within the Kwai Tsing Administration District. It includes various parts of Kwai Chung Valley to the north-east and the container terminals on reclaimed land to the south-west. To the east, the Area adjoins the Kam Shan Country Park, whilst to the south, it is bounded by Ching Cheung Road. To the west, the Area is bounded by the Rambler Channel, whilst to the north, it is bounded by Tsing Tsuen Road, Texaco Road, Castle Peak Road – Kwai Chung, Wo Yi Hop Road and Cheung Pei Shan Road. The boundary of the Area is shown in a heavy broken line on the Plan. 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 As an integral part of Tsuen Wan New Town, Kwai Chung provides housing, employment, recreational, cultural and other community facilities to the residents of the New Town as a whole, and also in turn relies on certain facilities which are, or will be, provided elsewhere in the New Town. It also accommodates some major facilities of territory-wide significance, such as the container terminals.
- 5.3 Along the western edge of the Area is the waterfront of Rambler Channel, which forms part of the Victoria Harbour. For any development proposal affecting the waterfront area, due regard shall be given to the Vision Statement for Victoria Harbour published by the Board, the requirements under the Protection of the Harbour Ordinance (Chapter 531) and the Harbour Planning Principles published by the former Harbour-front Enhancement Committee.

6. POPULATION

Based on the 2021 Population Census, the population of the Area was estimated by PlanD as about 318 000 persons. It is estimated that the planned population of the Area would be about 364 000 persons.

7. BUILDING HEIGHT RESTRICTIONS IN THE AREA

- 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 Kwai Chung OZP has been undertaken with a view to incorporating appropriate building height restrictions (BHRs) 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 BHRs are imposed on various development zones on the Plan.
- 7.2 The BHRs have taken into account the topography, foothill setting, waterfront setting, site levels, local character, existing predominant land use and building height profile, areas of local attractions or historical significance, BHRs under the lease, the compatibility in terms of building height with the surrounding areas and the Urban Design Guidelines. The building height concept aims at exemplifying the valley-like terrain of the Area while preserving the mountain backdrop of Golden Hill, as well as complementing the existing twin-nodal development around the Mass Transit Railway (MTR) Kwai Fong and Kwai Hing stations. Lower height bands of 90 to 120 metres above Principal Datum (mPD) are imposed on buildings at the valley floor, with commercial developments near the two MTR stations having higher BHRs of 150mPD and 170mPD. The height bands progressively step up toward the foothill of the Golden Hill in the east and the knoll at Kwai Shing in the northwest. On the other hand, the relatively low-rise building profile of developments along the waterfront area is maintained, as far as practicable, so as to safeguard the coastal area for visual and air ventilation purposes. The height bands help preserve vistas to the ridgelines and achieve a stepped height profile for visual permeability and wind penetration and circulation.
- 7.3 BHRs are imposed on “Government, Institution or Community” (“G/IC”) and some “OU” zones in terms of 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 requirements, in general, the existing uses and the lower building heights will broadly be kept. Such developments, particularly for those which are low-rise, serve to provide visual and spatial relief to the densely built-up environment of the Area.
- 7.4 Low-rise developments in “G/IC” and some “OU” zones (except “OU(B)”), normally with a height of not more than 13 storeys, will be subject to BHRs in terms of number of storeys (excluding basement floor(s)) so as to allow more design flexibility, in particular for Government, institution or community (GIC) facilities with specific functional requirements, unless such developments fall within visually prominent locations and/or major breathing spaces. For taller developments, usually more than 13 storeys, the BHRs are specified in terms of mPD to provide certainty and clarity of the planning intention.

- 7.5 In 2012, an Expert Evaluation on Air Ventilation Assessment (AVA(EE)) was undertaken to assess the likely impact of the proposed building heights of the development sites within the Area on the pedestrian wind environment. The findings of the AVA(EE) had been considered in formulating the building height and development restrictions, such as NBAs and building gap requirements, on the Plan.
- 7.6 The annual prevailing wind comes from the northeast, east and southeast, whereas the summer prevailing wind is from the southeast, south and southwest. Major roads in the Area that are generally aligned with the directions of the prevailing wind (including the north-south aligned Kwai Chung Road, Cheung Wing Road and Castle Peak Road – Kwai Chung; the northeast-southwest aligned Kwai Tsing Road, Hing Fong Road and Shek Pai Street; and the southeast-northwest aligned Tsuen Wan Road and Kwai Fuk Road), together with the adjoining open spaces and low-rise GIC facilities, serve as air paths and facilitate the penetration of prevailing winds into the Area, especially for the valley floor area. Also, the connected open spaces and low-rise GIC developments distributed over the Area (such as those between Tai Wo Hau Road and Kwai Shing Circuit, along Tai Pak Tin Street and Shek Pai Street, and to the east of Cho Yiu Chuen) provide additional opportunity to channel prevailing wind and create breathing spaces in the built-up environment. They are particularly important to the air ventilation of the developments on higher grounds, e.g. the knoll at Kwai Shing and the foothill of the Golden Hill where straight roads are generally lacking.
- 7.7 To facilitate better air ventilation in the Area, the AVA(EE) recommended that the existing major roads, open space and low-rise GIC developments in the Area should be maintained. In particular, Kwai Chung Road serves as an important air path to direct southerly/southwesterly and northeasterly prevailing wind to the centre of the Area. The AVA(EE) suggested that opportunity should be taken to improve wind permeability of the building clusters zoned “I” and “OU(B)” along Tai Lin Pai Road, Wo Yi Hop Road and Tsuen Wan Road by creating/widening air paths.
- 7.8 In addition, to further improve air ventilation condition of the Area, future developments are encouraged to adopt suitable design measures to minimise any possible adverse air ventilation impacts. These include greater permeability of podium, wider gap between buildings for better ventilation and minimising the blocking of air/wind flow through positioning of building towers and podiums to align with the prevailing wind directions, as appropriate.
- 7.9 In general, a relaxation/minor relaxation clause in respect of BHRs is incorporated into the Notes of the Plan for various zones in order to provide incentive for developments/redevelopments with design merits/planning gains and to cater for circumstances with specific site constraints. Each planning application for relaxation/minor relaxation of BHR 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 PR granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as public passage/street widening;
- (c) providing better streetscape/good quality street level public urban space;
- (d) providing separation between buildings to enhance air ventilation and visual permeability;
- (e) accommodating building design to address specific site constraints in achieving the permissible PR under the Plan; and
- (f) other factors such as site constraints, the need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality, provided that no adverse landscape and visual impacts would be resulted from the innovative building design.

