

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

MPC Paper No. 5/16

**For Consideration by
the Metro Planning Committee on 22.4.2016**

**PROPOSED AMENDMENTS TO THE
APPROVED TSUEN WAN OUTLINE ZONING PLAN NO. S/TW/31**

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1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/31 as shown on the draft OZP No. S/TW/31A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Attachment IV**) is an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP, and is suitable for exhibition together with the OZP and its Notes.

2. Status of the Current OZP

On 7.1.2014, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Tsuen Wan OZP, which was subsequently renumbered as S/TW/31 (**Attachment I**). On 2.2.2016, the CE in C referred the OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 19.2.2016 under section 12(2) of the Ordinance.

3. Proposed Amendments to the OZP

- 3.1 Chai Wan Kok Industrial Area is a traditional industrial area and a major employment node in Tsuen Wan. While the southwestern part of the industrial area has been rezoned from "Industrial" ("I") to "Other Specified Uses" annotated "Business" ("OU(B)") in 2003, the remaining part is still zoned "I" on the OZP. The 2014 Area Assessments of Industrial Land in the Territory (the 2014 Area Assessments) carried out by the Planning Department (PlanD) recommended that the remaining "I" zone that have already been undergoing relatively more active transformation could be considered for rezoning to "OU(B)" to further facilitate their transformation and provide more job opportunities. Rezoning is therefore proposed to take forward the recommendation (Amendment Item A on **Plans 1 and 2A**).
- 3.2 There is a "Government, Institution or Community" ("G/IC") zone at the junction of Texaco Road, Ma Tau Pa Road and Wing Shun Street in Tsuen Wan

originally reserved for an electricity substation (ESS) in the longer term, which is subject to a maximum building height (BH) of 1 storey under the OZP. In response to the Tsuen Wan District Council's (TWDC) request, the site is proposed for community hall development. To better utilize the scarce land resources and facilitate the community hall project, it is proposed to revise the maximum BH of the site to 3 storeys (Amendment Item B on **Plans 1 and 3A**), taking into account its park and harbourfront setting.

- 3.3 With a view to supporting art development, relevant Government bureaux and departments have investigated the feasibility of allowing art studio in the industrial and industrial-office (I-O) buildings. As the key concern is on fire safety, art studio is considered acceptable in the industrial and I-O buildings, if it does not involve direct provision of services or goods (e.g. hobby classes, seminars and sales of goods, art gallery and venue for rehearsal for art performance). The proposal is generally supported by the stakeholders and no objection from concerned Government bureau/departments is received. To take forward the proposal, it is proposed to amend the Notes for the "I", "OU(B)" and "Residential (Group E)" ("R(E)") zones on the OZP.

4. Rezoning of the "I" zone in Chai Wan Kok Industrial Area (Amendment Item A)

Background

- 4.1 Chai Wan Kok Industrial Area was designated as "I" on the first statutory plan of Tsuen Wan in 1963. To reflect a rezoning request agreed by the Metro Planning Committee (the Committee) of the Board, the western and southern street blocks (about 6.9 ha) along Chai Wan Kok Street was rezoned from "I" to "OU(B)" and "OU(B)1" on the draft Tsuen Wan OZP No. S/TW/17 gazetted on 28.2.2003. The remaining portion (about 10.9 ha) comprising two areas bisected by Sha Tsui Road generally bounded by Castle Peak Road – Tsuen Wan, Pun Shan Street, Chai Wan Kok Street and Tai Chung Road remained as "I" zone (**Plans 1 and 2B**).
- 4.2 On 14.8.2015, the Board noted the findings, key observations and recommendations of the 2014 Area Assessments. The assessments highlighted that the subject "I" zone has a higher¹ and increasing vacancy rate, a high percentage of old and single-owned industrial buildings² and a decreasing percentage in industrial floor area³. Noting that there would be a substantial quantum of population increase in Tsuen Wan in coming years and taking advantage of the highly accessible location which is not far away from the MTR stations, more employment opportunities and variety of jobs should be provided with a view to maintaining the area as a major employment node for a more balanced distribution of homes and jobs in the district. In this connection, the subject "I" zone is considered suitable to be rezoned to "OU(B)" to form a

¹ The vacancy rate of the subject "I" zone is about 9.0%, which is higher than the territorial figure of 3.5%.

² Within the subject "I" zone, over half of industrial buildings (23 or about 57.5%) are 30 years or above, including 11 buildings of over 50 years, and over one-third of the industrial buildings (15 or about 37.5%) are under single ownership.

³ The gross floor area for industrial use has decreased from about 53.5% in 2008 to about 49.7%.

cluster with the existing “OU(B)” portion to facilitate transformation in the longer term.

The Area and Its Surrounding Areas (**Plan 2B**, Aerial Photo in **Plan 2C** and Site Photos in **Plans 2D to 2H**)

- 4.3 Chai Wan Kok Industrial Area is a traditional industrial area located at the western flank of Tsuen Wan New Town (**Plan 2B**), which was once one of the major manufacturing centres in Hong Kong, in particular for the textile industry. Together with Tsuen Wan East Industrial Area and the “I” zones within Kwai Chung and Tsing Yi OZPs, these “I” zones supply industrial floor space and industrial land to provide employment for the labour force in Tsuen Wan, Kwai Chung and Tsing Yi.
- 4.4 In response to the structural transformation of Hong Kong’s industry, Chai Wan Kok Industrial Area, in particular the “OU(B)” portion rezoned in 2003 has been undergoing gradual transformation in recent years. At present, Chai Wan Kok Industrial Area is mainly occupied by industrial buildings with a mix of industrial-related office, warehouse, industrial and commercial uses (**Plans 2G to 2H**). Two industrial buildings mainly for office use and one commercial building were newly completed in the “OU(B)” zone. For the remaining “I” zone, planning application for proposed wholesale conversion for research, design and development centre, training centre, place of recreation, sports or culture, shop and services and eating place in Nan Fung Textile Mills at Pak Tin Par Street was approved with conditions by the Committee on 16.1.2015 (Photo 4 in **Plan 2G**).
- 4.5 To the northeast and northwest of the area are Discovery Park and the residential developments at Tsuen King Circuit. At the northeast corner of the area is Chinachem Tsuen Wan Plaza, which is a commercial development. To the east is the residential area of Tsuen Wan Town Centre, including Fuk Loi Estate and Moon Lok Dai Ha. To the south across the elevated Tsuen Wan Road is the harbourfront area of Tsuen Wan (**Plan 2B**).

The Rezoning Proposal

- 4.6 To take forward the recommendation of 2014 Area Assessments, it is proposed to rezone the subject “I” zone to “OU(B)” (Amendment Item A) (**Plan 2A**).
- 4.7 The planning intention of the “OU(B)” zone is primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new “business” buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings.
- 4.8 The maximum plot ratio (PR) of 9.5 and building height (BH) of 100mPD under the current “I” zone imposed in 1990 and 2012 respectively are proposed to be retained. The maximum PR of 9.5 is same as the development intensity of other “OU(B)” zones in Tsuen Wan and other new towns in New Territories,

which has been taken into consideration of traffic and infrastructural constraints.

- 4.9 To cater for the traffic and pedestrian movement needs, setbacks from the lot boundaries along the existing roads⁴ and/or between buildings are proposed within the future Chai Wan Kok Industrial/Business Area including the existing “OU(B)” portion for possible carriageway and footpath improvement as well as greening. As a result, the existing east-west roads and service lane⁵ will be widened/improved while three new north-south linkages would be created to allow continuous pedestrian movement from Castle Peak Road – Tsuen Wan to Hoi Shing Road (see the concept plan in **Plan 2J**). The detailed requirements will be stipulated on the Tsuen Wan Central Outline Development Plan (ODP) to guide future development.

Visual Aspect

- 4.10 As the current BH restriction (BHR) of 100mPD and maximum PR of 9.5 are proposed to be maintained, it is not envisaged that there will be any implication of the proposed “OU(B)” zone on visual impact. The maximum BH was imposed in the BH review for the entire planning scheme area in 2012. The BH profile was formulated based on a set of urban design principles taking into account all relevant planning considerations including topography, site levels, local characters, existing zoning and BH profile, BH restrictions under lease, air ventilation assessment and surrounding context. In general, the BHRs for Tsuen Wan Town Centre are to maintain the existing and committed high-rise development above and around the MTR stations while further proliferation of high-rise buildings in the old town centre area and the industrial areas at the flanks should be avoided. The Chief Town Planner/Urban Design and Landscape, PlanD (CTP/UD&L, PlanD) has no adverse comment on the proposed zoning amendment from urban design perspective.

Air Ventilation Aspect

- 4.11 With reference to the Expert Evaluation (EE) on Air Ventilation Assessment (AVA) of the Tsuen Wan Area commissioned by the PlanD to support the BH review in 2012, Tsuen Wan Town Centre including Chai Wan Kok Industrial Area enjoys easterly winds through the air paths along existing roads including Castle Peak Road – Tsuen Wan, Sha Tsui Road and Hoi Shing Road. Also, Tai Chung Road facilitates the flow of northeasterly winds and downhill wind from Tai Mo Shan and sea breeze coming from the southwest due to its proximity to the waterfront coupled with the open space and low-rise “G/IC” sites allowing wind penetration. With future road widening and suitable building design, the maximum BH of 100mPD for the industrial area is considered appropriate.
- 4.12 Given the existing PR and BH restrictions will be retained for the proposed “OU(B)” zone, there would be no significant change in the development bulk

⁴ These roads include Pak Tin Par Street, Sha Tsui Road, Chai Wan Kok Street, Pun Shan Street and Hoi Shing Road.

⁵ This refers to the proposed 9m-wide service lane in the middle of the street block bounded by Sha Tsui Road, Pun Shan Street, Chai Wan Kok Street and Tai Chung Road through setback from lot boundaries required under the extant Tsuen Wan Central ODP.

after rezoning, and hence, no significant adverse impact on the air ventilation is anticipated. Consistent with the EE's recommendation, the proposed setbacks along the east-west roads as suggested in paragraph 4.9 above, which align with the direction of existing air paths, can allow wind penetration through the area. In addition, the proposed north-south corridors would allow sea breeze to penetrate into the inland areas (**Plan 2J**). CTP/UD&L, PlanD has no adverse comment on the proposed zoning amendment from air ventilation perspective.

Traffic Aspect

- 4.13 Chai Wan Kok Industrial Area is located within a well-developed area and accessible by major roads including Tai Chung Road, Castle Peak Road – Tsuen Wan and Sha Tsui Road. It is also well-served by public transport where MTR Tsuen Wan Station and Tsuen Wan West Station are located 500m and 300m away. Pedestrians can walk to the area from the MTR stations and other parts of Tsuen Wan Town Centre conveniently through a comprehensive elevated pedestrian network.
- 4.14 The existing maximum PR of 9.5 is maintained. Concerned departments including Commissioner for Transport (C for T) and Commissioner of Police (C of P) have been consulted and have no comment on the rezoning proposal and no adverse traffic impact is envisaged.
- 4.15 Similar to other industrial areas in Hong Kong, Chai Wan Kok Industrial Area is suffered from the problems of traffic congestion, probably due to illegal parking and loading/unloading activities at the road side and lack of sufficient internal transport facilities in some old industrial buildings. With the possible redevelopment of the old industrial buildings into commercial/business development, sufficient parking spaces and loading/unloading bays are required to be provided within the development in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG). Together with the setback proposal proposed in paragraph 4.9 above for possible carriageway and footpath widening, the existing traffic congestion of the area may be improved upon the transition to a business area.

Environmental and Infrastructure Aspects

- 4.16 Environmental impact caused to or by the proposed business/commercial development of the proposed “OU(B)” zone is not anticipated. The rezoning of the “I” zone to “OU(B)” zone is to facilitate phasing out the existing industrial uses with non-polluting industrial/commercial uses, which will generally improve the environment of Tsuen Wan. As the existing PR of 9.5 is proposed to be maintained, it is not envisaged there is insurmountable problem to the infrastructure provision. Relevant departments consulted including Director of Environmental Protection (DEP), Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD), Chief Engineer/Construction, Water Supplies Department (CE/Construction, WSD) and Director of Electrical and Mechanical Services (DEMS) have no adverse comments on the proposed rezoning.

5. **Revision of the BHR of the “G/IC” Zone at the Junction of Texaco Road, Ma Tau Pa Road and Wing Shun Street (Amendment Item B)**

Background

- 5.1 There is a “G/IC” zone (about 0.25ha) situated at the junction of Texaco Road, Ma Tau Pa Road and Wing Shun Street (**Plans 1 and 3B**) next to Tsuen Wan Park and Tsuen Wan Town Lot (TWTL) 393. The site is not far from the harbourfront and occupying a prominent location being at the eastern corner of Tsuen Wan Park, and currently used as a temporary community garden and a loading/unloading area of Tsuen Wan Park. The site has been proposed for community hall development by Home Affairs Department (HAD). On the OZP, the “G/IC” zone is subject to a maximum BH of 1 storey.
- 5.2 The site was originally reserved for an ESS in the longer term. In the TWDC meeting on 26.3.2013 discussing the land use proposal for TWTL 393, the TWDC requested the Administration to make use of the subject site for a community hall to cater for local needs. Upon departmental circulation, relevant Government departments have no objection to release the site for other purpose and a new site opposite to Wing Shun Street has been reserved for the proposed ESS. Given its convenient location within Tsuen Wan Town Centre, the site is a suitable location for community hall development. In response to the TWDC’s request, HAD agreed to make use of the site for development of a community hall. According to the information of HAD, the free-standing community hall will accommodate a multi-purpose hall, a conference room, a stage, a stage meeting room, dressing room and other facilities. To facilitate the community hall project and better utilize the scarce land resources to address the local needs, it is proposed to revise the maximum BH to 3 storeys taking into account its prominent location adjoining Tsuen Wan Park and harbourfront setting.

The Site and Its Surrounding Areas (Plan 3B, Aerial Photo in Plan 3C and Site Photo in Plan 3D)

- 5.3 The site is located at the junction of Texaco Road, Ma Tau Pa Road and Wing Shun Street within the Tsuen Wan Town Centre. Northeastern part of the site is currently a temporary non-profit making community garden for the elderly for farming granted to a non-government organization under Short Term Tenancy while the southwestern part is allocated to the Leisure and Cultural Services Department (LCSD) for the loading/unloading area for Tsuen Wan Park under Temporary Government Land Allocation (**Plan 3B**).
- 5.4 To the southwest and east of the site are Tsuen Wan Park including a waterfront promenade and Tsuen Wan East Industrial Area. To the northeast is TWTL 393 zoned “Comprehensive Development Area (7)” for residential and commercial uses with public open space and other supporting facilities. To the further north are The Dynasty, Nina Tower and the old town centre area of Tsuen Wan (**Plans 3A and 3B**).

The Relaxation of BHR

- 5.5 The existing BHR is formulated taking into account the existing use on site, which will be replaced by the community hall development. It is considered appropriate to review the maximum BH to suit the new planned use and better utilize the scarce land resources. Taking into account the site area, topography, location in particular that the site is within the harbourfront area and adjoining to Tsuen Wan Park, site constraints including the drainage reserve, the need of “G/IC” zone serving as breathing spaces and visual/spatial relief and nature of use, the maximum BH is proposed to be revised to 3 storeys for the subject “G/IC” zone (Amendment Item B).

Visual Aspect

- 5.6 The site is located in close proximity to the harbourfront and Tsuen Wan Park surrounded by high-rise commercial and residential developments to the north. The low-rise 3-storey G/IC development is considered visually compatible with the surrounding context of the site. Situated behind the Tsuen Wan West Station Sites TW5 and TW6 and the elevated Tsuen Wan Road, the proposed development will largely be hidden when viewed from the harbourfront including Tsuen Wan Riviera Park and the proposed waterfront promenade fronting the Tsuen Wan West Station. The development will be visible from adjoining streets of Texaco Road, Wing Shun Street and Ma Tau Pa Road.
- 5.7 To illustrate the possible visual impact arising from the proposed BH relaxation of the “G/IC” zone, four photomontages have been prepared from the viewpoints at the major entrance of Tsuen Wan Park near Yeung Uk Road (**Plan 3E**), Wing Shun Street (**Plan 3F**) and Texaco Road (**Plan 3G**) opposite to the site and the footbridge at the junction of Ma Tau Pa Road and Yeung Uk Road (**Plan 3H**). These viewpoints are located at either popular public open space or major pedestrian nodes, representing views from different directions and distances.
- 5.8 As illustrated by the photomontages, the proposed development is considered visually compatible with the existing environment and will not impose significant visual impacts on the surrounding areas. The photomontages at the viewpoint in Tsuen Wan Park shows that the proposed low-rise G/IC building will be visually screened off by trees and park facilities when viewing at the major entrance near Yeung Uk Road of the popular Tsuen Wan Park (**Plan 3E**). With a maximum BH of 3 storeys, the “G/IC” zone will continue to serve as visual/spatial relief in the congested Tsuen Wan Town Centre as illustrated by the photomontage in relation to the viewpoint at Wing Shun Street and Texaco Road closer to the Site (**Plans 3F and 3G**). With suitable building design, landscaping and greening, the low-rise community hall building will be able to blend in with the Tsuen Wan Park and the harbourfront area.

Air Ventilation Aspect

- 5.9 The site is small and does not fall within any major breezeways including those identified in the EE on the AVA for the Tsuen Wan Area as well as the wind corridor along the 38m wide non-building area designated in TWTL 393

extending to Chung On Street. In view of the above, the proposal for a low-rise 3-storey development at the site does not require an AVA in accordance with the Housing, Planning and Lands Bureau and Environment, Transport and Works Bureau Technical Circular No. 1/2006 on AVA. It is anticipated that the proposal would not result in any significant adverse air ventilation impact on the surrounding. CTP/UD&L, PlanD has no adverse comment on the proposed zoning amendment from air ventilation perspective.

Traffic, Environmental and Infrastructural Aspects

- 5.10 The site is located within a well-developed area and accessible by Ma Tau Pa Road, Texaco Road, Wing Shun Street and other major road links. Being in proximity to the MTR Tsuen Wan West Station and other public transport services and the Tsuen Wan Park, the site is convenient to future users of the community hall development. Parking and loading/unloading facilities will be provided within the development in accordance with the HKPSG. Concerned Government departments have no objection/no adverse comment on the proposal from traffic, environmental and infrastructural perspectives.

6. Provision of Open Space and G/IC Facilities

- 6.1 There is no population increase arising from the proposed amendments to the OZP. The provision of major community facilities in the planning area is detailed at **Attachment V**. Based on the HKPSG requirement and the planned population in the area, the district and local open space and a range of community and social welfare facilities are considered sufficiently provided/planned although there is a shortfall of the planned provision of primary and secondary school classrooms and hospital bed. The provision of the primary and secondary school classrooms and hospital bed should be assessed on a wider district basis by the relevant Government bureau/department. In this regard, Education Bureau does not have adverse comment on the rezoning proposals. The shortfalls in the planning scheme area could be addressed by the existing/planned provision in the adjoining areas. The Government will continue to monitor if the shortfall could be addressed by the provision at other sites in the concerned district.
- 6.2 The proposed OZP amendments will facilitate the provision of a new community hall development in the Tsuen Wan Town Centre, which should be able to meet the community's strong aspiration for more community facilities in the district.

7. Proposed Amendments to Matters Shown on the Plan

The proposed amendments as shown on the draft Tsuen Wan OZP No. S/TW/31A (**Attachment II**) are as follows:

- (a) Amendment Item A (about 10.9 ha) (Plans 1 and 2A)

Rezoning of two areas generally bounded by Castle Peak Road – Tsuen Wan,

Sha Tsui Road, Pun Shan Street, Chai Wan Kok Street and Tai Chung Road from “T” to “OU(B)” in accordance with paragraph 4.6 above.

(b) Amendment Item B (about 0.25 ha) (Plans 1 and 3A)

Revision of the stipulated maximum BH of a site at the junction of Texaco Road, Ma Tau Pa Road and Wing Shun Street from 1 storey to 3 storeys in accordance with paragraph 5.6 above.

8. Proposed Amendment to the Notes of the OZP (Attachment III)

8.1 Amendment to the Notes of the OZP is proposed as follows:

- (a) There is no need to amend the Notes arising from Amendment Items A and B.
- (b) With a view to supporting art development as discussed in paragraph 3.3 above, ‘Art Studio (excluding those involving direct provision of services or goods)’ is proposed to be incorporated as a permitted use in the “T” zone and the industrial or I-O buildings of the “OU(B)” and “R(E)” zones. As ‘Art Studio’ is subsumed under ‘Place of Recreation, Sports or Culture’, corresponding amendment will also be made to the above zonings by replacing ‘Place of Recreation, Sports or Culture’ under Column 2 with ‘Place of Recreation, Sports or Culture (not elsewhere specified)’.

8.2 The proposed amendments to the Notes of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Attachment III** for Members’ consideration.

9. Revision to the ES of the OZP (Attachment IV)

The ES of the OZP has been revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also been taken to update the general information for various land use zones to reflect the latest status and planning circumstances of the OZP. The proposed amendments to the ES of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Attachment IV** for Members’ consideration.

10. Plan Number

Upon exhibition for public inspection, the OZP will be renumbered as S/TW/32.

11. Consultation

Departmental Consultation

11.1 The proposed amendments have been circulated to the relevant Government bureaux/departments. All of them have no objection to/no adverse comment on the proposed amendments and their comments have been incorporated in above paragraphs, where appropriate.

