

**RURAL AND NEW TOWN PLANNING COMMITTEE  
OF THE TOWN PLANNING BOARD**

**RNTPC Paper No. 5/11  
For Consideration by  
the Rural and New Town Planning Committee on 15.4.2011**

**Proposed Amendments to the  
Draft Tseung Kwan O Outline Zoning Plan No. S/TKO/18**

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**1. Purposes**

- 1.1 The purpose of this paper is to seek Members' agreement to the proposed amendments to the draft Tseung Kwan O (TKO) Outline Zoning Plan (OZP) No. S/TKO/18 and its Notes as well as endorsement of the revised Explanatory Statement (ES) of the OZP as an expression of the planning intention and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP.
- 1.2 A copy each of the current draft TKO OZP No. S/TKO/18 (reduced scale) and the draft TKO OZP No. S/TKO/18A is attached at **Appendices I and II** respectively. The draft Notes and the revised ES for the draft TKO OZP No. S/TKO/18A are attached at Appendices **III and IV** respectively.

**2. Status of the Current Draft Tseung Kwan O OZP No. S/TKO/18**

- 2.1 On 7.5.2010, the current draft TKO OZP No. S/TKO/18 was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). During the two-month exhibition period, a total of 2,479 valid representations were received. The representations were published for 3 weeks for public comments on 30.7.2010. A total of 205 valid comments were received. Hearing of the representations and comments will be conducted in due course.
- 2.2 On 30.3.2011, the Chief Executive agreed under section 8(2) of the Ordinance to extend the time limit for a further period of six months from 7.4.2011 to 7.10.2011 for the current draft OZP for hearing of the representations and comments and amendments to the draft OZP to incorporate the Government's latest proposal regarding the boundary of the proposed South East New Territories Landfill extension before submission of the draft TKO OZP No. S/TKO/18 to the Chief Executive in Council for approval.

### 3. Proposed Development

#### Proposed RTHK Broadcasting House in Area 85

- 3.1 A site of about 1.74 ha on the south-eastern part of Area 86, TKO and zoned "Government, Institution or Community" ("G/IC") on the draft TKO OZP No. S/TKO/18 (**Plan 1**) has been reserved for the reprovisioning of the Radio Television Hong Kong (RTHK) Broadcasting House (the original site). Due to new service demands on RTHK, particularly the provision of digital terrestrial TV services, the original site has been found by RTHK no longer suitable for the development of the new Broadcasting House.
- 3.2 A new site of about 3.14 ha on the south-western part of Area 85, TKO and zoned "Other Specified Uses" annotated "Sewage Treatment Works" ("OU(STW)") on the draft TKO OZP No. S/TKO/18 (**Plan 2**) has been identified for the reprovisioning of the RTHK Broadcasting House. The site together with areas to its north, as advised by the Director of Environmental Protection (DEP), are no longer required for the future expansion of the TKO sewage treatment works. Having regard to the site context, site level, surrounding developments and operational need of the RTHK Broadcasting House, it is proposed to impose a maximum building height of 60 mPD (i.e. 53 m above the site level of about 7 mPD), except a communications tower of up to 76 mPD. The proposed layout and schematic section of the RTHK Broadcasting House are shown on **Drawings 1 and 2** and photomontages of the proposed development are at **Plans 6 and 7** for Members' reference.
- 3.3 The proposed RTHK development has been circulated to Government bureaux/departments concerned for comments on aspects such as environment, traffic, drainage, landscape and visual. No insurmountable technical problem for the project has been raised by departments concerned.

#### Proposed Undesignated "G/IC" Site in Area 85

- 3.4 Subsequent to the reservation of site for the proposed RTHK Broadcasting House, the remaining land not required for future expansion of the TKO sewage treatment works (with an area of about 2.64 ha) in the current "OU(STW)" zone on the draft TKO OZP No. S/TKO/18 is proposed for undesignated "G/IC" uses to cater for future unforeseen GIC needs (**Plan 2**).

The proposed GIC use is considered compatible with the TKO Sewage Treatment Works to its north, and the proposed RTHK development and residential developments in its vicinity. Due to proximity of the site to areas for broadcasting, innovation and technology industries in TKO, it is considered that the site may also be suitable for information technology and telecommunications related uses subject to further assessments.

- 3.5 To be in line with the proposed RTHK Broadcasting House development, the same maximum building height of 60 mPD (i.e. 53 m above the site level of about 7 mPD) is proposed for this undesignated "G/IC" site. Photomontages of the proposed GIC development are at **Plans 6 and 7** for Members' reference.

**4. Proposed Amendment to the OZP**

**Amendment Item A: Rezoning of a site from "OU(STW)" to "G/IC(9)" [Area about 5.78 ha] (Plans 3, 4 and 5)**

A site for a proposed RTHK Broadcasting House and undesignated GIC use in Area 85 to the south of the existing TKO Sewage Treatment Works and adjoining Wan Po Road on the west, the TKO Stage II/III Landfill in Area 105 on the east and the TKO Industrial Estate in Area 87 on the south is proposed to be rezoned from "OU(STW)" to "G/IC(9)". Developments within the "G/IC(9)" zone are restricted to a maximum building height of 60 mPD (i.e. 53 m above site level of about 7 mPD), except a communications tower of up to 76 mPD.

**5. Proposed Amendments to the Notes of the OZP**

- 5.1 To accord with the above proposed amendment, remarks for "G/IC(9)" sub-area with maximum building height restriction are proposed to be added for the "G/IC" zone of the Notes of the draft TKO OZP No. S/TKO/18.
- 5.2 To allow flexibility for development of information technology and telecommunications related uses at the site as discussed at paragraph 3.4 above, 'Information Technology and Telecommunications Industries (within "G/IC(9)" only)' is proposed to be added to the Column 2 uses of the "G/IC" zone, i.e. information technology and telecommunications related uses may be permitted on application to the Board.
- 5.3 The amendments proposed above have been incorporated in the draft Notes at



**Appendix III** and are highlighted (*bold and italic* for addition) for Members' easy recognition.

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

6.1 The ES of the TKO OZP has been revised to reflect the above proposed amendments and to update the general information of various land use zones where appropriate.

6.2 The updated ES (with additions in *bold and italic*, and deletions in ~~cross-out~~) is at **Appendix IV**.

7. **Plan Number**

Upon gazetting, the TKO OZP will be renumbered as S/TKO/19.

8. **Consultation**

8.1 The proposed amendments have been circulated to concerned Government departments and bureaux, and relevant comments have been incorporated into the above proposed amendments as appropriate.

8.2 The Sai Kung District Council (SKDC) will be consulted prior to or during the gazette of the OZP for the proposed amendments.

9. **Decision Sought**

Members are invited to:

- (a) agree that the proposed amendments to the draft TKO OZP No. S/TKO/18 as shown on the draft OZP No. S/TKO/18A at **Appendix II** and the draft Notes at **Appendix III** are suitable for exhibition for public inspection under section 7 of the Ordinance;
- (b) adopt the revised ES at **Appendix IV** for the draft OZP No. S/TKO/18A as an expression of the planning intention and objectives of the Board for various land use zones on the draft OZP No. S/TKO/18A; and
- (c) agree that the revised ES at **Appendix IV** is suitable for exhibition together

with the draft OZP No. S/TKO/18A (to be renumbered to S/TKO/19 upon exhibition) and issued under the name of the Board.

**10. Attachments**

Appendix I	Draft Tseung Kwan O Outline Zoning Plan No. S/TKO/18 (reduced scale)
Appendix II	Draft Tseung Kwan O Outline Zoning Plan No. S/TKO/18A
Appendix III	Notes of the Draft Tseung Kwan O Outline Zoning Plan No. S/TKO/18A
Appendix IV	Explanatory Statement of the Draft Tseung Kwan O Outline Zoning Plan No. S/TKO/18A
Drawing 1	Block Plan of the Proposed RTHK Broadcasting House
Drawing 2	Schematic Section Plan of the Proposed RTHK Broadcasting House
Plan 1	Location Plan of the Original Site for the RTHK Broadcasting House
Plan 2	Location Plan of the Sites for the Proposed RTHK Broadcasting House and Undesignated GIC Uses
Plan 3	Location Plan for Comparison of Proposed Amendment Item A
Plan 4	Site Plan of Proposed Amendment Item A
Plan 5	Aerial Photo of Proposed Amendment Item A
Plans 6 & 7	Photomontages of the Proposed RTHK and Undesignated GIC developments

**PLANNING DEPARTMENT  
APRIL 2011**

圖例  
NOTATION

## ZONES

COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
COMMERCIAL / RESIDENTIAL	CR	商業 / 住宅
RESIDENTIAL (GROUP A)	RA	住宅 (甲類)
RESIDENTIAL (GROUP B)	RB	住宅 (乙類)
RESIDENTIAL (GROUP C)	RC	住宅 (丙類)
RESIDENTIAL (GROUP D)	RD	住宅 (丁類)
RESIDENTIAL (GROUP E)	RE	住宅 (戊類)
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
RECREATION	REC	康樂
OTHER SPECIFIED USES	OS	其他指定用途
GREEN BELT	GB	綠化地帶

## COMMUNICATIONS

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

## MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME	BOUNDARY OF PLANNING SCHEME	規劃區界線
PLANNING AREA NUMBER	PLANNING AREA NUMBER	規劃區編號
BOUNDARY OF COUNTRY PARK	BOUNDARY OF COUNTRY PARK	郊野公園界線
PETROL FILLING STATION	P F S	加油站

土地用途及面積一覽表  
SCHEDULE OF USES AND AREAS

USES	大約面積佔百分之 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMPREHENSIVE DEVELOPMENT AREA	38.72	2.23	綜合發展區
COMMERCIAL / RESIDENTIAL	20.07	1.10	商業 / 住宅
RESIDENTIAL (GROUP A)	144.97	8.37	住宅 (甲類)
RESIDENTIAL (GROUP B)	4.49	0.26	住宅 (乙類)
RESIDENTIAL (GROUP C)	0.65	0.04	住宅 (丙類)
RESIDENTIAL (GROUP D)	4.00	0.23	住宅 (丁類)
RESIDENTIAL (GROUP E)	22.01	1.27	鄉村式發展
VILLAGE TYPE DEVELOPMENT	135.94	7.85	政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY	200.33	11.56	休憩用地
OPEN SPACE	65.65	3.80	康樂
RECREATION	238.46	13.76	其他指定用途
OTHER SPECIFIED USES	758.69	43.79	綠化地帶
GREEN BELT	4.87	0.28	鐵路
RAILWAY	93.49	5.40	主要道路等
MAJOR ROAD ETC.			
TOTAL PLANNING SCHEME AREA	1732.55	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

核准圖號 S/TKO/17 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/TKO/17

AMENDMENTS EXHIBITED UNDER SECTION 5

OF THE TOWN PLANNING ORDINANCE

按照城市規劃條例第5條

展示的修訂

AMENDMENT ITEM A1

AMENDMENT ITEM A2

AMENDMENT ITEM A3

AMENDMENT ITEM B

AMENDMENT ITEM C

(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將軍澳分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
TSEUNG KWAN O - OUTLINE ZONING PLAN

2010年5月7日 按照城市規劃條例第5條展示的  
修訂圖號 S/TKO/17 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/TKO/17  
EXHIBITED  
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON  
7 MAY 2010

Ophelia Y. S. WONG 黃佩雲  
SECRETARY 城市規劃委員會秘書  
TOWN PLANNING BOARD

SCALE 比例尺  
1:50,000

繪圖及圖則委員會秘書處  
PREPARED BY THE PLANNING DEPARTMENT UNDER  
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號  
PLAN No. S/TKO/18





圖例  
NOTATION

ZONES

COMPREHENSIVE DEVELOPMENT AREA

CDA

綜合發展區

COMMERCIAL / RESIDENTIAL

CR

商業 / 住宅

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

GOVERNMENT, INSTITUTION OR COMMUNITY

GIC

政府、機構或社區

OPEN SPACE

O

休憩用地

RECREATION

REC

康樂

OTHER SPECIFIED USES

OU

其他指定用途

GREEN BELT

GB

綠化地帶

COMMUNICATIONS

交通

RAILWAY AND STATION

RAIL STATION

鐵路及車站

RAILWAY AND STATION (UNDERGROUND)

RAIL STATION

鐵路及車站 (地下)

MAJOR ROAD AND JUNCTION

主要道路及路口

ELEVATED ROAD

高架道路

MISCELLANEOUS

其他

BOUNDARY OF PLANNING SCHEME

規劃範圍界線

PLANNING AREA NUMBER

(30)

規劃區編號

BOUNDARY OF COUNTRY PARK

郊野公園界線

PETROL FILLING STATION

P F S

加油站

土地用途及面積一覽表  
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMPREHENSIVE DEVELOPMENT AREA	38.72	2.23	綜合發展區
COMMERCIAL / RESIDENTIAL	20.07	1.16	商業 / 住宅
RESIDENTIAL (GROUP A)	144.97	8.37	住宅 (甲類)
RESIDENTIAL (GROUP B)	4.49	0.26	住宅 (乙類)
RESIDENTIAL (GROUP C)	0.68	0.04	住宅 (丙類)
RESIDENTIAL (GROUP E)	4.00	0.23	住宅 (戊類)
VILLAGE TYPE DEVELOPMENT	22.01	1.27	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	141.73	8.18	政府、機構或社區
OPEN SPACE	200.33	11.56	休憩用地
RECREATION	65.85	3.80	康樂
OTHER SPECIFIED USES	232.67	13.43	其他指定用途
GREEN BELT	758.69	43.79	綠化地帶
RAILWAY	4.87	0.28	鐵路
MAJOR ROAD ETC.	93.49	5.40	主要道路等
TOTAL PLANNING SCHEME AREA	1732.55	100.00	規劃範圍總面積

草圖編號 S / T K O / 18 的修訂  
AMENDMENT TO DRAFT PLAN No. S / T K O / 18

AMENDMENT EXHIBITED UNDER SECTION 7  
OF THE TOWN PLANNING ORDINANCE

按照城市規劃條例第7條  
展示的修訂

AMENDMENT ITEM A

修訂項目 A 項

(參看附表)  
(SEE ATTACHED SCHEDULE)

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7條展示。  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN  
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER  
SECTION 7 OF THE TOWN PLANNING ORDINANCE

按照城市規劃條例第7條展示的  
草圖編號 S / T K O / 18 的修訂  
AMENDMENT TO DRAFT PLAN No. S / T K O / 18 EXHIBITED  
UNDER SECTION 7 OF THE TOWN PLANNING ORDINANCE ON

SECRETARY  
TOWN PLANNING BOARD

香港城市規劃委員會依據城市規劃條例擬備的將軍澳分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
TSEUNG KWAN O - 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 / T K O / 18A



**DRAFT TSEUNG KWAN O OUTLINE ZONING PLAN NO. S/TKO/18A**

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

**NOTES**

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

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

- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (5) Road junctions, alignments of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones:
- (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus stop or lay-by, cycle track, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
  - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
  - (c) maintenance or repair of watercourse and grave.
- (8) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board:
- toll plaza, on-street vehicle park and railway track.
- (9) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate planning permission is required.
- (10) In these Notes,
- "existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.
- "New Territories Exempted House" means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as 'Shop and Services' or 'Eating Place', the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).