Non-Building Areas

- 7.10 Following the AVA(EI) recommendations, the following NBAs have been designated to facilitate air ventilation of the Area:
- (a) a 9m-wide NBA aligning with Lam Tin Street between Chun Pin Street and Castle Peak Road – Kwai Chung to facilitate east-west air flow at pedestrian level (see **Plan 1**);
 - (b) a minimum 4m-wide NBA abutting Lam Tin Street and a minimum 3.5m-wide NBA abutting Chun Pin Street and Ta Chuen Ping Street to cater for long-term road widening proposal and to enhance the air permeability of the Wo Yi Hop Road Industrial/Business Area (see **Plan 1**);
 - (c) to maintain the flow of northeasterlies along existing air path from Wo Yi Hop Road to Wah Sing Street, the existing public footpath which straddles the “OU(B)” and “I” zones between Castle Peak Road – Kwai Chung and Wah Sing Street and portion of 21-33 Tai Lin Pai Road abutting this footpath is designated as an NBA;
 - (d) to link up the north-south air path along Kwai Wing Road and Kwai Cheong Road, a 15m-wide NBA is designated on a 8m-wide public footpath and a strip of land of minimum 7m in width measured from the western lot boundary of 8 Kwai Cheong Road abutting this footpath;
 - (e) a 15m-wide east-west aligned NBA between Kwai Chung Road and Tai Lin Pai Road aligning with Kung Yip Street to the east is designated on a 9m-wide public footpath and two strips of land each of minimum 3m in width measured from the lot boundary abutting this footpath on both sides;

- (f) a 15m-wide east-west aligned NBA between Kwai Chung Road and Tai Lin Pai Road aligning with Tai Lin Pai Road Playground to the east is designated on a 7m-wide public footpath and two strips of land each of minimum 4m in width measured from the lot boundary abutting this footpath on both sides;
 - (g) a 15m-wide east-west aligned NBA connecting Kwai Chung Road with Kwai Cheong Road is designated on a strip of land of minimum 11m in width measured from the southern lot boundary of 90-98 Kwai Cheong Road, a strip of land of minimum 3m in width from the northern lot boundary of 1 Kwai On Road, and on a narrow strip of government land;
 - (h) a 15m-wide east-west aligned NBA is designated on an existing 8m-wide public footpath between Kwai Chung Road and Kwai Ting Road and two strips of land each of minimum 3.5m in width measured from the lot boundary abutting this footpath on both sides; and
 - (i) to facilitate the penetration of southwesterlies to the industrial area to the northeast of Kwai Chung Park, a 15m-wide NBA aligned with Kwai Lok Street is designated on a piece of planned industrial land between Tsuen Wan Road and Kwai Hei Street.
- 7.11 For the purpose of assessing the air ventilation impact of the proposed BHRs for Kwai Chung Container Terminals, an AVA by Computational Fluid Dynamics was completed in 2015 (AVA(CFD)). Following the recommendations of the AVA(CFD), the following NBAs within the “OU” annotated “Container Terminal” zone have been designated to facilitate air ventilation of the Area:
- (a) three 40m-wide east-west aligned NBAs to the west of Tsing Kwai Highway. While link bridges within the NBAs are allowed to facilitate connection between buildings, air permeability of at least 50% within the NBAs should be provided to allow air penetration; and
 - (b) a 55m-wide east-west aligned NBA to the west of Container Port Road South.

- 7.12 The intention for the designation of the NBAs is for air ventilation above ground and such a restriction will not apply to underground developments.

Building Gaps

- 7.13 Gaps between buildings play a key role in creating air paths by appropriate design and disposition of building blocks. Following the recommendations of the AVA(EE), the following building gaps have been designated to facilitate air ventilation of the Area:
- (a) a 15m-wide building gap above 25mPD (to tally with the road surface level of Castle Peak Road – Kwai Chung) between Castle Peak Road – Kwai Chung and the east-west aligned section of Tai Lin Pai Road,

comprising a strip of land of minimum 7.5m in width measured from the northwestern lot boundary of 21-33 Tai Lin Pai Road and a strip of land of minimum 7.5m in width measured from the southeastern lot boundary of 433-441 Castle Peak Road – Kwai Chung to facilitate the northeasterly wind reaching Tai Lin Pai Road;

- (b) a 15m-wide building gap above 18mPD (to tally with the road surface level of Wing Yip Street) passing through the “Residential (Group A) 4” (“R(A)4”) sub-zone and the southwestern corner of 11-19 Wing Yip Street to extend the east-west air path of Wing Yip Street onto Kwai On Road;
- (c) a 50m-wide building gap above 24mPD (to tally with the road surface level of Kwai Fuk Road) aligning with Kwai Hei Street is imposed between Tsuen Wan Road and Kwai Fuk Road to maintain the current wind entry of sea breeze from the southwest to the inland;
- (d) a building gap of varying widths (ranging from 35m to 217m) above 24mPD (to tally with the road surface level of Lai King Hill Road) is imposed on a piece of open land to the immediate north of Lai King Estate, now occupied by an existing bus terminus, car park and adjoining slopes, to preserve the air path channelling southeasterly wind to Tsuen Wan Road; and
- (e) a 30m-wide building gap above 163mPD in the “R(A)2” site at Lai Kong Street to facilitate penetration of easterly wind into the inland.

8. **LAND USE ZONINGS**

8.1 **Commercial (“C”) : Total Area 5.45 ha**

- 8.1.1 This zone is intended primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment and eating place, functioning mainly as local commercial and shopping centre(s). This zoning covers commercial developments including the Metroplaza and the Kwai Fong Multi-storey Car Park near MTR Kwai Fong Station, Sun Kwai Hing Plaza and Kwai Chung Centre near MTR Kwai Hing Station, K83 on Tai Lin Pai Road, the commercial complex at Wonderland Villas, The Apex and Wo Yi Plaza on Wo Yi Hop Road.
- 8.1.2 Development within the “C” zone and “C(3)” sub-zone are subject to a maximum total PR of 9.5 and the maximum building heights as stipulated on the Plan, or the PR/height of the existing building, whichever is the greater.
- 8.1.3 The “C(1)” sub-zone covers the commercial complex at Wah King Hill Road, which forms part of Wonderland Villas. The site is subject to a maximum total gross floor area (GFA) of 11 000m² and a maximum building height of 225mPD.

- 8.1.4 The “C(2)” sub-zone covers The Apex which comprises a hotel block and two service apartment blocks on Wo Yi Hop Road. To reflect the nature of the development, no residential or related uses are allowed on land designated “C(2)”. A maximum total GFA of 74 340m² and a maximum building height of 190mPD are imposed to reflect the as-built development intensity and height.
- 8.1.5 The “C(3)” sub-zone covers a commercial development on Tai Lin Pai Road, namely K83. A minimum of 5m set back from the lot boundary abutting Tai Lin Pai Road shall be provided to provide visual openness along this part of Tai Lin Pai Road. Roadside tree planting in the setback area is encouraged.
- 8.1.6 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations (B(P)R), the above specified maximum total PR 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 6.35 ha

- 8.2.1 This zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.
- 8.2.2 Pursuant to section 4A(1) of the Ordinance, any development/redevelopment within the “CDA” zone 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, a Master Layout Plan (MLP) should be submitted in accordance with the requirements as stipulated in the Notes of the Plan for the approval of 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 community and recreational facilities as well as traffic and phasing requirements. A copy of the approved MLP certified by the Chairman of the Board would be made available for public inspection in the Land Registry pursuant to section 4A(3) of the Ordinance.

