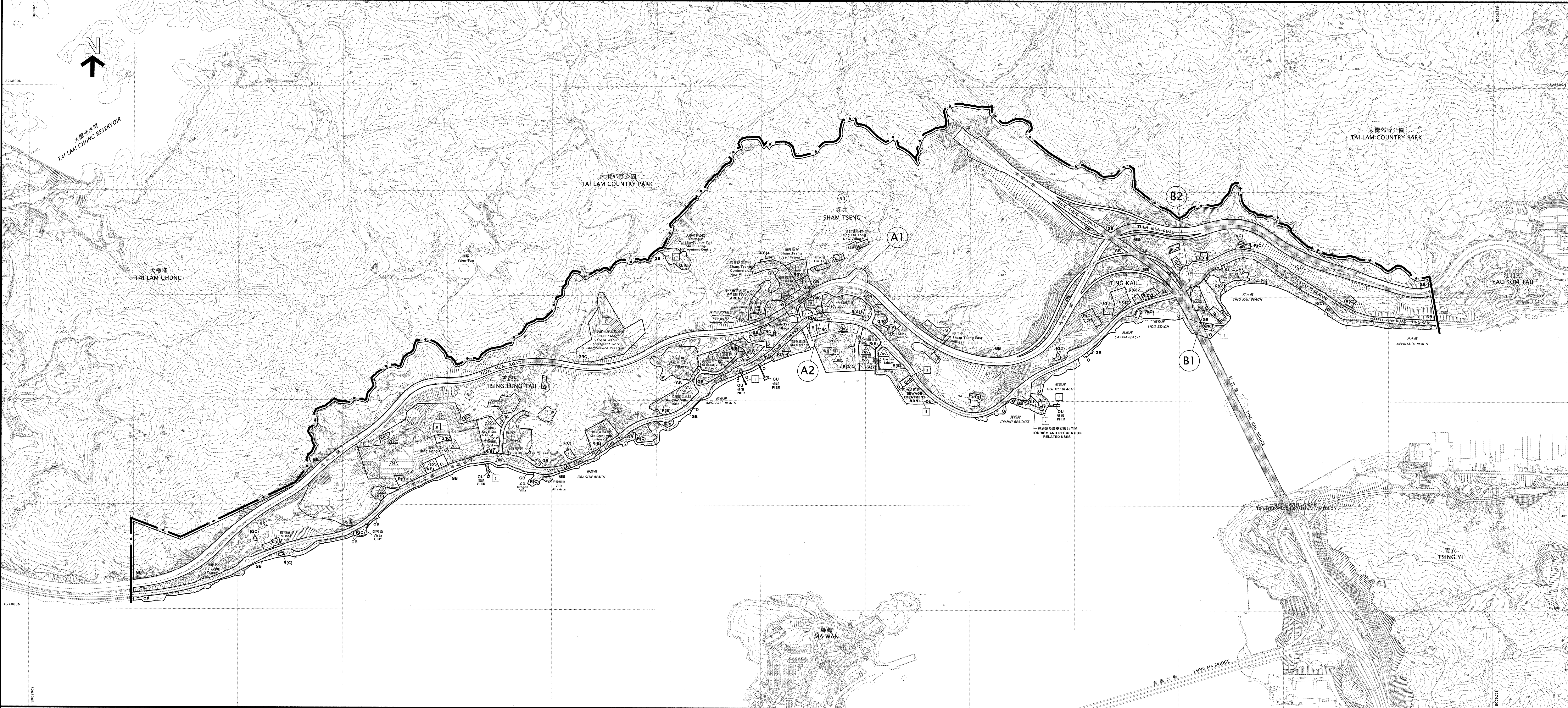




TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD

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

圖例 NOTATION				土地用途及面積一覽表 SCHEDULE OF USES AND AREAS			
ZONES	地帶	COMMUNICATIONS	交通	USES	大約面積及百分率 APPROXIMATE AREA & %		用途
					公頃 HECTARES	百分率 %	
COMMERCIAL	C	MAJOR ROAD AND JUNCTION	主要道路及路口	COMMERCIAL	0.57	0.13	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	ELEVATED ROAD	高架道路	COMPREHENSIVE DEVELOPMENT AREA	0.62	0.14	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	MISCELLANEOUS	其他	RESIDENTIAL (GROUP A)	9.33	2.07	住宅（甲類）
RESIDENTIAL (GROUP B)	R(B)			RESIDENTIAL (GROUP B)	20.78	4.60	住宅（乙類）
RESIDENTIAL (GROUP C)	R(C)			RESIDENTIAL (GROUP C)	8.50	1.88	住宅（丙類）
RESIDENTIAL (GROUP D)	R(D)			RESIDENTIAL (GROUP D)	0.72	0.16	住宅（丁類）
RESIDENTIAL (GROUP E)	R(E)			RESIDENTIAL (GROUP E)	1.51	0.33	住宅（戊類）
VILLAGE TYPE DEVELOPMENT	V	PLANNING AREA NUMBER	規劃區編號	VILLAGE TYPE DEVELOPMENT	13.91	3.08	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	BUILDING HEIGHT CONTROL ZONE BOUNDARY	建築物高度管制區界線	GOVERNMENT, INSTITUTION OR COMMUNITY	10.11	2.24	政府、機構或社區
OPEN SPACE	O	MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	最高建築物高度 (在主水平基準上若干米)	OPEN SPACE	7.83	1.73	休憩用地
OTHER SPECIFIED USES	OU	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	最高建築物高度 (樓層數目)	OTHER SPECIFIED USES	1.74	0.39	其他指定用途
UNDETERMINED	U	NON-BUILDING AREA	非建築用地	UNDETERMINED	9.43	2.09	未決定用途
GREEN BELT	GB			GREEN BELT	302.23	66.95	綠化地帶
				MAJOR ROAD ETC.	64.16	14.21	主要道路等
				TOTAL PLANNING SCHEME AREA	451.44	100.00	規劃範圍總面積



圖例
NOTATION

ZONES

COMMERCIAL C

RESIDENTIAL (GROUP A) R(A)

RESIDENTIAL (GROUP B) R(B)

RESIDENTIAL (GROUP C) R(C)

RESIDENTIAL (GROUP D) R(D)

RESIDENTIAL (GROUP E) R(E)

VILLAGE TYPE DEVELOPMENT V

GOVERNMENT, INSTITUTION OR COMMUNITY G/C

OPEN SPACE O

OTHER SPECIFIED USES OU

UNDETERMINED U

GREEN BELT GB

地帶

商業

住宅（甲類）

住宅（乙類）

住宅（丙類）

住宅（丁類）

住宅（戊類）

鄉村式發展

政府、機構或社區

休憩用地

其他指定用途

未決定用途

綠化地帶

COMMUNICATIONS

MAJOR ROAD AND JUNCTION

ELEVATED ROAD

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME

PLANNING AREA NUMBER

BUILDING HEIGHT CONTROL ZONE BOUNDARY

MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)

MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)

NON-BUILDING AREA

交通

主要道路及路口

高架道路

其他

規劃範圍界線

規劃區編號

建築物高度管制區界線

最高建築物高度（在主水平基準上老千米）

最高建築物高度（樓層數目）

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	0.57	0.13	商業
RESIDENTIAL (GROUP A)	9.43	2.09	住宅（甲類）
RESIDENTIAL (GROUP B)	21.43	4.75	住宅（乙類）
RESIDENTIAL (GROUP C)	8.50	1.88	住宅（丙類）
RESIDENTIAL (GROUP D)	0.72	0.16	住宅（丁類）
RESIDENTIAL (GROUP E)	1.51	0.33	住宅（戊類）
VILLAGE TYPE DEVELOPMENT	13.91	3.08	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	10.00	2.22	政府、機構或社區
OPEN SPACE	7.83	1.73	休憩用地
OTHER SPECIFIED USES	1.74	0.39	其他指定用途
UNDETERMINED	9.43	2.09	未決定用途
GREEN BELT	302.22	66.95	綠化地帶
MAJOR ROAD ETC.	64.15	14.20	主要道路等
TOTAL PLANNING SCHEME AREA	451.44	100.00	規劃範圍總面積

核准圖編號 S / T W W / 1 9 的修訂
AMENDMENTS TO APPROVED PLAN No. S/TWW/19

AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE

AMENDMENT ITEM A1

AMENDMENT ITEM A2

AMENDMENT ITEM B1

AMENDMENT ITEM B2

（參看附表）
(SEE ATTACHED SCHEDULE)

APPROVED DRAFT TSUEN WAN WEST OUTLINE ZONING PLAN NO. S/TWW/19A

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

NOTES

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

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

- a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.
- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (5) Road junctions, alignments of roads and 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, 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) In the "Undetermined" zone, all uses or developments except those specified in paragraph (7) above require permission from the Town Planning Board.

- (10) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.

- (11) In these Notes,

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

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

APPROVED DRAFT TSUEN WAN WEST OUTLINE ZONING PLAN NO. S/TWW/19A

Schedule of Uses

	<u>Page</u>
COMMERCIAL	1
COMPREHENSIVE DEVELOPMENT AREA (1)	3
RESIDENTIAL (GROUP A)	5
RESIDENTIAL (GROUP B)	9
RESIDENTIAL (GROUP C)	12
RESIDENTIAL (GROUP D)	15
RESIDENTIAL (GROUP E)	17
VILLAGE TYPE DEVELOPMENT	22
GOVERNMENT, INSTITUTION OR COMMUNITY	24
OPEN SPACE	27
OTHER SPECIFIED USES	28
GREEN BELT	31

COMMERCIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Broadcasting, Television and/or Film Studio
Commercial Bathhouse/Massage Establishment	Flat
Eating Place	Government Refuse Collection Point
Educational Institution	Hospital
Exhibition or Convention Hall	Hotel
Government Use (not elsewhere specified)	House
Information Technology and Telecommunications Industries	Petrol Filling Station
Institutional Use (not elsewhere specified)	Residential Institution
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	

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) No new development or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys above one level of car park and the maximum plot ratio specified below, or the height and plot ratio of the existing building, whichever is the greater:

<u>Sites</u>	<u>Maximum Plot Ratio</u>
Commercial at Tsing Lung Tau	1.75
Commercial at Sham Tseng	2.15

- (2) In determining the maximum plot ratio for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (3) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) above applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (1) above may thereby be exceeded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and/or plot ratio restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

COMPREHENSIVE DEVELOPMENT AREA (1)

<u>Column 1</u>	<u>Column 2</u>
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board
	Government Use (not elsewhere specified)
	Hotel
	Public Transport Terminus or Station
	Public Utility Installation
	Utility Installation for Private Project

Planning Intention

This zone is intended for comprehensive development/redevelopment of the area for hotel use with the provision of supporting facilities. The zoning is to facilitate appropriate planning control over the 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 (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 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 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;

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (1) (cont'd)Remarks (cont'd)

- ~~(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.~~
- ~~(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 29,400m² or the GFA of the existing building, whichever is the greater. — No part of the structures of the development shall exceed the lowest soffit level of the Ting Kau Bridge (i.e. 76.77 mPD).~~
- ~~(4) — 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.~~

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) 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 (<i>not elsewhere specified</i>) Training Centre
In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:	
Eating Place Educational Institution Institutional Use (not elsewhere specified) Off-course Betting Centre Office Place of Entertainment Private Club Public Convenience Recyclable Collection Centre School Shop and Services Training Centre	

(Please see next page)

RESIDENTIAL (GROUP A) (cont'd)Planning Intention

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

Remarks

- (1) On land designated “Residential (Group A)”, 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)”, 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.
- (3) On land designated “Residential (Group A)”, 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.

(Please see next page)

RESIDENTIAL (GROUP A) (cont'd)Remarks (cont'd)

- (4) On land designated “Residential (Group A) 1”, no new development or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area (GFA) of 81,528m², a maximum non-domestic GFA of 3,824m² and the maximum building height in terms of mPD as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater. In addition, a GFA of not less than 725m² should be provided for Government, institution or community (GIC) facilities. The provision of GIC facilities, as required by the Government, will not be taken into account for the purposes of calculating the total non-domestic GFA.
- (5) On land designated “Residential (Group A) 2”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum GFA of 45,660m² or the GFA of the existing building, whichever is the greater, and the maximum building height in terms of mPD as stipulated on the Plan. A 5-metre wide promenade along the southern boundary of the site should also be provided for public use.
- (6) On land designated “Residential (Group A) 3”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic GFA of 257,234m² and a maximum non-domestic GFA of 2,872m² or the GFA of the existing building, whichever is the greater, and the maximum building heights in terms of mPD as stipulated on the Plan. In addition, a day nursery, a children and youth centre cum study/reading room, a kindergarten consisting not less than 5 classrooms and a public transport terminus within the site should be provided. In determining the maximum domestic GFA or maximum non-domestic GFA, any floor space that is constructed or intended for use solely as day nursery, children and youth center cum study/reading room, kindergarten consisting not less than 5 classrooms and transport terminus, as required by the Government, may be disregarded. Two nullah decks on the eastern and northwestern sides (20m and 25m wide respectively) and a 10m-wide promenade along the southern boundary of the site should be provided and landscaped. The two nullah decks and the promenade should be linked up by a continuous pedestrian walkway and open for public access.
- (7) On land designated “Residential (Group A) 4”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the restrictions stated in paragraphs (1) and (2) above and the maximum building height in terms of mPD as stipulated on the Plan.

(Please see next page)

RESIDENTIAL (GROUP A) (cont'd)Remarks (cont'd)

- (8) *On land designated “Residential (Group A) 5” (“R(A)5”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area (GFA) of 4,531m², a maximum non-domestic GFA of 988m² and the maximum building height in terms of mPD as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater. In addition, a GFA of not less than 918m² for GIC facilities shall be provided. In determining the maximum domestic GFA or maximum non-domestic GFA, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded.*
- (89) In determining the relevant maximum plot ratio or GFA for the purposes of paragraphs (1), (2), (4), (5) ~~and~~ (6) **and** (8) 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.
- (910) 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), (4), (5) ~~and~~ (6) **and** (8) 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), (4), (5) ~~and~~ (6) **and** (8) above may thereby be exceeded.
- (110) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA and/or building height restrictions (except the GFA for GIC facilities specified in paragraph (4) above) stated in paragraphs (1), (2), (3), (4), (5), (6), ~~and~~ (7) **and** (8) above, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (124) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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	Ambulance Depot
Government Use (Police Reporting Centre, Post Office only)	Eating Place
House	Educational Institution
Library	Government Refuse Collection Point
Residential Institution	Government Use (not elsewhere specified)
School (in free-standing purpose-designed building only)	Hospital
<i>Social Welfare Facility (on land designated as “R(B)2” only)</i>	Hotel
Utility Installation for Private Project	Institutional Use (not elsewhere specified)
	Market
	Off-course Betting Centre
	Office
	Petrol Filling Station
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Recyclable Collection Centre
	Religious Institution
	School (not elsewhere specified)
	Shop and Services
	Social Welfare Facility (<i>not elsewhere specified</i>)
	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)”, 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.
- (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 site coverage and plot ratio stipulated in the following table, or the site coverage and plot ratio of the existing building, whichever is the greater:

Height of Buildings in metres	Site Coverage (%)	Plot Ratio
Not Exceeding 6m	30.0	0.60
Over 6m but not exceeding 9m	27.0	0.80
Over 9m but not exceeding 12m	25.0	1.00
Over 12m but not exceeding 15m	22.0	1.10
Over 15m but not exceeding 18m	20.0	1.20
Over 18m but not exceeding 21m	20.0	1.40
Over 21m but not exceeding 24m	18.7	1.50
Over 24m but not exceeding 27m	17.5	1.58
Over 27m but not exceeding 30m	17.5	1.75
Over 30m but not exceeding 33m	17.5	1.93
Over 33m	17.5	2.10

- (3) On land designated “Residential (Group B) 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 mPD as stipulated on the Plan and the maximum gross floor area (GFA) specified below, or the height and GFA of the existing building, whichever is the greater:

<u>Lot Number</u>	<u>Maximum GFA</u>
Tsing Lung Tau Lot No. 60 (Hong Kong Garden) (excluding commercial complex)	214,706m ²
Government land and Lots No. 15, 16, 18 and 19 in DD 388 (site surrounded by Hong Kong Garden)	2,898m ²

(Please see next page)

RESIDENTIAL (GROUP B) (cont'd)Remarks (cont'd)

- (4) *On land designated “Residential (Group B) 2” (“R(B)2”), no new development or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum GFA of 29,400m², and no part of the structures shall exceed the maximum building height in terms of mPD as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater. In addition, a GFA of not less than 760m² for Government, institution or community (GIC) facilities shall be provided. In determining the maximum GFA, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded.*
- (5) *For any new development or redevelopment of an existing building at “R(B)2”, a layout plan shall be submitted for the approval of the Town Planning Board. The layout plan should include the following information:*
- (i) *the proposed land use(s), and the form, disposition and heights of all buildings (including structures) to be erected on the site;*
 - (ii) *the proposed total GFA of various uses and facilities;*
 - (iii) *an environmental assessment report to examine any possible environmental problems in respect of air quality and traffic noise that may be caused to or by the proposed development and the proposed mitigation measures to tackle them; and*
 - (iv) *such other information as may be required by the Town Planning Board.*
- ~~(4)~~(6) In determining the maximum plot ratio/site coverage or GFA for the purposes of paragraphs (2), ~~and~~ (3) *and* (4) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- ~~(5)~~(7) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage, GFA and/or building height restrictions stated in the paragraphs (1), (2), ~~and~~ (3) *and* (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 Petrol Filling Station 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.

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 and a maximum building height of 3 storeys including car park, or the plot ratio and the height of the existing building, whichever is the greater.

