RURAL AND NEW TOWN PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD

RNTPC Paper No. 1/12

For Consideration by
the Rural and New Town Planning Committee
on 24.2.2012

PROPOSED AMENDMENTS TO THE
APPROVED TUEN MUN OUTLINE ZONING PLAN NO. S/TM/28

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1. Introduction

This paper is to seek Members' agreement that:

(a) the proposed amendments to the approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/28 **(Appendix B)** and its Notes **(Appendix C)** are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and

(b) the revised Explanatory Statement (ES) of the OZP **(Appendix D)** should be adopted as an expression of the Town Planning Board (the Board)'s planning intentions and objectives for the various land use zonings of the OZP and is suitable for exhibition together with the draft OZP.

2. Status of the Current Approved Tuen Mun OZP No. S/TM/28

2.1 On 3.5.2011, the Chief Executive in Council (CE in C) under section 9(1)(a) of the Ordinance approved the draft OZP which was subsequently renumbered as S/TM/28. On 20.5.2011, the approved OZP No. S/TM/28 **(Appendix A)** was exhibited for public inspection under section 9(5) of the Ordinance.

2.2 On 5.7.2011, the CE in C referred the approved Tuen Mun OZP No. S/TM/28 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. On 23.9.2011, the reference back was notified in the Gazette under section 12(2) of the Ordinance.

3. Scope of the Current OZP Amendments

The current OZP amendments will include three areas:

(a) rezoning to tally with the recommendations of the Area Assessment 2009 of Industrial Land in the Territory (Area Assessment 2009);

(b) rezoning to meet requirements for housing and Government, institution or community land; and

(c) updating the Notes and the Explanatory Statement of the OZP to cater for the changing planning circumstances.

4. Proposed Amendments

Amendments to Matters as Shown on the Plan

Review of the "Industrial" ("I") zones

4.1 The Tuen Mun Industrial Area is at the core position of the Tuen Mun New Town adjacent to the West Rail (WR) Tuen Mun Station and the commercial/residential developments. In September 2010, Planning Department completed the Area Assessment 2009 which recommended, among others, two broad sites in Tuen Mun Area 9 zoned "Industrial" ("I") can be considered for rezoning for "Comprehensive Development Area" ("CDA") for residential use (Site A), and "Other Specified Uses" annotated "Business" ("OU(B)") (Site B) respectively (**Plan A-2a**). On 17.9.2010, the Town Planning Board (the Board) noted the findings of the Area Assessment 2009 (TPB Paper No. 8630); endorsed in principle the recommendations as a broad basis for rezoning of industrial land to other uses; and noted that based on the recommendations, the detailed rezoning proposals of individual industrial sites in consultation with concerned departments would be worked out in the context of the proposed amendments to the OZP.

4.2 A land use review has been undertaken for the areas within the Potential Site for Rezoning (**Plan A-2a**) as identified in the Area Assessment 2009. The review indicates that the land use proposals in the Area Assessment 2009 to transform the concerned part of the industrial areas near the WR Tuen Mun Station for residential and business uses can be supported, though detailed technical assessments on traffic impact and infrastructural capacities would be required. The review also indicates that some adjustments to the land use proposals to incorporate departmental views and current planning circumstances would also be required.

The sites and surrounding areas (**Plans A-1 to A-4e**)

4.3 The sites includes:

(a) three bus depots i.e TMTLs 80, 81 and 82. They are separated by roads. The bus depot in TMTL 80 has ceased operation and is now used for logistics purposes. TMTL 81 is for bus parking. TMTL 82 (KMB Overhaul Centre) is for bus repairing/maintenance and parking;

(b) two industrial buildings, i.e. Yeu Shing Industrial Building (TMTL 155) and Luks Industrial Building, (TMTL 145) to the south of the bus depot TMTL 80 across Kin Fung Circuit which also links with the landing point of the elevated ramp to the WR Tuen Mun Station;

(c) an industrial building, i.e. Crown Data Centre I (TMTL 79), a public toilet with ancillary facilities for staff which is under renovation, a vacant Government land and an electricity substation (ESS) ancillary to the LRT to the north of TMTL 80 across Kin Fung Circuit;

(d) three industrial buildings (Hoi Cheung Industrial Building, East Asia Textiles Industrial Building, and Good Harvest Industrial Building) and a petrol filling station are to the north of TMTLs 81 and 82 across Ho Tin Street. North of these buildings are vegetated slopes; and

(e) three industrial buildings (Hang Wai Industrial Centre, Gemmy Development Industrial Building and Tak Wing Industrial Building) are to the south of TMTLs 81 and 82 across the Kin Wing Street.

4.4 The surrounding areas are as follows:

(a) to the further east is a riverside "Open Space" ("O") zone including amenity areas, landscaped walkways and cycle track as well as the LRT. The LRT Ho Tin Station is near the ex-bus depot and Crown Data Centre. The WR Tuen Mun Station is located over the Tuen Mun River Channel;

(b) to the west are the Shek Pai Tau Playground and industrial buildings. To the further north are residential developments and a secondary school;

(c) to the south is the Tuen Mun Police Station and Tuen Mun Divisional Fire Station. Further south across Pui To Road is Tuen Mun Area 12 industrial area; and

(d) to the north are residential and secondary school developments.

The Rezoning proposals

4.5 Taking into account departmental views and also current planning circumstances, the Potential Site for Rezoning of the Area Assessment 2009 which is currently zoned "I" will be rezoned to "CDA(1)" for residential, "CDA(2)" for commercial, "OU(B)", "Commercial(1)"("C(1)"), "OU(ESS)" and "Green Belt"("GB"). Details of the rezoning proposals are as below:

4.5.1 "CDA(1)" zone **(Plans A-1 to A-4b)**

(a) The "CDA(1)" zone includes the ex-bus depot (TMTL 80), the Crown Data Centre I (TMTL 79), the public toilet and vacant government land. The subject site is about 1.56 ha (including minor portions of TMTL 79 and public toilet in "O" zone of 0.02ha). The "CDA(1)" zone is at the eastern fringe of an industrial area and enjoys good accessibility as it is adjacent to WR Tuen Mun Station and LRT Ho Tin Station.

(b) The site is currently mainly zoned "I" subject to a maximum plot ratio of 9.5. It is proposed that a composite type of development with maximum domestic/non-domestic plot ratio of 5/9.5 would be suitable in view of the town core location of the site and would also be compatible to the developments in the "R(A)" zones to the east bank of the Tuen Mun River Channel. The maximum building height of "CDA(1)" zone is proposed to be maintained at 100mPD as in the current OZP. This restriction conforms with the overall building height concept developed for the new town under the previous OZP amendments and can accommodate the proposed plot ratio for the "CDA(1)" zone.

(c) The Area Assessment 2009 recommended to rezone the subject site for residential use if the bus depot to its west can be relocated so as to avoid the environmental nuisance (**Plan A-2**). It is noted that as the land owners of the bus depots in the subject rezoning site and to the west are related and both sites would be rezoned at the same time as "CDA(1)" for residential and "CDA(2)" for commercial respectively (Amendment A2 below), there would be opportunity for the project proponents of the "CDA (1)" and "CDA(2)" zone to arrange their development programmes to relocate the currently active bus depot before population intake at the "CDA(1)" zone.

(d) Development in the subject "CDA(1)" zone would require the submission of a master layout plan together with assessments on various aspects including, among others, traffic, environment, infrastructure as well as a development programme for the consideration and approval of the Town Planning Board under s.16 of the Town Planning Ordinance.

(e) As the site is separated by public road and is adjacent to the river bank and the WR Tuen Mun Station, the "CDA" zoning will help achieve co-ordinated development with a design for better integration within the site, the adjacent developments and across the river; and provision of environmental mitigation measures to address interface and traffic noise problems where appropriate. Opportunity for provisions of public vehicle park and shopping arcade in the development could be explored.

(f) The proposed "CDA" zone includes an existing public toilet and ancillary facilities which provide services to the visitors to the adjacent LRT Ho Tin Station and WR Tuen Mun Station, sitting out area and riverside cycle track and amenity area. It is considered appropriate to include in-situ reprovisioning of the facilities upon redevelopment. To cater for the need of the residents of the subject proposed residential development,

the provision of a kindergarten in the development may be required.

(g) A planning brief will be prepared to provide further details on the design concept as well as requirements for various facilities.

4.5.2 "CDA(2)" Zones (**Plans A-1 to A-4c**)

(a) The subject sites with total area of about 3.44 ha cover bus depots at Kin Tai Street and KMB Overhaul Centre at Kin On Street. They are proposed to be rezoned to "OU(B)" in the Area Assessment 2009. However, the land use review indicates that the redevelopment of the sites for commercial would need to incorporate certain urban design concept and address traffic and development phasing concerns as further discussed below. It is proposed to rezone the sites from "I" to "CDA" for commercial use so that the redevelopment concerns could be addressed under the s.16 planning application mechanism comprehensively whilst the intention of commercial use of the sites could be pursued. Planning briefs for the sites would be prepared to guide the redevelopments.

(b) A maximum non-domestic plot ratio of 9.5 and building height of 100 mPD which are the same as those for the "I" zone are proposed for the two sites. The proposed commercial use of the sites and the proposed development parameters would be compatible with the planned "CDA(1)" site for residential use to their east and the planned business uses in their vicinity.

(c) The sites are currently used as bus depots below the maximum plot ratio of 9.5 permitted under the "I" zoning. While it is the ultimate planning intention to phase out the bus depots, to provide flexibility for the period pending redevelopment (especially the one at TMTL 82) allowing for minor alternations or intensifications, it is proposed to include 'bus depot' in Column 2 of the Notes for "CDA(2)" zone only.

(d) Control on the design of the redevelopment of three bus depots (i.e TMTLs 80, 81 and 82) (**Plan A-2**), the WR Tuen Mun Station and east bank of the Tuen Mun River Channel is considered important to create a more functional, interesting and aesthetically pleasing town core.

(e) The existing plot ratio of TMTL 81 and TMTL 82 is about 3.0 which is substantially below their full development intensity permitted under the OZP which permits plot ratio of 9.5. Furthermore, the trip generation pattern of bus depot would be

different from those of industrial or business developments. The impacts of the redevelopment on road and infrastructure capacities would need to be addressed through s.16 application mechanism under the "CDA" zoning.

4.5.3 "OU(B)" zones (**Plans A-1 and A-4b**)

(a) The two "OU(B)" zones with total about 3.64 ha are to the north and south of the proposed "CDA(2)" zones. There are mainly six existing industrial buildings in the "OU(B)" zones. The existing developments on sites have reached their full development intensity permitted under the current "I" zone. As recommended in the Area Assessment 2009, it is proposed to rezone the sites from "I" to "OU(B)".

(b) It is proposed to maintain the current total maximum plot ratio of 9.5 and building height of 100mPD for the "OU(B)" zone. The proposed business uses of the sites and the proposed development parameters would be compatible with the planned "CDA(2)" sites for commercial uses and the existing industrial buildings. Together with the "CDA(2)" sites, the proposed "OU(B)" zone could act as a buffer between the residential development at the "CDA(1)" site and the existing industrial buildings within the remaining "I" zone to the west of the site.

(c) As 'Shop and Services' and 'Eating Places' would generate substantial traffic resulting in overtaxing the existing road capacities, a plot ratio of 1 for these uses is recommended. Higher plot ratio for these uses would require submission of s.16 planning application for the consideration of the Board. In other words, a maximum plot ratio of 9.5 (including not more than plot ratio of 1 for 'Shop and Services' and 'Eating Place') is proposed to be imposed in the Notes of the OZP for this zone.

4.5.4 "C(1)" zone (**Plans A-1 to A-4b**)

(a) The subject site is about 0.48 ha and is occupied by two existing industrial buildings. It was originally included in the "CDA(1)" zone under the Area Assessment 2009. On 20.5.2011 and 19.8.2011, the Committee approved two s.16 planning applications (Applications No. A/TM/413 and A/TM/420) respectively for wholesale conversion of these two existing industrial buildings for commercial, office and retail uses (**Plan A-2**). During the consideration of the Application No. A/TM/413, the Committee remarked that the boundary of the "CDA(1)" zone might need to be reviewed in view of the above-mentioned planning approval. It is therefore proposed to rezone the site from "I" to "C(1)" to reflect the Board's

agreement to the proposed schemes, instead of including them into the "CDA(1)" zone as recommended under the Area Assessment 2009. Besides, with the conversion of the two buildings to commercial uses, the original industrial uses will be phased out, and the commercial uses will be compatible with the proposed comprehensive residential development at the "CDA(1)" zone.

(b) The proposed maximum non-domestic plot ratio of 9.5 and maximum building height of 100mPD for the subject "C(1)" zone are the same as those of the "I" zone for the subject site and the adjacent sites. It is considered that the proposed "C(1)" zone is compatible with the adjacent existing and proposed developments.

(c) According to the revised Master Schedule of Notes, 'Social Welfare Facility' including that involving residential care is always permitted in "C" zone. However, it is noted that the subject site is adjacent to existing industrial buildings to the west. Although the adjacent industrial buildings will be rezoned for residential, commercial and business uses, their timing for redevelopment is uncertain. Therefore, it is proposed that social welfare facilities involving residential care in the subject site will require planning permission from the Town Planning Board so that possible environmental issues could be addressed. Furthermore, "C(1)" zone is required to distinguish it from the only "C" zone on the OZP which has a particular restriction on public car parking provisions.

4.5.5 "OU(ESS)" zone (**Plans A-1 to A-3, and A-4d**)

The subject ESS is about 0.11 ha (including about 0.02 ha in "O" zone). It is to the north of the proposed "CDA(1)" zone mentioned in paragraph 4.5.1 above. To indicate the intention to retain the existing ESS use of the site and its boundary, it is proposed to rezone the site from "I" and "O" to "OU(ESS)". The site is also subject to maximum building height of one storey (excluding basement floor(s)) to be shown on the OZP. The existing ESS, which is small in scale, is considered compatible with the adjacent existing and proposed residential and business uses.

4.5.6 "GB" zone (**Plans A-1 to A-3, and A-4e**)

The subject site of about 0.46ha to the north of the proposed "OU(B)" zone mentioned in paragraph 4.5.3 above. It is the vegetated slope buffering the industrial area and the school and residential development to the north. The site is Government land . It is proposed to rezone it from "I" to "GB".

4.6 Consulted departments including the District Lands Officer/Tuen Mun (DLO/TM), Director of Environmental Protection (DEP), Commissioner for Transport (C for T), and Chief Engineer/Mainland North of Drainage Services Department (CE/MN of DSD), Chief Highway Engineer/NT West of Highway Departments (CHE/NTW of HyD), and CE/Development of Water Supplies Department (CE/Dev(2) of WSD) have no objection to the rezoning proposals as outlined above which would not be subject to insurmountable problems. To address DEP, C for T, CE/MN of DSD and DLO/TM's concerns on the redevelopments of the bus depot sites, the proposed "CDA" zonings would allow addressing the environmental and infrastructural issues through the s.16 application system. They have no objection to the proposed "CDA(1)" and "CDA(2)" zonings as well as the inclusion of 'bus depot' in Column 2 of the "CDA(2)" zone to allow flexibility pending redevelopment. Regarding the traffic implication on the "OU(B)" zone, C for T has no objection to impose the plot ratio restriction of 9.5 (including not more than 1 for 'Shop and Services' and 'Eating Place') and to allow minor relaxation of the plot ratio by way of s.16 planning application to be supported by traffic impact assessment addressing his concerns. To address the concerns of sewerage capacity, CE/MN of DSD and DLO/TM also have no objection to imposing the requirement for sewerage impact assessment during lease modification stage to facilitate the redevelopment of the business.

4.7 To take forward the above rezoning proposals, the following amendment items to the OZP are recommended:

Amendment Item A1 - Rezoning of a site bounded by Tsun Wen Road in the west, the Tuen Mun LRT Electricity Substation in the north, the LRT/footpath to the east and the Luks Industrial Building TMTL 145) and Yeu Shing Industrial Building (TMTL 155) in the south from "I" and "O" zones to "CDA(1)" (area about 1.56 ha)

Amendment Item A2 - Rezoning of two sites bounded by Tsun Wen Road in the east, Kin Wing Street in the south, Kin On Street in the west and Ho Tin Street in the north from "I" to "CDA(2)" (area about 3.44 ha)

Amendment Item A3 –Rezoning of two sites one bounded by Tsun Wen Road and Kin Tai Street in the east, Pui To Road and Tuen Mun Divisional Fire Station in the south, Kin On Street in the west and Kin Wing Street to the north; and another bounded by Tsun Wen Road to the east, Ho Tin Street to the south, a car park in the west and Kin Kwok Street in the north from "I" to "OU(B)" (area about 3.64 ha)

Amendment Item A4 – Rezoning of a site bounded by Tsun Wen Road in the west, Kin Fung Circuit in the North, the LRT/footpath in the east and the Tuen Mun Police Station in the south from "I" to "Commercial (1)" ("C(1)") (area about 0.48 ha)

Amendment Item A5 – Rezoning the existing Tuen Mun LRT Electricity Substation at Tsun Wen Road from "I" and "O" to "OU(ESS)" (area about 0.11 ha)

Amendment Item A6 - Rezoning of a site at Kin Kwok Street from "I" to "GB" (area about 0.46 ha)

Housing Sites

4.8 To meet the increasing demand for housing land, a total of three Government sites under "Government, Institution or Community" ("G/IC") zones on the OZP have been identified as having potential for housing development. Two of them are at So Kwun Wat Road in Area 56 and one is at Wu On Street in Area 44. They are either not designated for any specific use, or no longer required for the originally planned use. A land use review indicates that residential developments at these sites would not be subject to insurmountable technical problems. Therefore, they are proposed for residential uses.

4.9 The two sites in Area 56 are in the east and west of So Kwun Wat Road. The site in the west of So Kwun Wat Road is an undesignated G/IC site and is currently vacant (**Plans B-1 and B-2**).

4.10 The site in the east of So Kwun Wat Road (**Plans C-1** and **C-2**) was previously reserved for community hall development. The Director for Home Affairs (DHA) in 2011 confirmed that the site can be released. The site is currently being used as a temporary works area by the Highways Department and tentatively scheduled to be released in late 2013.

4.11 The site in Area 44 was originally reserved for a neighbourhood community centre (**Plans D-1 to D-3**). In 1997, concerned departments considered that the said neighbourhood community centre could be incorporated into the nearby joint user building of the wholesale marine fish market. As the wholesale marine fish market cum neighbourhood community centre has already been completed and there is no requirement for other GIC facilities at this location, the site can be released for housing development.

The sites and the surrounding areas

4.12 The site in the west of So Kwun Wat Road in Area 56 is about 0.41ha (including 0.02 ha in "GB"). It is a formed vacant Government land. Slopes with vegetation and a footpath leading to down hillside adjoin the site to the north, west and south respectively. Further west across So Kwun Wat Road is the Mrs. Cheng Yam On Millennium School (**Plans B-1** to **B-4**).

4.13 The site in the east of So Kwun Wat Road in Area 56 is about 0.35ha (including about 0.05 ha in "O" zone). It is a platform site mainly occupied by the Highways Department (HyD) as works area. Mrs. Cheng Yam On Millennium School is to its south. An access road and a man-made slope adjoins the site to the north and east respectively (**Plans C-1 to C-4**).

4.14 The two sites in Area 56 are facing each other on the sides of So Kwun Wat Road. The sites are at an urban fringe setting with natural slopes and planned medium density residential developments nearby.

4.15 The site in Area 44 abuts Wu On Street and Wu Hong Street. It is a vacant Government land. The surrounding areas are dominated by high intensity residential developments in "R(A)" zones with GIC facilities and open space provisions. To the west of the site are the Castle Peak Divisional Police Station and Tuen Mun Wu Hong Police Quarters. Further west is the LRT Siu Hei Station. To the north is the Pak Kok Electricity Substation. To the east is the Wu Shan Tennis Court. To the further east is the existing Wholesale Marine Fish Market cum neighourhood community centre (**Plans D-1 to D-4**).

Rezoning Proposals

4.16 As concerned departments have not raised any requirement for GIC facility at the subject sites, it is proposed to rezone the two "G/IC" sites at So Kwun Wat Road to "Residential (Group B)" ("R(B)") zone and the site in Area 44 to "R(A)" taking account the site context at their surrounding areas. The rezoning would facilitate supply of additional sites to meet the housing demand. Details of the rezoning proposals are as below:

"R(B)" zones in So Kwun Wat Road Area 56 (**Plans B-1 to B-4 and C-1 to C-4**)

4.16.1 A maximum domestic plot ratio of 1.3 is proposed for the two sites at So Kwun Wat. As the sites are located at the upper hill slopes of Tuen Mun East and adjacent to a 8-storey school development, a maximum building height of 6 storeys (excluding basement floor(s)) with provision for minor relaxation is proposed to maintain the low-rise character of the area which is similar to the proposed medium density residential development to the north of the site. The proposed housing development would be compatible to the surroundings.

4.16.2 Regarding the proposed "R(B)" zone in the east of So Kwun Wat Road, as given in paragraph 4.13 a minor portion (0.05ha) of it is zoned "O" on the current OZP (**Plan C-2**). It should be noted that upon rezoning to "R(B)", the resultant "O" zone on the proposed draft OZP will be 114.31ha and the planned population would be 567,000. As such, there would be a surplus of open space provision of about 0.9ha in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) standard.

"R(A)" zone in Wu On Street Area 44 (**Plans D-1 to D-4**)

4.16.3 It is proposed to rezone the site from "G/IC" to "R(A)" with the same development intensity of maximum domestic/ non-domestic plot ratio of 5/9.5 and maximum building height of 85mPD (with provision for minor relaxation) as those in the "R(A)" zone to its south. The proposed housing development would be compatible

with the surrounding uses including high-rise and high-density residential development, police station and quarters and public open space.

4.17 Consulted departments including C for T, CHE/NTW of HyD, CE/MN of DSD, and CE/Dev(2) of WSD have no objection to the proposed rezoning for the housing development. DEP advises that the proposed housing sites would be subject to traffic noise nuisance if without mitigation measures. To address the issue, DEP and DLO/TM have no objection to impose suitable environmental clauses in the lease where appropriate at the lease preparation stage. The proposed rezoning for housing developments would not envisaged to have insurmountable environmental and infrastructural problems.

4.18 Opportunity is taken to rezone the minor non-developable portions of the "G/IC" zones adjoining the proposed "R(B)" zones to the west and east of So Kwun Wat Road to "GB" as below:

"GB" zone in So Kwun Wat Road Area 56 (**Plans B-1 to B-4 and C-1 to C-4**)

4.18.1 The site in the west of So Kwun Wat Road is about 0.17ha. It comprises sloping area with vegetation, existing footpath to nearby village and road is proposed to be rezoned to "GB". So Kwun Wat Road is not a through road with a turning head partly falling within the subject "G/IC" zone to be rezoned to "R(B)" and partly in "GB" zone (**Plan B-2**). According to the current approved OZP, it is a long term planning intention to extend So Kwun Wat Road to serve another "G/IC" zone and the "Village Type Development" ("V") zone to the further south (**Plan B-2**). As such the existing turning head may not be required in long term and therefore it is proposed to zone the entire turning head as "GB" to accord with this long-term road proposal.

4.18.2 The site in the east of So Kwun Wat Road is about 0.04ha. It is a sloping area with vegetation.

4.19 To take forward the above rezoning proposals, the following amendment items to the OZP are recommended:

Amendment Item B1 - Rezoning of a site in the west of So Kwun Wat Road and opposite Mrs. Cheng Yam On Millennium School from "G/IC" and "GB" to "R(B)" (area about 0.41 ha)

Amendment Item B2 - Rezoning of sites in the west of So Kwun Wat Road and Mrs. Cheng Yam On Millennium School from "G/IC" to "GB" (area about 0.17 ha)

Amendment Item C1 - Rezoning of the a site in the east of So Kwun Wat Road and the north of Mrs. Cheng Yam On Millennium School from "G/IC" and "O" to "R(B)" (area about 0.35 ha)

Amendment Item C2 - Rezoning of a site in the northeast of Mrs. Cheng Yam On Millennium School at So Kwun Wat Road from "G/IC" to "GB" (area about 0.04 ha)

Amendment Item D - Rezoning of a site in the north of Wu On Street and the west of Wu Shan Tennis Court from "G/IC" to "Residential (Group A)" ("R(A)") (area about 0.23 ha)

G/IC Site

4.20 In 1990, portions of the foothill at the junction of Castle Peak Road and Ho Wing Road in Area 41 were included in a site formation area and road works for schools, housing and GIC facilities. The sites have been used as a temporary vehicle park, and HyD's temporary engineer's office and works area since 2009 for the project on Traffic Improvements to Tuen Mun Road - Centre Section. Upon completion of the current road works, the works sites which fall within "GB" and "G/IC" zones could be released for development as scheduled by 2014. It is proposed to rezone the "GB" portion of the works sites.

The site and surrounding areas **(Plans E-1 to E-4)**

4.21 The site (about 0.46ha) is currently occupied by HyD as a temporary office and works area.

4.22 The site is at the southeast of a major junction of Castle Peak Road and Ho Wing Street. To the west across Castle Peak Road are residential developments of high intensity and LRT Terminus. To the north across Castle Peak Road are sites for GIC facilities including existing schools planned for indoor recreation centre. To the south and east of the site is a small vegetated knoll partly occupied by a temple and the Ki Lun Kong Public Park.

The Rezoning Proposal

4.23 The subject site (about 0.46ha) is easily accessible but subject to severe traffic noise nuisance. It is proposed to rezone it from "GB" to "G/IC" so that it can merge with the adjoining "G/IC" site which is not designated for any use. The merged site with area about 0.66ha would allow a wider selection of possible uses for the site which is conveniently located near the LRT terminus and major roads linking Tuen Mun East and the Tuen Mun Town Centre.

4.24 A maximum building height of 3 storeys (excluding basement floor(s)) is proposed for the proposed "G/IC" zone so that the maximum building height is the same as that of the adjoining existing "G/IC" zone. The proposed use of the site for G/IC development with low-rise building height is compatible to the surrounding uses and the green backdrop to the south and east.

4.25 Consulted departments including C for T, CHE/NTW of HyD, CE/MN of DSD, CE/Dev(2) of WSD and CE 5/Major Works of HyD have no objection to the rezoning proposal. Whilst having no objection to the rezoning proposal, DEP advised that the site is not suitable for noise sensitive use. This would be taken into account in identifying a suitable GIC facility for the site.

4.26 To take forward the above rezoning proposal, the following amendment item to the OZP is recommended:

Amendment Item E - Rezoning of a site in the southeast junction of Castle Peak Road and Hoi Wing Road from "GB" to "G/IC" (area about 0.46 ha)

Proposed Road in Area 54

4.27 Tuen Mun Area 54 which currently consists of existing village settlements, temporary structures, vehicle parks, and open storage of containers has been planned for residential developments, village housing and various GIC facilities on the current OZP. To enhance the accessibility of the area so as to facilitate the planned developments, a major road running in a generally east-west direction connecting to the rest of the New Town and junction improvement near Ming Kam Road/Tsun Wen Road/Hing Kwai Street would be required.

The sites and the surrounding areas (**Plans F-1** to **F-4**)

4.28 The sites for the proposed road (about 2.83 ha) and its surrounding area are mainly occupied by temporary structures, village houses, vehicle parks, open storage of containers and vegetation. The area is at the northern fringe of the New Town. The proposed road would in general run along the boundaries of the "R(A)" and "G/IC" zones to its south, and "Village Type Development"("V") zone to the north. Existing high intensity residential developments are to the east and west of the proposed road.

The rezoning proposals

4.29 It is proposed to rezone sites to the south of the Siu Hang Tsuen and north of Union Garden from "R(A)" (about 1.73 ha), "G/IC" (about 0.92 ha) and "V" (about 0.18 ha) to area shown as 'Road'. The total area of the proposed road is about 2.83 ha. The sites adjacent to the proposed road will be rezoned from "R(A)" (about 0.39 ha) and "G/IC" (about 0.54 ha) to "V" (about 0.94 ha) and to merge it with the original "V" zone (**Plans F-1 to F-4**). As a result of these rezonings, there would be additional land of about 0.76 ha included in "V" zone.

4.30 The proposed road shown on the OZP is in accordance with the Civil Engineering Development Department's (CEDD) preliminary design available at the moment which has taken into account traffic requirements and land resumption implications. Although the proposed road would be subject to detailed design, it would not be subject to insurmountable problems. The proposed road would be scheduled for construction in 2015 for completion in 2019. The affected existing uses and facilities would be

dealt with during the implementation stage of the proposed road. Consulted departments including CE/Lands Works 6 of CEDD, C for T, CHE/NTW, DEP, DLO/TM and D of Housing have no objection to the rezoning proposal

4.31 To take forward the above rezoning proposals, the following amendment items to the OZP are recommended as below:

Amendment Item F1 - Rezoning of strips of land at the south of Siu Hang Tsuen, the north east junction of Tsun Wen Road and Ming Kam Road, along and to the west of Tze Tin Road, to the south, west and southeast of Po Wah Garden Phrase 2, and to the east of Hing Kwai Road from "G/IC", "R(A)" and "V" to areas shown as 'Road' (area about 2.83 ha)

Amendment Item F2 - Rezoning of strips of land to the north and southeast of the proposed road in Amendment Item F1 from "G/IC" and "R(A)" to "V" (area about 0.94 ha)

Amendments to the Notes of the Plan

4.32 The "Other Specified Uses" ("OU") annotated "Container Storage & Repair Depot" zone at Lung Mun Road, Area 49 (**Plan G**) to the north of Resource Recovery Park is vacant Government land. As proposed recently by the Secretary of Transport and Housing (STH), to keep with the changing operational need of the logistics industries, the usage of the site could include freight forwarding and associated activities. To ensure the proposed new function of the site would not have adverse impacts on the traffic and the environment, it is proposed to include "Cargo Handling and Forwarding Facilities (Container Freight Station, free-standing purpose-designed Logistics Centre only)" in Column 2 of the Notes so that relevant assessments can be submitted to the Board for consideration via the s.16 application mechanism. A maximum plot ratio of 2.5 is also proposed so that the scale of the future development would be compatible with the adjacent special industries and the resources recycle park which are also subject to the same maximum plot ratio of 2.5 under the OZP.

4.33 The Notes of the "CDA" zone is updated to include the proposed "CDA(1)" and "CDA(2)" zones in Area 9, as mentioned in paragraphs. 4.5.1 and 4.5.2 above.

4.34 To match with the proposed new zoning of "OU(B)" zone in Area 9 as mentioned in para. 4.5.3 above, a set of new Notes according to the updated revised Master Schedule of Notes (MSN) for this zone is included.

4.35 The Notes of the "C" zone is updated to included the proposed new sub-area of "C(1)" as mentioned in paragraph 4.5.4.

4.36 To allow flexibility in the provision of car parking spaces based on individual merits, it is proposed to include in the Notes of the OZP to allow planning application for the consideration of the Board on the minor

relaxation on the minimum number of public car parking spaces in the "C" zone in Area 11 **(Plan H)** and "OU" annotated "Multi-storey Lorry/Car Park to include Commercial Use" in Area 16 **(Plan J)**.

4.37 'Eating Place' (not elsewhere specified)(in wholesale conversion of an existing building only)'; 'Institutional Use(not elsewhere specified)(in wholesale conversion of an existing building only)'; Public Clinic (in wholesale conversion of an existing building only)'; 'Training Centre (in wholesale conversion of an existing building only)' are included in the Column 2 of "I" zone to allow planning application based on individual merits to reflect the latest general revisions to the MSN which were agreed by the Board on 10.6.2011.

4.38 The above proposed amendments to the Notes of the OZP are shown on the revised Notes with the proposed additions highlighted in ***bold and italics*** and deletions in ~~'cross-out'~~ at **Appendix C**.

5. Revision to the Explanatory Statement of the OZP

The Explanatory Statement (ES) of the OZP has been revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also been taken to update the general information for the various land use zones to reflect the latest status and planning circumstances of the OZP. A copy of the revised ES with the proposed additions highlighted in ***bold and italics*** and deletions in ~~'cross-out'~~ is at **Appendix D**.

6. Consultation

6.1 The proposed amendments to the OZP have been circulated to relevant Government bureaux and departments for comments. No objections to the proposals were received. Their views/comments have been reflected in the proposals.

6.2 The rezoning to facilitate the transformation of the Tuen Mun industrial area is in line with the 2009 Area Assessment and Tuen Mun District Council members have on various occasions been informed that the OZP would be rezoned on the basis of its recommendations. The other amendments are small scale and are mainly of technical in nature, and are not expected to be controversial. The Tuen Mun District Council will be consulted on the amendments during the two-month exhibition period of the draft Tuen Mun OZP No. S/TM/28A (to be renumbered to S/TM/29 upon exhibition) for public inspection under section 5 of the Ordinance. Publication of the proposed amendments to the OZP under the provisions of the Ordinance is a statutory channel to solicit public views.

7. Decision Sought

Members are invited to:

(a) agree that the proposed amendments to the approved Tuen Mun OZP No. S/TM/28 and that the draft Tuen Mun OZP No. S/TM/28A at **Appendix B** (to be renumbered to S/TM/29 upon exhibition) and its Notes at **Appendix C** are suitable for exhibition for public inspection under section 5 of the Ordinance;

(b) adopt the revised ES at **Appendix D** for the draft Tuen Mun OZP No. S/TM/28A as an expression of the planning intention and objectives of the Board for various land use zones on the Plan; and

(c) agree that the revised ES was suitable for exhibition together with the draft Tuen Mun OZP No. S/TM/28A (to be renumbered as S/TM/29 upon exhibition) and issued under the name of the Board.

