

**METRO PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD**

**MPC Paper No. 4/19
For Consideration by the
The Metro Planning Committee on 17.5.2019**

**PROPOSED AMENDMENTS TO THE
APPROVED TSING YI OUTLINE ZONING PLAN
NO. S/TY/28**

**Proposed Amendments to the
Approved Tsing Yi Outline Zoning Plan No. S/TY/28**

1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Tsing Yi Outline Zoning Plan (OZP) No. S/TY/28 as shown on the draft OZP No. S/TY/28A (**Appendix I**) and its Notes (**Appendix II**) are suitable for exhibition under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement of the OZP (**Appendix III**) is an expression of the Town Planning Board's (the Board's) planning intentions and objectives for the various land use zonings of the draft OZP No. S/TY/28A (to be renumbered as No. S/TY/29 upon exhibition) and is suitable for exhibition together with the draft OZP.

2. Status of the Current Approved Tsing Yi OZP No. S/TY/28

- 2.1 On 7.2.2017, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Tsing Yi OZP which was subsequently renumbered as S/TY/28 (**Plan 1**). On 17.2.2017, the approved OZP No. S/TY/28 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.2 On 13.3.2018, the CE in C referred the approved OZP to the Board for amendments under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 23.3.2018 under section 12(2) of the Ordinance.

3. Background

- 3.1 In December 2014, the Transport and Housing Bureau (THB) released the findings of the "Study on the Strategic Development Plan for Hong Kong Port 2030" (the Study), which indicated that Hong Kong's container throughput and transshipment cargo have been increasingly concentrated at Kwai Tsing Container Terminals (KTCTs). In 2018, KTCTs handled 15.5 million of twenty-foot equivalent units (TEUs) out of Hong Kong Port's (HKP) total of 19.6 million TEUs (i.e. 79%). There is also a rising trend in transshipment cargo, where the share of transshipment throughput in HKP has risen from 52% in 2008 to 61% in 2018. Amongst the transshipment throughput in HKP for 2018, over 80% was handled at KTCTs.

- 3.2 Besides, the Study also indicated that there has been a continual shift of inland transport mode for South China cargo from trucking to barging. There has been an increase in barge traffic by river barges between Pearl River Delta ports and KTCTs, where river throughput at KTCTs has increased from 2.4 million TEUs in 2008 to 2.8 million TEUs in 2018, representing an increase in the share of KTCT's total throughput from 14% in 2008 to 18% in 2018.
- 3.3 The KTCTs, which was designed and constructed in phases with the first berth operated since 1972, have a total of 24 berths for ocean-going vessels (with a total length for main berths of 7,694 metres). In view of the increasing concentration of transshipment cargo handled at KTCTs and the growing river-borne container traffic, port facilities (including adequate berths for river barges and associated container storage area) must be enhanced to accommodate the transshipment activities in order to maintain the capacity and competitiveness of HKP. As such, subsequent to the Study, THB conducted a review of the use of port back-up land around KTCTs with a view to identifying ways to optimise the land use efficiency to provide better support to container port operations.
- 3.4 In June 2015, THB promulgated the "Proposals for Enhancing the Use of Port Back-up Land in Kwai Tsing" ("the Proposals") which has incorporated the findings of the above-mentioned review. Amongst others, a site at Tsing Sheung Road in the immediate vicinity of the container terminal areas in Tsing Yi has been identified for the provision of additional barge berths to meet the increase in river-borne container traffic. According to the Proposals, the site would be granted to the terminal operator on a long term basis for the berthing of barges and container storage with a view to enhancing the capacity of KTCTs to handle river-borne container traffic.

4. Item A - Rezoning of a site at Tsing Sheung Road and Incorporation of Related Land and Sea Areas into the OZP Planning Scheme Boundary for Barge Berthing and Container Storage (About 1.88 ha) (Plans 2 and 6)

- 4.1 Taking into account the recommendations of the Proposals, a piece of Government land of about 1.66 ha at Tsing Sheung Road (the Site) has been identified for the proposed development of permanent barge berths to enhance the handling capacity of river barges at KCTCs. The Site, which was identified by THB for permanent barge berths, is mainly zoned "Other Specified Uses" ("OU") annotated "Marine-related Uses" on the OZP with two minor land portions falling outside the planning scheme boundary¹ (**Plan 3**). It is currently used for loading / unloading and storage of containers from land and sea under short term tenancy (STT), and its surrounding areas are also mainly for container-related uses.

¹ The boundary of the reclamation of Container Terminal 9 (CT9) and surrounding port-back up land was proposed under the South East Tsing Yi Port Development Planning and Engineering Feasibility Study (SETY Study) conducted in 1990. The proposed reclamation was gazetted under the Foreshore and Sea-bed (Reclamations) Ordinance (Chapter 127) on 21.2.1992. The boundary of the CT9 and surrounding port-back up land indicated on the Tsing Yi OZP No. S/TY/9 gazetted in April 1992 generally follows the boundary as proposed in the SETY Study and falls within the reclamation limit gazetted under the said ordinance. The reclamation was subsequently completed by phases in 2005. The OZP scheme boundary in relation to CT9 has remained unchanged since 1992.

The proposed development of barge berths at the Site is therefore considered not incompatible with the surrounding developments. Given the above and in order to meet the policy objective as stated in paragraph 3 above, it is proposed to rezone the Site from “Other Specified Uses” (“OU”) annotated “Marine-related Uses” to “OU(Container Related Uses)” for the proposed barge berthing use. Opportunity is also taken to rectify the OZP boundary by including the two minor land portions and related sea area falling outside the planning scheme boundary under the “OU(Container Related Uses)” zone.

- 4.2 According to THB’s Proposals, the Site would be fully integrated into the operation of Container Terminal 9 South² (CT9S) to facilitate the loading / unloading of containers to and from river barges during transshipment. Containers will be unloaded from the river barges at the Site and be stored at the Site / CT9S before transporting to CT9S for loading onto the large ocean-going vessels. Similarly, containers discharged from the large ocean-going vessels at CT9S will be transported to the Site for loading onto river barges. In this regard, transportation of containers between the Site and CT9S will be made by internal container trailers via a site currently zoned “OU” annotated “Container Related Uses” to the immediate east of the Site, which will be integrated with the Site and CT9S as an additional yard area for container storage under THB’s Proposals (**Plans 3 to 5b**).
- 4.3 To support the barging operation, apart from allocating space for container storage area, the installation of container cranes and some ancillary facilities (such as plant rooms, caretaker’s offices, etc.) would be required at the Site.

The Site and its Surroundings

- 4.4 The Site is currently a Government land under STT for the purposes of container storage, cargo handling and consolidation, etc. It was formed during the reclamation for CT9 to form part of the marine basin to the south of Tsing Sheung Road, which has been zoned “OU(Marine-related Uses)” since 1992 to reflect the planning intention for the provision of land to serve the marine-oriented activities affected by the reclamation for CT9. Under the SETY Study, the marine basin including the Site was intended to provide marine access for a number of industries requiring marine access which was then affected by the reclamation of CT9. Yet, since 2006 the Site has been mainly used for similar uses on temporary basis under STTs.
- 4.5 The surrounding areas of the Site under Amendment Item A (**Plans 2 to 5b**) are:
- (a) to the immediate east is currently a vacant site which was previously occupied by Highways Department. It is recommended in THB’s Proposals for integration with the Site and CT9S as additional yard area for container storage to enhance terminal efficiency (**Plans 3 and 4**);
 - (b) to the immediate south is the sea;

² CT9S is operated by the Modern Terminals Limited.

- (c) to the immediate west is the Environmental Protection Department's existing Chemical Wastes Treatment Facilities for collecting oily waste from shipboard residues and mixtures containing oil, noxious liquids or garbage (**Plans 3 and 4**);
- (d) to the further west are a site zoned "OU(Container Related Uses)" recently granted for container storage, cargo handling and consolidation, etc. under STT (**Plan 3**), the Sinopec Hong Kong Oil Terminal and the ExxonMobil Hong Kong Limited Tsing Yi Terminal (East) (**Plan 2**); and
- (e) to the north is a cluster of land zoned "OU (Container Related Uses)" with temporary car parks, logistics centres and storage of containers (**Plan 2**).

Technical Assessments

- 4.6 Broad assessments on environmental, traffic, visual, landscaping, air ventilation and hazard aspects have been conducted to ascertain the feasibility and acceptability of the development proposal in relation to Amendment Item A and the assessment results are summarised as follows:

Traffic and Environmental Impacts

- 4.6.1 The Site is currently under STT with its own vehicular access at Tsing Sheung Road. Transportation of containers to / from the Site would require access via Tsing Sheung Road, and hence induce external road traffic. Meanwhile, as mentioned in paragraph 4.2 above, upon the integration of the Site and the adjoining additional yard area to its east with CT9S, the transportation of containers between the Site and CT9S will be made by internal container trailers without involving any external traffic on public roads. In this regard, the Commissioner for Transport (C for T) advised that given the transshipment nature of the Site would not induce additional traffic on public roads, no Traffic Impact Assessment (TIA) is required. Both C for T and Commissioner of Police (C of P) have no adverse comment on the proposed amendment.
- 4.6.2 As compared with the current operation at the Site involving traffic on public roads, the transportation of containers by CT9S's internal container trailers as mentioned above would reduce the external traffic volume around the marine basin area, particularly Tsing Sheung Road, Tsing Yi Hong Wan Road and Tsing Ko Road. Correspondingly, the noise and air pollution would be reduced. Director of Environmental Protection (DEP) has no adverse comment on the proposed amendment.