(Please see next page)

RESIDENTIAL (GROUP C) (cont'd)Remarks (cont'd)

- (2) The maximum plot ratio of 0.4 set out in paragraph (1) above may, upon obtaining permission of the Town Planning Board on application under section 16 of the Town Planning Ordinance, be increased to a maximum of 0.75, provided that the noise impact from Castle Peak Road on the proposed development would be mitigated to the satisfaction of the Town Planning Board.
- (3) 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 0.75 and a maximum building height of 3 storeys including car park, or the plot ratio and the height of the existing building, whichever is the greater.
- (4) On land designated “Residential (Group C) 2”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the restrictions stipulated in paragraph (1) above. The maximum plot ratio and building height may, upon obtaining permission of the Town Planning Board on application under section 16 of the Town Planning Ordinance, be increased to a maximum plot ratio of 1.2 and a maximum building height of 3 storeys above one level of car park provided that the noise impact from Castle Peak Road on the proposed development would be mitigated to the satisfaction of the Town Planning Board.
- (5) On land designated “Residential (Group C) 3”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the restrictions stipulated in paragraph (1) above. The maximum GFA and building height may, upon obtaining permission of the Town Planning Board on application under section 16 of the Town Planning Ordinance, be increased to a maximum GFA of 7,268m² and a maximum building height of 5 storeys above one level of car park provided that the noise impact from Castle Peak Road on the proposed development would be mitigated to the satisfaction of the Town Planning Board.
- (6) On land designated “Residential (Group C) 4”, no new development, addition to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of 3 storeys including car park.
- (7) In determining the relevant maximum plot ratio/GFA for the purposes of paragraphs (1), (2), (3), (4), (5) and (6) 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 building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(Please see next page)

RESIDENTIAL (GROUP C) (cont'd)

Remarks (cont'd)

- (8) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, GFA and/or building height restrictions stated in paragraphs (1), (2), (3), (4), (5) and (6) above, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP D)

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 (Redevelopment; Addition, Alteration and/or Modification to existing house only) On-Farm Domestic Structure Rural Committee/Village Office	Eating Place Flat Government Refuse Collection Point Government Use (not elsewhere specified)# House (not elsewhere specified)# Institutional Use (not elsewhere specified)# Library Market 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# Residential Institution# School# Shop and Services Social Welfare Facility# Utility Installation for Private Project
<hr/> In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House: <hr/>	
Eating Place Library School Shop and Services	

Planning Intention

This zone is intended primarily for improvement and upgrading of existing temporary structures through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board.

(Please see next page)

RESIDENTIAL (GROUP D) (cont'd)Remarks

- (1) No addition, alteration and/or modification to or in-situ redevelopment of an existing temporary structure or an existing building (except to 'New Territories Exempted House' or to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building area of 37.2m² and a maximum building height of 2 storeys (6m), or the building area and height of the existing building, whichever is the greater.
- (2) No development including redevelopment for 'Flat' and 'House' uses, other than those to which paragraph (1) above shall apply, shall result in a development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of 2 storeys (6m), or the plot ratio and height of the existing building, whichever is the greater.
- (3) In determining the relevant maximum plot ratio for the purposes of paragraph (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 and/or building height restrictions stated in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP E)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Schedule I: for open-air development or for building other than industrial or industrial-office building [@]	
Ambulance Depot	Commercial Bathhouse/Massage
Government Use (not elsewhere specified)	Establishment
Public Transport Terminus or Station (excluding open-air terminus or station)	Eating Place
Utility Installation for Private Project	Educational Institution
	Exhibition or Convention Hall
	Flat
	Government Refuse Collection Point
	Hospital
	Hotel
	House
	Institutional Use (not elsewhere specified)
	Library
	Market
	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
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	
Education 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 [@]	
Ambulance Depot Cargo Handling and Forwarding Facility (not elsewhere specified) Eating Place (Canteen only) Government Refuse Collection Point Government Use (not elsewhere specified) Information Technology and Telecommunications Industries Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods [△]) Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only) Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Recyclable Collection Centre Research, Design and Development Centre Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only) Utility Installation for Private Project Warehouse (excluding Dangerous Goods [△] Godown)	Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only) Industrial Use (not elsewhere specified) Off-course Betting Centre Office (not elsewhere specified) Petrol Filling Station Place of Recreation, Sports or Culture Private Club Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom [#] which may be permitted on any floor) Vehicle Repair Workshop Wholesale Trade

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

In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:	In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:
Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Institutional Use (not elsewhere specified) Library Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Religious Institution School (excluding kindergarten) Shop and Services Training Centre	Social Welfare Facility (excluding those involving residential care)

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

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

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

(Please see next page)

RESIDENTIAL (GROUP E) (cont'd)Planning Intention

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

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) 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.
- (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.

(Please see next page)

RESIDENTIAL (GROUP E) (cont'd)Remarks (cont'd)

- (5) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum 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.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraphs (1) and (5) 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 restrictions as shown on the Plan 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
<hr/> In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House:	
<hr/> 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 (8.23m) or the height of the existing building, whichever is the greater.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

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

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (cont'd)

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

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. In particular, the sub-zone “Government, Institution or Community (1)” 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 *Town Planning* Board.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (cont'd)Remarks

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

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 Pier Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

Planning Intention

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

OTHER SPECIFIED USES

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

Eating Place	Government Use (not elsewhere specified)
Field Study/Education/Visitor Centre	Private Club
Exhibition or Convention Hall	
Government Use (Police Reporting Centre, Post Office only)	
Place of Entertainment	
Place of Recreation, Sports or Culture	
Public Convenience	
Public Utility Installation	
Shop and Services	
Utility Installation for Private Project	

Planning Intention

This zone is intended primarily for preservation of the ex-Government quarter building for adaptive tourism and recreation and related uses.

Remarks

- (1) Any demolition of, or addition, alteration and/or modification to (except restoration works coordinated or implemented by Government and those minor alteration and/or modification works which are ancillary and directly related to the always permitted uses) an existing building requires planning permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (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 number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (3) In determining the relevant maximum number of storeys for the purposes of paragraph (2) above, any basement floor(s) may be disregarded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

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

Sewage Treatment Plant

Government Use (not elsewhere specified)
Utility Installation not Ancillary to the
Specified Use

Planning Intention

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

Remarks

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

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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 (not elsewhere specified)
Utility Installation not Ancillary to the
Specified Use

Planning Intention

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

For “Pier” only

Government Use
Pier

Eating Place
Marine Fuelling Station
Public Utility Installation
Shop and Services

Planning Intention

This zone is intended primarily for the provision of land for pier use.

Remarks

- (1) Kiosks not greater than 10m² each in area and not more than ten in number for use as shop and services are considered as ancillary to “Pier” use.
- (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 number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction mentioned in paragraph (2) 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 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) Grave Holiday Camp House 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

Planning Intention

This zone is intended 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 WEST
OUTLINE ZONING PLAN NO. S/TWW/19A

EXPLANATORY STATEMENT

EXPLANATORY STATEMENT

APPROVED-DRAFT TSUEN WAN WEST OUTLINE ZONING PLAN **NO. S/TWW/19A**

<u>Contents</u>	Page
1. INTRODUCTION	1
2. AUTHORITY FOR THE PLAN AND PROCEDURES	1
3. OBJECT OF THE PLAN	2
4. NOTES OF THE PLAN	3
5. THE PLANNING SCHEME AREA	3
6. POPULATION	3
7. BUILDING HEIGHT RESTRICTIONS IN THE AREA	4
8. NON-BUILDING AREAS	5
9. LAND USE ZONINGS	7
9.1 Commercial	7
9.2 Comprehensive Development Area (1)	7
9.32 Residential (Group A)	8
9.43 Residential (Group B)	11
9.54 Residential (Group C)	12
9.65 Residential (Group D)	13
9.76 Residential (Group E)	14
9.87 Village Type Development	15
9.98 Government, Institution or Community	16
9.109 Open Space	17
9.140 Other Specified Uses	17
9.121 Undetermined	18
9.132 Green Belt	18
10. TRANSPORT	18
11. CULTURAL HERITAGE	19
12. UTILITY SERVICES	19
13. IMPLEMENTATION	20

APPROVED-DRAFT TSUEN WAN WEST OUTLINE ZONING PLAN No. S/TWW/19A

(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 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 West Outline Zoning Plan (OZP) No. S/TWW/19A. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the various land use zones of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURES

- 2.1 On 10 July 1987, the then Secretary for Lands and Works, under delegated power of the then Governor, directed the Board, under section 3 of the Town Planning Ordinance (the Ordinance), to prepare a draft plan for the Tsuen Wan West area.
- 2.2 On 3 February 1989, the draft Plan, Tsuen Wan West OZP No. S/TWW/1 was exhibited for public inspection under section 5 of the Ordinance. Since then, the OZP had been amended 5 times to reflect the changing circumstances.
- 2.3 On 5 May 1998, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Tsuen Wan West OZP, which was subsequently renumbered as S/TWW/7.
- 2.4 On 30 November 1999, the CE in C referred the approved Tsuen Wan West OZP No. S/TWW/7 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended 6 times to reflect the changing circumstances.
- 2.5 On 8 July 2003, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tsuen Wan West OZP, which was subsequently renumbered as S/TWW/14. On 9 December 2003, the CE in C referred the approved OZP No. S/TWW/14 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 to reflect the changing circumstances.
- 2.6 On 8 May 2007, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tsuen Wan West OZP, which was subsequently renumbered as

S/TWW/17. On 4 January 2011, the CE in C referred the approved Tsuen Wan West OZP No. S/TWW/17 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 14 January 2011 under section 12(2) of the Ordinance.~~ On 16 August 2011, the Secretary for Development, under the delegated authority of the Chief Executive, directed the Board under section 3(1)(a) of the Ordinance to extend the planning scheme boundary of the Tsuen Wan West OZP to cover an area near the tunnel portal of Tsing Long Highway. ***The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.***

~~2.7 On 16 August 2011, the Secretary for Development, under the delegated authority of the Chief Executive, directed the Board under section 3(1)(a) of the Ordinance to extend the planning scheme boundary of the Tsuen Wan West OZP to cover an area near the tunnel portal of Tsing Long Highway.~~

~~2.8 On 9 December 2011, the draft Tsuen Wan West OZP No. S/TWW/18, incorporating amendments mainly to impose building height, gross floor area (GFA), plot ratio and/or non-building area restrictions on development zones, to rezone a site in Tsing Lung Tau from “Undetermined” to “Residential (Group B)”, a site in Sham Tseng from “Open Space” and “Green Belt” to “Residential (Group D)”, to designate sub zone for various sites for the incorporation of appropriate development restrictions, to extend the boundary of the Planning Scheme Area, to zone four existing piers as “Other Specified Uses” (“OU”) annotated “Pier”, to rationalize the zoning boundary of various sites and to revise the relevant parts of the Notes was exhibited for public inspection under section 5 of the Ordinance. During the plan exhibition period, a total of 17 representations were received. After giving consideration to the representations on 22 June 2012, the Board decided not to uphold the representations.~~

2.97 On 4 December 2012, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tsuen Wan West OZP, which was subsequently renumbered as S/TWW/19. ~~On 14 December 2012, the approved Tsuen Wan West OZP No. S/TWW/19 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance.~~ ***On 11 October 2022, the CE in C referred the approved Tsuen Wan West OZP No. S/TWW/19 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 21 October 2022 under section 12(2) of the Ordinance.***

2.8 ***On XX XX 2022, the draft Tsuen Wan West OZP No. S/TW/20 (the Plan), incorporating amendments to rezone mainly a site to the west of Rhine Garden in Sham Tseng from “Government, Institution or Community” to “Residential (Group A) 5”, and a site abutting the roundabout of Castle Peak Road - New Ting Kau from “Comprehensive Development Area (1)”, “Green Belt” and ‘Road’ to “Residential (Group B) 2”, 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 planning 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 non-building area or for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculation. 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 West 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 (**PlanD**) 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) is defined by the Tai Lam Country Park boundary to the north, Ma Wan Fairway to the south, Tuen Mun New Town to the west, and the boundary of Tsuen Wan Outline Zoning Plan to the east. The landward boundary at the western, northern and eastern sides is delineated in a heavy broken line on the Plan.
- 5.2 The Area has a total area of about 451ha. It covers three geographical districts, viz. Ting Kau, Sham Tseng and Tsing Lung Tau. It also includes a number of old village settlements, such as Sham Tseng Village and Yuen Tun

Village which are resite villages whilst Ting Kau Village and Tsing Lung Tau Village are old recognised villages.

- 5.3 The Area lies at the edge of urban areas within vegetated or wooded settings. It is characterised by a mix and gradual gradation of high density development at the sub-urban core of Sham Tseng in the central, medium and low density developments along the eastern and western coastal areas and hilly terrain in the north. The general planning intention is to maintain the urban fringe character of the Area through the preservation of the existing townscape, characters and a development profile compatible with the surrounding natural environment.

6. POPULATION

According to the ~~2006~~**2016** By-Census, the total population in the Area was about ~~33,800~~**38,100** persons. The planned population in the Area is expected to be about ~~34,400~~**37,700** persons.

7. BUILDING HEIGHT RESTRICTIONS IN THE AREA

- 7.1 In order to provide better planning control on the development intensity and building height upon development/redevelopment and to meet public aspirations for greater certainty and transparency in the statutory planning control, a review of the Tsuen Wan West OZP has been undertaken with a view to incorporating appropriate building height restrictions on the Plan for respective development zones. In the absence of building height control, excessively tall buildings may proliferate 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 and/or out-of-context buildings in the waterfront areas and to ensure that new building developments are compatible with the surrounding natural environment and character of the locality 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 overall urban fringe character of the Area should be maintained with higher development intensity in the sub-urban core in Sham Tseng in the central, medium and low density development along the coastal area of Ting Kau in the east, Tsing Lung Tau in the west and the uphill area in the north. The stepped building height concept in general as recommended in the Urban Design Guidelines of the Hong Kong Planning Standards and Guidelines with lower buildings and more open setting along the waterfront and building heights increasing progressively to the inland areas has been adopted, taking into account the topography, local character, local wind environment, compatibility with the wider setting, as well as the need to strike a balance between public interest and private development rights. Owing to the topography of the Area, there are different height restrictions for Ting Kau, Sham Tseng and Tsing Lung Tau. For Ting Kau, generally, building height of 3 storeys including car park has been adopted to preserve the existing

low-rise low-density character. For Sham Tseng and Tsing Lung Tau, there are different height bands increasing progressively from the waterfront towards the uphill areas with a stepped height profile. Specific building height restrictions are adopted for some developments to preserve the local character.

- 7.3 Specific building height restrictions for the “Government, Institution or Community” (“G/IC”) and “OU” zones in terms of number of storeys, which mainly reflect the functional requirement of the existing and planned developments, have been incorporated into the Plan, ~~where appropriate, to provide visual and spatial relief to the built-up environment of the Area.~~
- 7.4 For the “Undetermined” zone in Tsing Lung Tau, the building height restriction will be incorporated upon finalisation of the future use.
- 7.5 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 non-building area (NBA) restrictions shown on the Plan have taken the findings of the AVA into consideration.
- 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 ventilation 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 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 metres above Hong Kong Principal Datum (mPD) and/or number of storeys as shown in the Notes of the Plan and/or stipulated on the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

8. NON-BUILDING AREAS

- 8.1 According to the findings of the AVA, in general, the major prevailing annual wind comes from the northeast and east. The prevailing summer wind mainly comes from the east, south and southeast directions. Cooler air movement from the hill north of the Area and sea breeze from the south are beneficial to air ventilation and human thermal comfort in the Area. Castle Peak Road and the east to west oriented streets in Tsing Lung Tau will serve as air paths for the annual easterly wind. The north to south oriented streets and gaps at the waterfront will serve as air paths for the summer sea breeze from the south and southeast.
- 8.2 Sham Tseng has a row of high-rise residential developments along its waterfront. There are gaps between Sea Crest Villa Phases 2 and 3, Lido Garden, Bellagio and Ocean Pointe and also Sham Tsz Street which provide a useful relief allowing sea breezes to filter through to the areas north of these developments. The existing gaps between the above developments and at Sham Tsz Street in the area should be respected, maintained and enhanced.
- 8.3 In general, the AVA concludes that there is no major air ventilation issue for the Area. Buildings on the waterfront should be carefully designed with gaps between towers to maintain permeability of air ventilation to its wake areas (i.e. weak wind areas behind buildings). To facilitate better air ventilation in the Area, the AVA recommends to maintain the gap between Bellagio and Ocean Pointe and to widen the gap at Sham Tsz Street to improve permeability and thus air ventilation in the waterfront areas.
- 8.4 Taking into account the findings of the AVA and other relevant factors such as site constraints and impacts on development/redevelopment potential, the following NBAs to facilitate air flows between the coastal and inland areas have been incorporated into the Plan:
- (a) A strip of ~~NBA-land~~ (25m-wide) ~~is proposed~~ in the northwestern part of Bellagio **has been designated as a NBA**. The NBA passes through the ~~existing~~-landscape area of Bellagio and connects to Castle Peak Road. It ~~will help~~-facilitates air flow from the south for the inland area particularly the Sham Tseng Catholic Primary School located just behind Bellagio.
 - (b) A strip of ~~NBA-land~~ (20m-wide) ~~is proposed~~ in the eastern part of Bellagio **has been designated as a NBA**. The NBA passes through the ~~existing~~-landscape area of Bellagio and connects to Castle Peak Road. It ~~will help~~-facilitates air flow from the south for the inland area.