8. Attachments

Appendix A	Approved Tuen Mun Outline Zoning Plan No. S/TM/28
Appendix B	Draft Tuen Mun Outline Zoning Plan No. S/TM/28A
Appendix C	Notes of the Draft Tuen Mun Outline Zoning Plan No. S/TM/28A
Appendix D	Explanatory Statement of the Tuen Mun Outline Zoning Plan No. S/TM/28A
Plans A-1 to A-4e	Location plan, site plan, aerial photo and site photos for Amendment Items A1 to A6
Plan A-2a	Area Assessment 2009 potential site for rezoning Tuen Mun Area 9
Plans B-1 to B4	Location plan, site plan, aerial photo and site photos for Amendment Items B1 to B2
Plans C-1 to C4	Location plan, site plan, aerial photo and site photos for Amendment Items C1 to C2
Plans D-1 and D-4	Location plan, site plan, aerial photo and site photo for Amendment Item D
Plans E-1 and E-4	Location plan, site plan, aerial photo and site photo for Amendment Item E
Plans F-1 and F-4	Location plan, site plan, aerial photo and site photo for

Amendment Items F1 to F2

Plan G	Location plan of the "Other Specified Uses" annotated "Container Storage & Repair Depot" zone at Lung Mun Road, Area 49
Plan H	Location plan of the "Commercial" zone in Area 11
Plan J	Location plan of the "Other Specified Uses" annotated "Multi-storey Lorry/Car Park to include Commercial Use" in Area 16

PLANNING DEPARTMENT
FEBURARY 2012

圖例
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	住宅（甲類）
RESIDENTIAL (GROUP B)	R(B)	住宅（乙類）
RESIDENTIAL (GROUP C)	R(C)	住宅（丙類）
RESIDENTIAL (GROUP E)	R(E)	住宅（戊類）
VILLAGE TYPE DEVELOPMENT	V	鄉郊式發展
INDUSTRIAL	I	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
UNDETERMINED	U	未決定用途
GREEN BELT	GB	綠化地帶
SITE OF SPECIAL SCIENTIFIC INTEREST	SSSI	具特別科學價值地點

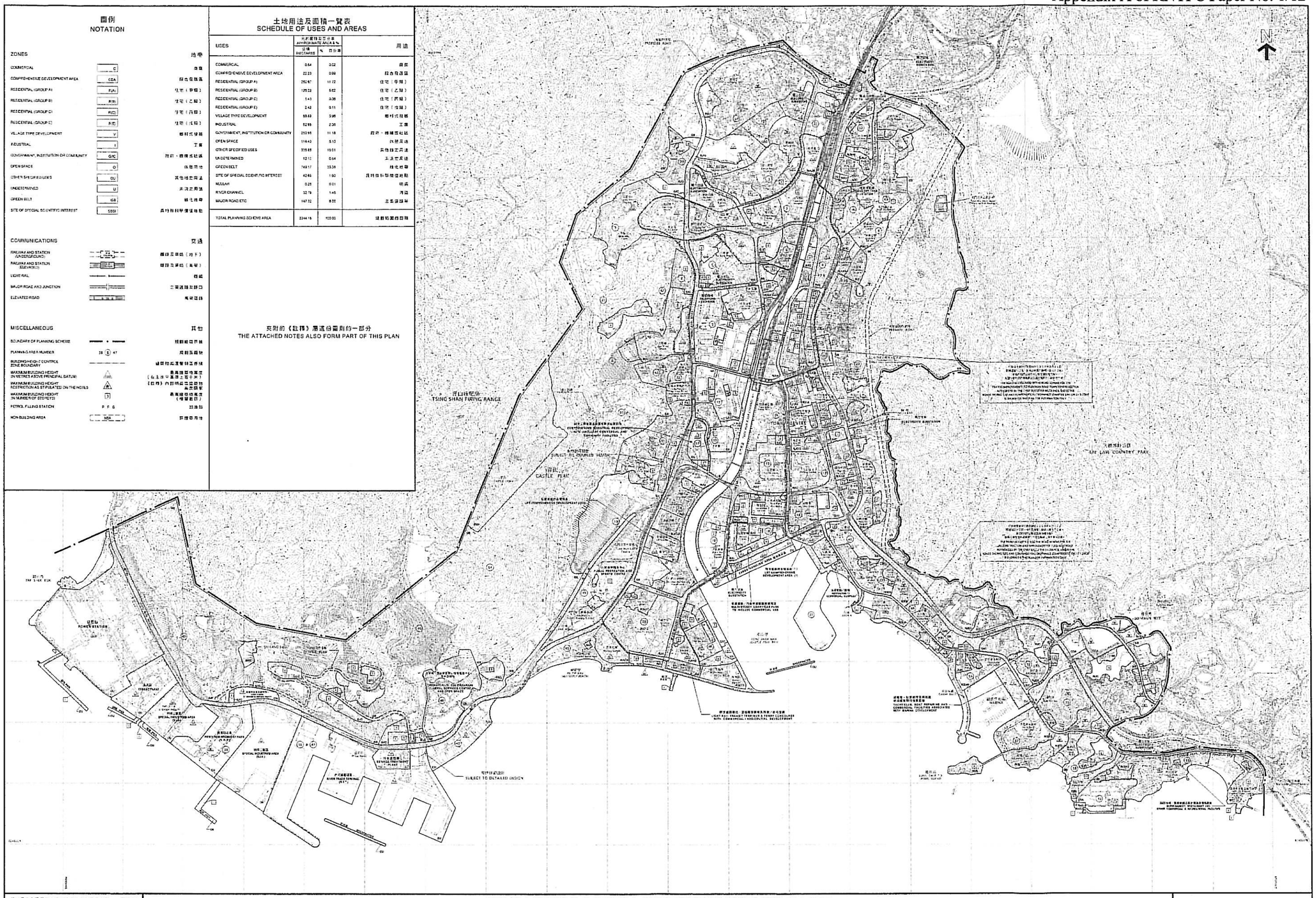
COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)		鐵路及車站（地下）
RAILWAY AND STATION (ELEVATED)		鐵路及車站（高架）
LIGHT RAIL		輕鐵
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路

MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
PLANNING AREA NUMBER	38 (E) 47	規劃區編號
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制分區線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	100	最高建築物高度（在主水平基準上若干米）
MAXIMUM BUILDING HEIGHT RESTRICTION AS STIPULATED ON THE NOTES	100	《註釋》內訂明最高建築物高度限制
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	3	最高建築物高度（樓層數目）
PETROL FILLING STATION	P F S	加油站
NON-BUILDING AREA	NBA	非建築用地

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	APPROXIMATE AREA & % 大約面積及百分率		用途
	公頃 HECTARES	% 百分率	
COMMERCIAL	0.64	0.02	商業
COMPREHENSIVE DEVELOPMENT AREA	22.23	0.99	綜合發展區
RESIDENTIAL (GROUP A)	262.67	11.72	住宅（甲類）
RESIDENTIAL (GROUP B)	129.33	5.82	住宅（乙類）
RESIDENTIAL (GROUP C)	1.43	0.06	住宅（丙類）
RESIDENTIAL (GROUP E)	2.42	0.11	住宅（戊類）
VILLAGE TYPE DEVELOPMENT	88.83	3.96	鄉郊式發展
INDUSTRIAL	52.99	2.36	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	250.95	11.18	政府、機構或社區
OPEN SPACE	114.43	5.10	休憩用地
OTHER SPECIFIED USES	339.88	15.01	其他指定用途
UNDETERMINED	12.12	0.54	未決定用途
GREEN BELT	749.17	33.38	綠化地帶
SITE OF SPECIAL SCIENTIFIC INTEREST	42.66	1.90	具特別科學價值地點
NULLAH	0.25	0.01	明渠
RIVER CHANNEL	32.79	1.45	河道
MAJOR ROAD ETC	167.32	8.55	主要道路等
TOTAL PLANNING SCHEME AREA	2244.16	100.00	規劃範圍總面積

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



行政長官會會同行政會議於2011年5月3日 根據城市規劃條例第9(1)(a)條核准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON 3 MAY 2011

Ms Manda CHAN 陳詩雯女士
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

香港城市規劃委員會依據城市規劃條例擬備的屯門分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
TUEN MUN - OUTLINE ZONING PLAN

SCALE 1:10000 比例尺

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

圖則編號 PLAN No. S/TM/28

圖例
NOTATION

ZONES 地帶

COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	住宅（甲類）
RESIDENTIAL (GROUP B)	R(B)	住宅（乙類）
RESIDENTIAL (GROUP C)	R(C)	住宅（丙類）
RESIDENTIAL (GROUP E)	R(E)	住宅（戊類）
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
INDUSTRIAL	I	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
UNDETERMINED	U	未決定用途
GREEN BELT	GB	綠化地帶
SITE OF SPECIAL SCIENTIFIC INTEREST	SSSI	具特殊科學價值地點

COMMUNICATIONS 交通

RAILWAY AND STATION (UNDERGROUND)	鐵路及車站（地下）
RAILWAY AND STATION (ELEVATED)	鐵路及車站（高架）
LIGHT RAIL	輕鐵
MAJOR ROAD AND JUNCTION	主要道路及路口
ELEVATED ROAD	高架道路

MISCELLANEOUS 其他

BOUNDARY OF PLANNING SCHEME		規劃範圍界線
PLANNING AREA NUMBER	1	規劃區編號
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	100	最高建築物高度（在主水平基準上若干米）
MAXIMUM BUILDING HEIGHT RESTRICTION AS STIPULATED ON THE NOTES	100	最高建築物高度（《註釋》內訂明最高建築物高度限制）
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	3	最高建築物高度（樓層數目）
PETROL FILLING STATION	P F S	加油站
NON-BUILDING AREA	NBA	非建築用地

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & % 公頃 HECTARES	% 百分率	用途
COMMERCIAL	1.02	0.05	商業
COMPREHENSIVE DEVELOPMENT AREA	27.23	1.21	綜合發展區
RESIDENTIAL (GROUP A)	261.07	11.63	住宅（甲類）
RESIDENTIAL (GROUP B)	126.99	5.66	住宅（乙類）
RESIDENTIAL (GROUP C)	1.40	0.06	住宅（丙類）
RESIDENTIAL (GROUP E)	2.42	0.11	住宅（戊類）
VILLAGE TYPE DEVELOPMENT	89.65	3.99	鄉村式發展
INDUSTRIAL	43.30	1.93	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	248.83	11.09	政府、機構或社區
OPEN SPACE	114.31	5.09	休憩用地
OTHER SPECIFIED USES	340.59	15.18	其他指定用途
UNDETERMINED	12.10	0.54	未決定用途
GREEN BELT	749.37	33.39	綠化地帶
SITE OF SPECIAL SCIENTIFIC INTEREST	42.69	1.90	具特殊科學價值地點
NULLAH	0.25	0.01	明渠
RIVER CHANNEL	32.79	1.46	河道
MAJOR ROAD ETC.	150.14	6.70	主要道路等
TOTAL PLANNING SCHEME AREA	2244.15	100.00	規劃範圍總面積

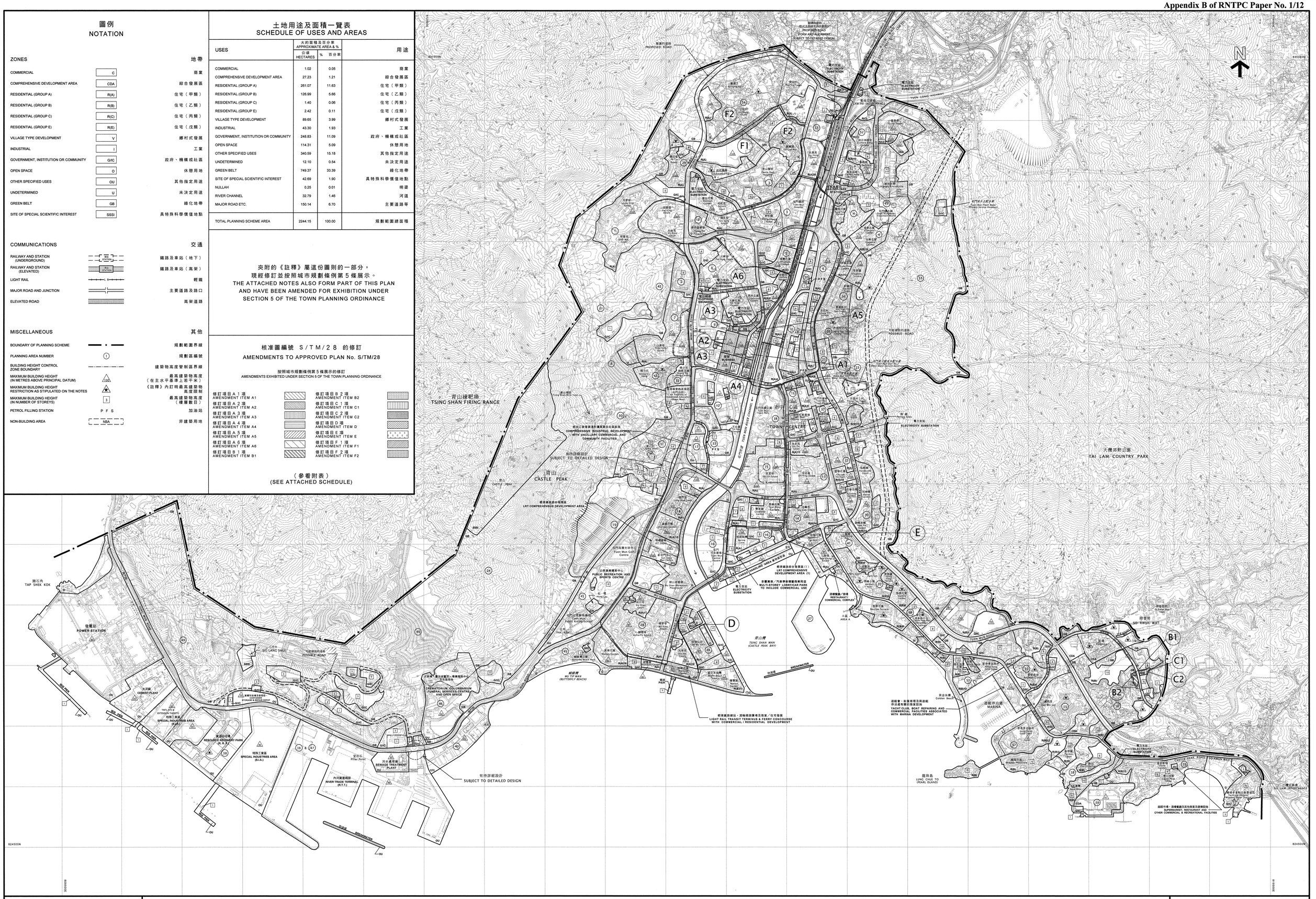
夾附的《註釋》屬這份圖則的一部分，
現經修訂並按照城市規劃條例第 5 條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S/TM/28 的修訂
AMENDMENTS TO APPROVED PLAN No. S/TM/28

按照城市規劃條例第 5 條展示的修訂
AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE

- 修訂項目 A 1 項 AMENDMENT ITEM A1
- 修訂項目 A 2 項 AMENDMENT ITEM A2
- 修訂項目 A 3 項 AMENDMENT ITEM A3
- 修訂項目 A 4 項 AMENDMENT ITEM A4
- 修訂項目 A 5 項 AMENDMENT ITEM A5
- 修訂項目 A 6 項 AMENDMENT ITEM A6
- 修訂項目 B 1 項 AMENDMENT ITEM B1
- 修訂項目 B 2 項 AMENDMENT ITEM B2
- 修訂項目 C 1 項 AMENDMENT ITEM C1
- 修訂項目 C 2 項 AMENDMENT ITEM C2
- 修訂項目 D 項 AMENDMENT ITEM D
- 修訂項目 E 項 AMENDMENT ITEM E
- 修訂項目 F 1 項 AMENDMENT ITEM F1
- 修訂項目 F 2 項 AMENDMENT ITEM F2

（參看附表）
(SEE ATTACHED SCHEDULE)



香港城市規劃委員會依據城市規劃條例擬備的屯門分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
TUEN MUN - OUTLINE ZONING PLAN

SCALE 1:10 000 比例尺

米 METRES 250 0 500 1 000 1 500 METRES 米

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

圖則編號 PLAN No. **S/TM/28A**

~~APPROVED~~ ***DRAFT*** TUEN MUN OUTLINE ZONING PLAN NO. S/TM/28***A***

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

NOTES

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

(1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.

(2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.

(3) (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.

(b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.

(c) For the purposes of subparagraph (a) above, "existing use of any land or building" means-

(i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as 'the first plan'),

- a use in existence before the publication of the first plan which has continued since it came into existence; or

- a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and

(ii) after the publication of the first plan,

- a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or

- a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.

(4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.

(5) Road junctions, alignments of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.

(6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.

(7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (8) in relation to areas zoned "Site of Special Scientific Interest":

(a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/light rail/public light bus stop or lay-by, cycle track, light rail 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 areas zoned "Site of Special Scientific Interest",

(a) the following uses or developments are always permitted:

(i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave; and

(ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and

(b) the following uses or developments require permission from the Town Planning Board:

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

(9) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board:

toll plaza, on-street vehicle park and railway track.

(10) In the "Undetermined" zone, all uses or developments except those specified in paragraph (7) above require permission from the Town Planning Board.

(11) 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 planning permission is required.

(12) 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*** TUEN MUN OUTLINE ZONING PLAN NO. S/TM/28***A***

Schedule of Uses

COMMERCIAL	1
COMPREHENSIVE DEVELOPMENT AREA	3
RESIDENTIAL (GROUP A)	~~6~~ ***13***
RESIDENTIAL (GROUP B)	~~10~~ ***17***
RESIDENTIAL (GROUP C)	~~14~~ ***21***
RESIDENTIAL (GROUP E)	~~16~~ ***23***
VILLAGE TYPE DEVELOPMENT	~~19~~ ***26***
INDUSTRIAL	~~21~~ ***28***
GOVERNMENT, INSTITUTION OR COMMUNITY	~~24~~ ***31***
OPEN SPACE	~~26~~ ***33***
OTHER SPECIFIED USES	~~27~~ ***34***
GREEN BELT	~~49~~ ***61***
SITE OF SPECIAL SCIENTIFIC INTEREST	~~50~~ ***62***

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	Petrol Filling Station
Exhibition or Convention Hall	Residential Institution
Government Use (not elsewhere specified)	***Social Welfare Facility (residential care on land designated "C(1)" zone only)***
Hotel	
Information Technology and Telecommunications Industries	
Institutional Use (not elsewhere specified)	
Library	
Off-course Betting Centre	
Office	
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Clinic	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Recyclable Collection Centre	
Religious Institution	
School	
Shop and Services	
Social Welfare Facility ***(not elsewhere specified)***	
Training Centre	
Utility Installation for Private Project	

Planning Intention

This zone is intended primarily for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as local shopping centre serving the immediate neighbourhood.

(please see next page)

COMMERCIAL (cont'd)

Remarks

(a) ***On land designated "Commercial" ("C"),*** ~~*A*~~*n*o 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 40,000m^2, or the GFA of the existing building, whichever is the greater.

(b) On land designated "Commercial (1)" ("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 (PR) of 9.5 or the PR of the existing building, whichever is the greater.

~~(b)~~*(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 the maximum building height in terms of metres above Principal Datum (mPD) as stipulated on the Plan, or the height of the existing building, whichever is the greater.

~~(c)~~*(d)* A total of not less than 300 public car parking spaces shall be provided ***in "C" zone***. In determining the maximum GFA for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as public car parking spaces should be included for calculation.

~~(d)~~*(e)* In determining the maximum GFA***/PR*** for the purposes of paragraph***s*** (a) ***and (b)*** 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.

~~(e)~~*(f)* 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 GFA***/PR*** for the building on land to which paragraph***s*** (a) ***and (b)*** 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 maximum GFA***/PR*** specified in paragraph***s*** (a) ***and (b)*** above may thereby be exceeded.

~~(f)~~*(g)* Based on the individual merits of a development or redevelopment proposal, minor relaxation of the ~~GFA/building height~~ restrictions ***on GFA/PR/building height, and provision of public car parking spaces as*** stated in paragraphs (a) ~~and (b)~~ ***to (d)*** above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

COMPREHENSIVE DEVELOPMENT AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Flat Government Refuse Collection Point Government Use (not elsewhere specified) Hotel House Institutional Use (not elsewhere specified) Library Market Off-course Betting Centre Office Petrol Filling Station Pier 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 Residential Institution School Shop and Services Social Welfare Facility Utility Installation for Private Project

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COMPREHENSIVE DEVELOPMENT AREA (cont'd)

Planning Intention

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

Remarks

(a) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:

(i) the area of 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 GFA for various uses, total number of flats and flat size, where applicable;

(iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;

(iv) the alignment, widths and levels of any roads proposed to be constructed within the area;

(v) the landscape and urban design proposals within the area;

(vi) programmes of development in detail;

(vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;

(viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;

(ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and

(x) such other information as may be required by the Town Planning Board.

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COMPREHENSIVE DEVELOPMENT AREA (cont'd)

Remarks (cont'd)

(b) 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.

(c) On land designated "Comprehensive Development Area" in Area 52 adjacent to Lingnan University main campus, 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 3.0, a maximum site coverage of 30% and the maximum building height in terms of mPD as stipulated on the Plan.

(d) On land designated "Comprehensive Development Area" in Area 55 opposite to Peridot Court, 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 1.3, a maximum site coverage of 30% and a maximum building height of 78mPD.

(e) On land designated "Comprehensive Development Area" in Area 56, 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 1.3, a maximum site coverage of 25% and a maximum building height of 10 storeys above car park.

(f) On land designated "Comprehensive Development Area" in Area 59, 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 1.3 and the maximum building height in terms of mPD as stipulated on the Plan.

(g) In determining the maximum plot ratio for the purposes of paragraphs (c) to (f) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as Government, institution or community facilities, as required by the Government, may also be disregarded.

(h) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/building height restrictions stated in paragraphs (c) to (f) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

COMPREHENSIVE DEVELOPMENT AREA (1)

Column 1 *Uses always permitted*	*Column 2* *Uses that may be permitted with or without conditions on application to the Town Planning Board*
	Commercial Bathhouse/Massage Establishment *Eating Place* *Educational Institution* *Flat* *Government Refuse Collection Point* *Government Use (not elsewhere specified)* *Hotel* *House* *Institutional Use (not elsewhere specified)* *Library* *Market* *Off-course Betting Centre* *Office* *Petrol Filling Station* *Pier* *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* *Residential Institution* *School* *Shop and Services* *Social Welfare Facility* *Utility Installation for Private Project*

(please see next page)

COMPREHENSIVE DEVELOPMENT AREA (1) (cont'd)

Planning Intention

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

Remarks

(a) *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 GFA for various uses, total number of flats and flat size, where applicable;*

(iii) *the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area ;*

(iv) *the alignment, widths and levels of any roads, walkways and footbridges proposed to be constructed within the area;*

(v) *the landscape and urban design proposals within the area;*

(vi) *programmes of development in detail;*

(vii) *an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;*

(viii) *a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;*

(ix) *a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and*

(x) *such other information as may be required by the Town Planning Board.*

(please see next page)

COMPREHENSIVE DEVELOPMENT AREA (1) (cont'd)

Remarks (cont'd)

(b) ***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.***

(c) ***No new development for a domestic or non-domestic building shall exceed a maximum domestic plot ratio of 5 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 divided by the maximum non-domestic plot ratio of 9.5.***

(d) ***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 (c) above, or the domestic and/or non-domestic plot ratio(s) of the existing building, whichever is the greater, subject to, as applicable –***

(i) ***the plot ratio(s) of the existing building shall apply only if any addition, alteration and/or modification to or redevelopment of an existing building is for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building; or***

(ii) ***the maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (c) above shall apply if any addition, alteration and/or modification to or redevelopment of an existing building is not for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building.***

(e) ***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, or the height of the existing building, whichever is the greater.***

(please see next page)

COMPREHENSIVE DEVELOPMENT AREA (1) (cont'd)

Remarks (cont'd)

(f) ***In determining the maximum plot ratio for the purposes of paragraphs (c) to (d) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as Government, institution or community facilities, as required by the Government, may also be disregarded.***

(g) ***Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraphs (c) to (e) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.***

COMPREHENSIVE DEVELOPMENT AREA (2)

Column 1 *Uses always permitted*	*Column 2* *Uses that may be permitted with or without conditions on application to the Town Planning Board*
	Bus Depot *Commercial Bathhouse/Massage Establishment* *Eating Place* *Educational Institution* *Flat* *Government Refuse Collection Point* *Government Use (not elsewhere specified)* *Hotel* *House* *Institutional Use (not elsewhere specified)* *Library* *Market* *Off-course Betting Centre* *Office* *Petrol Filling Station* *Pier* *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* *Residential Institution* *School* *Shop and Services* *Social Welfare Facility* *Utility Installation for Private Project*

(please see next page)

COMPREHENSIVE DEVELOPMENT AREA (2) (cont'd)

Planning Intention

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

Remarks

(a) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area (2)" 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 GFA 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;

(vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;

(viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;

(ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and

(x) such other information as may be required by the Town Planning Board.

(please see next page)

COMPREHENSIVE DEVELOPMENT AREA (2) (cont'd)

Remarks (cont'd)

(b) ***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.***

(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 non-domestic plot ratio of 9.5 or the plot ratio of the existing building, whichever is the greater.***

(d) ***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, or the height of the existing building, whichever is the greater.***

(e) ***In determining the maximum plot ratio for the purpose of paragraph (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as Government, institution or community facilities, as required by the Government, may also be disregarded.***

(f) ***Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraphs (c) to (d) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.***

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Flat Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station (excluding open-air terminus or station) 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 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

(a) On land designated "Residential (Group A)" ("R(A)") and "R(A)1", no new development for a domestic or non-domestic building shall exceed a maximum domestic plot ratio of 5 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 divided by the maximum non-domestic plot ratio of 9.5.

(b) On land designated "R(A)" and "R(A)1", 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 (a) above, or the domestic and/or non-domestic plot ratio(s) of the existing building, whichever is the greater, subject to, as applicable –

(i) the plot ratio(s) of the existing building shall apply only if any addition, alteration and/or modification to or redevelopment of an existing building is for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building; or

(ii) the maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (a) above shall apply if any addition, alteration and/or modification to or redevelopment of an existing building is not for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building.

(c) On land designated "R(A)2", "R(A)3", "R(A)4", "R(A)5", "R(A)6", "R(A)7", "R(A)8", "R(A)9", "R(A)10", "R(A)11", "R(A)12", "R(A)13", "R(A)14", "R(A)15", "R(A)16", "R(A)17", "R(A)18", "R(A)19" and "R(A)20", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum GFA specified below, or the GFA of the existing building, whichever is the greater:

(please see next page)

RESIDENTIAL (GROUP A) (cont'd)

Remarks (cont'd)

Sub-area	Maximum GFA
R(A)2	101,400m^2 for domestic and 10,800m^2 for non-domestic
R(A)3	18,160m^2
R(A)4	119,512m^2 for domestic, 25,000m^2 for non-domestic and 10,648m^2 for public transport interchange
R(A)5	58,800m^2 for domestic and 96,500m^2 for non-domestic
R(A)6	14,650m^2 for domestic and 8,030m^2 for non-domestic
R(A)7	17,125m^2 for domestic and 11,933m^2 for non-domestic
R(A)8	19,892m^2 for domestic and 7,163m^2 for non-domestic
R(A)9	52,711m^2 for domestic and 20,695m^2 for non-domestic
R(A)10	17,560m^2 for domestic and 7,006m^2 for non-domestic
R(A)11	53,400m^2 for domestic and 13,030m^2 for non-domestic
R(A)12	70,380m^2 for domestic and 2,750m^2 for non-domestic
R(A)13	73,842m^2 for domestic and 1,718m^2 for non-domestic
R(A)14	245,700m^2 for domestic and 2,250m^2 for non-domestic
R(A)15	178,930m^2 for domestic and 3,886m^2 for non-domestic
R(A)16	155,908m^2 for domestic and 7,770m^2 for non-domestic
R(A)17	116,064m^2 for domestic
R(A)18	129,540m^2 for domestic and 4,467m^2 for non-domestic
R(A)19	54,395m^2 for domestic and 5,750m^2 for non-domestic
R(A)20	235,815m^2 for domestic and 7,365m^2 for non-domestic

(d) 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, or the height of the existing building, whichever is the greater.

(e) On land designated "R(A)1", a maximum building height restriction of 100mPD would be permitted for sites with an area of 400m^2 or more.

(please see next page)

RESIDENTIAL (GROUP A) (cont'd)

Remarks (cont'd)

(f) In determining the maximum plot ratio for the purposes of paragraphs (a) and (b) above, the area of any part of the site that is occupied or intended to be occupied by free-standing purpose-designed buildings (including both developed on ground and on podium level) solely for accommodating Government, institution or community facilities including school(s) as may be required by the Government shall be deducted from calculation of the site area.

(g) In determining the relevant maximum non-domestic GFA on land designated "R(A)20" for the purposes of paragraph (c) above, any floor space that is constructed or intended for use solely as free-standing purpose-designed primary school and secondary school (including both developed on ground and on podium level) shall not be included for calculation.

(h) In determining the maximum plot ratio/GFA for the purposes of paragraphs (a) to (c) 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.

(i) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio/GFA for the building on land to which paragraphs (a) to (c) 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/GFA specified in paragraphs (a) to (c) above may thereby be exceeded.

(j) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA/building height restrictions stated in paragraphs (a) to (d) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(k) 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 Government Use (Police Reporting Centre, Post Office only) House Library Residential Institution School (in free-standing purpose-designed building only) Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Market Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution School (not elsewhere specified) Shop and Services Social Welfare Facility Training Centre

Planning Intention

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

(please see next page)

RESIDENTIAL (GROUP B) (cont'd)

Remarks

(a) On land designated "Residential (Group B)" ("R(B)") and "R(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 a maximum plot ratio of 1.3 and the maximum building height in terms of number of storey(s) (excluding basement floor(s)) or mPD as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.

(b) On land designated "R(B)3" to "R(B)5", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum GFA, site coverage and building height specified below, or the GFA, site coverage and height of the existing building, whichever is the greater:

Sub-area	Maximum GFA	Maximum Site Coverage	Maximum Building Height	
			Number of Storeys	Building Height
R(B)3	19,370m^2	50%	10 storeys above car park	–
R(B)4				
- TMTL324	17,629m^2	–	16 storeys	–
- TMTL325	1,137m^2	–	3 storeys	–
R(B)5	114,000m^2 for Domestic and 2,087m^2 for Non-domestic amongst which not less than 640 m^2 for kindergarten/nursery use	50%	–	100mPD

(please see next page)

RESIDENTIAL (GROUP B) (cont'd)

Remarks (cont'd)

(c) On land designated "R(B)6", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3.3 and a maximum building height of 30 storeys excluding basement floor(s), or the plot ratio and height of the existing building, whichever is the greater.

(d) On land designated "R(B)7", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3.3 and a maximum building height of 17 storeys excluding basement floor(s), or the plot ratio and height of the existing building, whichever is the greater.

(e) On land designated "R(B)8", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.3 and a maximum building height of 15 storeys excluding basement floor(s), or the plot ratio and height of the existing building, whichever is the greater.

(f) On land designated "R(B)9", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.3 and a maximum building height of 6 storeys excluding basement floor(s) for Area A and 10 storeys excluding basement floor(s) other than Area A, or the plot ratio and height of the existing building, whichever is the greater.

(g) On land designated "R(B)10", 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 3.3 and the maximum building height in terms of mPD as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.

(h) On land designated "R(B)11", 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 3 and the maximum building height in terms of mPD as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.

(i) On land designated "R(B)12", 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 230,522m^2 and the maximum building height in terms of mPD or number of storey(s) (excluding basement floor(s)) as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.

(please see next page)

RESIDENTIAL (GROUP B) (cont'd)

Remarks (cont'd)

(j) On land designated "R(B)13", 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 1 and the maximum building height in terms of number of storey(s) (excluding basement floor(s)) as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.

(k) In determining the maximum plot ratio/GFA for the purposes of paragraphs (a) to (j) 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.

(l) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA/site coverage/building height restrictions stated in paragraphs (a) to (j) 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.

(please see next page)

RESIDENTIAL (GROUP C) (cont'd)

Remarks

(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 a maximum plot ratio of 0.4 and the maximum building height in terms of number of storey(s) as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.

(b) In determining the maximum plot ratio for the purposes of paragraph (a) 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.

(c) In determining the maximum number of storey(s) for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.

(d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraph (a) 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 building

Ambulance Depot
Government Use (Police Reporting Centre, Post Office only)
House (rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted Houses only)
Rural Committee/Village Office
Utility Installation for Private Project

Eating Place
Educational Institution
Flat
Government Refuse Collection Point
Government Use (not elsewhere specified)
House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted Houses)
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
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

Schedule II: for existing industrial development

Eating Place (Canteen only)
Government Refuse Collection Point
Government Use (not elsewhere specified)
Public Utility Installation
Recyclable Collection Centre

Office
Petrol Filling Station
Public Convenience
Public Vehicle Park (excluding container vehicle)

(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
Rural Workshop Utility Installation for Private Project Warehouse (excluding Dangerous Goods Godown)	Shop and Services (ground floor only) Vehicle Repair Workshop Wholesale Trade

Planning Intention

This zone is intended for Government quarters development with the provision of environmental mitigation measures. The zoning is to facilitate appropriate planning control over the scale, design and layout of development, taking account of various environmental constraints.

The sub-area "R(E)1" 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

(a) On land designated "Residential (Group E)" ("R(E)"), 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 9,875m^2 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.

(b) On land designated "R(E)1", no new development (except 'New Territories Exempted House') shall exceed a maximum plot ratio of 1, a maximum site coverage of 40% and a maximum building height of 5 storeys including a one-storey car park.

(c) No addition, alteration and/or modification to or redevelopment of an existing building (except redevelopment to 'New Territories Exempted House') shall exceed the plot ratio, site coverage and building height restrictions stated in paragraph (b) above, or the plot ratio, site coverage and height of the existing building, whichever is the greater, subject to redevelopment to the plot ratio in the latter restriction shall be permitted only if the existing building is a domestic building.

(please see next page)

RESIDENTIAL (GROUP E) (cont'd)

Remarks (cont'd)

(d) In determining the maximum GFA/plot ratio/site coverage for the purposes of paragraphs (a), (b) and (c) 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.

(e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA/plot ratio/site coverage/building height restrictions stated in paragraphs (a), (b) and (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Religious Institution (Ancestral Hall only) Rural Committee /Village Office	Eating Place Flat Government Refuse Collection Point Government Use (not elsewhere specified) # House (not elsewhere specified) Institutional Use (not elsewhere specified) # Market 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) Religious Institution (not elsewhere specified) # Residential Institution # School # Shop and Services Social Welfare Facility # Utility Installation for Private Project
In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House :	
Eating Place Library School Shop and Services	

Planning Intention

The planning intention of this zone is 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.

(please see next page)

VILLAGE TYPE DEVELOPMENT (cont'd)

Remarks

(a) 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.

(b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

INDUSTRIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Bus Depot Cargo Handling and Forwarding Facility (not elsewhere specified) Eating Place (Canteen, Cooked Food Centre only) Government Refuse Collection Point Government Use (not elsewhere specified) Industrial Use (not elsewhere specified) Information Technology and Telecommunications Industries 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 Vehicle Repair Workshop Warehouse (excluding Dangerous Goods Godown)	Asphalt Plant/Concrete Batching Plant Broadcasting, Television and/or Film Studio Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only) Container Vehicle Park/Container Vehicle Repair Yard Dangerous Goods Godown ***Eating Place (not elsewhere specified) (in wholesale conversion of an existing building only)*** Educational Institution (in wholesale conversion of an existing building ***only***) Exhibition or Convention Hall Institutional Use ***(not elsewhere specified) (in wholesale conversion of an existing building only)*** Marine Fuelling Station Off-course Betting Centre Offensive Trades Office (not elsewhere specified) Petrol Filling Station Pier Place of Entertainment (in wholesale conversion of an existing building ***only***) Place of Recreation, Sports or Culture Private Club ***Public Clinic (in wholesale conversion of an existing building only)*** Religious Institution (in wholesale conversion of an existing building ***only***) Ship-building, Ship-breaking and Ship-repairing Yard Shop and Services (not elsewhere specified) (ground floor only, except in wholesale conversion of an existing building and Ancillary Showroom# which may be permitted on any floor) Training Centre ***(in wholesale conversion of an existing building only)*** Vehicle Stripping/Breaking Yard Wholesale Trade

(please see next page)

INDUSTRIAL (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 :
Eating Place Educational Institution Exhibition or Convention Hall Institutional Use (not elsewhere specified) Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Religious Institution Shop and Services Training Centre	Social Welfare Facility (excluding those involving residential care)

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

Planning Intention

This zone is intended primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries and office related to industrial use are also always permitted in this zone.

(please see next page)

INDUSTRIAL (cont'd)

Remarks

(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 plot ratio specified below, or the plot ratio of the existing building, whichever is the greater:

Sub-area	Maximum Plot Ratio
I	9.5
I(1)	5
I(2)	3
I(3)	2.5

(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 height in terms of mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(c) In determining the maximum plot ratio for the purposes of paragraph (a) 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.

(d) 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 (a) 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 (a) above may thereby be exceeded.

(e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(f) 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.

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
Ambulance Depot	Animal Boarding Establishment
Animal Quarantine Centre (in Government building only)	Animal Quarantine Centre (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Columbarium
Cable Car Route and Terminal Building	Correctional Institution
Eating Place (Canteen, Cooked Food Centre only)	Crematorium
Educational Institution	Driving School
Exhibition or Convention Hall	Eating Place (not elsewhere specified)
Field Study/Education/Visitor Centre	Firing Range
Government Refuse Collection Point	Flat
Government Use (not elsewhere specified)	Funeral Facility
Hospital	Helicopter Fuelling Station
Institutional Use (not elsewhere specified)	Helicopter Landing Pad
Library	Holiday Camp
Market	Hotel
Pier	House
Place of Recreation, Sports or Culture	Marine Fuelling Station
Public Clinic	Off-course Betting Centre
Public Convenience	Office
Public Transport Terminus or Station	Petrol Filling Station
Public Utility Installation	Place of Entertainment
Public Vehicle Park (excluding container vehicle)	Private Club
Recyclable Collection Centre	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Religious Institution	Refuse Disposal Installation (Refuse Transfer Station only)
Research, Design and Development Centre	Residential Institution
Rural Committee/Village Office	Sewage Treatment/Screening Plant
School	Shop and Services
Service Reservoir	Utility Installation for Private Project
Social Welfare Facility	Zoo
Training Centre	
Wholesale Trade	

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.

(please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (cont'd)

Remarks

(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 height in terms of number of storey(s) or mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(b) In determining the maximum number of storey(s) for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.

(c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(d) 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.

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Barbecue Spot Bathing Beach Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Sitting Out Area Zoo	Cable Car Route and Terminal Building Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp 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
For "LRT Comprehensive Development Area" Only	
Ambulance Depot Flat Government Use (not elsewhere specified) Library LRT Depot 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 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 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)

OTHER SPECIFIED USES (cont'd)

For "LRT Comprehensive Development Area" Only (cont'd)

Planning Intention

This zone is intended primarily for comprehensive development/redevelopment of the area for residential and/or commercial uses, LRT terminus or depot and other supporting public transport and community facilities.