Visual Impact and Landscaping

- 4.6.3 Given that the Site under Amendment Item A is located within the working waterfront of the container industry in Tsing Yi, the Chief Town Planner/Urban Design and Landscape (CTP/UD&L) of the Planning Department (PlanD) considers that the proposed amendment is not incompatible with the surrounding land uses which are mainly port

back-up uses including the adjacent container terminals. The proposed amendment will be compatible with the visual character of the area without adverse impacts on its existing visual and landscaping character. Besides, there are unlikely visual sensitive receivers in the surroundings. Given the above, significant adverse visual and landscape impact due to the proposed amendment is not anticipated. Hence, no Visual Impact Assessment and Landscape Impact Assessment are required.

Air Ventilation Impact

- 4.6.4 As mentioned in paragraph 4.3 above, the barging operation at the Site would be mainly supported by the installation of container cranes and the allocation of space for container storage. Except for some ancillary facilities (such as plant rooms and caretaker's offices), there would be no other building structures at the Site. Hence, it is unlikely that the proposed use / operation would cause any significant impact on air ventilation.

Hazard Assessment

- 4.6.5 The Site under Amendment Item A falls within the Consultation Zone (CZ) of the existing Potential Hazardous Installations namely ExxonMobil Hong Kong Limited Tsing Yi Terminal (East) and Sinopec Hong Kong Oil Terminal (**Plan 2**). The Site is now let out under STT for temporary barge berthing use and the number of working population has been restricted under the STT conditions. Similarly, the same working population restriction at the Site will also be imposed under the future lease conditions. Director of Electrical & Mechanical Services (DEMS) has no adverse comment on the proposed amendment in this regard.

Provision of Open Space and Government, Institution and Community (GIC) Facilities

- 4.7 A table showing the provision of major community facilities and open space in the Tsing Yi area is at **Appendix IV**. Based on a planned population of about 198,300 persons for Tsing Yi area and the requirements in the Hong Kong Planning Standards and Guidelines (HKPSG), the planned provision for open spaces and various major community facilities in the Area is generally sufficient, except that there will be shortfall in hospital beds and some elderly services/facilities³.
- 4.8 Since the Site under Amendment Item A is currently partly zoned "OU(Marine-related Uses)" and partly falls outside the OZP planning scheme boundary, the proposed amendment would not have impact on the overall planned provision of open space and GIC facilities in Tsing Yi District.

³ Hospital services are assessed on a wider district basis and can be addressed by the provision in the adjoining areas. According to the population-based planning standards for elderly services and facilities recently incorporated into the HKPSG in December 2018, there will be shortfalls in Day Care Centres / Units for the Elderly and Residential Care Home for the Elderly in the Area. The HKPSG requirements for these two facilities are a long-term goal and the actual provision would be subject to the consideration of the Social Welfare Department in the planning and development process as appropriate.

5. Public Consultation with Stakeholders

- 5.1 The proposed long-term barge berthing use at the Site under Amendment Item A is part of THB's Proposals released in June 2015. The Proposals, which comprise the subject development proposal of barge berthing use and other port enhancement measures, were uploaded to the Internet for consultation. The port-related industry bodies, the Kwai Tsing District Council (K&TDC) and the Panel on Economic Development of the Legislative Council were consulted by THB on the Proposals during the period of June to August 2015.
- 5.2 The K&TDC was consulted on the Proposals on 20 July 2015. At the meeting, there was no specific comment received regarding the Site under Amendment Item A for long-term barge berthing use. Some K&TDC members raised general concern on the local air quality and carrying capacity of existing road network due to port activities as a whole. The then Hong Kong Port Development Council, Hong Kong Logistics Development Council and the Panel on Economic Development of the Legislative Council were also briefed by THB on the findings of the Proposals. A consultation letter was issued to the sub-committee of the K&TDC, Tsing Yi Rural Committee and stakeholders on 23 July 2015. Apart from the views / comments collated during the briefings, a total of 58 written submissions were received during the consultation period of the Proposals. Majority of them supported the proposed barge berth at the Site under Amendment Item A amongst others.
- 5.3 A number of written submissions expressed concern on the allocation of land to terminal operators. They are concerned that the integration would put small and medium enterprises out of business and requested reprovisioning from the Government.

6. Proposed Amendments to Matters shown on the Plan

The proposed amendments to the approved OZP are shown on the draft Amendment Plan No. S/TY/28A at **Appendix I**. Details of the amendment item are as follows:

- (a) Item A (Area: about 1.88 ha) (Plans 2, 3 and 6)
Rezoning of a site at Tsing Sheung Road from "OU(Marine-related Uses)" to "OU(Container Related Uses)", and incorporation of related land and sea areas into the OZP planning scheme boundary and zoned as "OU(Container Related Uses)" for barge berthing with supporting container storage and ancillary facilities.

7. Proposed Amendments to the Notes of the OZP

- 7.1 There is no need to propose amendment to the Notes of the "OU(Container Related Uses)" in relation to the Site under Amendment Item A since the current zoning with the stipulated development restrictions applicable to the Site are already included in the OZP.

7.2 On 11.1.2019, the Board has promulgated a revised set of Master Schedule of Notes (MSN) to Statutory Plans. Under the revised MSN, 'Market' use is subsumed under 'Shop and Services' use. To effectuate such changes, the following amendments to the Notes of the OZP are also proposed:

- (a) deletion of 'Market' from Column 1 use of the "Commercial" zone;
- (b) deletion of 'Market' from Column 2 use of the "Residential (Group B)" and Schedule II for "G/IC(2)" zones; and
- (c) revision of 'Shop and Services' to 'Shop and Services (not elsewhere specified)' in Column 2 use of "Residential (Group A)" and Schedule I for "G/IC" and "G/IC(1)" zones;

7.3 The proposed amendments to the Notes of the OZP are at **Appendix II** (with additions in *bold and italic* and deletions in ~~crossed-out~~) for Members' consideration.

8. **Revision of the Explanatory Statement of the OZP**

The Explanatory Statement (ES) of the OZP has been revised to reflect the above amendments and other technical amendments for updating the latest developments / circumstances where appropriate. The revised ES (with additions in *bold and italics* and deletions in ~~crossed-out~~) is at **Appendix III** for Members' consideration.

9. **Plan Number**

Upon gazetting, the draft OZP will be renumbered as S/TY/29.

10. **Consultation**

Departmental Consultation

10.1 The proposed amendments have been circulated to relevant Government bureaux/departments for comments. Their comments have been incorporated where appropriate. Concerned bureaux/departments have no objection to or no adverse comments on the proposed amendments and no insurmountable problem have been raised by the Government departments consulted:

- (a) Secretary for Development (Planning Unit, Harbour Office and Lands Unit);
- (b) Secretary for Transport and Housing;
- (c) Chief Architect/Central Management Division 2, Architectural Services Department;
- (d) Chief Building Surveyor/New Territories West, Buildings Department;
- (e) Chief Engineer/Construction, Water Supplies Department;
- (f) Chief Engineer/Mainland South, Drainage Services Department;
- (g) Chief Engineer/Port Works, Civil Engineering and Development

- Department;
- (h) Chief Highway Engineer/New Territories West, Highways Department;
 - (i) CTP/UD&L, Planning Department;
 - (j) C for T;
 - (k) C of Police;
 - (l) Director of Electrical and Mechanical Services;
 - (m) DEP;
 - (n) Director of Fire Services;
 - (o) Director of Food and Environmental Hygiene;
 - (p) Director-General of Civil Aviation;
 - (q) District Lands Officer/Tsuen Wan and Kwai Tsing, Lands Department;
 - (r) District Officer/Kwai Tsing;
 - (s) Government Property Administrator;
 - (t) Project Manager/New Territories West, Civil Engineering and Development Department;
 - (u) Director of Marine; and
 - (v) Director-General of Trade and Industry;

Public Consultation

- 10.2 If the proposed amendments are agreed by the Committee, the draft OZP (to be renumbered to S/TY/29) and its Notes will be suitable for exhibition under section 5 of the Ordinance. Members of the public can submit representations on the OZP to the Board during the two-month statutory public inspection period. The K&TDC will be consulted on the amendments during the statutory exhibition period of the draft OZP.
- 10.3 The site under the amendment item falls within the harbourfront area concerned by the Harbourfront Commission (HC). HC's relevant Task Force will also be consulted during the statutory exhibition period of the draft OZP.

11. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved Tsing Yi OZP No. S/TY/28 as mentioned in paragraphs 4, 6 and 7 above;
- (b) agree that the amendment Plan No. S/TY/28A (to be renumbered as S/TY/29 upon exhibition) at **Appendix I** and its Notes at **Appendix II** are suitable for exhibition for public inspection under section 5 of the Ordinance;
- (c) adopt the revised ES at **Appendix III** as an expression of the planning intentions and objectives of the Board for various land use zonings on the draft Tsing Yi OZP; and
- (d) agree that the revised ES at **Appendix III** is suitable for exhibition for public inspection together with the draft OZP No. S/TY/28A (to be renumbered to S/TY/29 upon gazetting).