**DRAFT TSEUNG KWAN O OUTLINE ZONING PLAN NO. S/TKO/18A****Schedule of Uses**

	<b><u>Page</u></b>
Comprehensive Development Area	1
Commercial/Residential	4
Residential (Group A)	5
Residential (Group B)	8
Residential (Group C)	9
Residential (Group E)	11
Village Type Development	16
Government, Institution or Community	18
Open Space	20
Recreation	22
Other Specified Uses	23
Green Belt	32



**COMPREHENSIVE DEVELOPMENT AREA**

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

Planning Intention  
(Please see next page)

## COMPREHENSIVE DEVELOPMENT AREA (cont'd)

### Planning Intention

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

### Remarks

- (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 the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
  - (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
  - (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
  - (iv) the alignment, widths and levels of any roads 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.

### Remarks (cont'd)

(Please see next page)

**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 86, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area of 1,612,800m<sup>2</sup> and a maximum non-domestic gross floor area of 40,000m<sup>2</sup>.
- (d) On land designated "Comprehensive Development Area" in Area 92, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 15,700m<sup>2</sup> and a maximum building height of 6 storeys over one level of carport.
- (e) In determining the maximum gross floor area for the purposes of paragraph (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker's office and caretaker's quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as public transport facilities or GIC facilities, as required by the Government, may also be disregarded.
- (f) In determining the maximum gross floor area for the purposes of paragraph (d) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker's office and caretaker's quarters, or 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.
- (g) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area restrictions stated in paragraph (c) above and the gross floor area/building height restrictions stated in paragraph (d) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**COMMERCIAL / RESIDENTIAL**

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 Eating Place Educational Institution (in a commercial building or in the purpose-designed non-residential portion@ of an existing building only) Exhibition or Convention Hall Flat Government Use (not elsewhere specified) Hotel House Information Technology and Telecommunications Industries Library Market Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Residential Institution School (in free-standing purpose-designed school building, in a commercial building or in the purpose-designed non-residential portion@ of an existing building only) Shop and Services (not elsewhere specified) Social Welfare Facility Training Centre Utility Installation for Private Project Wholesale Trade	Broadcasting, Television and/or Film Studio Commercial Bathhouse/Massage Establishment Educational Institution (not elsewhere specified) Government Refuse Collection Point Hospital Institutional Use (not elsewhere specified) Petrol Filling Station Public Convenience Recyclable Collection Centre Religious Institution School (not elsewhere specified) Shop and Services (Motor Vehicle Showroom only)

@ Excluding floors containing wholly or mainly car parking, loading/unloading bay and/or plant room

**Planning Intention**

This zone is intended primarily for commercial and/or residential development. Commercial, residential and mixed commercial/residential uses are always permitted.

**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

Planning Intention  
 (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) 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, site coverage and building height specified below, or the plot ratio, site coverage and height of the existing building, whichever is the greater:

<u>Sub-area</u>		<u>Maximum Domestic Plot Ratio</u>	<u>Maximum Non- Domestic Plot Ratio</u>	<u>Maximum Site Coverage</u> (excluding basement(s))	<u>Maximum Building Height</u> (metres above Principal Datum)
R(A)1		5.5	0.5	-	138
R(A)2		5	0.5	50%	100
R(A)3		4	0.5	50%	100
R(A)4	Area (a)	3	0.5	50%	65
	Area (b)	3	0.5	50%	35
R(A)5		3	0.5	50%	65
R(A)6	Area (a)	2	0.5	50%	50
	Area (b)	2	0.5	50%	35
	Area (c)	2	0.5	50%	60

- (b) On land designated "R(A)3" in Area 65, a public open space of not less than 4,600 m<sup>2</sup> shall be provided in the southern portion and at the street level.
- (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, caretaker's office and caretaker's quarters, or 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.

Remarks (cont'd)  
(Please see next page)

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

**Remarks (cont'd)**

- (d) In determining the maximum site coverage 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, caretaker's office and caretaker's quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, shall be included for calculation.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/building height restrictions stated in paragraph (a) above and minor adjustment to the boundaries of Areas (a)/(b) of "R(A)4" and/or Areas (a)/(b)/(c) of "R(A)6" 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.

**RESIDENTIAL (GROUP C)**

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

**Planning Intention**

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

**Remarks**

- (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, site coverage and building height specified below, or the plot ratio, site coverage and height of the existing building, whichever is the greater:

**Remarks (cont'd)**  
(Please see next page)

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

Remarks (cont'd)

<u>Sub-area</u>	<u>Maximum Plot Ratio</u>	<u>Maximum Site Coverage</u>	<u>Maximum Building Height</u>
R(C)1	0.6	30%	2 storeys over one level of carport

- (b) In determining the maximum plot ratio and site coverage 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, caretaker's office and caretaker's quarters, or 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) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/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
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**Schedule I : for open-air development or for building  
other than industrial or industrial-office building<sup>@</sup>**

Ambulance Depot Government Use (not elsewhere specified) Public Transport Terminus or Station (excluding open-air terminus or station) Utility Installation for Private Project	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Flat Government Refuse Collection Point Hospital Hotel House Institutional Use (not elsewhere specified) Library Market Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Residential Institution School Shop and Services Social Welfare Facility Training Centre
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(Please see next page)

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

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

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

(Please see next page)

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

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<b>Schedule II : for existing industrial or industrial-office building<sup>@</sup></b>	
<p>Ambulance Depot</p> <p>Cargo Handling and Forwarding Facility (not elsewhere specified)</p> <p>Eating Place (Canteen only)</p> <p>Government Refuse Collection Point</p> <p>Government Use (not elsewhere specified)</p> <p>Information Technology and Telecommunications Industries</p> <p>Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods<sup>4</sup>)</p> <p>Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only)</p> <p>Public Convenience</p> <p>Public Transport Terminus or Station</p> <p>Public Utility Installation</p> <p>Public Vehicle Park (excluding container vehicle)</p> <p>Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation</p> <p>Recyclable Collection Centre</p> <p>Research, Design and Development Centre</p> <p>Shop and Services (Motor Vehicle Showroom on ground floor, Service Trades only)</p> <p>Utility Installation for Private Project</p> <p>Warehouse (excluding Dangerous Goods Godown)</p>	<p>Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)</p> <p>Industrial Use (not elsewhere specified)</p> <p>Off-course Betting Centre</p> <p>Office (not elsewhere specified)</p> <p>Petrol Filling Station</p> <p>Place of Recreation, Sports or Culture</p> <p>Private Club</p> <p>Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom<sup>#</sup> which may be permitted on any floor)</p> <p>Vehicle Repair Workshop</p> <p>Wholesale Trade</p>

(Please see next page)

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

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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) Library Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Religious Institution School (excluding kindergarten) Shop and Services Training Centre	Social Welfare Facility (excluding those involving residential care)

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

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

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

Planning Intention  
(Please see next page)



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

**Planning Intention**

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

**Remarks**

- (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 5.0 and a maximum building height of 130m.
- (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, caretaker's office and caretaker's quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as public vehicle park and public transport facilities, as required by the Government, may also be disregarded.
- (c) 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 Town Planning Board on application under section 16 of the Town Planning Ordinance.

**VILLAGE TYPE DEVELOPMENT**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified)# House (not elsewhere specified) Institutional Use (not elsewhere specified)# Market Petrol Filling Station Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation# Public Vehicle Park (excluding container vehicle) Religious Institution (not elsewhere specified)# Residential Institution# School# Shop and Services Social Welfare Facility# Utility Installation for Private Project

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

Eating Place  
Library  
School  
Shop and Services

**Planning Intention**

The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

**Remarks**  
(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.

**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 Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Cable Car Route and Terminal Building Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market Pier Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre Rural Committee/Village Office School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade	Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Columbarium Correctional Institution Crematorium Driving School Eating Place (not elsewhere specified) Flat Funeral Facility Holiday Camp Hotel House <i>Information Technology and Telecommunications Industries (within "G/IC(9)" only)</i> Marine Fuelling Station Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Refuse Disposal Installation (Refuse Transfer Station only) Residential Institution Sewage Treatment/Screening Plant Shop and Services Utility Installation for Private Project Zoo

**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.

**Remarks**

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

<u>Sub-area</u>	<u>Maximum Building Height</u>
G/IC(1)	75m
G/IC(2)	55m
G/IC(3)	45m
G/IC(4)	40m
G/IC(5)	10m
G/IC(6)	5m
G/IC(7)	Area (a) 100 mPD, except a fire services rescue training tower up to 114 mPD
	Area (b) 120 mPD
G/IC(8)	106 mPD
<b>G/IC(9)</b>	<b>60 mPD, except a communications tower up to 76 mPD</b>

- (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.

**OPEN SPACE**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Barbecue Spot Field Study/Education/Visitor Centre Library (within "O(1)" only) Park and Garden Pavilion Pedestrian Area Place of Recreation, Sports or Culture (within "O(1)" only) 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 (not elsewhere specified) 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.

**OPEN SPACE (2)**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary	Cable Car Route and Terminal Building
Barbecue Spot	Eating Place
Country Park*	Government Refuse Collection Point
Field Study/Education/Visitor Centre	Government Use (not elsewhere specified)
Landfill	Holiday Camp
Park and Garden	Place of Entertainment
Pavilion	Place of Recreation, Sports or Culture
Pedestrian Area	Private Club
Picnic Area	Public Transport Terminus or Station
Playground/Playing Field	Public Utility Installation
Promenade	Public Vehicle Park (excluding container vehicle)
Public Convenience	Religious Institution
Sitting Out Area	Service Reservoir
Zoo	Shop and Services
	Tent Camping Ground
	Utility Installation for Private Project

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

### Planning Intention

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 after the decommissioning and restoration of the landfill site, while permitting landfill use in the interim.



# RECREATION

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	Animal Boarding Establishment
Field Study/Education/Visitor Centre	Broadcasting, Television and/or Film Studio
Government Use (Police Reporting Centre only)	Eating Place
Holiday Camp	Golf Course
Picnic Area	Government Refuse Collection Point
Place of Recreation, Sports or Culture	Government Use (not elsewhere specified)
Public Convenience	Marina
Tent Camping Ground	Pier
	Place of Entertainment
	Private Club
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Residential Institution
	Shop and Services
	Theme Park
	Utility Installation for Private Project
	Zoo

## Planning Intention

This zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted on application to the Town Planning Board.

## 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 0.1 and a maximum building height of 1 storey, or the plot ratio and 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 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.

# OTHER SPECIFIED USES

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

## Planning Intention

This zone is intended primarily for commercial developments, which may include uses such as office, shop and services, place of entertainment, eating place and hotel, with public transport interchange facilities serving as a major employment node and a commercial, retail and entertainment centre for the New Town as well as for Sai Kung hinterland.

(please see next page)

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

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Commercial/Residential Development with Public Transport Interchange" Only</u>	
Ambulance Depot Eating Place Educational Institution (in a commercial building or in the purpose-designed non-residential portion <sup>@</sup> of an existing building only) Exhibition or Convention Hall Flat Government Use (not elsewhere specified) Hotel House Information Technology and Telecommunications Industries Library Market Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Residential Institution School (in free-standing purpose-designed school building, in a commercial building or in the purpose-designed non-residential portion <sup>@</sup> of an existing building only) Shop and Services (not elsewhere specified) Social Welfare Facility Training Centre Utility Installation for Private Project Wholesale Trade	Broadcasting, Television and/or Film Studio Commercial Bathhouse/Massage Establishment Educational Institution (not elsewhere specified) Government Refuse Collection Point Hospital Institutional Use (not elsewhere specified) Petrol Filling Station Public Convenience Recyclable Collection Centre Religious Institution School (not elsewhere specified) Shop and Services (Motor Vehicle Showroom only)

<sup>@</sup> Excluding floors containing wholly or mainly car parking, loading/unloading bay and/or plant room

Planning Intention

This zone is intended primarily for commercial and/or residential development with public transport interchange facilities. Commercial, residential and mixed commercial/residential uses are always permitted.