“CDA” to the North of Lai King Hill Road, Kau Wa Keng (4.84 ha)

- 8.2.3 This “CDA” zone covers the Kau Wa Keng valley floor and the area occupied by the Kau Wa Keng Old Village in Planning Area 43. The planning intention for this “CDA” zone is to ensure that the residential

development would be carried out in a comprehensive manner. Development of the area would entirely rely on the initiatives of private sector. A Planning Brief has been prepared to guide the development. According to the Planning Brief, the area should be developed in a comprehensive manner as a single project and should contain adequate GIC facilities, open space and commercial provision to serve the residential development. The maximum total PR would be restricted to 5 on a net site basis excluding area for vehicular access road, public open space and GIC facilities. The layout of the development should take into account the scale of adjacent development, existing land-forms, and the existing vegetation and landscape features. In addition, a pedestrian access should be provided to the Kau Wa Keng San Tsuen at all times. The layout should also consider building relationships and design aspects, and appropriate phasing and programming of development. The AVA(EE) recommended that a further AVA should be conducted upon development/redevelopment of the site to maintain/enhance air ventilation. A maximum BHR of 120mPD is imposed.

- 8.2.4 The timing of implementation would depend on when the developer could assemble all the required private land and complete procedures such as obtaining approval of the Board and modification of lease documents. As it may take some time to implement the “CDA”, the Notes for the zone have also included ‘House’ use to allow villagers of the existing Kau Wa Keng Old Village to seek planning permission from the Board for the building of new village houses or redeveloping existing houses.

“CDA” at Cheung Wing Road (1.51 ha)

- 8.2.5 The planning intention for the “CDA” at the junction of Cheung Wing Road and Kwok Shui Road is to ensure that redevelopment of the existing low-rise industrial buildings takes place with due consideration of traffic and environmental matters. Any development on this site will be subject to the approval of the Board. The maximum PR and building height are restricted to 6.36 and 120mPD respectively.
- 8.2.6 The area is not adequately served by the existing road network at present. Due to its prominent location at Cheung Wing Road and its proximity to the Cheung Wing Road gyratory which acts as a major interchange within Kwai Chung, it is necessary to ensure that suitable additional road access is provided from Tai Yuen Street to Cheung Wing Road before development within this “CDA” is permitted.
- 8.2.7 The Board is also concerned with the type of industrial uses to be permitted within the development, the provision of improvements to the adjacent streets, and the traffic and transport implications of any proposed development. Any development on the site must also contain appropriate environmental control measures to ensure that nearby sensitive land uses will not be affected by any adverse

environmental impacts. To promote better planning and building design to improve air ventilation at the site, an AVA should be conducted upon development/redevelopment of the site.

8.3 Residential (Group A) (“R(A)”) : Total Area 173.13 ha

- 8.3.1 This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.
- 8.3.2 Development within the “R(A)” zone and “R(A)2” sub-zone are restricted to a maximum domestic PR of 5.0 and 6.0 respectively, or a maximum non-domestic PR of 9.5, as the case may be. For new development of a building that is partly domestic and partly non-domestic, the PR for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic PR of 9.5 and the actual non-domestic PR proposed for the building and the maximum domestic PR of 5.0 (for “R(A)” zone) or 6.0 (for “R(A)2” sub-zone) divided by the maximum non-domestic PR of 9.5. Developments or redevelopments within the “R(A)3” and “R(A)4” sub-zones are subject to maximum PRs of 6.62 and 6.5 respectively. In calculating the maximum PR for these developments/redevelopments, land for free-standing purpose-designed buildings that are solely for accommodating school or other GIC facilities, including those located on ground and on building podium, shall be deducted in calculating the relevant site area.
- 8.3.3 Existing public housing estates include Shek Yam Estate, Shek Yam East Estate, On Yam Estate and Shek Lei Estate (an area adjacent to Shek Foon House is reserved for the development of an indoor recreation centre to meet the needs of the community) in Planning Area 9; Kwai Chung Estate, Kwai Shing East Estate, Kwai Shing West Estate, Kwai Luen Estate, Kwai Fong Estate, Tai Wo Hau Estate and High Prosperity Terrace in Planning Area 10; Cho Yiu Chuen, Lai Yiu Estate and Lai King Estate in Planning Area 11; Kwai Hing Estate in Planning Area 17; and Wah Lai Estate in Planning Area 43. There are ten existing Home Ownership Schemes in the Area, amongst which nine are under this zoning and one is zoned “Residential (Group B) 7” (“R(B)7”). Three sites zoned “R(A)2” at Tai Wo Hau Road, Kwai Shing Circuit and San Kwai Street, the site zoned “R(A)3” at Shek Pai Street and the site zoned “R(A)4” at Tai Lin Pai Road are planned for public housing development.
- 8.3.4 Within the public housing estates, adequate community facilities, retail facilities and open spaces are provided in accordance with planning standards. The five primary schools in On Yam Estate, Shek Lei Estate, Kwai Shing West Estate, Kwai Fong Estate and Kwai Luen Estate, which are free-standing buildings, are zoned “R(A)” on the OZP so as to allow flexibility in the comprehensive planning and

development of these large residential sites. For the site zoned “R(A)3” at Shek Pai Street, clinical/health care/social welfare facilities, a public transport interchange, a kindergarten and retail facilities will be provided within the housing site. A pedestrian footbridge will also be provided for connection to Shek Lei Estate. For the site zoned “R(A)4” at Tai Lin Pai Road, health care and social welfare facilities will be provided within the housing site. For both sites, the provision or use of premises for GIC facilities would be subject to change to cope with the prevailing demand as requested by relevant Government departments.

- 8.3.5 Private residential developments under this zoning are mainly located along Wo Yi Hop Road, Hing Fong Road, Kwai Chung Road, Castle Peak Road – Kwai Chung and Lai King Hill Road, while Sandwich Class Housing projects, namely Hibiscus Park and Highland Park, are located in Planning Areas 10 and 42 respectively. A site zoned “R(A)2” at Lai Kong Street is planned for private residential development. A public transport terminus shall be provided within the development to accommodate the green minibus bays currently occupied at Lai Kong Street, which is accountable for PR calculation. The development shall also be carefully designed with porous features to increase permeability of the podium structure.
- 8.3.6 A private residential development, Nob Hill (KCTL 474) with a commercial podium over a public transport terminus, which was completed in 2002, is zoned “R(A)1”. Any development/redevelopment at this site is restricted to a maximum domestic GFA of 42 700m² and a maximum non-domestic GFA of 9 346m², or the GFA of the existing building, whichever is the greater.
- 8.3.7 A site at the junction of Kwok Shui Road and Lei Muk Road zoned “R(A)5” is intended for public and private residential developments under the Land Sharing Pilot Scheme (LSPS)¹. The site is subject to a total maximum GFA of 67 086m² and a maximum building height of 130mPD, or the GFA/height of the existing building, whichever is the greater. While the exact site delineation for the public and private housing development portions will be subject to detailed design, the public and private housing development portions will be located on the western and eastern part of the site respectively. The public housing development portion is restricted to a maximum GFA of 41 000m², of which not more than 40 000m² shall be for domestic purpose. The private housing development portion is restricted to a maximum GFA of 26 086m², of which not more than 15 018m² shall be for domestic purpose and not less than 10 363m² shall be provided

¹ The LSPS aims to unlock the development potential of private land in areas not covered by the Government’s planning studies or conservation areas, and serves to complement government-led land supply initiatives. Under the LSPS, each project should be capable of delivering an increased domestic GFA of not less than 50 000m² in total and at least 1 000 additional housing units (assuming an average flat size of 50m²), being the total domestic GFA attainable by the project net the original scale of development of the private lots permissible under statutory plans or planning approvals in the absence of LSPS. No less than 70% of the increased domestic GFA should be set aside for public housing development.

for GIC facilities, with the remaining GFA allocated for ancillary facilities associated with the private housing development, the details of which are subject to detailed design.