12. Attachments

Appendix I	Draft Tsing Yi Outline Zoning Plan No. S/TY/28A
Appendix II	Revised Notes of the draft Tsing Yi Outline Zoning Plan No. S/TY/28A
Appendix III	Revised Explanatory Statement of the draft Tsing Yi Outline Zoning Plan No. S/TY/28A
Appendix IV	Provision of Major Community Facilities in Tsing Yi Area
Plan 1	Approved Tsing Yi Outline Zoning Plan No. S/TY/28 (Reduced Size)
Plan 2	Location Plan of Amendment Item A
Plan 3	Site Plan of Amendment Item A
Plan 4	Aerial Photo of Amendment Item A
Plans 5a and 5b	Site Photos of Amendment Item A
Plan 6	Comparison of Existing and Proposed Zonings on the OZP for Amendment Item A

**PLANNING DEPARTMENT
MAY 2019**



圖例
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP B)	R(B)	住宅 (乙類)
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
INDUSTRIAL	I	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	G/C	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
SITE OF SPECIAL SCIENTIFIC INTEREST	SSSI	具特殊科學價值地點
COMMUNICATIONS		交通
RAILWAY AND STATION	STATION	鐵路及車站
RAILWAY AND STATION (UNDERGROUND)	STATION	鐵路及車站 (地下)
RAILWAY AND STATION (ELEVATED)	STATION	鐵路及車站 (高架)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
MISCELLANEOUS		其他
PLANNING AREA NUMBER	1	規劃區編號
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	140	最高建築物高度 (在主水平基準上若干米)
PETROL FILLING STATION	P F S	加油站

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & % 公頃 HECTARES	% 百分比	用途
COMMERCIAL	2.50	0.23	商業
RESIDENTIAL (GROUP A)	101.17	9.48	住宅 (甲類)
RESIDENTIAL (GROUP B)	2.89	0.27	住宅 (乙類)
VILLAGE TYPE DEVELOPMENT	17.25	1.62	鄉村式發展
INDUSTRIAL	147.87	13.86	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	43.59	4.09	政府、機構或社區
OPEN SPACE	45.48	4.26	休憩用地
OTHER SPECIFIED USES	180.24	16.89	其他指定用途
GREEN BELT	422.78	39.62	綠化地帶
SITE OF SPECIAL SCIENTIFIC INTEREST	1.05	0.10	具特殊科學價值地點
MAJOR ROAD ETC.	102.21	9.58	主要道路等
TOTAL PLANNING SCHEME AREA	1057.03	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，
現經修訂並按照城市規劃條例第 5 條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S / T Y / 2 8 的修訂
AMENDMENT TO APPROVED PLAN No. S/TY/28

AMENDMENT EXHIBITED UNDER SECTION 5
OF THE TOWN PLANNING ORDINANCE

AMENDMENT ITEM A

(參看附表)
(SEE ATTACHED SCHEDULE)

香港城市規劃委員會依據城市規劃條例擬備的青衣分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
TSING YI - OUTLINE ZONING PLAN

SCALE 1:7500 比例尺
METRES 200 0 200 400 600 800 1000 METRES 呎

規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/TY/28A

APPROVED DRAFT TSING YI OUTLINE ZONING PLAN NO. S/TY/28A

(Being ~~an Approved~~ **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 (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (8) in relation to areas zoned “Site of Special Scientific Interest”:
 - (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus stop or lay-by, cycle track, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (c) maintenance or repair of watercourse and grave.
- (8) In areas zoned “Site of Special Scientific Interest”,
 - (a) the following uses or developments are always permitted:
 - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave; and
 - (ii) 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
 - (b) the following uses or developments require permission from the Town Planning Board:

provision of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.

- (9) 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.

- (10) 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.

- (11) 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).

Schedule of Uses

	<u>Page</u>
COMMERCIAL	1
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COMMERCIAL

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

(Please see next page)

COMMERCIAL (Cont'd)

Planning Intention

This zone is intended primarily for commercial developments, which may include hotel, office, shop, services, place of entertainment and eating place, functioning mainly as an environmental buffer to screen off glare and noise from Container Terminal No. 9.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum non-domestic plot ratio of 9.5 or the plot ratio of the existing building, whichever is the greater.
- (2) In determining the maximum plot ratio for the purposes of paragraph (1), any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (3) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (1) above may thereby be exceeded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio restriction 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 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	Commercial Bathhouse/Massage Establishment
Flat	Eating Place
Government Use (not elsewhere specified)	Educational Institution
House	Exhibition or Convention Hall
Library	Government Refuse Collection Point
Market	Hospital
Place of Recreation, Sports or Culture	Hotel
Public Clinic	Institutional Use (not elsewhere specified)
Public Transport Terminus or Station (excluding open-air terminus or station)	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Residential Institution	Office
School (in free-standing purpose-designed building only)	Petrol Filling Station
Social Welfare Facility	Place of Entertainment
Utility Installation for Private Project	Private Club
	Public Convenience
	Public Transport Terminus or Station (not elsewhere specified)
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	School (not elsewhere specified)
	Shop and Services (<u>not elsewhere specified</u>)
	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.

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 for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic plot ratio of 9.5 and the actual non-domestic plot ratio proposed for the building and the maximum domestic plot ratio of 5.0 divided by the maximum non-domestic plot ratio of 9.5.
- (2) On land designated “R(A)3” and “R(A)4”, 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, and the maximum building heights in terms of metres above Principal Datum (mPD) as stipulated on the Plan, or the plot ratio and the height of the existing building, whichever is the greater. For new development of a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic plot ratio of 9.5 and the actual non-domestic plot ratio proposed for the building and the maximum domestic plot ratio of 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)”, “R(A)3” and “R(A)4”, 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-
 - (i) 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
 - (ii) the maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (1) or (2) 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.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (4) On land designated “R(A)1” and “R(A)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 gross floor area (GFA) and in breach of any other restrictions specified below:

Sub-zone

Restriction

R(A)1 Maximum domestic GFA of 245,700m² and a maximum non-domestic GFA of 47,625m² of which not less than 1,431m² shall be provided for kindergarten and day nursery uses.

R(A)2 Maximum domestic GFA of 205,630m² and a maximum non-domestic GFA of 3,550m².

- (5) On land designated “R(A)3”, a public transport terminus shall be provided.
- (6) In determining the relevant maximum plot ratio for the purposes of paragraphs (1), (2) and (3) 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 Government, institution or community facilities including school(s) as may be required by Government shall be deducted in calculating the relevant site area.
- (7) In determining the maximum plot ratio or GFA for the purposes of paragraphs (1), (2), (3) and (4) 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.
- (8) In determining the maximum non-domestic GFA for the purposes of paragraph (4) above, any floor space that is constructed or intended for use solely as public transport and railway facilities, as required by the Government, may also be disregarded.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (9) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio or GFA for the building on land to which paragraphs (1), (2), (3) or (4) 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), (2), (3) and (4) above may thereby be exceeded.
- (10) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA/building height restrictions stated in paragraphs (1) to (4) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP B)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office Only) House Library Residential Institution School (in free-standing purpose-designed building only) Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Market 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) 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 2.1, or the plot ratio of the existing building, whichever is the greater.
- (2) In determining the maximum plot ratio for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as public vehicle park and public transport facilities, as required by the Government, may also be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio restriction stated in paragraph (1) 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 Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) # House (not elsewhere specified) Institutional Use (not elsewhere specified) # Petrol Filling Station Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation # Public Vehicle Park (excluding container vehicle) Religious Institution (not elsewhere specified) # Residential Institution # School # Shop and Services Social Welfare Facility # Utility Installation for Private Project

In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House:

Eating Place
 Library
 School
 Shop and Services

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)

Planning Intention

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

(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
	Ship-building, Ship-breaking and Ship-repairing Yard 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
<p>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:</p>	<p>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:</p>
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 and office related to industrial use are also always permitted in this zone.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 9.5, or the plot ratio of the existing building, whichever is the greater.
- (2) 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.
- (3) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (1) above may thereby be exceeded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Schedule I: for “Government, Institution or Community” and “Government, Institution or Community (1)”	
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 Landing Pad
Institutional Use (not elsewhere specified)	Helicopter Fuelling Station
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 (<u>not elsewhere specified</u>)
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
Ambulance Depot Government Refuse Collection Point Government Use (Customs and Excise Office, Driving Test Centre, Police Reporting Centre/Police Post only) Pier Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre	Animal Quarantine Centre Government Use (not elsewhere specified) Institutional Use (not elsewhere specified) Market Office Petrol Filling Station (excluding those involving liquefied petroleum gas) Place of Recreation, Sports or Culture Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Research, Design and Development Centre Sewage Treatment/Screening Plant Shop and Services Social Welfare Facility (excluding those involving residential care) Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

The sub-zone “Government, Institution or Community (1)” is part of the visual corridor for North-east Tsing Yi and high-rise building on site should be discouraged.

The sub-zone “Government, Institution or Community (2)” covers land beneath flyover. Due to the physical constraints and environmental conditions of such land, only selected Government, institution or community facilities are permitted in this sub-zone.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks

- (1) On land designated "Government, Institution or Community (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 building height of 32 metres above Principal Datum, 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.

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Barbecue Spot Bathing Beach Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Sitting Out Area 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 Pier Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

Planning Intention

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

OTHER SPECIFIED USES

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 “Boatyard and Marine-oriented Industrial Uses” only</u>	
Eating Place (Canteen, Cooked Food Centre only) Government Refuse Collection Point Government Use (Police Reporting Centre, Post Office only) Industrial Use (Marine-oriented Industries only) Marine Fuelling Station Pier Public Convenience Public Utility Installation Ship-building, Ship-breaking and Ship-repairing Yard Utility Installation for Private Project	Asphalt Plant/Concrete Batching Plant Cargo Handling and Forwarding Facility Container Storage/Repair Yard Eating Place (not elsewhere specified) Government Use (not elsewhere specified) Industrial Use (other than those listed in Column 1) Open Storage of Cement/Sand Petrol Filling Station Public Vehicle Park Shop and Services Warehouse (excluding Dangerous Goods Godown)

Planning Intention

This zone is intended primarily for boatyard and marine-oriented industrial uses.

(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 Container Storage/Repair Yard Container Vehicle Park/Container Vehicle Repair Yard Eating Place (Canteen, Cooked Food Centre only) Government Refuse Collection Point Government Use (not elsewhere specified) Pier Private Club Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park Warehouse (excluding Dangerous Goods Godown)	Ambulance Depot Dangerous Goods Godown Eating Place (not elsewhere specified) Industrial Use Marine Fuelling Station Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Public Clinic Refuse Disposal Installation Shop and Services Utility Installation for Private Project 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.