(please see next page)

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

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Sports and Recreation Club" Only

Place of Recreation, Sports or Culture  
Private Club

Eating Place  
Government Refuse Collection Point  
Government Use (not elsewhere specified)  
Public Vehicle Park (excluding container  
vehicle)  
Shop and Services  
Social Welfare Facility  
Utility Installation for Private Project

Planning Intention

This zone is intended primarily to reserve land for private clubs for water 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 a maximum plot ratio of 0.5, a maximum site coverage of 50% and a maximum building height of 1 storey, or the plot ratio, site coverage and 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 plot ratio/site coverage/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
<u>For "Industrial Estate" Only</u>	
Ambulance Depot Broadcasting, Television and/or Film Studio Cargo Handling and Forwarding Facility Dangerous Goods Godown Eating Place Gas Works Government Refuse Collection Point Government Use (not elsewhere specified) Industrial Use Information Technology and Telecommunications Industries Marine Fuelling Station Office Petrol Filling Station Pier Private Club 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 Refuse Disposal Installation Research, Design and Development Centre Shop and Services Social Welfare Facility (excluding those involving residential care) Training Centre Utility Installation for Private Project Warehouse (excluding Dangerous Goods Godown) Wholesale Trade	Electric Power Station Off-course Betting Centre Offensive Trades Oil Depot, Oil Refinery and Petro-chemical Plant Place of Recreation, Sports or Culture Service Industries (not elsewhere specified)

Planning Intention

This zone is intended primarily to provide/reserve land for the development of an industrial estate for industries to be admitted by the Hong Kong Science and Technology Parks Corporation according to the criteria set by the Corporation. Industries to be included would normally not be accommodated in conventional industrial buildings because of their specific requirements.

(please see next page)

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

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Deep Waterfront Industry" Only</u>	
Ambulance Depot Cargo Handling and Forwarding Facility Eating Place (Canteen, Cooked Food Centre only) Government Refuse Collection Point Government Use (not elsewhere specified) Industrial Use (Motor-vehicle Assembly Plant, Paint Manufacturing, Service Trades, Steel Works only) Information Technology and Telecommunications Industries Marine Fuelling Station Open Storage of Construction Materials Open Storage of Cement/Sand Petrol Filling Station Pier Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Research, Design and Development Centre Refuse Disposal Installation Ship-building, Ship-breaking and Ship-repairing Yard Utility Installation for Private Project Warehouse (excluding Dangerous Goods Godown)	Asphalt Plant/Concrete Batching Plant Container Storage/Repair Yard Container Vehicle Park/Container Vehicle Repair Yard Dangerous Goods Godown Eating Place (not elsewhere specified) Electric Power Station Gas Works Industrial Use (not elsewhere specified) Off-course Betting Centre Office Oil Depot, Oil Refinery and Petro-chemical Plant Place of Recreation, Sports or Culture Private Club Shop and Services Social Welfare Facility Training Centre Wholesale Trade

Planning Intention

This zone is intended primarily for special industries which require marine access, access to deep water berths or water frontage. Industries to be accommodated within this zone are usually capital intensive, land-intensive and cannot be accommodated in conventional industrial buildings.

(please see next page)

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

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

For "Cemetery" Only

Columbarium	Place of Recreation, Sports or Culture
Crematorium	Public Transport Terminus or Station
Funeral Facility	Public Utility Installation
Government Use (not elsewhere specified)	Religious Institution
Grave	Shop and Services (Retail Shop only)
Public Convenience	Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of land for cemetery use serving the needs of the community.

(please see next page)

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

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

Petrol Filling Station

Government Use

Public Utility Installation

Workshop (Vehicle Repair Workshop only)

**Planning Intention**

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

(please see next page)



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

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

Government Use  
Pier

Eating Place  
Marine Fuelling Station  
Shop and Services  
Utility Installation for Private Project

Planning Intention

This zone is primarily intended for the provision of pier for recreation and pleasure vessels and tourism to serve the needs of the community and to enhance the recreation and tourism potential of the area.

Remarks

Kiosks not greater than 10m<sup>2</sup> each in area and not more than 10 in number for uses as shop and services are considered as ancillary to "pier" use.

(please see next page)

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

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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**For All Other Sites (Not Listed Above)**

As Specified on the Plan

Government Use  
Utility Installation not ancillary to the  
Specified Use

**Planning Intention**

These zones are intended primarily to provide land for the specified use serving the specific needs of the community.

**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 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 Flat Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Holiday Camp House 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.

**DRAFT TSEUNG KWAN O OUTLINE ZONING PLAN NO. S/TKO/184**

**EXPLANATORY STATEMENT**

**EXPLANATORY STATEMENT****DRAFT TSEUNG KWAN O OUTLINE ZONING PLAN NO. S/TKO/184**

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**DRAFT TSEUNG KWAN O OUTLINE ZONING PLAN NO. S/TKO/184**

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

**EXPLANATORY STATEMENT**

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

**1. INTRODUCTION**

This Explanatory Statement is intended to assist an understanding of the draft Tseung Kwan O Outline Zoning Plan (OZP) No. S/TKO/184. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land-use zonings of the Plan.

**2. AUTHORITY FOR THE PLAN AND PROCEDURE**

- 2.1 On 11 December 1992, the draft Tseung Kwan O OZP No. S/TKO/1, the first statutory plan covering the Tseung Kwan O area, was gazetted under section 5 of the Town Planning Ordinance (the Ordinance). The OZP was subsequently amended twice.
- 2.2 On 16 July 1996, the then Governor in Council, under section 9(1)(a) of the Ordinance, approved the draft Tseung Kwan O OZP, which was subsequently renumbered as S/TKO/4. On 4 November 1997, the Chief Executive in Council (CE in C) referred the approved OZP No. S/TKO/4 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The amended OZP was subsequently exhibited for public inspection under section 5 of the Ordinance on 29 May 1998.
- 2.3 On 9 February 1999, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tseung Kwan O OZP, which was subsequently renumbered as S/TKO/6. On 20 July 1999, the CE in C referred the approved OZP No. S/TKO/6 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended three times.
- 2.4 On 15 May 2001, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tseung Kwan O OZP, which was subsequently renumbered as S/TKO/10. On 25 September 2001, the CE in C referred the approved OZP No. S/TKO/10 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended twice.
- 2.5 On 17 December 2002, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tseung Kwan O OZP, which was subsequently renumbered as S/TKO/13. On 8 July 2003, the CE in C referred the approved OZP No. S/TKO/13 to the Board for amendment under section 12(1)(b)(ii) of the

Ordinance. The amended OZP was subsequently exhibited for public inspection under section 5 of the Ordinance on 31 October 2003.

- 2.6 On 2 November 2004, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tseung Kwan O OZP, which was subsequently renumbered as S/TKO/15. On 30 May 2006, the CE in C referred the approved OZP No. S/TKO/15 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.
- 2.7 On 13 June 2008, the draft Tseung Kwan O OZP No. S/TKO/16 incorporating amendments mainly reflecting the relevant recommendations of the Feasibility Study for Further Development of Tseung Kwan O (the Study) and to reflect the latest planned and as-built developments, was exhibited for public inspection under section 5 of the Ordinance. A total of 866 representations were received during the 2-month plan exhibition period and 57 valid comments were received during the 3-week representation publication period.
- 2.8 On 13 February 2009, the proposed amendments to the draft Tseung Kwan O OZP to meet partially two of the representations were exhibited for public inspection under section 6C(2) of the Ordinance. No further representation was received. The proposed amendments were confirmed by the Board under section 6G of the Ordinance on 20 March 2009.
- 2.9 On 2 June 2009, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tseung Kwan O OZP, which was subsequently renumbered as S/TKO/17. On 12 June 2009, the approved Tseung Kwan O OZP No. S/TKO/17 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.10 On 1 December 2009, the Secretary for Development, under the delegated authority of the Chief Executive (CE), directed the Board under section 3(1)(a) of the Ordinance to extend the planning scheme boundary of the Tseung Kwan O OZP to cover a piece of land excised from the Clear Water Bay Country Park for the proposed South East New Territories Landfill Extension.
- 2.11 On 2 February 2010, the CE in C referred the approved OZP No. S/TKO/17 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. On 12 March 2010, the reference was notified in the Gazette under section 12(2) of the Ordinance.
- 2.12 On 7 May 2010, the draft Tseung Kwan O OZP No. S/TKO/18 (~~the Plan~~) incorporating amendments to rezone a site in Area 78 (Pak Shing Kok) from "Residential (Group C) 2", "Residential (Group C) 3", "Residential (Group C) 4" ("R(C)4"), "Government, Institution or Community (4)", "Government, Institution or Community (5)" and shown as 'Road' to "Government, Institution or Community (7)", another site in the south of Area 78 (Pak Shing Kok) from "R(C)4" to "Government, Institution or Community (8)", a site in Area 137 (Fat Tong O) from "Other Specified Uses" annotated "Deep Waterfront Industry" to "Open Space (2)" ("O(2)"), to zone a piece of newly incorporated land to "O(2)", and to rezone a site in Area 101 from "O" to "O(2)" was exhibited for

public inspection under section 5 of the Ordinance. *A total of 2,479 representations were received during the 2-month plan exhibition period and 205 valid comments were received during the 3-week representation publication period.*

2.13 *On 30 March 2011, the CE agreed under section 8(2) of the Ordinance to extend the statutory time limit for submission of the draft OZP to the CE in C for approval for 6 months to 7 October 2011.*

2.14 *On \_\_\_\_\_ [date to be filled in due course], the draft Tseung Kwan O OZP No. S/TKO/19 (the Plan) incorporating amendments of rezoning a site in Area 85 from "Other Specified Uses" annotated "Sewage Treatment Works" to "Government, Institution or Community (9)" was exhibited for public inspection under section 7 of the Ordinance.*

### 3. OBJECT OF THE PLAN

3.1 The object of the Plan is to indicate the broad land use zones and major transport networks for the Tseung Kwan O area so that development and redevelopment in the area can be subject to statutory planning control. Such control is necessary to develop Tseung Kwan O New Town into a balanced community.

3.2 The Plan is to illustrate the broad principles of development within the Planning Scheme Area. As it is a small-scale plan, the alignments of roads and the Mass Transit Railway (MTR) line as well as boundaries between the land use zones may be subject to minor alterations as detailed planning and development proceed.

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

### 4. NOTES OF THE PLAN

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

4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services



Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

## 5. THE PLANNING SCHEME AREA

- 5.1 The Planning Scheme Area (the Area), which covers an area of about 1,732 hectares (ha), is located at the southern part of Sai Kung District in the South East New Territories. It is bounded by the Clear Water Bay Peninsula to the east, Junk Bay to the south, Lam Tin and Sau Mau Ping areas to the west, and Tseng Lan Shue and the Hong Kong University of Science and Technology to the north. The Area is surrounded by steep sloping hills in the north, east and west, and is physically segregated from East Kowloon and Clear Water Bay Peninsula.
- 5.2 The boundary of the Area is shown in a heavy broken line on the Plan. For planning and reference purposes, the Area has been divided into a number of smaller planning areas as shown on the Plan.

## 6. POPULATION

According to the 2006 Population By-census, the population of the Area was about 350,000 persons. It is estimated that the planned population of the Area would be about 445,000 persons.

## 7. URBAN DESIGN FRAMEWORK

- 7.1 Tseung Kwan O is a third generation new town. Capitalizing on the enhanced accessibility brought about by the Tseung Kwan O MTR Line, high-density developments are located close to the MTR stations at Po Lam, Hang Hau, Tseung Kwan O, Tiu Keng Leng and Tseung Kwan O South, each forming a district centre with its own retail and supporting facilities. The southeastern part of the New Town is reserved for specific uses to meet territorial needs, such as the Tseung Kwan O Industrial Estate in Area 87, the deep waterfront industries in Area 137 and landfills in Areas 77, 101 and 105.
- 7.2 As recommended under the Study completed in 2005, an urban design framework has been formulated mainly for the new development areas in the Town Centre South, Tiu Keng Leng and Pak Shing Kok areas to direct the development of a coherent and legible structure of land uses, urban form and open spaces that is appropriate to the unique development context of a waterfront and valley setting of the New Town.
- 7.3 The framework seeks to optimize opportunities afforded by the new development areas in Town Centre South to create a new and distinctive waterfront district that capitalizes on the dramatic visual and physical relationship of the natural landscape of the surrounding country parks and Junk Bay, with the objective of fostering a unique district identity. It also seeks to maximize the development potential of the existing Eastern Channel and Junk Bay by promoting water sports and recreation. The primary objective is to

provide a high quality vibrant leisure and recreational area for the enjoyment of the Tseung Kwan O residents and visitors. The new development areas in the Town Centre South, Tiu Keng Leng and Pak Shing Kok areas are intended to be highly integrated with the hinterland through the provision of a comprehensive pedestrian circulation and open space framework and to incorporate architectural designs and landscape treatments that promote a positive public image of the New Town.

7.4 The key features of the new development areas proposed under the urban design framework include the following:

- (a) reduction in the population density within Town Centre South and Tiu Keng Leng from that formerly proposed for the area;
- (b) diminution in building height towards the waterfront with modulation in building height at the waterfront to enhance variety in the height and massing of new development;
- (c) elimination of waterfront roads to promote a more pedestrian friendly and attractive waterfront district;
- (d) provision of a "Central Avenue" which is a landscaped pedestrian retail corridor in the form of open space that links the commercial and entertainment node adjacent to the MTR Tseung Kwan O Station with the waterfront;
- (e) provision of a high quality waterfront park and promenade with related leisure and commercial uses;
- (f) provision of a new riverine park along a landscaped corridor adjacent to the Eastern Channel that provides connections to the waterfront and opportunities for active and passive recreation;
- (g) provision for water sports activity and recreation in the Eastern Channel and Junk Bay;
- (h) continual provision of a comprehensive breezeway system by suitably aligned open space, low-rise Government, Institution or Community (GIC) facilities and major road corridors to promote better ventilation within the New Town;
- (i) provision of a signature Civic Node and GIC cluster at the western gateway to the New Town at the intersection of Po Yap Road and Road P2;
- (j) provision of 'breathing spaces' for the more densely populated areas such as Tiu Keng Leng, by the introduction of district parks and local open spaces;
- (k) provision of low-rise development at Pak Shing Kok to maintain the

existing ridgeline when viewed from Sai Kung;

- (l) promotion of lively streetscapes and activities and avoidance of podium developments which may create 'dead' development edges; and
- (m) development of Cross Bay Link (CBL) in the form of a landmark feature bridge.