- 8.3.8 Apart from residential developments under the LSPS, the conservation and adaptive re-use of existing historic buildings also forms an integral part of the planning intention for the “R(A)5” sub-zone. To facilitate the conservation and adaptive re-use of the existing historic buildings (i.e. the Main Building, the Garage and the Corps Hall of the former Salvation Army Kwai Chung Girls’ Home) at the private housing development portion, the developer shall submit a Conservation Management Plan (CMP), along with a heritage interpretation proposal to allow public appreciation to the historic buildings as well as a full set of photographic, cartographic, and/or 3D scanning record of both the interior and exterior of the graded buildings, for approval by the Antiquities and Monuments Office (AMO) of the Development Bureau prior to the commencement of any works at the graded buildings. All works, including the heritage interpretation proposal, shall be implemented in accordance with the approved CMP to the satisfaction of AMO. The requirement of CMP is recommended to be incorporated through administrative means, if required, subject to agreement with AMO, so as to ensure proper implementation of recommended mitigation measures. In line with the requirements of the Sustainable Building Design Guidelines and to promote air ventilation, suitable design measures, such as setbacks and stepped building heights, shall also be adopted.
- 8.3.9 In the circumstances set out in Regulation 22 of the B(P)R, the above specified maximum PR and 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.
- 8.3.10 Developments and redevelopments are subject to the maximum building heights as stipulated on the Plan, or the height of the existing building, whichever is the greater. In general, residential developments located along Kwai Chung Road are subject to lower building height bands, whereas those located at the foothill of the Golden Hill and at the knoll at Kwai Shing are subject to higher building height bands due to higher elevations.
- 8.3.11 For public 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 (TIA), visual impact assessment (VIA), 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 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 take into consideration the following issues:

- (a) Kwai Shing West Estate and Kwai Shing East Estate: building gaps of adequate width should be provided to facilitate penetration of southeasterly wind to the northwest (including connection with Yeung Uk Road in Tsuen Wan). Obstruction to the northeast-southwest air path which aligns “Green Belt” (“GB”), “G/IC” and “O” zones along the northern side of the estates should be minimised;
- (b) Tai Wo Hau Estate: the layout and disposition of the building blocks should maintain the wind flow from the southeast to Tsuen Wan area (including connection with Sha Tsui Road) to the northwest, as well as the existing north-south air path along Texaco Road and along Tai Wo Hau Road/Tai Ha Street;
- (c) Kwai Chung Estate: the north-south air path along the slopes between Tai Wo Hau Road/Tai Ha Street and Sheung Kok Street should be maintained/enhanced and connected to Castle Peak Road – Kwai Chung;
- (d) Kwai Hing Estate: opportunity should be sought to enhance the east-west air penetration, e.g. by creating an east-west air path across the estate to connect with Tai Lin Pai Road to the east. The openness of the section of Hing Fong Road within the estate should be maintained upon the estate redevelopment as it together with the adjoining Kwai Chung Road serves as an important air path;
- (e) Shek Yam East Estate: an air path within the estate should be provided to align with Lei Muk Road so as to facilitate the northeasterly wind;
- (f) Shek Lei Estate: an air path within the estate should be maintained and aligned with Wai Kek Street; and
- (g) Tai Wo Hau Road Phase 1 and Tai Wo Hau Road Phase 2: two breezeways with minimum widths of 50m (between the building blocks of Tai Wo Hau Road Phase 1 and Tai Wo Hau

Road Phase 2 developments) and 20m (between the building blocks of Tai Wo Hau Road Phase 2 development and Kwai Shing East Estate to its immediate south) as recommended in the AVA for the subject projects shall be provided to facilitate the penetration of annual prevailing easterly wind.

- 8.3.12 A building gap of varying widths (ranging from 35m to 217m) above 24mPD to the immediate north of Lai King Estate; a building gap of 30m wide above 163mPD for the “R(A)2” site at Lai Kong Street; and a building gap of 15m-wide above 18mPD between Wing Yip Street and Kwai On Road for the “R(A)4” site at Tai Lin Pai Road shall be provided.
- 8.3.13 In support of the proposed public housing development in the “R(A)3” sub-zone, an Air Ventilation Assessment-Initial Study (AVA-IS) had been carried out. To improve the air ventilation performance of the downstream area, wider building separations of more than 15m should be explored. A further quantitative AVA shall be carried out at the detailed design stage. As for ecological conservation, the existing perennial stream in the northern part of the housing site should be preserved as far as practicable and if not possible, other options such as stream diversion should be explored. The building design layout should also be reviewed and improved to minimise the adverse impacts on the surrounding areas. Such requirements shall be incorporated in the planning brief for implementation as appropriate.
- 8.3.14 For large housing development sites (including public housing sites), it is required to provide varying building height profile within the same building height band to avoid wall effect of buildings, add variation to the sites and help wind penetration at street level.
- 8.3.15 An NBA of 9m wide from the southern lot boundary of 482 Castle Peak Road – Kwai Chung is designated to extend the NBA of the same width in the adjoining “OU(B)” zone in order to improve the pedestrian air ventilation condition. A minimum 3.5m-wide NBA abutting Ta Chuen Ping Street shall be provided (see **Plan 1**). These NBAs are required for air ventilation purpose above ground and such restriction will not apply to underground developments.
- 8.3.16 The PR/GFA control under “R(A)3”, “R(A)4” and “R(A)5” sub-zones is regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note (JPN) No. 4 “Development Control Parameters PR/GFA”, and shall be subject to the streamlining arrangements stated therein.