- (a) Secretary for Development;
- (b) Secretary for Education;
- (c) DEP;
- (d) District Lands Officer/Tsuen Wan and Kwai Tsing, Lands Department;
- (e) C for T;
- (f) Chief Highway Engineer/New Territories West, Highways Department;
- (g) CE/Construction, WSD;
- (h) CE/MS, DSD;
- (i) Chief Building Surveyor/New Territories West, Buildings Department;
- (j) Director of Fire Services;
- (k) Director of Housing;
- (l) Director of Food and Environment Hygiene;
- (m) District Officer (Tsuen Wan), HAD;
- (n) Director of Leisure and Cultural Services;
- (o) Executive Secretary (Antiquities and Monuments), LCSD;
- (p) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (CEDD);
- (q) Project Manager (New Territories West), CEDD;
- (r) Director-General of Trade and Industry;
- (s) Chief Architect/Central Management Division 2, Architectural Services Department;
- (t) Director of Agriculture, Fisheries and Conservation;
- (u) Director of Social Welfare;
- (v) Government Property Administrator;
- (w) CTP/UD&L, PlanD;
- (x) C of P; and
- (y) DEMS.

Consultation with the TWDC

11.2 On 22.3.2016, the TWDC was consulted on the proposed amendments to the OZP. In general, members supported the proposed amendments which would facilitate the restructuring of Chai Wan Kok Industrial Area and the community hall development. Their main concerns are on the traffic congestion problem in Chai Wan Kok Industrial Area, vehicle park provision in the whole Tsuen Wan District and the reprovisioning of the existing temporary community garden in the “G/IC” zone.

11.3 In response, the PlanD’s representatives explained that the proposed rezoning of Chai Wan Kok Industrial Area to “OU(B)” zone without increasing the permitted PR would not have adverse traffic impact on the area. With the provision of

sufficient internal transport facilities upon redevelopment of the old industrial buildings and introduction of setback proposal as discussed in paragraph 4.9 above, the existing traffic congestion of the industrial area possibly arising from illegal parking and loading/unloading activities at road side might be improved. For the vehicle park provision, the new development within the future Chai Wan Kok Industrial/Business Area would provide sufficient parking facilities in accordance with the HKPSG while public car parking would be considered by Transport Department as and when appropriate.

- 11.4 For the reprovisioning of the temporary community garden in the “G/IC” zone, the Administration explained that the possible way for reprovisioning was being explored and would be confirmed in later detailed design stage.

Public Consultation

- 11.5 Should the proposed amendments be agreed by the Committee, the TWDC and the Harbourfront Commission will be consulted on the proposed amendments before or during the exhibition period of the draft Tsuen Wan OZP No. S/TW/31A (to be renumbered to S/TW/32 upon exhibition) for public inspection under section 5 of the Ordinance. Members of the public can submit representations on the OZP to the Board during the two-month exhibition period.

12. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved Tsuen Wan OZP No. S/TW/31 and that the draft Tsuen Wan OZP No. S/TW/31A at **Attachment II** (to be renumbered to S/TW/32 upon exhibition) and its Notes at **Attachment III** are suitable for exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft Tsuen Wan OZP No. S/TW/31A as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP and the revised ES will be published together with the OZP.

13. Attachments

Attachment I	Approved Tsuen Wan OZP No. S/TW/31 (reduced to A3 size)
Attachment II	Draft Tsuen Wan OZP No. S/TW/31A
Attachment III	Revised Notes of the draft Tsuen Wan OZP No. S/TW/31A
Attachment IV	Revised ES of the draft Tsuen Wan OZP No. S/TW/31A
Attachment V	Provision of major community facilities in the Tsuen Wan Planning Area
Plan 1	Location plan for Amendment Items A and B
Plans 2A to 2H	Site plan, aerial photo and site photos of Amendment Item A
Plan 2J	Concept plan – Proposed improvement proposal in Chai Wan Kok

Plans 3A to 3H	Industrial Area Site plan, aerial photo, site photos and photomontages of Amendment Items B
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**PLANNING DEPARTMENT
APRIL 2016**



圖例
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	RA(A)	住宅(甲類)
RESIDENTIAL (GROUP B)	RA(B)	住宅(乙類)
RESIDENTIAL (GROUP C)	RA(C)	住宅(丙類)
RESIDENTIAL (GROUP D)	RA(D)	住宅(戊類)
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
INDUSTRIAL	I	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	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

COMMUNICATIONS

	交通
RAILWAY AND STATION (ABOVEGROUND)	鐵路及車站(地上)
MAJOR ROAD AND JUNCTION	主要道路及路口
ELEVATED ROAD	高架道路

MISCELLANEOUS

	其他
BOUNDARY OF PLANNING SCHEME	規劃區界線
PLANNING AREA NUMBER	規劃區編號
BUILDING HEIGHT CONTROL ZONE BOUNDARY	建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	最高建築物高度(以主水平基準面為準)
MAXIMUM BUILDING HEIGHT RESTRICTION AS STIPULATED ON THE NOTES	(註釋)內訂明最高建築物高度限制
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	最高建築物層數(樓層數目)
PETROL FILLING STATION	加油站
NON-BUILDING AREA	非建築用地

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 & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	7.86	1.03	商業
COMPREHENSIVE DEVELOPMENT AREA	15.97	2.04	綜合發展區
RESIDENTIAL (GROUP A)	101.44	13.04	住宅 (甲類)
RESIDENTIAL (GROUP B)	11.01	1.40	住宅 (乙類)
RESIDENTIAL (GROUP C)	2.19	0.29	住宅 (丙類)
RESIDENTIAL (GROUP D)	3.23	0.43	住宅 (戊類)
VILLAGE TYPE DEVELOPMENT	71.26	9.09	鄉村式發展
INDUSTRIAL	22.78	3.06	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	97.15	13.06	政府、機構或社區
OPEN SPACE	131.84	17.73	休憩用地
OTHER SPECIFIED USES	32.99	4.44	其他指定用途
GREEN BELT	164.12	22.37	綠化地帶
KULIAH	0.44	0.06	廟地
MAJOR ROAD ETC.	80.71	10.85	主要道路等
TOTAL PLANNING SCHEME AREA	743.48	100.00	規劃範圍總面積

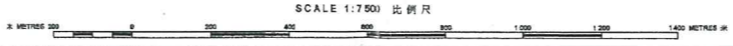
夾附的《註釋》屬這份圖則的一部分
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

行政長官會同行政會議於2014年1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 JANUARY 2014

Ms Kinnie WONG
CLERK TO THE EXECUTIVE COUNCIL

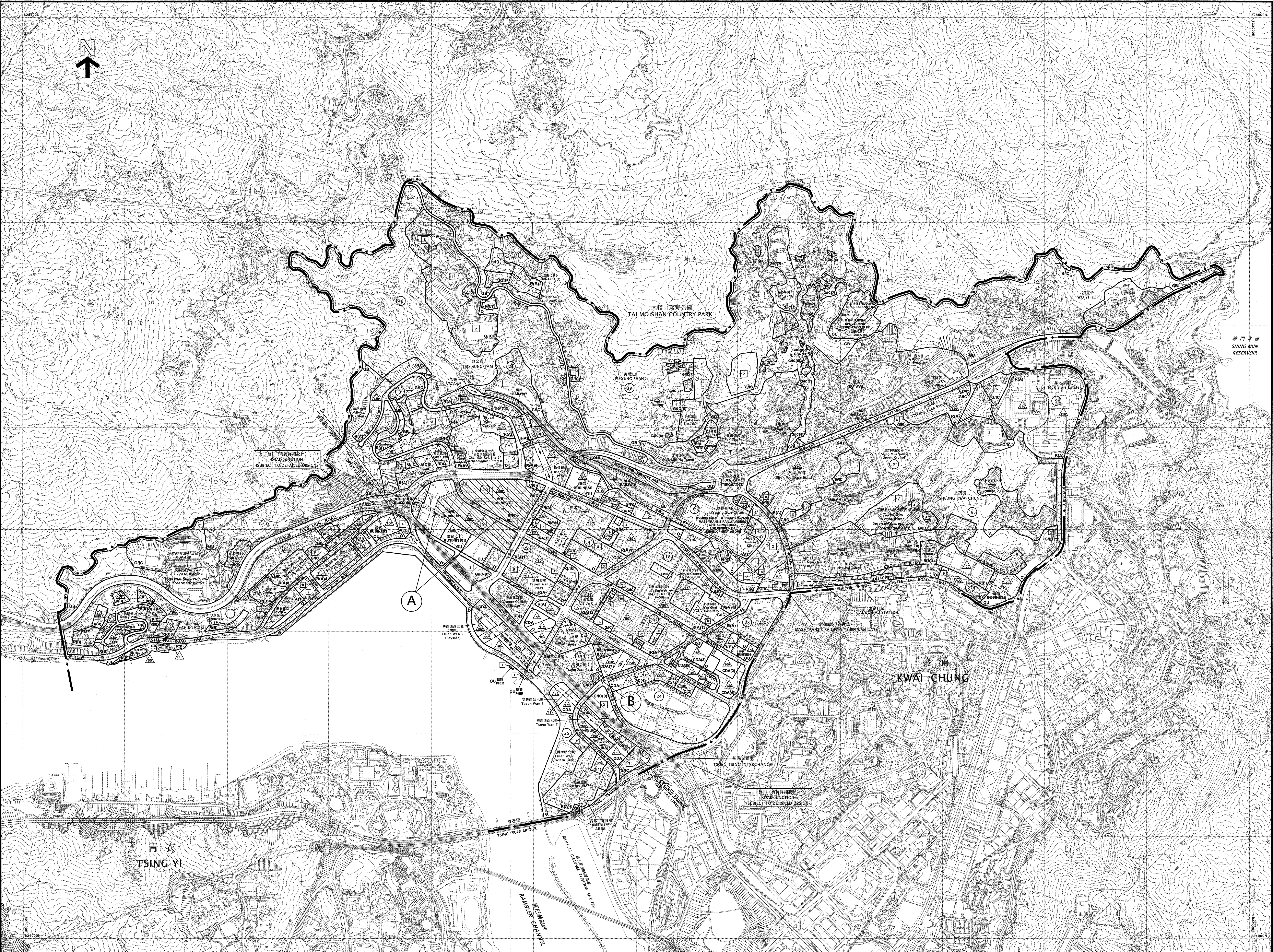
黃潔怡女士
行政會議秘書

香港城市規劃委員會依據城市規劃條例擬備的荃灣分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
TSUEN WAN - OUTLINE ZONING PLAN



規劃專用城市規劃委員會指示組
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/TW/31



圖例
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	RIA(A)	住宅 (甲類)
RESIDENTIAL (GROUP B)	RIA(B)	住宅 (乙類)
RESIDENTIAL (GROUP C)	RIA(C)	住宅 (丙類)
RESIDENTIAL (GROUP E)	RIA(E)	住宅 (戊類)
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
INDUSTRIAL	I	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	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
COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)		鐵路及車站 (地下)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
PLANNING AREA NUMBER	①	規劃區編號
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	100	最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT RESTRICTION AS STIPULATED ON THE NOTES	8	《註釋》內訂明最高建築物高度限制
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	P F S	最高建築物高度 (樓層數目)
PETROL FILLING STATION	P F S	加油站
NON-BUILDING AREA	NBA	非建築用地

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	7.85	1.03	商業
COMPREHENSIVE DEVELOPMENT AREA	16.67	2.24	綜合發展區
RESIDENTIAL (GROUP A)	101.44	13.64	住宅 (甲類)
RESIDENTIAL (GROUP B)	11.01	1.48	住宅 (乙類)
RESIDENTIAL (GROUP C)	2.19	0.29	住宅 (丙類)
RESIDENTIAL (GROUP E)	3.23	0.43	住宅 (戊類)
VILLAGE TYPE DEVELOPMENT	71.28	9.59	鄉村式發展
INDUSTRIAL	11.87	1.60	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	97.13	13.06	政府、機構或社區
OPEN SPACE	131.84	17.73	休憩用地
OTHER SPECIFIED USES	43.90	5.90	其他指定用途
GREEN BELT	164.12	22.07	綠化地帶
NULLAH	0.44	0.06	明渠
MAJOR ROAD ETC.	80.71	10.88	主要道路等
TOTAL PLANNING SCHEME AREA	743.48	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/TW/31 的修訂
AMENDMENTS TO APPROVED PLAN No. S/TW/31

AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE	按城市規劃條例第5條 展示的修訂
AMENDMENT ITEM A	修訂項目 A 項
AMENDMENT ITEM B	修訂項目 B 項

(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荃灣分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
TSUEN WAN - OUTLINE ZONING PLAN

SCALE 1:7 500 比例尺
METRES 200 0 200 400 600 800 1 000 1 200 1 400 METRES 米

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/TW/31A

APPROVED DRAFT TSUEN WAN OUTLINE ZONING PLAN NO. S/TW/31A

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

NOTES

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3)
 - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
 - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
 - (c) For the purposes of subparagraph (a) above, “existing use of any land or building” means -
 - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as ‘the first plan’),
 - a use in existence before the publication of the first plan which has continued since it came into existence; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and
 - (ii) after the publication of the first plan,
 - a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan

prevailing at the time when the use or change of use was approved.

- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (5) Road junctions, alignments of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones:
 - (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus stop or lay-by, cycle track, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (c) maintenance or repair of watercourse and grave.
- (8) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board:

toll plaza, on-street vehicle park and railway track.
- (9) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (10) In these Notes,

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

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

APPROVED DRAFT TSUEN WAN OUTLINE ZONING PLAN NO. S/TW/31A

Schedule of Uses

	<u>Page</u>
COMMERCIAL	1
COMPREHENSIVE DEVELOPMENT AREA	4
COMPREHENSIVE DEVELOPMENT AREA (1)	7
COMPREHENSIVE DEVELOPMENT AREA (2) TO COMPREHENSIVE DEVELOPMENT AREA (6)	10
COMPREHENSIVE DEVELOPMENT AREA (7)	13
RESIDENTIAL (GROUP A)	16
RESIDENTIAL (GROUP B)	21
RESIDENTIAL (GROUP C)	23
RESIDENTIAL (GROUP E)	25
VILLAGE TYPE DEVELOPMENT	30
INDUSTRIAL	32
GOVERNMENT, INSTITUTION OR COMMUNITY	35
OPEN SPACE	39
OTHER SPECIFIED USES	40
GREEN BELT	52

COMMERCIAL

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

Planning Intention

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

(Please see next page)

COMMERCIAL (cont'd)

Remarks

- (1) On land designated "Commercial", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 9.5 or the plot ratio of the existing building, whichever is the greater.
- (2) On land designated "Commercial (1)" to "Commercial (6)", 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

- | | |
|------|--|
| C(1) | Maximum GFA of 45,166 m ² , of which 21,966 m ² shall be provided for recreational/entertainment/retail purposes and 23,200 m ² shall be provided for office purposes. A public transport terminus shall be provided. |
| C(2) | Maximum GFA of 54,406 m ² . A public open space of not less than 790 m ² shall be provided. |
| C(3) | Maximum GFA of 20,919 m ² . A public open space of not less than 200 m ² shall be provided. |
| C(4) | Maximum GFA of 103,404 m ² . |
| C(5) | Maximum GFA of 10,165 m ² . |
| C(6) | Maximum GFA of 14,915 m ² . |
- (3) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
 - (4) In determining the maximum plot ratio or GFA for the purposes of paragraphs (1) and (2) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as public transport terminus, as required by the Government, may also be disregarded.
 - (5) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio or gross floor area for the building on land to which paragraph (1) or (2) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio or GFA specified in paragraphs (1) and (2) above may thereby be exceeded.

(Please see next page)

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

COMPREHENSIVE DEVELOPMENT AREA

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>Flat</p> <p>Government Refuse Collection Point</p> <p>Government Use (not elsewhere specified)</p> <p>Hospital</p> <p>Hotel</p> <p>House</p> <p>Information Technology and Telecommunications Industries</p> <p>Institutional Use (not elsewhere specified)</p> <p>Library</p> <p>Market</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</p> <p>Petrol Filling Station</p> <p>Pier</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>Research, Design and Development Centre</p> <p>Residential 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>

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (cont'd)

Planning Intention

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

Remarks

- (1) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
 - (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
 - (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
 - (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
 - (iv) the alignment, widths and levels of any roads, walkways and footbridges proposed to be constructed within the area;
 - (v) the landscape and urban design proposals within the area;
 - (vi) programmes of development in detail;
 - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
 - (viii) 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;
 - (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
 - (x) such other information as may be required by the Town Planning Board.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (cont'd)

Remarks (cont'd)

- (2) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (3) No new development, or addition, alteration and/or modification to or redevelopment of an existing building for a domestic or non-domestic building shall result in a total development and/or redevelopment in excess of a maximum domestic plot ratio of 5.0 or a maximum non-domestic plot ratio of 9.5, as the case may be. For 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.
- (4) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of metres above Principal Datum (mPD), as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (5) On land demarcated for a 50m-wide building gap at the Bayside portion of the West Rail Site Tsuen Wan 5 (TW5), a 20m-wide building gap at the West Rail Site Tsuen Wan 6 (TW6) and a 20m-wide building gap at the West Rail Site Tsuen Wan 7 (TW7) as shown on the Plan, no new development (except minor addition, alteration and/or modification not affecting the building height of the existing building) or redevelopment of an existing building shall exceed the maximum building height restrictions of 27mPD, 18mPD and 19mPD respectively.
- (6) 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. Any floor space that is constructed or intended for use solely as public transport facilities, railway station development, or Government, institution, community or social welfare facilities, as required by the Government, may also be disregarded.
- (7) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio / building height / building gap restrictions stated in paragraphs (3) to (5) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

COMPREHENSIVE DEVELOPMENT AREA (1)

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 Refuse Collection Point</p> <p>Government Use (not elsewhere specified)</p> <p>Hotel</p> <p>Industrial Uses</p> <p>Information Technology and Telecommunications Industries</p> <p>Institutional Use (not elsewhere specified)</p> <p>Library</p> <p>Market</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</p> <p>Petrol Filling Station</p> <p>Pier</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>Research, Design and Development Centre</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>Warehouse (other than Dangerous Goods Godown)</p>

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (1) (cont'd)

Planning Intention

This zone is intended for comprehensive development/redevelopment of the area for commercial uses with the provision of supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of industrial/residential interface problem and other constraints.

Remarks

- (1) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area (1)" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
- (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
 - (ii) the proposed total site area and gross floor area for various uses;
 - (iii) the nature and types of any industrial uses to be provided within the area, where applicable;
 - (iv) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
 - (v) the alignment, widths and levels of any roads, walkways and footbridges proposed to be constructed within the area;
 - (vi) the landscape and urban design proposals within the area;
 - (vii) programmes of development in detail;
 - (viii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
 - (ix) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (x) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
 - (xi) such other information as may be required by the Town Planning Board.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (1) (cont'd)

Remarks (cont'd)

- (2) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (3) No new development, or 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) specified below:

Site

Maximum GFA (m²)

CDA(1) at 19-31 Ma Tau Pa Road

52,513

- (4) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (5) In determining the maximum GFA 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, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA / building height restrictions stated in paragraphs (3) and (4) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

COMPREHENSIVE DEVELOPMENT AREA (2) TO
COMPREHENSIVE DEVELOPMENT AREA (6)

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

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (2) TO
COMPREHENSIVE DEVELOPMENT AREA (6) (cont'd)

Planning Intention

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

Remarks

- (1) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated “Comprehensive Development Area (2)” to “Comprehensive Development Area (6)” shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
- (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
 - (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
 - (iii) the details and extent of commercial, Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
 - (iv) the alignment, widths and levels of any roads, walkways and footbridges proposed to be constructed within the area;
 - (v) the landscape and urban design proposals within the area;
 - (vi) programmes of development in detail;
 - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
 - (viii) visual impact assessment and air ventilation assessment reports to examine any visual and air ventilation problems that may be caused to or by the proposed development and the proposed mitigation measures to tackle them;
 - (ix) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (x) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
 - (xi) such other information as may be required by the Town Planning Board.