(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 Container Storage/Repair Yard Container Vehicle Park/Container Vehicle Repair Yard Eating Place (Canteen, Cooked Food Centre only) Government Refuse Collection Point Government Use (not elsewhere specified) Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park Warehouse (excluding Dangerous Goods Godown)	Ambulance Depot Dangerous Goods Godown Eating Place (not elsewhere specified) Industrial Use Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office (for “Container Related Uses 1” only) Oil Depot, Oil Refinery and Petro-chemical Plant Petrol Filling Station Private Club (for “Container Related Uses 1” only) Public Clinic Refuse Disposal Installation Shop and Services 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) On land designated “Other Specified Uses” annotated “Container Related Uses 1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 35,000m².
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA 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
<u>For "Business" only</u>	
Schedule I: for open-air development or for building other than industrial or industrial-office building [@]	
Ambulance Depot Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Use (Police Reporting Centre, Post Office only) Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods ^Δ) Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Recyclable Collection Centre Religious Institution Research, Design and Development Centre School (excluding free-standing purpose- designed building and kindergarten) Shop and Services Training Centre Utility Installation for Private Project	Broadcasting, Television and/or Film Studio Cargo Handling and Forwarding Facility Government Refuse Collection Point Government Use (not elsewhere specified) Hotel Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than entrances Non-polluting Industrial Use (not elsewhere specified) Petrol Filling Station School (not elsewhere specified) Social Welfare Facility (excluding those involving residential care) Warehouse (excluding Dangerous Goods Godown) Wholesale Trade

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

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

Office

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Business" only (Cont'd)

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

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

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

Social Welfare Facility (excluding those involving residential care)

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

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For “Business” only (Cont'd)

Planning Intention

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

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 9.5, or the plot ratio of the existing building, whichever is the greater.
- (2) 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.
- (3) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (1) above may thereby be exceeded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio 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 "Recreation and Tourism Related Uses" only

Barbecue Spot
 Broadcasting, Television and/or Film Studio
 Eating Place
 Field Study/Education/Visitor Centre
 Flat
 Golf Course
 Government Use
 Holiday Camp
 Hotel
 House
 Picnic Area
 Pier
 Place of Entertainment
 Place of Recreation, Sports or Culture
 Public Transport Terminus or Station
 Public Utility Installation
 Religious Institution
 Residential Institution
 Shop and Services
 Tent Camping Ground
 Theme Park
 Utility Installation for Private Project

Planning Intention

This zone is intended for low-density and low-rise recreation and tourism related development such as resort hotel, public recreational uses and other tourist attractions. 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.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For “Recreation and Tourism Related Uses” only (Cont'd)

Remarks

- (1) An applicant for permission for development on land designated “Other Specified Uses” annotated “Recreation and Tourism Related Uses” shall prepare a layout plan and other documents showing the following information for the consideration of the Town Planning Board:
- (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
 - (ii) the proposed total site area and gross floor area for various uses and facilities;
 - (iii) the details and extent of parking facilities, loading/unloading spaces and other facilities to be provided;
 - (iv) the alignment, widths and levels of any roads and pedestrian linkages proposed to be constructed;
 - (v) the landscape and urban design proposals within the area;
 - (vi) programmes of development in detail;
 - (vii) the details and programme of supply of utilities and infrastructure to meet the need of the proposed development;
 - (viii) an environmental assessment report, including but not limiting to a visual impact assessment to examine any possible environmental and visual problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
 - (ix) a traffic (including marine traffic) impact assessment report to examine any possible traffic (including marine traffic) problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (x) 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;

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Recreation and Tourism Related Uses" only (Cont'd)

Remarks (Cont'd)

- (xi) a geotechnical assessment report including Natural Terrain Hazard Study to examine any possible geotechnical problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
 - (xii) such other information as may be required by the Town Planning Board.
- (2) The 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 Government, institution or community 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 plot ratio of 0.4 and a maximum building height of 40 metres above Principal Datum.
- (4) 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.
- (5) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio or building height restrictions stated in paragraph (3) 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 “Viewing Platform” only

Field Study/Education/Visitor Centre

Government Use
Shop and Services
Utility Installation not Ancillary to the
Specified Use

Planning Intention

This zone is intended for the development of viewing platform.

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 gross floor area (GFA) of 457m² and a maximum building height of 5.6m, or the GFA and building 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 GFA and building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

For “Amenity Area” only

Amenity Planting

Government Use
Utility Installation not Ancillary to the
Specified Use

Planning Intention

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

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Cargo Handling Area" only

Cargo Handling Area

Government Use
Petrol Filling Station
Utility Installation not Ancillary to the
Specified Use

Planning Intention

This zone is intended primarily for the development of cargo handling facilities.

For "Petrol Filling Station" only

Petrol Filling Station

Government Use
Utility Installation not Ancillary to the
Specified Use

Planning Intention

This zone is intended primarily for the development of petrol filling station.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Cement Plant” only

Cement Plant	Government Use Utility Installation not Ancillary to the Specified Use
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Planning Intention

This zone is intended primarily for the development of cement plant.

For “Traditional Burial Area For Tsing Yi Villager” only

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

This zone is intended primarily to provide land for the development of traditional burial area for Tsing Yi villagers.

For “Sewage Treatment Plant” only

Sewage Treatment Plant	Government Use Utility Installation not Ancillary to the Specified Use
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Planning Intention

This zone is intended for the development of sewage treatment plant.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

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

This zone is intended for the development of Mass Transit Railway ventilation building.

For “Chemical Wastes Treatment Facility” only

Chemical Wastes Treatment Facility	Government Use Utility Installation not Ancillary to the Specified Use
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Planning Intention

This zone is intended for the development of chemical wastes treatment facility.

For “Marine-related Uses” only

Marine-related Uses	Government Use Utility Installation not Ancillary to the Specified Use
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Planning Intention

This zone is intended for the provision of land to serve the marine-oriented activities affected by the reclamation for the container terminal.

GREEN BELT

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

* 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.

SITE OF SPECIAL SCIENTIFIC INTEREST

<p>Column 1</p> <p>Uses always permitted</p>	<p>Column 2</p> <p>Uses that may be permitted with or without conditions on application to the Town Planning Board</p>
<p>Country Park *</p> <p>Wild Animals Protection Area</p>	<p>Agricultural Use</p> <p>Field Study/Education/Visitor Centre</p> <p>Government Use</p> <p>Nature Reserve</p> <p>Nature Trail</p> <p>On-Farm Domestic Structure</p> <p>Picnic Area</p> <p>Public Convenience</p> <p>Public Utility Installation</p> <p>Tent Camping Ground</p> <p>Utility Installation for Private Project</p>

- * 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 to conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats, corals, woodlands, marshes or areas of geological, ecological or botanical/biological interest which are designated as Site of Special Scientific Interest (SSSI). It intends to deter human activities or developments within the SSSI.

There is a general presumption against development in this zone. No developments are permitted unless they are needed to support the conservation of the features of special scientific interest in the SSSI, to maintain and protect the existing character of the SSSI, or for educational and research purposes.

Remarks

Any filling or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes, shall not be undertaken or continued on or after the date of the publication in the Gazette of the notice of the draft Tsing Yi Outline Zoning Plan No. S/TY/21 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance

| ~~APPROVED-DRAFT~~ TSING YI OUTLINE ZONING PLAN NO. S/TY/28A

EXPLANATORY STATEMENT

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APPROVED-DRAFT TSING YI OUTLINE ZONING PLAN NO. S/TY/28A

(Being ~~an Approved-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 ~~approved~~ draft Tsing Yi Outline Zoning Plan (OZP) No. S/TY/28A. 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 of Tsuen Wan District (No. LTW/57) including Tsing Yi Island was exhibited under section 5 of the Town Planning Ordinance (the Ordinance). The plan was subsequently amended three times and approved by the then Governor in Council (G in C) on 8 October 1963 and 14 December 1965. On 30 June 1978, the draft Tsing Yi OZP No. LTY/24 covering mainly the Tsing Yi area was exhibited under section 5 of the Ordinance. The OZP was subsequently amended four times and exhibited for public inspection under section 7 of the Ordinance.
- 2.2 On 29 November 1988, the then G in C referred the draft Tsing Yi OZP No. S/TY/4 to the Board for further consideration and amendment under section 9(1)(c) of the Ordinance. The OZP was subsequently amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.3 On 10 December 1991, the then G in C referred the draft Tsing Yi OZP No. S/TY/7 to the Board for further consideration and amendment under section 9(1)(c) of the Ordinance. The OZP was subsequently amended twice and exhibited for public inspection under section 5 of the Ordinance.
- 2.4 On 27 September 1994, the then G in C approved the draft Tsing Yi OZP under section 9(1)(a) of the Ordinance, which was subsequently renumbered as S/TY/10. On 23 May 1995, the then G in C, under section 12(1)(b)(ii) of the Ordinance, referred the approved OZP to the Board for amendment. The OZP was subsequently amended three times under section 5 or 7 of the Ordinance.
- 2.5 On 13 April 1999, the Chief Executive in Council (CE in C) approved the draft Tsing Yi OZP under section 9(1)(a) of the Ordinance, which was subsequently renumbered as S/TY/14. On 10 October 2000, the CE in C,

under section 12(1)(b)(ii) of the Ordinance, referred the approved OZP to the Board for amendment. The OZP was subsequently amended eight times and exhibited for public inspection under section 5 or 7 of the Ordinance.

2.6 On 21 April 2015, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tsing Yi OZP, which was subsequently renumbered as S/TY/26. On 23 June 2015, the CE in C referred the approved OZP No. S/TY/26 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. ~~The reference back of the approved OZP was notified in the Gazette on 3 July 2015.~~ On 7 August 2015, the draft Tsing Yi OZP No. S/TY/27 was exhibited for public inspection under section 5 of the Ordinance. On 10 June 2016, the CE, under section 8(2) of the Ordinance, agreed to extend the statutory time limit to submit the draft OZP to the CE in C for approval for a period of six months.