8.4 Residential (Group B) (“R(B)”) : Total Area 15.28 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 is mainly located in the southeastern part of Kwai Chung in Planning Areas 42, 43 and 44 and has been developed predominantly for private residential development.
- 8.4.3 Chung Shan Terrace is designated as “R(B)1” and subject to maximum PR of 2.0, maximum SC of 66.6% and maximum building height of 3 storeys in addition to 1 storey of carport.
- 8.4.4 Wonderland Villas is designated as “R(B)2” and subject to a maximum total GFA of 139 860m². The development occupies a visually prominent location on an exposed ridgeline. The design of the development has adopted a height variation approach to respect the vertical variance of the nearby hill ridges. However, due to its length, height and massing, the development is considered out of context with the upland setting. Having regard to the urban fringe character of the area, the high elevation, the sloping topography, the upland setting, the stepped height concept and taking into account the permissible GFA under the OZP, maximum building heights of 260mPD, 275mPD and 290mPD are imposed on the site. Any new development (except minor addition, alteration and/or modification not affecting the building height of the existing building) or redevelopment of an existing building within this zone requires permission from the Board under section 16 of the Ordinance with the support of a layout plan, VIA and any other information as may be required by the Board to ensure that the building height, massing, disposition and layout of the future development would be acceptable in visual and planning terms. Variation of building heights to create visual interest is also encouraged.
- 8.4.5 Other developments located within this zoning include Regency Park (“R(B)3”) and Wah Yuen Chuen (“R(B)4”) at Wah King Hill Road, Happy Villa (“R(B)5”) and Lai King Terrace (“R(B)6”) at Lai King Hill Road and Tsui Yiu Court (“R(B)7”) at Lai Chi Ling Road. The maximum PR/GFA restrictions for these “R(B)” sites generally reflect what is permitted under their lease conditions. Developments and redevelopments within “R(B)3” to “R(B)7” sub-zones are subject to the maximum building heights as stipulated on the Plan, which are intended to reflect the existing building heights.

8.5 Residential (Group E) (“R(E)”) : Total Area 4.2 ha

- 8.5.1 This zone is intended primarily for phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Board. Applicants 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 industrial/residential (I/R) interface problems.

- 8.5.2 Under this zoning, existing industrial uses will be tolerated but new industrial development will not be permitted upon redevelopment of existing industrial buildings in order to avoid the perpetuation of the I/R interface problems. 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 also require the permission of the Board.
- 8.5.3 The former Kwai Chung Factory Estate and an existing industrial lot to the west of Kin Chuen Street are zoned “R(E)” with a view to phasing out the remaining industrial uses and to eliminate the I/R interface problems on Kwai Chung Estate to its south. The former Kwai Chung Factory Estate site has been developed into public housing development forming part of Kwai Chung Estate, subject to a maximum building height of 150mPD. The existing industrial lot to the west of Kin Chuen Street is occupied by a warehouse, subject to a maximum building height of 130mPD.
- 8.5.4 The “R(E)1” sub-zone is intended for public rental housing development with specific environmental mitigation measures requirements. The zoning is to facilitate appropriate planning control over the scale, design and layout of the development, taking into account environmental constraints.
- 8.5.5 Kwai Tsui Estate is zoned “R(E)1” to ensure that any development thereat will not be subject to excessive traffic noise impacts from the surrounding areas, especially from Kwai Chung Road and all possible environmental mitigation measures will be submitted for the consideration of the Board at planning application stage under section 16 of the Ordinance. Development and redevelopment within this zone is subject to a maximum building height of 90mPD.
- 8.5.6 Developments within “R(E)” zone and “R(E)1” sub-zone are subject to a maximum total PR of 5.0. On land designated “R(E)” and “R(E)1”, in calculating the GFA for these developments/redevelopments, the land for free-standing purpose-designed buildings that are solely used for accommodating school or other GIC facilities, including those located on ground and on building podium, shall be deducted in calculating the relevant site area.
- 8.5.7 A site at Wo Yi Hop Road zoned “R(E)2” is intended for residential-cum-social welfare facilities and commercial development. The site is subject to a maximum GFA of 28 589m², of which a maximum GFA of 16 458m² shall be for domestic use and a minimum GFA of 12 000m² shall be for GIC facilities, including not less than 7 200m²

for Residential Care Home for the Elderly and/or Residential Care Home for Persons with Disabilities, or the GFA of the existing building, whichever is the greater. The site is also subject to a maximum building height of 130mPD, or the height of the existing building, whichever is the greater. Suitable design measures, such as permeable building layout, building setbacks from Wo Yi Hop Road and along the southern boundary of the site and landscaping, shall be adopted to facilitate air ventilation, to enhance pedestrian connectivity and to improve the streetscape.

8.5.8 In the circumstances set out in Regulation 22 of the B(P)R, the above specified maximum PR 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.

8.5.9 The GFA control under “R(E)2” sub-zone is regarded as being stipulated in a “new or amended statutory plan” according to the JPN No. 4 “Development Control Parameters PR/GFA”, and shall be subject to the streamlining arrangements stated therein.

8.6 Village Type Development (“V”) : Total Area 2.32 ha

8.6.1 The planning intention of this zone is primarily for the provision of land for the retention and expansion of existing villages as well as reservation of land for the reprovisioning of village houses affected by Government projects. 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. This zoning is mainly to reflect the extent of existing Ha Kwai Chung Village in Planning Area 11.

8.6.2 In order to ensure that any future development or redevelopment will retain the village character, a restriction of a maximum building height of 3 storeys (8.23 m) or the height of the existing building, whichever is the greater, is imposed under this zoning.

8.7 Industrial (“I”) : Total Area 41.03 ha

8.7.1 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, general commercial and office uses, other than those permitted on the purpose-designed non-industrial portion on the

lower floors of an existing building separated by a buffer floor, 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.

- 8.7.2 Provision of industrial land in the Area has been made in conjunction with the industrial land planned for Tsuen Wan and Tsing Yi to ensure that sufficient industrial land is set aside for industrial developments to provide employment opportunities for the labour force of Tsuen Wan New Town as a whole.
- 8.7.3 Industrial sites are located in Planning Areas 10, 26, 29, 37 and 38. Industrial activities in these areas are vibrant and there are no I/R interface problems. Some of the industrial areas are close to the container terminals.
- 8.7.4 Taking into consideration the traffic, environmental, infrastructural constraints and the trend of industries towards high-technology production, a maximum total PR of 9.5, or the PR of the existing building, whichever is the greater, is imposed on all land designated “I” on the Plan. Developments or redevelopments within this zone is subject to the maximum building heights as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- 8.7.5 In the circumstances set out in Regulation 22 of the B(P)R, the above specified maximum PR 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.
- 8.7.6 To enhance the local air ventilation performance, a 15m-wide building gap above 18mPD between Wing Yip Street and Kwai On Road, and a 50m-wide building gap above 24mPD between Tsuen Wan Road and Kwai Fuk Road shall be provided.
- 8.7.7 A 15m-wide NBA aligned with Kwai Lok Street is designated on land between Tsuen Wan Road and Kwai Hei Street. An existing footpath between Castle Peak Road – Kwai Chung and Wah Sing Street is designated as an NBA to maintain the existing air path.

8.8 Government, Institution or Community (“G/IC”) : Total Area 117.86 ha

- 8.8.1 This zone is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments. Such developments, particularly those which are low-rise, serve to provide visual and spatial relief to the

densely built-up environment of the Area. Most of the GIC facilities are to serve the community in Kwai Chung. However, some major facilities, such as the Princess Margaret Hospital and Kwai Chung Hospital in Planning Area 43, serve a much wider area.