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COMPREHENSIVE DEVELOPMENT AREA (2) TO
COMPREHENSIVE DEVELOPMENT AREA (6) (cont'd)

Remarks (cont'd)

- (2) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (3) No new development, or 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 total maximum plot ratio of 5.0, of which a minimum plot ratio of 4.5 shall be for domestic use. Ancillary car parking should be provided in the basement.
- (4) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (5) In determining the relevant total maximum plot ratio for the purposes of paragraph (3) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (6) In determining the relevant total maximum plot ratio for the purposes of paragraph (3) above, any floor space that is constructed or intended for use solely as public transport facilities, or Government, institution, community or social welfare facilities, as required by the Government, shall be included for calculation.
- (7) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio / building height restrictions stated in paragraphs (3) and (4) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (8) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restriction as stipulated on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

COMPREHENSIVE DEVELOPMENT AREA (7)

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

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (7) (cont'd)

Planning Intention

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

Remarks

- (1) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area (7)" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
 - (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
 - (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
 - (iii) the details and extent of commercial, Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
 - (iv) the alignment, widths and levels of any roads, walkways and footbridges proposed to be constructed within the area;
 - (v) the landscape and urban design proposals within the area;
 - (vi) programmes of development in detail;
 - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
 - (viii) visual impact assessment and air ventilation assessment reports to examine any visual and air ventilation problems that may be caused to or by the proposed development and the proposed mitigation measures to tackle them;
 - (ix) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (x) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
 - (xi) such other information as may be required by the Town Planning Board.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (7) (cont'd)

Remarks (cont'd)

- (2) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (3) No new development, or 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 99,120m², of which a GFA of not less than 39,365m² shall be for domestic use and a GFA of not less than 59,755m² shall be for non-domestic use. Ancillary car parking shall be provided in the basement. A public open space of not less than 1,300m² shall be provided at the commercial portion of the development.
- (4) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (5) In determining the relevant total maximum GFA for the purposes of paragraph (3) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (6) In determining the relevant total maximum GFA for the purposes of paragraph (3) above, any floor space that is constructed or intended for use solely as public transport facilities, or GIC or social welfare facilities, as required by the Government, shall be included for calculation.
- (7) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA / building height restrictions stated in paragraphs (3) and (4) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (8) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restriction as stipulated on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP A)

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

(Please see next page)

RESIDENTIAL (GROUP A) (cont'd)

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

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

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

Planning Intention

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

(Please see next page)

RESIDENTIAL (GROUP A) (cont'd)

Remarks

- (1) On land designated “Residential (Group A)” and “Residential (Group A)13”, no new development for a domestic or non-domestic building shall exceed a maximum domestic plot ratio of 5.0 or a maximum non-domestic plot ratio of 9.5, as the case may be. For new development of a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic plot ratio of 9.5 and the actual non-domestic plot ratio proposed for the building and the maximum domestic plot ratio of 5.0 divided by the maximum non-domestic plot ratio of 9.5.
- (2) On land designated “Residential (Group A)” and “Residential (Group A)13”, no addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the relevant maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (1) above, or the domestic and/or non-domestic plot ratio(s) of the existing building, whichever is the greater, subject to, as applicable -
 - (a) the plot ratio(s) of the existing building shall apply only if any addition, alteration and/or modification to or redevelopment of an existing building is for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building; or
 - (b) the maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (1) shall apply if any addition, alteration and/or modification to or redevelopment of an existing building is not for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building.

(Please see next page)

RESIDENTIAL (GROUP A) (cont'd)

Remarks (cont'd)

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

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

(Please see next page)

RESIDENTIAL (GROUP A) (cont'd)

Remarks (cont'd)

- (4) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of metres above Principal Datum (mPD), as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (5) On land designated “Residential (Group A) 13”, a maximum building height of 100mPD would be permitted for sites with an area of 400m² or more.
- (6) On land designated “Residential (Group A) 7”, a 20m-wide strip of land at Waterside Plaza is demarcated as a building gap as shown on the Plan. No new development (except minor addition, alteration and/or modification not affecting the building height of the existing building) or redevelopment of an existing building shall exceed the maximum building height restriction of 19mPD.
- (7) In determining the relevant maximum plot ratio for the purposes of paragraphs (1) and (2) above, area of any part of the site that is occupied or intended to be occupied by free-standing purpose-designed buildings (including both developed on ground and on podium level) solely for accommodating GIC facilities including school(s) as may be required by Government shall be deducted in calculating the relevant site area.
- (8) In determining the maximum plot ratio or GFA for the purposes of paragraphs (1), (2) and (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.
- (9) On land designated “R(A)1”, “R(A)2”, “R(A)8” and “R(A)11”, in determining the maximum GFA or maximum non-domestic GFA for the purpose of paragraph (3) above, any floor space that is constructed or intended for use solely as public transport terminus and/or kindergarten(s) as stated in paragraph (3) above, as required by the Government, may also be disregarded.
- (10) On land designated “R(A)12”, in determining the maximum GFA for the purpose of paragraph (3) above, any floor space that is constructed or intended for use solely as public light bus terminus, Hostel for Moderately Mentally Handicapped and/or District Elderly Community Centre as stated in paragraph (3) above, as required by the Government, may also be disregarded.
- (11) 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) or (3) 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) and (3) above may thereby be exceeded.
- (12) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio / GFA / building height / building gap restrictions (except those area for public open space) stated in paragraphs (1) to (6) above, and any reduction in the provision of GIC facilities as stated in paragraph (3) 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 Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution School (not elsewhere specified) Shop and Services Social Welfare Facility Training Centre

Planning Intention

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

(Please see next page)

RESIDENTIAL (GROUP B) (cont'd)

Remarks

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

<u>Sub-zone</u>	<u>Restriction</u>
R(B)1	Maximum GFA of 9,870 m ² for domestic purposes or a maximum GFA of 20,470 m ² for hotel purposes.
R(B)2	Maximum GFA of 76,890 m ² and a maximum building height of 256 metres above Principal Datum (mPD) for sub-area (A), a maximum building height of 230 mPD for sub-area (B) and a maximum building height of 223 mPD for sub-area (C).
R(B)3	Maximum GFA of 20,910 m ² and a maximum building height of 213 mPD.
R(B)4	Maximum domestic GFA of 47,520 m ² and a maximum non-domestic GFA of 3,720 m ² .

- (3) On land designated “Residential (Group B)”, “Residential (Group B) 1” and “Residential (Group B) 4”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of mPD, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (4) On land designated “Residential (Group B) 5”, no new development (except minor addition, alteration and/or modification not affecting the building height of the existing building) or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of mPD, as stipulated on the Plan.
- (5) In determining the maximum plot ratio and GFA for the purposes of paragraphs (1) and (2) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio / GFA / building height restrictions stated in paragraphs (1) to (4) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP C)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Library Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Residential Institution School Shop and Services Social Welfare Facility Training Centre

Planning Intention

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

(Please see next page)

RESIDENTIAL (GROUP C) (cont'd)

Remarks

- (1) On land designated “Residential (Group C)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4, a maximum site coverage of 20% and a maximum building height of 3 storeys over 1 storey of carport, or the plot ratio, site coverage and the height of the existing building, whichever is the greater.
- (2) On land designated “Residential (Group C) 1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4, a maximum site coverage of 20% and a maximum building height of 2 storeys, or the plot ratio, site coverage and height of the existing building, whichever is the greater.
- (3) In determining the maximum plot ratio and site coverage for the purposes of paragraphs (1) and (2) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio / site coverage / building height restrictions stated in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP E)

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

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RESIDENTIAL (GROUP E) (cont'd)

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

Schedule I: for open-air development or
for building other than industrial or industrial-office building[@] (cont'd)

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

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Library
Off-course Betting Centre
Office
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Social Welfare Facility
Training Centre

(Please see next page)

RESIDENTIAL (GROUP E) (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Schedule II: for existing industrial or industrial-office building [@]	
<p>Ambulance Depot</p> <p><i>Art Studio (excluding those involving direct provision of services or goods)</i></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 (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only)</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>Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistic 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 (<i>not elsewhere specified</i>)</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>

(Please see next page)

RESIDENTIAL (GROUP E) (cont'd)

<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>
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Schedule II: for existing industrial or industrial-office building[@] (cont'd)

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

Social Welfare Facility (excluding those involving residential care)

[@] An industrial or industrial-office building means a building which is constructed for or intended to be used by industrial or industrial-office purpose respectively as approved by the Building Authority.

[&] Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap. 295).

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

(Please see next page)

RESIDENTIAL (GROUP E) (cont'd)

Planning Intention

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

Remarks

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

VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure 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 to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

Remarks

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

INDUSTRIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<p>Ambulance Depot</p> <p><i>Art Studio (excluding those involving direct provision of services or goods)</i></p> <p>Cargo Handling and Forwarding Facility (not elsewhere specified)</p> <p>Eating Place (Canteen, Cooked Food Centre only)</p> <p>Government Refuse Collection Point</p> <p>Government Use (not elsewhere specified)</p> <p>Industrial Use</p> <p>Information Technology and Telecommunications Industries</p> <p>Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only)</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>Vehicle Repair Workshop</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>Asphalt Plant/Concrete Batching Plant</p> <p>Dangerous Goods Godown</p> <p>Eating Place (not elsewhere specified) (in wholesale conversion of an existing building only)</p> <p>Educational Institution (in wholesale conversion of an existing building only)</p> <p>Exhibition or Convention Hall</p> <p>Institutional Use (not elsewhere specified) (in wholesale conversion of an existing building only)</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>Offensive Trades</p> <p>Office (not elsewhere specified)</p> <p>Petrol Filling Station</p> <p>Place of Entertainment (in wholesale conversion of an existing building only)</p> <p>Place of Recreation, Sports or Culture (<i>not elsewhere specified</i>)</p> <p>Private Club</p> <p>Public Clinic (in wholesale conversion of an existing building only)</p> <p>Religious Institution (in wholesale conversion of an existing building only)</p> <p>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)</p> <p>Training Centre (in wholesale conversion of an existing building only)</p> <p>Wholesale Trade</p>

(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
<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>
<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</p>	<p>Social Welfare Facility (excluding those involving residential care)</p>

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

(Please see next page)

INDUSTRIAL (cont'd)

Planning Intention

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

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<p>Schedule I: for “Government, Institution or Community” other than “Government, Institution or Community (1)” to “Government, Institution or Community (9)”</p>	
<p>Ambulance Depot Animal Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Cable Car Route and Terminal Building Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market Pier Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre Rural Committee / Village Office School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade</p>	<p>Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Columbarium Correctional Institution Crematorium Driving School Eating Place (not elsewhere specified) Flat Funeral Facility Holiday Camp House Marine Fuelling Station Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Refuse Disposal Installation (Refuse Transfer Station only) Residential Institution Sewage Treatment/Screening Plant Shop and Services Utility Installation for Private Project</p>

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

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

<p>Ambulance Depot Government Refuse Collection Point Government Use (Driving Test Centre, Police Reporting Centre/Police Post only) Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre</p>	<p>Animal Quarantine Centre Government Use (not elsewhere specified) Institutional Use (not elsewhere specified) Market Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances 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</p>
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GOVERNMENT, INSTITUTION OR COMMUNITY (cont'd)

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. In particular, the sub-zones "Government, Institution or Community (1)" to "Government, Institution or Community (8)" are intended primarily for the provision of religious institutional uses and associated social welfare facilities. The sub-zone "Government, Institution or Community (9)" covers land beneath flyover. Due to the physical constraints and environmental conditions of such land, only selected Government, institution or community facilities are permitted in this sub-zone. Some other community and social welfare facilities may be permitted on application to the Board.

Remarks

- (1) On land designated "Government, Institution or Community (1)" to "Government, Institution or Community (8)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum gross floor area (GFA), building height and site coverage specified below, or the GFA, height and/or site coverage of the existing building, whichever is the greater, and in breach of any other restrictions specified below:

<u>Sub-zone</u>	<u>Restriction</u>
G/IC(1)	Maximum building height of 2 storeys including car park and a maximum site coverage of 40%.
G/IC(2)	Maximum GFA of 7,407 m ² , a maximum building height of 4 storeys including car park and a maximum site coverage of 30%.
G/IC(3)	Maximum GFA of 6,400 m ² , a maximum building height of 4 storeys including car park and a maximum site coverage of 30%. A public coach park shall be provided.
G/IC(4)	Maximum GFA of 6,577 m ² , a maximum building height of 3 storeys including car park and a maximum site coverage of 30%. For the 9-storey pagoda, it is allowed to be redeveloped to its existing height provided its existing GFA of 751 m ² is not exceeded.
G/IC(5)	Maximum GFA of 15,171 m ² , a maximum building height of 2 storeys including car park and a maximum site coverage of 25%.
G/IC(6)	Maximum GFA of 4,395 m ² , a maximum building height of 2 storeys including car park and a maximum site coverage of 35%.
G/IC(7)	Maximum building height of 1 storey and a maximum site coverage of 50%.
G/IC(8)	Maximum building height of 1 storey.

- (2) On land designated "G/IC(3)", in determining the maximum GFA for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as a public coach park may be disregarded.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (cont'd)

Remarks (cont'd)

- (3) On land designated “Government, Institution or Community” and “Government, Institution or Community (9)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of number of storey(s) and/or metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (4) In determining the relevant maximum number of storey(s) for the purposes of paragraph (3) above, any basement floor(s) may be disregarded.
- (5) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA / building height / site coverage restrictions stated in paragraphs (1) and (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Barbecue Spot Bathing Beach Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Sitting Out Area	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Pier Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

Planning Intention

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

OTHER SPECIFIED USES

For "Business" Only

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<p>Schedule I: for open-air development or for building other than industrial or industrial-office building[@]</p> <p>Ambulance Depot Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Use (Police Reporting Centre, Post Office only) Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods^{&}) Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Recyclable Collection Centre Religious Institution Research, Design and Development Centre School (excluding free-standing purpose-designed building and kindergarten) Shop and Services Training Centre Utility Installation for Private Project</p>	<p>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</p>

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "Business" Only (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<p>Ambulance Depot</p> <p><i>Art Studio (excluding those involving direct provision of services or goods)</i></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 (<i>not elsewhere specified</i>)</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) On land designated "Other Specified Uses" annotated "Business", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 9.5 or the plot ratio of the existing building, whichever is the greater.
- (2) On land designated "Other Specified Uses" annotated "Business (1)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) of 182,326 m².
- (3) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (4) In determining the maximum plot ratio or GFA for the purposes of paragraphs (1) and (2) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (5) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio or GFA for the building on land to which paragraphs (1) or (2) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio or gross floor area specified in the paragraphs (1) and (2) above may thereby be exceeded.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio / GFA / building height restrictions stated in paragraphs (1) to (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (7) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restriction as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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OTHER SPECIFIED USES (cont'd)

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

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

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

For "Railway" Only

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

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

Remarks

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

(Please see next page)

OTHER SPECIFIED USES (cont'd)

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

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

(Please see next page)

OTHER SPECIFIED USES (cont'd)

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

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

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

(Please see next page)

OTHER SPECIFIED USES (cont'd)

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

Planning Intention

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

Remarks

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

(Please see next page)

OTHER SPECIFIED USES (cont'd)

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

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

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

Remarks

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

(Please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Government Use Pier	Eating Place (Restaurant only) Marine Fuelling Station Shop and Services (Bank, Fast Food Shop, Retail Shop, Service Trades, Showroom only)

For "Pier" Only

Planning Intention

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

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of number of storey(s), as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) Kiosks not greater than 5 m² each in area and not more than 10 in number for uses as retail shop and service trades are considered as ancillary to "Pier" use.
- (3) In determining the relevant maximum number of storey(s) for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For “ Sports and Recreation Club” Only

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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Schedule I: for sub-area (A)

Place of Recreation, Sports or Culture Private Club	Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Public Vehicle Park (excluding container vehicle) Social Welfare Facility Utility Installation not Ancillary to the Specified Use
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Schedule II : for sub-area (B)

Garden for Private Club	Government Use (not elsewhere specified) Place of Recreation, Sports or Culture Utility Installation not Ancillary to the Specified Use
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Planning Intention

This zone is intended primarily for the provision of land for the development of recreation club with ancillary overnight accommodations, sports and recreational facilities.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building for sub-area (A) shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) of 6,370 m² and a maximum building height of 4 storeys including car park, or the GFA and height of the existing building, whichever is the greater.
- (2) In determining the maximum GFA for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA and building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

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

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

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

Remarks

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

GREEN BELT

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

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

Planning Intention

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

**~~APPROVED DRAFT~~ TSUEN WAN
OUTLINE ZONING PLAN NO. S/TW/31A**

EXPLANATORY STATEMENT

EXPLANATORY STATEMENT

APPROVED DRAFT TSUEN WAN OUTLINE ZONING PLAN NO. S/TW/31A

<u>Contents</u>	<u>Page</u>
1. INTRODUCTION	1
2. AUTHORITY FOR THE PLAN AND PROCEDURES	1
3. OBJECT OF THE PLAN	3
4. NOTES OF THE PLAN	34
5. THE PLANNING SCHEME AREA	4
6. POPULATION	5
7. BUILDING HEIGHT RESTRICTIONS	5
8. LAND USE ZONINGS	
8.1 Commercial	8
8.2 Comprehensive Development Area	1011
8.3 Residential (Group A)	14
8.4 Residential (Group B)	20
8.5 Residential (Group C)	22
8.6 Residential (Group E)	2223
8.7 Village Type Development	24
8.8 Industrial	2425
8.9 Government, Institution or Community	26
8.10 Open Space	30
8.11 Other Specified Uses	3031
8.12 Green Belt	34
9. COMMUNICATIONS	3435
10. CULTURAL HERITAGE	3536
11. UTILITY SERVICES	3637
12. IMPLEMENTATION	3637

APPROVED DRAFT TSUEN WAN OUTLINE ZONING PLAN NO. S/TW/31A

(Being an ~~Approved~~ ***Draft*** Plan for the Purposes of the Town Planning Ordinance)

EXPLANATORY STATEMENT

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

1. INTRODUCTION

This explanatory statement is intended to assist an understanding of the ~~approved~~ ***draft*** Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/31A. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the various land use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURES

- 2.1 On 1 September 1961, the first statutory plan for Tsuen Wan No. LTW/57, covering most of the existing Tsuen Wan district, was exhibited under section 5 of the Town Planning Ordinance (the Ordinance). On 13 November 1973, the then Governor in Council (G in C) approved the Tsuen Wan OZP No. LTW/138 under section 9(1) of the Ordinance. On 14 January 1975, the then G in C referred the approved OZP No. LTW/138 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance. On 18 August 1978, the draft Tsuen Wan OZP No. LTW/146C covering most of the existing planning scheme area was exhibited under section 7 of the Ordinance. On 7 June 1985, the draft Tsuen Wan OZP No. LTW/146N was renumbered to S/TW/1 and was exhibited under section 7 of the Ordinance. Since then, the plan had been amended several times.
- 2.2 On 12 October 1993, the then G in C, under section 9(1)(a) of the Ordinance, approved the draft Tsuen Wan OZP, which was subsequently renumbered as S/TW/6. On 27 September 1994, the then G in C referred the approved OZP No. S/TW/6 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended and exhibited for public inspection 4 times under section 5 or 7 of the Ordinance.
- 2.3 On 14 September 1999, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Tsuen Wan OZP, which was subsequently renumbered as S/TW/11. On 11 July 2000, the CE in C referred the approved OZP No. S/TW/11 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended and exhibited for public inspection 4 times under section 5 or 7 of the Ordinance.
- 2.4 On 11 June 2002, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tsuen Wan OZP, which was subsequently renumbered as S/TW/16. On 17 December 2002, the CE in C referred the approved OZP

No. S/TW/16 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended and exhibited for public inspection 9 times under section 5 or 7 of the Ordinance.