- (c) ~~The existing~~ Sham Tsz Street in Sham Tseng has a width of 12m (including pavements). The following *strips of land* ~~NBAs are proposed to aligned~~ with Sham Tsz Street ***have been designated as NBAs*** to facilitate air flow from the south for the inland area:
- (i) a strip of ~~NBA-land~~ (3m-wide) ~~is proposed~~ along the eastern part of Ocean Pointe ***has been designated as a NBA***. As it is currently blocked by podium structures of Ocean Pointe, the NBA would be realized upon redevelopment of the site;
 - (ii) a strip of ~~NBA-land~~ (3m-wide) ~~is proposed~~ along the eastern portion of a “R(E)” site (Lot No. 193 in DD 390) ***has been designated as a NBA***. As it is currently blocked by structures of Garden Co. Ltd., the NBA would be realized upon redevelopment of the site; and
 - (iii) a strip of ~~NBA-land~~ (3m-wide) ~~is proposed~~ along the western portion of a “R(E)” site (Lot No. 194 in DD 390) ***has been designated as a NBA***. As it is currently blocked by structures of Garden Co. Ltd., the NBA would be realized upon redevelopment of the site.
- 8.5 The above NBAs should be taken into account upon future development/redevelopment of the sites. As the designation of NBAs is primarily for the purpose of above ground air ventilation, the NBA requirements will not apply to underground developments. Moreover, a minor relaxation clause has been incorporated into the Notes of the relevant zones to allow minor relaxation of the NBA restrictions as shown on the Plan under exceptional circumstances.
- 8.6 According to the AVA, breezeways, air paths, open spaces, gaps between buildings and building permeability especially at near ground level, are effective for maintaining/improving air ventilation in the Area. Future developments are encouraged to adopt suitable design measures to minimize any possible adverse air ventilation impacts, including greater permeability of podium, wider gap between buildings, disposition, orientation, and perforation of building towers to align with the prevailing winds, as appropriate.

9. LAND USE ZONINGS

9.1 Commercial (“C”) : Total Area 0.57 ha

- 9.1.1 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).
- 9.1.2 The two existing sub-urban commercial centres, namely the sub-district commercial centre associated with the Hong Kong Garden Development in Tsing Lung Tau and the cluster of specialty

roast-goose restaurants in Sham Tseng, are zoned for commercial uses. Within this zone, a selective number of commercial uses are permitted as of right to enhance the role of a sub-urban commercial centre. In order to be compatible with the low-density character of the neighbourhood, development or redevelopment within this zone is restricted to three storeys above one level of car park as stipulated in the Notes and maximum plot ratios of 1.75 and 2.15 for the sites in Tsing Lung Tau and Sham Tseng respectively, or the height and plot ratio of the existing building, whichever is the greater.

- 9.1.3 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio and/or 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 are relevant for assessment for minor relaxation of building height restrictions. Each application will be considered on its individual merits.

9.2 Comprehensive Development Area (1) (“CDA(1)”) : Total Area 0.62 ha

- ~~9.2.1 This zone is intended for comprehensive development/redevelopment of the area for hotel use with the provision of supporting facilities. The zoning is to facilitate appropriate planning control over the scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.~~

- ~~9.2.2 This zone covers a site on the headland between Ting Kau Beach and Lido Beach. The planning intention of the “CDA(1)” zoning is for hotel development. To avoid adverse visual impact on Ting Kau Bridge, development or redevelopment at this site is restricted to a maximum building height of 76.77mPD as stipulated in the Notes which is the lowest soffit level of the bridge, and a maximum GFA of 29,400m².~~

Master Layout Plan

- ~~9.2.3 Pursuant to section 4A(1) of the Ordinance, any development in the “CDA” site 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.~~

9.32 Residential (Group A) (“R(A)”) : Total Area ~~9.33~~ 9.43 ha

- 9.32.1 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.
- 9.32.2 This zone covers a number of existing developments in Sham Tseng area, namely Lido Garden, Bellagio, Ocean Pointe, Rhine Garden, Rhine Terrace and Sea Crest Villa (Phase 1).
- 9.32.3 Development within this zone is subject 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.
- 9.32.4 For the addition, alteration and/or modification to or redevelopment of any existing building, it shall not result in a total development and/or redevelopment in excess of the restrictions in paragraph 9.32.3 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 9.32.3 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 interchangeability of domestic and non-domestic plot ratios of an existing building.
- 9.32.5 Developments and redevelopments within the “R(A)” zone are subject to building height restrictions as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- 9.32.6 This zone includes ~~four~~ *five* sub-areas and their development restrictions are specified below.

“Residential (Group A) 1” (“R(A)1”) : Total Area 1.73 ha

- 9.32.7 The Rhine Garden off Castle Peak Road in Sham Tseng is under this sub-area. Development or redevelopment at this site is restricted to a maximum domestic GFA of 81,528m² and a maximum non-domestic GFA of 3,824m². In addition, a GFA of not less than 725m² should be provided for *Government, Institution and Community* (GIC) facilities. The site is subject to a maximum building height of 130mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.

“Residential (Group A) 2” (“R(A) 2”) : Total Area 0.91 ha

- 9.32.8 The residential development of Ocean Pointe, which is located to the south-west of the Garden Co. Ltd. in Sham Tseng, is under this sub-area. Development or redevelopment at this site is restricted to a maximum GFA of 45,660m². A 5-metre wide promenade along the southern boundary of the site should also be provided for public use. A 3m-wide NBA along the eastern boundary of the site as shown on the Plan should also be provided as a means for improvement of air ventilation in the area. The existing building height of the development at 176mPD is considered excessively tall and out-of-context with the waterfront setting. Having regard to the urban fringe character of the area, the waterfront setting, the stepped height concept and taking into account the permissible GFA and the requirement for provision of public promenade/NBA under the OZP, a maximum building height of 85mPD is imposed on the site. Future redevelopment to the existing building height is not allowed taking into account the waterfront setting and to ensure the realization of the planning intention upon redevelopment in the long term.

“Residential (Group A) 3” (“R(A)3”) : Total Area 4.64 ha

- 9.32.9 The residential and commercial development of Bellagio off Castle Peak Road in Sham Tseng is under this sub-area. Development or redevelopment at this site should not result in excess of a maximum domestic GFA of 257,234m² and a maximum non-domestic GFA of 2,872m². In determining the maximum domestic GFA or maximum non-domestic GFA, any floor space that is constructed or intended for use solely as day nursery, children and youth center cum study room, kindergarten consisting not less than 5 classrooms and transport terminus, as required by the Government, may be disregarded. Furthermore, two nullah decks (20m wide on the eastern side and 25m wide on the northwestern side) which also serve as NBA for air ventilation purpose and a 10m-wide promenade along the southern boundary of the site should be provided and landscaped. The two nullah decks and the promenade should be linked up by a continuous pedestrian walkway and open for public access.
- 9.32.10 The existing building heights of the residential towers of 193mPD are considered excessively tall and out-of-context with the waterfront

setting. Having regard to the urban fringe character of the area, the waterfront setting, the stepped height concept and taking into account the permissible GFA, and the requirement for provision of public transport terminus, public promenade/walkway and NBA under the OZP, maximum building heights of 100mPD and 120mPD are imposed on the site. A maximum building height of 30mPD is imposed for the existing public transport terminus and Bellagio Mall at the northern part of the site fronting Castle Peak Road to maintain the existing low-rise character to be compatible with the adjoining school development. Future redevelopment to the existing building height of the residential towers is not allowed taking into account the waterfront setting and to ensure the realization of the planning intention upon redevelopment in the long term.

“Residential (Group A) 4” (“R(A)4”) : Total Area 1.20 ha

9.32.11 The residential development of Lido Garden off Castle Peak Road in Sham Tseng is under this sub-area. The existing building height of the development of 110mPD is considered incompatible with the waterfront setting. Having regard to the urban fringe character of the area, the waterfront setting, the stepped height concept and taking into account the existing plot ratio and site configuration, a maximum building height of 100mPD is imposed on ~~this~~ *the* site. Future redevelopment to the existing building height is not allowed taking into account the waterfront setting and to ensure the realization of the planning intention upon redevelopment in the long term.

9.32.12 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height, plot ratio and/or GFA restrictions (except that on the GFA for GIC within “R(A)1” zone) 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 assessment for minor relaxation of building height restrictions. Each application will be considered on its individual merits. Under exceptional circumstances, minor relaxation of the NBA restriction may be considered by the Board on application under section 16 of the Ordinance.

“Residential (Group A) 5” (“R(A)5”) : Total Area 0.10 ha

9.2.13 *A site to the west of Rhine Garden off Castle Peak Road in Sham Tseng is under this sub-area. Development or redevelopment within this sub-area is restricted to a maximum domestic GFA of 4,531m², a maximum non-domestic GFA of 988m² and a maximum building height of 80mPD, or the GFA and height of the existing building, whichever is the greater. A GFA of not less than 918m² for GIC facilities shall be provided at the site. The GFA control under “R(A)5” zone is regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note No. 4 “Development Control Parameters Plot Ratio/Gross Floor Area”, and shall be subject to the streamlining arrangements stated therein.*

9.43 Residential (Group B) (“R(B)”) : Total Area ~~20.78~~21.43 ha

9.43.1 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.

9.43.2 Existing medium-density residential developments, including Royal Sea Crest and Lung Tang Court developments in Tsing Lung Tau, Angler’s Bay and the Sea Crest Villa developments (Phases 2, 3 and 4) between Sham Tseng and Tsing Lung Tau north of Castle Peak Road, are included in this zone. A site (Lot No. 94 in DD 388) to the south of Hong Kong Garden and a site (Government land) to the west of Hong Kong Garden are planned for residential use. Technical concerns for development on these sites, if any, would need to be addressed in the preparation of the lease conditions. In view of the infrastructural constraints in the Area, the density of development within this zone is controlled by means of plot ratio and site coverage. Development or redevelopment within this zone is required to comply with the plot ratio and site coverage restrictions set out in the Notes, and the respective building height restriction as stipulated on the Plan, or the plot ratio, site coverage and height of the existing building, whichever is the greater.

9.43.3 This zone includes ~~one~~**two** sub-areas and ~~its~~**their** development restrictions are specified below.

“Residential (Group B) 1” (“R(B)1”) : Total Area 13.52 ha

9.43.4 Hong Kong Garden and a site surrounded by Hong Kong Garden in Tsing Lung Tau are under this sub-area. Developments or redevelopments at these sites are restricted to maximum GFA specified below, or the GFA of the existing building, whichever is the greater:

<u>Lot Number</u>	<u>Maximum GFA</u>
Tsing Lung Tau Lot No. 60 (Hong Kong Garden)(excluding commercial complex)	214,706m ²
Government land and Lots No. 15, 16, 18 and 19 in DD 388 (site surrounded by Hong Kong Garden)	2,898m ²

Developments or redevelopments within this sub-area are also restricted to maximum building heights of 60mPD, 90mPD, 95mPD and 120mPD, or the height of the existing building, whichever is the greater, having regard to the urban fringe character of the area and the stepped height concept.

“Residential (Group B) 2” (“R(B)2”) : Total Area 0.65 ha

9.3.5 *A site abutting the roundabout of Castle Peak Road - New Ting Kau is under this sub-area. Development or redevelopment within this*

sub-area is restricted to a maximum GFA of 29,400m², and no part of the structures of the development or redevelopment shall exceed 77mPD, or the GFA and height of the existing building, whichever is the greater. A GFA of not less than 760m² for GIC facilities shall be provided at the site. The GFA control under “R(B)2” zone is regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note No. 4 “Development Control Parameters Plot Ratio/Gross Floor Area”, and shall be subject to the streamlining arrangements stated therein.

9.3.6 *For any new development or redevelopment of an existing building, a layout plan shall be submitted for consideration by the Board on application under section 16 of the Ordinance to address concerns on environmental aspects. The layout plan submission should set out the proposed land use(s), and the form and disposition of all buildings, and provide relevant— environmental assessment to ensure the air quality and traffic noise issues could be properly addressed.*

9.3.7 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio, site coverage, GFA and/or 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 assessment for minor relaxation of building height restrictions. Each application will be considered on its individual merits.

9.54 Residential (Group C) (“R(C)”) : Total Area 8.50 ha

9.54.1 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 Board.

9.54.2 Because of the existing infrastructural constraints and the objectives to conserve the natural landscape, panoramic sea view as well as to provide greater flexibility without compromising the low-rise, low-density character of the “R(C)” sites, development or redevelopment within this zone is restricted to maximum plot ratio of 0.4 and a maximum building height of 3 storeys including car park as stipulated in the Notes, or the plot ratio and height of the existing building, whichever is the greater. The maximum plot ratio of 0.4 may, upon obtaining permission of the Board on application under section 16 of the Ordinance, be increased to a maximum of 0.75, provided that the noise impact from Castle Peak Road on the proposed development would be mitigated to the satisfaction of the Board. The design of the residential buildings within the “R(C)” zones should, in addition to the need to address the traffic noise impact from Castle Peak Road, blend in well with the surroundings in particular with due regard to tree preservation and fresh air ventilation in the development proposals.

- 9.54.3 This zone includes four sub-areas and their development restrictions are specified below.

“Residential (Group C) 1” (“R(C)1”) : Total Area 0.45 ha

- 9.54.4 Two sites (Lot No. 440 RP in DD 399 and Lots No. 424, 425, 426 and 452 in DD 399) in Ting Kau are under this sub-area. Development or redevelopment within this sub-area is restricted to a maximum plot ratio of 0.75 and a maximum building height of 3 storeys including car park, or the plot ratio and the height of the existing building, whichever is the greater.

“Residential (Group C) 2” (“R(C)2”) : Total Area 0.38 ha

- 9.54.5 Two sites ~~(residential developments in Ting Kau, namely Grand Riviera Lot No. 496 in DD 399 and Edinburgh Villa, Lot No. 416 in DD 399) in Ting Kau~~ are under this sub-area. Development or redevelopment within this sub-area is subject to the restrictions in paragraph 9.5.2 above. The maximum plot ratio and building height may, upon obtaining permission of the Board on application under section 16 of the Ordinance, be increased to a maximum plot ratio of 1.2 and a maximum building height of 3 storeys above one level of car park provided that the noise impact from Castle Peak Road on the proposed development would be mitigated to the satisfaction of the Board.

“Residential (Group C) 3” (“R(C)3”) : Total Area 0.76 ha

- 9.54.6 ~~One site~~ **A residential development** ~~(Lot No. 495 in DD 399)~~ in Ting Kau, **namely Deauville**, is under this sub-area. Development or redevelopment within this sub-area is subject to the restrictions in paragraph 9.54.2 above. The maximum GFA and building height may, upon obtaining permission of the Board on application under section 16 of the Ordinance, be increased to a maximum GFA of 7,268m²; and a maximum building height of 5 storeys above one level of car park provided that the noise impact from Castle Peak Road on the proposed development would be mitigated to the satisfaction of the Board.

“Residential (Group C) 4” (“R(C)4”) : Total Area 0.066 ha

- 9.54.7 The ex-Kowloon Textile Family Dormitory site in Sham Tseng is under this sub-area. The site is subject to a maximum plot ratio of 0.4 and a maximum building height of 3 storeys including car park. The site is currently occupied by a 6-storey building with a plot ratio of about 3.3 which is considered incompatible with the surrounding rural environment and village house development. In order to maintain a compatible building height profile, future redevelopment to the existing plot ratio and building height is not permitted. However, as long as there is no addition of GFA and/or building height, renovation works to the existing building is allowed.

9.54.8 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio or GFA or 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 assessment for minor relaxation of building height restrictions. Each application will be considered on its individual merits.

9.65 Residential (Group D) (“R(D)”) : Total Area 0.72 ha

9.65.1 This zone covers the squatter huts and temporary structures at Sham Hong Road in Sham Tseng and is intended primarily for improvement and upgrading of the area through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board. Within this zone, redevelopment of existing houses shall not result in a total redevelopment of a maximum building area of 37.2m² and a maximum building height of 2 storeys (6m), or the building area and height of the existing building, whichever is the greater.

9.65.2 Apart from the intention of residential upgrading, very low-rise and low-density residential development may be permitted on application to the Board. To be in line with the general development intensity of the surrounding areas, residential development shall not result in a total development in excess of a maximum plot ratio of 0.4 and a maximum building height of 2 storeys (6m), or the plot ratio and height of the existing building, whichever is the greater.

9.65.3 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of plot ratio and/or 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 assessment for minor relaxation of building height restrictions. Each application for minor relaxation of plot ratio and/or building height restrictions will be considered on its own merits.

9.76 Residential (Group E) (“R(E)”) : Total Area 1.51 ha

9.76.1 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 industrial/residential interface problem.

9.76.2 The two Garden Co. Ltd. sites (Lots No. 193 and 194 in DD 390) in Sham Tseng are under this zone. Garden Co. Ltd. is the only remaining industrial operation in Sham Tseng. The planning intention of the “R(E)” zone for Garden Co. Ltd. is to phase out the

existing industrial activity, removal of the industrial/residential interface problems in the area, to encourage redevelopment of the existing industrial use for commercial and residential uses in the long run, and to allow more flexibility for redevelopment.