~~2.7 On 7 August 2015, the draft Tsing Yi OZP No. S/TY/27 was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, a total of 961 representations were received. On 20 November 2015, the representations were published for public comment for three weeks. Upon expiry of the publication period on 11 December 2015, a total of 350 valid comments were received. After giving consideration to the representations and comments, the Board on 17 June 2016 decided to partially uphold 960 representations and considered that the draft OZP should be amended.~~

~~2.8 On 10 June 2016, the CE, under section 8(2) of the Ordinance, agreed to extend the statutory time limit to submit the draft OZP to the CE in C for approval for a period of six months. On 22 July 2016, the proposed amendment to the draft OZP to rezone the northern portion of the “Residential (Group A)4” zone between Tsing Yi Road and Tsing Hung Road back to “Open Space” was published under section 6C(2) of the Ordinance. Upon expiry of the three-week publication period on 12 August 2016, a total of 2,238 valid further representations were received. After giving consideration to the further representations and the related representations and comments under section 6F(1) of the Ordinance, the Board decided on 8 December 2016 not to uphold the further representations and to amend the draft OZP by the proposed amendment. In accordance with section 6H of the Ordinance, the draft OZP should hereafter be read as including the above amendment.~~

2.97 On 7 February 2017, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tsing Yi OZP, which was subsequently renumbered as S/TY/28. ~~On 17 February 2017, the approved Tsing Yi OZP No. S/TY/28 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance.~~ On 13 March 2018, the CE in C referred the approved Tsing Yi OZP No. S/TY/28 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the approved OZP was notified in the Gazette on 23 March 2018 under section 12(2) of the Ordinance.

2.8 On _____, the draft Tsing Yi OZP No. S/TY/28A (the Plan) incorporating amendments, which mainly involve the rezoning of a site at

Tsing Sheung Road from “Other Specified Uses” annotated “Marine-related Uses” to “Other Specified Uses” annotated “Container Related Uses”, and incorporation of related land and sea areas into the planning scheme area under the “Other Specified Uses” annotated “Container Related Uses”, was exhibited for public inspection under section 5 of the Ordinance.

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zonings and major road networks within which the development and redevelopment of land in Tsing Yi can be put under statutory planning control.
- 3.2 The Plan is intended to illustrate the broad principles of development and to provide guidance for more detailed planning within the planning scheme area (the Area). It is a small-scale plan and the road alignments and boundaries between the land use zones may be subject to minor adjustments as more 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 or for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculations. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Tsing Yi 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 control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.

5. THE PLANNING SCHEME AREA

- 5.1 The Area covers the entire Tsing Yi Island which is situated to the north-west of the Victoria Harbour, separated from the Kowloon mainland by Rambler

Channel to the east and north. It covers about 1,067 ha of land.

- 5.2 Tsing Yi is characterised by its very marked topography. The ground rises rapidly from sea level to about 300m in the south and to about 200m in the north.
- 5.3 Tsing Yi is currently connected to Kwai Chung by the Tsing Yi Bridge, Kwai Tsing Bridge and Cheung Tsing Bridge, to Tsuen Wan by the Tsing Tsuen Bridge, and to Stonecutters Island by the Stonecutters Bridge across Rambler Channel on the eastern side. On the western side, it is linked up with Lantau Island via the Lantau Link which was opened in 1997. On the northern side, it is linked up with Ting Kau via the Ting Kau Bridge which was opened in 1998. With the operation of the Mass Transit Railway (MTR) Airport Express and Tung Chung Line in mid-1998, the accessibility of Tsing Yi has been greatly enhanced.
- 5.4 Prior to 1960, there was virtually no development in Tsing Yi. Development began to take place in the early 1960s when Government granted leases of seabed on the east and south for the development of oil depots, a power station and a few other forms of industrial undertakings; all of which are land extensive development dependent on marine access.
- 5.5 The opening of the Tsing Yi Bridge in 1974 gave impetus to further development and Tsing Yi has since become a focus of major land extensive and specialised industries, such as dockyards, chemical plant and marine engines workshop.
- 5.6 Major residential developments began in the mid 1970s and are mainly located in the north-east of Tsing Yi and around the former Tsing Yi Bay.
- 5.7 For convenience of reference, Tsing Yi has been subdivided into a number of smaller planning areas as shown on the Plan.
- 5.8 The Area covers land on the waterfront of the Victoria Harbour. For any development proposal affecting such land, due regard shall be given to the Vision Statement for Victoria Harbour published by the Board and the requirements under the Protection of the Harbour Ordinance (Cap. 531).

6. **POPULATION**

~~According to the 2011 Census~~Based on the 2016 Population By-census, the population of the Area was estimated by the Planning Department to be about ~~191,750~~184,150. It is estimated that the planned population of the Area would be about ~~206,850~~198,300.

7. **LAND USE ZONINGS**

- 7.1 Commercial ("C") - Total Area : 2.5 ha

- 7.1.1 This zoning is intended primarily for commercial developments, which may include hotel, office, shop, services, place of entertainment and eating place. There is only one site in Area 22 to the north-west of the Container Terminal No. 9 (CT-9) which is designated for hotel and commercial development. The main purpose of the hotel and commercial development is to act as a buffer to screen off the possible noise and glare from the CT-9 and to reduce their effects on the nearby residential developments. It can also provide some commercial services to serve the adjoining developments and the residents of Tsing Yi.
- 7.1.2 In order not to overtax the existing and planned infrastructure, development or redevelopment within this zone is subject to a non-domestic plot ratio of 9.5. To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the plot ratio restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 7.1.3 It is also necessary to restrict the building height to a limit that will achieve buffer function and not affect the general townscape of the area. However, in order to allow design flexibility, appropriate control would be incorporated in the lease of the site.

7.2 Residential (Group A) (“R(A)”) - Total Area : 101.17 ha

- 7.2.1 This zoning 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.
- 7.2.2 This zoning includes public rental housing, subsidized sales flats and private residential developments. Developments or redevelopments within the “R(A)” zone are subject to a maximum domestic plot ratio of 5.0 or a maximum non-domestic plot ratio of 9.5, or the plot ratio of the existing building, whichever is the greater. In calculating the gross floor area (GFA) for these developments/redevelopments, land for free-standing purpose-designed buildings that are solely for accommodating school or other government, institution or community (GIC) facilities, including those located on ground and on building podium, shall be deducted in calculating the relevant site area.
- 7.2.3 Existing public rental housing developments include Cheung Ching Estate, Cheung Hong Estate, Tsing Yi Estate, Cheung Fat Estate, Cheung On Estate, Cheung Hang Estate, Cheung Wang Estate, Easeful Court and Broadview Garden (part). Within these public rental housing estates, adequate community facilities, retail facilities and open spaces are provided in accordance with planning standards.

- 7.2.4 Existing subsidised sales flats include Ching Tai Court, Ching Nga Court, Ching Wah Court, Ching Wang Court, Ching Shing Court, Ching Chun Court, Serene Garden, Tivoli Garden, Greenview Villa and Broadview Garden (part). ~~The new Home Ownership Scheme development Ching Chun Court in Cheung Ching Estate is under construction.~~ Adequate community facilities are provided within all housing estates in accordance with approved planning briefs.
- 7.2.5 Private developments include Tierra Verde, Villa Esplanada, Tsing Yi Garden, Greenfield Garden, Grand Horizon and Mayfair Gardens.
- 7.2.6 The MTR Airport Express/Tung Chung Line Tsing Yi Station site (i.e. Tierra Verde and Maritime Square) is zoned “R(A)1”. Any development/redevelopment at this site is restricted to a maximum domestic gross floor area (GFA) of 245,700m² and a maximum non-domestic GFA of 47,625m², of which not less than 1,431m² are for kindergarten and day nursery uses.
- 7.2.7 The Villa Esplanada at Nga Ying Chau is zoned “R(A)2”. Any development/redevelopment at this site is restricted to a maximum domestic GFA of 205,630m² and a maximum non-domestic GFA of 3,550m². A public transport terminus, which is not accountable for GFA, is also provided within the site.
- 7.2.8 A proposed private residential site at the junction of Liu To Road and Hang Mei Street is zoned “R(A)3”. Another proposed private residential site to the immediate west of Mayfair Gardens and a proposed public housing site at Tsing Hung Road are zoned “R(A)4”. In order to prevent excessively tall or out-of-context buildings and to provide better control on the building heights of developments, building height restrictions are imposed taking into account the topography, foothill setting, site levels, local character, existing predominant land use, building height profile and the compatibility in terms of building height with the surrounding areas. Both the “R(A)3” and “R(A)4” zones are subject to a maximum domestic plot ratio of 6.0 or a maximum non-domestic plot ratio of 9.5, or the plot ratio of the existing building, whichever is the greater. The “R(A)3” zone is subject to a maximum building height of 200mPD and the “R(A)4” zone is subject to a maximum building height of 140mPD. A public transport terminus shall be provided in the development within the “R(A)3” zone to re-provision the existing green minibuses terminus at the site, which is accountable for plot ratio calculation.
- 7.2.9 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratio/ 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.

7.2.10 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio/GFA/building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

7.3 Residential (Group B) (“R(B)”) - Total Area: 2.89 ha

7.3.1 This zoning is generally intended to provide for medium-density residential development. Within this zone, commercial uses are prohibited unless otherwise permitted by the Board through the planning permission system.

7.3.2 The Mount Haven at Liu To is under this zoning. Any development/redevelopment at this site is restricted to a maximum plot ratio of 2.1. To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the plot ratio restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

7.4 Village Type Development (“V”) - Total Area : 17.25 ha

This zoning is intended for the development and expansion of existing villages as well as for providing resites to village houses affected by Government projects. Except for St. Paul’s and Fisherman Villages in Area 2 and the Lutheran Village in Area 4, all the villages in Tsing Yi are village resites. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

7.5 Industrial (“I”) - Total Area : 147.87 ha

7.5.1 The planning intention of the “I” zone is to reserve land primarily for general industrial uses to ensure an adequate supply of industrial floor space. Information technology and telecommunications industries are considered suitable to operate in industrial buildings. Office related to industrial use, being an integral part of industrial function, is also permitted as of right in the “I” 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.