- 2.5 On 2 December 2008, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tsuen Wan OZP, which was subsequently re-numbered as S/TW/26. On 5 October 2010, the CE in C referred the approved Tsuen Wan OZP No. S/TW/26 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.6 On 4 October 2011, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tsuen Wan OZP, which was subsequently re-numbered as No. S/TW/28. On 7 February 2012, the CE in C referred the approved Tsuen Wan OZP No. S/TW/28 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. *The OZP was subsequently amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance.* ~~The reference back of the OZP was notified in the Gazette on 17 February 2012 under section 12(2) of the Ordinance.~~
- ~~2.7 On 24 February 2012, the draft Tsuen Wan OZP No. S/TW/29 incorporating amendments mainly to impose building height restrictions for various development zones, to rezone Tsuen Wan Town Lot (TWTL) 393 from "Commercial" ("C") to "Undetermined" ("U"), to rezone several free-standing Government, institution or community (GIC) facilities from "Residential (Group A)" or "C" to "Government, Institution or Community" ("G/IC"), to rezone several electricity sub-stations from various zones to "G/IC", to rezone a site at Wo Yi Hop Road Garden from "Village Type Development" ("V") to "Open Space" ("O"), to designate sub-zone for various sites for the incorporation of appropriate development restrictions, to designate two non-building areas (NBAs) on the Plan and demarcate four building gaps, to rationalize the zoning boundaries of various sites and road alignment, and to revise the relevant parts of the Notes was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, a total of 7 representations were received. On 4 May 2012, the Board published the representations for three weeks for public comments. A total of 620 comments were received. After giving consideration to the representations and comments on 14 September 2012, the Board decided to propose an amendment to the OZP to meet one of the representations by revising the stipulated building height restriction for the part of the "G/IC" zone covering The Church of Christ in China Chuen Yuen Church site at Tai Uk Street from 4 storeys to 9 storeys. On 12 October 2012, the concerned proposed amendment was published for three weeks for further representations under section 6C(2) of the Ordinance. No further representation was received. On 30 November 2012, the Board amended the draft OZP No. S/TW/29 by the proposed amendment under section 6G of the Ordinance.~~
- ~~2.8 On 15 January 2013, the CE, under section 8(2) of the Ordinance, agreed to extend the statutory time limit for the Board to submit the draft OZP to the CE in C for approval for six months from 24 January 2013 to 24 July 2013 as more time was required to complete the land use review of the "U" zone at TWTL 393.~~

~~2.9 On 16 May 2013, the draft Tsuen Wan OZP No. S/TW/30 incorporating amendments to rezone TWTL 393 from “U” to “Comprehensive Development Area(7)” (“CDA(7)”) with the stipulation of building height and gross floor area (GFA) restrictions, the designation of a NBA on the Plan as well as the provision of a public open space at the site, and to rezone two pieces of land at Sheung Kwai Chung Village from “O” to “V” was exhibited for public inspection under section 7 of the Ordinance. During the two month exhibition period, a total of 24 representations were received. On 26 July 2013, the Board published the representations for three weeks for public comments and no comment was received. After giving consideration to the representations on 18 October 2013, the Board decided not to uphold the representations.~~

~~2.7~~

~~2.10~~ On 7 January 2014, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tsuen Wan OZP, which was subsequently re-numbered as S/TW/31. *On 2 February 2016, the CE in C, under section 12(1)(b)(ii) of the Ordinance, referred the approved Tsuen Wan OZP No. S/TW/31 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the approved OZP was notified in the Gazette on 19 February 2016 under section 12(2) of the Ordinance.* ~~On 17 January 2014, the approved Tsuen Wan OZP No. S/TW/31 (the Plan) was notified in the Gazette under section 9(5) of the Ordinance.~~

2.8 On _____ 2016, the draft Tsuen Wan OZP No. S/TW/32 (the Plan) incorporating amendments including rezoning of the areas generally bounded by Castle Peak Road – Tseun Wan, Pun Shan Street, Chai Wan Kok Street and Tai Chung Road from “Industrial” (“I”) to “Other Specified Uses” annotated “Business” (“OU(B)”); revision of building height restriction of the “G/IC” zone at the junction of Texaco Road, Ma Tau Pa Road and Wing Shun Street from 1 storey to 3 storeys; and inclusion of ‘Art Studio (excluding those involving direct provision of services or goods)’ as a permitted use under the “I” zone and industrial or industrial-office buildings of “OU(B)” and “Residential (Group E)” (“R(E)”) zones, and corresponding amendment to the ‘Place of Recreation, Sports or Culture’ use of the zones, 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 can be put under statutory control.
- 3.2 The Plan is to illustrate the broad principles of development and to provide guidance for more detailed planning within the planning scheme area. It is a small-scale plan and the road alignments and boundaries between the land use zones may be subject to minor adjustments as detailed planning and development proceeds.
- 3.3 Since the Plan is to show broad land use zonings, there would be situations in which small strips of land not intended for building development purposes and

carry no development right under the lease, such as the areas restricted as NBA or for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculations. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Tsuen Wan area and not to overload the road network in this area.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Planning Scheme Area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

5. THE PLANNING SCHEME AREA

- 5.1 The Planning Scheme Area (the Area), about 743.48 hectares in size covering Tsuen Wan Valley and its adjoining areas, forms a part of Tsuen Wan New Town. It is located at the southern coast of the New Territories some 16 km by road from Tsim Sha Tsui, Kowloon. The Area extends from Wo Yi Hop Road in the east to Yau Kom Tau in the west. The boundary of the Area is shown in a heavy broken line on the Plan. The Area is the most densely populated part of the Tsuen Wan District Council area. For planning and reference purposes, the Area is subdivided into a number of smaller Planning Areas, each with an area number, which are shown on the Plan.
- 5.2 The areas to the south of Castle Peak Road were reclaimed from the sea between the late 1950's and early 1960's and were mostly developed in 1960's.
- 5.3 The Tsuen Wan Central Area could be divided into a number of sub-areas which are attributable to their individual characteristics. The town centre is mainly a commercial/residential area with provisions of various regional and district community facilities. The old town centre area used to be around Sha Tsui Road and Yeung Uk Road. With completion of the Mass Transit Railway (MTR) Tsuen Wan Line, the bulk of development activities has taken place around the MTR development at Luk Yeung Sun Chuen. The provision of major community facilities, such as ferry and bus terminus, the Tsuen Wan Town Hall and Magistracy, and future commercial/office development sites are located in the southern part of the area, adjacent to the old town centre. A strip of area to the south of Tsuen Wan Road was reclaimed and developed for

the **MTR** West Rail **Line** Tsuen Wan West Station. It is desirable to link up the two old and new commercial/residential cores at the northern and southern ends of the town through a well-integrated footbridge system.

- 5.4 The expansion of Tsuen Wan has resulted in a number of large scale comprehensive major residential redevelopments from old industrial lots at the fringe of the town, namely Bayview Garden, Belvedere Garden, The Panorama, Serenade Cove, Summit Terrace, Discovery Park, Waterside Plaza and Riviera Gardens. Sandwiched between the old and new commercial/residential cores are two main industrial/**business** areas, namely the Chai Wan Kok Industrial/**Business** Area at Chai Wan Kok and the Tsuen Wan East Industrial Area at Yeung Uk Road/Texaco Road.
- 5.5 To the north of the town centre area abutting the foothill of Tai Mo Shan lies a number of village zones and green belt areas. A number of well-known monasteries like Chuk Lam Sim Yuen and Yuen Yuen Institute, and the recreational Hilltop Country Club are also located in the area.
- 5.6 The Area covers land at the waterfront of the Victoria Harbour. For any development proposal affecting such land, due regard shall be given to the Vision Statement for Victoria Harbour published by the Board and the requirements under the Protection of the Harbour Ordinance (Chapter 531).

6. POPULATION

According to the 2011 Census, the total population in the Area was about 255,000 persons. The planned population in the Area is expected to be about 281,100 persons.

7. BUILDING HEIGHT RESTRICTIONS

- 7.1 In order to provide better planning control on the development intensity and building height upon development/redevelopment and to meet public aspirations for greater certainty and transparency in the statutory planning system, a review of the Tsuen Wan OZP has been undertaken with a view to incorporating appropriate building height restrictions for various development zones. In the absence of building height control, excessively tall buildings may proliferate at random locations and the scale may be out-of-context in the locality, resulting in negative impacts on the visual quality of the Area. In order to prevent excessively tall or out-of-context buildings and to provide better control on the building heights of developments in the Area, appropriate building height restrictions are imposed on various development zones on the Plan.
- 7.2 The topography of the Area is basically hilly, except the town centre. With the completion and operation of the MTR Tsuen Wan Station (Tsuen Wan Line) in 1980s and the MTR Tsuen Wan West Station (West Rail Line) in 2000s in the town centre, high-rise commercial and residential developments have clustered above and around these two key transportation nodes accommodating a substantial local population as well as major business and

service activities. In view of this, the building height restrictions in the town centre area are to maintain the existing and committed high-rise commercial and residential developments above and around these two MTR stations. However, further proliferation of high-rise buildings from redevelopment in the old town centre area and the industrial areas at the flanks should be avoided to prevent overly congested building masses. Beyond the town centre, the stepped building height concept has been adopted taking into account the hilly topography, local characteristics, local wind environment, compatibility of building masses in the wider settings, as well as the need to strike a balance between public interest and private development right.

- 7.3 Building height restrictions are also imposed on “G/IC” and “Other Specified Uses” (“OU”) zones in terms of metres above Principal Datum (mPD) or number of storeys which mainly reflect the existing building heights of the developments. Unless there are committed proposals for known developments or a need to meet the minimum height requirement, in general, the existing uses and the lower building heights will broadly be kept. Such developments, particularly for those which are low-rise, serve to provide visual and spatial relief to the densely built-up environment of the Area. Low-rise developments in “G/IC” and “OU” zones, normally with a height not more than 13 storeys, will be subject to building height restrictions in terms of number of storeys (excluding basement floor(s)) so as to allow more design flexibility, in particular for GIC facilities with specific functional requirements, unless such developments fall within visually more prominent locations and/or major breathing spaces. For taller developments, usually more than 13 storeys, the building height restrictions are specified in terms of mPD to provide certainty and clarity of the planning intentions.
- 7.4 An Expert Evaluation on Air Ventilation Assessment (AVA) has been undertaken to assess the existing wind environment and the likely impact of the proposed building heights of the development sites within the Area on the pedestrian wind environment. The building height and development restrictions, such as NBAs and building gap requirements, incorporated into the Plan have taken the findings of the AVA into consideration.
- 7.5 To facilitate better air ventilation in the Area, the AVA has recommended that the existing major roads, open space and the low-rise GIC developments in the Area should be maintained. In particular, the existing open area in Nina Tower should be maintained as local ventilation pocket in the town centre area. Furthermore, in order to further improve air ventilation condition, future developments are encouraged to adopt suitable design measures to minimize any possible adverse impacts. These include greater permeability of podium, perforated building towers and podium design, wider gap between buildings, NBA to create air path for better ventilation and minimizing the blocking of air flow through positioning of building towers and podiums to align with the prevailing wind directions, as appropriate.
- 7.6 In general, a minor relaxation clause in respect of building height restrictions is incorporated into the Notes of the Plan in order to provide incentive for developments/redevelopments with planning and design merits and to cater for circumstances with specific site constraints. Each planning application for

minor relaxation of building height restriction under section 16 of the Ordinance will be considered on its own merits and the relevant criteria for consideration of such application are as follows:

- (a) amalgamating smaller sites for achieving better urban design and local area improvements;
- (b) accommodating the bonus plot ratio granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as a public passage/street widening;
- (c) providing better streetscape/good quality street level public urban space;
- (d) providing separation between buildings to enhance air and visual permeability;
- (e) accommodating building design to address specific site constraints in achieving the permissible plot ratio under the Plan; and
- (f) other factors such as site constraints, need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality and would not cause adverse landscape and visual impacts.

7.7 However, for any existing building with building height already exceeding the building height restrictions in terms of mPD and/or number of storeys as shown on the Plan and/or stipulated in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

Building Gaps and Non-Building Areas

7.8 Taking into account the findings of the AVA, a total of four building gaps and two NBAs are recommended to facilitate air ventilation of the Area. The proposed comprehensive commercial and/or residential developments at and around the MTR Tsuen Wan West Station (namely West Rail Sites Tsuen Wan 5 (TW5), Tsuen Wan 6 (TW6) and Tsuen Wan 7 (TW7)) and the Waterside Plaza are located along the waterfront facing the sea breeze from the south and south-west. Gaps between buildings play a key role in creating air paths by appropriate design and disposition of building blocks. To facilitate channeling of the southerlies and south-westerlies to the town centre and to enhance visual permeability, a 50 m-wide building gap above 27 mPD at the Bayside portion of the West Rail Site TW5, a 20 m-wide building gap above 18 mPD at the West Rail Site TW6, a 20 m-wide building gap above 19 mPD at the West Rail TW7 and a 20m-wide building gap above 19 mPD at Waterside Plaza shall be provided.

7.9 Further inland at Sheung Kwai Chung, to facilitate penetration of southerlies to the village settlement to the north of Yau Ma Hom Road, a strip of land (20 m wide) along the western boundary of Sun Fung Centre at 88 Kwok Shui

Road (*Tsuen Wan Town Lot* (TWTL) 344) has been designated as a NBA. Another NBA is designated at Nina Tower (TWTL 353) to provide local ventilation area. The intention for the designation of the NBAs is for air ventilation above ground and such a restriction will not apply to underground developments.

- 7.10 A strip of land (38m-wide) within a site at the junction of Yeung Uk Road and Ma Tau Pa Road (TWTL 393) aligned with Chung On Street to the north has been designated as a NBA to facilitate penetration of wind from the Tsuen Wan waterfront through Chung On Street to the Tsuen Wan Town Centre. The provision of such NBA tallies with the Recommended Option under the Consultancy Study for AVA for TWTL 393 completed in 2009. To facilitate the provision of footbridge connection between the existing footbridge at the junction of Yeung Uk Road/Ma Tau Pa Road and The Dynasty, minor structure for footbridge connection on the NBA at TWTL 393 may be allowed.
- 7.11 The above NBAs and building gaps should be taken into account upon future development/redevelopment of the sites. A minor relaxation clause has been incorporated in the Notes of the relevant zones to allow minor relaxation of the stated NBA/building gap restrictions under exceptional circumstances based on individual merits.

Air Paths and Large Courtyards

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

8. LAND USE ZONINGS

8.1 Commercial (“C”): Total Area 7.65 ha

- 8.1.1 This zone is intended primarily for commercial developments, which may include office, shop, services, place of entertainment and eating place, functioning mainly as local commercial and shopping centre(s).
- 8.1.2 This zoning mainly covers the existing commercial/non-residential developments along Sai Lau Kok Road and Castle Peak Road adjacent to the MTR Tsuen Wan Station in Planning Areas 6 and 21. The commercial/non-residential developments in Planning Area 6 include Nan Fung Centre and Tsuen Wan ~~Station~~ Multi-storey Carpark Building. The “C” site in Planning Area 21 west of Tsuen Kam Centre is occupied by two buildings, including a 16-storey commercial/office building (Grand City Plaza) and a 25-storey industrial building (Mega Trade Centre). With the easy access of the MTR, this area has become a commercial/retail node of Tsuen Wan. This area is zoned “C” to reflect the existing commercial/office

development and to facilitate further commercial development in the long term.

- 8.1.3 Development within this zone is restricted to a maximum plot ratio of 9.5 and the maximum building heights as stipulated on the Plan, or the plot ratio / the height of the existing building, whichever is the greater.
- 8.1.4 Another “C” site is the Nina Tower at Yeung Uk Road, which is a commercial, office and hotel development. Given the development scale of this site and its proximity to transport interchange including MTR Tsuen Wan West Station, this area may also have the potential for developing into a new commercial node. This commercial node may be linked up with the one around the existing MTR Tsuen Wan Station through a commercial corridor along Chung On Street.
- 8.1.5 According to the lease of the TWTL 353 (Nina Tower), the grantee is required to provide a NBA at the north-western corner of the site (i.e. at the junction of Yeung Uk Road and Tai Ho Road). The whole Nina Tower development was completed in accordance with the lease in 2006. To provide local ventilation area, the concerned open area has been designated as a NBA. This NBA is required for air ventilation purpose and such restriction will not apply to underground developments. Under exceptional circumstances, minor relaxation of the NBA restriction may be considered by the Board under section 16 of the Ordinance.

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

- 8.1.6 A site to the south of Wing Shun Street in Planning Area 25, the existing Riviera Plaza within Riviera Gardens, falls within this zoning. The Riviera Gardens including the Riviera Plaza was completed in 1991. The “C(1)” zoning is to reflect the existing uses of the Riviera Plaza which are purely commercial in nature. Development within this sub-zone is restricted to a maximum **gross floor area** (GFA) of 45,166 m², of which 21,966 m² shall be provided for recreational/entertainment/retail purposes and 23,200 m² shall be provided for office purposes. A public transport terminus shall also be provided. Development within this sub-zone is also restricted to a maximum building height of 120 mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.

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

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

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

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

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

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

“Commercial (5)” (“C(5)”): Total Area 0.1 ha

- 8.1.10 A site at the junction of Sha Tsui Road and Luen Yan Street, Fortune Commercial Building, falls within this zoning. Fortune Commercial Building, which is a commercial/office building, was completed in 1994. The “C(5)” zoning is to reflect the existing use at the site. Development within this sub-zone is restricted to a maximum GFA of 10,165 m² and a maximum building height of 100 mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.

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

- 8.1.11 A site at the northern tip of Chai Wan Kok Industrial/**Business** Area abutting Castle Peak Road, Chinachem Tsuen Wan Plaza, falls within this zoning. Chinachem Tsuen Wan Plaza, which is a commercial building, was completed in 1993. The “C(6)” zoning is to reflect the existing use at the site. Development within this sub-zone is restricted to a maximum GFA of 14,915 m² and a maximum building height of 100 mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- 8.1.12 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratio or GFA may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.
- 8.1.13 Minor relaxation of the plot ratio / GFA / building height restrictions may be considered by the Board on application under section 16 of the

Ordinance. The criteria given in paragraph 7.6 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.

- 8.1.14 However, for any existing building with plot ratio / GFA / building height already exceeding the relevant restrictions as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

8.2 Comprehensive Development Area (“CDA”): Total Area 16.67 ha

“CDA” in Planning Areas 25 and 35: Total Area 9.76 ha

- 8.2.1 This zoning is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.
- 8.2.2 The area at the MTR Tsuen Wan West Station and some adjoining sites in Planning Areas 25 and 35 (the West Rail Sites TW5, TW6 and TW7) are designated as three separate “CDA” zones to facilitate the implementation of comprehensive commercial and/or residential developments at and around the MTR Tsuen Wan West Station and the associated public transport interchange. For these “CDA” sites, a maximum domestic plot ratio of 5.0 or a maximum non-domestic plot ratio of 9.5 is imposed which generally accords with the plot ratio control that has been incorporated in most of the lease conditions for new commercial/residential lots in Tsuen Wan.
- 8.2.3 Development within this zone is restricted to the maximum building heights as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- 8.2.4 To facilitate air ventilation in the area, a total of three building gaps as stipulated on the Plan shall be provided within the proposed comprehensive commercial and/or residential developments at and around the MTR Tsuen Wan West Station as follows:

Location	Building Gap
Site TW5 above Tsuen Wan West Station	50 m wide above 27 mPD
Site TW6 to the west of Wing Shun Street	20 m wide above 18 mPD
Site TW7 to the east of Wing Shun Street	20 m wide above 19 mPD

“CDA(1)” in Tsuen Wan East Industrial Area to the south of Ma Tau Pa Road: Total Area 0.77 ha

- 8.2.5 This sub-zone is intended for comprehensive development/redevelopment of the area for commercial uses with the provision of supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of industrial/residential (I/R) interface problem and other constraints, such as environment, traffic and infrastructure.

- 8.2.6 One “CDA(1)” zone at the periphery of Tsuen Wan East Industrial Area is earmarked on the Plan. It may consist of retail, office and hotel developments together with public transport interchange and other supporting facilities. The proposed non-residential developments will act as a ‘land use buffer’ standing in-between the industrial area and the commercial/residential area to the north and will serve to alleviate the industrial/residential interface problem at the periphery of the industrial area. Residential use is not permitted as recommended by the Environmental Protection Department.

- 8.2.7 The Plan restricts the development intensities of this “CDA(1)” site to the maximum GFA as stipulated in the Notes of the Plan. A maximum plot ratio restriction of 9.5 which generally accords with the plot ratio control that has been incorporated in most of the lease conditions for new non-residential lots in Tsuen Wan is adopted. This restriction is then translated to the maximum GFA permitted for the “CDA(1)” site. Exemption to be given by the Building Authority under the Practice Note for Authorized Persons and Registered Structural Engineers No. 111 for hotel development will be excluded from the calculation of GFA for the purpose of the maximum GFA restriction stipulated in the Notes.

- 8.2.8 Development within this sub-zone is restricted to a maximum building height of 100 mPD, or the height of the existing building, whichever is the greater.

“CDA(2)” to “CDA(6)” in Tsuen Wan East Industrial Area to the north of Yeung Uk Road: Total Area 4.63 ha

- 8.2.9 These sub-zones are intended for comprehensive development/redevelopment of the area primarily for residential use with the provision of commercial facilities, open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure, visual impact, air ventilation and other constraints.

- 8.2.10 The part of Tsuen Wan East Industrial Area to the north of Yeung Uk Road, which mainly covers the ex-Tai Wo Hau Factory Estate site and about 20 industrial buildings, is designated as “CDA(2)” to “CDA(6)” zones to facilitate comprehensive development/redevelopment of the

industrial area into residential uses with commercial facilities, open space and other supporting facilities, such as local retail shops. The “CDA(2)” to “CDA(6)” sites are subject to a total maximum plot ratio of 5.0, of which a minimum plot ratio of 4.5 shall be for domestic use. Development within these sub-zones are also subject to a maximum building height of 100mPD as stipulated on the Plan. Ancillary car parking should be provided in the basement. A NBA of 15 m wide is designated at the western boundary of the “CDA(2)” site for the provision of a landscaped walkway connecting Sha Tsui Road and the planned open space abutting Wang Wo Tsai Street. This NBA is required for the provision of a landscaped walkway above ground and such a restriction will not apply to underground developments. Under exceptional circumstances, minor relaxation of the NBA restriction may be considered by the Board on application under section 16 of the Ordinance.

“CDA(7)” at TWTL 393 at the junction of Yeung Uk Road and Ma Tau Pa Road: Total Area 1.50 ha

- 8.2.11 This sub-zone is intended for comprehensive development/redevelopment of the area primarily for residential cum commercial uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure, visual impact, air ventilation and other constraints.
- 8.2.12 The “CDA(7)” site is subject to a maximum GFA of 99,120m², of which a GFA of not less than 39,365 m² shall be for domestic use and a GFA of not less than 59,755 m² shall be for non-domestic use. Development within this sub-zone is also subject to a maximum building height of 100mPD (at the western side of the 38m-wide NBA) and 150mPD (at the eastern side of the 38m-wide NBA) as stipulated on the Plan. Ancillary car parking shall be provided in the basement.
- 8.2.13 To facilitate the air ventilation in the area, a strip of land (38 m-wide) aligned with Chung On Street to the north has been designated as a NBA on the Plan. This NBA is required for air ventilation purpose and such restriction will not apply to underground developments. Under exceptional circumstances, minor relaxation of the NBA restriction may be considered by the Board on application under section 16 of the Ordinance.
- 8.2.14 A public open space of not less than 1,300m² in the commercial portion of the development at the “CDA(7)” site shall be provided, managed and maintained by the developer at his own cost.
- 8.2.15 Footbridge connection between the existing footbridge at the junction of Yeung Uk Road/Ma Tau Pa Road via the “CDA(7)” site to The Dynasty shall be provided, managed and maintained by the developer at his own cost.