- 9.76.3 Redevelopment of these two sites would need to rely on private initiatives. In the interim, consideration may be given to allowing development of certain 'compatible' non-polluting industrial uses within the sites which would not further degrade the environmental quality of the area upon application to the Board.
- 9.76.4 Within this zone, development or redevelopment is subject to a maximum domestic plot ratio of 5.0 or a maximum non-domestic plot ratio of 9.5 as stipulated in the Notes and building height and NBA restrictions as stipulated on the Plan.
- 9.76.5 A maximum building height of 85mPD is imposed on the site near waterfront (Lot No. 194 in DD 390) having regard to the urban fringe character of the area, the waterfront setting, the stepped height concept and taking into account the permissible plot ratio and the requirement for provision of NBA under the OZP. A 3m-wide NBA along the western site boundary is imposed for improvement of air ventilation in the area.
- 9.76.6 A maximum building height of 100mPD is imposed on the more inland site (Lot No. 193 in DD 390) having regard to the urban fringe character of the area, the stepped height concept and taking into account the permissible plot ratio and the requirement for provision of NBA under the OZP. A 3m-wide NBA along the eastern site boundary is imposed for improvement of air ventilation in the area.
- 9.76.7 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio and/or 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 assessment for minor relaxation of building height restrictions. Each application will be considered on its individual merits. Under exceptional circumstances, minor relaxation of the NBA restriction may be considered by the Board on application under section 16 of the Ordinance.

9.87 Village Type Development ("V") : Total Area 13.91 ha

- 9.87.1 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.

- 9.87.2 This zone covers Tsing Lung Tau Village, Yuen Tun Village, Pai Min Kok Village, Sham Tseng San Tsuen, Sham Tseng Kau Tsuen, Sham Tseng East Village, Sham Tseng Village, Sham Tseng Commercial New Village, Shu On Terrace, Tsing Fai Tong New Village and Ting Kau Village. Within this zone, a selective range of residential, commercial and GIC uses are permitted as of right on the basis that these uses would serve the needs of villages and yet would not adversely affect the character of these villages.
- 9.87.3 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 (8.23m), or the height of the existing building, whichever is the greater, is imposed under this zoning.
- 9.87.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the height restriction may be considered by the Board on application under section 16 of the Ordinance. Each application will be considered on its individual merits.

9.98 Government, Institution or Community (“G/IC”) : Total Area 10.4 ha

- 9.98.1 This zone is intended primarily for the provision of ~~Government, institution or community~~ (GIC) facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organization providing social services to meet community needs, and other institutional establishments. 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.
- 9.98.2 A range of GIC facilities has been provided in the Area. They include Sham Tseng Fresh Water Service Reservoir (covered) and Fresh Water Treatment Works, Tai Lam Country Park Sham Tseng Management Centre, Telephone Exchange, Sham Tseng Fire Station Cum Ambulance Depot, two primary schools (Emmanuel Primary School and Sham Tseng Catholic Primary School), a public car park and public utility installations. Two sites are reserved for future GIC developments; one in Hong Kong Garden in Tsing Lung Tau and the other one at Sham Hong Road in Sham Tseng.
- 9.98.3 Developments or redevelopments within the “G/IC” zone are subject to building height restrictions as stipulated on the Plan, or the height of the existing building, whichever is the greater. Minor

relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance. Each application will be considered on its own merits, taking into account the relevant criteria as set out in paragraph 7.6 above.

- 9.98.4 This zone includes one sub-area and the development restrictions are specified below.

“Government, Institution or Community (1)” (“G/IC(1)”) : Total Area 0.58 ha

- 9.98.5 This zone covers land beneath flyover. Due to the physical constraints and environmental conditions of such land, only selected GIC facilities are permitted in this sub-zone. Some other community and social welfare facilities may be permitted on application to the Board.

- 9.98.6 These areas are located beneath Tuen Mun Road in Sham Tseng and currently occupied by Sham Tseng Tsuen Communal Effluent Improvement Works, temporary fee-paying car parks, refuse collection point and temporary local open space.

9.109 Open Space (“O”) : Total Area 7.83 ha

- 9.109.1 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.

- 9.109.2 This zoning covers seven gazetted beaches, namely Approach Beach, Ting Kau Beach, Lido Beach, Casam Beach, Hoi Mei Beach, Gemini Beaches and Anglers’ Beach. Existing open space includes the Sham Tsz Street Playground adjacent to Garden Co. Ltd. A site at Sham Tseng Kau Tsuen is reserved for the development of open space use.

9.140 Other Specified Uses (“OU”) : Total Area 1.74 ha

- 9.140.1 This zoning is intended primarily for the development of specified uses which include “Tourism and Recreation Related Uses”, “Sewage Treatment Plant”, “Pier” and “Amenity Area”.

“Other Specified Uses” annotated “Tourism and Recreation Related Uses” : Total Area 0.17 ha

- 9.140.2 The existing Airport Core Programme Exhibition Centre near Hoi Mei Beach is under this zone. It is accommodated in an ex-Government quarters building (known as Homi Villa) which was constructed in 1930s. It is one of the few existing examples of local country house of that period which still retains many of its original architectural features such as floor tiles, columns and mouldings. This architecturally significant building is considered worthy of

preservation. The exhibition centre is at present managed by *the* Home Affairs Department and provides a public lookout point of the Tsing Ma and Ting Kau Bridges along the coast of Tsuen Wan West. Any demolition of, or any addition, alteration and/or modification to any of the existing building requires planning permission from the Board.

“Other Specified Uses” annotated “Sewage Treatment Plant” : Total Area 1.13 ha

9.140.3 Sham Tseng Sewage Treatment Plant is under this zone.

“Other Specified Uses” annotated “Pier”: Total Area 0.19 ha

9.140.4 Four existing piers in Ting Kau, Sham Tseng and Tsing Lung Tau are under this zone.

“Other Specified Uses” annotated “Amenity Area” : Total Area 0.25 ha

9.140.5 A site beneath Tuen Mun Road in Sham Tseng, which is currently occupied by the Sham Tseng Temporary Playground and Sham Tseng Temporary Market and Cooked Food Centre, is under this zone.

9.140.6 Developments or redevelopments within areas annotated “Tourism and Recreation Related Uses”, “Sewage Treatment Plant” and “Pier” are subject to building height restrictions as stipulated on the Plan, or the height of the existing building, whichever is the greater. Minor relaxation of the building height restrictions in terms of number of storeys may be considered by the Board on application under section 16 of the Ordinance. Each application will be considered on its own merits, taking into account the relevant criteria as set out in paragraph 7.6 above.

9.112 Undetermined (“U”) : Total Area 9.43 ha

This zone covers a sloping area to the west of Hong Kong Garden. The use of the area is still subject to further investigation related to the proposed ~~North West New Territories urban route (Route 10)~~ *11 (section between Yuen Long and North Lantau)*.

9.123 Green Belt (“GB”) : Total Area ~~302.23~~ 302.22 ha

9.132.1 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.

9.132.2 This zoning covers mainly steep hill-slopes to the north and the

coastal area to the south of the Area. This is to maintain the Area as a well-known and convenient retreat from the crowded urban areas as well as a visually and aesthetically pleasant environment for villa type development and for leisure recreational activities.

9.132.3 Development or redevelopment within this zone will be carefully controlled and each application for development or redevelopment will be considered on its individual merits taking into account relevant Town Planning Board Guidelines.

10. TRANSPORT

10.1 The Area is served by ~~a trunk road~~ **an expressway**, *namely* Tuen Mun Road, and ~~a primary distributor~~ **rural** road, *namely* Castle Peak Road. Both the internal and the external transport links are heavily dependent on Castle Peak Road as there is only one vehicular access from Tuen Mun Road to the Area via the Sham Tseng Interchange.

~~10.2 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 road works were completed in 2007.~~

10.23 ~~As many sections of Tuen Mun Road have reached or are approaching the end of their service life, In order to improve Tuen Mun Road to the current expressway standards, the detailed design and construction for Reconstruction and Improvement of Tuen Mun Road (Eastern Section) is being~~ **was** carried out by *the* Highways Department (*HyD*) ~~in order to improve Tuen Mun Road to the current expressway standards as far as practicable. The construction and improvement works are tentatively scheduled for completion and completed~~ in 2014/5.

10.34 The Area is also traversed by Tsing Long Highway (the Route 3), which is ~~a territorial trunk road~~ **an expressway** linking the North Western New Territories with West Kowloon and the Hong Kong Island. The alignment of this Route through Ting Kau has been incorporated onto the Plan.

11. CULTURAL HERITAGE

A site of archaeological interest, namely ~~the~~ Ting Kau Kiln, **and two graded historical buildings, i.e. Dragon Garden (Grade 2) and Homi Villa (Grade 3)** falls within the ~~Area~~ **Tsuen Wan West OZP** boundary. ~~Within the boundary of the Area, there are two graded historical buildings, i.e. Dragon Garden (Grade 2) and Homi Villa (Grade 3).~~ All the above site of archaeological interest and graded historical 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 AAB. Details of the list of 1,444 historic buildings and the new items have been uploaded onto the website of AAB at <http://www.aab.gov.hk>.*** Prior consultation with the Antiquities and Monuments Office (AMO) of the ~~Leisure and Cultural Services Department and~~

~~Commissioner for Heritage's Office of Development Bureau~~ should be made, if any **works**, development, redevelopment or rezoning proposals might affect the above site of archaeological interest, historical buildings/structures, ***new items pending grading assessment or any other historic buildings/structures with potential heritage value identified, both at grade and underground***, and ***its***/their immediate environs. If disturbance ~~of to~~ the site of archaeological interest (SAI) ~~or other areas of archaeological potential~~ is unavoidable, ***prior agreement with AMO should be made on any measures for the protection of the SAI. For example, whether a detailed Archaeological Impact Assessment (AIA) is required. The AIA shall evaluate the archaeological impact imposed by the proposed works. If necessary, conducted by a qualified an archaeologist shall be engaged to*** is required for development works within the sites. ~~The archaeologist shall apply for a licence~~ ***from the Antiquities Authority to conduct the AIA under the Antiquities and Monuments Ordinance (Cap. 53) for an archaeological field investigation.*** A proposal of the AIA shall be submitted to the AMO for agreement prior to applying for ~~a the~~ licence. ***Subject to the findings of the AIA, appropriate mitigation measures shall be fully implemented by the project proponent in consultation with AMO.***

12. UTILITY SERVICES

- 12.1 There are Sham Tseng Fresh Water Treatment Works and Service Reservoir located at the north of Tuen Mun Road in Tsing Lung Tau.
- 12.2 Sham Tseng Sewage Treatment Plant has been commissioned. Effluent of existing developments at Sham Tseng area is connected to the public sewerage network for treatment and discharge at Sham Tseng Sewage Treatment Plant. Additional pumping stations have already been constructed in Ting Kau and Tsing Lung Tau as part of the Ting Kau and Sham Tseng Sewerage Scheme in order to serve the Area.
- 12.3 It is envisaged that there will be no problem in the supply of electricity and gas to meet the needs of the Area. The existing Sham Tseng Telephone Exchange has capacity to cater the future demand in the Area.

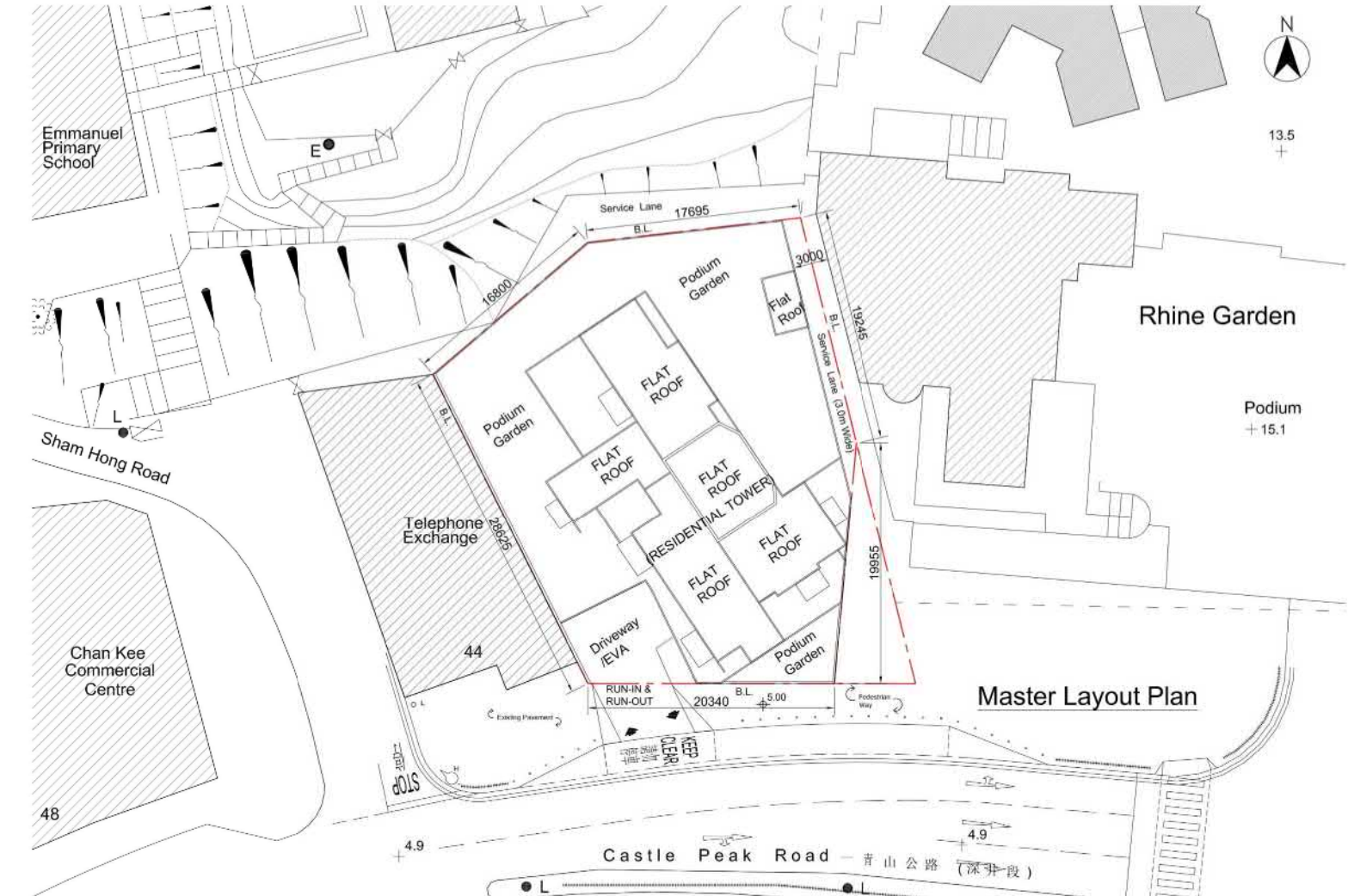
13. IMPLEMENTATION

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

PlanD. These detailed plans are used as the basis for public works planning and site reservation within the Government. Disposal of sites is undertaken by— **LandsD.** Public works projects are co-ordinated by the Civil Engineering and Development Department in conjunction with relevant client departments and the works departments, such as ~~the Highways Department~~ **HyD** and the Architectural Services Department. In the course of implementation of the Plan, the Tsuen Wan District Council would also be consulted as appropriate.

- 13.3 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 the guidelines published by the Board. The outline development plans and layout plans are available for public inspection at ~~the Planning Department~~ **PlanD.** 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~~ **PlanD.** Application forms and guidance notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board, the Technical Services Division and the relevant District Planning Office of ~~the Planning Department~~ **PlanD.** Applications should be supported by such materials as the Board thinks appropriate to enable it to consider ~~the applications~~ **them.**

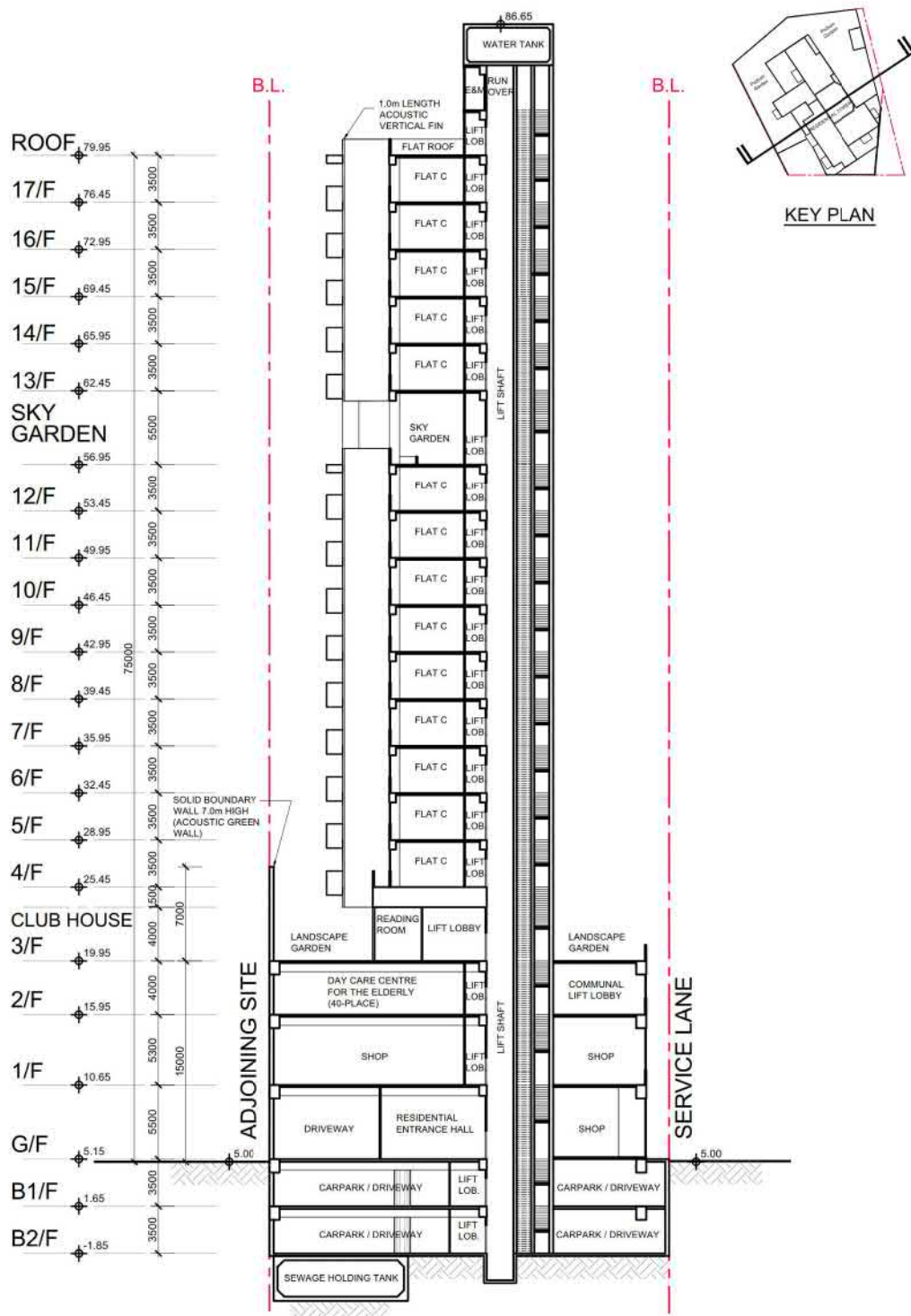
TOWN PLANNING BOARD
DECEMBER 2012 XX XXXX