- 8.8.2 Other major GIC facilities include the Kwai Tsing Theatre and the Kwai Shing Swimming Pool Complex in Planning Area 10, Lai King Correctional Institution in Planning Area 42 and service reservoirs in Planning Areas 41 and 60. Other GIC facilities in the Area include schools, markets, clinics and Government quarters.
- 8.8.3 The “G/IC” site to the southwest of the Rambler Channel Typhoon Shelter is reserved as the barging point for the transportation of construction wastes to dumping grounds.
- 8.8.4 This zoning also covers a number of existing schools, community centre/hall, sports centre within public housing estates and a proposed primary school to the east of Lei Pui Street. The roof garden above Shek Lei Community Hall, the car park and children’s playground of the Tai Wo Hau Sports Centre, and the basement car park of Tai Wo Hau Estate Community Centre are common facilities shared by the residents of the concerned estates.
- 8.8.5 Electricity substations on Tai Lin Pai Road, Kwai Fuk Road and Container Port Road; refuse collection point and latrine along Tai Lin Pai Road; Ka Ting Cooked Food Market at the junction of Tai Lin Pai Road and Ka Ting Road; and Kwai Shun Street Cooked Food Market, refuse collection point and playground at Kwai Shun Street are located within industrial/business areas. In view of the environmental conditions of such land, these sites are zoned “G/IC(1)” and only selected GIC facilities are permitted while some other community and social welfare facilities may be permitted on application to the Board.
- 8.8.6 Developments and redevelopments within this zone are subject to BHRs in terms of number of storeys (excluding basement floors(s)) or mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater. BHRs for most of the “G/IC” zones and all “G/IC(1)” sub-zones are stipulated in terms of number of storeys except for relatively high-rise GIC uses, such as Kwai Chung Police Station in Planning Area 10, Lai King Disciplined Services Quarters in Planning Area 42, and Kwai Chung Hospital, Princess Margaret Hospital and Princess Margaret Hospital School of Nursing and Quarters in Planning Area 43, which are stipulated in terms of mPD so as to provide a clearer control over the building height profile. The “G/IC(2)” sub-zone covering Lai King Fire Station is subject to a maximum building height of 3 storeys as stipulated on the Plan, and a drill tower up to 9 storeys is allowed as specified in the Notes.

8.9 Open Space (“O”) : Total Area 113.64 ha

- 8.9.1 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. While passive recreational facilities are provided in the Central Kwai Chung Park in Planning Area 42, active recreational facilities are provided in the Kwai Chung Sports Ground, Kwai Chung San Kui Park in Planning Area 10 and Kwai Chung Park in Planning Area 37.
- 8.9.2 Local open spaces at various locations are also provided to meet local demands.

8.10 Other Specified Uses (“OU”) : Total Area 176.28 ha

- 8.10.1 This zoning covers land allocated for specific uses which include the following:-
- (a) the container terminals in Planning Area 30 and 37 and container-related uses in Planning Areas 10 and 30;
 - (b) the cargo handling areas in Planning Areas 26 and 37;
 - (c) the petrol filling stations in Planning Areas 10, 28, 29 and 44;
 - (d) the slaughter house in Planning Area 26;
 - (e) the cemetery, crematorium, columbarium and funeral facilities in Planning Area 26;
 - (f) the sewage treatment works and columbarium in Planning Area 37 and sewage screening plant in Planning Area 30;
 - (g) the electricity substation at the junction of Yiu Wing Street and Wo Tong Tsui Street in Planning Area 28;
 - (h) the Lai King Ventilation Building for the MTR Tsuen Wan Line in Planning Area 11;
 - (i) the two emergency access points for MTR Tuen Ma Line at Kwai Fong and at a site sandwiched between Tsuen Wan Road and Wing Kei Road; and
 - (j) areas bounded by Cheung Wing Road, Tai Yuen Street, Lei Muk Road and Wo Yi Hop Road and the area at the junction of Cheung Wing Road and Castle Peak Road – Kwai Chung in Planning Area 27; the areas bounded by Castle Peak Road – Kwai Chung, Yiu Wing Street, Wo Tong Tsui Street and Kin Chuen Street in Planning Area 28; and the areas bounded by Tai Lin Pai Road, Kwai Chung Road and Castle Peak Road – Kwai Chung in Planning Area 29 are zoned “OU(B)”.

- 8.10.2 Developments and redevelopments within this zone are subject to BHRs in terms of number of storeys (excluding basement floors(s)) or mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater. BHRs for most of the sites within this zone are stipulated in terms of number of storeys except the “OU(B)” zone, “OU(Columbarium)”, “OU(Columbarium)(1)” and “OU(Columbarium)(2)” and the relatively high-rise buildings within the “OU” annotated “Container Terminal” zone.
- 8.10.3 The “OU(Columbarium)” zone at Tsing Tsuen Road is intended for columbarium and garden of remembrance uses, comprising a total of 70 000 niches. Development within the zone is restricted to a maximum of 70 000 niches, 2 000 memorial plaques and a maximum building height of 60mPD. Should there be further changes in the scale of the proposed columbarium, the submission of a revised TIA is required. Another site at the southern end of Kwai Yue Street zoned “OU(Columbarium)(2)” is intended for public columbarium development and is subject to a maximum BHR of 35mPD.
- 8.10.4 A private columbarium development at Wing Lap Street is zoned “OU(Columbarium)(1)”. Development within the zone is restricted to a maximum of 23 000 niches and a maximum building height of 50mPD. In order to ensure proper control and monitoring of the proposed columbarium development, ‘Columbarium’ use requires planning permission from the Board so that the applicant can be requested to fulfil relevant departments’ requirement such as the proposed transport/traffic/crowd management measures, building design and landscaping through the imposition of approval conditions.
- 8.10.5 The development of container terminal (CT) is facing the fast-changing requirements of the logistics industry. As the CT is located at the gateway of breezeway and the visual corridor of Rambler Channel, the BHRs on the CT seek to maintain the quality environment through preserving the Rambler Channel and provide flexibility for the trade. To this end, maximum building heights of 70mPD and 110mPD are imposed to accommodate relatively taller buildings to cater for the operational requirements, taking into account air ventilation and visual considerations. To improve wind flow and visual relief, there are low-rise bands including a 50m-wide height band of maximum 25mPD along the quayside to accommodate minor structures, a height band of maximum 30mPD to the north of Tsing Yi Bridge, a 55m-wide NBA and a height band of maximum 30mPD (110m-wide) to the west of Container Port Road South. Due to the waterfront location and potential long building frontage of the CT, three 40m-wide intervening NBAs are designated to enhance air permeability and break up the building mass. While link bridges within the NBAs are allowed to facilitate connection between buildings, air permeability of at least 50% within the NBAs should be provided to allow air penetration. The BHRs do not apply to crane

structures and container stacks. Under the lease, any development within the CT is required to submit general layout plan to the Land Authority. The proponent may also undertake relevant assessments, including TIA, VIA, quantitative AVA(s) and provide any other information as may be required by the Government departments during the layout plan submission under lease. Quantitative AVAs should identify other enhancement measures and to ascertain their effectiveness. Due to the waterfront location, the proponent of future developments should provide more building gaps to enhance permeability, particularly for buildings with long frontage facing the channel so as to improve air ventilation of the sensitive areas identified in the AVA(CFD).