Remarks

(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 GFA specified below, or the GFA of the existing building, whichever is the greater:

Sub-area	Maximum GFA
"Other Specified Uses" ("OU") annotated "LRT Comprehensive Development Area"	200,000m^2 for domestic, 8,000m^2 for non-domestic, and 139,675m^2 for public transport interchange
"OU" annotated "LRT Comprehensive Development Area(1)"	88,000m^2 for domestic, 3,200m^2 for non-domestic and 15,934m^2 for public transport interchange

(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 height in terms of mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(c) In determining the maximum GFA for the purposes of paragraph (a) 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.

(d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA/building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

OTHER SPECIFIED USES (cont'd)

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

For "River Trade Terminal" Only

Cargo Handling and Forwarding Facility
Government use (Government Berth, Government Office only)
Pier
River Trade Terminal
Warehouse

Eating Place (Canteen only)
Government Use (not elsewhere specified)
Office
Public Vehicle Park
Shop and Services (Fast Food Shop, Service Trades only)
Utility Installation not Ancillary to the Specified Use

Planning Intention

This zone is intended to provide facilities mainly for river trade vessels from the Pearl River Delta region.

Remarks

(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 a maximum plot ratio of 2.5 and the maximum building height in terms of mPD as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.

(b) In determining the maximum plot ratio for the purposes of paragraph (a) 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.

(c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

OTHER SPECIFIED USES (cont'd)

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

For "Special Industries Area" Only

Acetal Plant
Bulk Cement Storage and Distribution
Cargo Handling and Forwarding Facility (excluding container freight station)
Centralized Incineration Facility
Chemical Waste Bulking/Treatment Plant
Paper Processing Plant
Pier
Polyester Plant
Polystyrene and Other Resins Plant
Public Utility Installation (Electricity Substation, Salt Water Pumping Station, Sewage Pumping Station only)
Steel Mill
Styrene Monomer Storage/Delivery
Textiles Manufacturing Plant
Eating Place (Canteen only)
Electro-Plating
Government Refuse Collection Point
Government Use (not elsewhere specified)
Marine Fuelling Station
Office
Oil Depot, Oil Refinery and Petrol-chemical Plant
Printed Circuit Board Manufacturing
Public Vehicle Park
Shop and Services (Bank, Fast Food Shop, Service Trades only)
Utility Installation not Ancillary to the Specified Use

Planning Intention

This zone is intended primarily for the provision of land for land-extensive and capital-intensive industry as well as for other special industries.

Remarks

(a) On land designated for "OU" annotated "Special Industries Area" at TMTL 372 and Extension Thereto, 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 222,948m^2 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.

(b) On land designated for "OU" annotated "Special Industries Area" other than at TMTL 372 and Extension Thereto, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 2.5 and the maximum building height in terms of mPD as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.

(please see next page)

OTHER SPECIFIED USES (cont'd)

For "Special Industries Area" Only (cont'd)

Remarks (cont'd)

(c) In determining the maximum plot ratio/GFA for the purposes of paragraphs (a) and (b) 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.

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

(please see next page)

OTHER SPECIFIED USES (cont'd)

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

For "Business" only

Schedule I: for open-air development or for building other than industrial or industrial-office building[@]

Ambulance Depot
Commercial Bathhouse/Massage Establishment
Eating Place
Educational Institution
Exhibition or Convention Hall
Government Use (Police Reporting Centre, Post Office only)
Information Technology and Telecommunications Industries
Institutional Use (not elsewhere specified)
Library
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods[Δ]*)*
Off-course Betting Centre
Office
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Public Convenience
Public Transport Terminus or Station
Public Utility Installation
Public Vehicle Park (excluding container vehicle)
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Recyclable Collection Centre
Religious Institution
Research, Design and Development Centre
School (excluding free-standing purpose-designed building and kindergarten)
Shop and Services
Training Centre
Utility Installation for Private Project
Broadcasting, Television and/or Film Studio
Cargo Handling and Forwarding Facility
Government Refuse Collection Point
Government Use (not elsewhere specified)
Hotel
Non-polluting Industrial Use (not elsewhere specified)
Petrol Filling Station
School (not elsewhere specified)
Social Welfare Facility (excluding those involving residential care)
Warehouse (excluding Dangerous Goods Godown)
Wholesale Trade

(please see next page)

***OTHER SPECIFIED USES** (cont'd)*

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

For "Business" only (cont'd)

Schedule II: for industrial or industrial-office building[@]

Ambulance Depot
Bus Depot
Cargo Handling and Forwarding Facility (not elsewhere specified)
Eating Place (Canteen only)
Government Refuse Collection Point
Government Use (not elsewhere specified)
Information Technology and Telecommunications Industries
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods[Δ])
Office (excluding those involving direct provision of customer services or goods)
Public Convenience
Public Transport Terminus or Station
Public Utility Installation
Public Vehicle Park (excluding container vehicle)
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Recyclable Collection Centre
Research, Design and Development Centre
Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only)
Utility Installation for Private Project
Warehouse (excluding Dangerous Goods Godown)

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

Office

Broadcasting, Television and/or Film Studio
Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)
Industrial Use (not elsewhere specified)
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)

OTHER SPECIFIED USES (cont'd)

Column 1 *Uses always permitted*	*Column 2* *Uses that may be permitted with or without conditions on application to the Town Planning Board*
For "Business" only (cont'd) *Schedule II: for 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.*

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

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

(please see next page)

OTHER SPECIFIED USES (cont'd)

For "Business" only (cont'd)

Planning Intention

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

Remarks

(a) *On land designated "Other Specified Uses" annotated "Business", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 9.5 (including not more than a plot ratio of 1.0 for 'Shop and Services' and 'Eating Place'), or the plot ratio of the existing building, whichever is the greater.*

(b) *In determining the maximum plot ratio for the purposes of paragraph (a) 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.*

(c) *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 (a) 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 (a) above may thereby be exceeded.*

(d) *No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum (mPD) as stipulated on the Plan, or the height of the existing building, whichever is the greater.*

(e) *Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraphs (a) and (d) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.*

(please see next page)

OTHER SPECIFIED USES (cont'd)

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

Planning Intention

This zone is intended primarily for the provision of pier where commercial uses serving the patrons may be permitted on application to the Town Planning Board.

Remarks

(a) Kiosks not greater than $10m^2$ each in area and not more than 10 in number for uses as shop and services are considered as ancillary to "pier" use.

(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 height in terms of number of storey(s) as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(c) In determining the maximum number of storey(s) for the purposes of paragraph (b) above, any basement floor(s) may be disregarded.

(d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
For "Public Recreation and Sports Centre" Only	
Golf Course Place of Recreation, Sports or Culture	Eating Place Government Use Private Club Shop and Services (Pro-shop only) Utility Installation not Ancillary to the Specified Use

Planning Intention

This zone is intended primarily for the provision of sports and recreation facilities.

Remarks

(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 height in terms of number of storey(s) as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(b) In determining the maximum number of storey(s) for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.

(c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
For "Cargo Handling Area" Only	
Cargo Working Area	Government Use Utility Installation not Ancillary to the Specified Use

Planning Intention

This zone is primarily intended for the provision of cargo working area.

Remarks

(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 height in terms of number of storey(s) as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(b) In determining the maximum number of storey(s) for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.

(c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
For "Electricity Substation" Only	
Electricity Substation	Government Use Utility Installation not Ancillary to the Specified Use

Planning Intention

This zone is primarily intended for the provision of electricity substation.

Remarks

(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 height in terms of number of storey(s) as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(b) In determining the maximum number of storey(s) for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.

(c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
For "Telephone Exchange" Only	
Telephone Exchange	Government Use Utility Installation not Ancillary to the Specified Use

Planning Intention

This zone is primarily intended for the provision of telephone exchange.

Remarks

(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 height in terms of number of storey(s) as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(b) In determining the maximum number of storey(s) for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.

(c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
For "Petrol Filling Station" Only	
Petrol Filling Station	Government Use Utility Installation not Ancillary to the Specified Use

Planning Intention

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

Remarks

(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 height in terms of number of storey(s) as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(b) In determining the maximum number of storey(s) for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.

(c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
For "Breakwater" Only	
Breakwater	Government Use Utility Installation not Ancillary to the Specified Use

Planning Intention

This zone is primarily intended for the provision of breakwater.

For "Container Storage and Repair Depot" Only	
Container Storage/Repair Yard	***Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)*** Government Use Utility Installation not Ancillary to the Specified Use

Planning Intention

This zone is primarily intended for the provision of container storage and repair depot.

Remarks

(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 ***a maximum plot ratio of 2.5 and*** the maximum building height in terms of mPD as stipulated on the Plan, or the ***plot ratio and*** height of the existing building, whichever is the greater.

(b) ***In determining the maximum plot ratio for the purposes of paragraph (a) 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***

(please see next page)

***OTHER SPECIFIED USES* (cont'd)**

***For "Container Storage and Repair Depot" Only* (cont'd)**

***Remarks* (cont'd)**

(c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the ***plot ratio/*** building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
For "Crematorium, Columbarium, Funeral Services Centre and Open Space" Only	
Columbarium Crematorium Open Space	Government Use Utility Installation not Ancillary to the Specified Use

Planning Intention

This zone is primarily intended for the provision of columbarium, crematorium, funeral services centre and open space.

Remarks

(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 height in terms of mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
For "Sewage Treatment Plant" Only	
Sewage Treatment Plant	Government Use Utility Installation not Ancillary to the Specified Use

Planning Intention

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

Remarks

(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 height in terms of mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
For "Power Station" Only	
Power Station	Government Use Utility Installation not Ancillary to the Specified Use

Planning Intention

This zone is primarily intended for the provision of power station.

Remarks

(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 a maximum plot ratio of 1.9 or the plot ratio of the existing building, whichever is the greater.

(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 height in terms of mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(c) In determining the maximum plot ratio for the purposes of paragraph (a) 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.

(d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
For "Cement Plant" Only	
Cement Plant	Government Use Utility Installation not Ancillary to the Specified Use

Planning Intention

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

Remarks

(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 a maximum GFA of 382,138m^2 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.

(b) In determining the maximum GFA for the purposes of paragraph (a) 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.

(c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
For "Gas Off-take Station" Only	
Gas Off-take Station	Government Use Utility Installation not Ancillary to the Specified Use

Planning Intention

This zone is primarily intended for the provision of gas off-take station.

Remarks

(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 height in terms of number of storey(s) as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(b) In determining the maximum number of storey(s) for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.

(c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
For "Yacht Club, Boat Repairing and Commercial Facilities Associated with Marina Development" Only	
As Specified on the Plan	Government Use Place of Entertainment Place of Recreation, Sports or Culture Private Club (not elsewhere specified) School Utility Installation not Ancillary to the Specified Use

Planning Intention

This zone is primarily intended for the provision of yacht club, boat repairing and commercial facilities associated with marina development.

Remarks

(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 a maximum GFA of 4,800m^2 for commercial development, 4,800m^2 for boat repairing compound, and 4,400m^2 for yacht club, or the GFA of the existing building, whichever is the greater.

(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 height in terms of mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(c) In determining the maximum GFA for the purposes of paragraph (a) 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.

(d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA/building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
For "Resource Recovery Park" Only	
Resource Recovery Park	Government Use Utility Installation not Ancillary to the Specified Use

Planning Intention

This zone is primarily intended for the provision of resource recovery park with co-location of businesses (including the provision of goods and services) in reuse, recycling and composting, and related processing and manufacturing, with shared use of facilities. Resource recovery park includes businesses involving the use of recyclable materials from waste, clean technologies or renewable energy and provision of related products or services.

Remarks

(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 a maximum plot ratio of 2.5 and a maximum building height of 35m, or the plot ratio and height of the existing building, whichever is the greater.

(b) In determining the maximum plot ratio for the purposes of paragraph (a) 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.

(c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
For All Other Sites (Not Listed Above)	
As Specified on the Plan	Government Use Private Club Utility Installation not Ancillary to the Specified Use

Planning Intention

This zone is intended primarily for the provision of various specific uses including Multi-storey Lorry/Car Park to include Commercial Use; Comprehensive Industrial Development with Ancillary Commercial and Community Facilities; Restaurant/Commercial Complex; Light Rail Transit Terminus & Ferry Concourse with Commercial/Residential Development; and Supermarket, Restaurant and Other Commercial & Recreational Facilities.

Remarks

(a) On land designated "OU" annotated "Multi-storey Lorry/Car Park to include Commercial Use", "OU" annotated "Comprehensive Industrial Development with Ancillary Commercial and Community Facilities", "OU" annotated "Restaurant/Commercial Complex", and "OU" annotated "Supermarket, Restaurant and Other Commercial & Recreational Facilities", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum GFA specified below, or the GFA of the existing building, whichever is the greater:

Sub-area	Maximum GFA
"Multi-storey Lorry/Car Park to include Commercial Use"	47,414m^2
"Comprehensive Industrial Development with Ancillary Commercial and Community Facilities"	150,000m^2
"Restaurant/Commercial Complex"	2,308m^2
"Supermarket, Restaurant and Other Commercial & Recreational Facilities"	4,643m^2

(please see next page)

OTHER SPECIFIED USES (cont'd)

For All Other Sites (Not Listed Above) (cont'd)

Remarks (cont'd)

(b) On land designated "OU" annotated "Multi-storey Lorry/Car Park to include Commercial Use", "OU" annotated "Comprehensive Industrial Development with Ancillary Commercial and Community Facilities", "OU" annotated "Restaurant/Commercial Complex", and "OU" annotated "Supermarket, Restaurant and Other Commercial & Recreational Facilities", in determining the maximum GFA for the purposes of paragraph (a) 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.

(c) On land designated "OU" annotated "Multi-storey Lorry/Car Park to include Commercial Use", a total of not less than 325 public vehicle parking spaces shall be provided. In determining the maximum GFA for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as public vehicle parking spaces should be included for calculation.

(d) On land designated "OU" annotated "Light Rail Transit Terminus & Ferry Concourse with Commercial/Residential Development", no new development for a domestic or non-domestic building shall exceed a maximum domestic plot ratio of 5 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 divided by the maximum non-domestic plot ratio of 9.5.

(e) On land designated "OU" annotated "Light Rail Transit Terminus & Ferry Concourse with Commercial/Residential Development", 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 (d) above, or the domestic and/or non-domestic plot ratio(s) of the existing building, whichever is the greater, subject to, as applicable -

(i) the plot ratio(s) of the existing building shall apply only if any addition, alteration and/or modification to or redevelopment of an existing building is for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building; or

(ii) the maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (d) above shall apply if any addition, alteration and/or modification to or redevelopment of an existing building is not for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building.

(please see next page)

OTHER SPECIFIED USES (cont'd)

For All Other Sites (Not Listed Above) (cont'd)

Remarks (cont'd)

(f) On land designated "OU" annotated "Light Rail Transit Terminus & Ferry Concourse with Commercial/Residential Development", in determining the maximum plot ratio for the purposes of paragraphs (d) and (e) 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. In determining the maximum plot ratio for the purposes of paragraphs (d) and (e) above, any floor space that is constructed or intended for use solely as public transport interchange with an area of not more than 17,340m^2 as required by the Government, may also be disregarded.

(g) On land designated "OU" annotated "Multi-storey Lorry/Car Park to include Commercial Use", "OU" annotated "Comprehensive Industrial Development with Ancillary Commercial and Community Facilities" and "OU" annotated "Light Rail Transit Terminus & Ferry Concourse with Commercial/Residential Development", 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, or the height of the existing building, whichever is the greater.

(h) On land designated "OU" annotated "Restaurant/Commercial Complex" and "OU" annotated "Supermarket, Restaurant and Other Commercial & Recreational Facilities", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storey(s) as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(i) In determining the maximum number of storey(s) for the purposes of paragraph (h) above, any basement floor(s) may be disregarded.

(j) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the ~~plot ratio/GFA/building height~~ restrictions ***on plot ratio/GFA/building height and provision of public vehicle parking spaces as*** stated in paragraphs (a), ***(c),*** (d), (e), (g) and (h) 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 Cable Car Route and Terminal Building 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 Firing Range Flat Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Holiday Camp House Marina Marine Fuelling Station Petrol Filling Station Pier Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution Rural Committee/Village Office School Service Reservoir Social Welfare Facility Utility Installation for Private Project Zoo

Planning Intention

The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

SITE OF SPECIAL SCIENTIFIC INTEREST

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

Planning Intention

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

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

Remarks

Any filling or excavation of land necessary to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except maintenance and repair works) shall not be undertaken or continued on or after the date of the publication in the Gazette of the notice of the draft Tuen Mun Outline Zoning Plan No. S/TM/25 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

~~APPROVED~~ ***DRAFT*** TUEN MUN OUTLINE ZONING PLAN NO. S/TM/28***A***

EXPLANATORY STATEMENT

EXPLANATORY STATEMENT

~~APPROVED~~ *DRAFT* TUEN MUN OUTLINE ZONING PLAN NO. S/TM/28*A*

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~~APPROVED~~ *DRAFT* TUEN MUN OUTLINE ZONING PLAN NO. S/TM/28A

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

EXPLANATORY STATEMENT

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

1. INTRODUCTION

This explanatory statement is intended to assist an understanding of the ~~approved~~ ***draft*** Tuen Mun Outline Zoning Plan (OZP) No. S/TM/28A. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the various land use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURE

2.1 On 21 August 1973, the Board was directed by the then Governor under section 3 of the Town Planning Ordinance (the Ordinance) to prepare a draft statutory plan for Tuen Mun New Town. Since the exhibition of the draft Tuen Mun OZP No. LTM/2 on 29 July 1983, the OZP had been amended several times and exhibited for public inspection under section 7 of the Ordinance.

2.2 On 16 August 1988, the then Governor in Council (G in C) approved the draft Tuen Mun OZP No. S/TM/6 under section 9(1)(a) of the Ordinance. On 24 October 1989, the then G in C referred the approved OZP No. S/TM/6 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.

2.3 On 21 January 1994, under the power delegated by the then Governor, the then Secretary for Planning, Environment and Lands directed the Board, under section 3(1)(a) of the Ordinance, to extend the coverage of the Tuen Mun OZP. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.

2.4 On 27 May 1997, the then G in C, under section 9(1)(a) of the Ordinance, approved the draft Tuen Mun OZP, which was subsequently renumbered as Plan No. S/TM/9. On 7 October 1997, the Chief Executive in Council (CE in C) referred the approved OZP No. S/TM/9 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.

2.5 On 19 January 1999, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tuen Mun OZP, which was subsequently renumbered as Plan No. S/TM/11. On 30 November 1999, the CE in C referred the approved OZP

No. S/TM/11 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended six times and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances.

2.6 On 30 September 2003, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tuen Mun OZP, which was subsequently renumbered as S/TM/18. On 9 December 2003, the CE in C referred the approved Tuen Mun OZP No. S/TM/18 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended once under section 5 of the Ordinance to reflect the changing circumstances.

2.7 On 4 January 2005, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tuen Mun OZP, which was subsequently renumbered as S/TM/20. On 21 January 2005, the approved Tuen Mun OZP No. S/TM/20 was exhibited under section 9(5) of the Ordinance.

2.8 On 8 November 2005, the CE in C referred the approved Tuen Mun OZP No. S/TM/20 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 18 November 2005 under section 12(2) of the Ordinance.~~ ***Since then, the OZP had been amended and exhibited for public inspection seven times under section 5 or 7 of the Ordinance.***

~~2.9 On 2 December 2005, the draft Tuen Mun OZP No. S/TM/21, incorporating amendments to make provision for the development of a resource recovery park in Tuen Mun Area 38 and technical amendments to the Notes of the OZP in accordance with the latest revised Master Schedule of Notes to Statutory Plans endorsed by the Board, was exhibited for public inspection under section 5 of the Ordinance. During the plan exhibition period, no representation was received.~~

~~2.10 On 27 October 2006, the draft Tuen Mun OZP No. S/TM/22 incorporating amendments to rezone areas occupied by Tuen Mun Fresh Water Primary Service Reservoir, Tuen Mun East No. 2 Fresh Water Service Reservoir and part of Tuen Mun East Fresh Water Service Reservoir from "Green Belt" ("GB") to "Government, Institution or Community" ("G/IC") zone, to rezone the area abutting the western boundary of Tuen Mun East Fresh Water Service Reservoir from "G/IC" to "GB", and to amend the Notes for the "Industrial" zone of the Plan in accordance with the latest revised Master Schedule of Notes to Statutory Plans endorsed by the Board, was exhibited for public inspection under section 7 of the Ordinance. During the plan exhibition period, no representation was received.~~

~~2.11 On 21 September 2007, the draft Tuen Mun OZP No. S/TM/23, incorporating amendments to rezone three areas in Area 16 from "G/IC" to "Open Space", to rezone two areas occupied by Tuen Mun Central Square in Area 16 from "G/IC" to "Other Specified Uses" annotated "Multi Storey Lorry/Car Park To Include Commercial Use" with consequential amendment to adjoining area, and to rezone an area occupied by Ecclesia Bible College in Area 52 from "Residential~~

~~(Group B)" ("R(B)") to "G/IC", was exhibited for public inspection under section 7 of the Ordinance. During the plan exhibition period, no representation was received.~~

~~2.12 On 4 July 2008, the draft Tuen Mun OZP No. S/TM/24 incorporating amendments to rezone Area 20 from "R(B)" to "R(B)6", "R(B)7", "R(B)8" and "R(B)9", rezone Lot 378 & Extension in D.D. 376 from "R(B)4" to "R(B)8", and stipulate plot ratio and/or building height restrictions for "R(B)4", "R(B)6", "R(B)7", "R(B)8" and "R(B)9" zones was exhibited for public inspection under section 7 of the Ordinance. Upon the expiry of the two month exhibition period, a total of two representations were received. On 12 September 2008, the two representations were published for three weeks for public comment. At the end of the publication period on 3 October 2008, a total of four comments were received. After giving consideration to the representations and comments on 12 December 2008, the Board decided not to propose any amendment to the draft OZP No. S/TM/24.~~

~~2.13 On 22 May 2009, the draft Tuen Mun OZP No. S/TM/25 incorporating rezoning of two Sites of Special Scientific Interest from "GB" to "Site of Special Scientific Interest" ("SSSI") was exhibited for public inspection under section 7 of the Ordinance. During the plan exhibition period, no representation was received.~~

~~2.14 On 16 October 2009, the draft Tuen Mun OZP No. S/TM/26 incorporating mainly amendments to impose plot ratio, gross floor area (GFA) and building height restrictions on development zones; to designate non building areas; rezoning proposals mainly to reflect current uses in "Commercial/Residential" sites, major free standing Government, Institution or Community buildings, major open space sites, and latest planning intention in various sites; and adjust zoning boundaries to reflect as-built situation, was exhibited for public inspection under section 7 of the Ordinance. Upon the expiry of the two month exhibition period, a total of nine representations were received. On 5 January 2010, the nine representations were published for three weeks for public comment. At the end of the publication period on 26 January 2010, a total of one comment was received. After giving consideration to seven of the representations and the comment on 4 June 2010, the Board decided not to propose any amendment to the draft OZP No. S/TM/26. The remaining two representations were subsequently withdrawn.~~

~~2.15 On 3 September 2010, the draft Tuen Mun OZP No. S/TM/27, incorporating amendments on the zonings and the zoning boundaries of the existing public utility facilities, public open spaces and Government, institution or community facilities, to adjust the areas shown as 'Road' to reflect the Tuen Mun Road improvement projects, and to revise the development control restriction for the "Other Specified Uses" annotated "Power Station" zone, was exhibited for public inspection under Section 7 of the Ordinance. During the plan exhibition period, no representation was received.~~

~~2.16~~*2.9* On 3 May 2011, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tuen Mun OZP, which was subsequently renumbered as S/TM/28. On

20 May 2011, the approved Tuen Mun OZP No. S/TM/28 ~~(the Plan)~~ was exhibited for public inspection under section 9(5) of the Ordinance.

2.10 On 5 July 2011, the CE in C referred the approved Tuen Mun OZP No. S/TM/28 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 23 September 2011 under section 12(2) of the Ordinance.

2.11 On _____2012, the draft Tuen Mun OZP No. S/TM/29 (the Plan), incorporating amendments mainly on the rezoning of sites in Area 9 to the west of the West Rail Tuen Mun Station from "Industrial" ("I") to various "Comprehensive Development Area" ("CDA") zones for residential use, commercial use, and "Other Specified Uses" annotated "Business" zones taking reference to the Area Assessment 2009 of Industrial Land in the Territory (Area Assessment 2009); rezoning of sites in Areas 44 and 56 from "Government, Institution or Community" ("G/IC") to "Residential (Group A)" ("R(A)") and "Residential (Group B)" ("R(B)") respectively; rezoning of a site in Area 41 from "Green Belt" ("GB") to "G/IC"; incorporation of a proposed road in Area 54; and amendments to the Notes of the OZP 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 transport networks so that the development and redevelopment within the area can be put under statutory planning control.

3.2 The Plan is to illustrate only the broad principles of development. It is a small-scale plan and the transport alignments and boundaries between the land use zones may be subject to minor adjustments as detailed planning proceeds.

3.3 Since the Plan is to show broad land use zonings, there would be cases that small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculations. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Tuen Mun area and not to overload the road network in this area.

4. NOTES OF THE PLAN

4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and

control of development to meet changing needs.

4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at http://www.info.gov.hk/tpb.

5. THE PLANNING SCHEME AREA

5.1 The Planning Scheme Area (the Area), covering an area of about 2,244ha, is located at the head of Castle Peak Bay in the North West New Territories (NWNT). It is bounded by the ridges of Castle Peak to the west, Lam Tei Interchange of Castle Peak Road to the north, and Tai Lam Country Park to the east. To the southeast, the Area extends to Siu Lam Interchange of Tuen Mun Road, while to the southwest, it extends to the power station at Tap Shek Kok. The boundary of the Area is shown in a heavy broken line on the Plan. For planning and reference purposes, the Area is sub-divided into a number of smaller planning areas as shown on the Plan.

5.2 The basic design concept of Tuen Mun New Town envisages a corridor of developments running north-south flanked by the foothills of Tai Lam to the east and the ridges of Castle Peak to the west. The urban core of the New Town, accommodating relatively high-density residential, industrial and commercial developments, is on flat land of the Tuen Mun valley floor and reclaimed land in Castle Peak Bay. On the lower slopes of the valley are relatively lower density developments forming a transition zone between the urban core and the rural hinterland.

5.3 To the southwest, land is reserved for the development of special industries. Existing developments include a river trade terminal, a power station, a cement plant, a steel mill and a resource recovery park. To the southeast is an area intended for low-to medium density residential developments, marina and a number of beaches. Some of these developments have already been implemented whilst others are either under planning or under construction.

6. POPULATION

According to the 2006 Population By-Census, the population of the Area was about 477,000 persons. The planned population of the Area would be about ~~563,000~~ ***567,000*** persons.

7. BUILDING HEIGHT RESTRICTIONS IN THE TUEN MUN PLANNING SCHEME AREA

7.1 In order to provide better planning control on the development intensity and building height upon development/redevelopment, to address public demand for greater certainty and transparency in the statutory planning system, and to

meet the growing community aspirations for a better living environment, a review of the Tuen Mun OZP has been taken with a view to incorporating appropriate building height restrictions for various development zones to guide future development/redevelopment. In the absence of building height control, tall buildings may proliferate at random locations and the scale may be out-of-context in the locality, resulting in negative impacts on the visual quality of the Area and may sometimes obstruct air ventilation. In order to prevent excessively tall or out-of-context buildings, to preserve some key urban design attributes (e.g. stepped building height from the waterfront and preservation of public view to the ridgelines) and to provide better control on the building heights of developments in the Area, building height restrictions are imposed for the development zones on the Plan.

7.2 There are in general three main building height bands – 85 metres above Principal Datum (mPD), 100mPD and 120mPD in the Area for the "Commercial" ("C"), "Residential (Group A)" ("R(A)"), and "Industrial" ("I") – increasing progressively from the waterfront to the inland. According to Chapter 11 of the Hong Kong Planning Standards and Guidelines on Urban Design Guidelines, developments should be highest in the central part of a new town and gradually descending down to medium to low-rise developments at the edges; and where appropriate, landmarks at the civic/commercial centres or focal points should be introduced. The ~~Tuen Mun~~ West Rail ***Tuen Mun*** Station (Station) site is centrally located in the Tuen Mun New Town and is the focal point. To reflect the character of the "R(A)4" site adjoining the Station, the highest height band of 156mPD is proposed for the site. Gradually descending height bands from the highest height band towards the fringe of Tuen Mun New Town are proposed. In general, the proposed building height bands help preserve views to the ridgelines, achieve a stepped height profile, and maintain visual permeability and wind penetration and circulation. To avoid monotonous townscape and to reflect the existing building height profile, height variations are proposed where appropriate.

7.3 For the Tuen Mun East Area where the residential developments are in general low to medium density in nature, building height restrictions are recommended so as to maintain the existing characters of the area. The overall planning concept for the Tuen Mun East Area is to maintain a stepped building height profile which generally increases from low to high-density from So Kwun Wat in the east to the urban core in the west and to integrate the natural topography with the stepped profile from the sea towards the mountain.

7.4 Moreover, specific building restrictions for the "G/IC" zones in terms of mPD or number of storey(s), which mainly reflect the existing and planned building heights of developments, have been incorporated into the Plan mainly to provide visual and spatial relief to the Area. The building height restrictions are specified in terms of mPD to provide certainty and clarity of the planning intention. On the other hand, building height control for low-rise developments, normally with a height of not more than 13 storeys, will be subject to restrictions in terms of number of storey(s) (excluding basement floor(s)) so as to allow more design flexibility, in particular for GIC facilities with specific functional requirements, unless such developments fall within visually prominent locations

and major breathing spaces.

7.5 Taking into account the nature of the existing/planned facilities/uses of the sites, the existing development intensity and their respective as-built conditions, and to cater for the wide variety of their operational needs and uses, building height restrictions in terms of mPD or number of storey(s) have been specified in the Notes or stipulated on the Plan for the respective "Other Specified Uses" ("OU") zones.

7.6 An Expert Evaluation (EE) 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 restrictions shown on the Plan have taken the findings of the AVA into consideration.

7.7 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. Each planning application 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 public passage/street widening;

(c) providing better streetscape/good quality street level public urban space;

(d) providing separation between buildings to enhance air and visual permeability; and

(e) other factors, such as site constraints, need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality, provided that no adverse landscape and visual impacts would be resulted from the innovative building design.

7.8 However, for existing buildings with building heights already exceeding the building height restrictions in terms of mPD and/or number of storey(s) as shown on 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, the prevailing annual wind direction is north north-east which blows down along major flow paths along the Tuen Mun River Channel, Tuen Mun Road and Ming Kum Road/Tsing Wun Road. Castle Peak Road and Tuen Mun Heung Sze Wui Road are also north-south flow paths serving the summer winds blowing north. Besides the north-south flow paths, there are several east-west paths along Shek Pai Tau Road, Pui To Road and Wong Chu Road. These paths form the linkage between the north-south flow paths and allow cross flow to bring winds to areas to the interior of the major flow paths. The available winds for the Tuen Mun East and Tuen Mun West Areas should be adequate. The AVA recommends a few strips of non-building areas for better penetration of the prevailing winds and to enhance visual permeability within the dense built-up environment, as well as for enhancement of the visual quality of Tuen Mun New Town and pedestrian linkage.

8.2 Taking into account the findings of the AVA and other relevant factors, such as site constraints and impacts on development/redevelopment potential, non-building areas (NBA) are proposed on the Plan as follows:

(a) two 15m-wide strips of land along the two sides of Tuen Mun Heung Sze Wui Road section between Hoi Wing Road and Tuen Hing Road. The NBAs together with Tuen Mun Heung Sze Wui Road and the existing open spaces form an about 800m breezeway from the waterfront area to the Town Park through the high-density/high-rise urban environment. They allow preservation of the existing visual corridor and creation of a landscape avenue along this important central spine of the new town;

(b) a 10m-wide strip of land along the promenade at the western edge of Yau Oi Estate to enhance the linkage between future points of interest (for examples west bank of Tuen Mun River at Area 33, a proposed sports ground at Area 16 to the south, and the Town Park in the north);

(c) two 16m-wide strips of land, one along the eastern boundary of Tuen Mun Industrial Centre abutting Pui To Road and another along the eastern boundary of Vitasoy Distribution Centre abutting Ho Tin Street. They facilitate a north-south running air path along Hung Cheung Road and Kin On Street within the industrial area at Areas 9 and 12 for better air penetration to downstream areas;

(d) a 26m-wide strip of land along the southern end of Goodview Industrial Building located at the western junction of Ho Tin Street / Kin Fat Street and a 14m-wide corner splay of Koon Wah Mirror Factory (6th) Industrial Building at the eastern junction of Ho Ting Street and Kin Fat Street. They form integral parts of the east-west flow path linking Tuen Mun River Channel and Ming Kum Road that help to distribute the flow to interior areas; and

(e) a 10m-wide strip of land from the southern boundary of three industrial sites (i.e. Tin's Centre Block 9, Yee Wah Industrial Building and Yau Tak

Industrial Building) facing the Tin Hau Temple to introduce a suitable setting for the low-rise Tin Hau Temple and the proposed Tin Hau Square, and avoid a tall solid wall in front of the square.

8.3 The above NBAs should be taken into account upon future redevelopment of the sites. The NBA requirements will not apply to underground developments and existing buildings. Moreover, a minor relaxation clause has been incorporated in the Notes of the relevant zones to allow minor relaxation of the stated non-building area restrictions as shown on the Plan under exceptional circumstance.

8.4 Also, air paths should be preserved within large sites and potential development sites at critical airpath, for example the "R(A)" sites in Area 54, the development sites in Tuen Mun East Area and Area 29. For Area 54, sufficient gaps between building towers should be provided to facilitate wind flow at a north to south direction. The exact alignment, disposition and width of the gaps should be considered under the detailed AVA prepared for the future developments on these sites. Similarly, to minimize the impact of the future developments on the air environment in the Tuen Mun East Area, as suggested in the AVA EE report, buildings should be built with adequate spacing gaps and the development complexes should be spaced apart and avoid forming long and continuous building groups. For a strip of land at Area 29 between Leung King Estate and Po Tin Estate which serves as a breezeway bringing down the wind from the slope eastwards, future developments should not inter-connect with each other or with existing developments to avoid forming long and continuous rows of buildings blocking the katabatic winds blowing down the slopes.

8.5 In addition to NBA, according to the AVA EE Study, future developers are encouraged to adopt design measures that could minimize negative air ventilation impact. These include, inter alia, lower podium height, greater permeability of podium, wider gap between buildings, lower building height for buildings with wide façade facing prevailing wind directions, varied building heights stepping towards the north and avoidance of blockage of breezeway through suitable positioning of building towers and podiums.

9. LAND USE ZONINGS

9.1 Commercial ("C") Total Area: ~~0.54~~ ***1.02*** ha

9.1.1 This zone is intended primarily for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as local shopping centre serving the immediate neighbourhood. A site located at the junction of Tuen Mun Road and Tuen Hing Road has been developed into a retail/office complex with a public car park known as Tuen Mun Parklane Square.

9.1.2 Development in this zone is subject to a maximum GFA of 40,000m^2 as stipulated in the Notes of the Plan or the GFA of the existing building, whichever is the greater. A total of not less than 300 public car parking

spaces shall be provided and any floor space that is constructed or intended for use solely as public car parking spaces shall be included for GFA calculation.

9.1.3 Development within the "C" zone is subject to building height restrictions of 30mPD and 85mPD for the northern and southern portions respectively as stipulated on the Plan, or the height of the existing building, whichever is the greater. The variation in building profile is specified for the sake of compatibility with the existing building height of surrounding developments with low-rise GIC developments to its north and relatively high-rise residential developments to its south on the other side of Tuen Hing Road.

9.1.4 The sub-area "C(1)" is at Kin Fung Circuit adjacent to the current industrial area in Area 9 and adjacent to the Tuen Mun West Rail Station. Development in this sub-zone is subject to a maximum plot ratio (PR) of 9.5 and maximum building height of 100mPD, or the PR and building height of the existing building, whichever is the greater.

~~9.1.3~~***9.1.5*** In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the maximum GFA ***and PR*** specified in the Notes of the Plan may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.

~~9.1.4~~***9.1.6*** To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the GFA***/PR*** restriction***s*** may be considered by the Board through the planning permission system. Each proposal will be considered on its individual merits.