## 8. LAND USE ZONINGS

### 8.1 "Comprehensive Development Area" ("CDA") : Total Area 38.72 ha

- 8.1.1 This zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. It 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. It is also intended for developing or redeveloping relatively large sites in a comprehensive manner and maintaining planning control within the zone through the submission of Master Layout Plan (MLP). Developments within this zone are subject to gross floor area (GFA) and/or building height restrictions. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of these restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 8.1.2 The "CDA" site in Area 86 is intended to facilitate comprehensive development including a MTR depot, a MTR station, associated property development and supporting community facilities. Development/redevelopment within this "CDA" site is restricted to a maximum domestic GFA of 1,612,800m<sup>2</sup> and a maximum non-domestic GFA of 40,000m<sup>2</sup> (mainly for retail purpose).
- 8.1.3 The existing film studio site in Area 92 is within this zoning and is intended for comprehensive redevelopment for low-density residential use. Development or redevelopment within this "CDA" site is restricted to a maximum GFA of 15,700m<sup>2</sup> and a maximum building height of 6 storeys over one level of carport.
- 8.1.4 Pursuant to section 4A(1) of the Ordinance, any development proposal under this zoning will require the approval of the Board by way of a planning application under section 16 of the Ordinance. Unless otherwise specified, a MLP should be submitted together with environmental, traffic and other relevant assessment reports as well as other materials as specified in the Notes of the Plan for the approval of the Board under section 4A(2) of the Ordinance. A copy of the approved MLP will be made available for public inspection pursuant to section 4A(3) of the Ordinance.

8.2 “Commercial/Residential” (“C/R”) : Total Area 20.07 ha

- 8.2.1 This zone is intended primarily for commercial and/or residential development. Commercial, residential and mixed commercial/residential uses are always permitted.
- 8.2.2 The areas within this zoning are primarily planned and concentrated in the town centre and district centres where accessibility is enhanced by the MTR Tseung Kwan O Extension.

8.3 “Residential (Group A)” (“R(A)”) : Total Area 144.97 ha

- 8.3.1 This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.
- 8.3.2 This zoning constitutes the major type of residential land use in the Area. It covers public rental housing estates, Home Ownership Schemes (HOS), Private Sector Participation Schemes (PSPS), Sandwich Class Housing (SCH) and Flat for Sale Schemes (FFSS) as well as private residential developments. Commercial uses such as eating places, offices, shops and services are permitted as of right on the lowest three floors of the buildings, including basement(s), and in the purpose-designed non-residential portion of the existing buildings.
- 8.3.3 Existing public rental housing estates include Tsui Lam Estate in Area 5, Po Lam Estate in Area 14, King Lam Estate in Area 23, Ming Tak Estate in Area 34, Hau Tak Estate in Areas 39 & 41, Sheung Tak Estate in Area 59, Kin Ming Estate in Area 73 and part of Choi Ming Court in Area 74. In addition, thirteen HOS developments namely King Ming Court in Area 6, Ying Ming Court in Area 14, Yan Ming Court in Area 21, Ho Ming Court in Area 23, Hin Ming Court and Yuk Ming Court in Area 34, Yu Ming Court in Area 39, Chung Ming Court in Area 41, Wo Ming Court in Area 34/44, Tong Ming Court in Area 57, Kwong Ming Court and Po Ming Court in Area 59, and part of Choi Ming Court in Area 74 as well as four PSPS developments namely Fu Ning Garden in Area 30, On Ning Garden in Area 40, Beverly Garden in Area 55 and Bauhinia Garden in Area 65 have also been completed.
- 8.3.4 Existing SCH developments comprise the Serenity Place in Area 13, the Radiant Towers in Area 18 and the Pinnacle in Area 24. The Verbena Heights in Area 19 is an existing mixed public rental and FFSS development developed by the Hong Kong Housing Society.
- 8.3.5 The ex-Tiu Keng Leng cottage area in Areas 73 and 74 has been cleared and planned primarily for the development of public rental housing estates and private residential developments. Some of the residential developments within the area have been completed. A number of proposed residential sites in the town centre are also within this zoning.

8.3.6 There are six sub-areas within this zone, each with its own specific development restrictions:

(a) “Residential (Group A)1” (“R(A)1”) : 1.49 ha

A site to the southwest of the Kin Ming Estate in Area 73 is zoned “R(A)1”. Development within this sub-area is restricted to a maximum domestic and non-domestic plot ratio (PR) of 5.5 and 0.5 respectively and a maximum building height of 138m above Principal Datum (mPD). A stepped building height profile should be adopted for developments within the site thereby reducing its visual impact on the surrounding low-rise GIC developments.

(b) “Residential (Group A)2” (“R(A)2”) : 6.60 ha

Two sites in Area 66 to the south of Po Yap Road are zoned “R(A)2”. Development within this sub-area is subject to a maximum domestic and non-domestic PR of 5 and 0.5 respectively, a maximum site coverage (SC) of 50% and a maximum building height of 100mPD. Podium development within these sites should be avoided as far as possible, but may be used within these sites to act as noise mitigation measure against Po Yap Road. Besides, built form and heights should be articulated to create a varied and interesting built form and activity/development edge. Retail and commercial facilities should be promoted along the boundaries fronting directly onto the pedestrianized Central Avenue.

(c) “Residential (Group A)3” (“R(A)3”) : 3.04 ha

A site in Area 65 to the east of the Bauhinia Garden is zoned “R(A)3”. Development within this sub-area is restricted to a maximum domestic and non-domestic PR of 4 and 0.5 respectively, a maximum SC of 50% and a maximum building height of 100mPD. The prospective developer is required to provide a public open space with a minimum site area of 4,600 m<sup>2</sup> at the southern portion of this sub-area and at street level to serve as a transitional buffer with the adjacent non-residential developments as well as serving the needs of the surrounding neighbourhoods. To be compatible with the overall urban design concept of the Town Centre South area, the use of podium and wall-like development within this sub-area should be avoided.

(d) “Residential (Group A)4” (“R(A)4”) : 3.54 ha

A site in Area 65 to the west of the Eastern Channel is zoned “R(A)4”. Development within this sub-area is restricted to a



maximum domestic and non-domestic PR of 3 and 0.5 respectively, and a maximum SC of 50%. To achieve a gradation in height towards the waterfront, this sub-area has different building height restrictions, i.e. 65mPD for Area (a) and 35mPD for Area (b). To create a varied and interesting activity edge along the waterfront promenade, publicly accessible outdoor spaces in the form of 'urban courtyards' are encouraged to be provided adjoining the promenade within the site. It is proposed that recreational and entertainment uses such as alfresco dining, sitting out areas, gardens could be provided within these outdoor spaces.

(e) "Residential (Group A)5" ("R(A)5") : 3.67 ha

Two sites in Area 66 abutting the town plaza and the waterfront park along Tong Chun Street and along Tong Yin Street respectively are zoned "R(A)5". They are subject to a maximum domestic and non-domestic PR of 3 and 0.5 respectively, a maximum SC of 50% and a maximum building height of 65mPD. Retail and commercial activities should be developed along the edge that fronts onto the town plaza and the waterfront park.

(f) "Residential (Group A)6" ("R(A)6") : 9.36 ha

Two sites in Area 68, one along Tong Chun Street to the west of the Eastern Channel and one along Tong Yin Street to the south of the Civic Node are zoned "R(A)6". They are subject to a maximum domestic and non-domestic PR of 2 and 0.5 respectively, and a maximum SC of 50%. To achieve a gradation in height towards the waterfront, this sub-area also has different building height restrictions, i.e. 50mPD for Area (a), 35mPD for Area (b) and 60mPD for Area (c). The building height restriction for Area (c) of both sites is intended to allow the development of a feature tower to provide height variation at the waterfront. Similar to the "R(A)4" site, 'urban courtyards' are encouraged to be provided along the promenade.

8.3.7 The five sites in the "R(A)4", "R(A)5" and "R(A)6" sub-areas are intended for the development of waterfront-related commercial and residential uses. These sites will provide a mix of high quality residential development with the provision of retail and other commercial, leisure and entertainment activities to enhance activity and to create a unique, interesting and vibrant waterfront for use by local residents and visitors. The different building height restrictions within these sub-areas are intended to introduce a height variation for each site.

8.3.8 Land has been reserved in the "R(A)5" site at Tong Yin Street and two "R(A)6" sites adjacent to the waterfront promenade for the provision

of 24 hour-dedicated pedestrian passageways. These are generally non-building areas which will follow the major pedestrian desire lines and guide pedestrians to the waterfront. The passageways would be landscaped to high quality and are planned to be consistent with the waterfront landscape treatments.

8.3.9 The use of podium and wall-like development within the “R(A)2”, “R(A)3”, “R(A)4”, “R(A)5” and “R(A)6” sub-areas should be avoided to ensure compatibility with the overall urban design concept of the Town Centre South area, particularly the promotion of lively streetscapes and activities. This objective would be attained by ensuring the inclusion of car parking facilities, loading/unloading facilities, plant room, caretaker’s office and quarters and recreational facilities in SC calculation, if provided above ground. Future developments are encouraged to adopt suitable design measures to minimize any possible adverse air ventilation impacts. These include lower podium height, greater permeability of podium, wider gap between buildings, non-building area to create air path for better ventilation and minimizing the blocking of air flow through positioning of building towers and podiums to align with the prevailing wind directions, as appropriate.

8.3.10 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of PR/SC/building height restrictions of the sub-areas and/or minor adjustment to the boundaries of Areas (a)/(b) of “R(A)4” and/or Areas (a)/(b)/(c) of “R(A)6” may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

8.4 “Residential (Group B)” (“R(B)”) : Total Area 4.49 ha

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

8.4.2 Two sites are under this zoning, one is the Hong Sing Garden in Area 4 and the other is Oscar by the Sea (the ex-Hong Kong Oxygen site) in Area 51.

8.5 “Residential (Group C)” (“R(C)”) : Total Area 0.66 ha

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

8.5.2 Developments within this zone are subject to PR, SC and building height controls.

“Residential (Group C)1” (“R(C)1”) : 0.66 ha

Development within this sub-area is restricted to a maximum PR of 0.6, a maximum SC of 30%, and a maximum building height of 2 storeys over one level of carport, or the PR, SC and height of the existing building(s), whichever is the greater. These restrictions are to ensure that any development or redevelopment of this sub-area will be in line with the general character of the adjoining environment. Two sites in Areas 36 and 92 fall within this sub-area.

- 8.5.3 Application for minor relaxation of the PR/SC/building height restrictions may be considered by the Board under section 16 of the Ordinance. The purpose of this provision is to allow the Board to consider building layout and design proposals which, whilst not strictly complying with the stated restrictions, will meet the planning objectives for the area and provide some additional benefits, such as the conservation of environmentally important natural features or mature vegetation. Each application will be considered on its own merits.

8.6 “Residential (Group E)” (“R(E)”) : Total Area 4.00 ha

- 8.6.1 This zone is intended primarily for phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Board.
- 8.6.2 Two sites abutting Shek Kok Road in Area 85 are under this zoning. Development within the zone is subject to a maximum PR of 5 and a maximum building height of 130m. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 8.6.3 The developers will be required to submit adequate information to demonstrate that new residential developments will be environmentally acceptable, and suitable mitigation measures, if required, will be implemented to address the potential industrial/residential interface problems, the potential land contamination issue, and the noise impact of the MTR open track section nearby. One of the sites will also accommodate a public vehicle park comprising 21 private car and 26 lorry parking spaces for reprovisioning of the public vehicle park originally located at the northern end of Shek Kok Road. One footbridge across Wan Po Road and one across Shek Kok Road to link up the sites with the “CDA” in Area 86 will be required in the new residential developments.
- 8.6.4 Under this zoning, existing industrial uses will be tolerated but new industrial development will not be permitted upon redevelopment in order to avoid the perpetuation or aggravation of the industrial/residential interface problems with the new residential development during the redevelopment process. In existing industrial buildings, new



developments involving offensive trades will not be permitted. Any modification of use from non-industrial to industrial uses (other than non-polluting industrial uses) within existing industrial buildings will require the permission of the Board. In addition, commercial uses, other than those permitted in the purpose-designed non-industrial portion of the existing industrial buildings, would require the permission of the Board. Upon redevelopment of the industrial buildings to non-industrial buildings, commercial uses will be permitted as of right on the lowest three floors, including basement(s), and in the purpose-designed non-residential portion of the existing buildings.

#### 8.7 "Village Type Development" ("V") : Total Area 22.01 ha

8.7.1 The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.

8.7.2 In order to retain the village character, any future development or redevelopment within this zone, except otherwise specified, is subject to a maximum building height of 3 storeys (8.23m) or the height of the existing building(s), whichever is the greater. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

8.7.3 This zoning covers the existing villages including Tseung Kwan O Village in Area 7, Mau Wu Tsai Village in Area 123 and Boon Kin Village in Area 109. It also includes the Yau Yue Wan Village resite area in Area 22, the Hang Hau Village resite area in Area 31, the Fat Tau Chau and Tin Ha Wan Village resite areas in Area 35. Besides, a site in Area 8 is reserved for the future expansion of Tseung Kwan O Village.

#### 8.8 "Government, Institution or Community" ("G/IC") : Total Area 135.94 141.73 ha

8.8.1 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.