- 8.10.6 The planning intention of the “OU(B)” zone is 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 (I-O) buildings. As it is not possible to phase out existing polluting and hazardous industrial uses all at once, it is necessary to ensure compatibility of the uses within the same industrial building, I-O building or industrial area in Kwai Chung until the whole area is transformed to cater for the new non-polluting business uses. Upon redevelopment of the existing electricity substation site bounded by Castle Peak Road – Kwai Chung and Yiu Wing Street in Planning Area 28, adequate provision should be made within the site for the construction of a new primary electricity substation, if required. Development within this zone should make reference to the relevant Town Planning Board Guidelines.
- 8.10.7 Developments and redevelopments within the “OU(B)” zone are subject to a maximum PR of 9.5 and the maximum building heights as stipulated on the Plan, or the PR/height of the existing building, whichever is the greater.
- 8.10.8 In the circumstances set out in Regulation 22 of the B(P)R, the above specified maximum PR for the “OU(B)” zone 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.
- 8.10.9 A 15m-wide building gap above 25mPD between Castle Peak Road – Kwai Chung and the east-west aligned section of Tai Lin Pai Road under the “OU(B)” zone shall be provided to facilitate northeasterly wind reaching Tai Lin Pai Road.
- 8.10.10 To cater for the long-term road widening proposal and to improve air ventilation of the “OU(B)” zone bounded by Castle Peak Road – Kwai Chung and Wo Yi Hop Road, a minimum 4m-wide NBA

abutting Lam Tin Street, and a minimum 3.5m-wide NBA abutting Chun Pin Street and Ta Chuen Ping Street shall be provided. A 9m-wide NBA aligning with Lam Tin Street between Chun Pin Street and Castle Peak Road – Kwai Chung is also imposed (see **Plan 1**).

- 8.10.11 To improve air ventilation of the “OU(B)” zone along Tai Lin Pai Road, the following six NBAs are designated on the Plan:
- (a) the existing public footpath which straddles the “OU(B)” and “I” zones between Castle Peak Road – Kwai Chung and Wah Sing Street and portion of 21-33 Tai Lin Pai Road abutting this footpath;
 - (b) a 15m-wide north-south NBA aligning with Kwai Wing Road and Kwai Cheong Road;
 - (c) two 15m-wide east-west aligned NBAs between Kwai Chung Road and Tai Lin Pai Road;
 - (d) a 15m-wide east-west aligned NBA connecting Kwai Chung Road with Kwai Cheong Road; and
 - (e) a 15m-wide east-west aligned NBA between Kwai Chung Road and Kwai Ting Road.
- 8.10.12 The NBAs are required for air ventilation purpose above ground and such restriction will not apply to underground development.

8.11 Green Belt (“GB”) : Total Area 256.86 ha

- 8.11.1 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. It covers mainly steep hill-slopes in the eastern part of the Area, and is intended to define the outer limits of Tsuen Wan New Town and for the conservation of areas with prominent, high scenic and high value landscape features, e.g. the Kau Wa Keng San Tsuen area.
- 8.11.2 The “GB” zone in the Kau Wa Keng valley is intended to keep the existing character of the area. In particular, the relationship between the existing buildings of the Kau Wa Keng San Tsuen, the land-forms and the vegetation should be retained. The area of high landscape value in the valley should be preserved. Any development or redevelopment proposal would have to demonstrate that the existing mature trees and character of the valley would not be adversely affected. In the case of the Kau Wa Keng valley, any development

application will, as a general principle, be restricted to the existing building bulk.

8.12 Relaxation/Minor Relaxation Clause

- 8.12.1 For the zone(s) where relaxation/minor relaxation of relevant restriction(s) is applicable, based on the individual merits of a development or redevelopment proposal, relaxation/minor relaxation of the development restrictions as stated in the Notes of the Plan 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 7.9 above would be relevant for the assessment of relaxation/minor relaxation of BHRs. Each application will be considered on its own merits.
- 8.12.2 However, for any existing building with PR/GFA/building height/SC 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 relaxation/minor relaxation unless under exceptional circumstances.
- 8.12.3 For the zone(s) where minor relaxation of relevant restriction(s) is applicable, under exceptional circumstances, minor relaxation of NBA/setback 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/setback restriction will not apply to underground development. Within the NBAs/setback stipulated on the Plan, landscaping, street furniture, underground structures, boundary fence/wall, footbridge, covered walkway and minor structure with high air porosity/visual permeability may be permitted.

9. COMMUNICATIONS

9.1 Roads

- 9.1.1 Kwai Chung is currently linked to the main urban areas by Castle Peak Road – Kwai Chung, Tsing Kwai Highway and Kwai Chung Road. To the north, Cheung Pei Shan Road which links up Sha Tin and Tsuen Wan has an interchange near Lei Muk Shue Estate for access to the Area. Tsuen Wan Road which runs along the south-western part of the Area is a by-pass for through traffic to and from Tsuen Wan, Tuen Mun and Yuen Long and has improved the traffic conditions in Central Kwai Chung. The road scheme for the proposed widening of Tsuen Wan Road and the associated junction improvement works was authorised in November 2023. Tsing Yi Bridge (also known as Tsing Yi South Bridge), Tsing Tsuen Bridge (also known as Tsing Yi North Bridge) and Kwai Tsing Bridge currently provide direct road connections between Kwai Chung and Tsing Yi.

9.1.2 Tsing Sha Highway is part of Route 8 and is a strategic road linking Tsing Yi and Sha Tin. The section between Cheung Sha Wan and Sha Tin, which is an elevated road passing through Butterfly Valley, runs along the south-eastern part of the Area.

9.1.3 The proposed Kwai Chung Circumferential Road will provide a direct link between northern and central Kwai Chung and the MTR Kwai Fong Station.

9.2 Railways

9.2.1 The MTR Tsuen Wan Line runs through the Area with three stations, namely Kwai Hing, Kwai Fong and Lai King, which are conveniently located to cover a wide catchment. The section of the Tsuen Wan Line between Lai King Estate and Kwai Hing Estate is elevated whilst the other sections are underground.

9.2.2 The MTR Airport Railway consists of two lines: the Tung Chung Line connects North Lantau and Central while the Airport Express links the airport with Central. The Lai King Station provides a point of interchange between the Tung Chung Line and the Tsuen Wan Line.

9.2.3 The MTR Tuen Ma Line is a sub-regional passenger rail link connecting Tuen Mun with Ma On Shan through the urban area. The MTR Kwai Fong Ancillary Building accommodating a traction station and ventilation building is at Kwai Chung Road.

9.2.4 The Hong Kong Section of the Guangzhou-Shenzhen-Hong Kong Express Rail Link is a cross-boundary passenger line running from West Kowloon Terminus to the Hong Kong/Shenzhen boundary, where it connects with the national high-speed railway network. The railway tunnel runs through the underground of the eastern part of the Area with a ventilation building situated at Wing Yip Street.