~~9.1.5~~***9.1.7*** However, for any existing building with GFA***/PR*** already exceeding the GFA***/PR*** restrictions as shown on the Notes of the Plan, there is a general presumption against such application for minor relaxation except under exceptional circumstances.

~~9.1.6 Development within the zone is subject to maximum building height restrictions of 30mPD and 85mPD for the northern and southern portions respectively as stipulated on the Plan, or the height of the existing building, whichever is the greater. The variation in building profile is specified for the sake of compatibility with the existing building height of surrounding developments with low-rise GIC developments to its north and relatively high-rise residential developments to its south on the other side of Tuen Hing Road.~~

~~9.1.9~~***9.1.8*** Minor relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.7 above would be relevant for assessment for minor relaxation of building height restrictions. Each application for minor relaxation of building height restrictions will be considered on its individual merits.

9.1.9 ***Minor relaxation of the restriction on provision of public car parking spaces may be considered by the Board on application. Each application will be considered on its own merits.***

9.2 Comprehensive Development Area ("CDA") Total Area: ~~22.23~~ ***27.23*** ha

9.2.1 This zone is intended for comprehensive development/redevelopment of the area for residential use with the provision of commercial, open space and other supporting facilities, if any, to serve the residential neighbourhood. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints. Pursuant to sections 4A(1) and 4A(2) of the Ordinance, any development/redevelopment within the "CDA" zone would require the approval of the Board through planning application under section 16 of the Ordinance. Except as otherwise expressly provided that it is not required by the Board, the applicant should prepare a Master Layout Plan (MLP) together with information specified in the Notes of the Plan for approval by the Board. The intention is to ensure that the development/ redevelopment within the zone would be designed in a comprehensive manner taking into account various planning considerations such as environmental quality, land use compatibility, infrastructure provision as well as traffic and phasing requirements. Pursuant to section 4A(3) of the Ordinance, a copy of the approved MLP shall be made available for public inspection.

9.2.2 ~~Four~~***Five*** "CDAs" have been earmarked on the Plan. They are located in Areas ***9***, 52, 55, 56 and 59. These "CDAs" are identified for comprehensive development in view of environmental and infrastructure considerations.

9.2.3 ***The "CDA(1)" zone in Area 9 is at the fringe of an industrial area and has good accessibility as it is adjacent to West Rail Tuen Mun Station to the east. The site is now mainly occupied by a bus depot which has ceased operation, an industrial building and a public toilet. It is intended that the site would be redeveloped mainly for residential use with some retail and GIC facilities. Development or redevelopment is subject to a maximum domestic PR of 5 or a maximum non-domestic PR 9.5, and a maximum building height of 100mPD. Development in the subject "CDA(1)" zone, would require the submission of a master layout plan together with assessments on various aspects including, among others, traffic, environment, infrastructure as well as a development programme for the consideration and approval of the Town Planning Board under section 16 of the Town Planning Ordinance. As the site is separated by public road and is adjacent to the river bank and the West Rail Station, the design concept of the CDA development should include integration within the site, the adjacent developments and across the river, and environmental***

mitigation measure where appropriate. Opportunity for provisions of public vehicle park and shopping arcade in the development could be explored. The proposed "CDA" zone includes an existing public toilet and ancillary facilities which provides services to the visitors to the adjacent Ho Tin LRT Station and West Rail Station, sitting out area and riverside cycle track and amenity area. It is considered appropriate to include in-situ reprovisioning of the facilities upon redevelopment. To cater for the need of the residents of the subject proposed residential development, provisions of a kindergarten in the development may be required. A planning brief will be prepared to provide further details on the design concept as well as requirements for various facilities.

9.2.4 ***The "CDA(2)" zones in Area 9 include the bus depot in Kin Tai Street and KMB Overhaul Centre in Kin On Street. It is intended that the sites would be redeveloped for business use. Development or redevelopment in this zone is subject to maximum non-domestic plot ratio of 9.5 and maximum building height of 100mPD. The master layout plan together with relevant technical assessments and information including development programme should be submitted to the Board for consideration under section 16 of the Ordinance. Control on the design of these two sites is considered important to create a more functional, interesting and aesthetically pleasing town core. Planning briefs will be proposed to guide the development.***

~~9.2.3~~*9.2.5* The "CDA" in Area 52 north of Lingnan University is intended to be developed for a medium-density residential development. The maximum plot ratio and site coverage for the proposed development in this "CDA" have been specified in the Notes. The site is subject to a building height restriction of 106mPD as stipulated on the Plan. Buildings within this "CDA" zone should adopt a stepped-height design concept (with height variations from 70mPD to 106mPD) to effect a visual gradation from the high-rise Public Rental Housing (PRH) development (Fu Tai Estate) to the north to the low-rise Lingnan University main campus to the south.

~~9.2.4~~*9.2.6* The "CDA" in Area 55 which is to the north of Peridot Court in Area 58 is at present occupied by container storage yards. The "CDA" in Area 56 near to So Kwun Wat Village is partly occupied by a container storage yard and partly under construction. The "CDA" zoning is intended to provide incentive for comprehensive redevelopment of the sites to residential use to improve the general environment. The maximum plot ratio, site coverage and building height for individual sites have been specified in the Notes.

~~9.2.5~~*9.2.7* The "CDA" site in Area 59, which is the disused desalination plant site, is Government land and is mainly occupied by temporary uses. It is intended for comprehensive redevelopment for residential use when the site is available for development. Development within this "CDA" site is subject to a maximum building height of 41mPD as stipulated on the

Plan and a plot ratio of 1.3 as specified in the Notes. Notwithstanding the building height restriction, a "stepped height" building height profile is encouraged for urban design and air ventilation purposes, with building heights descending from the highest of 41mPD to 26mPD towards the waterfront. A planning brief will be prepared to set out the requirement in further detail. Consideration should be given to air ventilation and visual impacts in the formulation of development proposals at this site. Moreover, provision of commercial facilities to serve the local community is encouraged.

~~9.2.6~~*9.2.8* Developments and redevelopments within this zone are subject to building height restrictions as shown in the Notes of the Plan and/or stipulated on the Plan. Minor relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.7 above would be relevant for assessment for minor relaxation of building height restrictions. Each application for minor relaxation of building height restrictions will be considered on its individual merits.

~~9.2.7~~*9.2.9* To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio/site coverage restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual merits.

9.3 Residential (Group A) ("R(A)") Total Area: ~~262.97~~ ***261.07*** ha

9.3.1 Land zoned "R(A)" 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. Commercial uses on any floors above the lowest three floors or outside the purpose-designed non-residential portion will require planning permission from the Board.

9.3.2 Sites zoned "R(A)" are mainly found in the urban core on the valley floor and reclaimed land to the west of Castle Peak Bay, and are intended for public and private residential use.

9.3.3 The major existing PRH estates include Leung King Estate, Tin King Estate, Kin Sang Estate, Tai Hing Estate, Shan King Estate, On Ting Estate, Sam Shing Estate, Wu King Estate, Yau Oi Estate, Butterfly Estate, Fu Tai Estate and Po Tin Estate. Also included in this zone are several completed Home Ownership Scheme (HOS) and Private Sector Participation Scheme (PSPS) estates. They are Yuet Wu Villa, Siu Kwai Court, Siu Lun Court, Siu Hin Court, Siu On Court, San Wai Court, Siu Shan Court, Siu Hei Court, Siu Pong Court, Siu Lung Court, Siu Hong Court, Prime View Garden, Affluence Garden, Tsui Ning Garden, Melody Garden, Chi Lok Fa Yuen, Kingston Terrace, Glorious Garden and Lung Mun Oasis. The planned PRHs are located in Areas 18 and 54. A wide range of facilities such as primary and secondary schools,

community halls, children and youth centres, elderly centres and local open space are also provided within these estates to serve the residents.

9.3.4 Other existing/proposed private residential developments are located in Areas 2, 4, 5, 9, 10, 11, 16, 28, 37, ***44*** and 54.

9.3.5 Developments or redevelopments in areas zoned "R(A)" and "R(A)1" are subject to a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5, or the plot ratio of the existing building, whichever is the greater as stipulated in the Notes of the Plan. The stipulated maximum plot ratio is the maximum only. All public housing estates are also governed by planning briefs. Any plot ratio must be supported by relevant assessment on the infrastructural implications, e.g. traffic impact assessment, drainage impact assessment and sewage impact assessment.

9.3.6 Two sites occupied by Chelsea Heights and the proposed student hostel of Lingnan University are zoned "R(A)2" and "R(A)3" respectively. The "R(A)2" site is subject to the maximum domestic GFA of 101,400m^2 and non-domestic GFA of 10,800m^2, and the "R(A)3" site is subject to a maximum GFA of 18,160m^2. They are subject to the aforesaid maximum GFA restrictions or the GFA of the existing building, whichever is the greater.

9.3.7 The eight sites in the Town Centre including the proposed Tuen Mun West Rail Station development, Tuen Mun Town Plaza Blocks 3 to 7, Tuen Mun Town Plaza Block 8, Tuen Mun Town Plaza Blocks 1 to 2, Kam Wah Garden, The Trend Plaza, New Town Mansion, and Waldorf Garden are zoned "R(A)4", "R(A)5", "R(A)6", "R(A)7", "R(A)8", "R(A)9", "R(A)10", and "R(A)11" respectively. They are subject to maximum GFA restrictions as stipulated in the Notes of the Plan or the GFA of the existing building, whichever is the greater. In order to ensure that essential commercial floorspace would be provided to serve the function of the town centre, non-domestic GFA restriction is specified. Their GFA restrictions are as follows:

Zoning	Maximum Domestic GFA (m^2)	Maximum Non-domestic GFA (m^2)
"R(A)4"	119,512	25,000
"R(A)5"	58,800	96,500
"R(A)6"	14,650	8,030
"R(A)7"	17,125	11,933
"R(A)8"	19,892	7,163
"R(A)9"	52,711	20,695
"R(A)10"	17,560	7,006
"R(A)11"	53,400	13,030

9.3.8 On land designated "R(A)4", the GFA of a proposed public transport interchange as required by the Government, i.e. an area of not more than

10,648m^2, is also stipulated in the Notes.

9.3.9 The nine sites occupied by HOS/PSPS Developments, i.e. Prime View Garden, Siu On Court, Siu Lun Court, Glorious Garden, Melody Garden, Siu Shan Court, Siu Hei Court, Chi Lok Fa Yuen and Siu Hong Court are zoned "R(A)12", "R(A)13", "R(A)14", "R(A)15", "R(A)16", "R(A)17", "R(A)18", "R(A)19" and "R(A)20" respectively. They are subject to the maximum GFA restrictions as stipulated in the Notes of the Plan or the GFA of the existing building, whichever is the greater.

Zoning	Maximum Domestic GFA (m^2)	Maximum Non-domestic GFA (m^2)
"R(A)12"	70,380	2,750
"R(A)13"	73,842	1,718
"R(A)14"	245,700	2,250
"R(A)15"	178,930	3,886
"R(A)16"	155,908	7,770
"R(A)17"	116,064	-
"R(A)18"	129,540	4,467
"R(A)19"	54,395	5,750
"R(A)20"	235,815	7,365

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

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

9.3.12 However, for any existing building with plot ratio/GFA already exceeding the plot ratio/GFA restrictions as shown on the Notes of the Plan, there is a general presumption against such application for minor relaxation except under exceptional circumstances.

9.3.13 Developments and redevelopments within the "R(A)" and its sub-areas are restricted to maximum building height of 85mPD, 100mPD, 120mPD and 156mPD as shown on the Plan according to the overall building height concept of the Area as specified in paragraph 7.2.

9.3.14 For the proposed residential developments in the "R(A)" zone in Area 54 immediately to the north of the Government Farm, a variation in building height profile in the range of 90mPD to 120mPD is encouraged to avoid a monotonous built-form on this large site. Consideration should also be given to air ventilation and visual impacts in the formulation of development proposals at this location. To facilitate

better air penetration to the downstream area, the AVA has recommended that sufficient gaps between building towers should be provided to facilitate wind paths at a north to south direction. For any developments on the "R(A)" sites in Area 54, detailed AVA should be prepared to consider the exact alignment, width, and elevation of the non-building areas across the subject sites for the future development of the sites.

9.3.15 For sites zoned "R(A)1", a "two-tier building height system" of 85mPD and 100mPD is imposed for the "R(A)1" sites at Area 10 to the west of Tuen Mun Road to reflect the descending height profile. As the lots are small in size, a higher height band of 100mPD is allowed for sites with an area of not less than 400m^2 to encourage amalgamation of sites and avoid pencil-like buildings.

9.3.16 Developments and redevelopments within the "R(A)" and its sub-areas 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. The criteria given in paragraph 7.7 above would be relevant for assessment for minor relaxation of building height restrictions. Each application for minor relaxation of building height restriction will be considered on its individual merits.

9.3.17 Application for minor relaxation of the building height restriction of 100mPD under "R(A)1" zone is not allowed.

9.4 Residential (Group B) ("R(B)") Total Area: ~~126.22~~ ***126.99*** ha

9.4.1 Sites under this zoning are mainly located at the periphery of the New Town and are intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.

9.4.2 Pearl Island Villas, Beaulieu Peninsula, Monte Carlo Villas, Spring Seaview Terrace, Surfside, and the Blessing Villa in Area 57, the Aegean, Villa Sapphire, Aqua Blue, Tuen Mun Town Lot (TMTL) 449, the Hillgrove and Peridot Court in Area 58 and various sites within Areas 48, 55, 56 and 59 are zoned "R(B)". The maximum plot ratio of 1.3 is specified in the Notes and the respective building height restrictions in terms of number of storey(s) (excluding basement floor(s)) are stipulated on the Plan.

9.4.3 A "R(B)" site in Area 56 is subject to a building height restriction of 10 storeys excluding basement floor(s). Consideration should be given to air ventilation and visual impacts in the formulation of development proposals at this site. Commercial uses serving the local community is encouraged and may be permitted on application to the Board.

9.4.4 Two "R(B)" sites are planned at a higher level at So Kwun Wat Road and subject to a maximum building height restrictions of 6 storeys (excluding basement floor(s)).

~~9.4.4~~*9.4.5* For a "R(B)" site located near Siu Lam Interchange in Area 59, according to the archaeological investigations conducted for this site, archaeological deposits were identified in the northern part of the site. In order to preserve the archaeological deposits in-situ, no excavation should be carried out on the northern part of the site unless with agreement of Antiquities and Monuments Office (AMO).

~~9.4.5~~*9.4.6* Two former military sites in Areas 48 and 58 are zoned "R(B)1" and "R(B)3" respectively for residential development. The maximum plot ratio/GFA/site coverage/building height for individual sites have been specified in the Notes and/or stipulated on the Plan. To create a "stepped height" profile and to improve local air ventilation, the western part of the "R(B)1" site is restricted to a maximum of 85mPD and its eastern part is restricted to 70mPD. The latter is also to safeguard vista from MacLehose Trial located to its north. Consideration should be given to air ventilation and visual impacts in the formulation of development proposals at this site.

~~9.4.6~~*9.4.7* The Dragon Inn Court in Area 20 which was redeveloped into residential and restaurant uses is zoned as "R(B)4". The maximum GFA and building height for respective lots of the site, reflecting the existing and permitted development intensity, have been specified in the Notes.

~~9.4.7~~*9.4.8* Aegean Coast in Area 55 at So Kwun Wat Road which has been developed into a comprehensive commercial and residential development with kindergarten use is zoned as "R(B)5". The maximum GFA, site coverage and building height for the lot, reflecting the existing and permitted development intensity, have been specified in the Notes.

~~9.4.8~~*9.4.9* Five sites including Tuen Mun Court, Elegant Villa, Faraday House, Tsing Yung Terrace and Seaview Garden in Area 20 are zoned "R(B)6". A site south of Tsing Yung Terrace and northwest of Seaview Garden is zoned "R(B)7". The sites in Area 20 to the north of Castle Peak Road-Castle Peak Bay are zoned "R(B)8". The sites to the south of Castle Peak Road-Castle Peak Bay at the waterfront location are zoned "R(B)9". The maximum plot ratio and building height restrictions for development within the four sub-areas are stipulated under the Notes of the Plan.

~~9.4.9~~*9.4.10* Sites at the northern and eastern fringes of the Tuen Mun New Town occupied by Grandeur Garden, Noble Place and Elegance Garden in Area 4, Parkland Villas and Napa Valley in Area 52, Villa Tiara and various sites in Area 23, and Hoi Tak Gardens, Kam Fai Garden, Harvest Garden, Alpine Garden and Handsome Court in Area 39 are zoned "R(B)10". A maximum plot ratio of 3.3 is specified in the Notes and the respective building height restrictions are stipulated on the Plan.

~~9.4.10~~*9.4.11* The South Hillcrest in Area 52 and Marina Garden and Miami Beach Towers in Area 44, zoned as "R(B)11", are subject to a maximum plot ratio of 3 as specified in the Notes and the respective building height restrictions as stipulated on the Plan.

~~9.4.11~~*9.4.12* The hotel and residential development in Hong Kong Gold Coast in Area 57, zoned "R(B)12", is subject to a maximum GFA restriction of 230,522m^2 as specified in the Notes and building height restrictions as stipulated on the Plan.

~~9.4.12~~*9.4.13* Low-rise residential developments at the waterfront area to the south of Castle Peak Road – So Kwun Wat in Area 59 are zoned "R(B)13" and are subject to a maximum plot ratio of 1 as specified in the Notes and building height restriction of 3 storeys (excluding basement floor(s)) as stipulated on the Plan.

~~9.4.13~~*9.4.14* Development and redevelopment within the "R(B)" zone and its sub-areas are subject to building height restrictions as shown in the Notes of the Plan and/or 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. The criteria given in paragraph 7.7 above would be relevant for assessment for minor relaxation of building height restrictions. Each application for minor relaxation of building height restrictions will be considered on its individual merits.

~~9.4.14~~*9.4.15* Development and redevelopment within the "R(B)" zone and its sub-areas are subject to plot ratio/GFA/site coverage restrictions as shown in the Notes of the Plan or the plot ratio/GFA/site coverage of the existing building, whichever is the greater. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio/GFA/site coverage restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual merits.

~~9.4.15~~*9.4.16* However, for any existing building with plot ratio/GFA/site coverage already exceeding the plot ratio/GFA/site coverage restrictions as shown on the Notes of the Plan, there is a general presumption against such application for minor relaxation except under exceptional circumstances.

9.5 Residential (Group C) ("R(C)") Total Area: 1.40 ha

9.5.1 This zoning 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.

9.5.2 Two sites located in the southeast of Lam Tei Interchange at Area 52 are zoned for this use. Development and redevelopment within this zone are

subject to a maximum plot ratio of 0.4 and building height restriction of 3 storeys (excluding basement floor(s)) or the plot ratio and 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. The criteria given in paragraph 7.7 above would be relevant for assessment for minor relaxation of building height restriction. Each application for minor relaxation of building height restriction will be considered on its individual merits.

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

9.5.4 However, for any existing building with plot ratio already exceeding the plot ratio restrictions as shown on the Notes of the Plan, there is a general presumption against such application for minor relaxation except under exceptional circumstances.

9.6 Residential (Group E) ("R(E)") Total Area: 2.42 ha

9.6.1 The "R(E)" zone is intended for Government quarters development with the provision of environmental mitigation measures. The zoning is to facilitate appropriate planning control over the scale, design and layout of development, taking account of various environmental constraints. The sub-area "R(E)1" 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.

9.6.2 A site abutting Castle Peak Road – Lingnan and located to the south of Ching Leung Nunnery at Area 52 is zoned "R(E)". The formerly Government quarters on site was demolished. The site is intended for Government quarters redevelopment. With concerns on the vehicular noise and emission as it abuts major road junction, the "R(E)" zoning of the site is to allow section 16 planning application for the quarters use with environmental mitigation measures to be submitted to the Board for consideration. New development/redevelopment within the "R(E)" zone is restricted to a maximum GFA of 9,875m^2, and building height restriction of 70mPD as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.

9.6.3 A strip of land to the north of Tsz Tin Tsuen and Siu Hong Court in Area 51 is zoned "R(E)1". The area is at present intermixed with structures for residential, vehicle park, storage and workshop uses. Since it may not be possible to phase out all the industrial uses at once, it is important to

ensure that the residential development will be environmentally acceptable and not subject to industrial/residential interface problems. The applicant will be required to submit adequate information to demonstrate that the new development will be environmentally acceptable, and suitable mitigation measures, if required, will be implemented to address the potential industrial/residential interface problems. In addition, the applicant will have to prove to the Board that the proposed development would have no or minimal adverse impact on the area in terms of environmental quality, land-use compatibility, infrastructural provision and traffic requirement. New development within the "R(E)1" zone is restricted to a maximum plot ratio of 1, a maximum site coverage of 40% and a building height restriction of 5 storeys including a one-storey car park.

9.6.4 Minor relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.7 above would be relevant for assessment for minor relaxation of building height restrictions. Each proposal will be considered on its individual merits.

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

9.6.6 However, for any existing building with plot ratio/site coverage already exceeding the plot ratio/site coverage restrictions as shown on the Notes of the Plan, there is a general presumption against such application for minor relaxation except under exceptional circumstances.

9.7 Village Type Development ("V") Total Area: ~~88.89~~ ***89.65*** ha

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. The "V" zones are situated in Areas 4, 26, 36, 43, 54, 55 and 56. The maximum building height is stipulated in the Notes.

9.8 Industrial ("I") Total Area: ~~52.95~~ ***43.30*** ha

9.8.1 The planning intention of the "I" zone is primarily for general industrial

uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries and office related to industrial use are also always permitted in this zone. However, shop and services (ground floor only, except in wholesale conversion of an existing building), such as banks, fast food shops and retail shops, and offices, other than those permitted under Column 1 and in the purpose-designed non-industrial portion on the lower floors of an existing building, will require planning permission from the Board. It should also be noted that the purpose-designed non-industrial portion of an existing building does not include basement floors and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room. Some industrial uses such as asphalt/concrete batching plant, and container freight station, etc. will also require planning permission from the Board.

9.8.2 Land reserved for general industrial purposes to meet anticipated needs is in Areas 9, 12, 16, 17, 40 and 44. Most of these areas have already been developed.

9.8.3 Developments or redevelopments within the "I" zone and its sub-areas "I(1)", "I(2)" and "I(3)" are subject to specific control on plot ratio of 9.5, 5, 3 and 2.5 respectively or the plot ratio of the existing building whichever is the greater.

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

9.8.5 Development and redevelopment within "I" zone and its sub-areas 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. The criteria given in paragraph 7.7 above would be relevant for assessment for minor relaxation of building height restrictions. Each application for minor relaxation of building height restriction will be considered on its individual merits.

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

9.8.7 However, for any existing building with plot ratio already exceeding the plot ratio restrictions as shown on the Notes of the Plan, there is a general presumption against such application for minor relaxation except under exceptional circumstances.

9.9 Government, Institution or Community ("G/IC") Total Area: ~~250.96~~ ***248.83*** ha

9.9.1 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. These facilities are provided in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG).

9.9.2 Major existing facilities include a swimming pool complex in Area 16, indoor recreation centres in Areas 1, 5, 10, 16 and 28, Lingnan University in Area 52, Ching Chung Koon, Castle Peak Hospital and Tuen Mun Hospital in Area 3, Tuen Mun Public Library in Area 11, Hong Kong Institute of Vocational Education (Tuen Mun) in Area 32, monasteries in Area 31, a skill centre for the disabled in Area 16, a training school and other facilities of the Immigration Department in Area 48, ***a joint-user complex and wholesale fish market in Area 44*** and primary and secondary schools. Local community facilities are also provided within the residential zones.

9.9.3 Major proposed facilities include a second swimming pool complex in Area 29, a sports ground in Area 16, water-related recreational facilities/ holiday camps in Area 48, ~~a joint user complex and wholesale fish market in Area 44~~, schools and a sewage pumping station in Area 54, a fresh water pumping station in Area 38, the proposed international school and post-secondary school in Area 48, a seawater pumping station in Area 59, and indoor recreation centres in Areas 3, 14 and 54. Additional sites such as in ***Areas 41***, 48, 55 and 56 are reserved for the provision of GIC facilities to serve the planned population in the areas.

9.9.4 Developments and redevelopments in the "G/IC" sites are subject to building heights in terms of mPD or number of storey(s) (excluding basement floor(s)) as stipulated on the Plan or the height of the existing building, whichever is the greater. Building height restrictions for most of the "G/IC" sites are stipulated in terms of number of storey(s) except the relatively high-rise GIC uses, including Tuen Mun Police Station in Area 9, Tsing Chung Koon Road Government Quarters, Tuen Mun Hospital Rehabilitation Block and the Tuen Mun Hospital Staff Quarter and School of General Nursing in Area 3, so to reflect the existing building height and/or to provide a more clear control over building height profile.

9.9.5 The "G/IC" site to the immediate east of the "R(B)1" site in Area 48 would be subject to a building height restriction of 70mPD, as stipulated on the Plan, to avoid future development blocking the views from MacLehose Trail to its north.

9.9.6 Minor relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.7 above would be relevant for assessment for minor relaxation of building height restrictions. Each application for minor relaxation of building height restriction will be considered on its individual merits.

9.10 Open Space ("O") Total Area: ~~114.40~~ ***114.31*** ha

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

9.10.2 The existing and planned open space provisions are in compliance with the HKPSG requirements. Of particular importance are the existing sports ground in Area 5, Tuen Mun Town Park in Area 34, Wu Shan Recreation Playground in Area 28, Butterfly Beach Park in Area 45, a river-side open space along the river channel in Area 35, and beaches along the coastal area in Tuen Mun East Area and Golden Beach in Area 57. Major proposed projects include an open space areas in Area 27, promenade parks in Areas 18 and 33 and a coastal district open space to the west of Siu Lam Interchange. Local open spaces are provided within developments in other zones.

9.11 Other Specified Uses ("OU") Total Area: ~~336.85~~ ***340.59*** ha

9.11.1 This zone is intended to provide/reserve land for developments of specific uses serving the needs of local residents as well as the general public. The "OU" zones cover land allocated for the following specific uses:

(a) LRT Comprehensive Development Area

This zone is intended primarily for comprehensive development/ redevelopment of the area for residential and/or commercial uses, LRT terminus or depot and other supporting public transport and community facilities, including the follows:

(i) the "OU" annotated "LRT Comprehensive Development Area" zone covers a residential development with associated commercial and community facilities above the LRT depot at Sun Tuen Mun Centre in Area 18. This site is subject to building height restrictions of 20mPD and 100mPD as stipulated on the Plan, and GFA restrictions of 200,000m^2 for domestic use, 8,000m^2 for non-domestic use and 139,675m^2 for public transport interchange as specified in the Notes, or the GFA and height of the existing building, whichever is the greater; and

(ii) the "OU" annotated "LRT Comprehensive Development Area(1)" is currently occupied by the LRT terminus and public transport interchange facilities with commercial and private residential uses above at Hanford Garden in Area 27. This site is subject to a building height restriction of 85mPD as stipulated on the Plan, and GFA restrictions of 88,000m^2 for domestic use, 3,200m^2 for non-domestic use and 15,934m^2 for public transport interchange as specified in the Notes, or the GFA and height of the existing building, whichever is the greater.

(b) River Trade Terminal

This zone intends to provide facilities mainly for river trade vessels from the Pearl River Delta region. It is located in Areas 38 and 47 and has been built on reclaimed land located immediately to the east of the Special Industries Area (SIA) in Area 38. The essential features of the terminal comprise a berthing area providing 3,000m frontage with a sheltered base and additional berthing frontage on the outer face of a western breakwater. The river trade terminal is now in operation. This site is subject to a maximum plot ratio of 2.5 as specified in the Notes and a building height restriction of 30mPD as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.

(c) Special Industries Area

This zone is intended primarily for the provision of land for land-extensive and capital intensive industry as well as for other special industries. The area is located in Area 38.

The two "OU" sites annotated "Special Industries Area" include:

(i) a site to the west of the Resource Recovery Park, which is occupied by a Permanent Aviation Fuel Facility, and a site to the east of the Resource Recovery Park are subject to a maximum plot ratio of 2.5 as specified in the Notes and a building height restriction of 30mPD as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater; and

(ii) a site to the west of the Permanent Aviation Fuel Facilities at TMTL 372 and Extension Thereto is currently occupied by a steel mill. This site is subject to a maximum GFA of 222,948m^2 as specified in the Notes and a building height restriction of 60mPD as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater. In determining the existing building height for buildings other than the chimney itself, the chimney height should be disregarded. Redevelopment and/or modification of the chimney should not result in a height exceeding the existing chimney height.

(d) Pier

This zone is intended primarily for the provision of pier for the berthing of vessels for the purposes of loading/unloading cargo and/or boarding/alighting of passengers, where commercial uses serving the patrons may be permitted on application to the Board. This zone provides land for Tuen Mun Ferry Pier in Area 44 and, three other existing piers and a proposed pier in Areas 38 and 49. Developments in this zone are subject to building height restrictions of 3 storeys and 1 storey (excluding basement floor(s)) respectively, as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(e) Public Recreation and Sports Centre

This zone is intended primarily for the provision of sports and recreation facilities. Such facilities include Tuen Mun Golf Centre, Tuen Mun Public Riding School and other leisure/recreational and sports facilities in Areas 19 and 45. This site is subject to a building height restriction of 3 storeys (excluding basement floor(s)) as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(f) Cargo Handling Area

This zone is primarily intended for the provision of cargo working area. The cargo working area is located in Area 16 within the typhoon shelter. This site is subject to a building height restriction of 3 storeys (excluding basement floor(s)) as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(g) Electricity Substation

This zone is primarily intended for the provision of electricity substation. ~~Six~~ ***Seven*** electricity substations zoned "OU(Electricity Substation)" are located in Areas 2, 6, ***9,*** 16, 23, 51 and 59 and the proposed one is located in Area 52. Developments in this zone are subject to building height restrictions of 1 to 2 storeys (excluding basement floor(s)) as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(h) Telephone Exchange

This zone is primarily intended for the provision of telephone exchange. The telephone exchange zoned "OU(Telephone Exchange)" is located in Area 6. This site is subject to a building height restriction of 4 storeys (excluding basement floor(s)), as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(i) Petrol Filling Station

This zone is primarily intended for the provision of petrol filling station. The three petrol filling stations are located in Areas 30, 33 and 37. Developments in this zone are subject to a building height restriction of 1 storey (excluding basement floor(s)) as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(j) Breakwater

This zone is primarily intended for the provision of breakwater. The breakwaters are located in Area 38 near the River Trade Terminal and facing Castle Peak Bay.

(k) Container Storage and Repair Depot

This zone is primarily intended for the provision of a container storage and repair depot. The area is located ***to the north of Lung Mun Road*** in Area 38. This site is subject to ***a maximum plot ratio of 2.5 and*** building height restriction of 30mPD, as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(l) Crematorium, Columbarium, Funeral Services Centre and Open Space

This zone is primarily intended for the provision of columbarium, crematorium, funeral services centre and open space. The area is located in Area 46. This site is subject to building height restrictions of 95mPD and 60mPD for the northern and southern portions of the site respectively, as stipulated on the Plan, or the height of the existing building, whichever is the greater. In view of the prominent location of the site, due consideration should be given to the disposition and design of the building(s) at the site as well as provision of green screening at the site periphery.

(m) Sewage Treatment Plant

This zone is primarily intended for the provision of a sewage treatment plant in Area 47. This site is subject to a building height restriction of 30mPD, as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(n) Power Station

This zone is primarily intended for the provision of a power station at Tap Shek Kok in Area 49. This site is subject to a maximum plot ratio of 1.9 as specified in the Notes and building height restriction of 85mPD as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater. In determining the existing building height for buildings other than the chimneys themselves, the chimney height should be disregarded. Redevelopment and/or modification of the chimneys should not result in a height exceeding the existing

chimney height and shall be restrained by the airport height restrictions as specified pursuant to the Hong Kong Airport (Control of Obstructions) Ordinance (Cap. 301).

(o) Cement Plant

This zone is primarily intended for the provision of a cement plant at Tap Shek Kok in Area 49. This site is subject to a maximum GFA of 382,138m^2 as specified in the Notes and building height restriction of 26mPD as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater. In determining the existing building height for buildings other than the heated tower and cement silo themselves, the height of the heated tower and cement silo should be disregarded. Redevelopment and/or modification of the heated tower and cement silo should not result in a height exceeding the existing height of heated tower and cement silo.

(p) Gas Off-take Station

This zone is primarily intended for the provision of a gas off-take station in Area 52. This site is subject to a building height restriction of 1 storey (excluding basement floor(s)), as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(q) Yacht Club, Boat Repairing and Commercial Facilities Associated with Marina Development

This zone is primarily intended for the provision of yacht club, boat repairing and commercial facilities associated with marina development. The site under this zone is located in Area 57. This site is subject to a maximum GFA of 4,800m^2 for commercial development, 4,800m^2 for boat repairing compound, and 4,400m^2 for yacht club or the GFA of the existing building, whichever is the greater. This site is subject to a building height restriction of 23mPD as shown on the Plan, or the height of the existing building, whichever is the greater.

(r) Resource Recovery Park

This zone is primarily intended for the provision of resource recovery park occupying an area of about 20 ha in Area 38. The resource recovery park is a co-location of businesses (including the provision of goods and services) in reuse, recycling and composting, and related processing and manufacturing, with shared use of facilities. Resource recovery park includes businesses involving the use of recyclable materials from waste, clean technologies or renewable energy and provision of related products or services. The maximum plot ratio of the resource recovery park would not be more than 2.5. The maximum building height would be 35m. In case a chimney is built, the maximum chimney height would be limited to 30m above ground. Phase I of the resource recovery park was made available for leasing in end 2006, and Phase II will be

commissioned at a later date. This site is subject to the plot ratio and building height restrictions as specified in the Notes, or the plot ratio and height of the existing building, whichever is the greater.

(s) ***Business***

This zone is in Tuen Mun Area 9, about 3.64 ha to the north and south of the bus depot and KMB Overhaul Centre. According to the Area Assessment 2009, the area in this zone would be for business use. This zone is intended primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new "business" buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings. Development/redevelopment in this zone is subject to a maximum non-domestic plot ratio of 9.5 (including not more than a plot ratio of 1.0 for 'Shop and Services' and 'Eating Place') and a maximum building height of 100mPD.

~~(s)~~ *(t)* All Other Sites (Not Listed Above)

(i) Multi-storey Lorry/Car Park to include Commercial Use in Area 16. The development is subject to a maximum GFA of 47,414m^2 or the GFA of the existing building, whichever is the greater. A total of not less than 325 public vehicle parking spaces shall be provided and any floor space that is constructed or intended for use solely as public vehicle parking spaces shall be included for GFA calculation. The site is subject to a building height restriction of 100mPD, as stipulated on the Plan, or the height of the existing building, whichever is the greater. ***Minor relaxation of the restrictions on GFA/building height and provision of public vehicle parking spaces may be considered by the Board on application. Each application will be considered on its own merits.***

(ii) Comprehensive Industrial Development with Ancillary Commercial and Community Facilities in Area 17 which includes within the main industrial development a central services building to provide for communal parking facilities and a range of ancillary community and commercial facilities for the workers. The development is subject to a maximum GFA of 150,000m^2 or the GFA of the existing building, whichever is the greater. This site is subject to a building height restriction of 85mPD, as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(iii) Restaurant/Commercial Complex in Area 27. The development is subject to a maximum GFA of 2,308m^2 or the GFA of the existing building, whichever is the greater. This site is subject to a building height restriction of 3 storeys (excluding basement

floor(s)), as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(iv) Light Rail Transit Terminus & Ferry Concourse with Commercial/Residential Development (Pierhead Garden) to the south of Area 44. The development or redevelopment is subject to a domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5, or the plot ratio of the existing building, whichever is the greater as stipulated in the Notes of the Plan. The GFA of a public transport interchange as required by the Government (i.e. an area of not more than 17,340m^2) may be disregarded in determining the development or redevelopment at the site. This site is subject to a building height restriction of 85mPD, as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(v) Supermarket, Restaurant and Other Commercial & Recreational Facilities in Area 59. The development is subject to a maximum GFA of 4,643m^2 or the GFA of the existing building, whichever is the greater. This site is subject to a building height restriction of 3 storeys (excluding basement floor(s)), as stipulated on the Plan, or the height of the existing building, whichever is the greater.