Master Layout Plan

- 8.2.16 Pursuant to section 4A(1) of the Ordinance, any development in the “CDA” sites would require the approval of the Board through planning application under section 16 of the Ordinance. Except as otherwise expressly provided that it is not required by the Board, the applicant shall prepare a Master Layout Plan (MLP) together with an environmental assessment report, a traffic impact assessment report and other materials as specified in the Notes of the Plan for approval by the Board pursuant to section 4A(2) of the Ordinance. This will ensure that development proposals would be designed in a comprehensive manner taking into account various planning considerations such as environmental quality, neighbourhood compatibility, provision of shopping, community and recreational facilities as well as traffic and phasing requirements. When approved by the Board, a copy of the approved MLP certified by the Chairman of the Board shall be deposited in the Land Registry and made available for public inspection pursuant to section 4A(3) of the Ordinance.
- 8.2.17 Minor relaxation of the plot ratio / GFA / building height / building gap restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.6 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits. For the “CDA(1)” site, it is intended to provide flexibility for accommodating bonus plot ratio for surrendering part of a lot for road widening purpose, as the case may be applicable.
- 8.2.18 However, for any existing building with plot ratio / GFA / building height already exceeding the relevant restrictions as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

8.3 Residential (Group A) (“R(A)”): Total Area 101.44 ha

- 8.3.1 This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building. Shop and services such as banks, fast food shop and retail shops are always permitted on the lowest three floors of a building or the purpose-designed non-residential portion of an existing building. Shop and services on other parts of the building will require planning permission from the Board.
- 8.3.2 This zone mainly covers the existing developments (mainly composite developments) in Planning Areas 4, 5, 6, 18, 22 and 23 as well as the residential areas such as Fuk Loi Estate in Planning Area 4, Shek Wai Kok and Cheung Shan Estates in Planning Area 7, Lei Muk Shue Estate in Planning Area 9, the Hong Kong Housing Society Moon Lok Dai Ha in Planning Area 4 and Clague Garden Estate in Planning Area 35. Large-scale private residential developments such as Bayview Garden,

Belvedere Garden, The Panorama, Serenade Cove, Allway Gardens, Tsuen King Gardens, Tsuen Wan Centre, Summit Terrace, Discovery Park, Vision City, The Dynasty, Waterside Plaza and Riviera Gardens in Planning Areas 2, 3, 21, 25 and 35 are also included in this zone.

- 8.3.3 There are some existing commercial buildings within this zone, such as 99 Plaza, Emperor Plaza, Chau's Commercial Centre, Hang Seng Tsuen Wan Building, and City Landmark I. Redevelopment of the existing commercial buildings to new commercial developments will require permission from the Board.
- 8.3.4 Development within this zone is restricted to a maximum domestic plot ratio of 5.0 or a maximum non-domestic plot ratio of 9.5, as the case may be. For new development of a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic plot ratio of 9.5 and the actual non-domestic plot ratio proposed for the building and the maximum domestic plot ratio of 5.0 divided by the maximum non-domestic plot ratio of 9.5.
- 8.3.5 For the addition, alteration and/or modification to or redevelopment of an existing building, it shall not result in a total development and/or redevelopment in excess of the restrictions in paragraph 8.3.4 above, or the domestic and/or non-domestic plot ratio(s) of the existing building, whichever is the greater, subject to, as applicable – (a) the plot ratio of the existing building shall apply only if any addition, alteration and/or modification to or redevelopment of an existing building is for the same type of building as the existing building, or (b) the maximum domestic and/or non-domestic plot ratio(s) stated in paragraph 8.3.4 above shall apply if any addition, alteration and/or modification to or redevelopment of an existing building is not for the same type of building as the existing building. This is to avoid the interchange of domestic and non-domestic plot ratios of an existing building.
- 8.3.6 Within the public housing estate, adequate community facilities and open spaces are provided in accordance with planning standards. The three primary schools in Lei Muk Shue Estate, which are free-standing buildings, are zoned "R(A)" on the OZP so as to allow for flexibility in the comprehensive planning and development of this large residential site. Should the Estate be redeveloped in future, the Housing Authority would assess the school requirements in consultation with the Education Bureau and other concerned departments and to re-provision these schools where appropriate within the Estate.
- 8.3.7 Also, there would be cases that areas occupied by free-standing purpose-designed buildings that are solely accommodating schools or other GIC facilities, including those located on ground and on podium level, are included in the residential zones, such as those covering public housing estates. Such areas should not be included into the plot ratio and site coverage calculations. Such free-standing GIC facilities should be kept as breathing spaces and visual relief to the building masses.

- 8.3.8 Development within this zone is restricted to the maximum building heights as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- 8.3.9 For public rental housing developments, in accordance with the established administrative procedure, the future development/redevelopment would be guided by a planning brief. To demonstrate that the development/redevelopment is acceptable, the Housing Department would be required to undertake relevant assessments, including traffic impact assessment, visual impact assessment, AVA, etc., as appropriate. Low-rise free-standing GIC and ancillary facility buildings should be kept as breathing spaces and visual relief to the building masses. No new addition, alteration and/or modification to or redevelopment of these existing individual free-standing GIC and ancillary facility buildings shall result in a height exceeding that of the existing building. Upon the future redevelopment of the estates, the layout and design of these GIC and ancillary facility buildings should be comprehensively reviewed with the support of relevant impact assessments on air ventilation and visual aspects. In view of the larger site area of public rental housing development sites, caution should be exercised to ensure that building blocks do not obstruct the wind flow and air paths should be reserved subject to AVA studies at building design stage. In particular, to maintain existing air paths and to improve air ventilation, the AVA for the redevelopment of the following estates should pay heed to the following issues:
- (a) Lei Muk Shue Estate: air paths and large courtyard should be provided within the site to act as ventilation corridors and ventilation pocket. The exact alignment, disposition and width of the air paths across this residential site should be considered under the detailed AVAs to be prepared for the future redevelopment of these sites.
 - (b) Shek Wai Kok Estate: air paths and large courtyard should be provided within the site to act as ventilation corridors and ventilation pocket. The exact alignment, disposition and width of the air paths across this residential site should be considered under the detailed AVAs to be prepared for the future redevelopment of these sites.
 - (c) Fuk Loi Estate: air path should be provided within the site to further improve the ventilation in the area. The air path should connect to Sha Tsui Road Playground to create a wind corridor and minimize the wind fence effect of the large-scaled Fuk Loi Estate. This wind corridor can either be aligned with Tai Ho Road, or the centre of Sha Tsui Road Playground, to make use of the permeability of the open space. The exact alignment, disposition and width of the air path across this residential site should be considered under the detailed AVAs to be prepared for the future redevelopment of these sites.

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

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

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

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

“Residential (Group A) 3” (“R(A)3”): Total Area 2.28 ha

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

“Residential (Group A) 4” (“R(A)4”): Total Area 1.94 ha

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

including market and kindergarten. Development within this sub-zone is also restricted to a maximum building height of 120 mPD, or the height of the existing building, whichever is the greater.

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

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

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

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

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

- 8.3.16 A site to the north of Wing Shun Street in Planning Area 25, the existing Waterside Plaza, falls within this zoning. The Waterside Plaza was completed in 1991. The “R(A)7” zoning is to reflect the completed residential development at the site. Development within this sub-zone is restricted to a maximum domestic GFA of 50,850 m² and a maximum non-domestic GFA of 8,470 m². Development within this sub-zone is also restricted to a maximum building height of 120 mPD, or the height of the existing building, whichever is the greater.

- 8.3.17 To facilitate air ventilation in the area, a 20m-wide building gap above 19 mPD as stipulated on the Plan shall be provided within the Waterside Plaza upon future redevelopment.

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

- 8.3.18 A site near the junction of Wing Shun Street and Tsing Tsuen Road in Planning Area 25, the existing Riviera Gardens, falls within this zoning. The Riviera Gardens was completed in 1991. The “R(A)8” zoning is to reflect the completed residential development at the site. Development within this sub-zone is restricted to a maximum domestic

GFA of 347,000 m² and a maximum non-domestic GFA of 15,234 m². In addition, kindergarten(s) consisting of not less than 18 classrooms and a minimum GFA of 5,204 m² for GIC facilities, including school, children and youth centre, social centre for the elderly, market, and nursery shall be provided. Development within this sub-zone is also restricted to a maximum building height of 120 mPD, or the height of the existing building, whichever is the greater.

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

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

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

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

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

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

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

- 8.3.22 A site bounded by Yeung Uk Road, Tai Ho Road, Sha Tsui Road and Wo Tik Street in Planning Area 5, namely the existing Vision City, falls within this zoning. Vision City was completed in 2007. The “R(A)12” zoning is to reflect the completed residential development at the site. Development within this sub-zone is restricted to a maximum domestic GFA of 107,400 m² and a maximum non-domestic GFA of 22,800 m². A public open space of not less than 3,700 m², a public light bus terminus, a Hostel for Moderately Mentally Handicapped and a District Elderly Community Centre shall be

provided. Development within this sub-zone is also restricted to a maximum building height of 185 mPD, or the height of the existing building, whichever is the greater.

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

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

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

- 8.3.24 A site at Kwok Shui Road, Primrose Hill, falls within this zoning. Primrose Hill, which is a comprehensive residential development, was completed in 2010. The “R(A)14” zoning is to reflect the existing use at the site. Development within this sub-zone is restricted to a maximum domestic GFA of 35,974 m² and a maximum non-domestic GFA of 1,000 m² and a maximum building height of 210 mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- 8.3.25 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.
- 8.3.26 Minor relaxation of the plot ratio / GFA / building height / building gap restrictions (except those area for public open space) and any reduction in the provision of GIC facilities may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.6 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 8.3.27 However, for any existing building with plot ratio / GFA / building height already exceeding the relevant restrictions as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

8.4 Residential (Group B) (“R(B)”): Total Area 11.01 ha

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

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

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

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

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

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

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

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

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

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

sub-zone is also restricted to a maximum building height of 140 mPD, or the height of the existing building, whichever is the greater.

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

- 8.4.9 A site zoned “R(B)5” at the waterfront of Yau Kom Tau has been developed into a residential development up to about 183mPD, namely The Westminster Terrace. Such building height is considered incongruous with the waterfront setting in the Yau Kom Tau area and the building heights of the existing developments in the surrounding areas. Thus, a maximum building height restriction of 140mPD is imposed. Development (except minor addition, alteration and/or modification not affecting the building height of the existing building) or redevelopment of an existing building on this waterfront site exceeding the height restriction (except with the permission granted by the Board for minor relaxation of the building height restriction) is not permitted.
- 8.4.10 Minor relaxation of the plot ratio / GFA / building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.6 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 8.4.11 However, for any existing building with plot ratio / GFA / building height already exceeding the relevant restrictions as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

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

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

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

- 8.5.3 A site at Route Twisk in Planning Area 40, which is occupied by the existing Route Twisk Villa, falls within this zone. Route Twisk Villa was completed in 1989. Development within this sub-zone is restricted to a maximum plot ratio of 0.4, a maximum site coverage of

20% and a maximum building height of 2 storeys, or the plot ratio, site coverage and the height of the existing building, whichever is the greater.

- 8.5.4 Minor relaxation of the plot ratio / site coverage / building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.6 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 8.5.5 However, for any existing building with plot ratio / site coverage / building height already exceeding the relevant restrictions as stipulated in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

8.6 Residential (Group E) (“R(E)”): Total Area 3.23 ha

- 8.6.1 This zone is intended primarily for phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of I/R interface problem. The developers will be required to submit adequate information to demonstrate that the new residential development will be environmentally acceptable, and suitable mitigation measures, if required, will be implemented to address the potential I/R interface problems.
- 8.6.2 Under this zoning, the existing industrial uses will be tolerated but new industrial development will not be permitted upon redevelopment of the existing industrial buildings in order to avoid the perpetuation or aggravation of the I/R interface problems with the new residential development during the redevelopment process. In existing industrial buildings, new developments involving offensive trades will not be permitted. Any modification of use from non-industrial to industrial uses (other than non-polluting industrial uses) within existing industrial buildings will require the permission of the Board.
- 8.6.3 The Young Ya Industrial Building at 381-389 Sha Tsui Road in Planning Area 23 and most of the industrial buildings along Kwok Shui Road in Planning Area 27 are zoned for this purpose with a view to phasing out the industrial uses in the long term and alleviating the I/R interface problems in the surrounding area.
- 8.6.4 For the industrial sites at Kwok Shui Road which fall within the 400m Consultation Zone of the Tsuen Wan Water Treatment Works, the respective developers should prepare and submit a Hazard Assessment to the Coordinating Committee on Land-use Planning and Control relating to Potentially Hazardous Installations for approval prior to the submission of application under section 16 of the Ordinance. Besides, as these sites at Kwok Shui Road are substantial in size, care should be

taken with the design and massing of the future developments to allow air permeability.

- 8.6.5 Within this zone, new developments or redevelopments are restricted to a maximum domestic plot ratio of 5.0 or a maximum non-domestic plot ratio of 9.5. Development within this zone is also restricted to the maximum building height as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- 8.6.6 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratio may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.
- 8.6.7 Minor relaxation of the plot ratio / building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.6 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 8.6.8 However, for any existing building with plot ratio / building height already exceeding the relevant restrictions as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

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

- 8.7.1 The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.
- 8.7.2 Sites zoned for such purposes are located mostly in Tsuen Wan North including Lo Wai, San Tsuen, San Tsuen Pai and Wo Yi Hop in Planning Area 39, and Sheung Kwai Chung and Yau Ma Hom in Planning Area 8.
- 8.7.3 In order to ensure that any future development or redevelopment within these villages will retain the village character, a restriction of a maximum building height of 3 storeys (8.23 m) or the height of the existing buildings, whichever is the greater, is imposed under this zoning.

- 8.7.4 Minor relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.6 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 8.7.5 However, for any existing building with building height already exceeding the relevant restrictions as stipulated in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

8.8 Industrial ("I"): Total Area ~~22.78 ha~~ 11.88 ha

- 8.8.1 This zone is intended primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries and office related to industrial use are also always permitted in this zone. However, shop and services (wholesale conversion of an existing building or ground floor only), such as banks, fast food shops and retail shops, and offices, other than those permitted under Column 1 and in the purpose-designed non-industrial portion on the lower floors of an existing building, will require planning permission from the Board. It should also be noted that the purpose-designed non-industrial portion of an existing building does not include basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room.
- 8.8.2 Provision of industrial land in Tsuen Wan has been made in conjunction with the industrial land planned for Kwai Chung and Tsing Yi to ensure that sufficient land is set aside for industrial developments to provide employment for the labour force in Tsuen Wan New Town.
- ~~8.8.3 Industrial areas are mainly clustered around the Tsuen Wan East Industrial Area (Planning Area 24) and the Chai Wan Kok Industrial Area (Planning Areas 19 and 20). As a whole, the industrial areas are easily accessible by public transport and are distributed in such a way as to spread the vehicular traffic generated by industrial activities.~~
- ~~8.8.3~~
~~8.8.4~~ ***Tsuen Wan East Industrial Area (Planning Area 24) generally bounded by Yeung Uk Road, Fui Yiu Kok Street and Texaco Road falls within this zone.*** The problems of traffic congestion and environmental pollution in the industrial areas in Tsuen Wan have caused much concern. After taking into consideration the traffic, environmental and infrastructural constraints and the trend of industries gradually moving towards high-technology production, a maximum plot ratio of 9.5 is imposed on all land designated "Industrial" on the Plan. The maximum plot ratio of 9.5 has been incorporated in most of the lease conditions for industrial lots in Tsuen Wan and Kwai Chung.
- ~~8.8.4~~
~~8.8.5~~ It should also be pointed out that the stipulation of the maximum plot ratio of 9.5 in the Plan does not imply that existing industrial leases which restrict development to a lesser intensity will automatically be

permitted to be relaxed to the plot ratio of 9.5. It will be necessary for the lot owner concerned to clearly demonstrate that any modifications to existing lease restriction to permit more intensive development will not have adverse impact on the surrounding environment and local road network. Where circumstances so required, a plot ratio of less than 9.5 may also be imposed through the lease conditions.

8.8.5

8.8.6

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

8.8.6

8.8.7

In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratio may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.

8.8.7

8.8.8

Minor relaxation of the plot ratio / building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.6 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.

8.8.8

8.8.9

However, for any existing building with plot ratio / building height already exceeding the relevant restrictions as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

8.9 Government, Institution or Community (“G/IC”): Total Area 97.13 ha

8.9.1

This zone is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. Besides, such developments, especially for those which are low-rise, serve to provide visual and spatial relief to the densely built-up environment of the area. In particular, the sub-zones “G/IC(1)” to “G/IC(8)” are intended primarily for the provision of religious institutional uses and associated social welfare facilities.

8.9.2

Most of the GIC facilities are to serve the community in Tsuen Wan. However, some major facilities, such as ~~the water treatment works in Yau Kom Tau~~ **Water Treatment Works** (Planning Area 2) and **Tsuen Wan Water Treatment Works** ~~Shing Mun Valley~~ (Planning Area 7), serve a much wider area.

8.9.3

Other public utility and community facilities, like Tsuen Wan Adventist Hospital and Tsuen King Circuit Wu Chung Public Swimming Pool in Planning Area 3; Heung Che Street Market and Cooked Food Centre;

Tsuen Wan Telephone Exchange Building and Princess Alexandra Community Centre in Planning Area 4; Yeung Uk Road Municipal Services Building and Tsuen Wan Caritas Clinic in Planning Area 5; Tsuen Wan Central Public Library and Tsuen Wan Government Offices in Planning Area 6; Shek Wai Kok Community Hall and service reservoirs in Planning Area 7; Tsuen Wan Market, Lady Trench Polyclinic, Yan Chai Hospital and a Multi-service Complex in Planning Area 18; Tsuen King Circuit Sports Centre in Planning Area 21; Tsuen Wan Town Hall and Magistracy in Planning Area 22; Luen Yan Street Cooked Food Hawker Bazaar in Planning Area 23; Route Twisk Gas Off-take and Pigging Station; ~~and~~ **Wo Yi Hop Village Supply Tank Header Tank** in Planning Area 39; and Tso Kung Tam Outdoor Recreation Centre in Planning Area 46 are also under this zoning.

8.9.4 There are other “G/IC” sites in Planning Areas 3, **35** and 39 reserved for the construction of a pumping station, **a community hall** and a service reservoir respectively.

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

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

Total Area 1.65 ha

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

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

Total Area 0.88 ha

8.9.7 The sites of Yuen Yuen Care & Attention Home for the Aged and Yuen Yuen Home for the Aged in Planning Area 39 fall within this zoning. The two elderly homes were completed in 1993 and 1973 respectively. The “G/IC(2)” zoning is to reflect the existing social welfare facilities at the site. Development within this sub-zone is restricted to a

maximum GFA of 7,407 m², a maximum building height of 4 storeys including car park and a maximum site coverage of 30%.

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

Total Area 2.23 ha

- 8.9.8 A site to the north of the existing Yuen Yuen Institute in Planning Area 39 falls within this zoning. The “G/IC(3)” zoning is to reflect an approved planning scheme for an extension of the Yuen Yuen Institute. Development within this sub-zone is restricted to a maximum GFA of 6,400 m², a maximum building height of 4 storeys including car park and a maximum site coverage of 30%. A public coach park shall also be provided.

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

Total Area 1.21 ha

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

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

Total Area 3.85 ha

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

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

Total Area 0.78 ha

- 8.9.11 The sites of Tung Lum Monastery and its associated elderly home namely Tung Lum Home for the Aged in Planning Area 39 fall within this zoning. The developments on site were completed in 1999. The “G/IC(6)” zoning is to reflect the existing religious use and its

associated social welfare facilities on site. Development within this sub-zone is restricted to a maximum GFA of 4,395 m², a maximum building height of 2 storeys including car park and a maximum site coverage of 35%.

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

Total Area 2.33 ha

- 8.9.12 There are 7 religious institutions in Planning Area 39 within this zoning which includes Nam Tin Chuk, Lung Mo Temple, Tei Chong Wong Temple, Wai Yuen & Wing Mau Yuen, Kwun Yum Ngan, Monk Hui Wan Memorial Hall and Fat Kwong Ching Sei. These developments, which consist of worshipping halls, ancestral halls, kitchens, dormitories and ancillary storage areas, were established in the 1970s. The “G/IC(7)” zoning is to reflect the existing uses of the sites. Development within this sub-zone is restricted to a maximum building height of 1 storey and a maximum site coverage of 50%. In view of the limited capacity of the local road networks, it is the planning intention to discourage the provision of car parking spaces for these sites. Any floor that is intended solely for car parking areas will constitute as a storey under the current building height restriction of this zoning.

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

Total Area 1.12 ha

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

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

Total Area 3.93 ha

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

Planning Standards and Guidelines for the use of land beneath flyovers and footbridges.