9.3 Others

Various other modes of public transport such as buses, taxis and green minibuses are also provided to complement the MTR service. Bus termini, taxi stands and minibus stops have been provided within major residential areas.

10. UTILITY SERVICES

Fresh water is supplied from the Tsuen Wan Water Treatment Works located to the north of the Area. There are major fresh and salt water service reservoirs within the Area. Electricity, gas and telephone services are also available and no difficulties are anticipated in meeting the future requirements.

11. CULTURAL HERITAGE

- 11.1 Within the boundary of the Area, there are a number of graded historic buildings, including but not limited to three Grade 2 historic buildings, i.e. Former The Salvation Army Kwai Chung Girls' Home (the Main Building, the Garage and the Corps Hall) at No. 1 Lei Muk Road, Stone house at Central Kwai Chung Park and part of the Shing Mun Redoubt, South of Shing Mun Jubilee Reservoir and Kam Shan Country Park; and twelve Grade 3 historic buildings, i.e. Yeung Ching Study Hall at No. 1 Kau Wa Keng, Yiu Kung Ancestral Hall at No. 26A Kau Wa Keng, and Nos. 4-5, 10, 14, 15, 30, 32, 39, 42, 42A and 43 Kau Wa Keng.
- 11.2 The lists of declared monuments and proposed monuments, historic buildings and sites graded by the Antiquities Advisory Board (AAB), new items for grading assessment, Government historic sites identified by AMO of the Development Bureau and Site of Archaeological Interest (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.
- 11.3 Prior consultation with AMO should be made for any works, development, redevelopment or rezoning proposals that may affect declared monuments, proposed monuments, historic buildings and sites graded by the AAB, new items for grading assessments, SAIs, Government historic sites identified by AMO, or any other historic buildings/structures identified with heritage value, both at grade and underground, and the immediate environs of the aforementioned items.

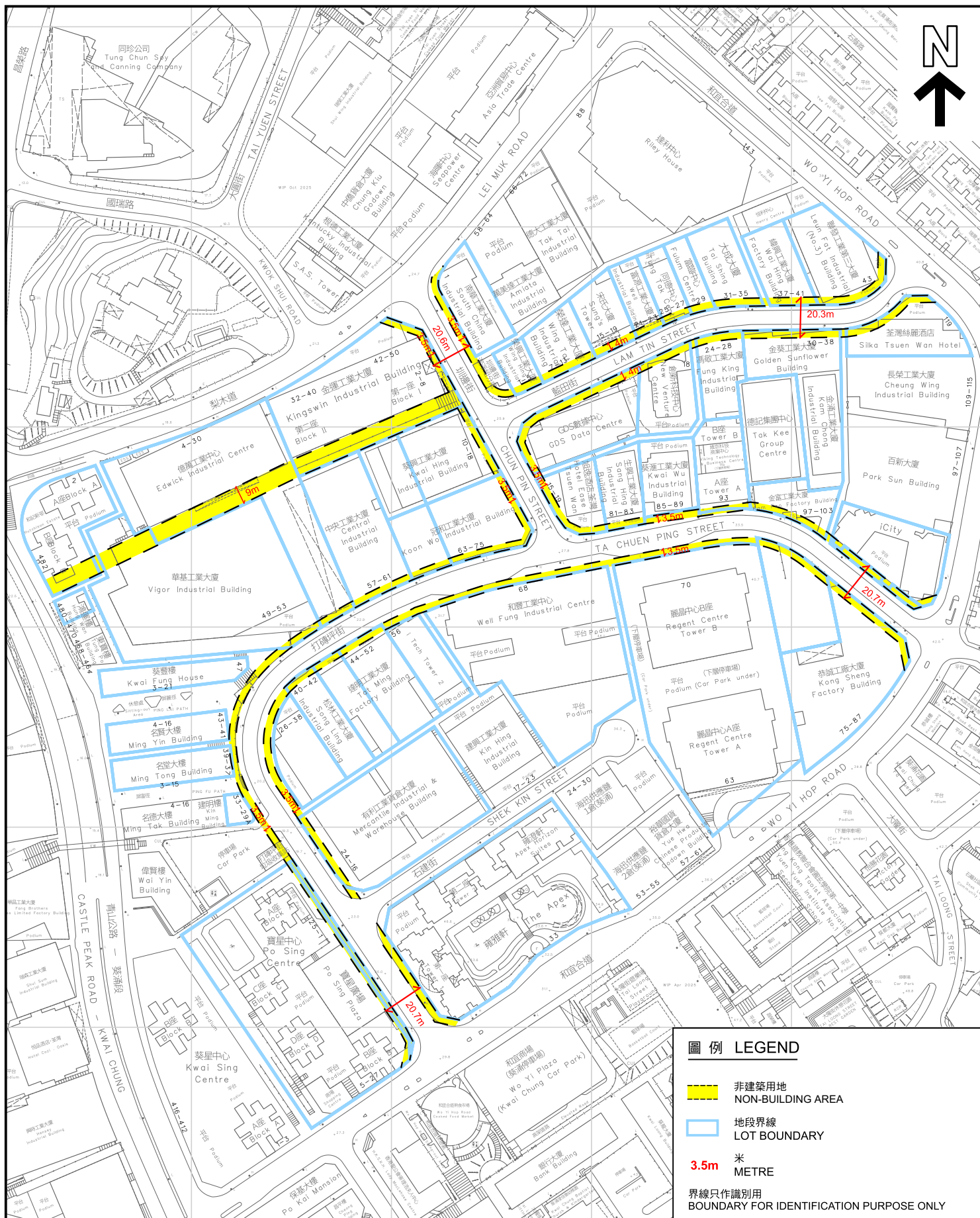
12. IMPLEMENTATION

- 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 (LandsD) 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 PlanD. These detailed plans are used as the basis for public works planning and site reservation within the Government. Disposal of sites is undertaken by LandsD. Public works projects are co-ordinated by the Civil Engineering and Development Department in conjunction with the relevant client departments and works departments, such as the Highways Department and the Architectural Services Department. In the course of implementation of the Plan, the Kwai Tsing 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, in considering the planning applications, will take into account all relevant planning considerations which may include the departmental outline development plans and guidelines published by the Board. The outline development plan is available for public inspection at PlanD. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of PlanD. 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 PlanD. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

Index of Figure (for indicative purpose only)
Plan 1 – Non-Building Area Restrictions

TOWN PLANNING BOARD
JULY 2026



本摘要圖於2026年7月16日擬備，
所根據的資料為測量圖編號7-SW-17C和
及 22A和B

EXTRACT PLAN PREPARED ON
16.7.2026 BASED ON SURVEY SHEET
No. 7-SW-17C & D AND 22A & B

非建築用地限制

NON-BUILDING AREA RESTRICTIONS

SCALE 1:2 500 比例尺

米 50 0 50 100 米
METRES



規劃署
Planning Department

參考編號
REFERENCE No.
M/KC/26/05

圖 PLAN
1