8.8.2 There are a number of sub-areas under this zone, each with its own specific building height restriction to ensure that developments within these sub-areas are in line with the overall urban design concept of the New Town:

(a) “Government, Institution or Community (1)” (“G/IC(1)”): 5.16 ha

Development within this sub-area is restricted to a maximum building height of 75m. A piece of land in Area 67 which is reserved for the development of a Civic Node falls within this sub-area. The Civic Node will comprise a cultural complex/town hall, Government offices, lorry park and public car parking facilities. Landmark buildings should be developed within this site to create a symbolic ‘gateway’ at this prominent location. This site, together with the proposed GIC cluster to the west of Road P2 in Area 72, will form the western gateway of the New Town.

(b) “Government, Institution or Community (2)” (“G/IC(2)”): 2.42 ha

Development within this sub-area is restricted to a maximum building height of 55m. *The existing Vocational Training Council Design Institute and Hong Kong Institute of Vocational Education (Lee Wai Lee) Campus* A site to the south of Choi Ming Court in Area 74 falls within this sub-area. ~~The site is reserved for educational use, possibly for the development of the Vocational Training Council Design Institute and reprovisioning of Hong Kong Institute of Vocational Education (Lee Wai Lee) Campus.~~

(c) “Government, Institution or Community (3)” (“G/IC(3)”): 2.50 ha

Development within this sub-area is restricted to a maximum building height of 45m. Two sites are within this sub-area. A site located immediately to the northwest of the MTR Tiu Keng Leng Station in Area 73 is reserved for the development of two post-secondary colleges. Another site in Area 65 is reserved for the development of a government complex, possibly for recreational and other uses.

(d) “Government, Institution or Community (4)” (“G/IC(4)”): 8.13 ha

Development within this sub-area is restricted to a maximum building height of 40m. There are four sites within this sub-area. One of them is located to the west of Road P2 in Area 72, which is reserved for the development of a GIC cluster comprising a clinic, a police station, a fire station cum

ambulance depot and a refuse collection point. The architecture of buildings within this GIC cluster should be distinctive and compatible with the Civic Node in Area 67 to create a landmark gateway at this location. Another site, which is located in Area 106 and to the east of "G/IC(8)" sub-area in Area 78, is for the development of Government uses to meet future needs. The remaining two sites are located at Town Centre South comprising an existing primary school and a through-train primary cum secondary school in Area 65 and two planned secondary schools in Area 67.

(e) "Government, Institution or Community (5)" ("G/IC(5)") : 0.33 ha

Development within this sub-area is restricted to a maximum building height of 10m. A piece of land in Area 68, which is reserved for the development of a telephone exchange, is within this sub-area. Another site at the south-eastern portion of Area 77 is within this sub-area. It accommodates an existing gas and leachate management compound which serves to extract the gas and leachate in the Tseung Kwan O Stage I Landfill thereby keeping these substances down to acceptable levels.

(f) "Government, Institution or Community (6)" ("G/IC(6)") : 0.05 ha

Development within this sub-area is restricted to a maximum building height of 5m. A site in Area 77, which is reserved for the development of a sewage pumping station, is within this sub-area. This pumping station serves to convey the collected sewage from the Tseung Kwan O Stage I Landfill to the existing trunk sewer under Wan Po Road.

(g) "Government, Institution or Community (7)" ("G/IC(7)") : 16.11 ha

A site in Pak Shing Kok (Area 78) reserved for Fire Services Training School cum Driving Training School is within this sub-area. Development in Area (a) of this sub-area is restricted to a maximum building height of 100 mPD, except a fire services rescue training tower up to 114 mPD. Development in Area (b) of this sub-area is restricted to a maximum building height of 120 mPD.

(h) "Government, Institution or Community (8)" ("G/IC(8)") : 6.05 ha

Development within this sub-area is restricted to a maximum building height of 106 mPD. A site in Pak Shing Kok (Area 78) reserved for a private hospital and future GIC uses is within this sub-area.

(i) **“Government, Institution or Community (9)” (“G/IC(9)”) : 5.78  
ha**

*Development within this sub-area is restricted to a maximum building height of 60 mPD, except a communications tower up to 76 mPD. A site in Area 85 reserved for a new Radio Television Hong Kong broadcasting house and future GIC uses is within this sub-area. Due to proximity of this sub-area to the areas for broadcasting, innovation and technology industries in Tseung Kwan O, information technology and telecommunications related uses may be permitted in this sub-area on application to the Board.*

- 8.8.3 Specific building height restrictions for the “G/IC” sub-areas in terms of m or mPD, which mainly reflect the planned building heights of developments, have been incorporated into the Plan to provide visual and spatial relief to the Area.
- 8.8.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction of the sub-areas may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 8.8.5 Apart from the above, other major GIC facilities provided or planned in the Area include:
- (a) existing and proposed primary and secondary schools distributed in various areas;
  - (b) a wide range of community facilities such as town hall, libraries, indoor recreation centres, community centres, care and attention homes and religious institutions in various areas;
  - (c) hospitals in Areas 27 and 32;
  - (d) clinics in Areas 22, 44, 56, and 72;
  - (e) police stations in Areas 21 and 72;
  - (f) fire stations and/or ambulance depots in Areas 10, 72 and 87;
  - (g) Government staff quarters in Area 22;
  - (h) YMCA Youth Camp in Area 122;
  - (i) electricity substations in Areas 11, 24, 39, 56 and 115;
  - (j) telephone exchanges in Areas 26 and 68;

- (k) water pumping stations in Areas 5 and 120;
- (l) service reservoirs in various areas; *and*
- (m) film studio in Area 106; *and*
- ~~(n) a site reserved for the Radio Television Hong Kong development in the south-eastern part of Area 86.~~

8.9 “Open Space” (“O”) : Total Area 200.33 ha

- 8.9.1 This zone is intended primarily for the provision of outdoor public open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 8.9.2 Two sites in Areas 72, 125 and 128 along Road P2 are proposed for the development of Tiu Keng Leng Park which includes two landscaped pedestrian decks spanning across the depressed Road P2. This open space will provide some visual relief to the adjacent high density developments and will link up with the waterfront park in Area 68 via a waterfront promenade.
- 8.9.3 The central part of Area 68 fronting Junk Bay is proposed for a waterfront park which will link up with a town plaza proposed to its north in Area 66. The proposed waterfront park is intended predominantly for passive recreation with a high quality landscaping design to promote a unique identity for the New Town. The town plaza is proposed to primarily serve as an urban civic space with provision for public gatherings and other activities.
- 8.9.4 A semi-circular area in Area 66 south of Po Yap Road and the MTR TKO Station is proposed to be developed as an open/green plaza serving as a recreational space for nearby residents and visitors and a buffer between the MTR TKO Station and the future residential developments in Area 66.
- 8.9.5 A Central Avenue at Area 66 is proposed between the open/green plaza south of Po Yap Road and the town plaza which will form a major linkage between Town Centre North and the waterfront area. The proposed Central Avenue is intended primarily for the provision of a landscaped corridor in the form of open space, which would be flanked by retail development edges on both sides of the adjacent R(A) zones and landscaped to a high quality. Shop, services and eating place including alfresco dining may be considered by the Board through the planning permission system.
- 8.9.6 A riverine park is proposed along the Eastern Channel in Area 65 and a waterfront promenade is proposed along Junk Bay in Area 68. The sites will provide a range of water-related and passive recreational facilities and opportunities. Alfresco dining may be considered by the



Board through the planning permission system. A boardwalk may be provided on the water's edge.

8.9.7 The landfill site in Area 105 has been decommissioned and restored. The landfill sites in Areas 101 and 137 will be developed into major open spaces upon completion of the landfill. However, any development proposals within the 250m Consultation Zone of these landfills will need to include a Landfill Gas Hazard Assessment to the satisfaction of the Environmental Protection Department.

8.9.8 Other open spaces are also planned in Areas 12, 24, 25, 37, 40, 51, 73 and 74 to provide recreational outlets for the nearby residential neighbourhood.

"Open Space (1)" ("O(1)") : 16.79 ha

8.9.9 In "O(1)", 'Place of Recreation, Sports or Culture' and 'Library' uses are always permitted. A town park which will provide a variety of active and passive recreational facilities is proposed in Area 45, a sports ground and an indoor velodrome cum sports centre (IVSC) will be provided within this open space. A sports centre together with a library (SCL) will be provided in the open space in Area 74. The zoning of this sub-area would allow locational and design flexibility for the provision of IVSC in Area 45 and SCL in Area 74. The proposed IVSC in Area 45 and the proposed SCL in Area 74 should not exceed a building height of 30m above ground.

"Open Space (2)" ("O(2)") : 108.45 ha

8.9.10 The landfill sites in Areas 101 and 137 fall within the "O(2)" sub-area. The "O(2)" zoning is to reflect the long-term planning intention of open space use of the landfill sites after the decommissioning and restoration of the landfill, while permitting landfill use in the interim.

8.9.11 Upon detailed planning, additional local open spaces will be provided in the residential zones. These open spaces are however not shown on this Plan.

8.10 "Recreation" ("REC") : Total Area 65.85 ha

8.10.1 The planning intention of this zone is primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission. The Tseung Kwan O Stage I Landfill in Area 77 is within this zone.

8.10.2 Given the development constraints associated with landfill sites, development within this zone is restricted to a maximum PR of 0.1 and a maximum building height of 1 storey. To provide design flexibility,

minor relaxation of the PR/building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits. Moreover, similar to other landfill sites, any development proposals within the 250m Consultation Zone of the landfill will need to include a Landfill Gas Hazard Assessment to the satisfaction of the Environmental Protection Department.

8.11 “Other Specified Uses” (“OU”) : Total Area 232.67 ~~238.46~~ ha

8.11.1 This zone denotes land allocated or reserved for specific uses, including the following:

- (a) a waterfront site at the toe of the Tseung Kwan O Stage I Landfill in Area 77 is reserved for water sports and recreational facilities. Given the prominent location of this site and the constraints associated with landfill sites, development within this zone is restricted to a maximum PR of 0.5, a maximum SC of 50% and a maximum building height of 1 storey. To provide design flexibility, minor relaxation of the PR/SC/building height restrictions may be considered by the Board through the planning permission system;
- (b) a pair of finger piers at the waterfront of Area 68 is proposed to cater for the berthing of recreational/pleasure vessels and kaidos thereby serving the needs of the community and to enhance the water-borne recreation and tourism potential of Junk Bay as well as the New Town. Structures to be accommodated are intended as low-intensity low-rise developments generally of one storey high, depending on the design. Dining, including alfresco dining, and recreation and tourism related commercial facilities may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits. In addition, special and/or atypical design of these piers is encouraged to allow the creation of a place of attraction, resting and recreation and/or focal and vantage point for visitors;
- (c) a commercial development with public transport interchange in Area 56. This site is intended as an entertainment node within the New Town and will comprise a range of entertainment, leisure and commercial uses. Some residential elements within the site is allowed subject to planning permission from the Board;
- (d) commercial/residential developments with public transport interchange on sites in Areas 17, 38 and 73;
- (e) the Tseung Kwan O Industrial Estate in Area 87, which enjoys the advantage of marine frontage as well as proximity to the Hong Kong University of Science and Technology;

- (f) deep-waterfront industry in Area 137 for industries which require marine access;
- (g) a bus depot in Area 26;
- (h) an explosive store in Area 124;
- (i) petrol filling stations in Areas 10 and 16 which may include vehicle repair workshops subject to planning permission of the Board;
- (j) the proposed landing steps in Area 68;
- (k) the sewage treatment works in Area 85;
- (l) a cemetery in Area 130 with access from Ko Chiu Road in East Kowloon;
- (m) an underground desilting compound in Area 68; and
- (n) the proposed toll plaza, ventilation building and associated facilities for the Tseung Kwan O – Lam Tin Tunnel in Area 128.

8.12 “Green Belt” (“GB”) : Total Area 758.69 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. Development within this zone will be strictly controlled and development proposals will be considered on individual merits taking into account the relevant Town Planning Board Guidelines.

9. COMMUNICATIONS

9.1 Roads

- 9.1.1 Only the major road networks, which comprise trunk roads, primary and district distributors, are shown on the Plan. As the Plan is drawn at a small scale, design details of major road junctions and local access roads are not indicated.
- 9.1.2 External access to and from the Area will be mainly via Tseung Kwan O Tunnel and the proposed Tseung Kwan O–Lam Tin Tunnel, supplemented by Po Lam Road as well as Ying Yip Road and Hang Hau Road connecting to Clear Water Bay Road.
- 9.1.3 Within the Area, a number of primary and district distributors and local roads have been planned to provide access between the various planning



areas as well as access to each locality. In particular, two new major distributor roads, namely Cross Bay Link and Road P2 are proposed. The Cross Bay Link would be provided as a feature bridge and provide direct access from Tseung Kwan O-Lam Tin Tunnel to Area 86, Tseung Kwan O Industrial Estate in Area 87 and the special industrial area in Area 137. Road P2 will provide a link from the Tseung Kwan O-Lam Tin Tunnel directly into the town centre. A section of Road P2 will be depressed to reduce its environmental impact as well as to allow the provision of an at-grade pedestrian crossing in the form of landscaped decks above the depressed Road P2, which facilitates pedestrian movement from the waterfront park to Tiu Keng Leng Park.

## 9.2 Mass Transit Railway

9.2.1 Apart from Tseung Kwan O Tunnel and the proposed Tseung Kwan O-Lam Tin Tunnel, external access is complemented by an extension of the MTR line from Lam Tin to Tseung Kwan O. Phase I of the MTR Tseung Kwan O Extension project comprising four stations in Tseung Kwan O, namely Tiu Keng Leng, Tseung Kwan O, Hang Hau and Po Lam, commenced operation in August 2002. The MTR tracks are primarily underground, except for the section between Ho Ming Court and Po Shun Road, which are at grade and enclosed by structures with a landscaped bund on top to eliminate any noise impact caused by the MTR operation on the adjacent residential areas. Phase II of the project includes a spur line to Tseung Kwan O South with a depot and the LOHAS Park Station in Area 86. The depot has been completed and the station commenced operation in July 2009. The railway scheme and its amendments have been authorized by the CE in C on 20 October 1998 and 14 September 1999 respectively and amended on 9 May 2005 by the then Secretary for Environment, Transport and Works.