- 8.9.16 Development within this zone is restricted to the maximum building heights as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- 8.9.17 Building height restrictions for most of the “G/IC” zones and all “G/IC” sub-zones are stipulated in terms of number of storeys except for the relatively high-rise GIC uses, such as the Tsuen Wan Adventist Hospital in Planning Area 3; the New Territories South Regional Police Headquarters and Operational Base, Tsuen Wan Central Public Library and Tsuen Wan Government Offices in Planning Area 6; Yan Chai Hospital in Planning Area 18; and the proposed Joint Universities Research Archive (JURA) at the ex-Kwai Chung Public School site in Planning Area 27, so as to provide a more clear control over the building height profile. Care should be taken with the design and massing of the future development of the JURA to allow air permeability.
- 8.9.18 Minor relaxation of the GFA / site coverage / building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.6 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 8.9.19 However, for any existing building with GFA / site coverage / building height already exceeding the relevant restrictions as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

8.10 Open Space (“O”): Total Area 131.84 ha

- 8.10.1 This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public. For the Tso Kung Tam area, it is also intended to provide land for possible alternative recreational uses such as ecological parks or urban fringe parks.
- 8.10.2 There are three large sites zoned for this purpose. They included the one in Planning Area 7 in Shing Mun Valley which has been developed into a valley park with active sports and recreational facilities, the existing Tsuen Wan Park together with the waterfront promenade in Planning Area 35, and the northern part of Tso Kung Tam in Planning Area 46 which is intended to be developed for an ecological park with a full range of passive recreational facilities including scenic walking trails.

- 8.10.3 Other smaller open space sites are distributed throughout the built-up areas so as to provide sports and recreational facilities within walking distance of most of the potential users.
- 8.10.4 Extensive stretches of open space, including an area to the south of Bayview Garden, the Hoi On Road Playground in Planning Area 2, the Tsuen King Circuit Recreation Ground and Rest Garden, and the Tsuen King Circuit Playground in Planning Area 3, the Tsuen King Circuit Garden in Planning Area 21, ~~and the Tsuen Wan~~ ***Riviera Park in Planning Area 25, and the Kwok Shui Road Park in Planning Area 27*** have been developed for sitting-out areas and active recreational facilities. Other open space sites have been planned, such as the two sites in Tsuen Wan East Industrial Area to the north of Yeung Uk Road.
- 8.10.5 Part of the Chai Wan Kok Site of Archaeological Interest which is located near the junction of Castle Peak Road and Tsuen King Circuit falls within this zoning. The Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) should be consulted for any development and redevelopment proposals affecting the archaeological site.

8.11 Other Specified Uses (“OU”): Total Area ~~32.99~~ ha 43.89 ha

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

“Other Specified Uses” annotated “Business”: Total Area ~~10.97~~ ***ha 21.87 ha***

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

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

8.11.5 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratio or GFA may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.

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

8.11.7 *To cater for the traffic and pedestrian movement needs in the Chai Wan Kok Industrial/Business Area, setbacks from the lot boundaries along the roads and/or between buildings for carriageway and footpath improvement and greening are required. The detailed requirements will be stipulated on the Tsuen Wan Central Outline Development Plan to guide future development.*

8.11.8

~~8.11.7~~ To facilitate the air ventilation in the area, a strip of land (20 m wide) along the western boundary of Sun Fung Centre at 88 Kwok Shui Road (TWTL 344) has been designated as a NBA. This NBA is required for air ventilation purpose and such restriction will not apply to underground developments. Under exceptional circumstances, minor relaxation of the NBA restriction may be considered by the Board on application under section 16 of the Ordinance.

8.11.9

~~8.11.8~~ Minor relaxation of the plot ratio / GFA / building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.6 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.

8.11.10

~~8.11.9~~ However, for any existing building with plot ratio / GFA / building height already exceeding the relevant restrictions as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

8.11.11

~~8.11.10~~ As it is not possible to phase out the existing industrial uses all at once, it is necessary to ensure compatibility of the uses within the same industrial building or industrial-office building and the Tsuen Wan industrial areas. Development within this zone should make reference to the relevant Town Planning Board Guidelines.

“Other Specified Uses” annotated “Mass Transit Railway Depot with Commercial and Residential Development Above”: Total Area 8.37 ha

8.11.12

~~8.11.11~~ This zone is intended primarily for the provision of land for MTR depot and station together with commercial and residential development above.

8.11.13

~~8.11.12~~ This zoning covers the area occupied by the existing Luk Yeung Sun Chuen (completed in 1988), the MTR Depot and the Tsuen Wan Station. It reflects the specific characteristics of the existing MTR depot/workshop, station, commercial and residential development.

8.11.14

~~8.11.13~~ Development within this zone is restricted to a maximum domestic GFA of 215,000 m², a maximum non-domestic GFA of 16,000 m² and a maximum building height of 110 mPD, or the height of the existing building, whichever is the greater. In addition, one 24-classroom primary school, one 24-classroom secondary school, a minimum of 1,090 m² GFA for GIC or social welfare facilities, and a minimum of 14,200 m² of open space shall be provided.

8.11.15

~~8.11.14~~ Minor relaxation of the GFA / building height restrictions (except those on the area for open space), and any reduction in the specified total GFA for GIC or social welfare facilities may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.6 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.

8.11.16

~~8.11.15~~ However, for any existing building with GFA / building height already exceeding the relevant restrictions as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

“Other Specified Uses” annotated “Sports and Recreation Club”:

Total Area 4.01 ha

8.11.17

~~8.11.16~~ The site in Planning Area 39 is currently occupied by the Hilltop Country Club with ancillary sports and recreational facilities. The **Hilltop** Country Club was completed in 1979. The planning intention of this zone is primarily for the provision of land for the development of recreation club with ancillary overnight accommodation, sports and recreational facilities. The “OU” annotated “Sports and Recreation Club” zone is divided into two sub-areas. Sub-area (A) consists of a country club with ancillary facilities including swimming pools, gymnasium, tennis courts, restaurants, overnight accommodations and car/coach parking spaces whilst sub-area (B) is currently used as a garden extension of the existing country club.

8.11.18

~~8.11.17~~ To better reflect the existing uses on site, club facilities and its associated parking areas should be confined to sub-area (A).

Development within sub-area (A) of this zone is restricted to a maximum GFA of 6,370 m² and a maximum building height of 4 storeys including car park. To conserve the existing landscape character of the sub-area (B) which is mainly of hilly topography, it should be restricted to uses including garden and open space only. Building development at sub-area (B) is not envisaged.

8.11.19

~~8.11.18~~ To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the GFA and building height restrictions under sub-area (A) may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

8.11.20

~~8.11.19~~ Other land with a total area of 9.64 ha allocated for specified uses also include:

- (a) Chai Wan Kok Ventilation Building in Planning Area 2 subject to a maximum building height of 4 storeys;
- (b) railway in Planning Area 6 subject to a maximum building height of 1 storey;
- (c) the existing slopes adjoining Hanley Villa along Yau Lai Road in Planning Area 1, near MTR Depot in Planning Area 6, and to the southeast of Riviera Gardens along Tsing Tsuen Road in Planning Area 25 are zoned for amenity area;
- (d) petrol filling stations in Planning Area 27 subject to a maximum building height of 1 storey; and
- (e) ferry piers in Planning Area 35 subject to a maximum building height of 1 storey.

8.11.21

~~8.11.20~~ Minor relaxation of the GFA / building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.6 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.

8.11.22

~~8.11.21~~ However, for any existing building with GFA / building height already exceeding the relevant restrictions as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances

8.12 Green Belt (“GB”): Total Area 164.12 ha

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

- 8.12.2 This zoning establishes the limits of urban expansion of Tsuen Wan to the north and west and also covers a strip of coastal area at Yau Kom Tau in Planning Area 1. It makes provision for the retention of some existing rural land uses and the conservation of prominent landscape features, scenic spots and 'fung shui' areas. It also provides opportunities for additional outdoor passive recreational outlets.
- 8.12.3 Development within this zone will be carefully controlled and each application will be considered on its individual merits taking into account relevant Town Planning Board Guidelines.
- 8.12.4 A large portion of the Chai Wan Kok Archaeological Site which is located near the junction of Castle Peak Road – **Tsuen Wan** and Tsuen King Circuit falls within this zoning. The AMO of the LCSD should be consulted for any development and redevelopment proposals affecting the archaeological site.

9. COMMUNICATIONS

9.1 Roads

~~9.1.1~~ Tuen Mun Road, Castle Peak Road and Tsuen Wan Road (~~Tsuen Wan By-pass~~) provide the main linkage from Tsuen Wan to the ~~North-western~~ **North West** New Territories and urban Kowloon. The Tsing Yi North Bridge at Tsing Tsuen Road provides the second crossing to Tsing Yi Island. In the north, **Shing Mun Tunnel Route 9** (~~previously known as Route 5~~) provides a direct connection to Sha Tin and is planned to be extended westward to connect with Tuen Mun Road. Route Twisk on the other hand links up Tsuen Wan with Shek Kong. Apart from Tuen Mun Road, Castle Peak Road serves as a main primary distributor effectively connecting Tsuen Wan with Tuen Mun and other parts of the territory.

~~9.1.2~~ The Route 9 Extension project was authorized by then G in C on 20 June 1997 under the Roads (Works, Use and Compensation) Ordinance (Chapter 370). The Route 9 Extension Section between Shek Wai Kok and Chai Wan Kok is a dual 2-lane road. The said road section has been completed in February 2007.

~~9.1.3~~ To cater for the increase in population in the Tsuen Wan as well as Tsuen Wan West areas resulting from residential developments, the sections of Castle Peak Road between Tsuen Wan Planning Area 2 to Sham Tseng and Sham Tseng to Ka Loon Tsuen have been upgraded to dual 2-lane carriageway. The section between Planning Area 2 to Sham Tseng under the Castle Peak Road Improvement Works Project was authorized by the CE in C on 23 May 2000 under the Roads (Works, Use and Compensation) Ordinance (Chapter 370). The construction works have been completed in 2006.

9.2 Mass Transit Railway (MTR) (Tsuen Wan Line)

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

9.3 MTR (West Rail Line)

The MTR West Rail Line provides a sub-regional passenger rail link connecting the North West New Territories (~~NWNT~~) to the urban area. Phase I of the West Rail provides a domestic passenger line from Nam Cheong Station in West Kowloon to Tuen Mun **Station** ~~Centre via Mei Foo, Tsuen Wan West, Kam Tin, Yuen Long, Long Ping, Tin Shui Wai and Tuen Mun North~~, and has been in operation since 20 December 2003. With the opening of the Kowloon Southern Link on 16 August 2009, the West Rail Line is extended to Hung Hom **Station** ~~via Austin and Tsim Sha Tsui East~~.

10. CULTURAL HERITAGE

10.1 Within the boundary of the Plan, there are several sites of archaeological and historical interests which are worthy of preservation. These sites include Chai Wan Kok Site of Archaeological Interest, two declared monuments, i.e. the walled village of Sam Tung Uk and an old house (formerly Lot 917) at Hoi Pa Village (now Jockey Club Tak Wah Park), and 11 historic buildings, i.e. Tin Hau Temple at Wai Tsuen Road (Grade 2), Yuen Tung Po Din at Tung Po Tor Monastery (Grade 2), Tin Wong Din and Wai Tor Din at Tung Po Tor Monastery (Grade 2), Chuk Lam Sim Yuen (Grade 2), Sun Old House at Nos. 38, 39 & 40 San Tsuen (Grade 3), Du Ancestral Hall at San Tsuen (Grade 3), Chan Yi Cheung Ancestral Hall (Former Lot 972 of Hoi Pa Village) at Jockey Club Tak Wah Park (Grade 3), Old House of the Former Hoi Pa Tsuen (Former Lot 956 of Hoi Pa Tsuen) at Jockey Club Tak Wah Park (Grade 3), Cheung Ancestral Hall at No. 82 Lo Wai (Grade 3), Law Ancestral Hall at No. 47 Sheung Kwai Chung Village (Grade 3) and Lau Ancestral Hall at Wo Yi Hop (Grade 3). All the above site of archaeological interest, declared monuments and graded historic buildings / structures are worthy of preservation. The Antiquities Advisory Board (AAB) also released a list of new items in addition to the list of 1,444 historic buildings. These items are subject to grading assessment by the AAB. Details of the list of 1,444 historic buildings and the new items have been uploaded onto the website of the AAB at <http://www.aab.gov.hk>.

10.2 Prior consultation with the AMO of the LCSD should be made if any development, redevelopment or rezoning proposals might affect the above site of archaeological interest, declared monuments, graded historic buildings/structures, new items pending grading assessment and its/their immediate environs.

11. UTILITY SERVICES

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

12. IMPLEMENTATION

- 12.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an “existing use right” should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.
- 12.2 The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area are prepared by the Planning Department. These detailed plans are used as the basis for public works planning and site reservation within the Government. Disposal of sites is undertaken by the Lands Department. Public works projects are coordinated by the Civil Engineering and Development Department in conjunction with the relevant client departments and the works departments, such as the Highways Department and the Architectural Services Department. In the course of implementing the Plan, the Tsuen Wan District Council would also be consulted as and when appropriate.
- 12.3 Planning applications to the Board will be assessed on individual merits. In general, the Board’s consideration of the planning applications will take into account all relevant planning considerations which may include the departmental outline development plans/layout plans, and guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board’s website, the Secretariat of the Board

and the Technical Services Division of the Planning Department. Application forms and guidance notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board, the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider them.

TOWN PLANNING BOARD

~~JANUARY 2014~~

_____ 2016

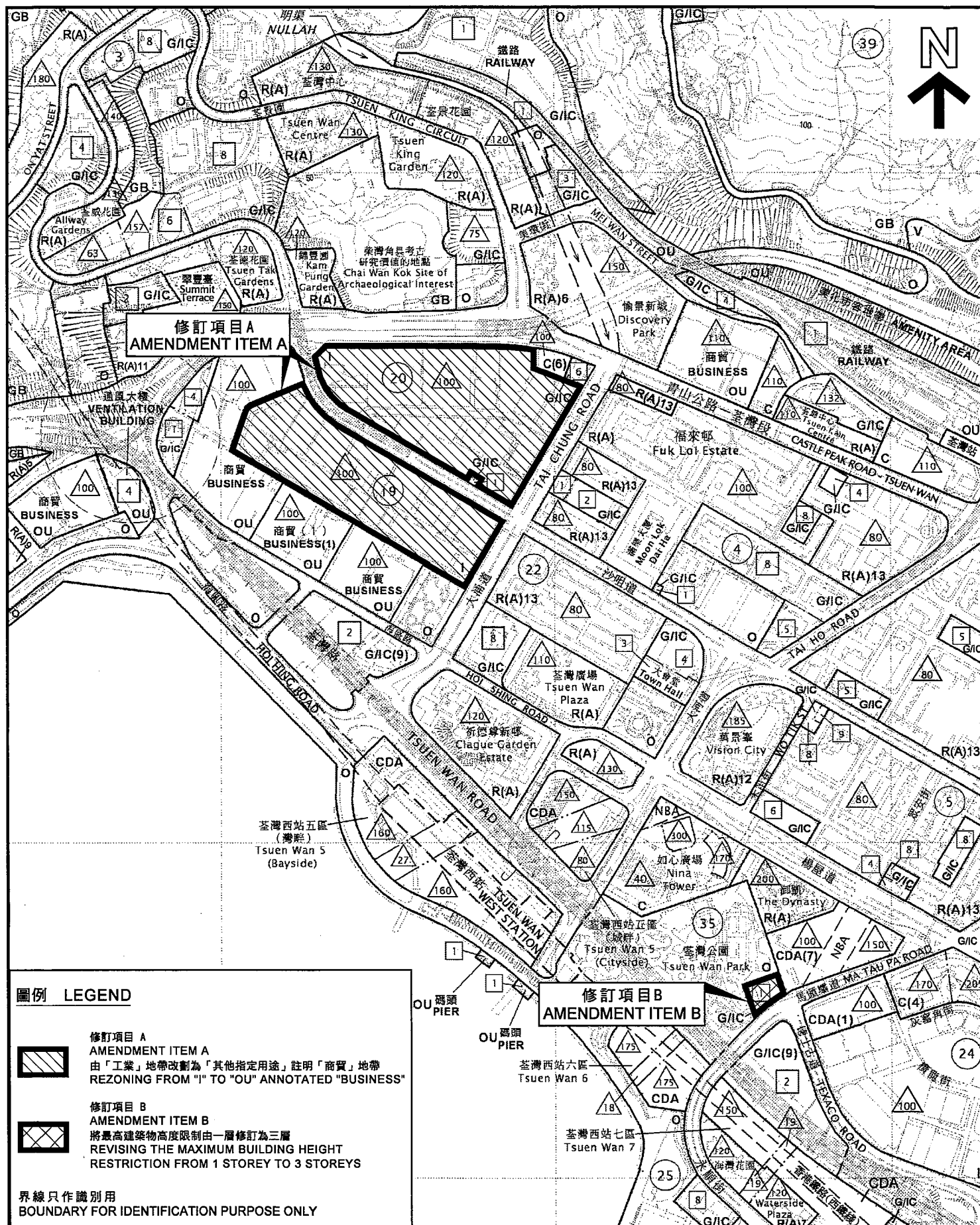
Provision of Major Community Facilities in the Tsuen Wan Planning Area

<u>Type of Facilities</u>	<u>Hong Kong Planning Standards and Guidelines (HKPSG)</u>	<u>HKPSG Requirement (Based on Planned Population)</u>	<u>Provision</u>		<u>Surplus/ Shortfall (Against Planned Provision)</u>
			<u>Existing Provision</u>	<u>Planned Provision</u>	
District open space	10 ha per 100,000 persons	26.27 ha	23.45 ha	35.61 ha	+9.34 ha
Local open space	10 ha per 100,000 persons	26.27 ha	26.80 ha	29.59 ha	+3.32 ha
Secondary school ³	1 whole day classroom per 40 persons aged 12-17	309 classroom	290 classroom	290 classroom	-19 classroom
Primary school ³	1 whole day classroom for 25.5 persons aged 6-11	475 classroom	428 classroom	455 classroom	-20 classroom
Kindergarten/nursery	26 classrooms for 1,000 persons aged 3 to under 6	130 classroom	176 classroom	176 classroom	46 classroom
District police station	1 per 200,000 to 500,000 persons	1	2	2	1
Divisional police station	1 per 100,000 to 200,000 persons	1	1	1	0
Hospital ³	5.5 beds/1,000 persons	1,546 beds	985	1,257	-289 beds
Clinic/health centre	1 per 100,000 persons	2	2	2	0
Magistracy (with 8 courtrooms)	1 per 660,000 persons	0	1	1	1
Integrated children and youth services centre	1 for 12,000 persons in 6-24 age group	3	6	6	3

<u>Type of Facilities</u>	<u>Hong Kong Planning Standards and Guidelines (HKPSG)</u>	<u>HKPSG Requirement (Based on Planned Population)</u>	<u>Provision</u>		<u>Surplus/ Shortfall (Against Planned Provision)</u>
			<u>Existing Provision</u>	<u>Planned Provision</u>	
Integrated family services centre	1 per 100,000 to 150,000 persons	1	2	2	1
Library	1 district library for 200,000 persons	1	2	2	1
Sports centre	1 for 50,000 to 65,000 persons	4	5	6	2
Sports ground/sports complex	1 per 200,000 to 250,000 persons	1	1	1	0
Swimming pool – standard	1 complex per 287,000 persons	1	2	2	1

Notes:

1. The population of the planning area in 2011 was about 255,000.
2. The planned population of the planning area would be about 262,700 (usual residents and mobile residents).
3. Some facilities are to be assessed and provided on a wider district basis by the relevant departments, e.g. secondary and primary schools.