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REMARKS: DO NOT SCALE THIS DRAWING. ALL MEASUREMENTS MUST BE CHECKED ON SITE.		APPROVED: AP		DATE: OCT. 2019	
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		DATE: JUN. 2020		DATE: DEC. 2020	
		PROJECT: Proposed Re-zoning for Composite Building at Castle Peak ROAD, Tsam Tseng, N.T.		TITLE: Master Layout Plan	
		DWG NO.: MLP-01 (Rev. E)		JOB NO.: 18077	
		SCALE: 1:2000			

參考編號 REFERENCE No.	繪 圖 DRAWING
Y/TWW/5	Z-10

(來源：附錄 If)
(Source : Appendix If)



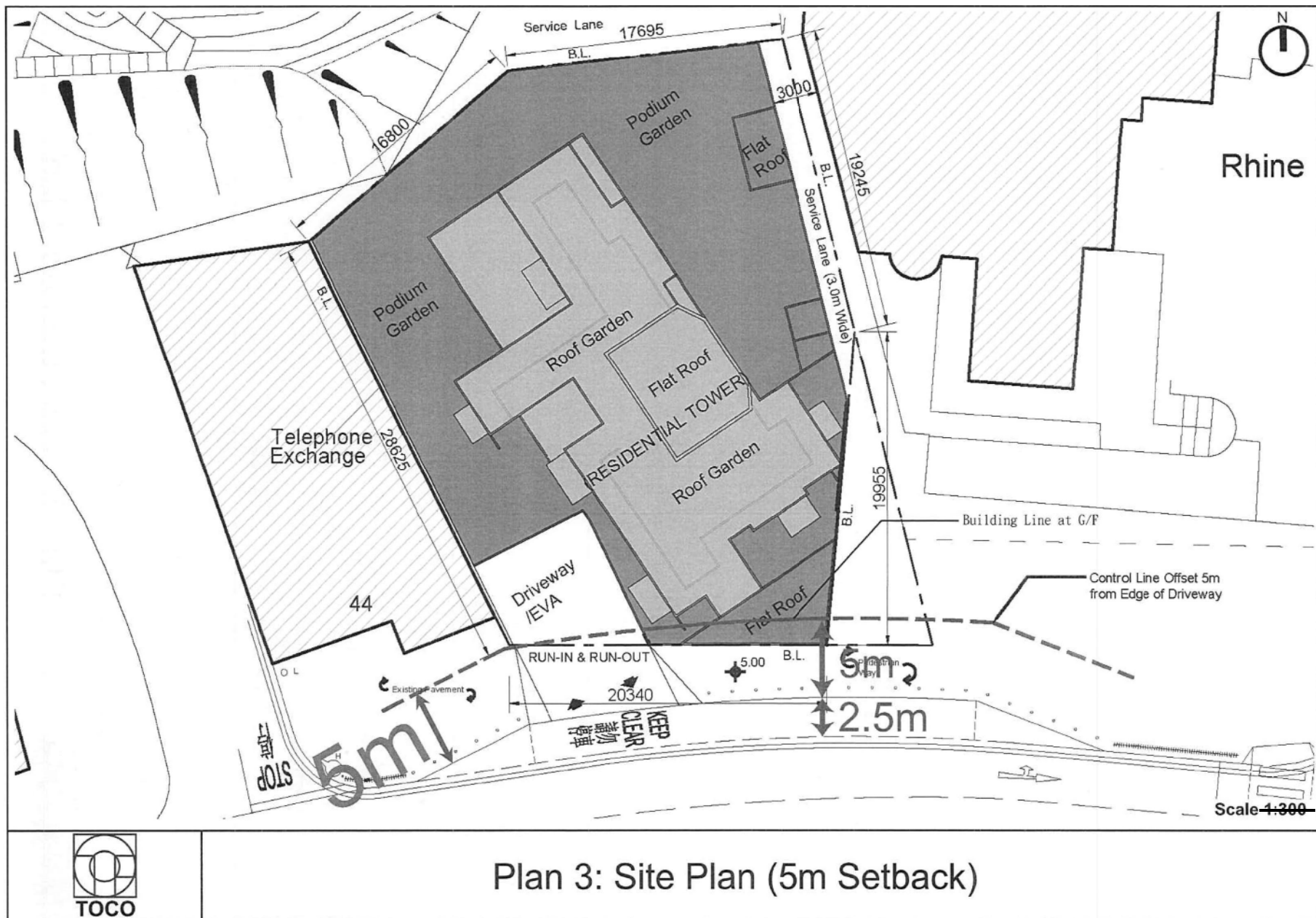
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		CHECKED:		Proposed Re-zoning for Composite Building at Castle Peak Road, Tsam Tseng, N.T.		JOB NO.:		B		OCT. 2020			
		DATE:		Section		18077							
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參考編號
REFERENCE No.
Y/TWW/5

繪圖
DRAWING
Z-13

(來源：附錄 If)
(Source : Appendix If)



參考編號 REFERENCE No.	繪圖 DRAWING
Y/TWW/5	Z-17

(來源：附錄 Ie)
(Source : Appendix Ie)

Tsuen Wan and West Kowloon District

Agenda Item 3

Section 12A Application

[Open Meeting (Presentation and Question Sessions only)]

Y/TWW/5 Application for Amendment to the Approved Tsuen Wan West Outline Zoning Plan No. S/TWW/19, To Rezone the Application Site from “Government, Institution or Community” to “Residential (Group A)5”, Lots 99, 100, 101 RP, 110 RP, 171C and 183 in D.D. 390 and Adjoining Government Land, Sham Tseng, Tsuen Wan West, New Territories
(MPC Paper No. Y/TWW/5A)

Presentation and Question Sessions

4. The following representatives from Planning Department (PlanD) and the applicant were invited to the meeting at this point:

PlanD

Mr Derek P.K. Tse	- District Planning Officer/Tsuen Wan and West Kowloon (DPO/TWK)
Mr K.S. Ng	- Senior Town Planner/Tsuen Wan and West Kowloon (STP/TWK)

Applicant’s Representatives

Sham Tseng Chan Kee Roasted

Goose Company Limited

Mr W.M. Chan

*Toco Planning Consultants
Limited*

Mr Ted Chan

Mr Daniel Wei

*Barrie Ho Architecture
Interiors Limited*

Ms Maggie Mak

Mr Brio Lam

Mr Julian Ng

CKM Asia Limited

Mr K.M. Chin

Ramboll (HK) Limited

Mr C.M. Cheng

5. The Chairman extended a welcome and explained the procedures of the meeting. He then invited PlanD's representative to brief Members on the background of the application.

6. With the aid of a PowerPoint presentation, Mr K.S. Ng, STP/TWK, presented the application and covered the following aspects as detailed in the Paper:

- (a) background of the application;
- (b) the proposed rezoning of the application site (the Site) from "Government, Institution or Community" ("G/IC") to "Residential (Group A)5" ("R(A)5") on the approved Tsuen Wan West Outline Zoning Plan (OZP) No. S/TWW/19 to facilitate a proposed residential development with retail and social welfare facilities (SWF);
- (c) departmental comments were set out in paragraph 9 of the Paper;

- (d) during the statutory publication periods, a total of 5,687 public comments, including 2,201 supporting comments, 3,264 objecting comments and 222 comments with reservation/providing views on the application, were received. The supporting comments were submitted by the former Chairmen, Vice-chairman and members of Tsuen Wan District Council (TWDC) and Tsuen Wan Rural Committee, current members of TWDC, Chairman of Ma Wan Rural Committee, Chairmen, Vice-Chairmen, members and/or representatives of Sham Tseng Villages, Sham Tseng Village Office, Sham Tseng Commercial New Village, Tsuen Wan West Area Committee, 深井潮州同鄉會, Sham Tseng Trade Association Limited, 香港工商總會荃灣分會, 荃灣各界協會, 荃灣區體育康樂聯會, 靈光小學校友會, Yuen Yuen Institute Neighbourhood Elderly Centre, residents of nearby residential developments and individuals; while the objecting comments and those with reservation/providing views were submitted by the current members of TWDC including Chairman of the TWDC District Planning, Development and Facilities Management Committee, Hong Kong Telecom, members of 靈光小學校董會, 青深房屋關注組, residents of nearby residential developments and individuals. Major views were set out in paragraph 10 of the Paper; and
- (e) PlanD's views – PlanD had no in-principle objection to the application based on the assessments set out in paragraph 11 of the Paper. The proposed residential development with retail and SWFs was not incompatible with the surrounding land uses. The proposed development intensity was also not incompatible with the surrounding residential developments. The Chief Town Planner/Urban Design and Landscape considered that the proposed development would unlikely induce adverse impacts on visual quality, landscape character and surrounding pedestrian wind environment. As the proposed development would not generate adverse traffic impact on the surrounding area, the Commissioner for Transport had no adverse comment on the application. The Site was originally reserved for the development of an ambulance depot but such facility was subsequently built in another "G/IC" site. Since then, the Site had not been designated for any specific government, institution and

community (GIC) use. Apart from the Social Welfare Department (SWD), other government bureaux and departments consulted had no plan to utilise the Site for GIC uses. The Site was mainly private land and relatively small in size. The premises-based SWFs proposed at the development were considered acceptable by SWD. Relevant government departments had no objection to or no adverse comment on the application. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

[Mr Franklin Yu arrived to join the meeting during PlanD's presentation.]

7. The Chairman then invited the applicant's representatives to elaborate on the application. With the aid of the visualiser, Mr W.M. Chan and Mr Ted Chan, the applicant's representatives, made the following main points:

- (a) the Site was located in Sham Tseng which was a well-established residential area with GIC uses and basic infrastructures. There were some high-rise residential developments including Rhine Garden, Bellagio and Lido Garden to its east and south, and some low-rise clusters such as Sham Tseng Village to its further north. Being located in the midst of the development, the Site was considered appropriate for a medium-rise residential development. The lawn on 3/F of the proposed development could also provide visual pleasure and greenery to the neighbours;
- (b) the rear part of the Site was a restaurant in 1990. For the front part of the Site, an application for a proposed temporary single-storey commercial development for a period of six years was approved by the Metro Planning Committee (the Committee) in 2005. Subsequently, renewal of the said planning approval had been approved by the Committee four times, each of three years, and the commercial development continued to operate till now;
- (c) the Site was originally zoned "G/IC" for an ambulance depot. However, such facility was subsequently developed at another site at the junction of Tuen Mun Road and Castle Peak Road – Sham Tseng in 1997. Since then,

the Site had not been designated for any GIC use;

- (d) the proposed development would bring about social benefits by providing the SWFs, while making efficient use of land resources to increase the housing supply and provide more retail facilities to the locals; and
- (e) the development scheme had been enhanced with the support of technical assessments, taking into account the departmental comments and local concerns. The proposed development would not generate adverse impact on the surroundings. Furthermore, strong local support to the application had been obtained.

8. As the presentations of PlanD's representative and the applicant's representatives were completed, the Chairman invited questions from Members.

9. In response to a Member's enquiry on the subsequent procedure should the Committee agree to the application, the Chairman said that PlanD would proceed to the OZP amendment procedure. The proposed OZP amendment(s) would be submitted to the Committee for consideration, and if agreed, the amendments would be published for public inspection. The public could submit representations and comments to the Town Planning Board (the Board) in accordance with the Town Planning Ordinance (TPO). The representations and comments received would then be submitted to the Board for consideration. The Chairman remarked that the proposed scheme under application was only a notional scheme. Should the application be agreed by the Committee, appropriate development restrictions would be imposed on the proposed "R(A)5" zone for the Site and the project proponent should implement the scheme in accordance with the restriction on the Notes of the zone under the OZP.

10. The Chairman and some Members raised the following questions to PlanD's representatives:

The Site

- (a) the planning history of the subject "G/IC" zone;

- (b) the building height (BH) restriction of the subject “G/IC” zone;

The Proposed Development

- (c) noting that the width of the existing footpath in front of the Site was relatively narrow, whether the proposed site boundary could be rationalised with a view to improving the streetscape and pedestrian circulation along Castle Peak Road;
- (d) whether the proposed development would induce adverse visual impact on Emmanuel Primary School, which was located to the north of the Site;
- (e) whether there was any mechanism to ensure that the approved scheme would be implemented, say if the Site was sold to another owner;

The Proposed Social Welfare Facilities

- (f) the funding arrangement for the SWFs, and whether the gross floor area (GFA) for the SWFs would be included in the GFA calculation of the proposed development;
- (g) whether there was any restriction on height above the ground floor level imposed on residential care homes for the elderly (RCHE);

Provision of GIC facilities in Sham Tseng and the Tsuen Wan District

- (h) the population in Tsuen Wan West, and the existing and planned provision of GIC facilities as well as their general distribution in the area;
- (i) noting that some GIC facilities (including market, library and post office) were provided on a temporary basis in Sham Tseng, whether the Government had any plan to provide such facilities on a permanent basis in the long run;

- (j) even though there was no major shortfall in GIC facilities in the area, whether the Site could provide more community facilities to serve the wider district; and

Others

- (k) whether the operation and maintenance of the telephone exchange to the west of the Site would be affected by the proposed development during construction and after completion of the proposed development as raised in a public comment.

11. In response, Mr Derek P.K. Tse, DPO/TWK, made the following main points:

The Site

- (a) the Site had been zoned “G/IC” for an ambulance depot since the first Tsuen Wan West OZP gazetted in 1989. On 22.9.1989, the Board decided not to uphold the objection against the “G/IC” zoning lodged by the previous land owner as the Site had been reserved for an ambulance depot, which was considered the only available site that could meet the development programme of the ambulance depot at that time. However, as the Sham Tseng Fire Station cum Ambulance Depot was subsequently built at another “G/IC” site in 1997, the Site had not been designated for any GIC use since then;
- (b) the Site was currently subject to a BH restriction of two storeys on the OZP. Any development at the Site exceeding the BH restriction would require planning permission from the Board;

The Proposed Development

- (c) there was no requirement for building setback from Castle Peak Road by the Government. That said, to rationalise the boundary of the “R(A)5” zone, the applicant proposed to include a small piece of government land

(about 58m²) at the southeastern corner of the Site within the same “G/IC” zone into the “R(A)5” zone as non-building area (NBA) which would be open 24 hours to the public for pedestrian circulation. Regarding the rationalisation of the zoning boundary along Castle Peak Road for improving the streetscape and pedestrian circulation, it could be examined when the proposed amendments to the OZP were submitted to the Committee for agreement prior to gazetting under the TPO, should the application be agreed to;

- (d) the proposed development and Emmanuel Primary School were located at two platforms with level difference and separated by a vegetated slope. The proposed development at a lower level would be visible from the concerned school, and might create some visual obstructions to the school;
- (e) the proposed scheme under the current application was only a notional scheme for illustration purpose. Should the application be agreed by the Committee, the Site would be rezoned to “R(A)5” with stipulation of appropriate development restrictions and requirements. Relevant development restrictions/requirements would also be incorporated into the lease conditions as appropriate at the land exchange stage. There was no control on land transaction. The future development at the Site should comply with the development restrictions/requirements under the “R(A)5” zone and the lease, not the notional scheme under the current application;

The Proposed Social Welfare Facilities

- (f) according to the established funding arrangements, SWD would, through the Lotteries Fund, provide the construction cost of the proposed SWFs to the developer. Upon completion, the facilities would be handed over to the Government and appropriate service providers would be selected by the Government. The floor area of GIC facilities, including SWFs, as required by the Government would be exempted from the GFA calculation of the proposed development;

- (g) the RCHE should be situated at a height of not more than 24 metres above the ground level in accordance with the relevant regulation. Since a standard RCHE (with 100 places) required a sizable site area, the Site was considered not suitable for such provision;

Provision of GIC Facilities in Sham Tseng and the Tsuen Wan District

- (h) the planned population in Tsuen Wan West was about 34,400 persons. The existing GIC facilities in area covered by the Tsuen Wan West OZP mainly concentrated in Sham Tseng, which comprised an elderly centre, a pre-school (including child care centre) and a nursery school, two primary schools, a children and youth integrated services centre, a fire station cum ambulance depot, a mobile post office, a mobile library and a temporary market;
- (i) the planned provision of GIC facilities was based on the Hong Kong Planning Standards and Guidelines and the planned population. There was generally no shortfall in major community facilities in the Tsuen Wan West area except for child care centres, community care services facilities and RCHE which were long-term targets to be achieved in the planning and development process. Furthermore, the slight shortfall in primary and secondary school classrooms could be addressed by the provision in the Tsuen Wan district. As the planning standard for library was one district library for 200,000 persons, the population of some 20,000 persons in Sham Tseng was far below the minimum population requirement. The existing provision of library (with one surplus) in the Tsuen Wan district was sufficient to serve the residents there. That said, the mobile library in Sham Tseng could provide additional services to the local community. As for post office and market, their provisions were not population-based. In addition, the temporary market in Sham Tseng had been operating for more than 20 years to serve the local community;
- (j) as the Site was relatively small, it might not be suitable to accommodate stand-alone GIC facilities. Apart from SWD, relevant government

bureaux and departments had no plan to use the Site for providing GIC facilities under their respective purview. The proposed provision of premises-based SWFs with a GFA of not less than 918m² (equivalent to about 20% of the domestic GFA at the Site) on 2/F of the development was considered acceptable to SWD; and

Others

- (k) regarding the public comments raised by Hong Kong Telecom concerning that the telecommunication services would be affected by the proposed development during construction/after completion of the proposed development, the Office of the Communications Authority had no adverse comment on the application and advised the applicant to liaise and work closely with the relevant stakeholders with a view to minimising possible disruption to the normal operation of the telephone exchange and provision of public telecommunication services arising from the proposed development.