9.2.2 Pursuant to section 13A of the Town Planning Ordinance, the railway scheme authorized by the CE in C under the Railways Ordinance (Cap. 519) shall be deemed to be approved under the Town Planning Ordinance. The railway alignment, stations, tunnels, depot and structures (including an infed traction substation in Area 45, ventilation shafts in Area 73, MTR related facility in Area 74, a ventilation building in Area 108 and an open track section in Area 106) within the Area, as described in the authorized railway scheme and amendments, are shown on the Plan for information only.

## 9.3 Public Transport

Franchised buses, taxis, green mini-buses and ferries will be the main modes of public transport in addition to the MTR. Public transport interchange facilities *are/will* be provided at strategic locations.

## 9.4 Pedestrian and Cycle Networks

The cycle track and pedestrian walkway networks will be designed to facilitate convenient cycle and pedestrian movements within the Area. Grade-separated

pedestrian and cycle crossings will be provided at major pedestrian and cycle crossing points.

## 10. UTILITY SERVICES

### 10.1 Water Supply

10.1.1 A water supply and distribution system has been implemented to meet the demand arising from the development in Tseung Kwan O.

10.1.2 Apart from the existing fresh water service reservoirs in Areas 1, 2, 3, 106, 113 and 125, an extension of fresh water service reservoir is proposed in Area 113 to cater for further development of the Area. Moreover, there is an existing fresh water pumping station in Area 120.

10.1.3 Apart from the existing salt water service reservoirs in Areas 1 and 5 and the existing salt water pumping stations in Areas 5 and 86, additional salt water service reservoir and pumping station will be reserved to cater for supply of flushing water.

### 10.2 Drainage and Sewage Collection

Surface water will be channeled into two main culverts for discharge into the sea. An overland drainage and flood path system will cater for very heavy rain and possible blockage of culverts. Sewage will be conveyed via a network of sewers and a sewer tunnel through Areas 108 and 78 to the sewage treatment works in Area 85 for treatment before being discharged into the Harbour Area Treatment Scheme Stage I deep tunnel conveyance system. There will be sufficient capacity to serve the currently planned developments.

### 10.3 Electricity

10.3.1 Electricity will be supplied to the Area through a new distribution network. Sites in Areas 11, 24, 39, 56, 87 and 115 have been developed into electricity substations. Adequate sites have been reserved in Areas 72, 86 and 137 for future electricity substations to meet the demand in the short and long terms.

10.3.2 The facility at the site in Area 115 is a 400kV electricity substation. Stringent pollution control measures have been imposed in order to ensure that the adjacent residential neighbourhood will not be adversely affected.

### 10.4 Town Gas

The network for supplying town gas to the developments in the Area has been extended from Kowloon via Po Lam Road North, via Tseung Kwan O Tunnel and via Clear Water Bay Road.

### 10.5 Telephone

Telephone service is available through the telephone exchanges in Areas 26 and 87. An additional telephone exchange is reserved in Area 68 to cater for future demand.

## 11. CULTURAL HERITAGE

Several buildings/structures which are of historical significance and archaeological interest are located within the Area. They include Site of the Chinese Customs Station on Fat Tau Chau (Junk Island) (Fat Tau Chau is now known as Fat Tong Chau) in Area 135, which is a Declared Monument under the Antiquities and Monuments Ordinance, Fat Tau Chau Archaeological Site, Fat Tau Chau Qing Dynasty Grave Stone and Fat Tau Chau House Ruin also in Area 135, Yau Yue Wan Kiln in Area 22, Tin Hau Temple at Hang Hau in Area 35 which is a Grade 3 historic building, Observation Post at Mau Wu Shan in Area 125 which is a Grade 1 historic structure as well as Fortifications at Devil's Peak in Area 132 which is a Grade 2 historic structure. These heritage sites are worthy of preservation and the Antiquities and Monuments Office of the Leisure and Cultural Services Department should be consulted well in advance on any development or redevelopment proposals affecting these sites and their immediate environs. If disturbance of the archaeological sites and sites of archaeological potential is unavoidable, a detailed Archaeological Impact Assessment (AIA) conducted by a qualified archaeologist is required for development works within the sites. The archaeologist shall apply for a licence to conduct the AIA under the Antiquities and Monuments Ordinance (Cap. 53). A proposal for the AIA shall be submitted to the Antiquities and Monuments Office for agreement prior to applying for a licence.

## 12. IMPLEMENTATION

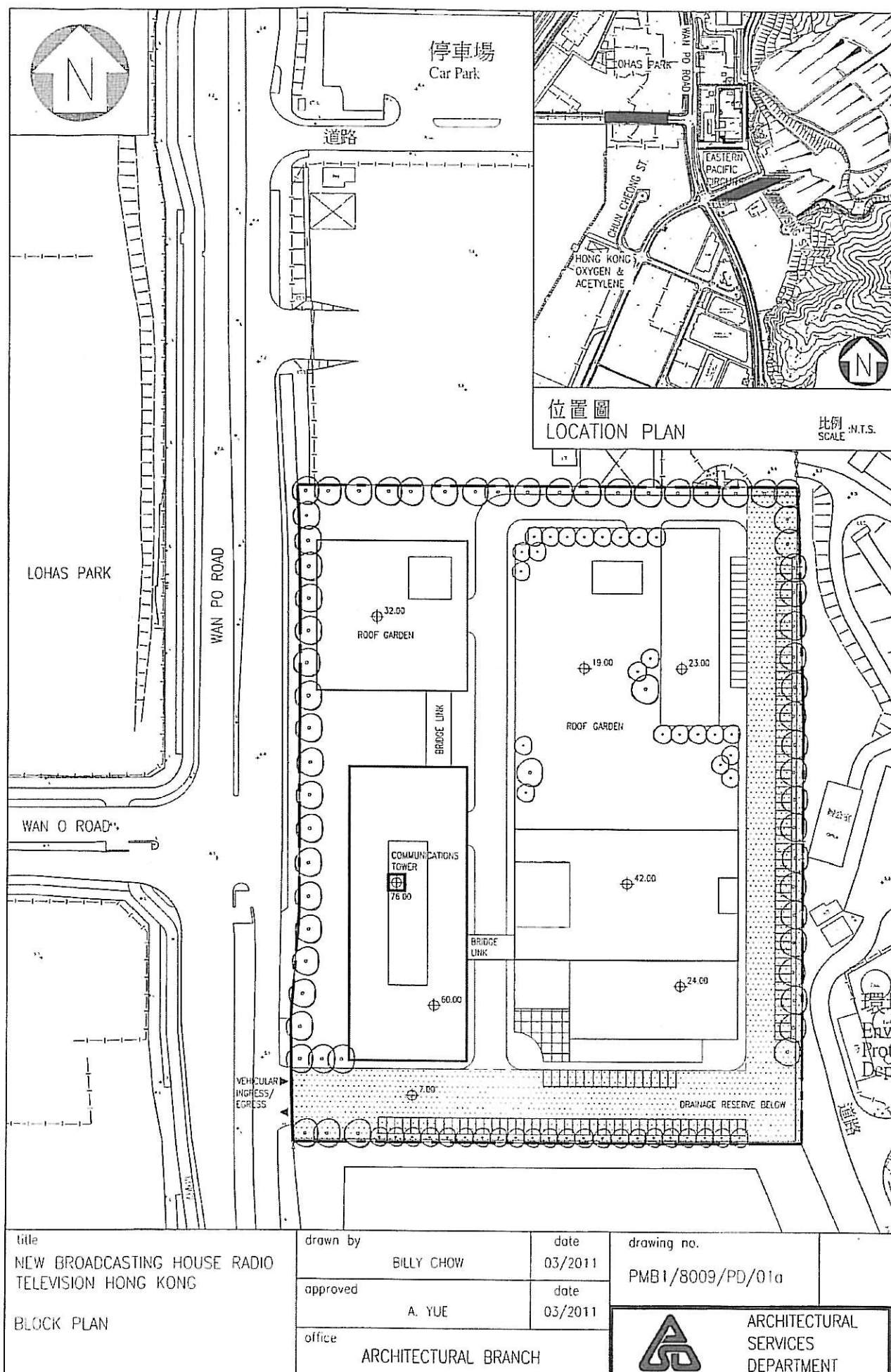
12.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an "existing use right" should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.

12.2 The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area are prepared by the Planning Department. These detailed plans are used as the basis for public works planning and site reservation within the Government. Disposal of sites is undertaken by the Lands Department. Public works projects are co-ordinated by the Civil Engineering and Development Department in conjunction with the client departments and the works departments, such as the Highways Department and the Architectural Services Department. Implementation of these public works projects will be subject to the availability of resources. In the course of implementation of the Plan, the Sai Kung District Council will also be consulted as appropriate.

- 12.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering planning applications, will take into account all relevant planning considerations which may include the departmental outline development plans/layout plans and the Guidelines published by the Board. The outline development plans and the 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 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 2010** \_\_\_\_\_ **2011** (*month to be filled in due course*)



title  
NEW BROADCASTING HOUSE RADIO  
TELEVISION HONG KONG  
  
BLOCK PLAN

drawn by  
BILLY CHOW  
  
approved  
A. YUE  
  
office  
ARCHITECTURAL BRANCH

date  
03/2011  
  
date  
03/2011

drawing no.  
PMB1/8009/PD/01a



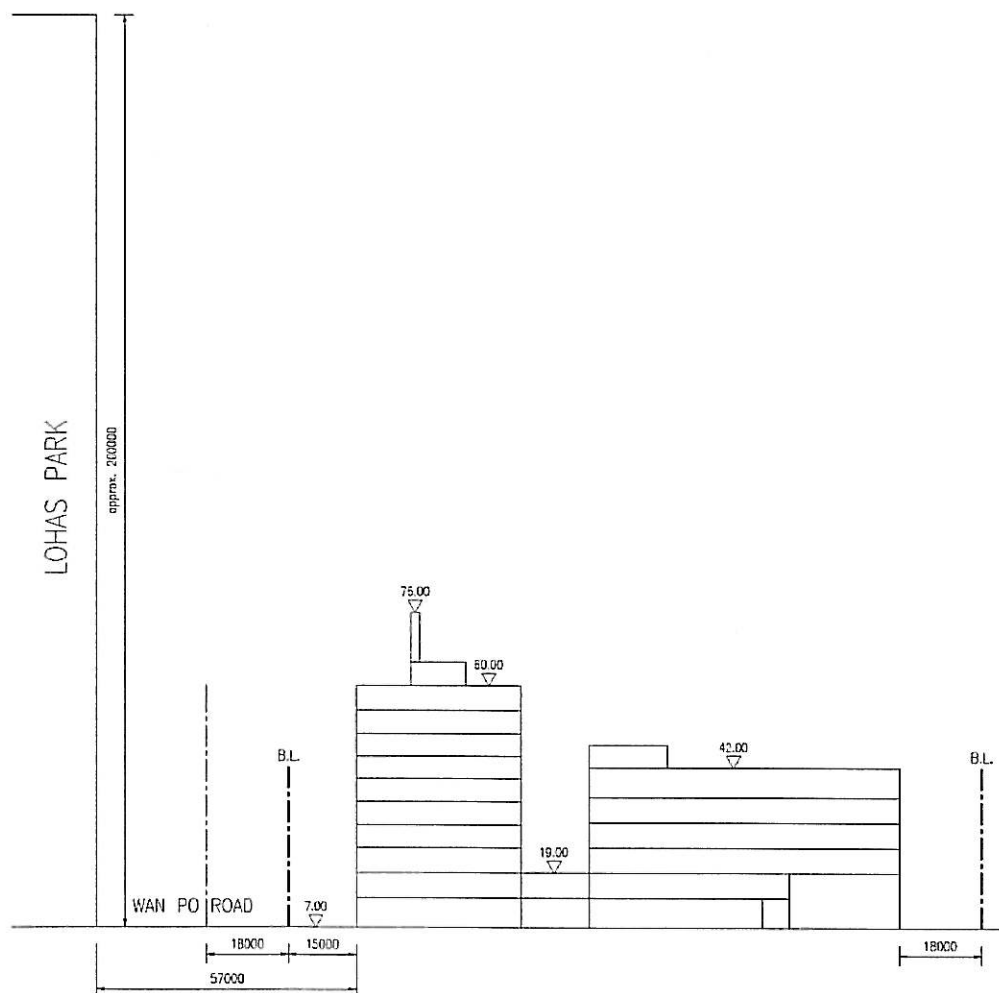
ARCHITECTURAL  
SERVICES  
DEPARTMENT

AS 210 - 207

(資料來源：由建築署提供的樓宇平面圖)  
(Source: Block Plan supplied by Architectural Services Department)