9.11.2 Developments and redevelopments within "OU" zone are subject to building height restrictions or the height of the existing building, whichever is the greater as stipulated in the Notes of the Plan ***and as shown on the Plan***.

9.11.3 Minor relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.7 above would be relevant for assessment for minor relaxation of building height restrictions. Each application for minor relaxation of building height restriction will be considered on its individual merits.

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

9.11.5 However, for any existing building with plot ratio/GFA already exceeding the plot ratio/GFA restrictions as shown on the Notes of the Plan, there is a general presumption against such application for minor relaxation except under exceptional circumstances.

9.12 Green Belt ("GB") Total Area: ~~749.17~~ ***749.37*** ha

The planning intention of this zone is primarily for defining the limits of urban

and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. However, limited developments may be permitted with or without conditions on application to the Board, and each application will be considered on its individual merits taking into account the relevant Town Planning Board Guidelines. In particular, an existing woodland in the western part of Area 54 is of high ecological value. No development that may damage the ecological integrity of this woodland should be permitted.

9.13 "Site of Special Scientific Interest" ("SSSI") Total Area: 42.69 ha

9.13.1 The planning intention of this zone is to conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats, woodlands, or areas of ecological or botanical/biological interest which are designated as Site of Special Scientific Interest (SSSI). It intends to deter human activities or developments within the SSSI. There is a general presumption against development in this zone. No developments are permitted unless they are needed to support the conservation of the features of special scientific interest in the SSSI, to maintain and protect the existing character of the SSSI, or for educational and research purposes. There are two SSSIs in the Area, one at Castle Peak and another at Siu Lang Shui.

9.13.2 The grassy summit of Castle Peak SSSI is one of the most important sites for *Platycodon grandiflorus* (Balloon Flower), a rare plant which is protected under the Forests and Countryside Ordinance. The ravines are also forested with interesting and rare plant species. Two other protected species have been recorded at the site, namely *Lilium brownii* (Chinese Lily) and *Enkianthus quinqueflorus* (Chinese New Year Flower).

9.13.3 Siu Lang Shui SSSI is the largest known butterfly overwintering site in Hong Kong. Butterflies of the Family Danaidae have been recorded at the site in large numbers during winters since 1999. This SSSI also covers an exotic plantation of *Eucalyptus torelliana* (Cadaga) and *Acacia confusa* (Taiwan Acacia).

9.14 Undetermined ("U") Total Area: 12.10 ha

9.14.1 This zoning denotes areas where detailed planning studies are required to identify the future uses of the land. The "U" zone comprises an existing breakwater and an adjoining proposed reclamation area at Sam Shing Wan which is a renowned scenic spot. It is considered that detailed studies on the long term land use and supporting technical assessments on traffic, environmental and visual should be carried out. The site therefore is zoned "U" at this interim stage.

9.14.2 The application for permission for development on land designated "U",

except those uses permitted under the covering Notes, should include various technical assessments such as an environmental impact assessment, a visual impact assessment and a traffic impact assessment to examine any possible environmental, visual and traffic impacts that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them, for approval of the Board.

10. COMMUNICATIONS

10.1 Roads

The New Town is linked to other major built-up areas in the New Territories by Tuen Mun Road and Castle Peak Road. For long-term planning purposes, a tentative bypass alignment running along the Tai Lam foothills, ~~and~~ a possible extension of Ming Kum Road ***and a new proposed road to the south of Siu Hang Tsuen in Area 54*** have been identified but are subject to further detailed planning and engineering feasibility studies. The improvement works for Castle Peak Road have been carried out. In order to provide a convenient link between the future port development area in the western part of the New Town and Tuen Mun Road, as well as to relieve the anticipated traffic congestion along Lung Mun Road, the Foothills Bypass known as Lung Fu Road was completed.

10.2 Railways

10.2.1 A Light Rail Transit (LRT) runs mainly alongside the district distributor roads and connects all the major residential, industrial and commercial locations in the New Town. The LRT system serves as the feeder of West Rail, at Yuen Long, Tin Shui Wai, Siu Hong and Tuen Mun Stations.

10.2.2 West Rail Line, when it was opened in December 2003, connected West Kowloon with Tuen Mun. It provides a domestic passenger line from Nam Cheong in West Kowloon to Tuen Mun via Mei Foo, Tsuen Wan West, Kam Sheung Road, Yuen Long, Long Ping, Tin Shui Wai and Siu Hong. In August 2009, West Rail Line extends to Hung Hom via two additional intermediate stations, namely Austin and East Tsim Sha Tsui. Two stations, namely, Siu Hong Station and Tuen Mun Station, are located within the Area to serve the residents of Tuen Mun. West Rail Line also has interchanges with Light Rail at Yuen Long, Tin Shui Wai, Siu Hong and Tuen Mun.

10.3 Ferry Pier

To enhance the water-borne transport linkage of the New Town to other parts of Hong Kong, several sites have been designated for ferry facilities. The permanent ferry pier in the southern portion of Area 44 has been built. It provides ferry service to Tung Chung New Town. Cross-boundary ferry

services to Macau and Pearl River Delta region may also be provided.

10.4 Pedestrian Circulation

Comprehensive networks of pedestrian ways and cycle paths have been provided in the New Town. The alignments are shown on detailed layout plans.

11. UTILITY SERVICES

11.1 Water Supply

Tuen Mun Water Treatment Works in Area 22 provides fresh water supply to the New Town and to other parts of North West New Territories. Sites have been zoned for salt water pumping stations in Area 28 and at seafront in Area 59, fresh water pumping stations in Areas 22 and 55 and major fresh and salt water service reservoirs in Areas 21, 23, 38, 49 and 53.

11.2 Sewerage and Sewage Treatment

Two sewage pumping stations are provided at Pak Kok in Area 45 and Siu Hong Court in Area 51 to pump sewage of the New Town to the major sewage treatment plant at Pillar Point in Area 47 for treatment prior to discharge into the sea via a deep-water outfall. Two additional sewage pumping stations have also been constructed in Areas 20 and 55 to serve the eastern part of the New Town. Other sites in Area 54 and Area 59 have also been reserved for pumping stations to serve the future residential developments in Area 54 and Area 59 respectively.

11.3 Electricity

The existing Castle Peak 'A' Power Station and the Castle Peak 'B' Power Station are located in Area 49 (Tap Shek Kok). The Castle Peak 'A' and 'B' Power Stations together have a combined capacity of over 4,000 MW and represent the largest power station complex in Southeast Asia. Electricity sub-stations are provided throughout the planning scheme area to serve the local areas.

11.4 Gas

The New Town is supplied with town gas from the gas production plant in Tai Po.

11.5 Telephone Exchange

Two major telephone exchanges are already in operation in Areas 6 and 16 respectively. Further exchanges will be incorporated within various zones when

demand arises as a result of gradual population build-up.

12. CULTURAL HERITAGE

12.1 Several ***sites of*** archaeological ***interest*** ~~sites~~ and historic buildings and structures fall within the Tuen Mun OZP boundary. They include the Fu Tei Ha in Area 52, the Kei Lun Wai, Siu Hang Tsuen and San Hing Tsuen Archaeological Sites in Area 54, the So Kwun Wat and So Kwun Wat Perowne Barracks Archaeological Sites in Areas 48, 55, 56 and 57, the Shek Kok Tsui Archaeological Site near Siu Shan Court in Area 28, the Siu Lam Archaeological Site in Area 59~~,~~ ***and*** Castle Peak Pottery Kiln in Area 39 ~~and a portion of the Lung Kwu Tan Archaeological Site in Area 49~~. According to the list of historic buildings released by the Antiquities and Monument Office (AMO) of the Leisure and Cultural Services Department (LCSD) in June 2010, there are several graded and proposed graded historic buildings and structures within the Area, including Hung Lau in Area 45, Shing Miu in Area 41, No. 17 Yeung Tsing Road in Area 31, No. 245 & 247 of Tsz Tin Tsuen in Area 54, and various buildings/structures within Tsing Shan Monastery in Area 50, Ching Chung Koon in Area 3, Hoh Fuk Tong Centre in Areas 25 and 26 and Ching Leung Fat Yuen in Area 52. Moreover, the Morrison Building within the Hoh Fuk Tong compound in Area 25 was declared as a monument in March 2004.

12.2 ***On 19 March 2009, the Antiquities Advisory Board (AAB) released the list of 1,444 historical buildings, in which some buildings/structures within the Area were also given proposed gradings. Details of these historical buildings/structures have been uploaded onto the official website of the Antiquities and Monuments Office (AMO) of the LCSD at http://www.amo.gov.hk. The proposed gradings of historical buildings/structures are now under the review of AAB for finalization. The proposed gradings, once endorsed by AAB, will be published on AMO's official website.*** All the above ***sites of*** archaeological ***interest*** ~~sites~~ and graded historic buildings/structures are worthy of preservation. Prior consultation with the AMO of LCSD should be made if any development, redevelopment or rezoning proposals might affect the above ***sites of*** archaeological ***interest*** ~~sites~~ and historic buildings/structures, and their immediate environs. If disturbance of the ***sites of*** archaeological ***interest*** ~~sites~~ or other areas of archaeological potential is unavoidable, a detailed Archaeological Impact Assessment (AIA) conducted by a qualified archaeologist is required. The archaeologist shall apply for a licence to conduct the AIA under the Antiquities and Monuments Ordinance (Cap. 53). A proposal of the AIA shall be submitted to the AMO for agreement prior to applying for a licence.

13. IMPLEMENTATION

13.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance

with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an "existing use right" should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.

13.2 The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area have been and are being prepared by the Planning Department. These detailed plans are used as the basis for public works planning and site reservation within Government departments. Disposal of sites is undertaken by the Lands Department. Public works projects are coordinated by the Civil Engineering and Development Department in conjunction with the client departments and the works departments, such as the Highways Department and the Architectural Services Department. In the course of implementing the Plan, the Tuen Mun District Council would also be consulted as appropriate.

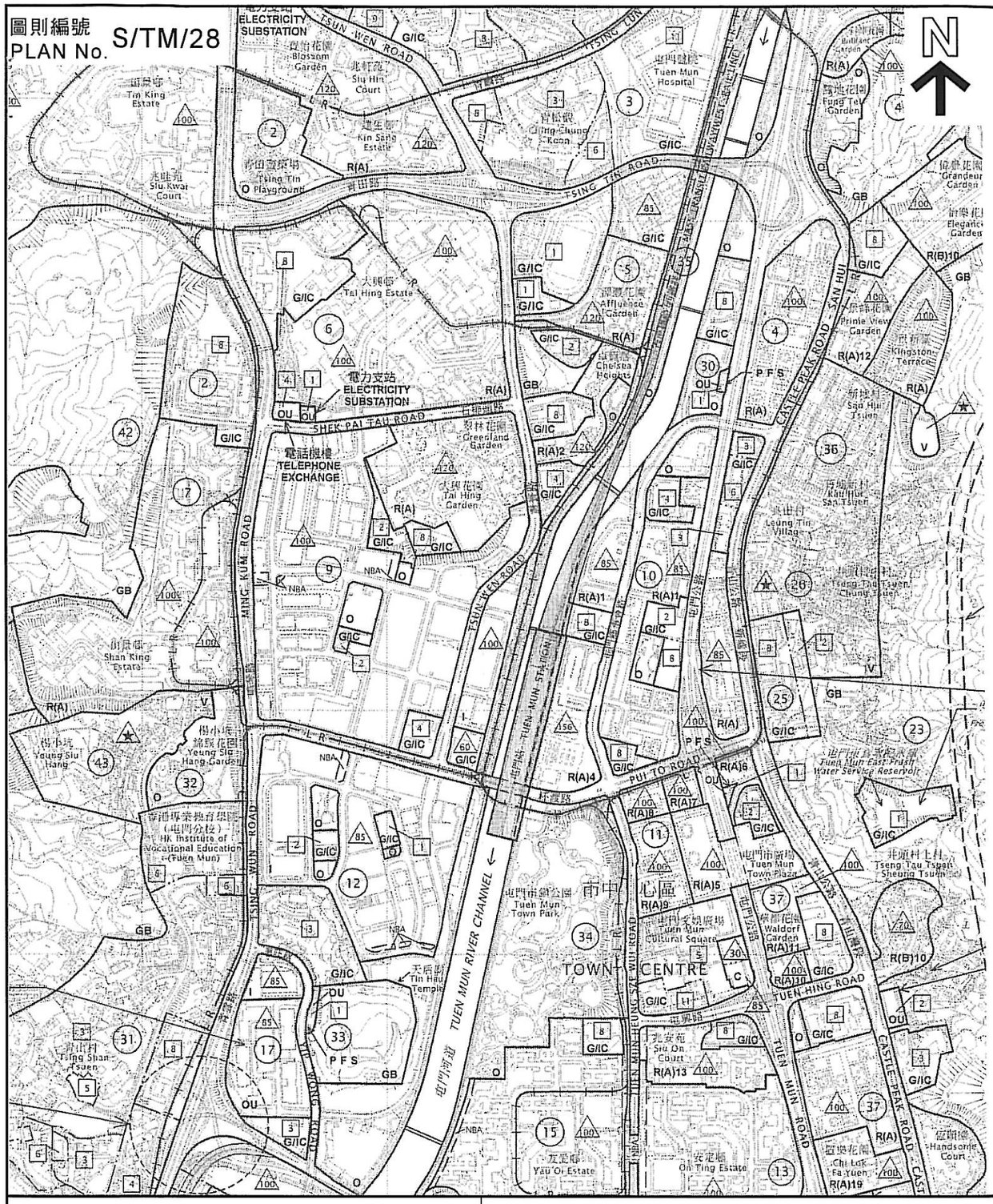
13.3 Planning applications to the Board will be assessed on individual merits. In general, the Board's consideration of the planning applications will take into account all relevant planning considerations which may include the departmental outline development plans and layout plans, and the guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board and the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

TOWN PLANNING BOARD
~~**May 2011**~~ ***February 2012***

圖則編號 PLAN No. S/TM/28

圖則編號 PLAN No. S/TM/28A

N


ELECTRICITY SUBSTATION
TSUN WEN ROAD
TSING LUN
TSING TAI ROAD
SHEK PAI TAU ROAD
MING KUM ROAD
TSUEN WAN ROAD
CASTLE PEAK ROAD SAN HUI
TUEN MUN RIVER CHANNEL
TUEN HING ROAD
TUEN MUN ROAD
TOWN CENTRE
TELEPHONE EXCHANGE
Tsing Tin Playground
Kin Sang Estate
Tai Hing Estate
Tai Hing Garden
Greenland Garden
Chelsea Heights
Prime View Garden
Kingston Terrace
Tuen Mun Hospital
Tuen Mun Town Plaza
Tuen Mun Town Park
Tuen Mun Cultural Square
Waldorf Garden
Tuen Mun East Fresh Water Service Reservoir
Tsing Tsui Ferry Pier
Tsing Tsui Tin Hau Temple
Tin Hau Temple
Hong Kong Institute of Vocational Education (Tuen Mun)
Yau Oi Estate
On Ting Estate
Sun On Court
Shan King Estate
Yeung Siu Hang Garden
Tsing Shan Tsuen
Tsing Chung Koon
Tsing Lung Tau
Tsing Lung Tau Chung Tsuen
Kau Hui San Tsuen
Leung Tin Village
Tsang Tau Tsuen Chung Tsuen
Tsang Tau Tsuen Sheung Tsuen
Sau Hui Tsuen
Siu Kwai Court
Tin King Estate
Siu Hin Court
Blossom Garden
Fung Tei Garden
Grandeur Garden
Affluence Garden
Elegance Garden
Kingston Terrace
Handsome Court
Chi Lok Fa Yuen
Sun On Court
Tin Hau Estate
Tin King Estate
Yeung Siu Hang
Shan King Estate
Tsing Shan Tsuen
Yau Oi Estate
On Ting Estate
Tsing Tsui Tin Hau Temple
Hong Kong Institute of Vocational Education (Tuen Mun)
Tuen Mun Town Park
Tuen Mun Cultural Square
Tuen Mun Town Plaza

N

新興工業大廈
Sun Hing Industrial Building

鴻昌工業中心（第一期）
Hung Cheung Industrial Centre (Phase 1)

宏昌工業大廈
Wang Cheung Industrial Building

鴻昌工業中心（第二期）
Hung Cheung Industrial Centre (Phase 2)

得利工業中心
Tak Lee Industrial Centre

大興花園
Tai Hing Gardens

R(A)

G/IC

浸信會永隆中學
Baptist Wing Lung Secondary School

OU

好收成工業大廈
Good Harvest Industrial Building

TMTL 232

GB

建國街 KIN KWOK STREET

Nanyang Brothers Tobacco Co., Ltd.

維他奶營銷中心
Vitasoy Distribution Centre

O

河田街

凱昌工業大廈
Hoi Cheung Industrial Building

TMTL 110

東亞紗廠工業大廈
East Asia Textiles Industrial Building

TMTL 140

商貿
BUSINESS

GLA-TTM 582

TMTL 295

GLA-YL 26

廁所 Toilet

電力支站
ELECTRICITY SUBSTATION

變電站 ESS

變壓站 ET

變電站 ESS

屯門輕便鐵路變電站 10880－8號
Tuen Mun Light Rail Transit Substation No.10880-8

屯門河道

TUEN MUN RIVER CHANNEL

冠華鏡廠第六工業大廈
Koon Wah Mirror-Factory (6th) Industrial Building

維他奶總部大廈
Vitasoy Headquarters Building

石排頭遊樂場
Shek Pai Tau Playground

HO TIN STREET

九巴總修中心
KMB Overhaul Centre

TMTL 82

巴士廠
Bus Depot

TMTL 81

富聯(二)
Crown Data Centre I

TMTL 79

建豐街

利通工業大廈
Raton Industrial Building

建榮街

建榮熟食市場
Kin Wing Cooked Food Market

G/IC

歐化傢俬貨倉中心
The Ulferts Warehouse Centre

建榮商業大廈
Kin Wing Commercial Building

KIN WING STREET

TSUN WEN ROAD

TMTL 80

巴士廠
Bus Depot

KIN FUNG CIRCUIT

CDA(2)

CDA(2)

建榮街

CDA(1)

永發工業大廈
Winfield Industrial Building

百利中心
Parklane Centre

商貿
BUSINESS

精揚發展工業大廈
Gemmy Development Industrial Building

TMTL 84

德榮工業大廈
Tak Wing Industrial Building

TMTL 83

C (1)

陸氏工業大廈
Luks Industrial Building

TMTL 145

TMTL 155

有成工業大廈
Yeu Shing Industrial Building

恆威工業中心
Hang Wai Industrial Centre

TMTL 114

KIN ON STREET

KIN TAI STREET

建榮街

擬議改變全部工業用途樓面面積為「商店及服務」用途
申請編號A/TM/403於18.3.2011
獲鄉郊及新市鎮規劃小組委員會批准
Proposed Conversion of all Industrial Floor Spaces to "Shop and Services" Use under Application no. A/TM/403
Approved by RNTPC on 18.3.2011

OU

屯門消防貨倉
Fire Services Tuen Mun Store

屯門救護站
Tuen Mun Ambulance Depot

屯門區消防局
Tuen Mun Divisional Fire Station

屯門警署
Tuen Mun Police Station

港鐵屯門站
MTR Tuen Mun Station

輕鐵 Light Rail

輕鐵路

港鐵（西鐵綫）
MTR (West Rail Line)

I

杯渡路

G/IC

擬議辦公室、食肆和商店及服務行業
申請編號A/TM/420於19.8.2011
獲鄉郊及新市鎮規劃小組委員會批准
Proposed Office, Eating Place as well as Shop and Services under Application no. A/TM/420
Approved by RNTPC on 19.8.2011

PUI TO ROAD

G/IC

O

擬議辦公室、食肆和商店及服務行業
申請編號A/TM/413於20.5.2011
獲鄉郊及新市鎮規劃小組委員會批准
Proposed Office, Eating Place as well as Shop and Services under Application no. A/TM/413
Approved by RNTPC on 20.5.2011

R(A)4

圖例 LEGEND

擬議修訂項目 PROPOSED AMENDMENT ITEMS

A1 由「工業」及「休閒用地」改劃為「綜合發展區(1)」土地用途地帶
TO BE REZONED FROM "INDUSTRIAL" & "OPEN SPACE" TO "COMPREHENSIVE DEVELOPMENT AREA (1)"

A2 由「工業」改劃為「綜合發展區(2)」土地用途地帶
TO BE REZONED FROM "INDUSTRIAL" TO "COMPREHENSIVE DEVELOPMENT AREA (2)"

A3 由「工業」改劃為「其他指定用途(商貿)」土地用途地帶
TO BE REZONED FROM "INDUSTRIAL" TO "OTHER SPECIFIED USES (BUSINESS)"

A4 由「工業」改劃為「商業(1)」土地用途地帶
TO BE REZONED FROM "INDUSTRIAL" TO "COMMERCIAL (1)"

A5 由「工業」及「休閒用地」改劃為「其他指定用途(電力支站)」土地用途地帶
TO BE REZONED FROM "INDUSTRIAL" & "OPEN SPACE" TO "OTHER SPECIFIED USES (ELECTRICITY SUBSTATION)"

A6 由「工業」改劃為「綠化地帶」土地用途地帶
TO BE REZONED FROM "INDUSTRIAL" TO "GREEN BELT"

100 擬議建築物高度限制(在主水平基準以上若干米)
PROPOSED BUILDING HEIGHT RESTRICTIONS (in m above PD)

1 擬議建築物高度限制(樓層數目)
PROPOSED BUILDING HEIGHT RESTRICTIONS (in number of storeys)

①◁ 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2012年2月17日擬備，所根據的資料為測量圖編號 5-SE-5D, 10B, 6-SW-1C及6A
EXTRACT PLAN PREPARED ON 17.2.2012 BASED ON SURVEY SHEETS No. 5-SE-5D, 10B, 6-SW-1C & 6A

平面圖 SITE PLAN

屯門分區計劃大綱圖編號S/TM/28的擬議修訂 － 項目A1至A6
PROPOSED AMENDMENTS TO THE TUEN MUN OZP No. S/TM/28 - ITEMS A1 TO A6

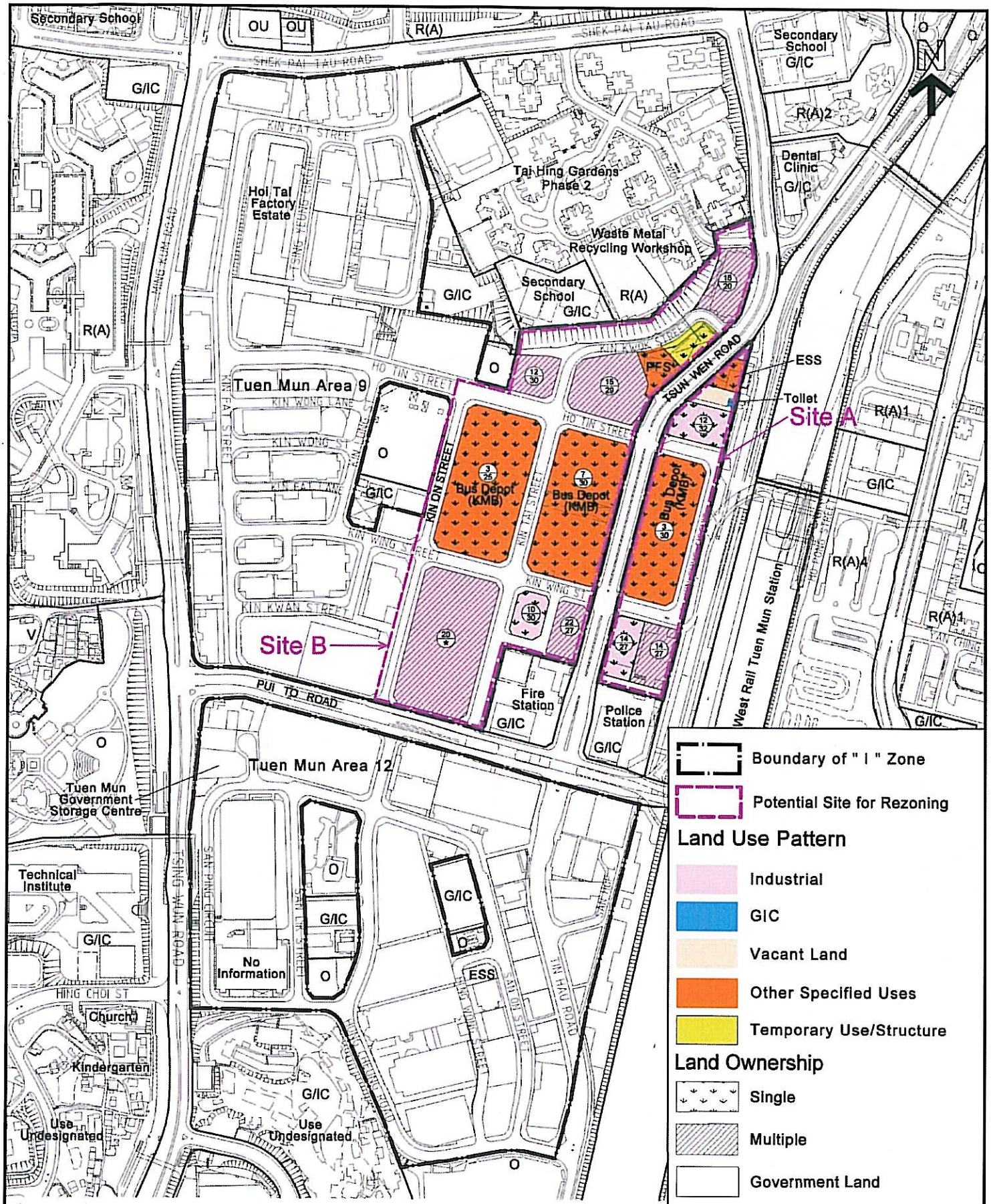
SCALE 1 : 2 000 比例尺

米 METRES 40 0 40 80 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號 REFERENCE No. M/TM/12/17

圖 PLAN A-2



Source : Survey undertaken by PlanD (3.11.2008 - 2.4.2009)
OZP No. S/TM/27
Building age as in 12.2008
Land Ownership recorded from Land Registry (data as at 30.6.2007)
Survey Sheets No. 5-SE-5D, 10B, 10D, 6-SW-1C, 6A and 6C

本摘要圖於2012年2月16日擬備，
所根據的資料為於2010年9月17日
城市規劃委員會文件編號8630內的圖6
EXTRACT PLAN PREPARED ON 16.2.2012
BASED ON PLAN 6 OF TPB PAPER No. 8630
DATED 17.9.2010

POTENTIAL SITE FOR REZONING
屯門分區計劃大綱圖編號S/TM/28的擬議修訂
- 項目A1-A6
PROPOSED AMENDMENTS TOTHE TUEN MUN OZP No. S/TM/28
- ITEMS A1-A6
SCALE 1 : 5 000 比例尺
米 METRES 100 0 100 200 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TM/12/17

圖 PLAN
A-2a

圖例 LEGEND

100 擬議建築物高度限制(在主水平基準以上若干米)
PROPOSED BUILDING HEIGHT RESTRICTIONS
(in m above PD)

1 擬議建築物高度限制(樓層數目)
PROPOSED BUILDING HEIGHT RESTRICTIONS
(in number of storeys)

擬議修訂項目 :
PROPOSED AMENDMENT ITEMS :

A1 由「工業」及「休憩用地」改劃為「綜合發展區(1)」土地用途地帶
TO BE REZONED FROM "INDUSTRIAL" & "OPEN SPACE" TO "COMPREHENSIVE DEVELOPMENT AREA (1)"

A2 由「工業」改劃為「綜合發展區(2)」土地用途地帶
TO BE REZONED FROM "INDUSTRIAL" TO "COMPREHENSIVE DEVELOPMENT AREA (2)"

A3 由「工業」改劃為「其他指定用途(商貿)」土地用途地帶
TO BE REZONED FROM "INDUSTRIAL" TO "OTHER SPECIFIED USES (BUSINESS)"

A4 由「工業」改劃為「商業(1)」土地用途地帶
TO BE REZONED FROM "INDUSTRIAL" TO "COMMERCIAL (1)"

A5 由「工業」及「休憩用地」改劃為「其他指定用途(電力支站)」土地用途地帶
TO BE REZONED FROM "INDUSTRIAL" & "OPEN SPACE" TO "OTHER SPECIFIED USES (ELECTRICITY SUBSTATION)"

A6 由「工業」改劃為「綠化地帶」土地用途地帶
TO BE REZONED FROM "INDUSTRIAL" TO "GREEN BELT"

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

N

MING KUM ROAD
鳴琴路
TSING WUN ROAD
青雲路
PUI TO ROAD
杯渡路
KIN ON STREET
建安街
KIN TAI STREET
建泰街
HO TIN STREET
河田街
KIN KWOK STREET
建國街
TSUN WEN ROAD
MTR (West Rail line)
TUEN MUN RIVER CHANNEL
屯門河道
Light Rail
輕鐵
MTR Tuen Mun Station
港鐵屯門站
大興花園
Tai Hing Gardens
電力支站
ELECTRICITY SUBSTATION
商貿
BUSINESS
GB
OU
O
G/IC
R(A)
R(A)1
R(A)2
R(A)4
R(A)7
R(A)8
R(A)9
CDA(1)
CDA(2)
C (1)
100
1

航攝照片 AERIAL PHOTO

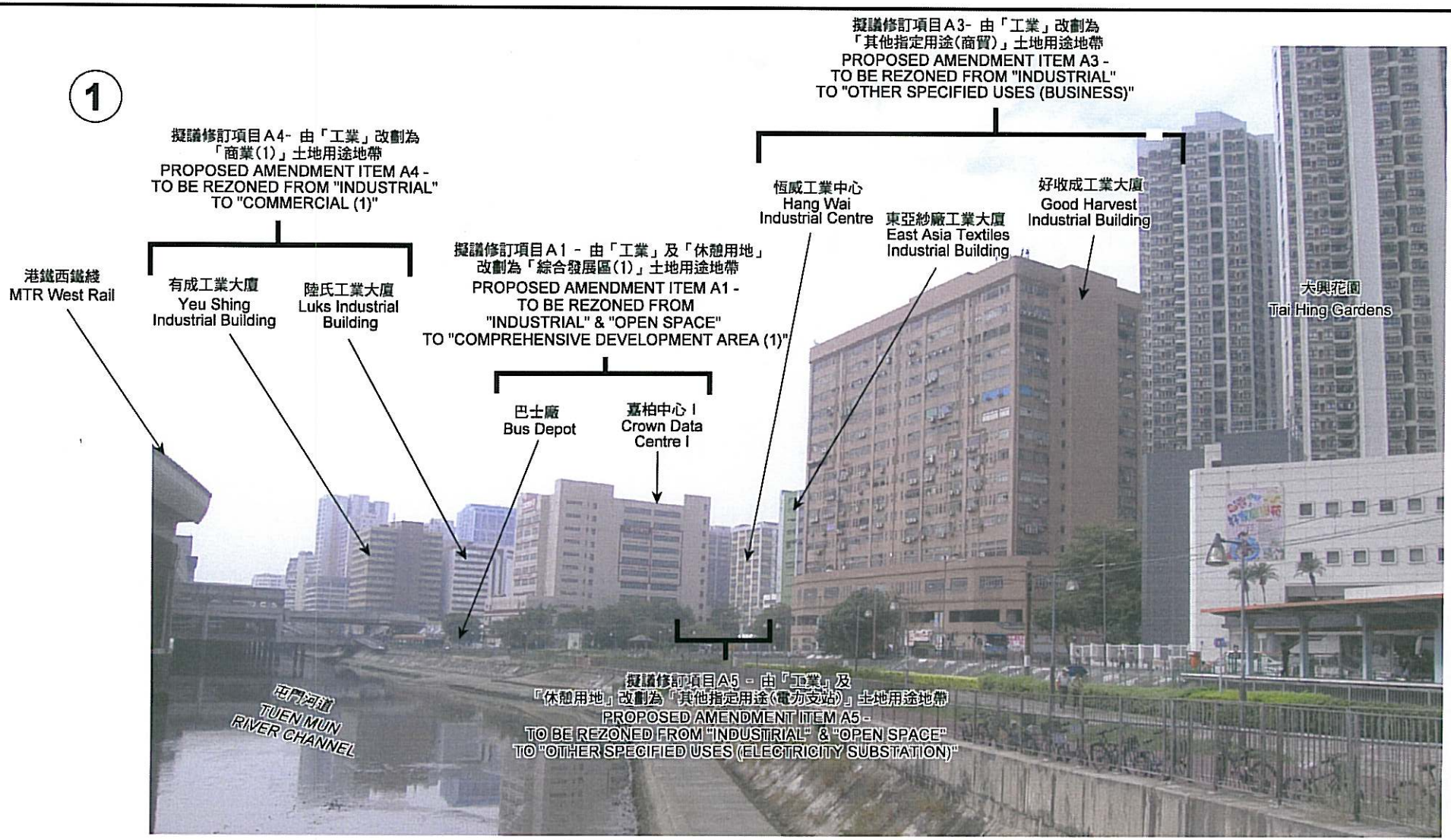
本摘要圖於2012年2月21日擬備，所根據的資料為地政總署於2011年1月10日拍得的航攝照片編號 CS31424
EXTRACT PLAN PREPARED ON 21.2.2012 BASED ON AERIAL PHOTO No. CS31424 TAKEN ON 10.1.2011 BY LANDS DEPARTMENT

屯門分區計劃大綱圖編號S/TM/28的擬議修訂 - 項目A1至A6
PROPOSED AMENDMENTS TO THE TUEN MUN OZP No. S/TM/28 - ITEMS A1 TO A6

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TM/12/17

圖 PLAN
A-3



修訂項目A1, A3, A4及A5　　AMENDMENT ITEMS A1, A3, A4 & A5

本圖於2012年2月16日擬備，所根據的
資料為攝於2011年11月3日的實地照片
PLAN PREPARED ON 16.2.2012
BASED ON SITE PHOTO
TAKEN ON 3.11.2011

實地照片 SITE PHOTO

屯門分區計劃大綱圖編號S/TM/28的擬議修訂- 項目A1至A6
PROPOSED AMENDMENTS TO
THE TUEN MUN OZP No. S/TM/28 - ITEMS A1 TO A6

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/TM/12/17

圖 PLAN
A-4a

擬議修訂項目A2-由「工業」改劃為
「綜合發展區(2)」土地用途地帶
PROPOSED AMENDMENT ITEM A2-
TO BE REZONED FROM "INDUSTRIAL"
TO "COMPREHENSIVE DEVELOPMENT AREA (2)"

擬議修訂項目A3- 由「工業」改劃為
「其他指定用途(商貿)」土地用途地帶
PROPOSED AMENDMENT ITEM A3 -
TO BE REZONED FROM "INDUSTRIAL"
TO "OTHER SPECIFIED USES (BUSINESS)"

九巴總修中心
KMB Overhaul Centre

巴士廠
Bus Depot

擬議修訂項目A3- 由「工業」改劃為
「其他指定用途(商貿)」土地用途地帶
PROPOSED AMENDMENT ITEM A3 -
TO BE REZONED FROM "INDUSTRIAL"
TO "OTHER SPECIFIED USES (BUSINESS)"

精棉發展工業大廈
Gemmy
Development
Industrial Building

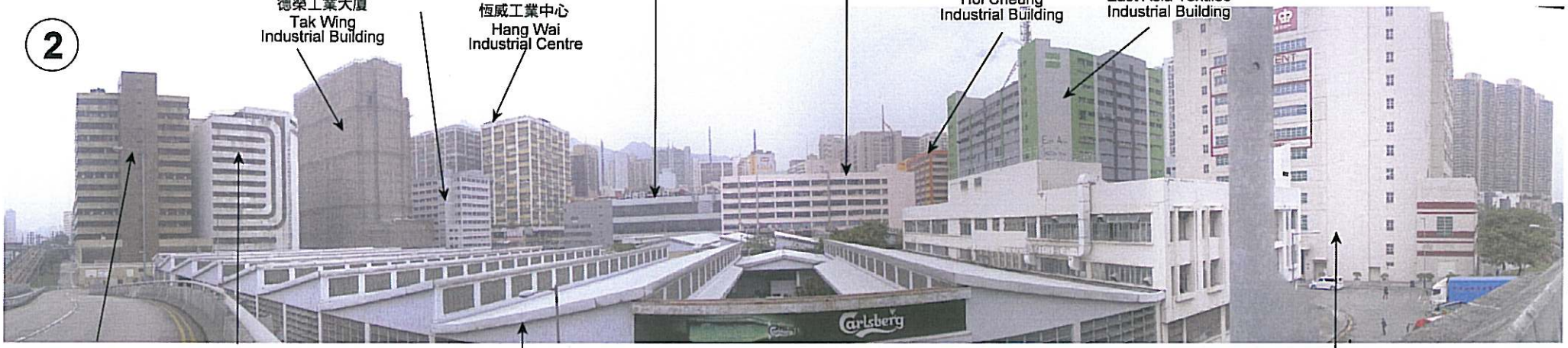
德榮工業大廈
Tak Wing
Industrial Building

恆威工業中心
Hang Wai
Industrial Centre

凱昌工業大廈
Hoi Cheung
Industrial Building

東亞紗廠工業大廈
East Asia Textiles
Industrial Building

2



有成工業大廈
Yeu Shing
Industrial Building

陸氏工業大廈
Luks Industrial
Building

巴士廠
Bus Depot

嘉柏中心 I
Crown Data
Centre I

擬議修訂項目A4- 由「工業」改劃為
「商業(1)」土地用途地帶
PROPOSED AMENDMENT ITEM A4 -
TO BE REZONED FROM "INDUSTRIAL"
TO "COMMERCIAL (1)"