12. With regard to the potential visual impact on Emmanuel Primary School, Mr Ted Chan, the applicant's representative, added that as the façade of the school building facing the proposed development had no window, no adverse visual impact on the school was envisaged. Regarding the provision of GIC facilities in the area, Mr W.M. Chan, the applicant's representative, supplemented that the population in Tsuen Wan West was insufficient to justify a district library while the Sham Tseng Children and Youth Integrated Services Centre operated by the Boys' and Girls' Club Association of Hong Kong had been providing library services to the local community. For the post office services, the request for a permanent post office made by the local residents was turned down by the Government in the past due to financial viability consideration.

13. Some Members raised the following questions to the applicant's representatives:

- (a) history of the Site, and whether there was any change in land ownership since 1989;

- (b) whether a designated lift would be assigned for the proposed retail and GIC uses and whether a universal accessible lift would be provided to serve the elderly and disabled people in the development scheme; and
- (c) management of the common facilities of the proposed development.

14. In response, Mr W.M. Chan, Mr Ted Chan and Ms Maggie Mak, the applicant's representatives, made the following main points:

- (a) the Site was originally occupied by the factory of the San Miguel Brewery Hong Kong Limited. The Site was sold to the applicant in 1989 and there was no change in the land ownership since then;
- (b) a designated lift would be provided at the development to serve the retail and GIC facilities at the low zone. Priority would be given to the SWFs' users and a detailed operation and management plan would be prepared in consultation with SWD. Barrier free access would also be provided to serve the SWFs' users in accordance with the relevant regulations and requirements; and
- (c) the detailed management arrangement of the common facilities would be subject to further discussion with the relevant government departments at the detailed design stage, which would be incorporated in the land lease and deed of mutual covenant of the development, as appropriate. In general practice, the common areas, including lifts and circulation area, would be managed by a property management company on the payment of fee to be shared by relevant parties. The lawn on 3/F could be open for public use if considered appropriate.

15. In response to a Member's enquires related to the procedure on land resumption of private lots for public purpose, Mr Albert K.L. Cheung, Assistant Director (Regional 1), Lands Department (LandsD) explained that land resumption would normally be initiated by LandsD at the request of the relevant government departments for implementation of government projects. For land resumption under the Lands Resumption Ordinance (Cap.

124), project proponent of the government project should satisfy the Chief Executive in Council that the use of the site was for a “public purpose” before statutory power under Cap. 124 could be invoked to resume private land. Regarding the Member’s further question on the land administration for change of use at a site, Mr Cheung said that if the proposed change of use was not permitted under the lease, an application for land exchange/lease modification would be required. Such application, if approved, would be subject to the payment of premium and administrative fee.

16. As the applicant’s representatives had no further points to raise and there were no further questions from Members, the Chairman informed the applicant’s representatives that the hearing procedure for the application had been completed and the Committee would deliberate on the application in their absence and inform the applicant of the Committee’s decision in due course. The Chairman thanked the representatives from PlanD and the applicant for attending the meeting. They left the meeting at this point.

[Mr Thomas O.S. Ho and Dr Lawrence W.C. Poon joined the meeting during the question and answer session.]

Deliberation Session

17. The Chairman recapitulated the statutory procedure in processing a section 12A application and the subsequent OZP amendment procedure. He also said that the application was supported by PlanD as there was no designated GIC use for the Site, the Site comprised mainly private land and was relatively small in site area to accommodate any stand-alone GIC use, the proposed development was considered not incompatible with the surrounding land uses in terms of its uses and development intensity, and the SWFs would be provided within the future development as a planning gain which were accepted by SWD.

18. Noting that the proposed development submitted under the application was only a notional scheme and the land ownership might change over time, a Member asked whether the future land owner was required to implement the scheme upon the completion of the OZP amendment. In response, the Chairman said that the future land owner could decide whether or not to proceed with the development scheme submitted under the current application.

19. Two Members had reservation on the application. A Member said that there was change in planning circumstances in the area since 1989 as a few large residential developments had been completed in the area. With the significant growth of population in the area, the demand for GIC facilities was keen. Furthermore, there was no other site available in the town centre area of Sham Tseng for the provision of GIC facilities. Given the relatively isolated location of Sham Tseng in the whole of Tsuen Wan West, opportunities should be taken to provide more GIC facilities at the Site to serve the local community. Additional GIC facilities should also be provided to serve the wider district. Another Member was of the view that as the Site was zoned “G/IC”, the Site could be used for elderly facilities and institutional use, instead of a private residential development. There were insufficient planning gains to support the rezoning application.

20. Some Members considered that each application for rezoning of “G/IC” site should be considered on its individual merits. Majority of Members generally supported the application as the subject “G/IC” zone comprised mainly private land under a single ownership, the originally planned GIC use was no longer required, the relevant government bureaux and departments had no plan to use the Site for GIC uses, the proposal could help increase the housing supply whilst providing GIC facilities as per SWD’s requirements, the proposed development was generally compatible with the surrounding developments, the various technical assessments conducted had confirmed no adverse impact on the surrounding area, and relevant government departments had no objection to or no adverse comment on the application. It would be appropriate to rezone the Site for other gainful use to achieve better site utilisation.

21. Given that the Site was zoned “G/IC”, a few Members considered that the applicant and the relevant government departments should further explore the possibility to accommodate more GIC facilities, such as RCHE, and the provision of more open space in the future development, in order to meet the community needs and public aspiration. A few Members, whilst noting the proposed scheme was only a notional one, opined that consideration should be given to enhancing the provision of SWFs, such as separate access to such facilities in the detailed design stage. Two Members also considered that the proposed site boundary could be rationalised with a view to improving the pedestrian environment and the streetscape. A Member pointed out that as the implementation of the proposed development would involve land exchange application, it was anticipated that the

development parameters as well as the planning merits under the proposed scheme could be incorporated in the lease, as appropriate.

22. A Member, who expressed reservation on the application during the earlier discussion, opined that should the application be approved, the Committee should send a clear message that one main consideration was on the unique background of the subject “G/IC” site in that the originally designated GIC use was no longer required and the Site was largely owned by a single owner.

23. The Chairman remarked that should the application be approved, the details on the proposed amendments to the OZP such as the site boundary would be further examined by PlanD. The proposed amendments to the OZP would be submitted to the Committee for consideration prior to gazetting of the draft OZP for public inspection. In response to a Member’s enquiry, the Chairman said that the requirement on the provision of SWFs could be reflected in the Notes and/or Explanatory Statement of the OZP, as appropriate.

24. After deliberation, the Committee decided to agree to the application by rezoning the application site from “Government, Institution or Community” to “Residential (Group A)5”. The relevant proposed amendments to the approved Tsuen Wan West Outline Zoning Plan (OZP) No. S/TWW/19 would be submitted to the Committee for consideration prior to gazetting under section 5 of the Town Planning Ordinance upon reference back of the OZP.

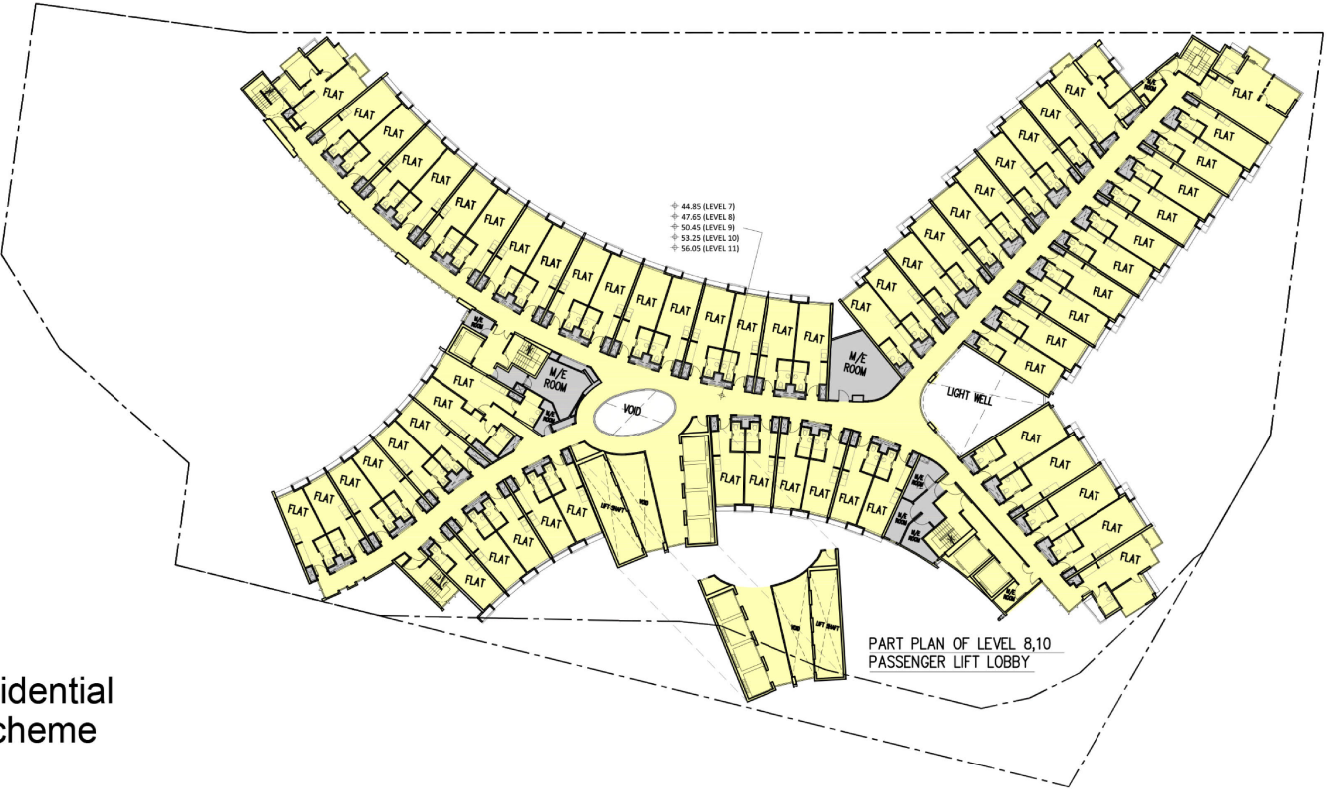
[Messrs Thomas O.S. Ho and Alex T.H. Lai left the meeting during deliberation.]

[Ms Jessica Y.C. Ho, Senior Town Planner/Tsuen Wan and West Kowloon (STP/TWK), and Ms Winsome W.S. Lee, Town Planner/Tsuen Wan and West Kowloon (TP/TWK), were invited to the meeting at this point.]

[Dr Frankie W.C. Yeung joined the meeting at this point.]



Existing Hotel Development



Proposed Residential
Conversion Scheme

- LEGEND:
- APPLICATION SITE BOUNDARY
 - CARPARK / DRIVEWAY / CIRCULATION
 - CLUB HOUSE
 - RESIDENTIAL
 - E&M / PIPE DUCT
 - SETTING DOWN / PICKING UP
 - OPEN SPACE / ROOF GARDEN
 - PRIVATE GARDEN
 - HOTEL
 - HOTEL BOH
 - HOTEL FACILITY
 - HOTEL FACILITY (OUTDOOR)

Remark: L3, L4, L13 and L14 are omitted under the existing hotel and proposed development.

the **OOQ**
Architects

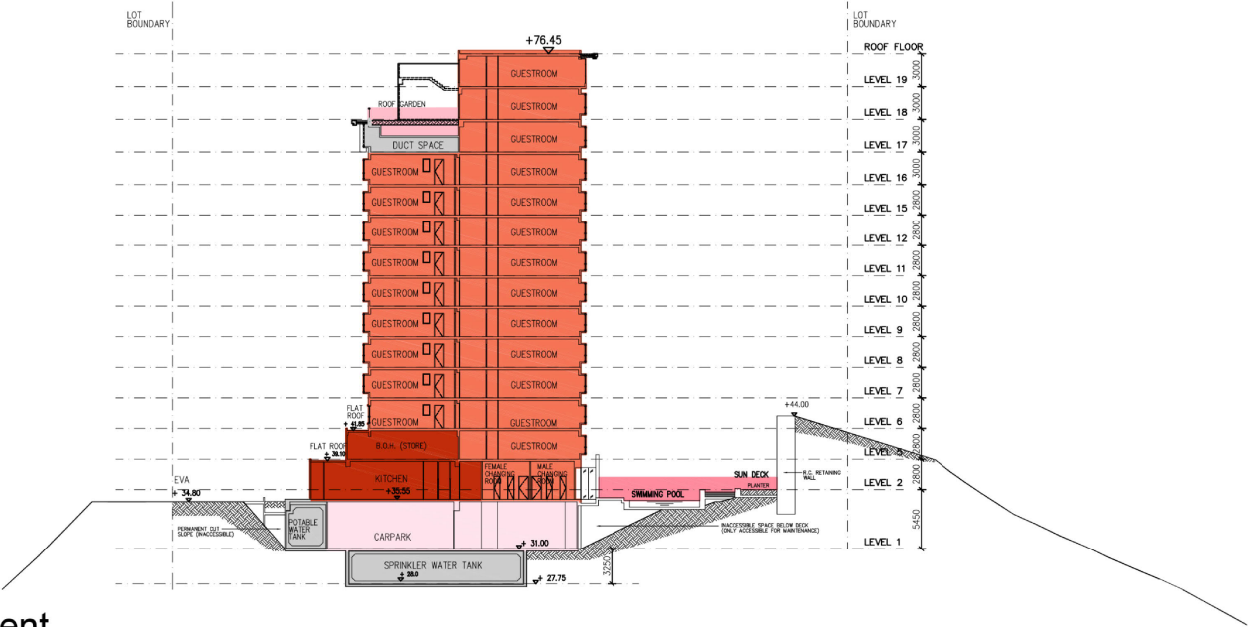
Title
L7 - L11 - Indicative Comparison between Existing and Proposed Development

Checked	DH	Drawn	PW
Rev	0	Date	May 2022
Scale		Figure 3.17	

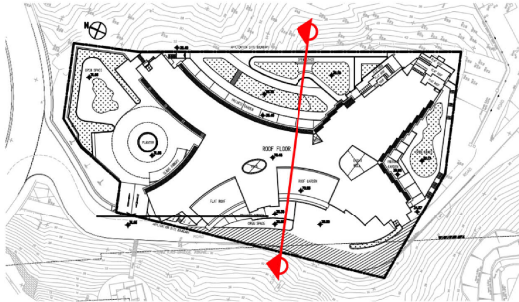
參考編號 REFERENCE No. Y/TWW/7	繪圖 DRAWING Z - 5
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(來源：附錄 Ic)
(Source : Appendix Ic)

Existing Hotel Development

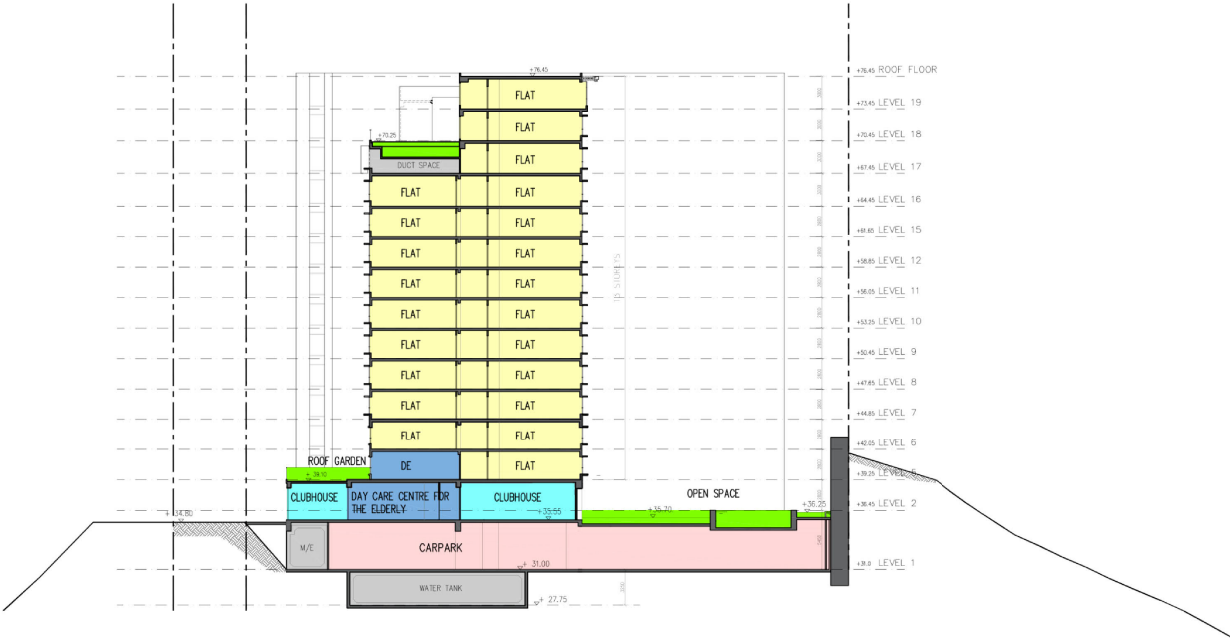


- LEGEND:
- CARPARK / DRIVEWAY / CIRCULATION
 - CLUB HOUSE
 - RESIDENTIAL
 - E&M / PIPE DUCT
 - SETTING DOWN / PICKING UP
 - OPEN SPACE / ROOF GARDEN
 - PRIVATE GARDEN
 - HOTEL
 - HOTEL BOH
 - HOTEL FACILITY
 - HOTEL FACILITY (OUTDOOR)