本摘要圖於2016年4月1日擬備，所根據的資料
為於2014年1月7日核准的分區計劃大綱圖編號
S/TW/31

EXTRACT PLAN PREPARED ON 1.4.2016
BASED ON OUTLINE ZONING PLAN No.
S/TW/31 APPROVED ON 7.1.2014

位置圖 - 修訂項目A及B LOCATION PLAN - AMENDMENT ITEMS A AND B

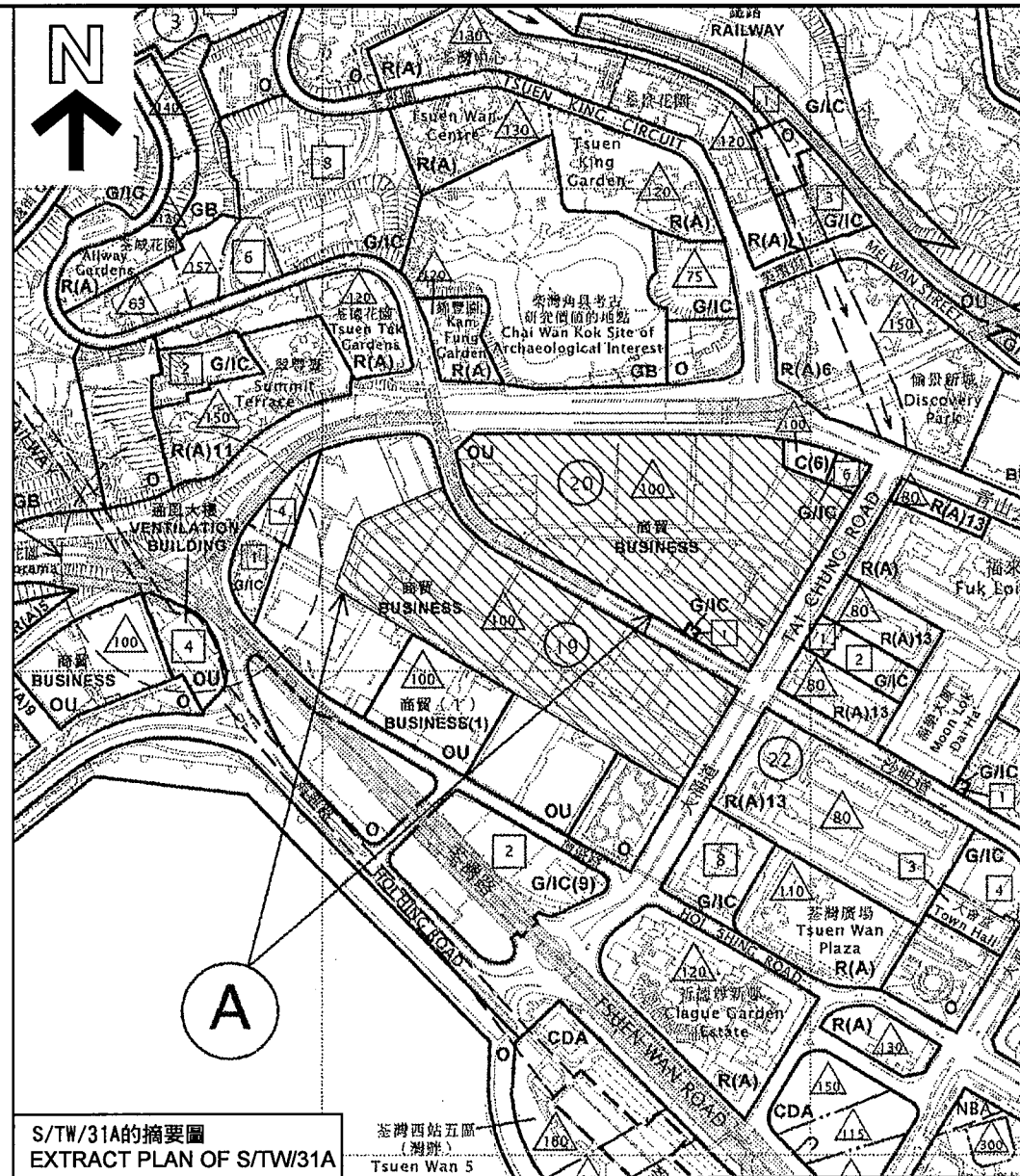
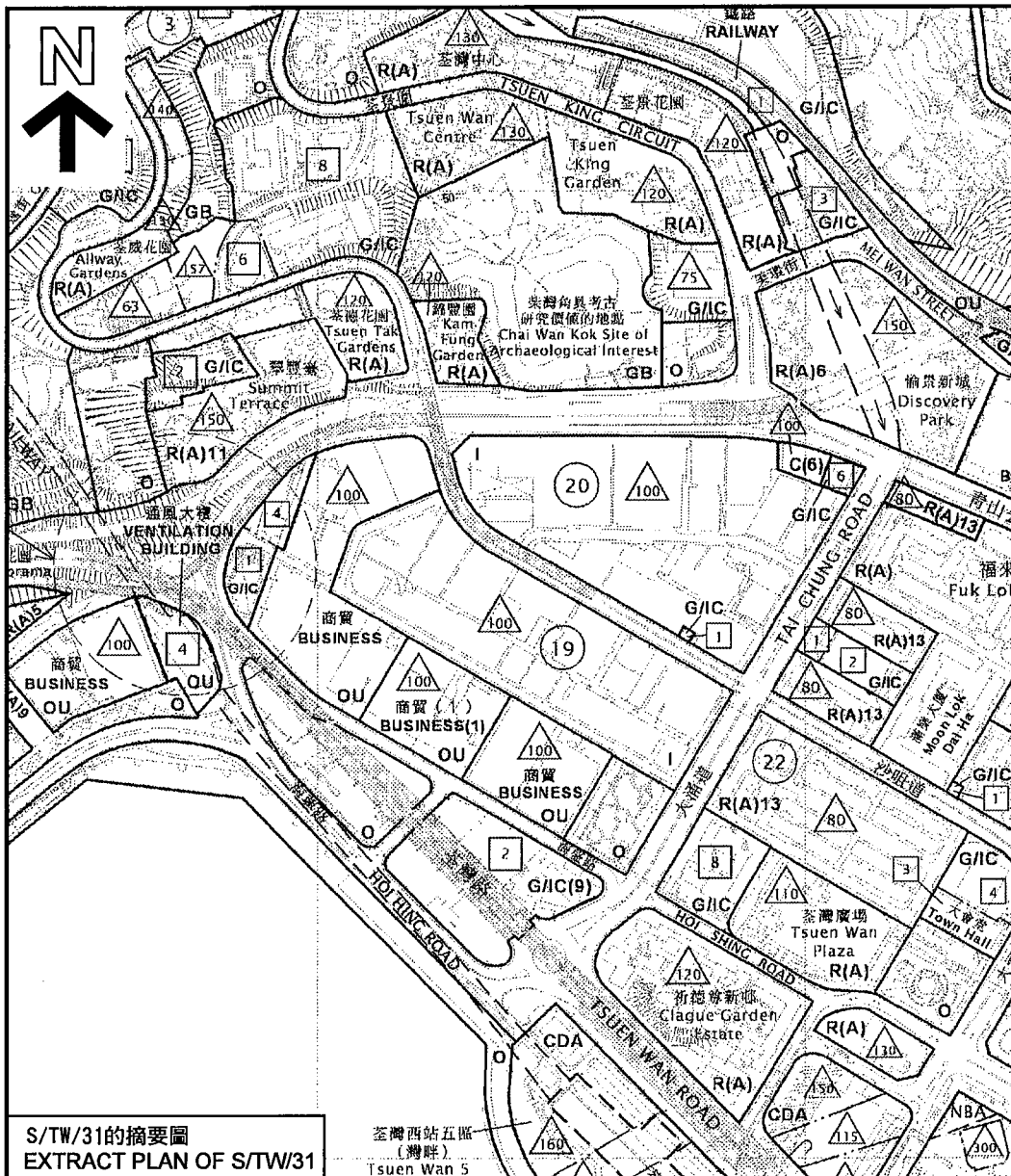
荃灣分區計劃大綱核准圖編號S/TW/31的擬議修訂項目
PROPOSED AMENDMENTS TO APPROVED
TSUEN WAN OUTLINE ZONING PLAN No. S/TW/31

SCALE 1 : 7 500 比例尺
METRES 100 0 100 200 300 METRES

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/TW/16/13

圖 PLAN
1



本摘要圖於2016年4月1日擬備，所根據的資料為荃灣分區計劃大綱核准圖編號S/TW/31和荃灣分區計劃大綱草案編號S/TW/31A

EXTRACT PLAN PREPARED ON 1.4.2016
BASED ON APPROVED TSUEN WAN
OUTLINE ZONING PLAN No. S/TW/31 AND
DRAFT TSUEN WAN OUTLINE ZONING
PLAN No. S/TW/31A

位置圖 - 修訂項目A
LOCATION PLAN - AMENDMENT ITEM A
荃灣分區計劃大綱核准圖編號S/TW/31的擬議修訂項目
PROPOSED AMENDMENT TO APPROVED
TSUEN WAN OUTLINE ZONING PLAN No. S/TW/31

SCALE 1:7 500 比例尺
米 100 0 100 200 300 米
METRES

規劃署
PLANNING
DEPARTMENT

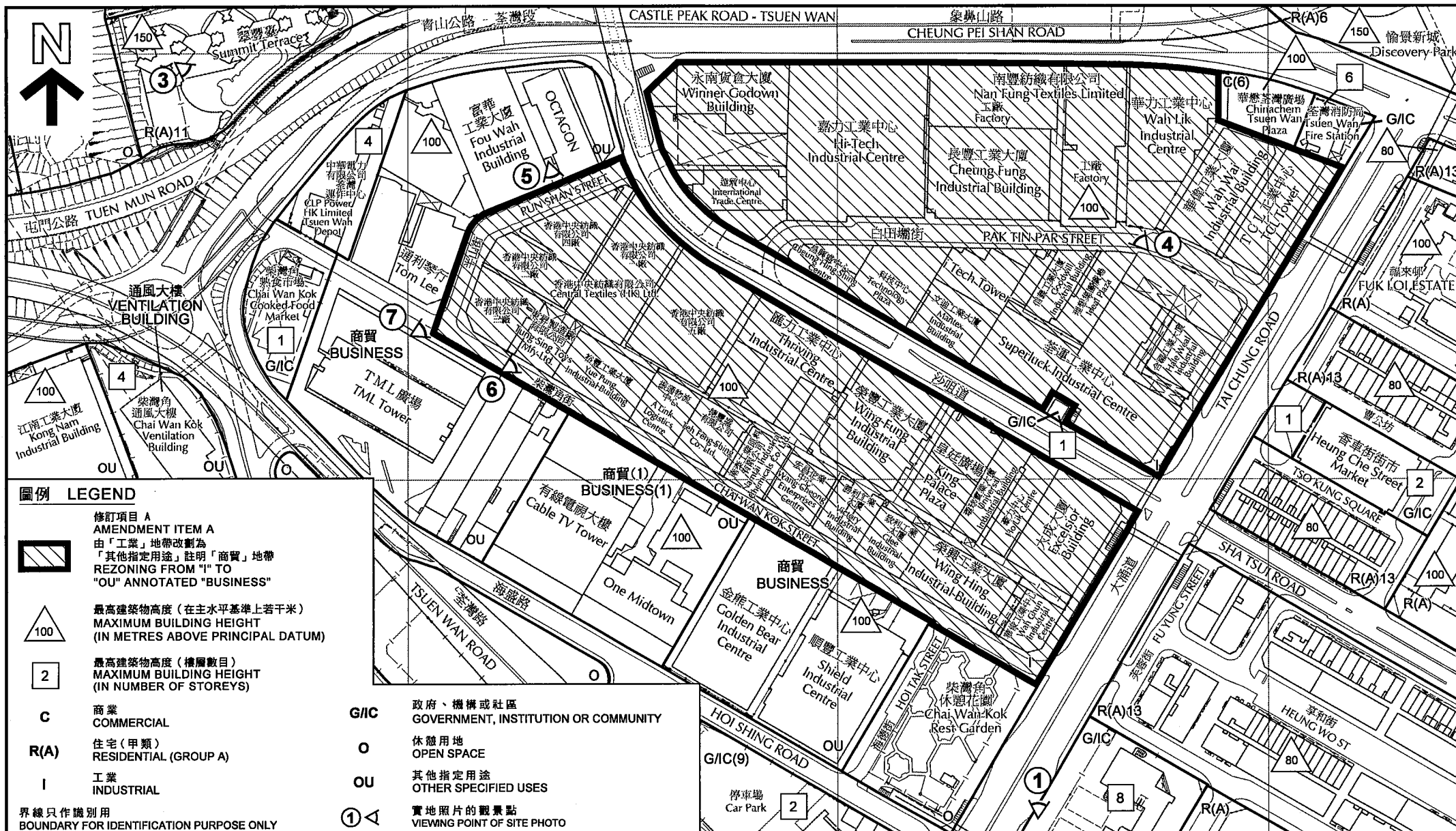


參考編號
REFERENCE No.

M/TW/16/13

圖 PLAN

2A



本摘要圖於2016年4月11日擬備，所根據的資料
為測量圖編號 6-SE-20A, B, C 及 D

EXTRACT PLAN PREPARED ON 11.4.2016
BASED ON SURVEY SHEETS No.
6-SE-20A, B, C & D

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

荃灣分區計劃大綱核准圖編號S/TW/31的擬議修訂項目
PROPOSED AMENDMENT TO APPROVED
TSUEN WAN OUTLINE ZONING PLAN No. S/TW/31

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

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.


M/TW/16/13

圖 PLAN

2B



圖例 LEGEND

 修訂項目 A
 AMENDMENT ITEM A
 由「工業」地帶改劃為
 「其他指定用途」註明「商貿」地帶
 REZONING FROM "I" TO
 "OU" ANNOTATED "BUSINESS"

界線只作識別用
 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2016年4月1日擬備，所根據的資料
 為地政總署於2015年9月9日拍得的航攝照片
 編號 CS60893

EXTRACT PLAN PREPARED ON 1.4.2016
 BASED ON AERIAL PHOTO No. CS60893
 TAKEN ON 9.9.2015 BY LANDS
 DEPARTMENT

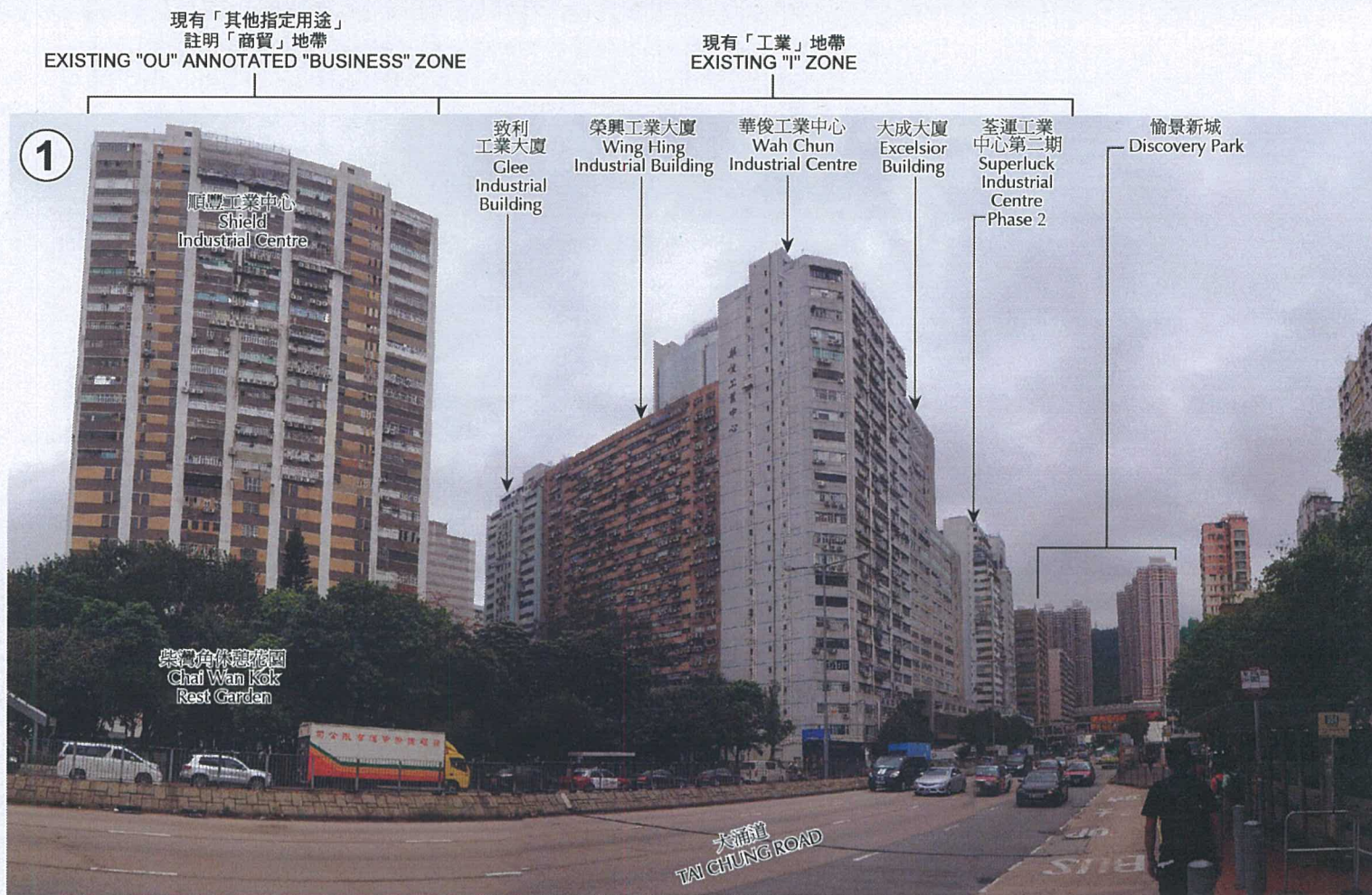
航攝照片 - 修訂項目A AERIAL PHOTO - AMENDMENT ITEM A 荃灣分區計劃大綱核准圖編號S/TW/31的擬議修訂項目 PROPOSED AMENDMENT TO APPROVED TSUEN WAN OUTLINE ZONING PLAN No. S/TW/31

規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
 M/TW/16/13

圖 PLAN
 2C



柴灣角工業區
CHAI WAN KOK INDUSTRIAL AREA

本圖於2016年4月11日擬備，所根據的
資料為攝於2016年4月5日的實地照片

PLAN PREPARED ON 11.4.2016
BASED ON SITE PHOTO TAKEN
ON 5.4.2016

實地照片 - 修訂項目A
SITE PHOTO - AMENDMENT ITEM A

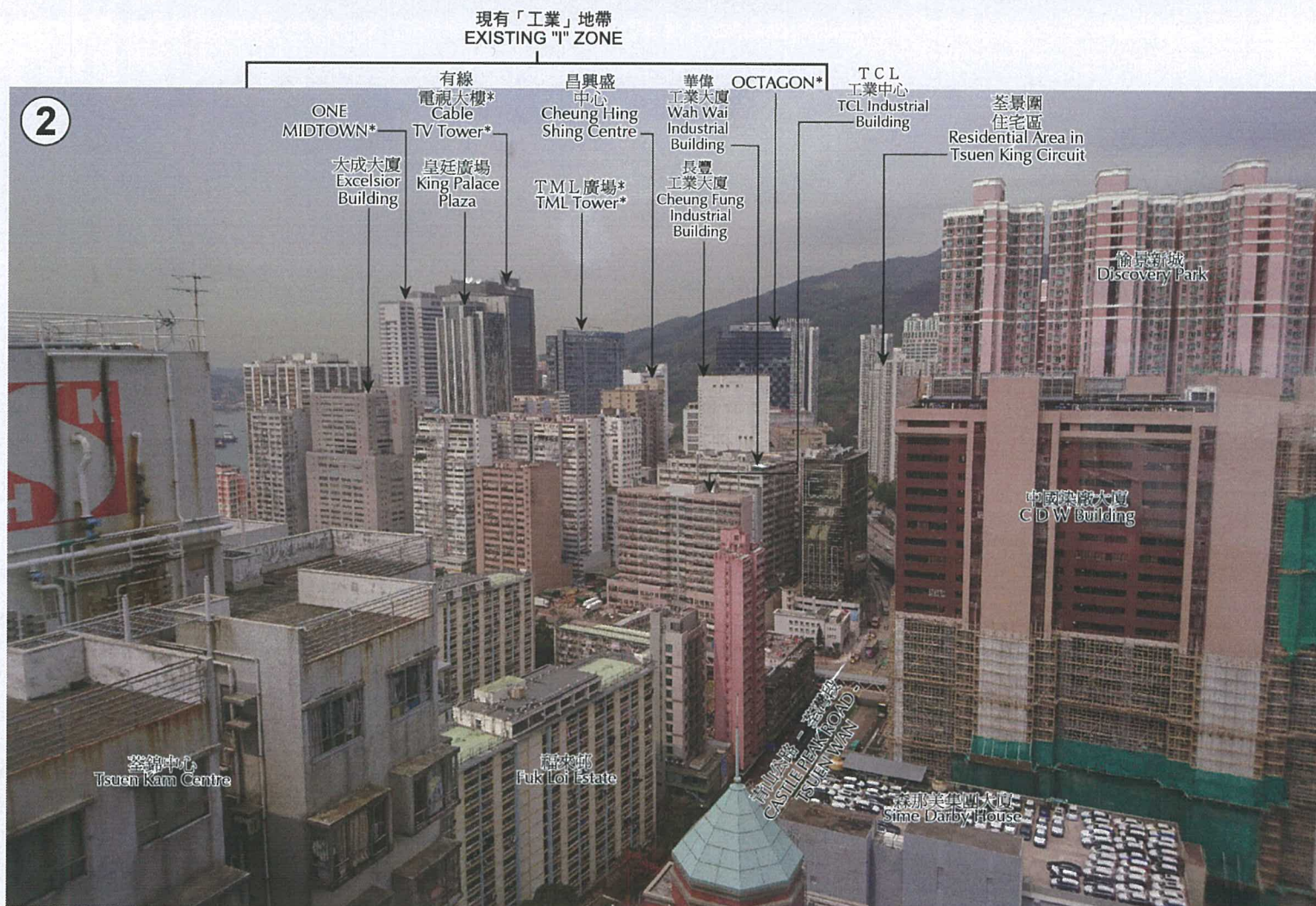
荃灣分區計劃大綱核准圖編號S/TW/31的擬議修訂項目
PROPOSED AMENDMENT TO APPROVED
TSUEN WAN OUTLINE ZONING PLAN No. S/TW/31

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TW/16/13

圖 PLAN
2D



*並非位於「工業」地帶，有關發展是位於現有「其他指定用途」註明「商貿」地帶

*NOT LOCATED WITHIN "I" ZONE, BUT LOCATED WITHIN EXISTING "OU" ANNOTATED "BUSINESS" ZONE

柴灣角工業區
CHAI WAN KOK INDUSTRIAL AREA

(由荃灣政府合署拍攝)
(TAKEN FROM TSUEN WAN GOVERNMENT OFFICES)

本圖於2016年4月11日擬備，所根據的資料為攝於2016年3月9日的實地照片

PLAN PREPARED ON 11.4.2016
BASED ON SITE PHOTO TAKEN
ON 9.3.2016

實地照片 - 修訂項目A
SITE PHOTO - AMENDMENT ITEM A
荃灣分區計劃大綱核准圖編號S/TW/31的擬議修訂項目
PROPOSED AMENDMENT TO APPROVED
TSUEN WAN OUTLINE ZONING PLAN No. S/TW/31