7.5.2 The particular geographical conditions of Tsing Yi permit the provision of land for a wide spectrum of industrial uses. Industrial land along the southern and western coast has been developed for dockyards, boatyards and oil storage, that require direct marine access. In addition, there are chemical industries on the southern part of Tsing

Yi.

- 7.5.3 In order not to overtax the existing and planned infrastructure, development or redevelopment within this zone is subject to a non-domestic plot ratio of 9.5. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

7.6 Government, Institution or Community (“G/IC”) - Total Area : 43.59 ha

- 7.6.1 This zoning is intended to provide a wide range of GIC facilities to meet the needs of Tsing Yi residents. Existing facilities include Tsing Yi Sports Ground, Tsing Yi and Tsing Yi Southwest Swimming Pools, a divisional police station, a district police station, an ambulance depot, clinics, fire stations, schools, a technical institute, indoor recreation centres and waterworks installations.

~~7.6.2 An indoor recreation centre at a site in Area 4 is under construction.~~

- 7.6.32 A public transport terminus cum lorry park is located to the north of Tsing Tsuen Road and zoned “G/IC(1)”. As the site is part of the visual corridor for the North-east Tsing Yi, high-rise building on site should be discouraged. Any development or redevelopment at this site is restricted to a maximum building height of 32 metres above Principal Datum. A landscaped deck should also be provided in the development to enhance the environment and visual quality for the neighbourhood. To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the height restriction may be considered by the Board through the planning permission system based on individual planning merits.

- 7.6.43 A site beneath Tsing Yi Bridge, Kwai Tsing Bridge and Cheung Tsing Bridge is zoned “G/IC(2)”. In view of the physical constraints and environmental conditions, only selected GIC facilities are permitted within this sub-zone. The site is currently occupied by a number of government uses, namely Tsing Yi Salt Water Pumping Station and Cargo Examination Compound-Cum-Office Building of the Customs and Excise Department.

- 7.6.54 In detailed planning, local community facilities will also be provided within the housing areas.

7.7 Open Space (“O”) - Total Area : 45.48 ha

- 7.7.1 This zoning 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. Adequate reservation for district open space has been made on the

Plan. The area for passive recreational purposes mainly consists of well-wooded slopes and hills which should be preserved in the interest of general amenity.

- 7.7.2 The Tsing Yi Park (the town park) with an area of about 7 ha has been developed in Area 2. Another special feature is a waterfront promenade running along the coast of Area 3 in the east to Area 8 in the north. The portion of the promenade in Area 3 is linked up with the town park by several footbridges, which is an essential recreational focus for Tsing Yi residents.
- 7.7.3 The Tsing Yi Northeast Park located to the west of Ching Tai Court and Cheung On Estate has been developed as a district open space forming part of the waterfront promenade. Apart from providing additional recreational facilities, it can also serve as a noise buffer between the boatyards and the adjacent housing developments.
- 7.7.4 The open space in front of the existing residential development at Mayfair Gardens provides a variety of recreational facilities to the residents and the students of the adjacent technical institute.
- 7.7.5 The “O” zone located between Tsing Hung Road and Tsing Yi Road comprising an existing Tsing Hung Road Playground could form a consolidated open space to serve the existing and future population nearby.
- 7.7.6 Apart from the district open space, local open spaces are also provided in other zones to meet local demands.

7.8 Other Specified Uses (“OU”) - Total Area : ~~179.97~~180.24 ha

- 7.8.1 This zoning covers land allocated for specified uses.

Container Terminal

- 7.8.2 The largest area under this zone is designated for the CT-9 development and back-up areas. The terminal has an area of about 68 ha and provides four container berths and two feeder berths. The feeder berths facilitate direct access to the terminal by river trade and coastal trans-shipment cargoes.

Container Related Uses

- 7.8.3 Land zoned “OU” annotated “Container Related Uses” is reserved for container related uses including a container freight station, lorry parking ~~and~~, container storage and repair, and cargo handling and forwarding. To provide high value-added logistics services in Kwai Tsing area, three modern logistics developments have been ~~planned~~ developed along Tsing Yi Road and Tsing Yi Hong Wan Road.

- 7.8.4 Land zoned “OU” annotated “Container Related Uses 1” is reserved for container related uses including a noise barrier in the form of a screen building at a height of not less than 45 metres above Principal Datum. The screen building was built at the northern part of the site with the intention to screen off the noise and glare from the CT-9 development. Development within the “OU” annotated “Container Related Uses 1” zone is restricted to a maximum GFA of 35,000m².

Marine-related Uses

- 7.8.5 An area to the ~~south~~southwest of the terminal is under this zoning and annotated for marine-related uses. It is intended to serve the existing marine-oriented activities of the Environmental Protection Department Chemical Waste Treatment Facilities in Area 21 which were affected by the reclamation for the terminal.

Cement Plant

- 7.8.6 A cement plant in Area 9 has been developed to replace the former cement plant in Area 1. This site is located over 1 km away and at the downwind direction respective to the public housing developments in Area 8.

Boatyard and Marine-oriented Industrial Uses

- 7.8.7 The rest of the western half of Area 9 is reserved for boatyards and marine-oriented industrial uses to meet the long-term requirements.

Sewage Treatment Plant

- 7.8.8 A site to the north of the existing sewage treatment plant in Area 6 is reserved for the expansion of the plant. Upon completion, the plant will provide preliminary treatment of the domestic and industrial sewage from the whole Tsing Yi.

Recreation and Tourism Related Uses

- 7.8.9 Two sites in North-west Tsing Yi abutting the Tsing Ma Bridge and Ting Kau Bridge are zoned “OU” annotated “Recreation and Tourism Related Uses”. While situating at a strategic location and enjoying the best views of harbour and bridges, the sites are considered suitable for low-density and low-rise recreation and tourism related development such as resort hotel, public recreational uses and other tourist attractions.
- 7.8.10 As the sites are located at the prominent waterfront, it is the planning intention to restrict the development bulk, height and scale of the development on these sites to preserve the existing amenity. To this end, any development within this zone is restricted to a maximum building height of 40 metres above Principal Datum and a maximum

plot ratio of 0.4. In addition, any development within this zone would require planning permission so that the Board could consider the development proposals based on their individual planning merits.

Viewing Platform

- 7.8.11 A site at Wok Tai Wan is zoned “OU” annotated “Viewing Platform”. It intends to develop a permanent viewing platform for Lantau Link to serve tourists and visitors.
- 7.8.12 Any development or redevelopment at this site is restricted to a maximum GFA of 457m² and a maximum building height of 5.6m.

Business

- 7.8.13 The Tsing Yi Industrial Area in Area 6 is zoned “OU” annotated “Business” which is intended primarily for general business uses. Under this zoning, a mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses will be permitted as of right in new “business” 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 or industrial-office building and the Tsing Yi Industrial Area until the whole area is transformed to cater for the new non-polluting business uses. Development within this zone should make reference to the relevant Town Planning Board Guidelines.

Others

- 7.8.14 Other sites zoned “OU” include:
- (a) petrol filling stations in Areas 10 and 22;
 - (b) traditional burial grounds for indigenous Tsing Yi villagers in Area 24;
 - (c) ventilation building for the MTR Airport Express and Tung Chung Line in Area 28;
 - (d) chemical wastes treatment facility in Area 21; ~~and~~
 - (e) cargo handling area in Area 29; and
 - ~~(e)~~ (f) amenity areas in Areas 6, 22 and 29.
- 7.8.15 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio/GFA/building height restrictions in the “OU” zones may be considered by the Board through the planning permission system.

Each proposal will be considered on its individual planning merits.

7.9 Green Belt (“GB”) - Total Area : 422.78 ha

7.9.1 This zoning is intended to establish the limits of urban expansion and comprises mainly steep hillsides not suitable for urban development. It serves the purpose of protecting the existing ridgeline which provides physical barriers separating the oil depots in the south and west of Tsing Yi from residential developments in the north-east. A network of natural pathways was completed in the hilltop of Area 28 to provide the public a landscaped picnic area with panoramic view. As to the other “GB” area, certain uses such as passive recreational uses may be permitted on selected sites.

7.9.2 There is a general presumption against development in “GB” zone. Development within this zone will be carefully controlled and development proposals will be assessed on individual merits taking into account relevant Town Planning Board Guidelines.

7.10 Site of Special Scientific Interest (“SSSI”) - Total Area : 1.05 ha

7.10.1 The planning intention of this zone is to conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats, corals, woodlands, marshes or areas of geological, ecological or botanical/biological interest which are designated as SSSI. It intends to deter human activities or developments within the SSSI. There is a general presumption against development in this zone. No developments are permitted unless they are needed to support the conservation of the features of special scientific interest in the SSSI, to maintain and protect the existing character of the SSSI, or for educational and research purposes.

7.10.2 The zone covers the South Tsing Yi SSSI located below the highest peak of Tsing Yi. It is a steep slope of woodland harbouring a population of Hong Kong Croton, which is endemic to Hong Kong.

8. COMMUNICATIONS

8.1 Tsing Yi Island was first connected to the road network in Kwai Chung by the Tsing Yi Bridge (Tsing Yi South Bridge) completed in 1974. A second connection with the mainland is provided by the Tsing Tsuen Bridge which was completed at the end of 1987. The Lantau Link, North West Tsing Yi Interchange, Cheung Tsing Highway, Cheung Tsing Tunnel and Cheung Tsing Bridge were completed in 1997 to provide strategic road links connecting Tsing Yi with North Lantau, Tsuen Wan and Kwai Chung.