KEY PLAN

Proposed Residential Conversion Scheme



Remark: L3, L4, L13 and L14 are omitted under the existing hotel and proposed development.

the **OOQ**
Architects

Title

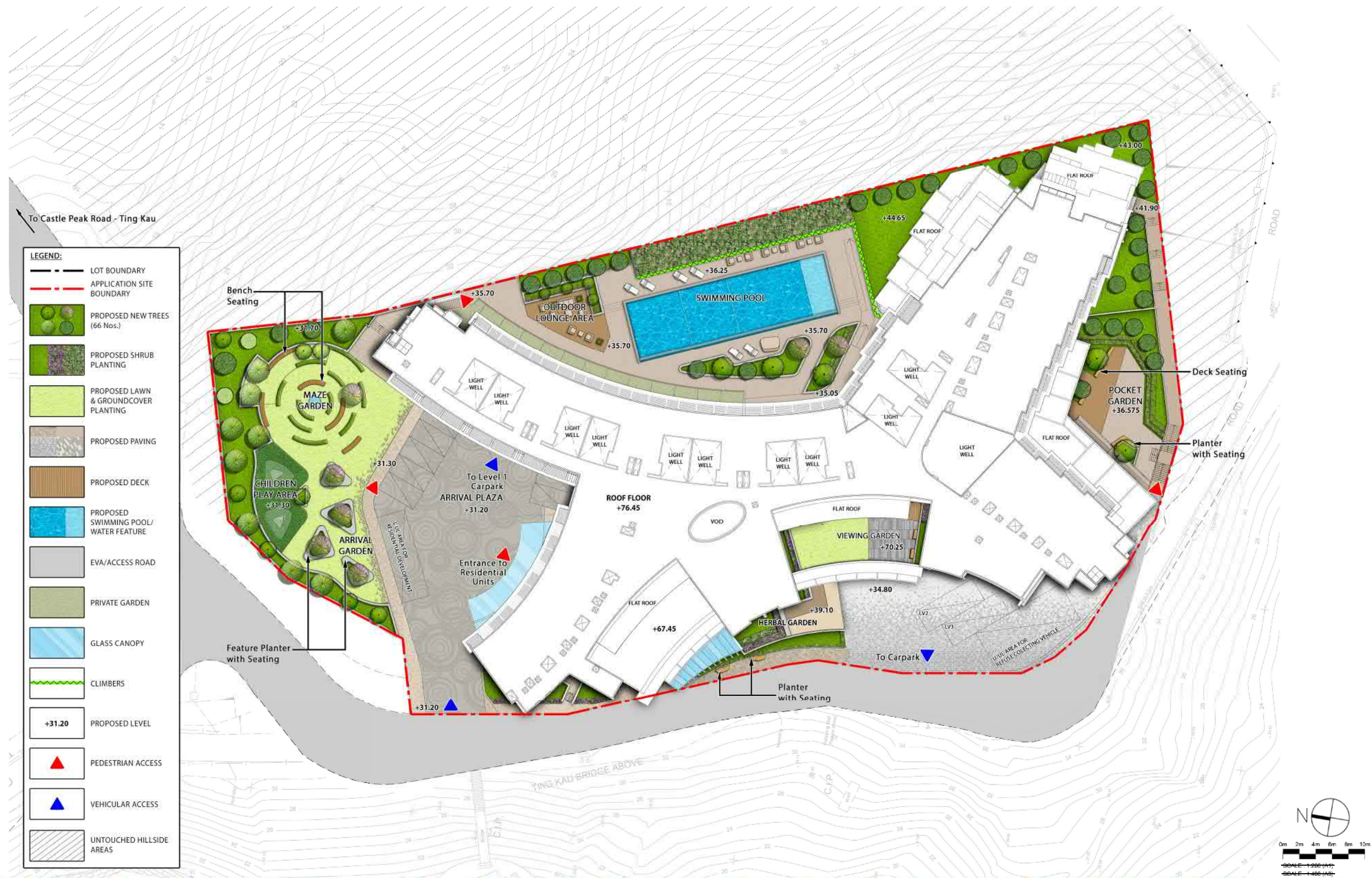
Section - Indicative Comparison between Existing and Proposed Development

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Rev	0	Date	May 2022
Scale	Figure 3.24		

參考編號
REFERENCE No.
Y/TWW/7

繪圖
DRAWING
Z - 7

(來源：附錄 Ic)
(Source : Appendix Ic)



Section 12A Planning Application for Proposed Amendments to the Tsuen Wan West Outline Zoning Plan in support of Private Residential Development at TWIL 5 and Lot No. 429 in D.D. 399, Ting Kau, Tsuen Wan

Landscape Master Plan

Dwg. No. : 2021204-LMP-01a

Date: DEC 2021



參考編號
REFERENCE No.
Y/TWW/7

繪圖
DRAWING
Z - 8

(來源：附錄 Ic)
(Source : Appendix Ic)

Tsuen Wan & West Kowloon District

Agenda Item 3

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/TWW/7 Application for Amendment to the Approved Tsuen Wan West Outline Zoning Plan No. S/TWW/19, To rezone the application site from “Comprehensive Development Area (1)”, “Green Belt” and area shown as ‘Road’ to “Residential (Group B)2”, Tsuen Wan Inland Lot 5 and Lot No. 429 in D.D. 399, Ting Kau, Tsuen Wan, New Territories
(MPC Paper No. Y/TWW/7)

22. The Secretary reported that the application was submitted by Levenson Limited, which was a subsidiary of Sun Hung Kai Properties Limited (SHK). The following Members had declared interests on the item:

Ms Lilian S.K. Law - being an ex-Executive Director and committee member of The Boys’ & Girls’ Clubs Association of Hong Kong which had received sponsorship from SHK; and

Mr Franklin Yu - his spouse being an employee of SHK.

23. As the interest of Mr Franklin Yu was direct, the Committee agreed that he should be invited to leave the meeting temporarily for the item. As the interest of Ms Lilian S.K. Law was indirect, the Committee agreed that she could stay in the meeting.

[Mr Franklin Yu left the meeting temporarily at this point.]

Presentation and Question Sessions

24. The following representatives from the Planning Department (PlanD) and the applicant's representatives were invited to the meeting at this point:

PlanD

Mr Derek P.K. Tse - District Planning Officer/Tsuen Wan and West Kowloon (DPO/TWK)

Mr K.S. Ng - Senior Town Planner/Tsuen Wan and West Kowloon (STP/TWK)

Applicant's Representatives

Llewelyn-Davies Hong Kong Limited

Mr Dickson Hui

Ms Winnie Wu

Miss Jessie Lau

AECOM Asia Co. Limited

Mr Steven Ho

AXXA Group Limited

Mr Jason Teo

Ramboll Hong Kong Limited

Mr Tony Cheng

The OOQ Architects Limited

Mr Philip Chan

25. The Chairman extended a welcome and explained the procedure of the meeting. He then invited PlanD's representatives to brief Members on the background of the application.

26. With the aid of a PowerPoint presentation, Mr K.S. Ng, STP/TWK, briefed Members on the background of the application, the proposed rezoning, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. PlanD had no in-principle objection to the application.

27. The Chairman then invited the applicant's representatives to elaborate on the application. Ms Winnie Wu, the applicant's representative, made the following main points:

Background and the Indicative Scheme

- (a) the application site (the Site) was currently occupied by the Royal View Hotel with 691 hotel rooms;
- (b) the proposal was for wholesale conversion of the existing hotel into a private residential development with 661 residential units and a 60-place Day Care Centre for the Elderly (DE). It was a quick and viable option in providing private housing units and it was in line with the Chief Executive-elect's policy direction in accelerating and increasing land and housing supply;
- (c) the proposed residential development was compatible with other residential developments in the vicinity, such as Sea Cliff Lodge, Aztec Lodge, Grand Riviera and Deauville;
- (d) under the indicative scheme, the building envelope and development intensity (i.e. building height and gross floor area) as stipulated under the existing "Comprehensive Development Area (1)" ("CDA(1)") zone would remain unchanged;
- (e) the existing basement carpark would be extended to provide additional car parking spaces for the future residents (from 42 spaces to 70 spaces), visitors (5 spaces) and for the DE users;

- (f) the proposed DE would be provided on the second and third floors of the proposed development with a dedicated entrance on ground floor. The Director of Social Welfare (DSW) had no objection to the proposal;
- (g) the proposed provision of not less than 1,785m² of private open space met the requirements as set out in the Hong Kong Planning Standards and Guidelines (HKPSG);

Technical Assessments

- (h) no adverse visual impact was anticipated and relevant government departments had no objection to or adverse comment on the application from technical aspects; and

Approved Applications with Similar Nature

- (i) the Rural and New Town Planning Committee (RNTPC) of the Town Planning Board had previously approved two similar applications No. A/TSW/72 and Y/MOS/6 for redevelopment or wholesale conversion of existing hotels for residential use in Tin Shui Wai and Ma On Shan respectively. Approval of the subject application was in line with the previous decisions of the RNTPC.

28. As the presentations of PlanD's representative and the applicant's representative were completed, the Chairman invited questions from Members.

29. Some Members raised the following questions to PlanD's representatives:

Compatibility of the Proposed Residential Development

- (a) whether the Site, located in close proximity to the Ting Kau Bridge, was suitable for residential use;

- (b) why the proposed development with a much higher plot ratio (PR) of 4.85 as compared to the “Residential (Group B)” (“R(B)”) zone (PR of 0.6 to 2.1) and “Residential (Group C)” (“R(C)”) zone and its sub-zones (PR of 0.4 to 1.2) in the area was considered acceptable by PlanD;
- (c) the proposed change from hotel to residential use might introduce domestic activities, such as hanging of clothes at windows, and whether those matters should be assessed in the visual impact assessment (VIA);

Proposed Flat Size

- (d) noting the latest Government’s announcement on imposition of minimum flat size (saleable area) of 280 square feet (i.e. about 26m²), whether such restriction would be applicable to the Site and in lease modification stage if the planning application was approved;

Parking

- (e) information on parking space provision in existing private developments in the area and whether illegal parking situation in the area would be worsened as raised in the public comments;

Precedent Cases

- (f) the Site was previously rezoned from “Green Belt” (“GB”) for hotel use. Whether the aforementioned previously approved applications in other districts also involved rezoning from “GB” zone; and
- (g) surrounding environment of the previously approved applications No. A/TSW/72 and Y/MOS/6 and the planning considerations in approving those two applications.

30. In response, Mr Derek P.K. Tse, DPO/TWK, made the following main points:

Compatibility of the Proposed Residential Development

- (a) the applicant had provided technical assessments to demonstrate that the proposed residential development was technically feasible, including the road traffic noise and air quality aspects. With the provision of mitigation measures, the predicted road traffic noise level at the residential units would comply with the HKPSG standard and no air sensitive users would be within the exceedance zone of annual NO₂. The Director of Environmental Protection had no objection to the application. The Site was also considered not incompatible with the surrounding residential uses. As such, it was considered suitable for residential use;
- (b) although the proposed “R(B)2” zone with a PR of 4.85 was higher than the PR restrictions of other “R(B)” zones on the OZP in the area, given that there was no change to the existing building bulk and development intensity, the PR of development proposal was considered not unacceptable;
- (c) as there would not be any change in the existing building bulk and the Site was located adjacent to the massive structure of the Ting Kau Bridge, significant visual impact from the proposed development was not anticipated. The Chief Town Planner/Urban Design and Landscape (CTP/UD&L), PlanD had no adverse comment on the proposal. The visual impact of a development on the surrounding was assessed under VIA in a more macro perspective. The concern of possible visual nuisance associated with the façade or external appearance of individual unit of the building was not a relevant consideration in VIA, and such nuisance might be taken care of through the Deed of Mutual Covenant of the future development, if appropriate and necessary;

Proposed Flat Size

- (d) the proposed flat sizes of the development ranged from 25m² to 78m². Since the lease governing the Site was virtually unrestricted, lease modification to implement the proposed residential use was not required, and restriction on minimum flat size could not be incorporated under the land lease;

Parking

- (e) there was no information on hand on the parking provision in existing private developments in the area. The proposed ancillary parking spaces of the development (i.e. 75 spaces including 5 visitor's parking spaces) was higher than the low-end of HKPSG requirement. There were about 40 metered parking spaces to the north of the development which could help address the local parking demand. The Commissioner for Transport (C for T) and Commissioner of Police (C of P) had been consulted and had no in-principle objection to the application, including the parking provision;

Precedent Cases

- (f) the sites of the approved applications No. Y/MOS/6 and A/TSW/72 were not subjects of rezoning from "GB" zone. For the Site, it was originally zoned "GB" on the first Tsuen Wan West Outline Zoning Plan (OZP) No. S/TWW/1. The then planning intention was mainly to reserve the land from any development subject to confirmation of the alignment and road works of the Ting Kau Bridge, which was different from that of other "GB" zones for conservation of the natural green environment in general. After confirmation of the alignment for the Ting Kau Bridge and its road works, the Site was rezoned to the current "CDA(1)" zone for a hotel development in 1997; and

- (g) application No. Y/MOS/6 was for in-situ conversion of an existing hotel to residential use. The concerned site in Ma On Shan was at the waterfront and surrounded by residential developments and two schools. Application No. A/TSW/72 was for redevelopment of an existing hotel to residential cum commercial use. The concerned site was located in the high-rise residential cluster in Tin Shui Wai town centre. Planning considerations such as land use compatibility, development intensity and technical feasibility, had been taken into account in approving the two applications.

31. Some Members raised the following questions to the applicant's representatives:

The Indicative Scheme

- (a) who the operator and target users of the proposed DE were;
- (b) whether the layout of the DE would be further enhanced and whether the proposed private open space would be opened for the DE users;
- (c) whether the proposed clubhouse on Levels 5 and 6 of the development would create interface problem with the residential units on the same floors;
- (d) whether the common corridors of the future development would use mechanical ventilation;

Potential Traffic Impact

- (e) as there were no commercial facilities in the area, whether the trips for purchasing daily necessities from future residents of the proposed development would generate heavy traffic flow to the area;

- (f) details of the traffic impact assessment (TIA) submitted by the applicant; and

Slope Maintenance

- (g) whether the future residents would be responsible for the maintenance of the slope adjoining the Site.

32. In response, Ms Winnie Wu, the applicant's representative, made the following main points:

The Indicative Scheme

- (a) the applicant would construct the proposed DE in accordance with the standards as required by the Social Welfare Department (SWD). Upon completion, the DE space would be handed over to SWD which would further identify an appropriate service provider, the target users and formulate the details of operation of the DE;
- (b) the layout and design of the proposed open space and DE would be further refined and which part(s) of open space that could be opened for DE users would be subject to further discussion between the applicant and SWD;
- (c) under the indicative scheme, only passive recreational facilities would be provided on Levels 5 and 6 of the development and such facilities would unlikely create nuisance to the residents on the same floors. The detailed operation could be properly handled by the property management office in future;
- (d) the applicant had yet to decide whether the mechanical ventilation system of the existing development would be modified;

Potential Traffic Impact

- (e) the TIA demonstrated that traffic flow would be slightly increased (e.g. about 30 additional car trips per hour in the am peak) but the critical junctions in the area would continue to operate with ample capacities. C for T and C of P had no objection to the application from traffic impact perspective. The site was close to Tsuen Wan West which only required about a ten-minute trip from the Site. The applicant also proposed to maintain the existing shuttle bus service to facilitate easy access to/from the Tsuen Wan West area. Application to the Transport Department would be made;
- (f) the proposed flat size, total domestic GFA and number of units in the indicative scheme had been adopted as assumptions for projecting future traffic flow in the TIA; and

Slope Maintenance

- (g) the adjoining slopes were outside the site boundary and the proposed scheme had not encroached on the slope.

33. In response to a Member's enquiry on the details of tree felling and planting proposals, Mr Derek P.K. Tse, DPO/TWK, said that all 66 existing trees at the Site, including 18 of native species and 48 of exotic species, were proposed to be felled. The existing tree groups at the hillside areas outside the Site would remain untouched. For compensation, the applicant had proposed to plant 66 new trees in the open area within the development. CTP/UD&L, PlanD had no adverse comment on the proposal. Ms Winnie Wu, the applicant's representative, supplemented that the proposed tree felling was necessary for facilitating the basement carpark extension works to provide more car parking spaces to meet the HKPSG requirements. More native tree species (from 27% to 60%) would be planted at the Site to enhance the overall landscaping quality.