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TW/16/13

圖 PLAN
2E



「工業」地帶內現有工業樓宇
EXISTING INDUSTRIAL BUILDINGS WITHIN "I" ZONE

本圖於2016年4月11日擬備，所根據的資料為攝於2014年10月17及2014年11月6日的實地照片

PLAN PREPARED ON 11.4.2016
BASED ON SITE PHOTOS TAKEN
ON 17.10.2014 AND 6.11.2014

實地照片 - 修訂項目A
SITE PHOTOS - AMENDMENT ITEM A

荃灣分區計劃大綱核准圖編號S/TW/31的擬議修訂項目
PROPOSED AMENDMENT TO APPROVED
TSUEN WAN OUTLINE ZONING PLAN No. S/TW/31

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TW/16/13

圖 PLAN
2G



「工業」地帶內現有工業樓宇
EXISTING INDUSTRIAL BUILDINGS WITHIN "I" ZONE

*並非位於「工業」地帶，有關發展是位於現有「其他指定用途」註明「商貿」地帶

*NOT LOCATED WITHIN "I" ZONE, BUT LOCATED WITHIN EXISTING "OU" ANNOTATED "BUSINESS" ZONE

本圖於2016年4月11日擬備，所根據的資料為攝於2014年11月6日及2015年10月26日的實地照片

PLAN PREPARED ON 11.4.2016
BASED ON SITE PHOTOS TAKEN
ON 6.11.2014 AND 26.10.2015

實地照片 - 修訂項目A
SITE PHOTOS - AMENDMENT ITEM A

荃灣分區計劃大綱核准圖編號S/TW/31的擬議修訂項目
PROPOSED AMENDMENT TO APPROVED
TSUEN WAN OUTLINE ZONING PLAN No. S/TW/31

規劃署
PLANNING
DEPARTMENT

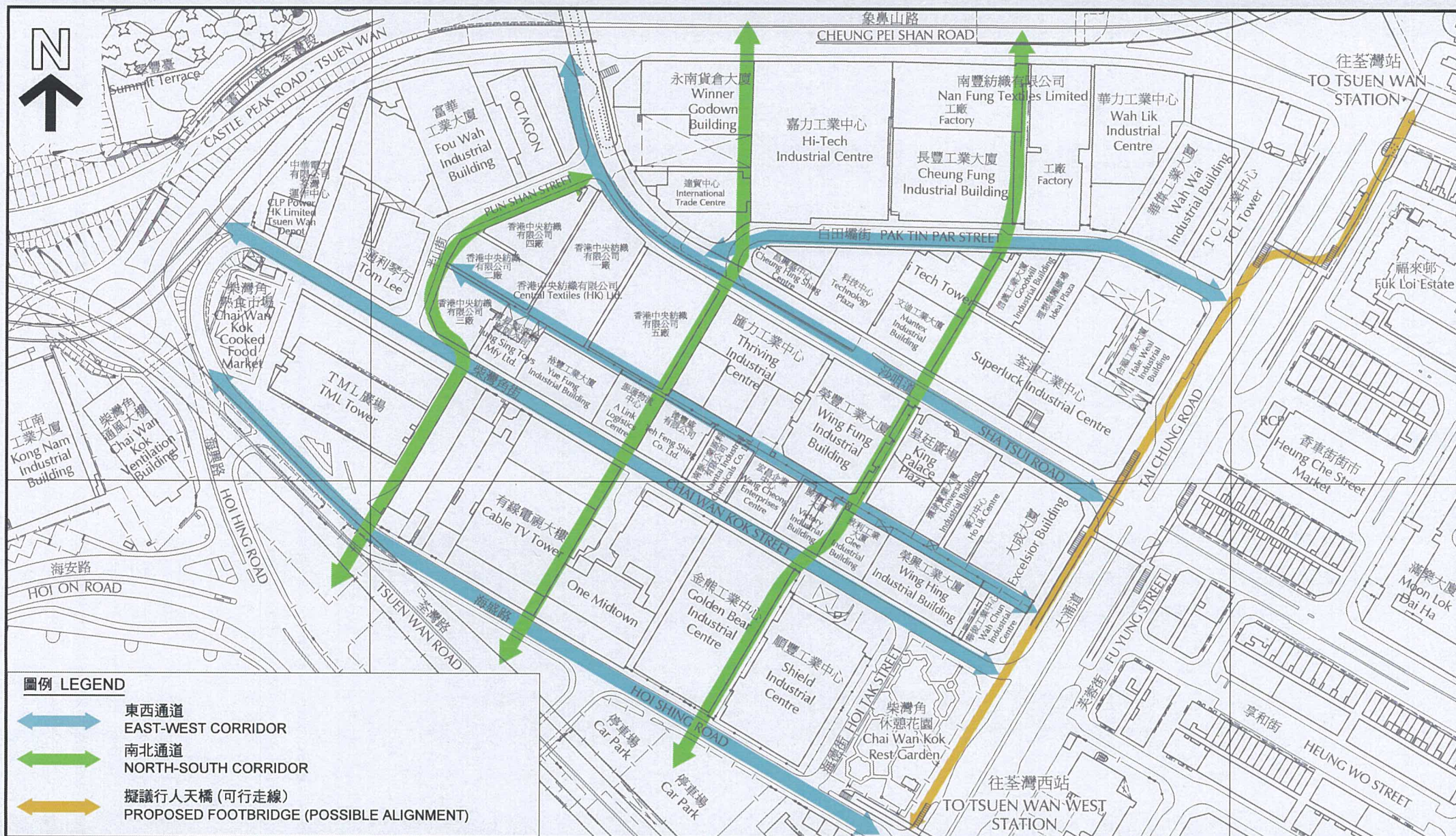


參考編號
REFERENCE No.

M/TW/16/13

圖 PLAN

2H



本摘要圖於2016年4月11日擬備，所根據的資料為測量圖編號6-SE-20A, B, C 及 D

EXTRACT PLAN PREPARED ON 11.4.2016
BASED ON SURVEY SHEETS No.
6-SE-20A, B, C & D

概念圖 - 柴灣角工業區擬議改善計劃 CONCEPT PLAN - PROPOSED IMPROVEMENT PROPOSAL IN CHAI WAN KOK INDUSTRIAL AREA

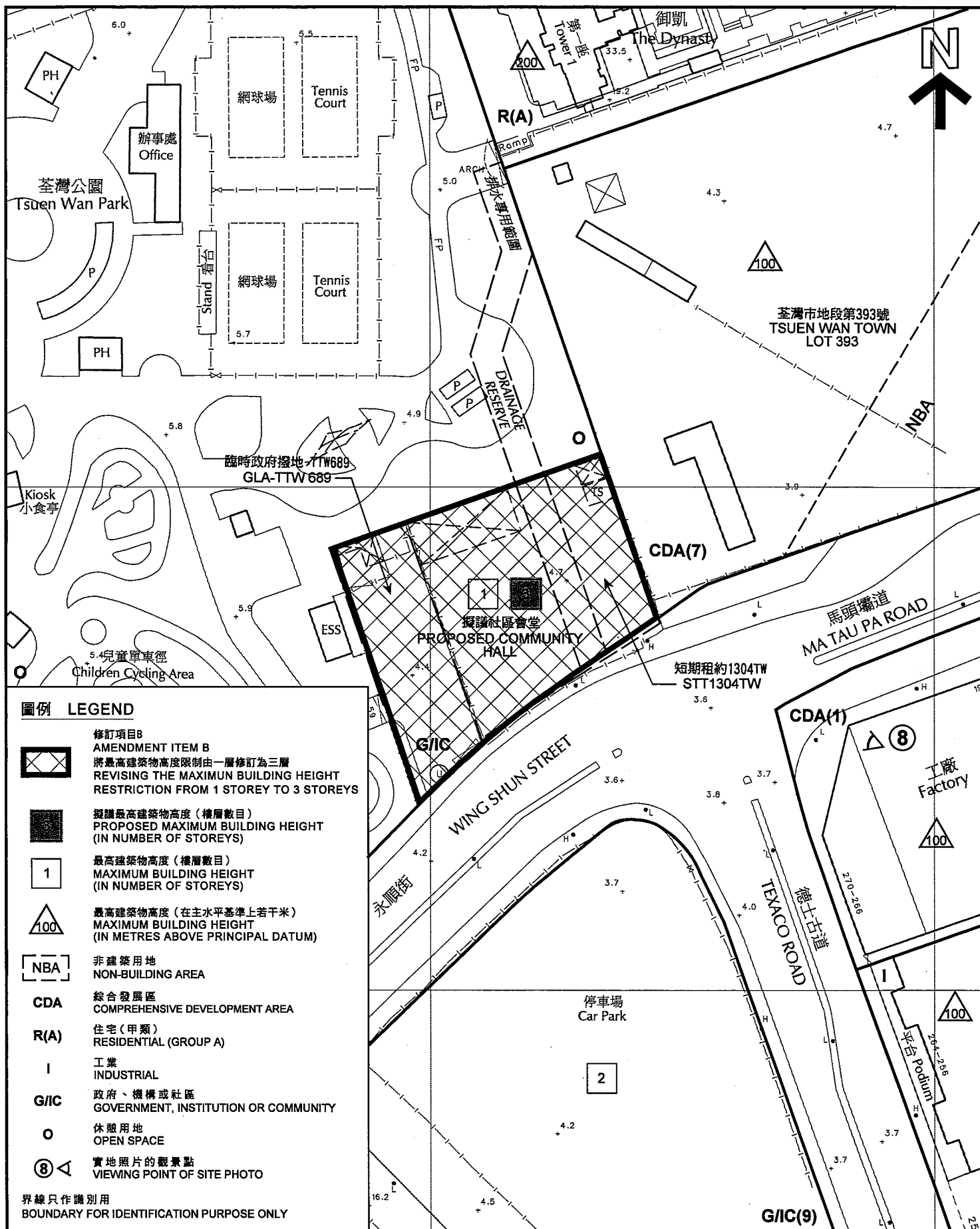
SCALE 1 : 3 000 比例尺
METRES 50 0 50 100 METRES

PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TW/16/13

圖 PLAN
2J



平面圖 - 修訂項目B
SITE PLAN - AMENDMENT ITEM B

荃灣分區計劃大綱核准圖編號S/TW/31的擬議修訂項目
PROPOSED AMENDMENT TO APPROVED
TSUEN WAN OUTLINE ZONING PLAN No. S/TW/31

SCALE 1:1 000 比例尺
METRES 20 0 20 40 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TW/16/13

圖 PLAN
3B

本摘要圖於2016年4月1日擬備，所根據的資料
為測量圖編號 6-SE-20D及25B

EXTRACT PLAN PREPARED ON 1.4.2016
BASED ON SURVEY SHEETS No.
6-SE-20D & 25B



圖例 LEGEND



修訂項目B
AMENDMENT ITEM B
將最高建築物高度限制由一層修訂為三層
REVISING THE MAXIMUM BUILDING HEIGHT
RESTRICTION FROM 1 STOREY TO 3 STOREYS

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2016年4月1日擬備，所根據的資料
為地政總署於2015年1月10日拍得的航攝照片
編號 CS57480

EXTRACT PLAN PREPARED ON 1.4.2016
BASED ON AERIAL PHOTO No. CS57480
TAKEN ON 10.1.2015 BY LANDS
DEPARTMENT

航攝照片 - 修訂項目B
AERIAL PHOTO - AMENDMENT ITEM B
荃灣分區計劃大綱核准圖編號S/TW/31的擬議修訂項目
PROPOSED AMENDMENT TO APPROVED
TSUEN WAN OUTLINE ZONING PLAN No. S/TW/31

規劃署
PLANNING
DEPARTMENT




參考編號
REFERENCE No.
M/TW/16/13

圖 PLAN
3C



位於德士古道、永順街及馬頭霸道交界的「政府、機構或社區」地帶
 THE "G/IC" ZONE AT THE JUNCTION OF
 TEXACO ROAD, WING SHUN STREET AND MA TAU PA ROAD

圖例 LEGEND

-  修訂項目B
 AMENDMENT ITEM B
 將最高建築物高度限制由一層修訂為三層
 REVISING THE MAXIMUM BUILDING HEIGHT
 RESTRICTION FROM 1 STOREY TO 3 STOREYS

界線只作識別用
 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2016年4月11日擬備，所根據的
 資料為攝於2015年11月16日的實地照片
 PLAN PREPARED ON 11.4.2016
 BASED ON SITE PHOTO TAKEN
 ON 16.11.2015

實地照片 - 修訂項目B
 SITE PHOTO - AMENDMENT ITEM B
 荃灣分區計劃大綱核准圖編號S/TW/31的擬議修訂項目
 PROPOSED AMENDMENT TO APPROVED
 TSUEN WAN OUTLINE ZONING PLAN No. S/TW/31

規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
 M/TW/16/13

圖 PLAN
 3D



現有景觀
EXISTING VIEW



合成照片
PHOTOMONTAGE

擬議社區會堂
PROPOSED COMMUNITY
HALL

合成照片的觀景點的位置圖
LOCATION PLAN OF
VIEWING POINT OF PHOTOMONTAGE



合成照片的觀景點的位置
LOCATION OF VIEWING POINT
OF PHOTOMONTAGE

合成照片只是粗略地描畫建築物輪廓以反映日後可能的景觀，
建築物的實際外觀仍在詳細設計階段
THE PHOTOMONTAGE IS A PRELIMINARY DESCRIPTION
OF LANDSCAPES FOR FUTURE POSSIBLE VIEW.
THE PROPOSED BUILDING IS SUBJECT TO DETAILED DESIGN.

本圖於2016年4月11日擬備，所根據的
資料為攝於2016年3月29日的實地照片
PLAN PREPARED ON 11.4.2016
BASED ON SITE PHOTO TAKEN
ON 29.3.2016

合成照片 - 修訂項目B
PHOTOMONTAGE - AMENDMENT ITEM B

由近楊屋道旁荃灣公園出入口觀望
VIEW FROM ENTRANCE OF TSUEN WAN PARK NEAR YEUNG UK ROAD

規劃署
PLANNING
DEPARTMENT

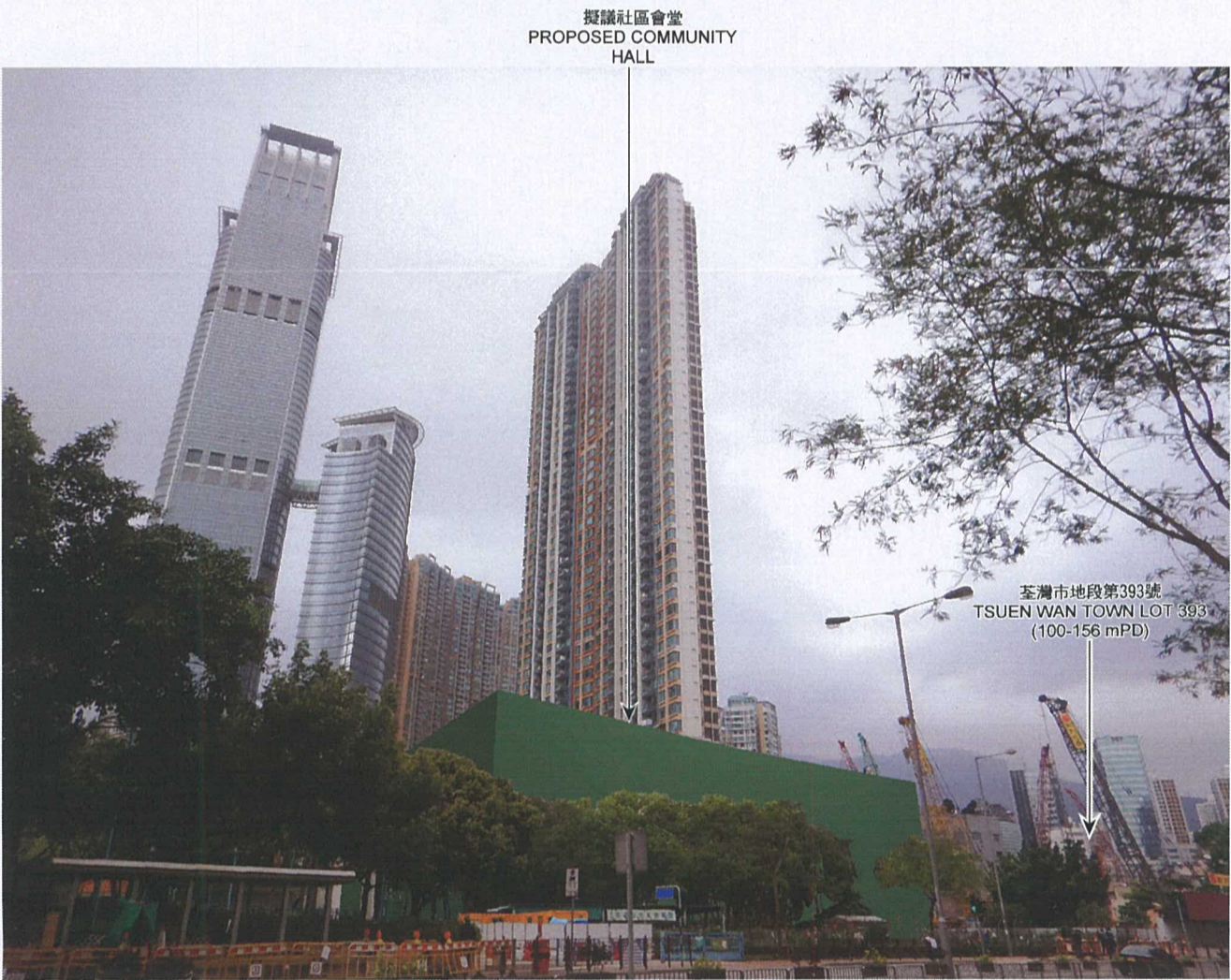


參考編號
REFERENCE No.
M/TW/16/13

圖 PLAN
3E



現有景觀
EXISTING VIEW



合成照片
PHOTOMONTAGE

合成照片只是粗略地描畫建築物輪廓以反映日後可能的景觀，建築物的實際外觀仍在詳細設計階段
THE PHOTOMONTAGE IS A PRELIMINARY DESCRIPTION OF LANDSCAPES FOR FUTURE POSSIBLE VIEW. THE PROPOSED BUILDING IS SUBJECT TO DETAILED DESIGN.

合成照片的觀景點的位置圖
LOCATION PLAN OF VIEWING POINT OF PHOTOMONTAGE



合成照片的觀景點的位置
LOCATION OF VIEWING POINT OF PHOTOMONTAGE

本圖於2016年4月11日擬備，所根據的資料為攝於2016年3月29日的實地照片
PLAN PREPARED ON 11.4.2016
BASED ON SITE PHOTO TAKEN ON 29.3.2016

合成照片 - 修訂項目B
PHOTOMONTAGE - AMENDMENT ITEM B

由永順街觀望
VIEW FROM WING SHUN STREET

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TW/16/13

圖 PLAN
3F



現有景觀
EXISTING VIEW

荃灣西站地盤TW6發展(建築中)
TSUEN WAN WEST STATION
SITE TW6 DEVELOPMENT
(UNDER CONSTRUCTION)
(177.05-186.50 mPD)

擬議社區會堂
PROPOSED
COMMUNITY
HALL

荃灣市地段第393號
TSUEN WAN TOWN LOT 393
(100-156 mPD)



合成照片
PHOTOMONTAGE

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合成照片的觀景點的位置圖
LOCATION PLAN OF
VIEWING POINT OF PHOTOMONTAGE



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LOCATION OF VIEWING POINT
OF PHOTOMONTAGE

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ON 29.3.2016

合成照片 - 修訂項目B
PHOTOMONTAGE - AMENDMENT ITEM B

由德士古道觀望
VIEW FROM TEXACO ROAD

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TW/16/13

圖 PLAN
3G

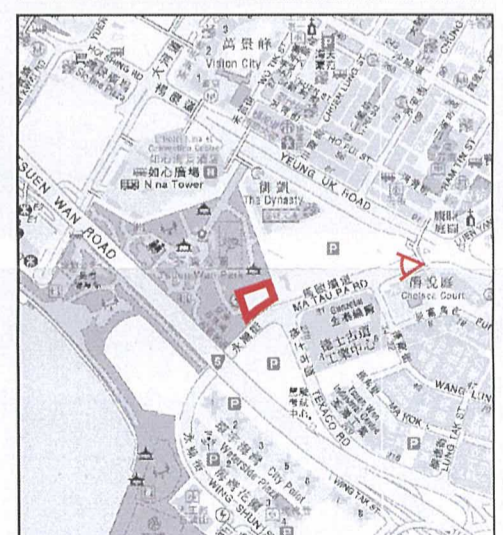


現有景觀
EXISTING VIEW



合成照片
PHOTOMONTAGE

合成照片的觀景點的位置圖
LOCATION PLAN OF
VIEWING POINT OF PHOTOMONTAGE



合成照片的觀景點的位置
LOCATION OF VIEWING POINT
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合成照片 - 修訂項目B
PHOTOMONTAGE - AMENDMENT ITEM B

由馬頭壩道及楊屋道交匯處的行人天橋上觀望
VIEW FROM FOOTBRIDGE AT THE JUNCTION OF MA TAU PA ROAD AND YEUNG UK ROAD

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TW/16/13

圖 PLAN
3H