8.2 A duplicate Tsing Yi South Bridge, namely Kwai Tsing Bridge, was completed in 1999. The purpose of constructing the bridge is to increase the

capacity of the transport links between Tsing Yi and Kowloon mainland to cater for the future developments in South-east Tsing Yi. The Kwai Tsing Bridge together with the existing south bridge have provided three lanes each for the eastbound and westbound traffic.

- 8.3 A ring road has been constructed within Tsing Yi to connect the coastal developments. From this ring road, there is a series of secondary roads and local distributors that provide access to the development areas in various parts of Tsing Yi.
- 8.4 A number of strategic road schemes connecting Tsing Yi with other parts of the territory have been constructed. Ting Kau Bridge and Tsing Sha Highway with Stonecutters Bridge have been completed. These road links improve the accessibility of Tsing Yi to the North-west New Territories and the West Kowloon area.
- 8.5 The 2.2 km long Tsing Yi North Coastal Road connecting the existing Tsing Tsuen Bridge (Tsing Yi North Bridge) to the east and the Lantau Link to the west was completed in February 2002. It stretches along the foothills of the north Tsing Yi coast and forms a part of the strategic route between Lantau and other parts of the territory.
- 8.6 Apart from the road links, the Area is served by the MTR which provides two links: Airport Express between Chek Lap Kok Airport and Hong Kong Island and Tung Chung Line between Tung Chung and Hong Kong Island.

9. UTILITY SERVICES

No difficulty is foreseen in the provision of utility services. Adequate land has been reserved for a telephone exchange, electricity substations, service reservoirs and a sewage treatment plant.

10. IMPLEMENTATION

- 10.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an “existing use right” should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.
- 10.2 The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area are prepared by the Planning Department. These detailed plans are used as the basis for public works planning and site

reservations within the Government. Disposal of sites is undertaken by the Lands Department. Public works projects are co-ordinated by the Civil Engineering and Development Department in conjunction with the client departments and the works departments such as the Highways Department and the Architectural Services Department. In the course of implementation of the Plan, the Kwai Tsing District Council would also be consulted as appropriate.

- 10.3 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 plan and the guidelines published by the Board. The outline development plan is available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board and the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

TOWN PLANNING BOARD

~~**FEBRUARY 2017**~~ **MAY 2019**

Provision of Major Community and Open Space Facilities in Tsing Yi

(Existing Population: 184,150)
(Planned Population: 198,300)⁽¹⁾

Type of Facilities ⁽³⁾	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
District Open Space	10 ha per 100,000 persons	18.78 ha ⁽²⁾	20.47 ha	20.79 ha	2.01 ha
Local Open Space	10 ha per 100,000 persons	18.78 ha ⁽²⁾	42.81 ha	48.08 ha	29.30 ha
Secondary School	1 whole-day classroom for 40 persons aged 12-17	230 classrooms	184	244	14 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11	256 classrooms	324	324	68 classrooms
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3-6	94 classrooms	148	160	66 classrooms
District Police Station	1 per 200,000 to 500,000 persons	0	1	1	1
Divisional Police Station	1 per 100,000 to 200,000 persons	1	1	1	0
Post Office	Accessible within 1.2km in urban areas	NA	2	2	NA
Hospital	5.5 beds per 1,000 persons	1,091 beds	0	0	-1,091 beds ⁽⁴⁾
Specialist Clinic/Polyclinic	1 specialist clinic/polyclinic whenever a regional or district hospital is built	NA	0	0	NA
Clinic/Health Centre	1 per 100,000 persons	2	2	2	0
Magistracy (with 8 courtrooms)	1 per 660,000 persons	0	0	0	0
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24	2	4	4	2
District Elderly Community Centre ⁽⁵⁾	1 in each new development area with a population of around 170,000 or above	NA	0	0	NA
Neighbourhood Elderly Community Centre ⁽⁵⁾	1 in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing	NA	6	6	NA

Day Care Centres/Units for the Elderly ⁽⁵⁾	17.2 subsidised places per 1,000 persons aged 65 or above	410	60	120	-290 ^{(6) (7)}
Residential Care Homes for the Elderly ⁽⁵⁾	21.3 subsidised beds per 1,000 elderly persons aged 65 or above	1,268	360	450	-818 ⁽⁷⁾
Integrated Family Services Centres	1 for 100,000 to 150,000 persons	1	2	2	1
Library	1 district library for every 200,000 persons	1	1	1	0
Sports Centre	1 per 50,000 to 65,000 persons	3	4	4	1
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons	1	1	1	0
Swimming Pool Complex - standard	1 complex per 287,000 persons	1	2	2	1

Notes:

- (1) The planned population for the OZP area is 187,800 (including usual residents and mobile residents). If the transient population of 10,500 (e.g. tourists) is included, the figure will be 198,300.
- (2) The demand for open space is calculated based on the planned population of 187,800.
- (3) Some facilities do not have set requirement under HKPSG, e.g. market, community hall and study room. They are not included in this table.
- (4) Some facilities are assessed on a wider district basis by the relevant departments, e.g. hospital beds. The shortfall in the OZP area could be addressed by the provision in the adjoining area.
- (5) The population-based planning standards for elderly services and facilities were reinstated in the HKPSG on 28.12.2018. The revised standards affect the long-term target towards which the provision of elderly services and facilities would be adjusted progressively. It may not be appropriate to compare the standards with the provision of elderly services and facilities for the existing population.
- (6) The facilities belong to the centre-based facilities of Community Care Services (CCS). The planning standard of CCS includes both centre-based and home-based facilities. The corresponding figures in the G/IC table concern centre-based facilities only.
- (7) This is a long-term goal and the actual provision would be subject to the consideration of the Social Welfare Department in the planning and development process, as appropriate.



圖例
NOTATION

ZONES			地帶
COMMERCIAL		C	商業
RESIDENTIAL (GROUP A)		R(A)	住宅(甲類)
RESIDENTIAL (GROUP B)		R(B)	住宅(乙類)
VILLAGE TYPE DEVELOPMENT		V	鄉村式發展
INDUSTRIAL		I	工業
GOVERNMENT, INSTITUTION OR COMMUNITY		G/I/C	政府、機構或社區
OPEN SPACE		O	休憩用地
OTHER SPECIFIED USES		OU	其他指定用途
GREEN BELT		GB	綠化地帶
SITE OF SPECIAL SCIENTIFIC INTEREST		SSSI	具特殊科學價值地點
COMMUNICATIONS			交通
RAILWAY AND STATION			鐵路及車站
RAILWAY AND STATION (UNDERGROUND)			地鐵及車站(地下)
RAILWAY AND STATION (ELEVATED)			鐵路及車站(高架)
MAJOR ROAD AND JUNCTION			主要道路及路口
ELEVATED ROAD			高架道路
MISCELLANEOUS			其他
PLANNING AREA NUMBER		①	規劃區編號
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PAVEMENT DATUM)		L/H	最高建築物高度 (在主水平基準上若干米)
PETROL FILLING STATION		PFS	加油站

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及佔比率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	2.50	0.23	商業
RESIDENTIAL (GROUP A)	101.17	9.48	住宅 (甲類)
RESIDENTIAL (GROUP B)	2.80	0.27	住宅 (乙類)
VILLAGE TYPE DEVELOPMENT	17.25	1.62	鄉村式發展
INDUSTRIAL	147.87	13.95	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	43.59	4.09	政府、機構或社區
OPEN SPACE	45.43	4.28	休憩用地
OTHER SPECIFIED USES	179.97	16.87	其他指定用途
GREENBELT	422.75	39.83	綠化地帶
SITE OF SPECIAL SCIENTIFIC INTEREST	1.05	0.10	具特殊科學價值地點
MAJOR ROAD ETC.	192.21	8.99	主要道路等
TOTAL PLANNING SCHEME AREA	1088.78	100.00	總計劃區總面積

夾附的《註釋》屬這份圖則的一部分
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

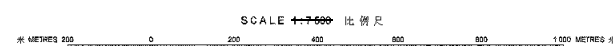
行政長官會同行政會議於2017年2月7日 根據城市
規劃條例第9(1)(a)條核准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER
SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON
7 FEBRUARY 2017