參考編號  
REFERENCE No.  
M/TKO/11/04

繪圖  
DRAWING  
1



title  
NEW BROADCASTING HOUSE RAIDO  
TELEVISION HONG KONG

SCHEMATIC SECTION

drawn by  
BILLY CHOW

approved  
A. YUE

office  
ARCHITECTURAL BRANCH

date  
03/2011

date  
03/2011

drawing no.  
PMB1/8009/PD/02



ARCHITECTURAL  
SERVICES  
DEPARTMENT

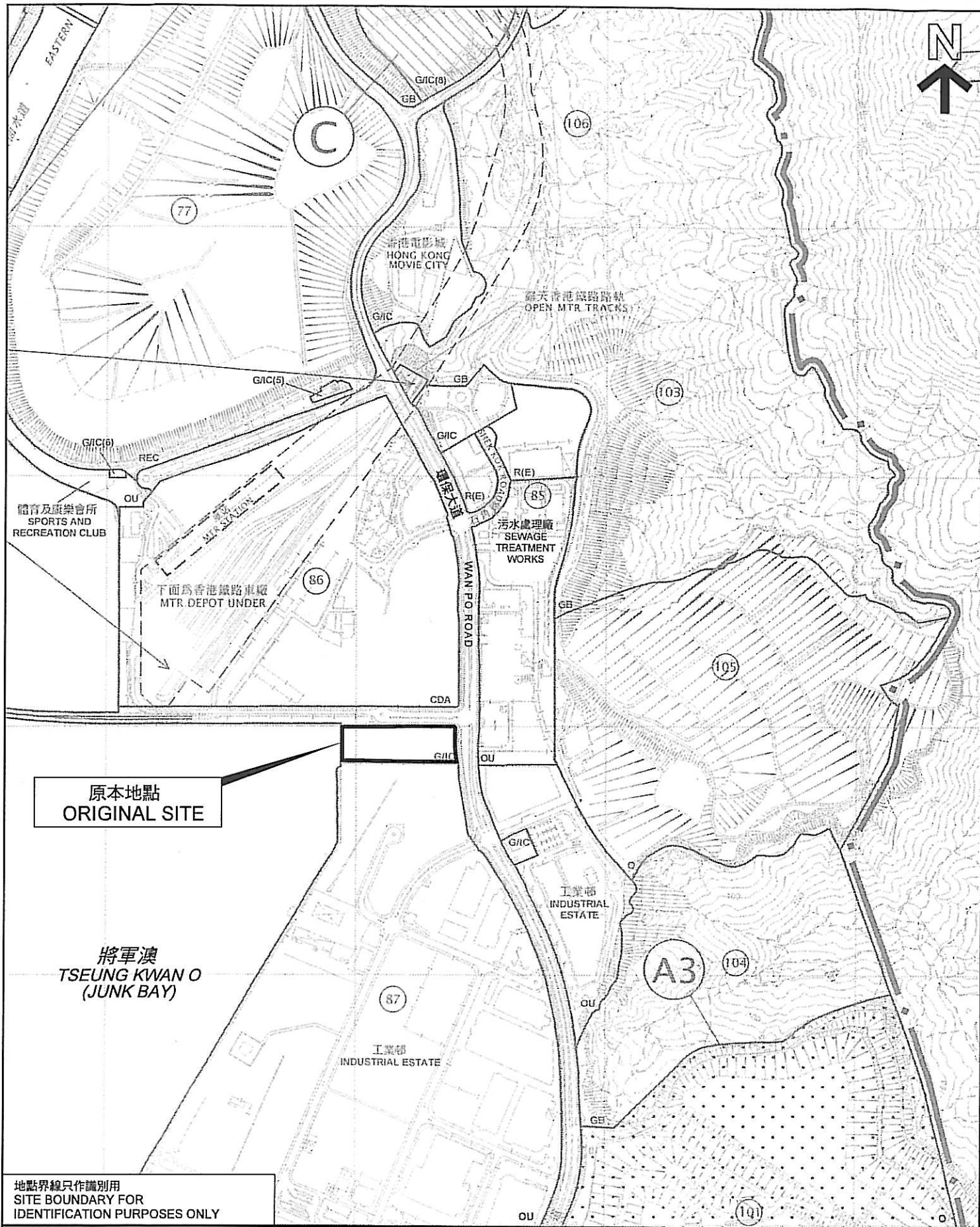
AA 210 v 207

(資料來源：由建築署提供的概要剖視圖)  
( Source : Schematic Section Plan supplied by Architectural Services Department )

參考編號  
REFERENCE No.  
M/TKO/11/04

繪圖  
DRAWING  
2





地點界線只作識別用  
SITE BOUNDARY FOR  
IDENTIFICATION PURPOSES ONLY

本摘要圖於2011年3月4日擬備，  
所根據的資料為  
於2010年5月7日展示的分區計劃大綱草圖  
編號S/TKO/18  
EXTRACT PLAN PREPARED ON 4.3.2011  
BASED ON DRAFT OUTLINE ZONING PLAN  
No. S/TKO/18 EXHIBITED ON 7.5.2010

### 位置圖 LOCATION PLAN

將軍澳 86 區原本預留作  
香港電台廣播大樓的地點  
ORIGINAL SITE RESERVED FOR  
PROPOSED RTHK BROADCASTING HOUSE  
AREA 86, TSEUNG KWAN O

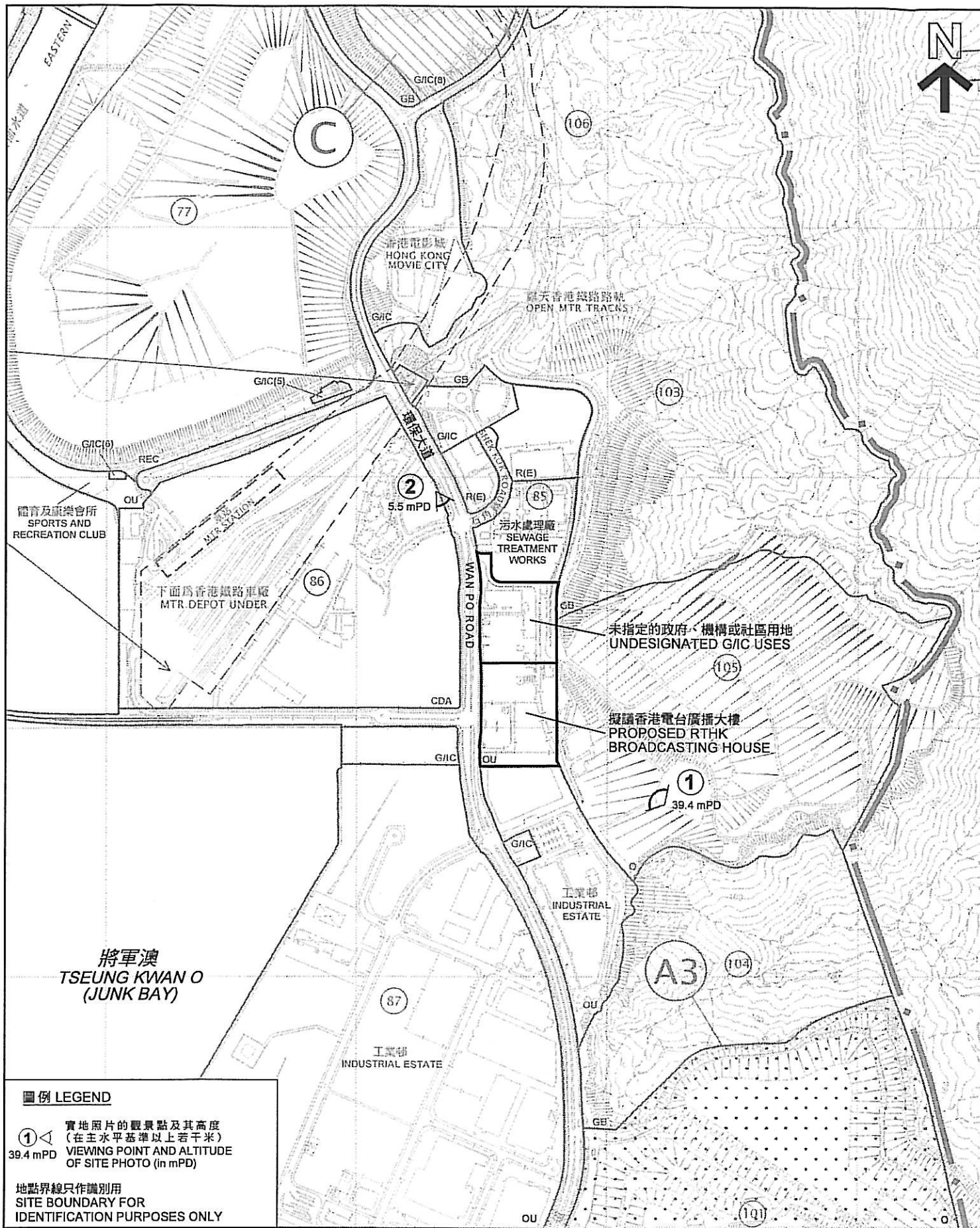
米 200 0 200 400 米  
SCALE 1 : 10 000 比例尺  
METRES