擬議修訂項目A1 - 由「工業」及「休憩用地」
改劃為「綜合發展區(1)」土地用途地帶
PROPOSED AMENDMENT ITEM A1 -
TO BE REZONED FROM "INDUSTRIAL" & "OPEN SPACE"
TO "COMPREHENSIVE DEVELOPMENT AREA (1)"

修訂項目A1, A2, A3及A4　　AMENDMENT ITEMS A1, A2, A3 & A4

本圖於2012年2月16日擬備，所根據的
資料為攝於2011年11月3日的實地照片
PLAN PREPARED ON 16.2.2012
BASED ON SITE PHOTO
TAKEN ON 3.11.2011

實地照片 SITE PHOTO

屯門分區計劃大綱圖編號S/TM/28的擬議修訂- 項目A1至A6
PROPOSED AMENDMENTS TO
THE TUEN MUN OZP No. S/TM/28 - ITEMS A1 TO A6

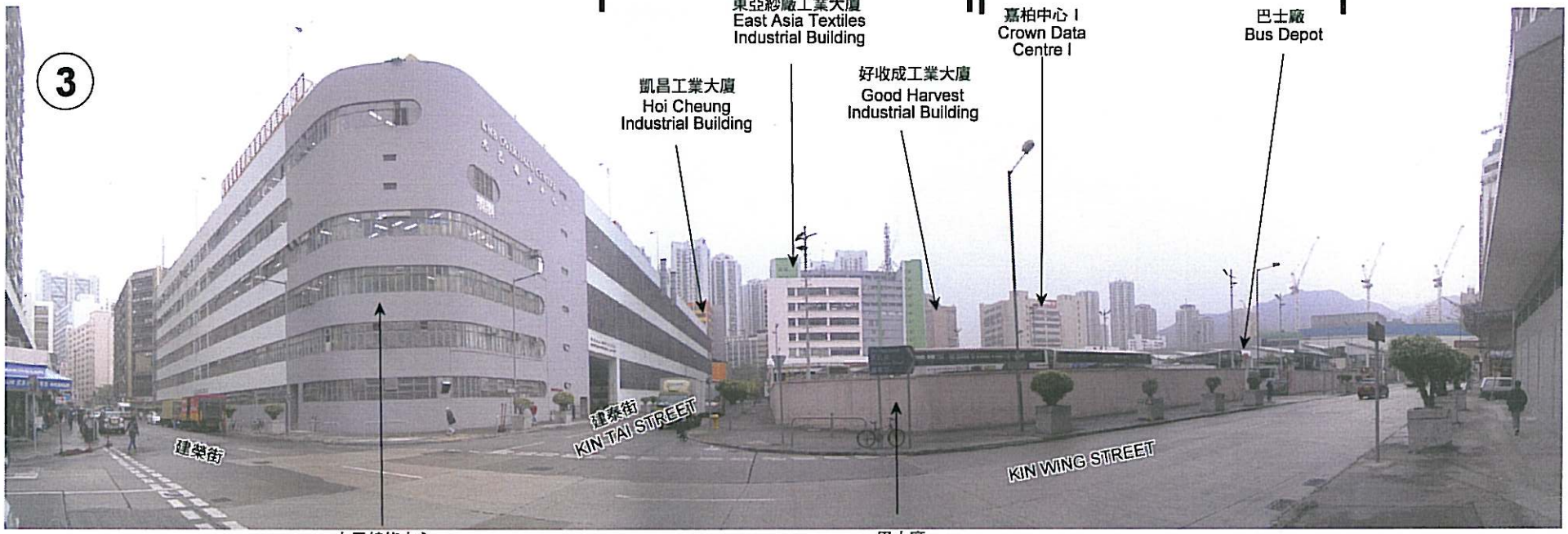
規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/TM/12/17

圖 PLAN
A-4b

擬議修訂項目A3- 由「工業」改劃為
「其他指定用途(商貿)」土地用途地帶
PROPOSED AMENDMENT ITEM A3 -
TO BE REZONED FROM "INDUSTRIAL"
TO "OTHER SPECIFIED USES (BUSINESS)"

擬議修訂項目A1 - 由「工業」及「休憩用地」
改劃為「綜合發展區(1)」土地用途地帶
PROPOSED AMENDMENT ITEM A1 -
TO BE REZONED FROM "INDUSTRIAL" & "OPEN SPACE"
TO "COMPREHENSIVE DEVELOPMENT AREA (1)"



九巴總修中心
KMB Overhaul Centre

巴士廠
Bus Depot

擬議修訂項目A2-由「工業」改劃為
「綜合發展區(2)」土地用途地帶
PROPOSED AMENDMENT ITEM A2 -
TO BE REZONED FROM "INDUSTRIAL"
TO "COMPREHENSIVE DEVELOPMENT AREA (2)"

修訂項目A1, A2及A3 AMENDMENT ITEMS A1, A2 & A3

本圖於2012年2月16日擬備，所根據的
資料為攝於2011年11月3日的實地照片
PLAN PREPARED ON 16.2.2012
BASED ON SITE PHOTO
TAKEN ON 3.11.2011

實地照片 SITE PHOTO

屯門分區計劃大綱圖編號S/TM/28的擬議修訂- 項目A1至A6
PROPOSED AMENDMENTS TO
THE TUEN MUN OZP No. S/TM/28 - ITEMS A1 TO A6

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/TM/12/17

圖 PLAN
A-4c



修訂項目A5 AMENDMENT ITEM A5

本圖於2012年2月16日擬備，所根據的
資料為攝於2012年2月6日的實地照片
PLAN PREPARED ON 16.2.2012
BASED ON SITE PHOTO
TAKEN ON 6.2.2012

實地照片 SITE PHOTO

屯門分區計劃大綱圖編號S/TM/28的擬議修訂- 項目A1至A6
PROPOSED AMENDMENTS TO
THE TUEN MUN OZP No. S/TM/28 - ITEMS A1 TO A6

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/TM/12/17

圖 PLAN
A-4d



修訂項目A6 AMENDMENT ITEM A6

本圖於2012年2月17日擬備，所根據的
資料為攝於2012年2月6日的實地照片
PLAN PREPARED ON 17.2.2012
BASED ON SITE PHOTO
TAKEN ON 6.2.2012

實地照片 SITE PHOTO

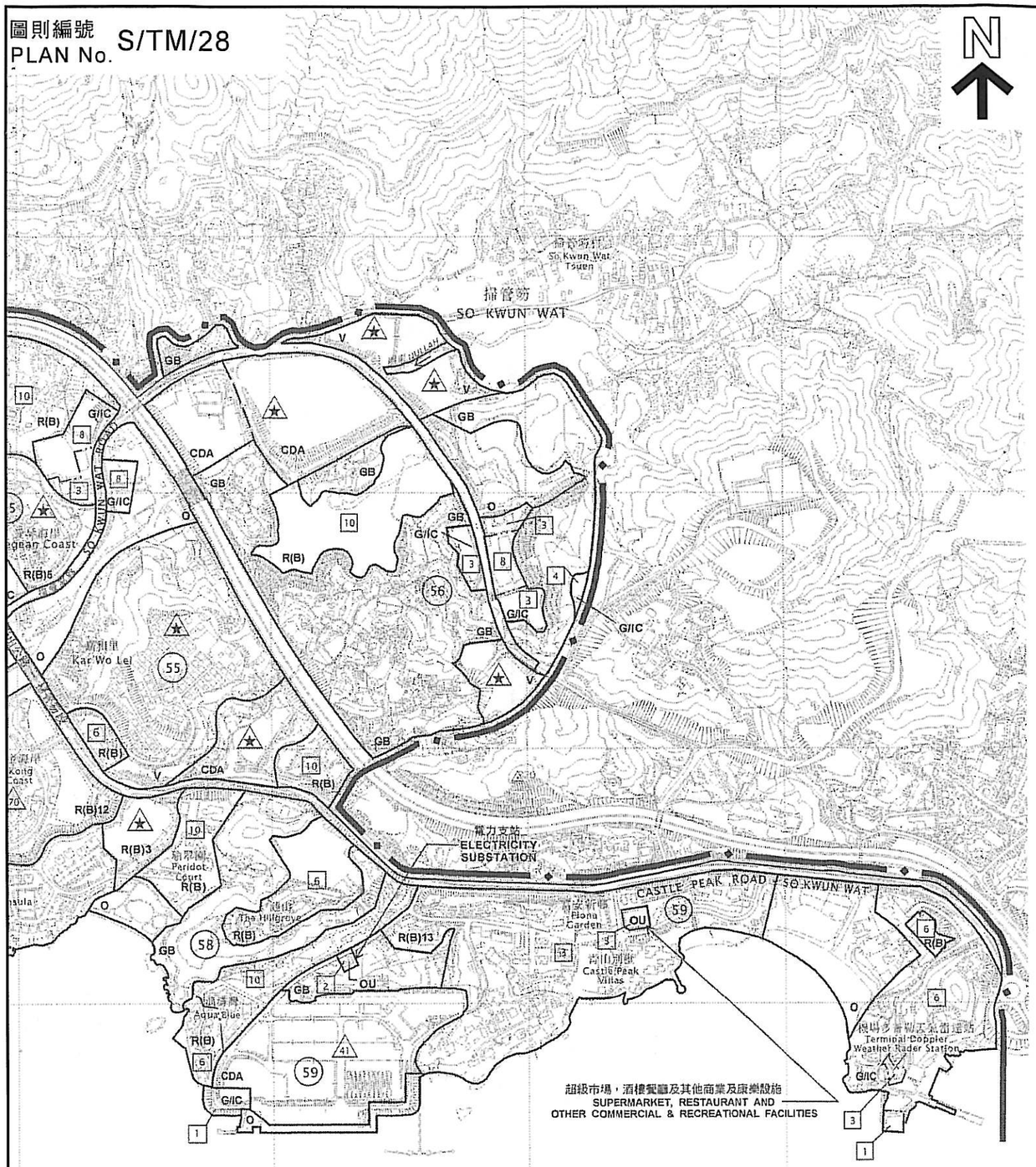
屯門分區計劃大綱圖編號S/TM/28的擬議修訂- 項目A1至A6
PROPOSED AMENDMENTS TO
THE TUEN MUN OZP No. S/TM/28 - ITEMS A1 TO A6

規劃署
PLANNING
DEPARTMENT

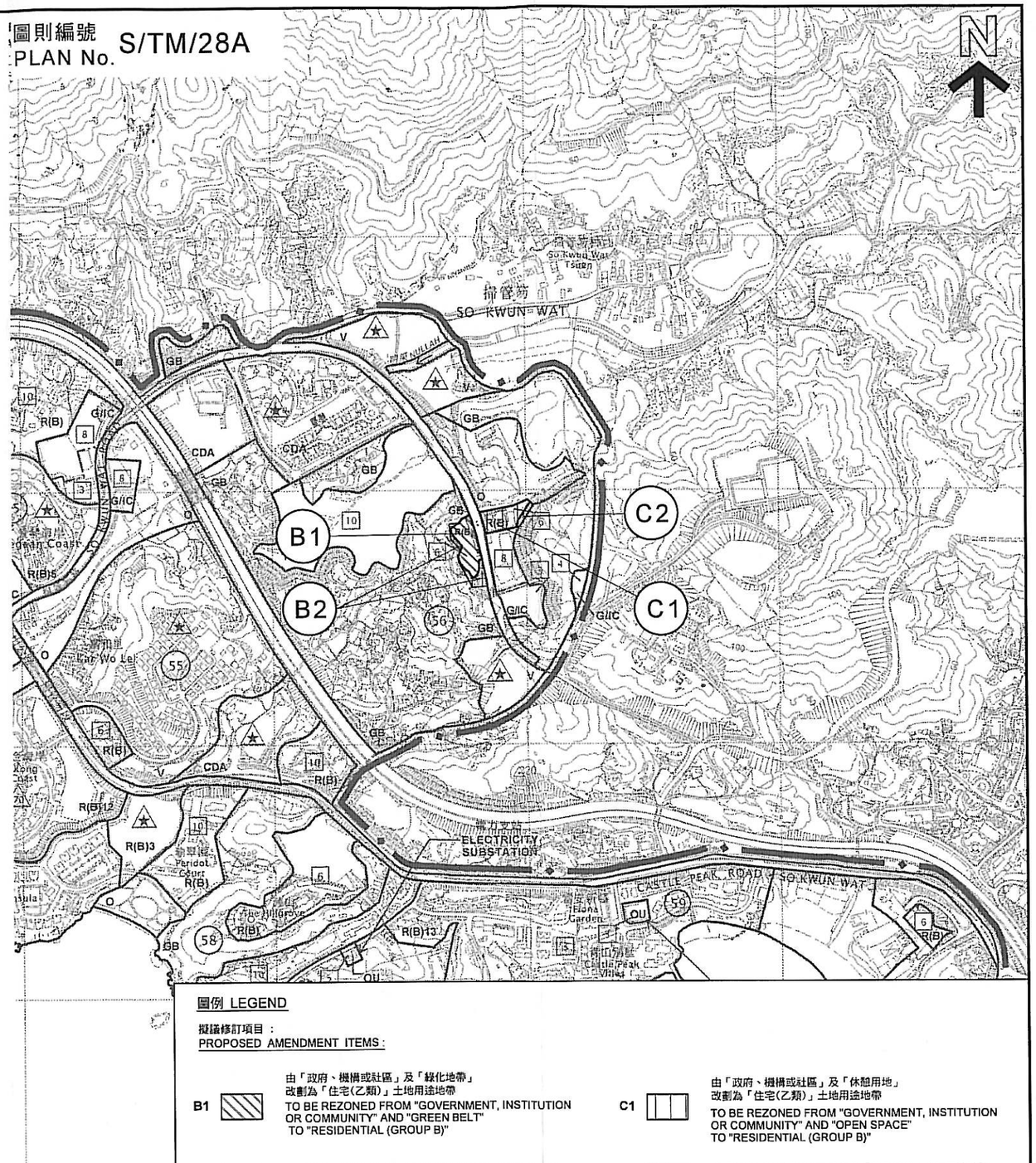
參考編號
REFERENCE No.
M/TM/12/17

圖 PLAN
A-4e

圖則編號
PLAN No. S/TM/28



圖則編號
PLAN No. S/TM/28A



圖例 LEGEND

擬議修訂項目：
PROPOSED AMENDMENT ITEMS:

B1 由「政府、機構或社區」及「綠化地帶」改劃為「住宅(乙類)」土地用途地帶
TO BE REZONED FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" AND "GREEN BELT" TO "RESIDENTIAL (GROUP B)"

B2 由「政府、機構或社區」改劃為「綠化地帶」土地用途地帶
TO BE REZONED FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "GREEN BELT"

C1 由「政府、機構或社區」及「休憩用地」改劃為「住宅(乙類)」土地用途地帶
TO BE REZONED FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" AND "OPEN SPACE" TO "RESIDENTIAL (GROUP B)"

C2 由「政府、機構或社區」改劃為「綠化地帶」土地用途地帶
TO BE REZONED FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "GREEN BELT"

界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2012年2月15日擬備，
所根據的資料為於2011年5月3日
核准的分區計劃大綱圖編號 S/TM/28
EXTRACT PLAN PREPARED ON 15.2.2012
BASED ON OUTLINE ZONING PLAN No.
S/TM/28 APPROVED ON 3.5.2011

位置圖 LOCATION PLAN

擬議修訂《屯門分區計劃大綱圖編號 S/TM/28》- 項目B1, B2, C1 及 C2

PROPOSED AMENDMENTS TO THE TUEN MUN OUTLINE ZONING PLAN No. S/TM/28 - ITEMS B1, B2, C1 AND C2

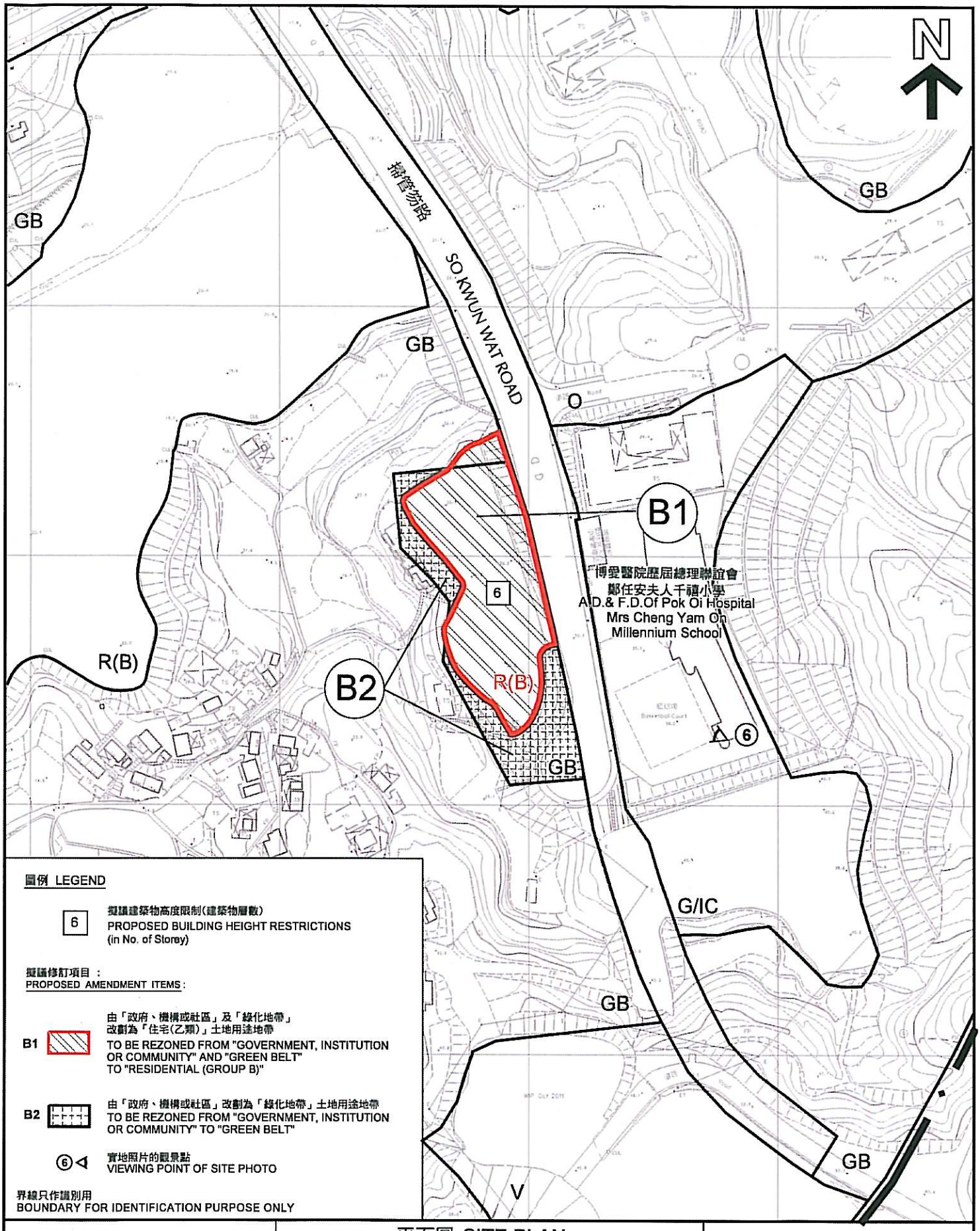
SCALE 1 : 10 000 比例尺

METRES 100 0 100 200 300 400 500 METRES

規劃署
PLANNING DEPARTMENT

參考編號 REFERENCE No.
M/TM/12/17

圖 PLAN
B-1



圖例 LEGEND

6 擬議建築物高度限制(建築物層數)
PROPOSED BUILDING HEIGHT RESTRICTIONS (in No. of Storey)

擬議修訂項目：
PROPOSED AMENDMENT ITEMS:

B1 由「政府、機構或社區」及「綠化地帶」改劃為「住宅(乙類)」土地用途地帶
TO BE REZONED FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" AND "GREEN BELT" TO "RESIDENTIAL (GROUP B)"

B2 由「政府、機構或社區」改劃為「綠化地帶」土地用途地帶
TO BE REZONED FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "GREEN BELT"

⑥◁ 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2012年2月17日擬備，所根據的資料為測量圖編號 6-SW-18A 及 18C
EXTRACT PLAN PREPARED ON 17.2.2012 BASED ON SURVEY SHEETS No. 6-SW-18A & 18C

平面圖 SITE PLAN

屯門分區計劃大綱圖編號S/TM/28的擬議修訂
- 項目B1及B2
PROPOSED AMENDMENTS TO THE TUEN MUN OZP No. S/TM/28
- ITEMS B1 AND B2

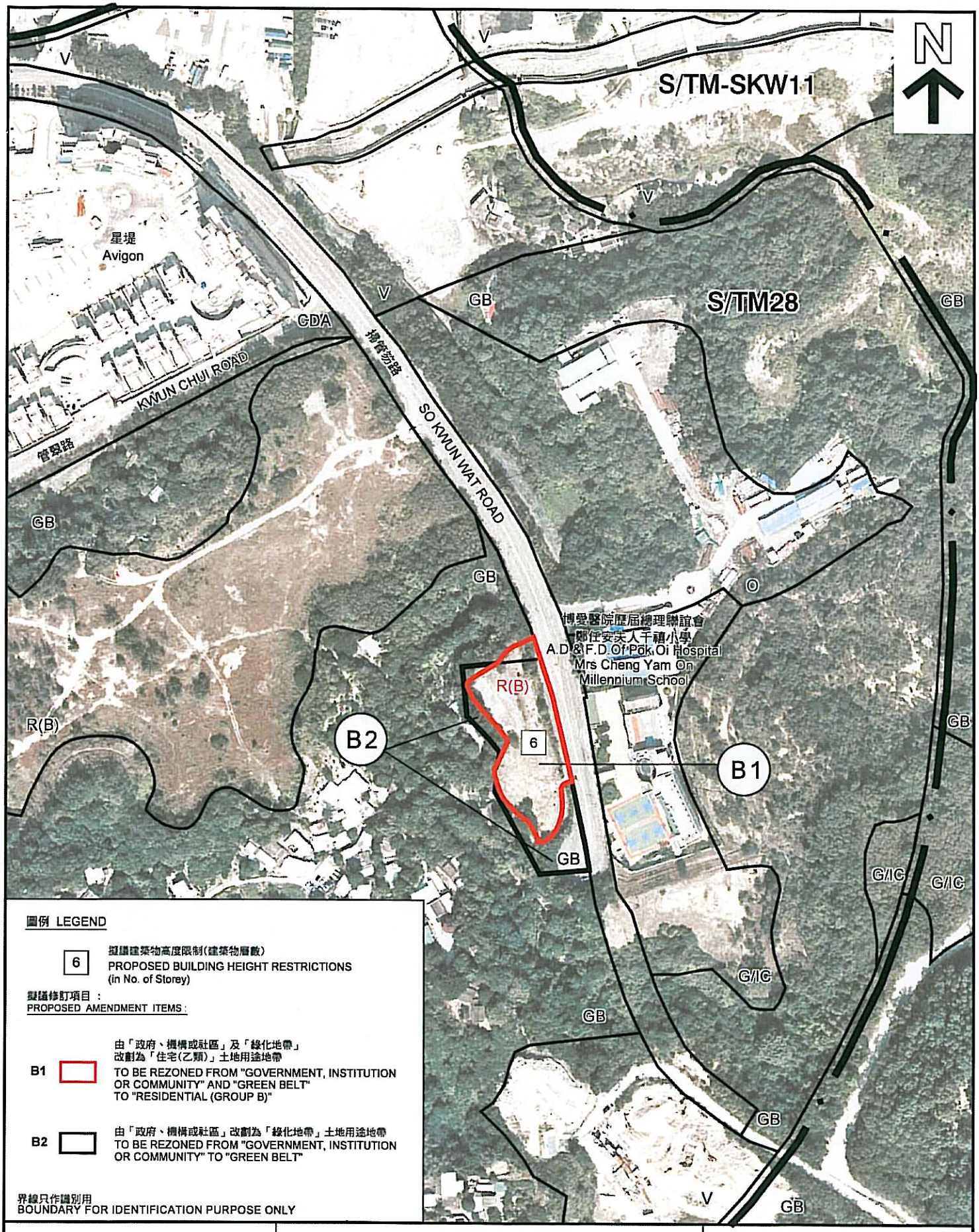
SCALE 1 : 2 000 比例尺

米 METRES 40 0 40 80 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TM/12/17

圖 PLAN
B-2



圖例 LEGEND

6 擬議建築物高度限制(建築物層數)
PROPOSED BUILDING HEIGHT RESTRICTIONS (in No. of Storey)

擬議修訂項目：
PROPOSED AMENDMENT ITEMS:

B1 由「政府、機構或社區」及「綠化地帶」改劃為「住宅(乙類)」土地用途地帶
TO BE REZONED FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" AND "GREEN BELT" TO "RESIDENTIAL (GROUP B)"

B2 由「政府、機構或社區」改劃為「綠化地帶」土地用途地帶
TO BE REZONED FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "GREEN BELT"

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2012年2月17日擬備，所根據的資料為地政總署於2010年10月31日拍得的航攝照片編號 CS29116
EXTRACT PLAN PREPARED ON 17.2.2012 BASED ON AERIAL PHOTO No. CS29116 TAKEN ON 31.10.2010 BY LANDS DEPARTMENT

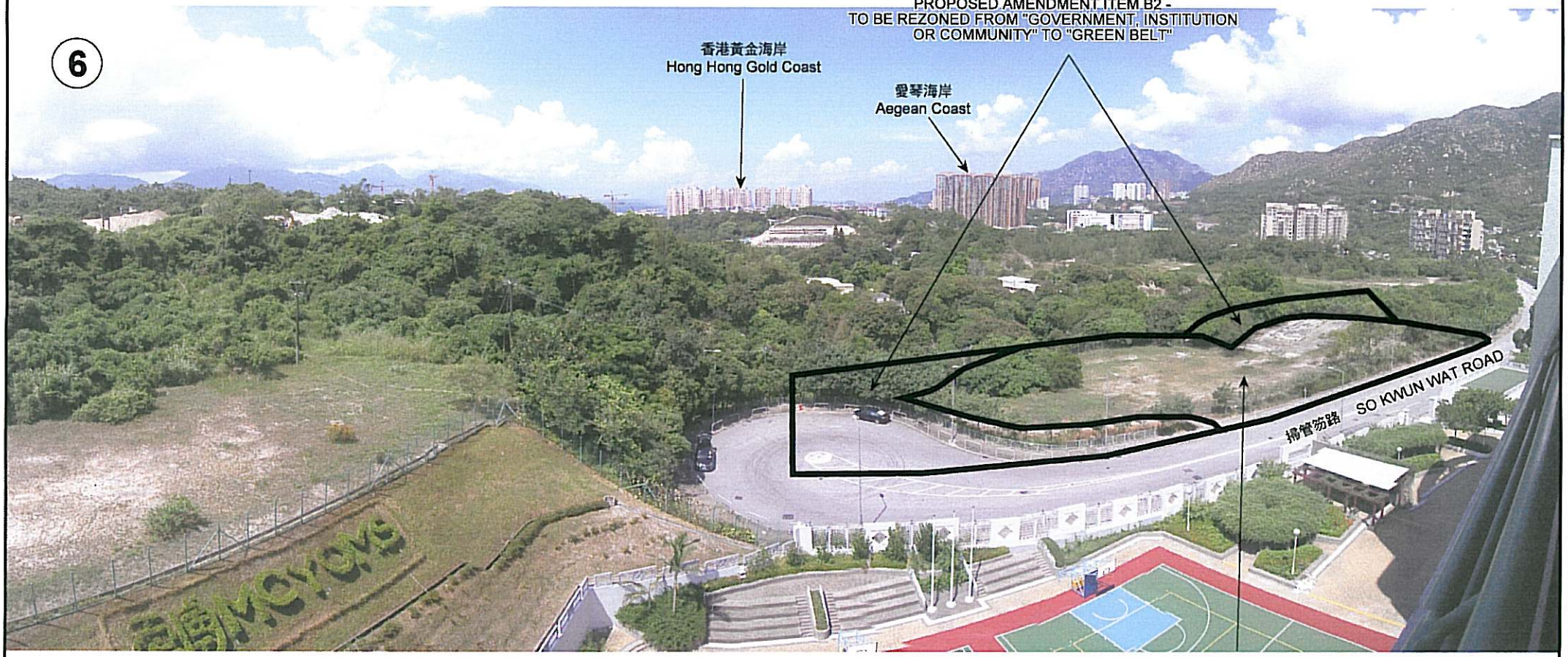
航攝照片 AERIAL PHOTO

屯門分區計劃大綱圖編號S/TM/28的擬議修訂 - 項目B1及B2
PROPOSED AMENDMENTS TO THE TUEN MUN OZP No. S/TM/28 - ITEMS B1 AND B2

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TM/12/17

圖 PLAN
B-3



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2012年2月17日擬備，所根據的
資料為攝於2011年11月3日的實地照片
PLAN PREPARED ON 17.2.2012
BASED ON SITE PHOTO
TAKEN ON 3.11.2011

實地照片 SITE PHOTO

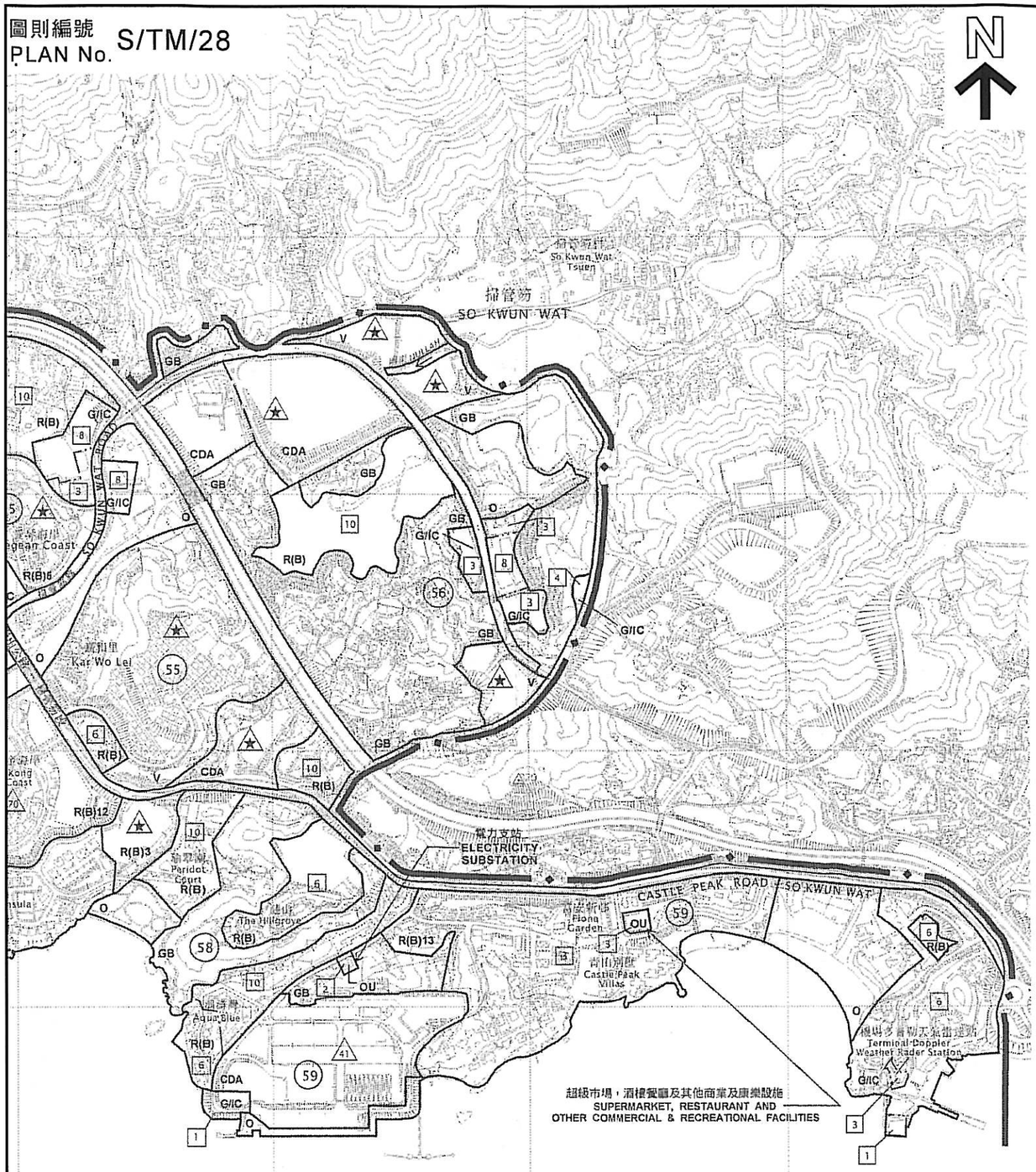
屯門分區計劃大綱圖編號S/TM/28的擬議修訂- 項目B1及B2
PROPOSED AMENDMENTS TO
THE TUEN MUN OZP No. S/TM/28 - ITEMS B1 & B2

規劃署
PLANNING DEPARTMENT

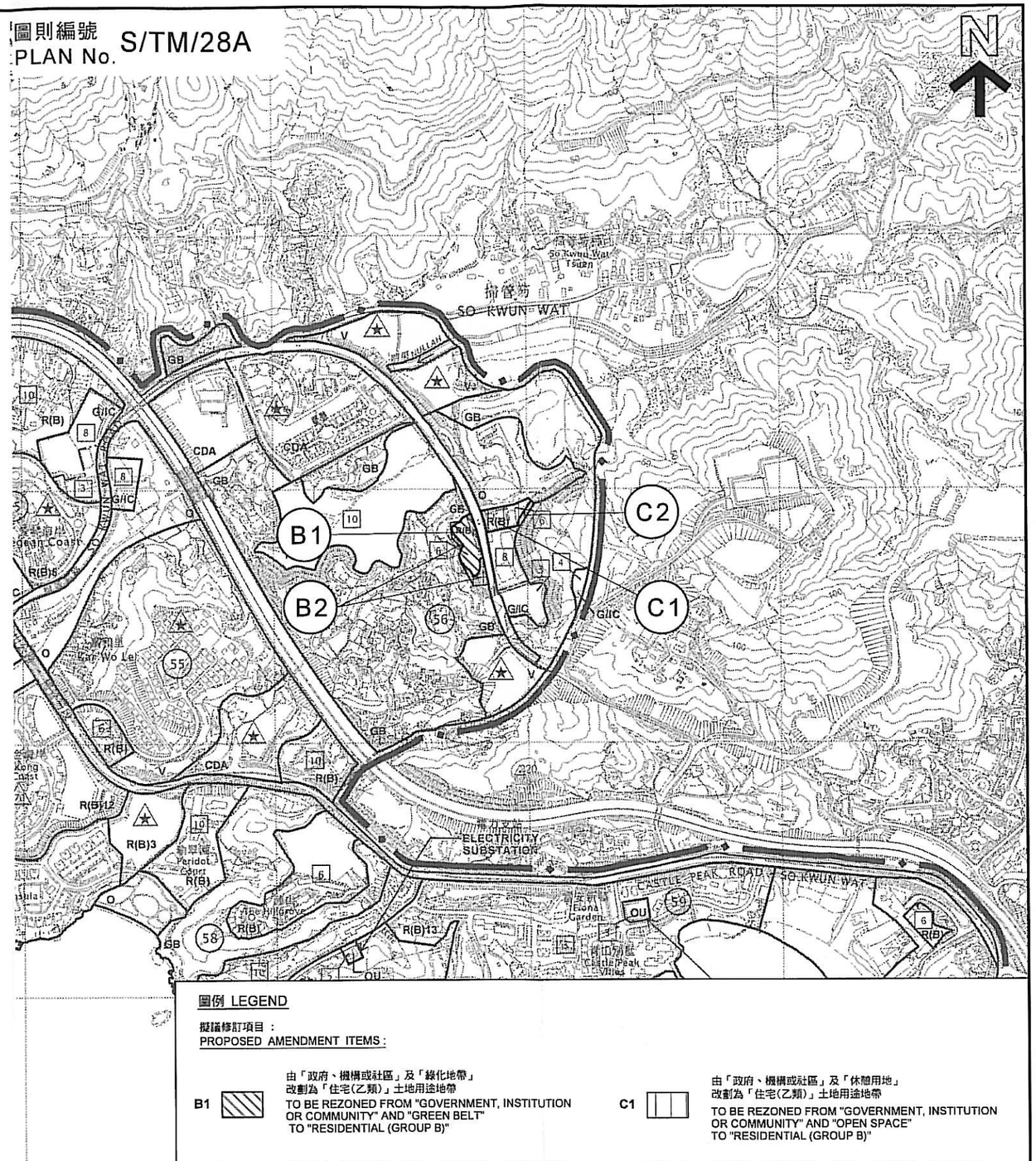
參考編號
REFERENCE No.
M/TM/12/17

圖 PLAN
B-4

圖則編號
PLAN No. S/TM/28



圖則編號
PLAN No. S/TM/28A



圖例 LEGEND

擬議修訂項目：
PROPOSED AMENDMENT ITEMS:

B1 由「政府、機構或社區」及「綠化地帶」改劃為「住宅(乙類)」土地用途地帶
TO BE REZONED FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" AND "GREEN BELT" TO "RESIDENTIAL (GROUP B)"

B2 由「政府、機構或社區」改劃為「綠化地帶」土地用途地帶
TO BE REZONED FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "GREEN BELT"

C1 由「政府、機構或社區」及「休憩用地」改劃為「住宅(乙類)」土地用途地帶
TO BE REZONED FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" AND "OPEN SPACE" TO "RESIDENTIAL (GROUP B)"

C2 由「政府、機構或社區」改劃為「綠化地帶」土地用途地帶
TO BE REZONED FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "GREEN BELT"

界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2012年2月15日擬備，
所根據的資料為於2011年5月3日
核准的分區計劃大綱圖編號 S/TM/28
EXTRACT PLAN PREPARED ON 15.2.2012
BASED ON OUTLINE ZONING PLAN No.
S/TM/28 APPROVED ON 3.5.2011

位置圖 LOCATION PLAN

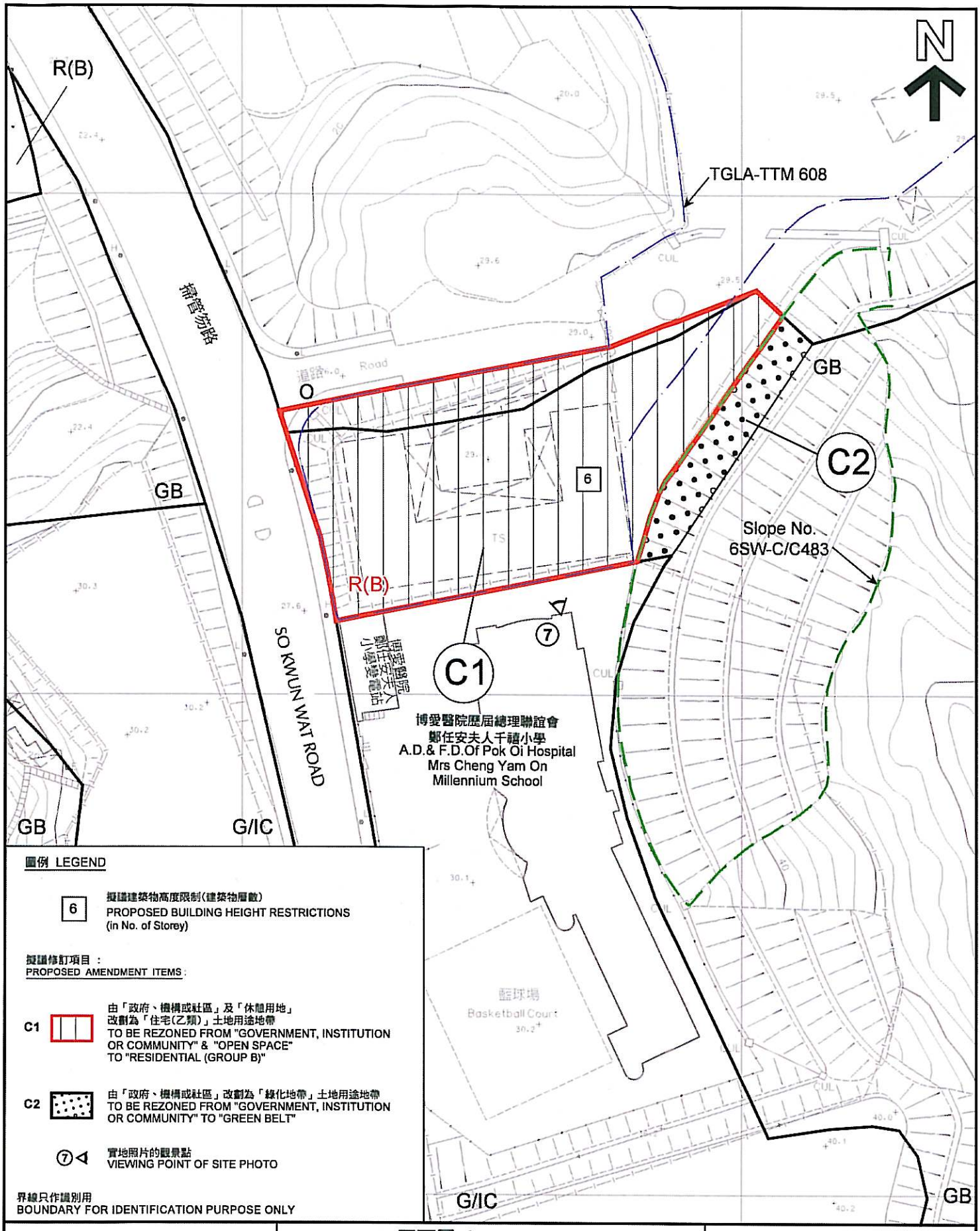
擬議修訂《屯門分區計劃大綱圖編號 S/TM/28》- 項目B1, B2, C1 及 C2
PROPOSED AMENDMENTS TO THE TUEN MUN OUTLINE ZONING PLAN No. S/TM/28 - ITEMS B1, B2, C1 AND C2

SCALE 1 : 10 000 比例尺
METRES 100 0 100 200 300 400 500 METRES

規劃署
PLANNING DEPARTMENT

參考編號 REFERENCE No.
M/TM/12/17

圖 PLAN
C-1



圖例 LEGEND

6 擬議建築物高度限制(建築物層數)
PROPOSED BUILDING HEIGHT RESTRICTIONS
(in No. of Storey)

擬議修訂項目：
PROPOSED AMENDMENT ITEMS:

C1 由「政府、機構或社區」及「休閒用地」改劃為「住宅(乙類)」土地用途地帶
TO BE REZONED FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" & "OPEN SPACE" TO "RESIDENTIAL (GROUP B)"

C2 由「政府、機構或社區」改劃為「綠化地帶」土地用途地帶
TO BE REZONED FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "GREEN BELT"

⑦ 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2012年2月17日擬備，所根據的資料為測量圖編號 6-SW-18A 及 18C
EXTRACT PLAN PREPARED ON 17.2.2012 BASED ON SURVEY SHEETS No. 6-SW-18A & 18C

平面圖 SITE PLAN

屯門分區計劃大綱圖編號S/TM/28的擬議修訂
- 項目C1及C2
PROPOSED AMENDMENTS TO THE TUEN MUN OZP No. S/TM/28
- ITEMS C1 AND C2

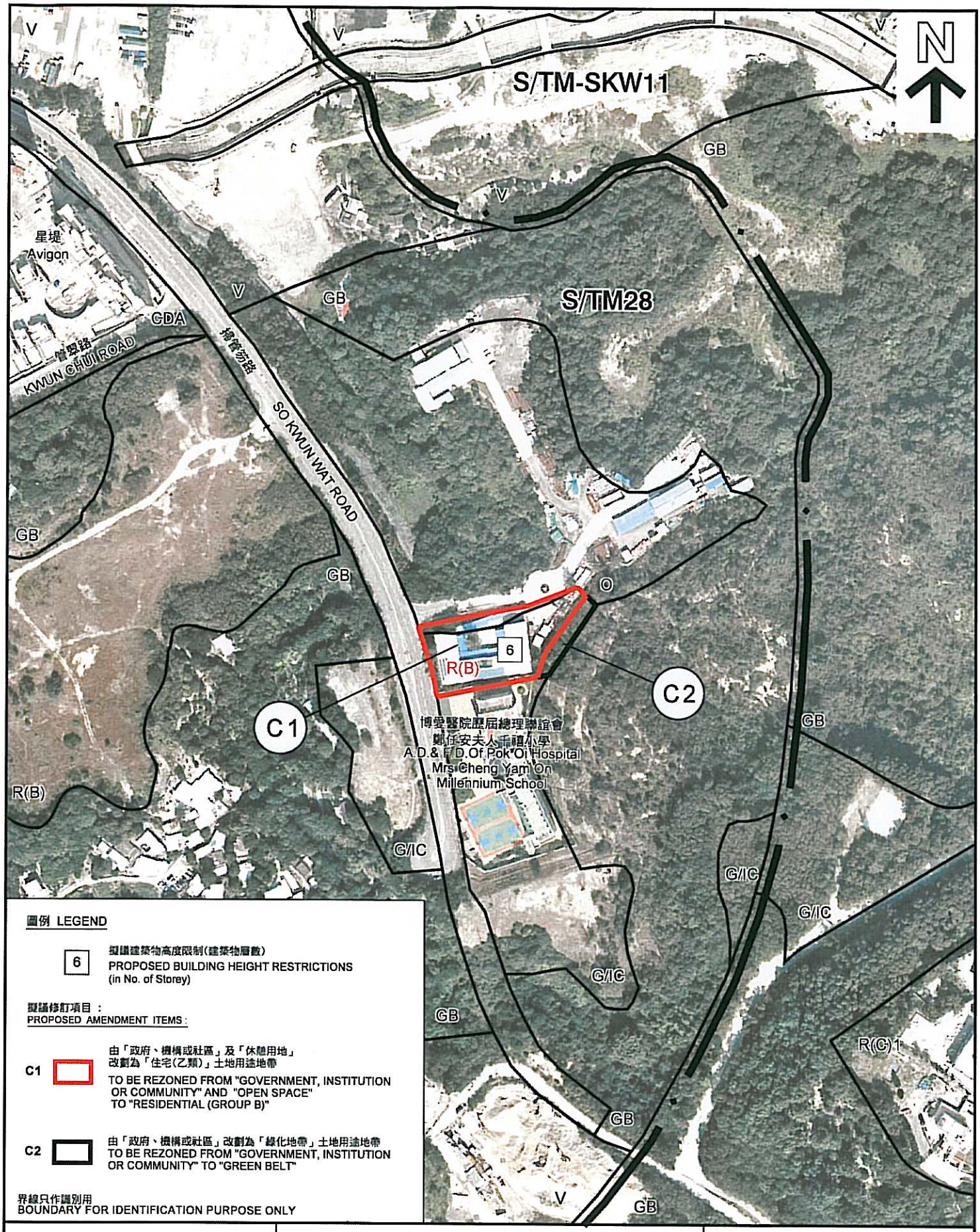
SCALE 1 : 1 000 比例尺

米 METRES 20 0 20 40 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TM/12/17

圖 PLAN
C-2



圖例 LEGEND

6 擬議建築物高度限制(建築物層數)
PROPOSED BUILDING HEIGHT RESTRICTIONS (in No. of Storey)

擬議修訂項目：
PROPOSED AMENDMENT ITEMS :

C1 由「政府、機構或社區」及「休閒用地」改劃為「住宅(乙類)」土地用途地帶
TO BE REZONED FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" AND "OPEN SPACE" TO "RESIDENTIAL (GROUP B)"

C2 由「政府、機構或社區」改劃為「綠化地帶」土地用途地帶
TO BE REZONED FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "GREEN BELT"

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2012年2月15日擬備，所根據的資料為地政總署於2010年10月31日拍得的航攝照片編號 CS29116
EXTRACT PLAN PREPARED ON 15.2.2012 BASED ON AERIAL PHOTO No. CS29116 TAKEN ON 31.10.2010 BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

屯門分區計劃大綱圖編號S/TM/28的擬議修訂
- 項目C1及C2
PROPOSED AMENDMENTS TO THE TUEN MUN OZP No. S/TM/28
- ITEMS C1 AND C2

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TM/12/17

圖 PLAN
C-3



修訂項目C1及C2 AMENDMENT ITEMS C1 & C2

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2012年2月21日擬備，所根據的
資料為攝於2012年1月19日的實地照片
PLAN PREPARED ON 21.2.2012
BASED ON SITE PHOTO
TAKEN ON 19.1.2012

實地照片 SITE PHOTO

屯門分區計劃大綱圖編號S/TM/28的擬議修訂- 項目C1及C2
PROPOSED AMENDMENTS TO
THE TUEN MUN OZP No. S/TM/28 - ITEMS C1 & C2

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/TM/12/17

圖 PLAN
C-4

圖則編號 PLAN No. S/TM/28

圖則編號 PLAN No. S/TM/28A

N

WONG CHU ROAD

HOI WONG ROAD

WU SHAN ROAD

HOI WING ROAD

CARGO HANDLING AREA 貨物裝卸區

輕便鐵路綜合發展區(1)
LRT COMPREHENSIVE DEVELOPMENT AREA (1)

電力支站
ELECTRICITY SUBSTATION

多層貨車／汽車停車場暨商業用途
MULTI-STOREY LORRY/CAR PARK TO INCLUDE COMMERCIAL USE

輕便鐵路總站，渡輪碼頭廣場及商業／住宅發展
LIGHT RAIL TRANSIT TERMINUS & FERRY CONCOURSE WITH COMMERCIAL / RESIDENTIAL DEVELOPMENT

D

青山灣
TSING SHAN WAN (CASTLE PEAK BAY)

BREAKWATER 防波堤

PIER 碼頭

公眾康樂體育中心 PUBLIC RECREATION AND SPORTS CENTRE

屯門高爾夫球中心 Tuen Mun Golf Centre

新屯門中心 Sun Tuen Mun Centre

屯門市中心廣場 Tuen Mun Central Square

輕鐵車廠 LRT Depot

麗翔花園 Glorious Garden

龍門居 Lung Mun Oasis

豐景園 Goodview Garden

豐年花園 Tsui Ning Garden

兆麟苑 Siu Lun Court

Yau Oi Estate

On Ting Estate

Nerine Cove

Hanford Garden

Sam Shing Estate

湖山遊樂場 Wu Shan Recreation Playground

紅樓 Hung Lau

兆山苑 Siu Shan Court

湖景邨 Wu King Estate

蝴蝶邨 Butterfly Estate

悅湖山莊 Yuet Wu Villa

美樂花園 Melody Garden

兆禧苑 Siu Hei Court

Richland Garden

Bethesda Garden

邁亞美海灣 Miami Beach Towers

匯豐園 Marina Garden

圖例 LEGEND

擬議修訂項目：
PROPOSED AMENDMENT ITEM:

D 由「政府、機構或社區」改劃為「住宅(甲類)」土地用途地帶
TO BE REZONED FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP A)"

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2012年1月18日擬備，
所根據的資料為於2011年5月3日
核准的分區計劃大綱圖編號 S/TM/28
EXTRACT PLAN PREPARED ON 18.1.2012
BASED ON OUTLINE ZONING PLAN No.
S/TM/28 APPROVED ON 3.5.2011

位置圖 LOCATION PLAN

擬議修訂《屯門分區計劃大綱圖編號 S/TM/28》- 項目D

PROPOSED AMENDMENTS TO THE TUEN MUN OUTLINE ZONING PLAN No. S/TM/28 - ITEM D

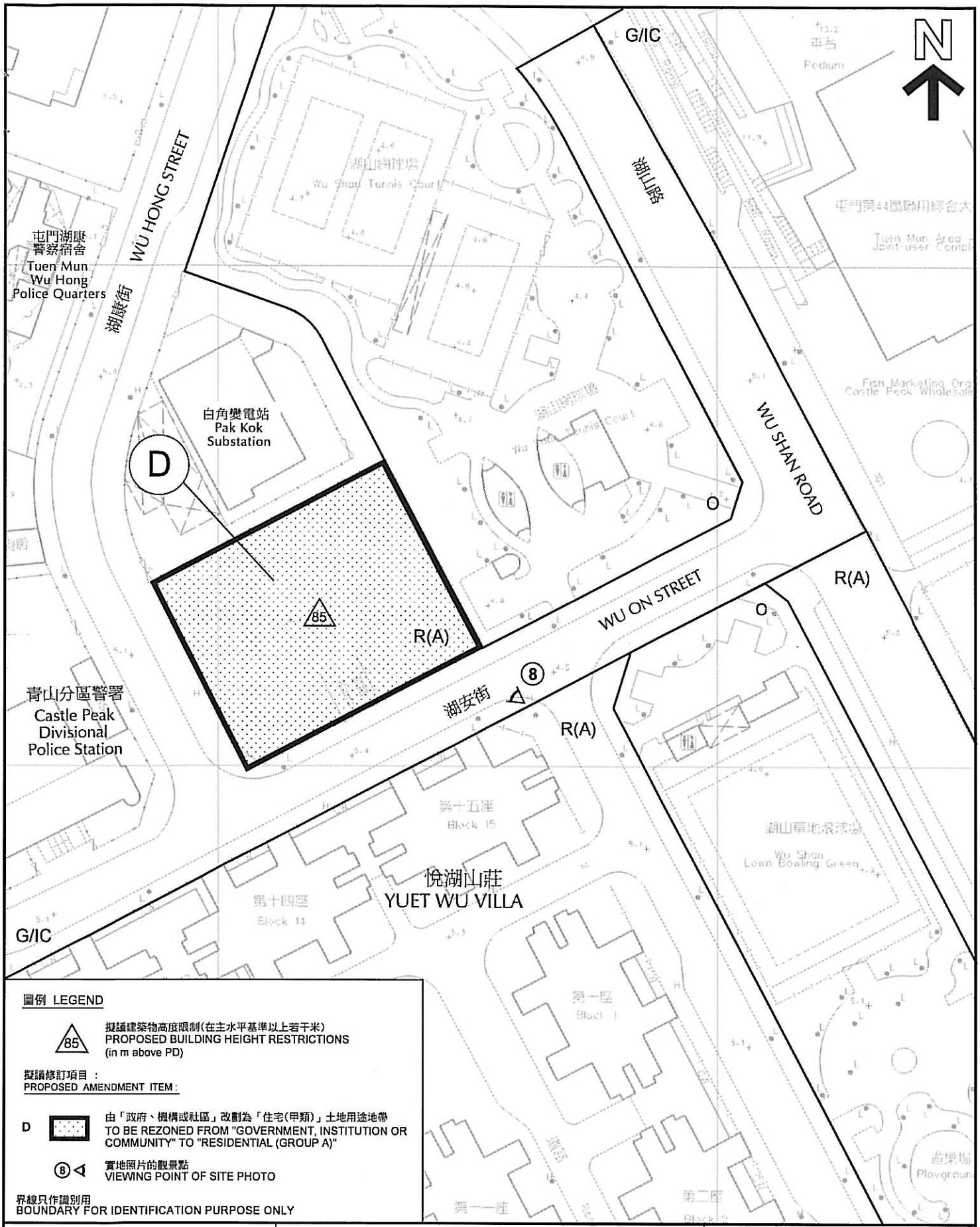
SCALE 1 : 10 000 比例尺

米 METRES 100 0 100 200 300 400 500 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號 REFERENCE No.
M/TM/12/17

圖 PLAN
D-1



平面圖 SITE PLAN

屯門分區計劃大綱圖編號S/TM/28的擬議修訂
- 項目D

PROPOSED AMENDMENTS TO THE TUEN MUN OZP No. S/TM/28
- ITEM D

SCALE 1 : 1 000 比例尺

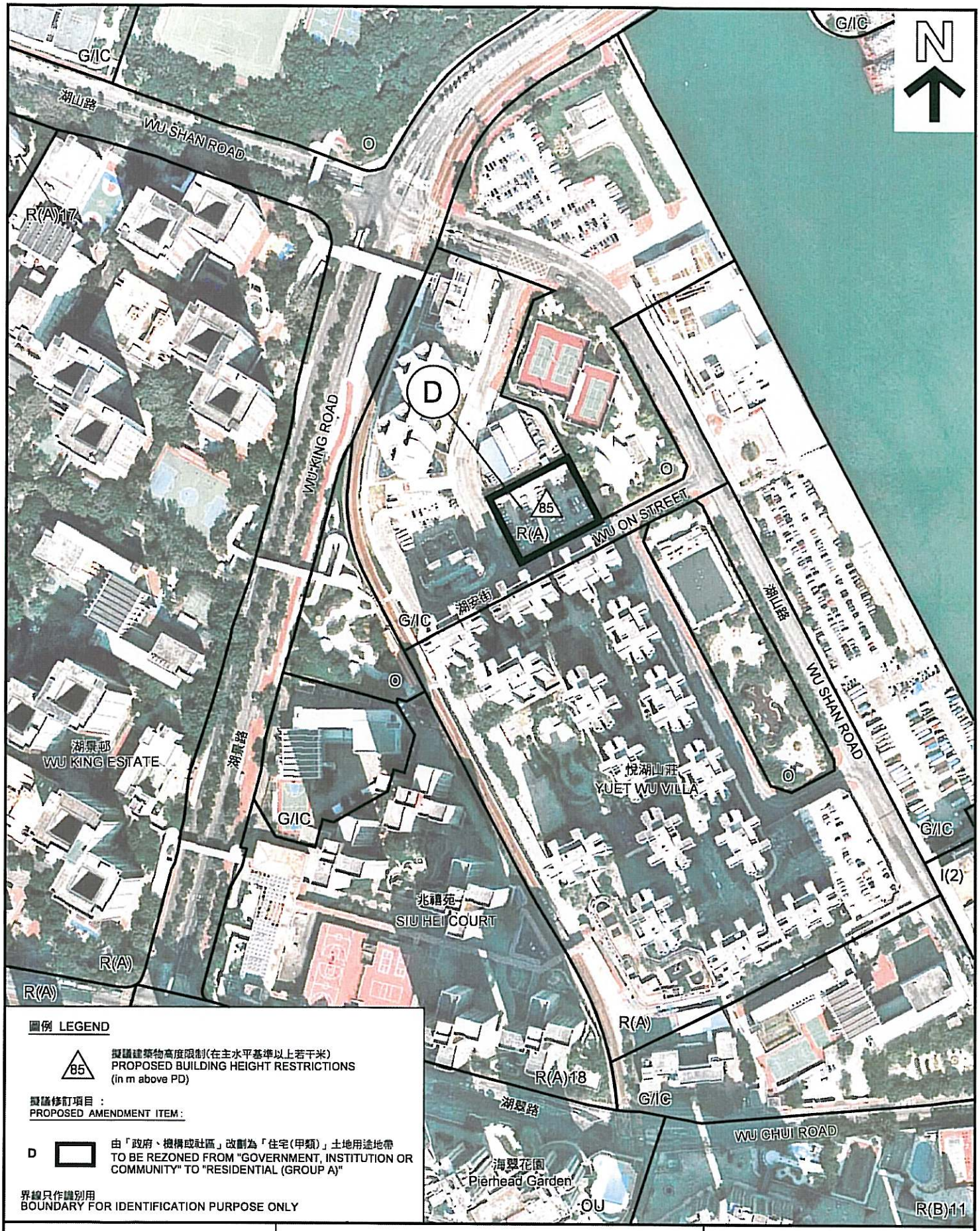
米 METRES 20 0 20 40 米 METRES

本摘要圖於2012年2月20日擬備，所根據的資料為測量圖編號 5-SE-15D及20B
EXTRACT PLAN PREPARED ON 20.2.2012 BASED ON SURVEY SHEETS No. 5-SE-15D & 20B

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TM/12/17

圖 PLAN
D-2



圖例 LEGEND

85 擬議建築物高度限制(在主水平基準以上若干米)
PROPOSED BUILDING HEIGHT RESTRICTIONS (in m above PD)

擬議修訂項目：
PROPOSED AMENDMENT ITEM:

D 由「政府、機構或社區」改劃為「住宅(甲類)」土地用途地帶
TO BE REZONED FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP A)"

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2012年1月18日擬備，所根據的資料為地政總署於2010年10月31日拍得的航攝照片編號 CS29124
EXTRACT PLAN PREPARED ON 18.1.2012 BASED ON AERIAL PHOTO No. CS29124 TAKEN ON 31.10.2010 BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

屯門分區計劃大綱圖編號S/TM/28的擬議修訂 - 項目D
PROPOSED AMENDMENTS TO THE TUEN MUN OZP No. S/TM/28 - ITEM D

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TM/12/17

圖 PLAN
D-3

擬議修訂項目D- 由「政府、機構或社區」
改劃為「住宅(甲類)」土地用途地帶
PROPOSED AMENDMENT ITEM D -
TO BE REZONED FROM "GOVERNMENT, INSTITUTION OR COMMUNITY"
TO "RESIDENTIAL (GROUP A)"



修訂項目D AMENDMENT ITEM D

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2012年2月20日擬備，所根據的資料為攝於2012年2月20日的實地照片
PLAN PREPARED ON 20.2.2012
BASED ON SITE PHOTO
TAKEN ON 20.2.2012

實地照片 SITE PHOTO

屯門分區計劃大綱圖編號S/TM/28的擬議修訂- 項目D
PROPOSED AMENDMENTS TO
THE TUEN MUN OZP No. S/TM/28 - ITEM D

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TM/12/17

圖 PLAN
D-4

圖則編號 PLAN No. S/TM/28

圖則編號 PLAN No. S/TM/28A

N

TOWN CENTRE

TUEN MUN RIVER CHANNEL

TUEN HING ROAD

TUEN MUN ROAD

CASTLE PEAK ROAD - CASTLE PEAK BAY

WONG CHU ROAD

HOI WONG ROAD

HOI WING ROAD

TSING SHAN WAN (CASTLE PEAK BAY)

Pottery Kilns

ELECTRICITY SUBSTATION

LRT COMPREHENSIVE DEVELOPMENT AREA (1)

CARGO HANDLING AREA

MULTI-STOREY LORRY/CAR PARK TO INCLUDE COMMERCIAL USE

RESTAURANT / COMMERCIAL COMPLEX

AREA A

BREAKWATER

E

圖例 LEGEND

擬議修訂項目：
PROPOSED AMENDMENT ITEMS:

E 由「綠化地帶」改劃為「政府、機構或社區」土地用途地帶
TO BE REZONED FROM "GREEN BELT" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2012年1月18日擬備，
所根據的資料為於2011年5月3日
核准的分區計劃大綱圖編號 S/TM/28
EXTRACT PLAN PREPARED ON 18.1.2012
BASED ON OUTLINE ZONING PLAN No.
S/TM/28 APPROVED ON 3.5.2011

位置圖 LOCATION PLAN

擬議修訂《屯門分區計劃大綱圖編號 S/TM/28》- 項目E

PROPOSED AMENDMENTS TO THE TUEN MUN OUTLINE ZONING PLAN No. S/TM/28 - ITEM E

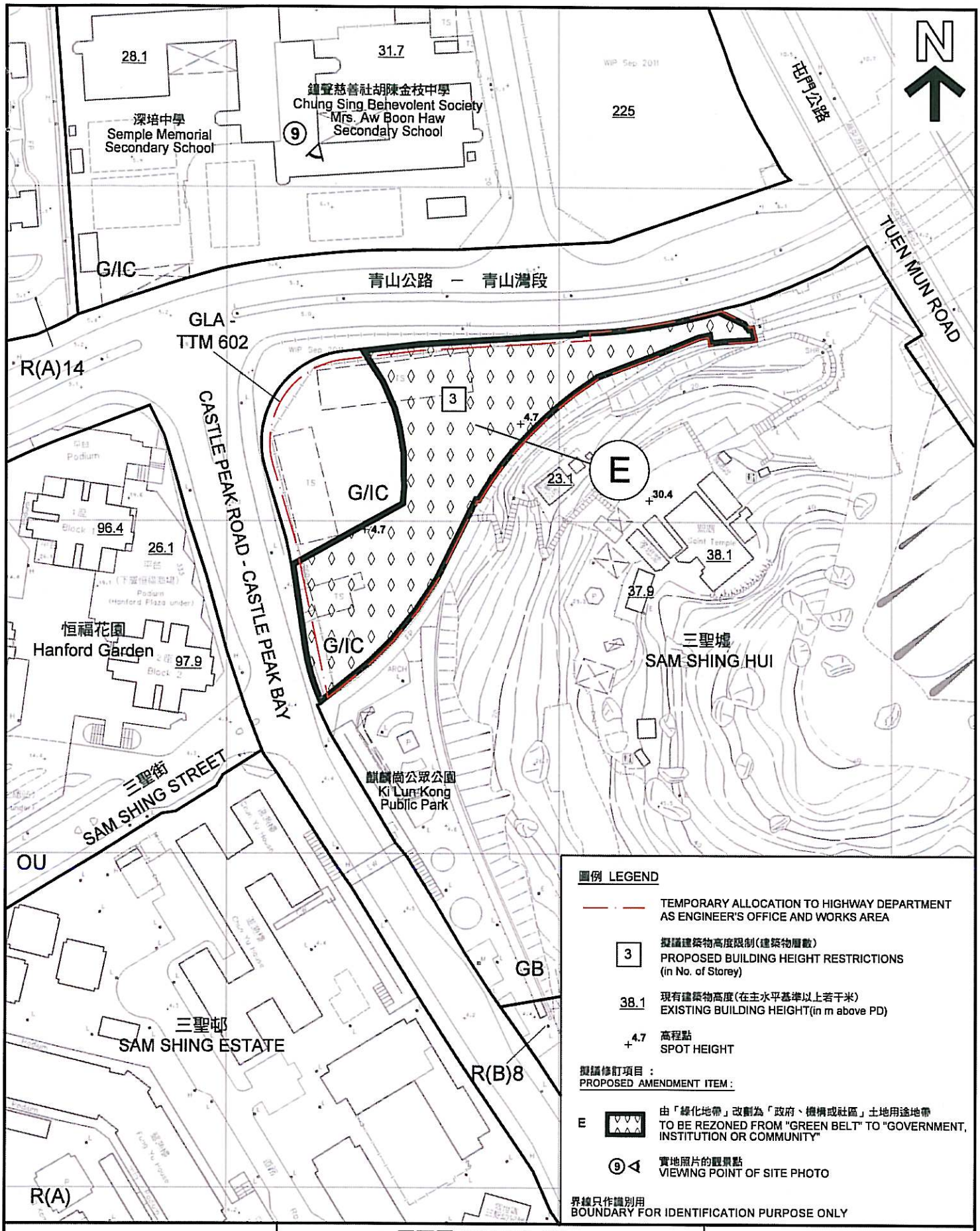
SCALE 1 : 10 000 比例尺

米 METRES 100 0 100 200 300 400 500 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號 REFERENCE No.
M/TM/12/17

圖 PLAN
E-1



圖例 LEGEND

TEMPORARY ALLOCATION TO HIGHWAY DEPARTMENT AS ENGINEER'S OFFICE AND WORKS AREA

3 擬議建築物高度限制(建築物層數)
PROPOSED BUILDING HEIGHT RESTRICTIONS (in No. of Storey)

38.1 現有建築物高度(在主水平基準以上若干米)
EXISTING BUILDING HEIGHT(in m above PD)

+4.7 高程點
SPOT HEIGHT

擬議修訂項目：
PROPOSED AMENDMENT ITEM :

E 由「綠化地帶」改劃為「政府、機構或社區」土地用途地帶
TO BE REZONED FROM "GREEN BELT" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"

⑨ 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2012年2月17日擬備，所根據的資料為測量圖編號 6-SW-11A, B, C及D
EXTRACT PLAN PREPARED ON 17.2.2012 BASED ON SURVEY SHEETS No. 6-SW-11A, B, C & D

平面圖 SITE PLAN

屯門分區計劃大綱圖編號S/TM/28的擬議修訂
- 項目E
PROPOSED AMENDMENTS TO THE TUEN MUN OZP No. S/TM/28
- ITEM E

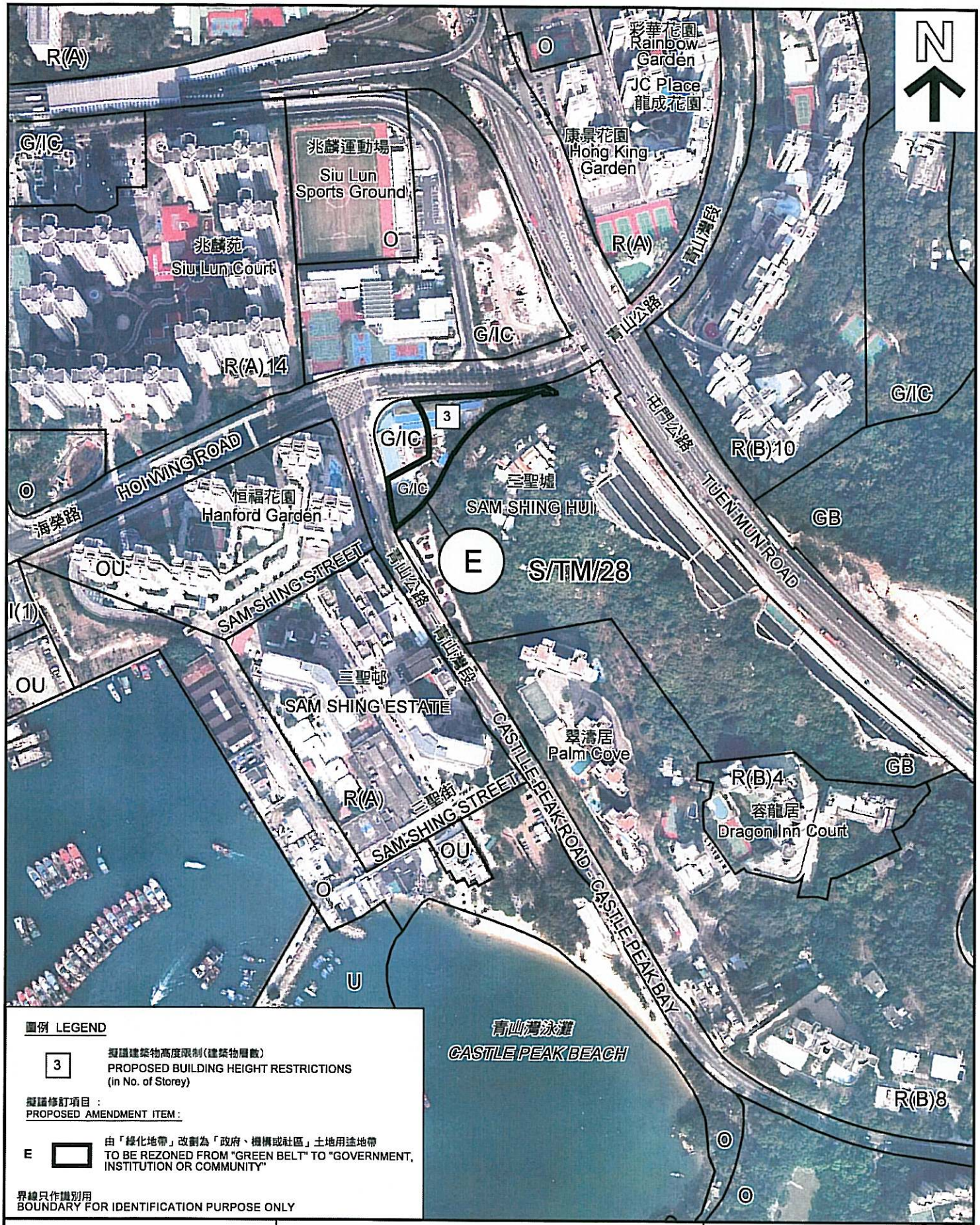
SCALE 1 : 1 500 比例尺

米 METRES 30 0 30 60 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TM/12/17