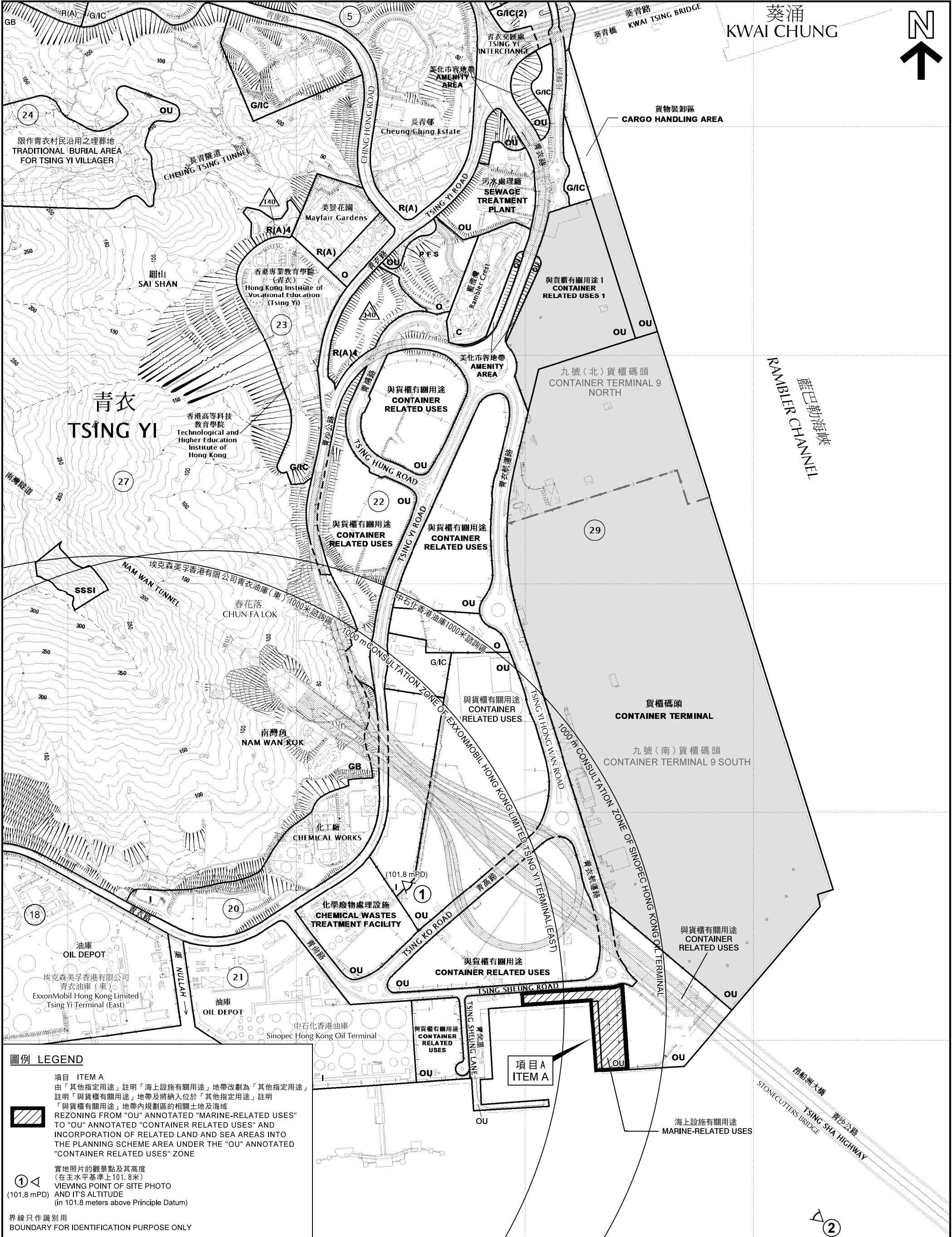
Ms Kinnie WONG 黃潔怡女士
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

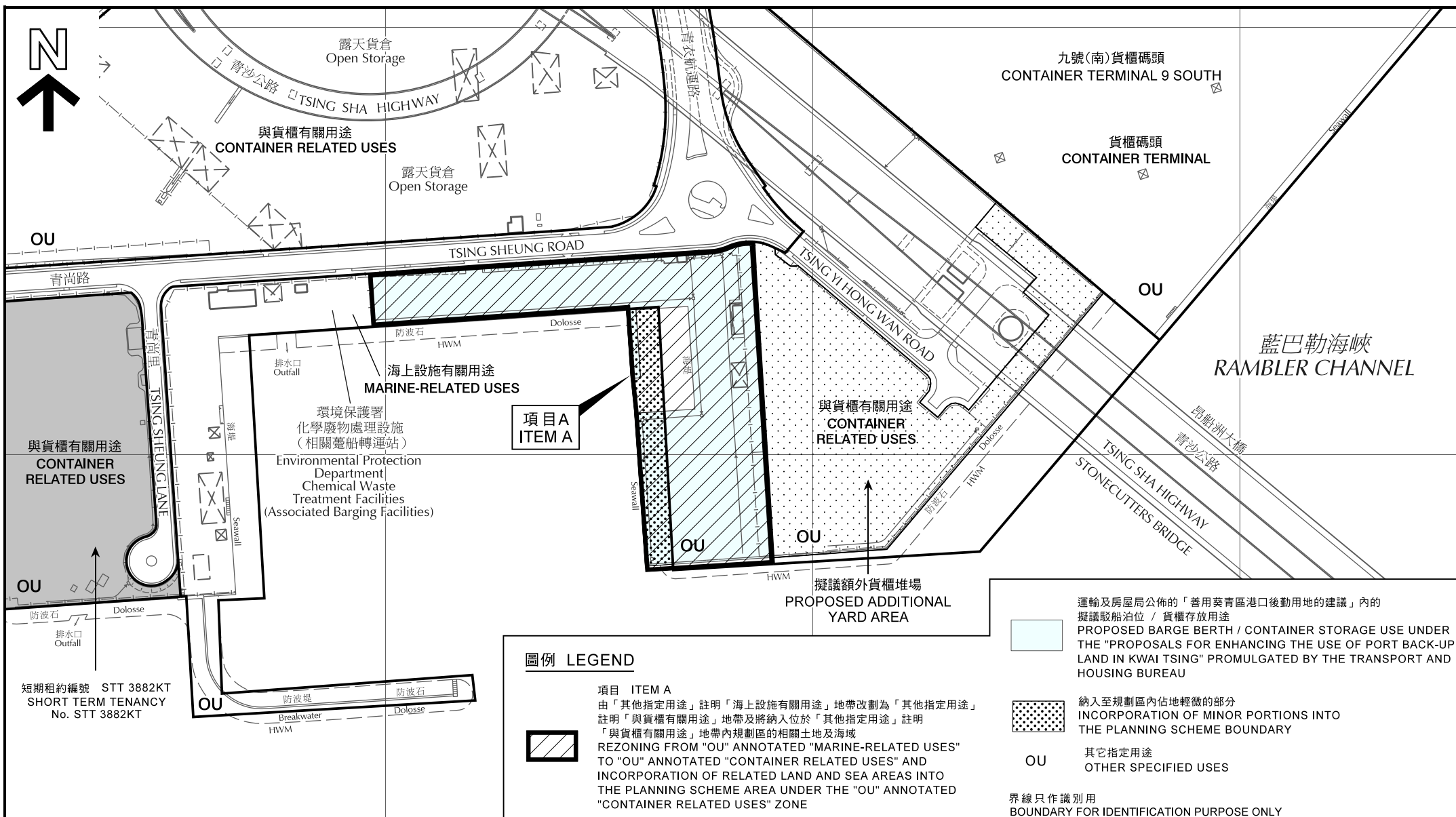
香港城市規劃委員會依據城市規劃條例擬備的青衣分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
TSING YI - OUTLINE ZONING PLAN

規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. **S/TY/28**







本摘要圖於2019年5月10日擬備，
所根據的資料為測量圖編號
10-NE-15B及D和11-NW-11A及C
EXTRACT PLAN PREPARED ON 10.5.2019
BASED ON SURVEY SHEETS No.
10-NE-15B & D AND 11-NW-11A & C

修訂項目A平面圖 SITE PLAN OF AMENDMENT ITEM A

青衣分區計劃大綱核准圖編號 S/TY/28
的擬議修訂項目
PROPOSED AMENDMENT TO
APPROVED TSING YI
OUTLINE ZONING PLAN No. S/TY/28

SCALE 1:3 000 比例尺
METRES 50 0 50 100 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TY/19/1

圖 PLAN
3



本摘要圖於2019年5月3日擬備，
所根據的資料為地政總署於2018年3月10日
拍得的航攝照片編號E034133C
EXTRACT PLAN PREPARED ON 3.5.2019
BASED ON AERIAL PHOTO No. E034133C
TAKEN ON 10.3.2018 BY LANDS DEPARTMENT

修訂項目A航空照片
AERIAL PHOTO OF AMENDMENT ITEM A

青衣分區計劃大綱核准圖編號 S/TY/28
的擬議修訂項目
PROPOSED AMENDMENT TO
APPROVED TSING YI
OUTLINE ZONING PLAN No. S/TY/28

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TY/19/1

圖 PLAN
4



項目 ITEM A
由「其他指定用途」註明「海上設施有關用途」地帶改劃為「其他指定用途」註明「與貨櫃有關用途」地帶
及將納入位於「其他指定用途」註明「與貨櫃有關用途」地帶內規劃區的相關土地及海域
REZONING FROM "OU" ANNOTATED "MARINE-RELATED USES" TO "OU" ANNOTATED
"CONTAINER RELATED USES" AND INCORPORATION OF RELATED LAND AND SEA AREAS INTO
THE PLANNING SCHEME AREA UNDER THE "OU" ANNOTATED "CONTAINER RELATED USES" ZONE

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2019年5月10日擬備，所根據的
資料為攝於2018年9月18日的實地照片
PLAN PREPARED ON 10.5.2019
BASED ON SITE PHOTO
TAKEN ON 18.9.2018

修訂項目A實地照片
SITE PHOTO OF AMENDMENT ITEM A
青衣分區計劃大綱核准圖編號 S/TY/28
的擬議修訂項目
PROPOSED AMENDMENT TO
APPROVED TSING YI
OUTLINE ZONING PLAN No. S/TY/28

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TY/19/1

圖 PLAN
5a



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

環境保護署
化學廢物處理設施（相關躉船轉運站）
Environmental Protection Department
Chemical Waste Treatment Facilities
(Associated Barging Facilities)

項目 ITEM A
由「其他指定用途」註明「海上設施有關用途」地帶改劃為「其他指定用途」註明「與貨櫃有關用途」地帶
及將納入位於「其他指定用途」註明「與貨櫃有關用途」地帶內規劃區的相關土地及海域
REZONING FROM "OU" ANNOTATED "MARINE-RELATED USES" TO "OU" ANNOTATED
"CONTAINER RELATED USES" AND INCORPORATION OF RELATED LAND AND SEA AREAS INTO
THE PLANNING SCHEME AREA UNDER THE "OU" ANNOTATED "CONTAINER RELATED USES" ZONE

本圖於2019年5月10日擬備，所根據的
資料為攝於2018年9月5日的實地照片
PLAN PREPARED ON 10.5.2019
BASED ON SITE PHOTO
TAKEN ON 5.9.2018

修訂項目A實地照片
SITE PHOTO OF AMENDMENT ITEM A
青衣分區計劃大綱核准圖編號 S/TY/28
的擬議修訂項目
PROPOSED AMENDMENT TO
APPROVED TSING YI
OUTLINE ZONING PLAN No. S/TY/28

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TY/19/1

圖 PLAN
5b