34. A Member enquired whether there was any assessment on the demand and supply of hotel rooms for the proposed conversion of the hotel to residential use. In response, Mr

Derek P.K. Tse, DPO/TWK, stated that the supply of hotel rooms was largely market-driven and there was no specific planning targets for hotel room provision. Notwithstanding that, there was a number of existing/planned hotels in Tsuen Wan, Tsing Yi, Ma Wan and on Lantau Island. Ms Winnie Wu, the applicant's representative, by making reference to a report published by Colliers in November 2021 on existing and future hotel room supply, supplemented that hotel room supply in Hong Kong was on an upward trend. However, there was no information available on the hotel demand data.

35. Noting the objecting views from the villagers of Ting Kau Village, a Member asked whether there was public consultation on the subject application. In response, Mr Derek P.K. Tse, DPO/TWK, said that the application had been published for public inspection in accordance with the requirements under Town Planning Ordinance. Ms Winnie Wu, the applicant's representative, said that the applicant had not, but would communicate with the local stakeholders, including the villagers, in the detailed design stage.

36. As there were no further questions from Members, the Chairman informed the applicant's representatives that the hearing procedure for the application had been completed and the Committee would deliberate on the application in their absence and inform the applicant of the Committee's decision in due course. The Chairman thanked the representatives from PlanD and the applicant for attending the meeting. They left the meeting at this point.

Deliberation

37. The Chairman recapitulated the background of the application and the major planning considerations in the Paper for Members' information. The development proposal, which involved the in-situ conversion of an existing hotel for residential use, was considered not incompatible with the surroundings and its development intensity was not unacceptable. As the building at the Site had already existed and the major visual element in the area was the massive structure of Ting Kau Bridge, significant visual impact from the proposed development was not envisaged. VIA was not concerned on impacts created by residents of a development but on the building massing and its spatial relationship with the surroundings. The applicant had submitted various assessments to demonstrate the technical feasibility of the development. For the traffic/transport related concerns raised by some Members, the

proposed ancillary parking provision was above the minimum standard under the HKPSG and the applicant's representative indicated at the meeting that the applicant would consider maintaining shuttle bus services to facilitate the future residents to travel between the Site and Tsuen Wan West area. The Chairman then invited Members to consider the application.

38. A Member did not support the application as (i) the proposed PR of 4.85 was much higher than that of the surrounding developments and would have some visual impact; (ii) the proposed small-sized flats were undesirable and would adversely affect living quality of the future residents; (iii) the proposed conversion would adversely affect hotel room supply in the territory and the proposal could not be justified without hotel demand data; and (iv) the proposed DE should not be given much weight as the Site might be too remote for DE users. Another Member also considered that the Site was not suitable for residential and DE uses due to the air and noise pollution from the adjacent Ting Kau Bridge, and the proposed DE would be too remote for the elderly. The same Member also raised concern on the rezoning proposal having noted that the Site was once zoned "GB" on the OZP.

39. A Member indicated some reservation on the proposal in view of the large number of opposing comments from the villagers of Ting Kau Village and considered that the applicant should better liaise with the villagers. The Member also doubted whether the existing interior design of the hotel, such as long common corridor, was suitable for the future residents.

40. Some more Members supported the application as (i) the proposed in-situ conversion was a quick way to increase housing supply; (ii) in-situ conversion was an environmentally friendly option compared to redevelopment; (iii) hotel use at the location might not be viable in the longer term taking into account the planned/existing hotels in the nearby more accessible districts; and (iv) the proposed small-sized flats would be able to meet some market demand. They also appreciated the applicant's effort in providing the DE at the Site to address the shortfall of elderly services in Tsuen Wan area. A Member further remarked that DE would normally be provided with shuttle bus service to serve the DE users, who should not have difficulties in accessing the proposed DE. Besides, as the elderly would only visit the DE once or twice a week and mainly engage in indoor activities, they would unlikely be subject to unacceptable air and noise nuisance from the Ting Kau Bridge. Two Members opined that the applicant should be requested to enhance the layout of the DE

and to open up some private open space to the DE users.

41. Regarding a Member's remark about the planning history of the Site involving previous rezoning from "GB" for hotel use, the Chairman said that the Site had long been rezoned from its original "GB" zone for the hotel use, and the current application was for rezoning the Site mainly under "CDA(1)" zoning for residential use. On two other Members' enquiries about hotel demand and supply, the Chairman said that hotel provision was market-driven and the subject application should be considered on its own planning circumstances.

42. The Chairman concluded that more Members were in support of the application. Members' suggestion on the share-use of the open space would be conveyed to SWD for consideration and the same could be incorporated in the Explanatory Statement of the OZP as appropriate. For the concerns on small-sized flat and interior design of the development, the Chairman remarked that the proposed scheme under the s.12A application was indicative only, and the applicant could take note of Members' views and refine the development scheme in the detailed design stage. As regards Member's view and suggestion on local liaison works, the applicant's representative had indicated in the meeting that the applicant would meet with the local stakeholders, including the villagers, and further public consultation would be carried out in the OZP amendment stage.

43. After deliberation, the Committee decided to agree to the application for rezoning the Site from "Comprehensive Development Area (1)", "Green Belt" and an area shown as 'Road' to "Residential (Group B)2" subject to (i) maximum GFA of 29,400m² or the GFA of the existing building, whichever was the greater; (ii) no part of the structures of the development should exceed the lowest soffit level of the Ting Kau Bridge (i.e. 76.77mPD); and (iii) 'Flat' and 'Social Welfare Facility' being Column 1 uses. The proposed amendments to the approved Tsuen Wan West OZP No. S/TWW/19 would be submitted to the Committee for agreement prior to gazetting under section 5 of the Town Planning Ordinance upon reference back of the OZP for amendment by the Chief Executive in Council.

[Mr Patrick K.H. Ho left the meeting and Mr Franklin Yu rejoined the meeting at this point.]

[Ms Jessica Y.C. Ho, Senior Town Planner/Tsuen Wan and West Kowloon (STP/TWK), was invited to the meeting at this point.]

Provision of Major Community Facilities and Open Space in Tsuen Wan West OZP

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons [#]	3.66 ha	6.32 ha	6.32 ha	2.66 ha
Local Open Space	10 ha per 100,000 persons [#]	3.66 ha	8.24 ha	8.28 ha	4.62 ha
Sports Centre	1 per 50,000 to 65,000 persons [#] (assessed on a district basis)	0	0	0	0
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons [#] (assessed on a district basis)	0	0	0	0
Swimming Pool Complex – standard	1 complex per 287,000 persons [#] (assessed on a district basis)	0	0	0	0
District Police Station	1 per 200,000 to 500,000 persons (assessed on a regional basis)	0	0	0	0
Divisional Police Station	1 per 100,000 to 200,000 persons (assessed on a regional basis)	0	0	0	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Magistracy (with 8 courtrooms)	1 per 660,000 persons (assessed on a regional basis)	N.A	0	0	N.A
Community Hall	No set standard	N.A	0	0	N.A.
Library	1 district library for every 200,000 persons (assessed on a district basis)	0	0	0	0
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to under 6	9 classrooms	11 classrooms	11 classrooms	2 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11 (assessed by EDB on a district/school network basis)	38 classrooms	30 classrooms	30 classrooms	-8 classrooms ^{&} (Sufficient at present based on EDB's assessment on a district/school network basis ^{&})
Secondary School	1 whole-day classroom for 40 persons aged 12-17 (assessed by EDB on a territory-wide basis)	34 classrooms	0 classrooms	0 classrooms	-34 classrooms ^{&} (Sufficient at present based on EDB's assessment on a territory-wide basis ^{&})

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Hospital	5.5 beds per 1,000 persons (assessed by Hospital Authority on a regional/cluster basis)	207 beds	0 bed	0 bed	-207 beds [^] (Will be catered for in the 1 st and 2 nd Ten-year Hospital Development Plans based on Hospital Authority's assessment on a regional/cluster basis [^])
Clinic/Health Centre	1 per 100,000 persons (assessed on a district basis)	0	0	0	0
Child Care Centre	100 aided places per 25,000 persons [#] (assessed by SWD on a local basis)	146	22	22	-124 [~] (A long-term target assessed on a wider spatial context by SWD [~])
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 [#] (assessed by SWD on a local basis)	0	1	1	1
Integrated Family Services Centre	1 for 100,000 to 150,000 persons [#] (assessed by SWD on a service boundary basis)	0	0	0	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above [#] (assessed by SWD)	N.A.	0	0	N.A.
Neighbourhood Elderly Centres	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing [#] (assessed by SWD)	N.A.	1	2%	N.A.
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above [#] (assessed by SWD on a district basis)	206 places	61 places	161 places [%]	-45 places~ (A long-term target assessed on a wider spatial context by SWD~)
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above [#] (assessed by SWD on a cluster basis)	255 beds	0 bed	0 bed	-255 beds~ (A long-term target assessed on a wider spatial context by SWD~)

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Pre-school Rehabilitation Services	23 subvented places per 1,000 children aged 0 – 6 [#] (assessed by SWD on a district basis)	15 places	0 place	0 place	-15 places (A long-term target assessed on a wider spatial context by SWD~)
Day Rehabilitation Services	23 subvented places per 10,000 persons aged 15 or above [#] (assessed by SWD on a district basis)	67 places	0 place	0 place	-67 places~ (A long-term target assessed on a wider spatial context by SWD~)
Residential Care Services	36 subvented places per 10,000 persons aged 15 or above [#] (assessed by SWD on a cluster basis)	106 places	0 place	0 place	-106 places~ (A long-term target assessed on a wider spatial context by SWD~)
Community Rehabilitation Day Centre	1 centre per 420,000 persons [#] (assessed by SWD on a district basis)	0	0	0	0
District Support Centre for Persons with Disabilities	1 centre per 280,000 persons [#] (assessed by SWD on a district basis)	0	0	0	0
Integrated Community Centre for Mental Wellness	1 standard scale centre per 310,000 persons [#] (assessed by SWD on a district basis)	0.1	0	0	-0.1 (A long-term target assessed on a wider spatial context by SWD~)

Note :

The planned resident population is about 36,700. If including transients, the overall planned population is about 37,700. All population figures have been adjusted to the nearest hundred.

Remark :

The requirements exclude planned population of transients.

& The deficit in provision is based on OZP planned population while according to the Education Bureau (EDB), general speaking, the provision of public sector primary school places is planned on a district basis and the public sector secondary school places is on a territory-wide basis. Under the prevailing mechanism, EDB will make reference to the school-age population projections, which are compiled based on the population projections updated regularly by the Census and Statistics Department, and take into account the actual number of students at various levels as well as the latest demographic changes (including the number of newly-arrived children from the Mainland) in estimating the future demand for school places and related resources. EDB will consider factors such as the latest projections, other factors that may affect the demand for school places in certain districts, different options to increase the supply of school places in particular districts, the prevailing education policies (including to enhance teaching and learning environment through reprovisioning) etc. before deciding whether it is necessary to allocate school premises for setting up new school(s) or reprovisioning of existing school(s). According to EDB's assessment, at present, there are sufficient number of school places for the eligible school-aged population in Tsuen Wan District.

^ The deficit in provision is based on OZP planned population while the Hospital Authority plans its services on a cluster basis, and takes into account a number of factors in planning and developing various public healthcare services. The Kowloon West Cluster (KWC) provides services for residents in Tsuen Wan, Kwai Tsing, Sham Shui Po and the Lantau Island districts. There are a number of hospital redevelopment projects planned in the First and Second Ten-year Hospital Development Plans (HDPs), which will provide additional beds for serving the population in KWC. The projected service demand will be catered for in the First and Second Ten-year HDPs.

~ The deficit in provision is based on OZP planned population while the Social Welfare Department (SWD) adopts a wider spatial context/cluster in the assessment of provision for such facility. In applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities have to be considered. As the HKPSG requirements for these facilities are a long-term goal, the actual provision will be subject to consideration of the SWD in the planning and development process as appropriate. The Government has been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand.

% The social welfare facilities proposed under the two amendment items have been taken into account.

November 2022

Provision of Major Community Facilities and Open Space in Tsuen Wan District Council Area

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons [#]	32.27 ha	34.41 ha	47.29 ha	15.02 ha
Local Open Space	10 ha per 100,000 persons [#]	32.27 ha	45.18 ha	47.50 ha	15.23 ha
Sports Centre	1 per 50,000 to 65,000 persons [#] (assessed on a district basis)	4	5	6	2
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons [#] (assessed on a district basis)	1	1	1	0
Swimming Pool Complex – standard	1 complex per 287,000 persons [#] (assessed on a district basis)	1	2	2	1
District Police Station	1 per 200,000 to 500,000 persons (assessed on a regional basis)	0	1	1	1
Divisional Police Station	1 per 100,000 to 200,000 persons (assessed on a regional basis)	1	0	0	-1

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Magistracy (with 8 courtrooms)	1 per 660,000 persons (assessed on a regional basis)	0	0	0	0
Community Hall	No set standard	N.A	4	5	N.A.
Library	1 district library for every 200,000 persons (assessed on a district basis)	1	2	2	1
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to under 6	155 classrooms	178 classrooms	192 classrooms	37 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11 (assessed by EDB on a district/school network basis)	417 classrooms	491 classrooms	551 classrooms	134 classrooms ^{&}
Secondary School	1 whole-day classroom for 40 persons aged 12-17 (assessed by EDB on a territory-wide basis)	351 classrooms	301 classrooms	301 classrooms	-50 classrooms ^{&} (Sufficient at present based on EDB's assessment on a territory-wide basis ^{&})

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Hospital	5.5 beds per 1,000 persons (assessed by Hospital Authority on a regional/cluster basis)	1861 beds	1135 beds	1519 beds	-342 beds [^] (Will be catered for in the 1 st and 2 nd Ten-year Hospital Development Plans based on Hospital Authority's assessment on a regional/cluster basis [^])
Clinic/Health Centre	1 per 100,000 persons (assessed on a district basis)	3	2	3	0
Child Care Centre	100 aided places per 25,000 persons [#] (assessed by SWD on a local basis)	1291	357	757	-534 [~] (A long-term target assessed on a wider spatial context by SWD [~])
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 [#] (assessed by SWD on a local basis)	3	7	7	4
Integrated Family Services Centre	1 for 100,000 to 150,000 persons [#] (assessed by SWD on a service boundary basis)	2	2	2	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above [#] (assessed by SWD)	N.A.	1	1	N.A.
Neighbourhood Elderly Centres	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing [#] (assessed by SWD)	N.A.	7	12%	N.A.
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above [#] (assessed by SWD on a district basis)	1686 places	839 places	1279 places [%]	-407 places [~] (A long-term target assessed on a wider spatial context by SWD [~])
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above [#] (assessed by SWD on a cluster basis)	2088 beds	2130 beds	2480 beds	392 beds

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Pre-school Rehabilitation Services	23 subvented places per 1,000 children aged 0 – 6 [#] (assessed by SWD on a district basis)	217 places	240 places	330 places	113 places
Day Rehabilitation Services	23 subvented places per 10,000 persons aged 15 or above [#] (assessed by SWD on a district basis)	631 places	490 places	490 places	–141 places~ (A long-term target assessed on a wider spatial context by SWD~)
Residential Care Services	36 subvented places per 10,000 persons aged 15 or above [#] (assessed by SWD on a cluster basis)	987 places	400 places	400 places	–587 places~ (A long-term target assessed on a wider spatial context by SWD~)
Community Rehabilitation Day Centre	1 centre per 420,000 persons [#] (assessed by SWD on a district basis)	0	0	0	0
District Support Centre for Persons with Disabilities	1 centre per 280,000 persons [#] (assessed by SWD on a district basis)	1	1	1	0
Integrated Community Centre for Mental Wellness	1 standard scale centre per 310,000 persons [#] (assessed by SWD on a district basis)	0.9	0.9	0.9	0

Note :

The planned resident population is about 322,800. If including transients, the overall planned population is about 338,500. All population figures have been adjusted to the nearest hundred.

Remark :

The requirements exclude planned population of transients.

& The deficit in provision is based on District Council planned population while according to the Education Bureau (EDB), general speaking, the provision of public sector primary school places is planned on a district basis and the public sector secondary school places is on a territory-wide basis. Under the prevailing mechanism, EDB will make reference to the school-age population projections, which are compiled based on the population projections updated regularly by the Census and Statistics Department, and take into account the actual number of students at various levels as well as the latest demographic changes (including the number of newly-arrived children from the Mainland) in estimating the future demand for school places and related resources. EDB will consider factors such as the latest projections, other factors that may affect the demand for school places in certain districts, different options to increase the supply of school places in particular districts, the prevailing education policies (including to enhance teaching and learning environment through reprovisioning) etc. before deciding whether it is necessary to allocate school premises for setting up new school(s) or reprovisioning of existing school(s). According to EDB's assessment, at present, there are sufficient number of school places for the eligible school-aged population in Tsuen Wan District.

^ The deficit in provision is based on District Council planned population while the Hospital Authority plans its services on a cluster basis, and takes into account a number of factors in planning and developing various public healthcare services. The Kowloon West Cluster (KWC) provides services for residents in Tsuen Wan, Kwai Tsing, Sham Shui Po and the Lantau Island districts. There are a number of hospital redevelopment projects planned in the First and Second Ten-year Hospital Development Plans (HDPs), which will provide additional beds for serving the population in KWC. The projected service demand will be catered for in the First and Second Ten-year HDPs.

~ The deficit in provision is based on District Council planned population while the Social Welfare Department (SWD) adopts a wider spatial context/cluster in the assessment of provision for such facility. In applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities have to be considered. As the HKPSG requirements for these facilities are a long-term goal, the actual provision will be subject to consideration of the SWD in the planning and development process as appropriate. The Government has been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand.

% The social welfare facilities proposed under the two amendment items have been taken into account.

November 2022