圖 PLAN
E-2



圖例 LEGEND

3 擬議建築物高度限制(建築物層數)
PROPOSED BUILDING HEIGHT RESTRICTIONS (in No. of Storey)

擬議修訂項目：
PROPOSED AMENDMENT ITEM :

E 由「綠化地帶」改劃為「政府、機構或社區」土地用途地帶
TO BE REZONED FROM "GREEN BELT" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2012年1月18日擬備，所根據的資料為地政總署於2011年1月19日拍得的航攝照片編號 CS32131
EXTRACT PLAN PREPARED ON 18.1.2012 BASED ON AERIAL PHOTO No. CS32131 TAKEN ON 19.1.2011 BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

屯門分區計劃大綱圖編號S/TM/28的擬議修訂 - 項目E
PROPOSED AMENDMENTS TO THE TUEN MUN OZP No. S/TM/28 - ITEM E

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TM/12/17

圖 PLAN
E-3



修訂項目E AMENDMENT ITEM E

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2012年2月17日擬備，所根據的資料為攝於2011年10月27日的實地照片
PLAN PREPARED ON 17.2.2012
BASED ON SITE PHOTO
TAKEN ON 27.10.2011

實地照片 SITE PHOTO

屯門分區計劃大綱圖編號S/TM/28的擬議修訂 - 項目E
PROPOSED AMENDMENTS TO
THE TUEN MUN OZP No. S/TM/28 - ITEM E

規劃署
PLANNING DEPARTMENT

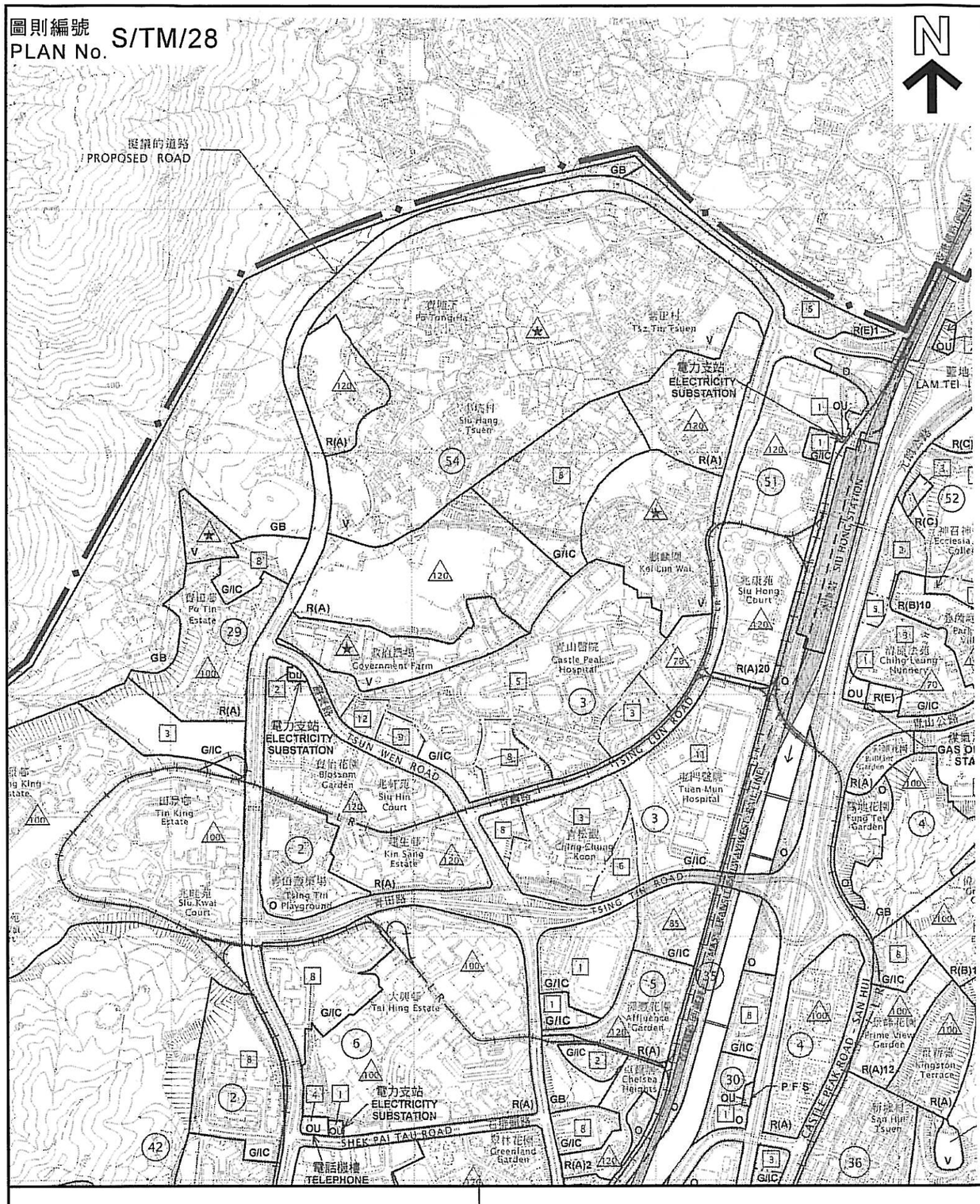
參考編號
REFERENCE No.
M/TM/12/17

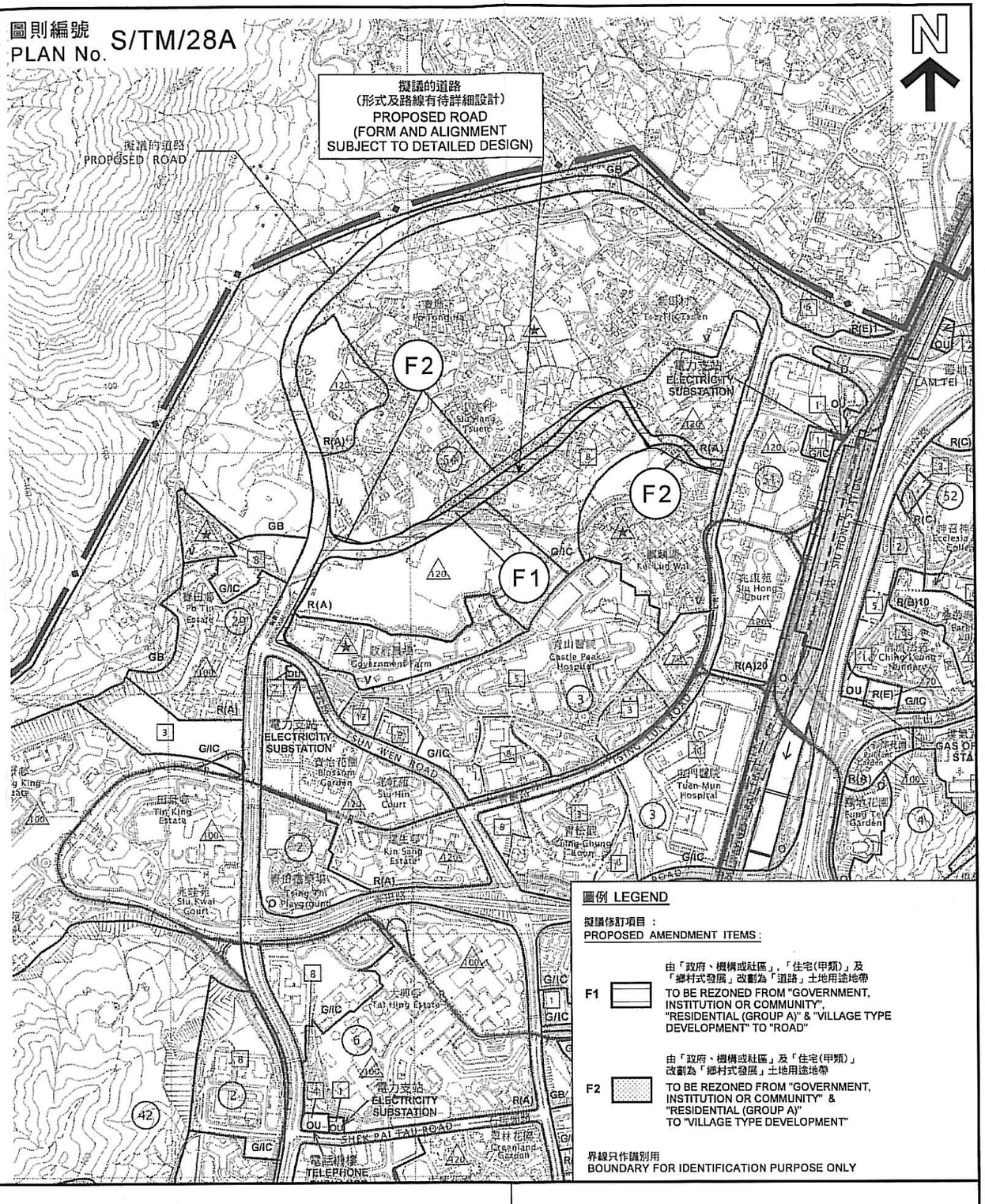
圖 PLAN
E-4

圖則編號 PLAN No. S/TM/28

圖則編號 PLAN No. S/TM/28A

擬議的道路
(形式及路線有待詳細設計)
PROPOSED ROAD
(FORM AND ALIGNMENT
SUBJECT TO DETAILED DESIGN)





圖例 LEGEND

擬議修訂項目：
PROPOSED AMENDMENT ITEMS:

F1 由「政府、機構或社區」，「住宅(甲類)」及「鄉村式發展」改劃為「道路」土地用途地帶
TO BE REZONED FROM "GOVERNMENT, INSTITUTION OR COMMUNITY", "RESIDENTIAL (GROUP A)" & "VILLAGE TYPE DEVELOPMENT" TO "ROAD"

F2 由「政府、機構或社區」及「住宅(甲類)」改劃為「鄉村式發展」土地用途地帶
TO BE REZONED FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" & "RESIDENTIAL (GROUP A)" TO "VILLAGE TYPE DEVELOPMENT"

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2012年2月17日擬備，
所根據的資料為於2011年5月3日
核准的分區計劃大綱圖編號 S/TM/28
EXTRACT PLAN PREPARED ON 17.2.2012
BASED ON OUTLINE ZONING PLAN No.
S/TM/28 APPROVED ON 3.5.2011

位置圖 LOCATION PLAN

擬議修訂《屯門分區計劃大綱圖編號 S/TM/28》- 項目F1及F2

PROPOSED AMENDMENTS TO THE TUEN MUN OUTLINE ZONING PLAN No. S/TM/28 - ITEM F1 & F2

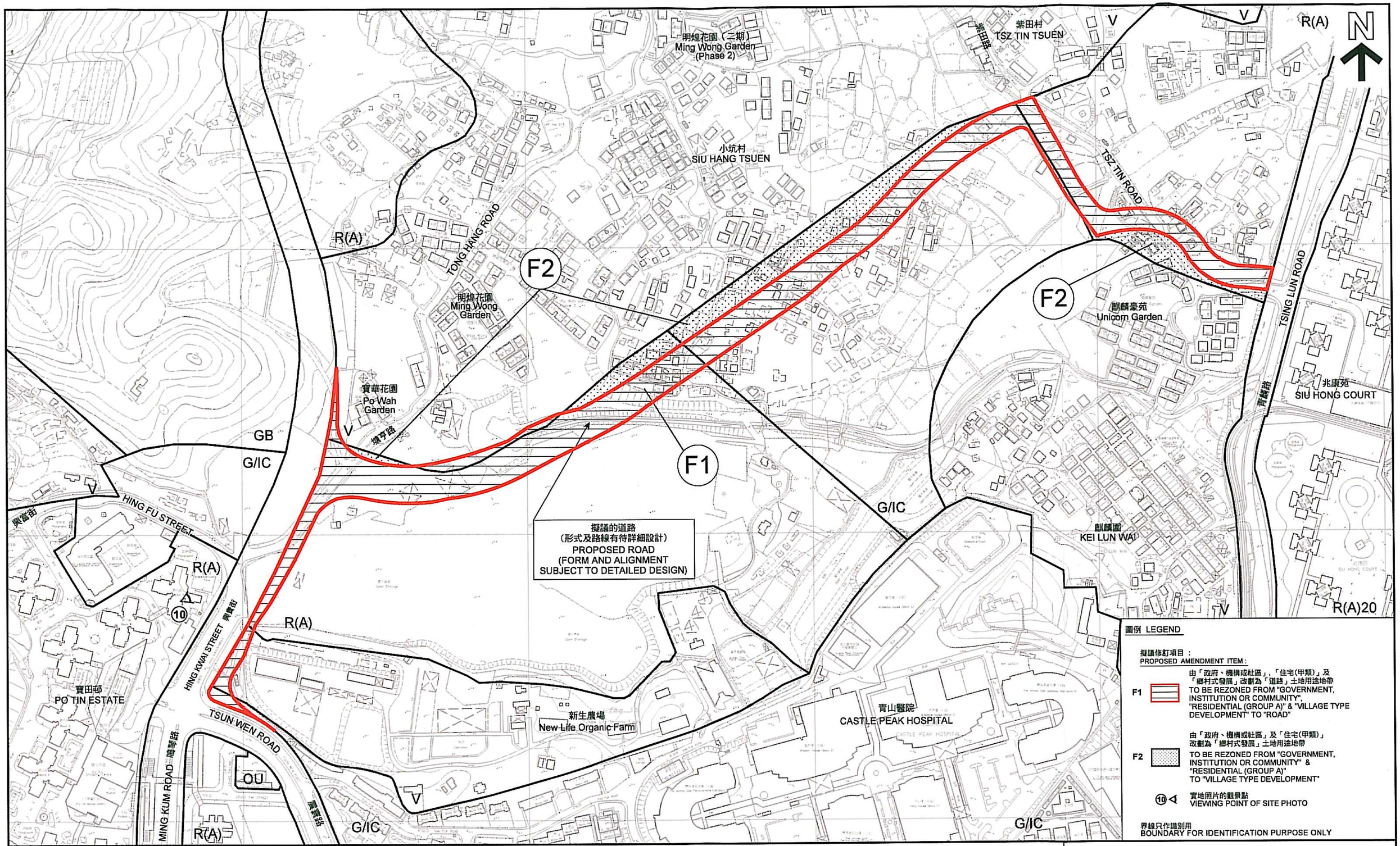
SCALE 1 : 10 000 比例尺

米 METRES 100 0 100 200 300 400 500 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號 REFERENCE No.
M/TM/12/17

圖 PLAN
F-1



本摘要圖於2012年2月17日擬備，所根據的資料為測量圖編號 5-SE-5B, 5-NE-25B, 6-SW-1A, B 及6-NW-21A, B, C, D
EXTRACT PLAN PREPARED ON 17.2.2012 BASED ON SURVEY SHEETS No. 5-SE-5B, 5-NE-25B, 6-SW-1A, B & 6-NW-21A, B, C, D

平面圖 SITE PLAN

屯門分區計劃大綱圖編號S/TM/28的擬議修訂- 項目F1及F2

PROPOSED AMENDMENTS TO THE TUEN MUN OZP No. S/TM/28 - ITEM F1 & F2

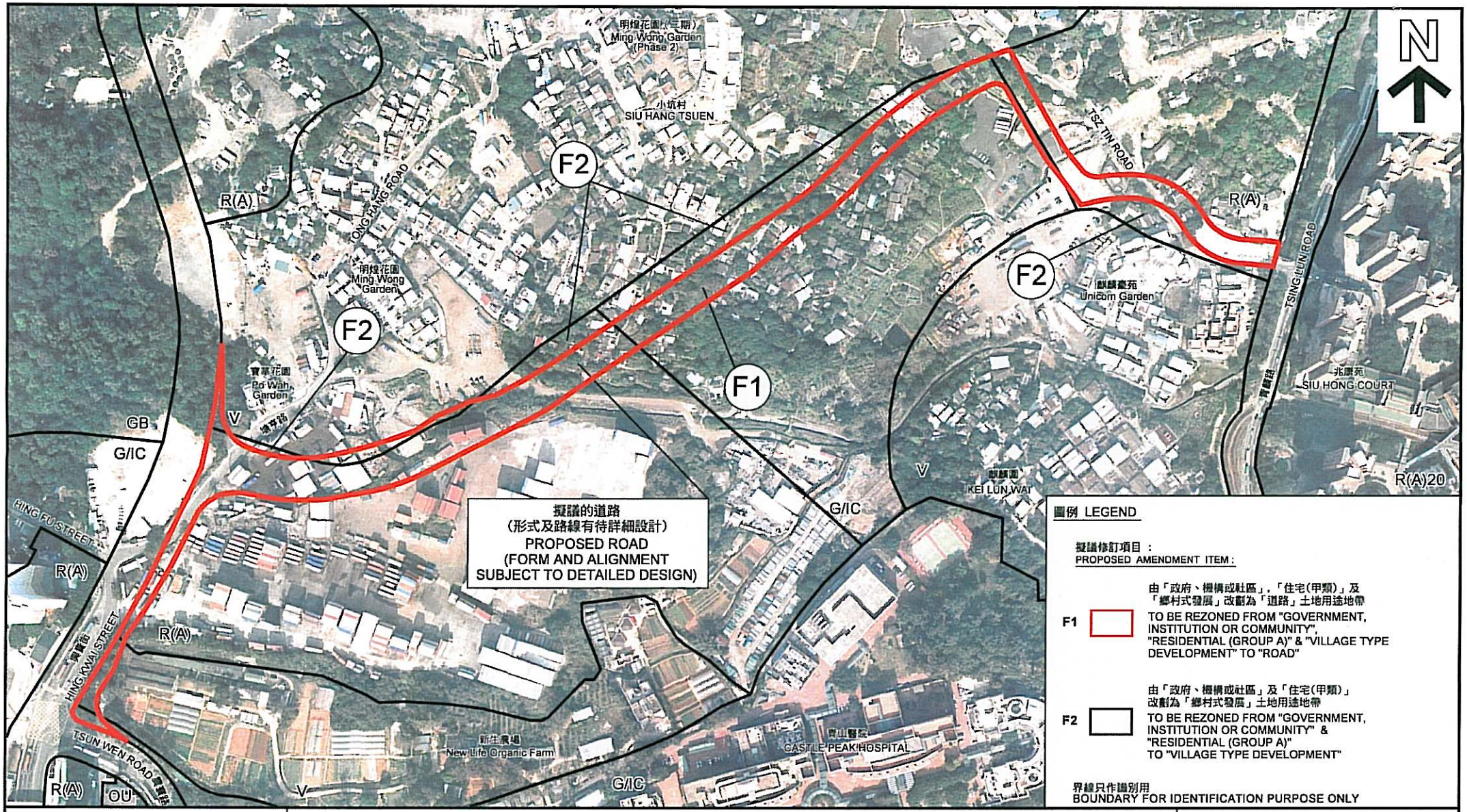
SCALE 1 : 3 000 比例尺

米 METRES 60 0 60 120 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號 REFERENCE No.
M/TM/12/17

圖 PLAN
F-2



本摘要圖於2012年2月15日擬備，所根據的資料為地政總署於2011年1月10日拍得的航攝照片編號 CS31922
EXTRACT PLAN PREPARED ON 15.2.2012
BASED ON AERIAL PHOTO No. CS31922 TAKEN ON 10.1.2011
BY LANDS DEPARTMENT

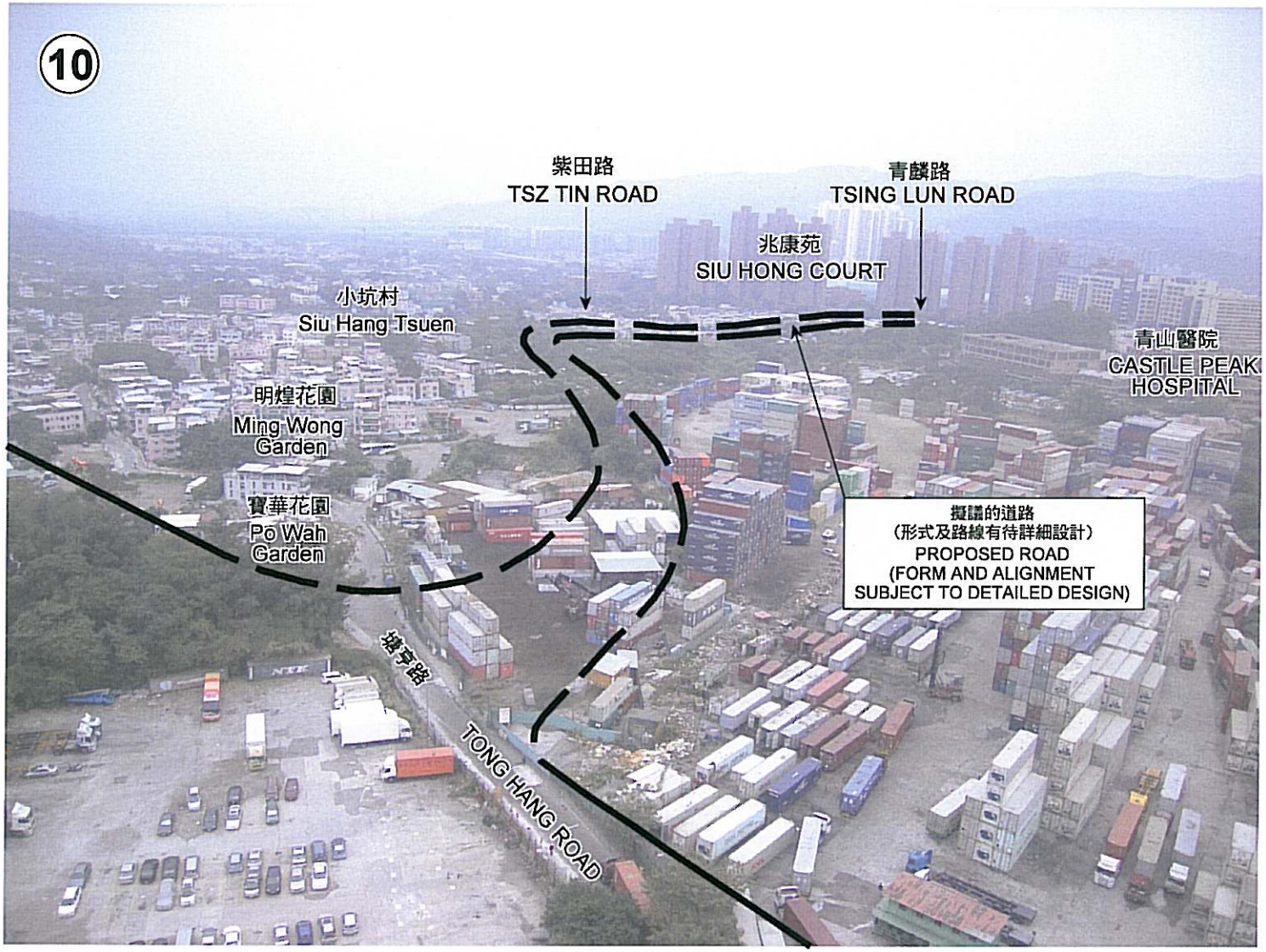
航攝照片 AERIAL PHOTO

屯門分區計劃大綱圖編號S/TM/28的擬議修訂- 項目F1及F2
PROPOSED AMENDMENTS TO
THE TUEN MUN OZP No. S/TM/28 - ITEM F1 & F2

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TM/12/17

圖 PLAN
F-3



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2012年2月17日擬備，所根據的資料為攝於2012年1月5日的實地照片
PLAN PREPARED ON 17.2.2012
BASED ON SITE PHOTO
TAKEN ON 5.1.2012

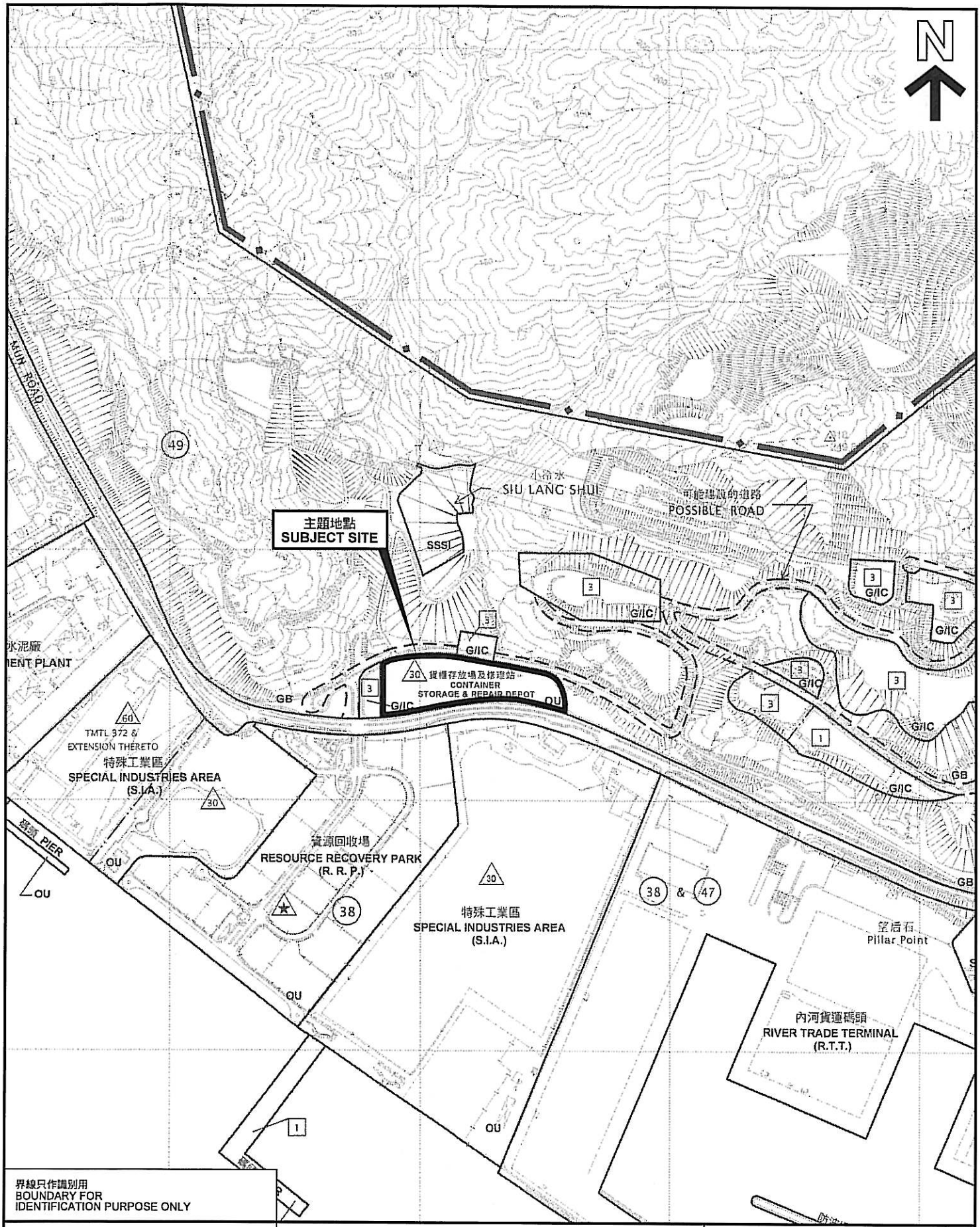
實地照片 SITE PHOTO

屯門分區計劃大綱圖編號S/TM/28的擬議修訂 - 項目F1及F2
PROPOSED AMENDMENTS TO
THE TUEN MUN OZP No. S/TM/28 - ITEM F1 & F2

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/TM/12/17

圖 PLAN
F-4



界線只作識別用
BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

本摘要圖於2012年1月20日擬備，
所根據的資料為於2011年5月3日
核准的分區計劃大綱圖編號 S/TM/28
EXTRACT PLAN PREPARED ON 20.1.2012
BASED ON OUTLINE ZONING PLAN No.
S/TM/28 APPROVED ON 3.5.2011

位置圖 LOCATION PLAN

THE "OTHER SPECIFIED USES" ANNOTATED
(CONTAINER STORAGE & REPAIR DEPOT)"
ZONE AT LUNG MUN ROAD

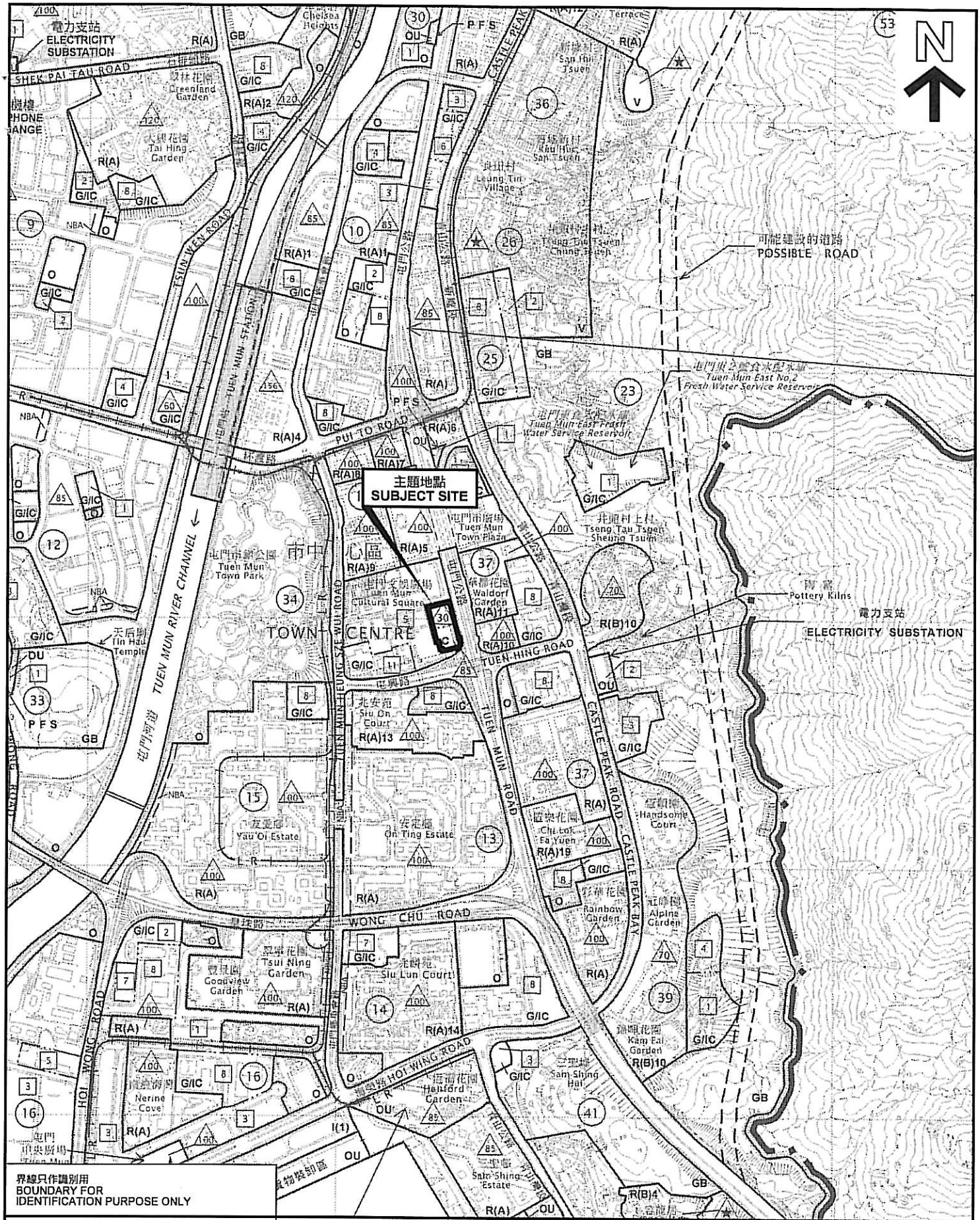
SCALE 1 : 10 000 比例尺

米 METRES 200 0 200 400 米 METRES

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/TM/12/17

圖 PLAN
G



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位置圖 LOCATION PLAN

THE "C" ZONE IN AREA 11

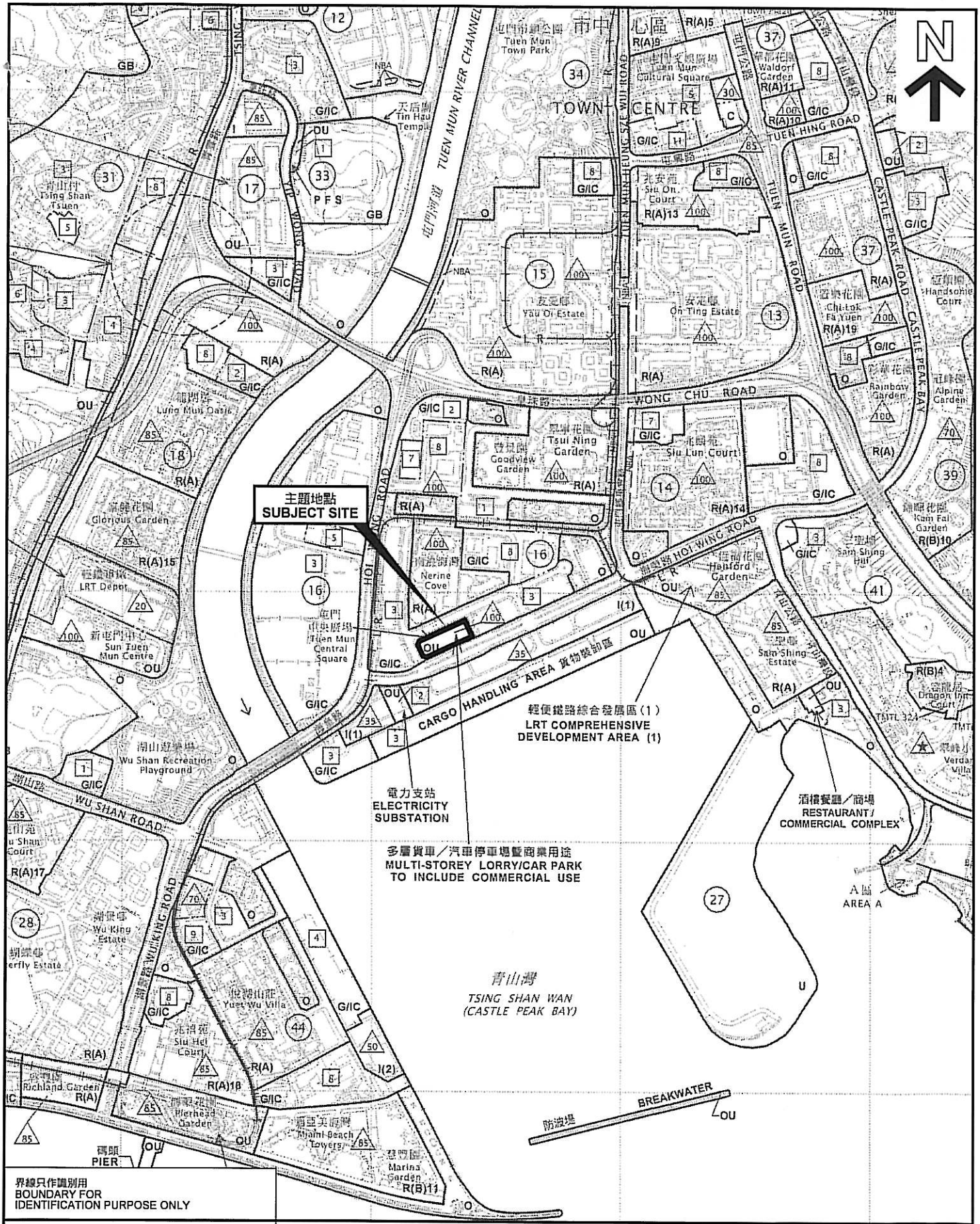
SCALE 1 : 10 000 比例尺

米 METRES 200 0 200 400 米 METRES

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圖 PLAN
H



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

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位置圖 LOCATION PLAN

THE "OU" ANNOTATED
"MULTI-STORET LORRY / CAR PARK
TO INCLUDE COMMERICAL USE" IN AREA 16

SCALE 1 : 10 000 比例尺

米 METRES 200 0 200 400 米 METRES

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圖 PLAN
J