規劃署 西貢及離島規劃處  
SAI KUNG AND ISLANDS  
DISTRICT PLANNING OFFICE  
PLANNING DEPARTMENT

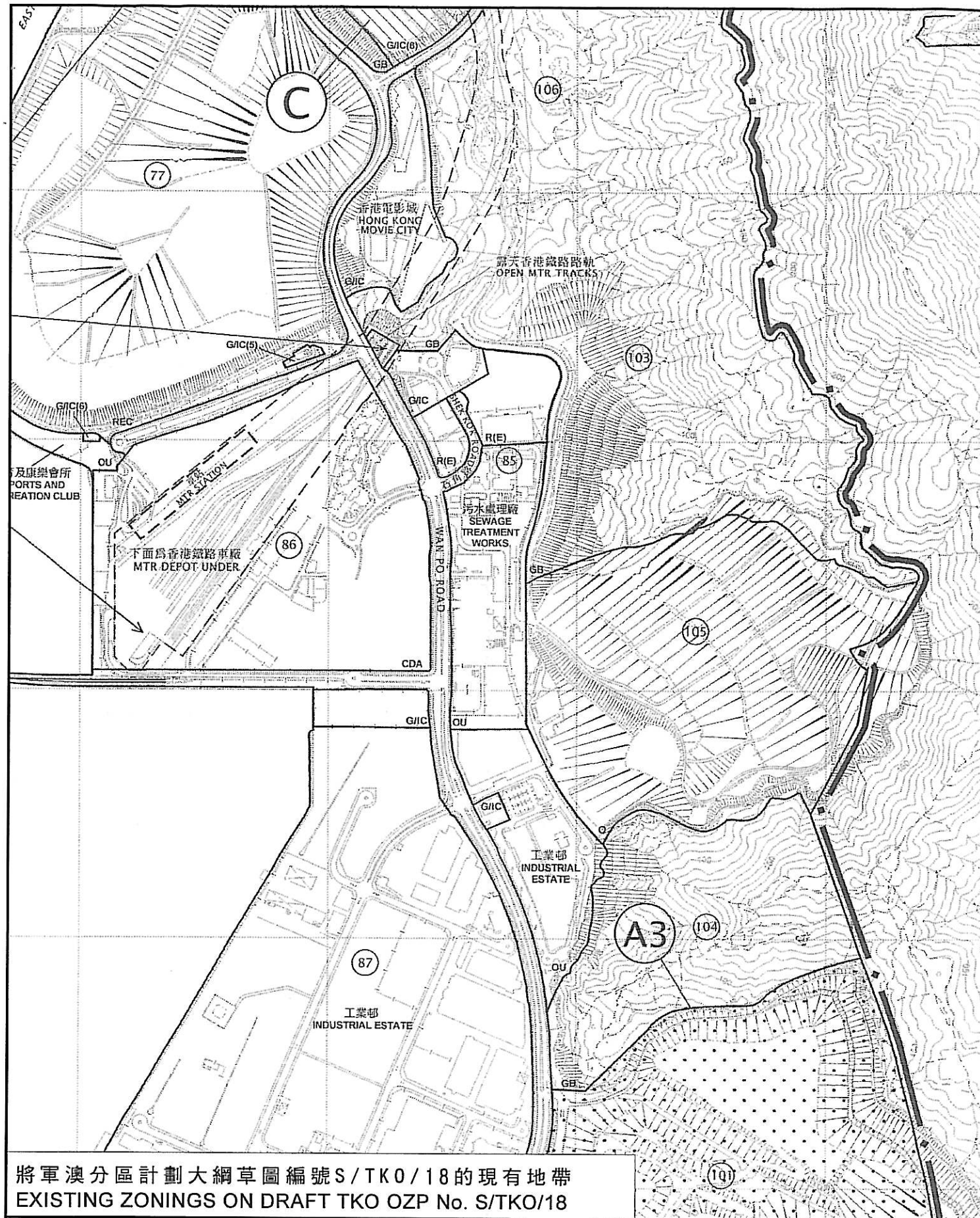


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REFERENCE No.  
M/TKO/11/04

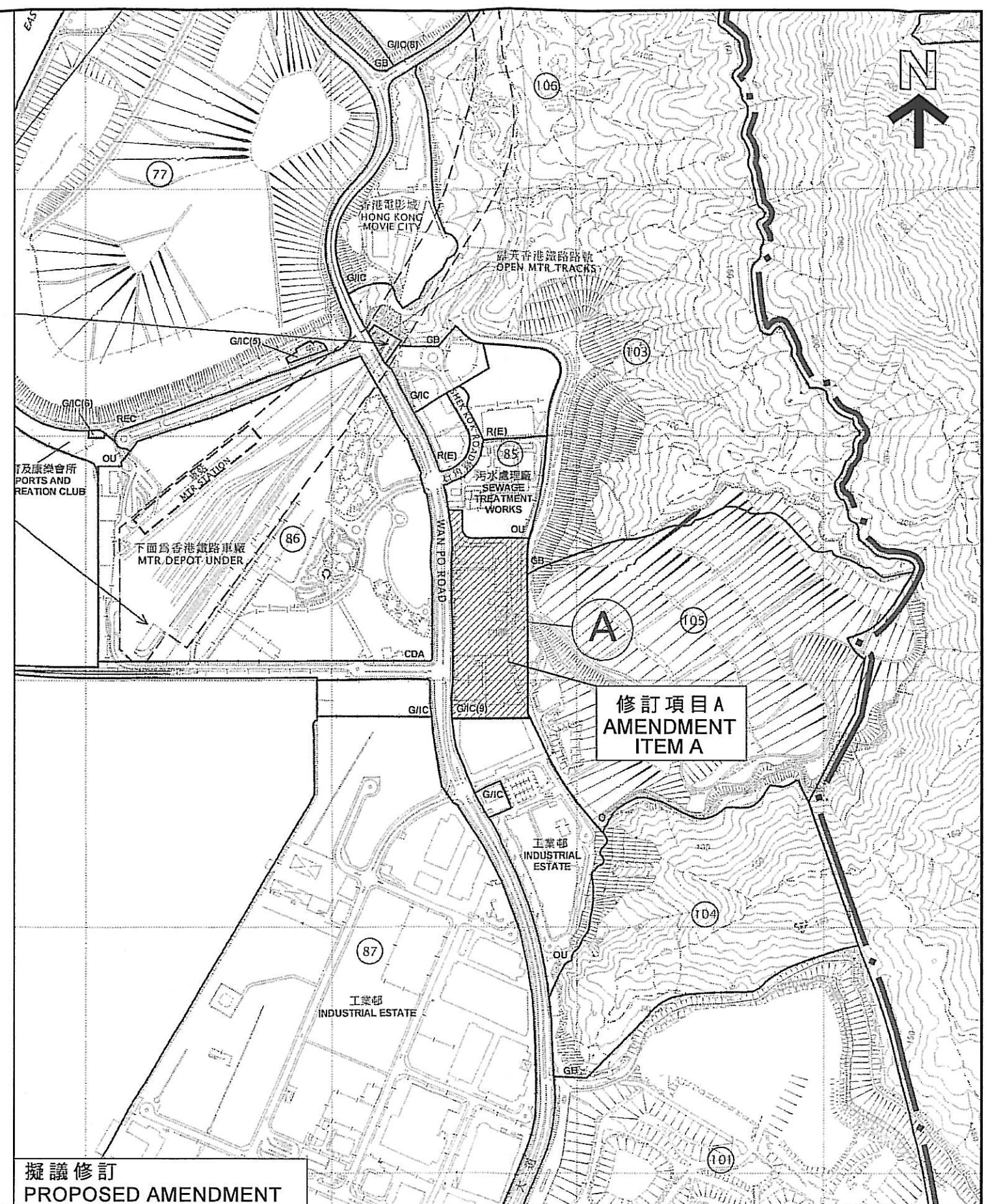
圖 PLAN  
1







將軍澳分區計劃大綱草圖編號S/TKO/18的現有地帶  
EXISTING ZONINGS ON DRAFT TKO OZP No. S/TKO/18



擬議修訂  
PROPOSED AMENDMENT

本摘要圖於2011年3月4日擬備，  
所根據的資料為  
於2010年5月7日展示的分區計劃大綱草圖  
編號S/TKO/18，以及擬議修訂的  
分區計劃大綱圖編號S/TKO/18A  
EXTRACT PLAN PREPARED ON 4.3.2011  
BASED ON DRAFT OUTLINE ZONING PLANS No.  
S/TKO/18 EXHIBITED ON 7.5.2010 AND  
PROPOSED AMENDMENT S/TKO/18A

### 位置圖 LOCATION PLAN

將軍澳分區計劃大綱草圖編號S/TKO/18的擬議修訂  
PROPOSED AMENDMENT TO DRAFT TSEUNG KWAN O  
OUTLINE ZONING PLAN No. S/TKO/18

SCALE 1: 10 000  
METRES 100 0 100 200 300 400 500 600 700 800 900 1 000 METRES

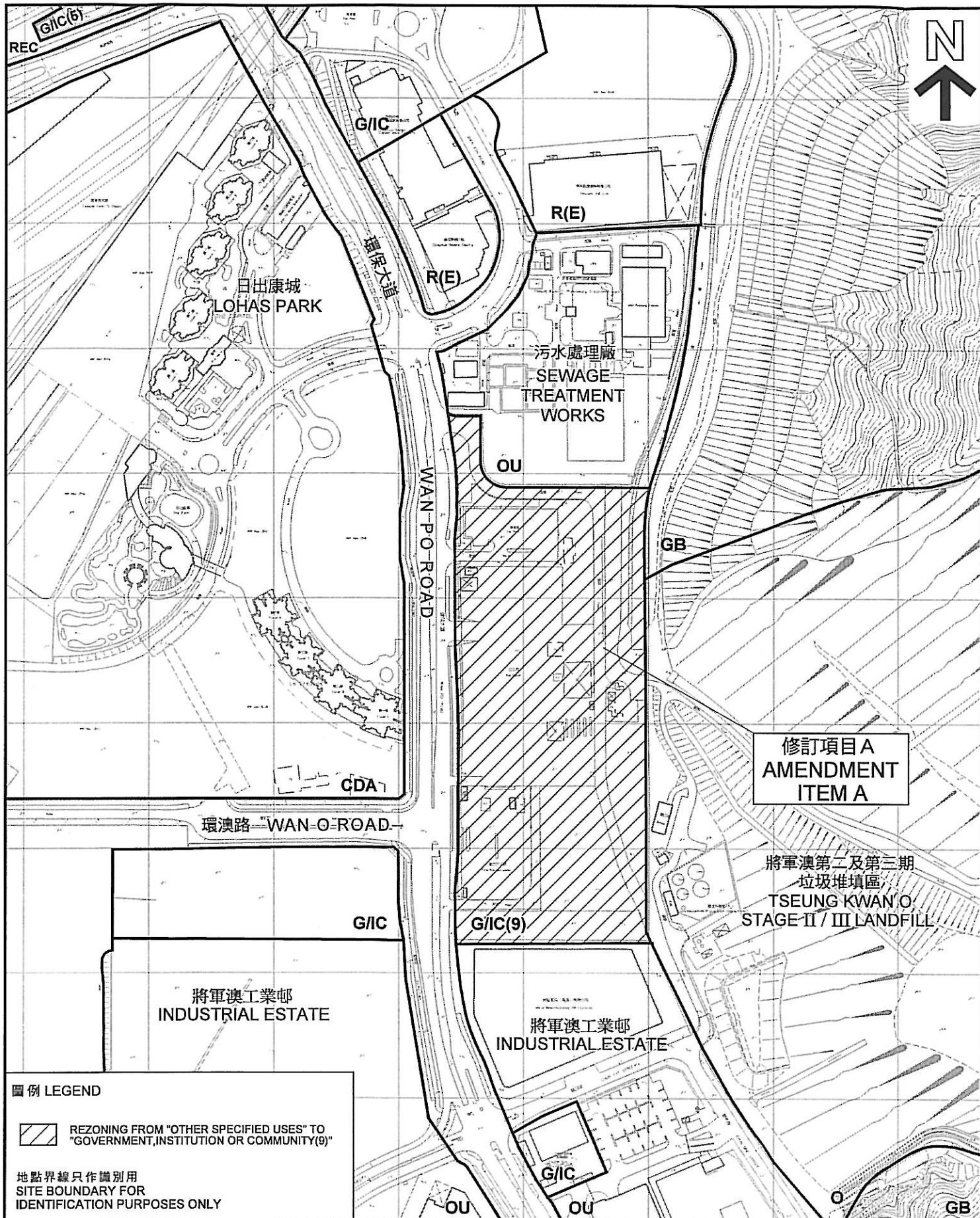
規劃署 西貢及離島規劃處  
SAI KUNG AND ISLANDS  
DISTRICT PLANNING OFFICE  
PLANNING DEPARTMENT

參考編號  
REFERENCE No.  
M/TKO/11/04



圖 PLAN  
3





圖例 LEGEND

 REZONING FROM "OTHER SPECIFIED USES" TO "GOVERNMENT, INSTITUTION OR COMMUNITY(9)"

地點界線只作識別用  
SITE BOUNDARY FOR  
IDENTIFICATION PURPOSES ONLY

平面圖 SITE PLAN

將軍澳分區計劃大綱草圖編號S/TKO/18的擬議修訂  
PROPOSED AMENDMENT TO  
DRAFT TSEUNG KWAN O  
OUTLINE ZONING PLAN No. S/TKO/18

本摘要圖於2011年3月4日擬備，  
所根據的資料為測量圖編號  
12-SW-1B、1D、12-SW-2A和2C  
EXTRACT PLAN PREPARED ON 4.3.2011  
BASED ON SURVEY SHEETS No.  
12-SW-1B, 1D, 12-SW-2A & 2C

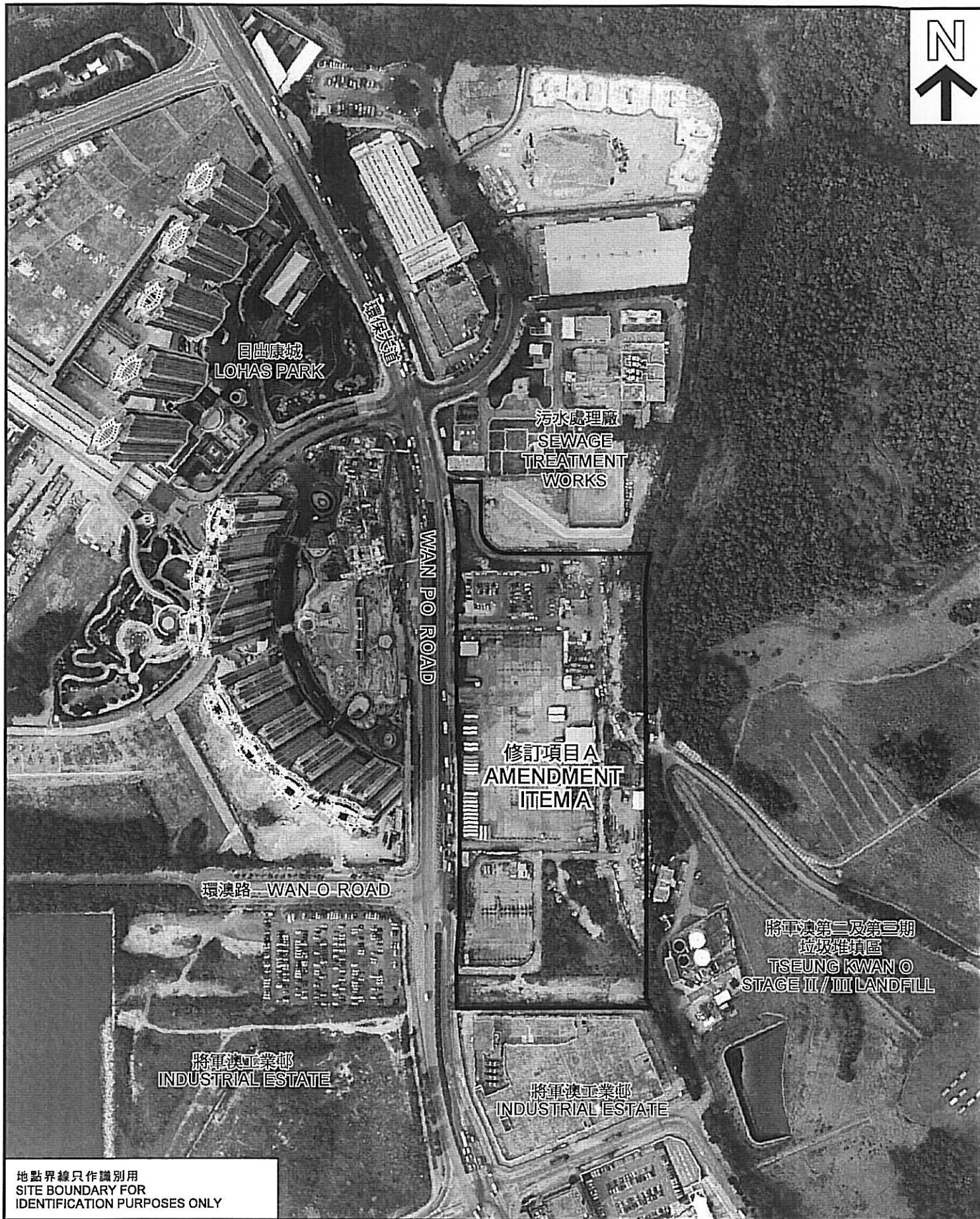
SCALE 1:4 000 比例尺  
米 80 0 80 160 米  
METRES

規劃署 西貢及離島規劃處  
SAI KUNG AND ISLANDS  
DISTRICT PLANNING OFFICE  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/TKO/11/04

圖 PLAN  
4



地點界線只作識別用  
SITE BOUNDARY FOR  
IDENTIFICATION PURPOSES ONLY

### 平面圖 SITE PLAN

本摘要圖於2011年3月4日擬備，所根據  
的資料為地政總署於2010年11月3日拍得  
的航攝照片編號CS30145  
EXTRACT PLAN PREPARED ON 4.3.2011  
BASED ON AERIAL PHOTO No.  
CS30145 TAKEN ON 3.11.2010  
BY LANDS DEPARTMENT

將軍澳分區計劃大綱草圖編號S/TKO/18的擬議修訂  
PROPOSED AMENDMENT TO  
DRAFT TSEUNG KWAN O  
OUTLINE ZONING PLAN No. S/TKO/18

規劃署 西貢及離島規劃處  
SAI KUNG AND ISLANDS  
DISTRICT PLANNING OFFICE  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/TKO/11/04

圖 PLAN  
5



1



擬議香港電台廣播大樓  
PROPOSED RTHK BROADCASTING HOUSE

未指定的政府、機構或社區用地  
UNDESIGNATED G/C USES

本摘要圖於2011年4月8日擬備  
PLAN PREPARED ON 8.4.2011

### 合成照片 PHOTOMONTAGE

擬議將軍澳85區香港電台廣播大樓  
和未指定的政府、機構或社區用地地點  
PROPOSED SITES FOR RTHK BROADCASTING HOUSE  
AND UNDESIGNATED G/C USES  
AREA 85, TSEUNG KWAN O

規劃署 西貢及離島規劃處  
SAI KUNG AND ISLANDS  
DISTRICT PLANNING OFFICE  
PLANNING DEPARTMENT

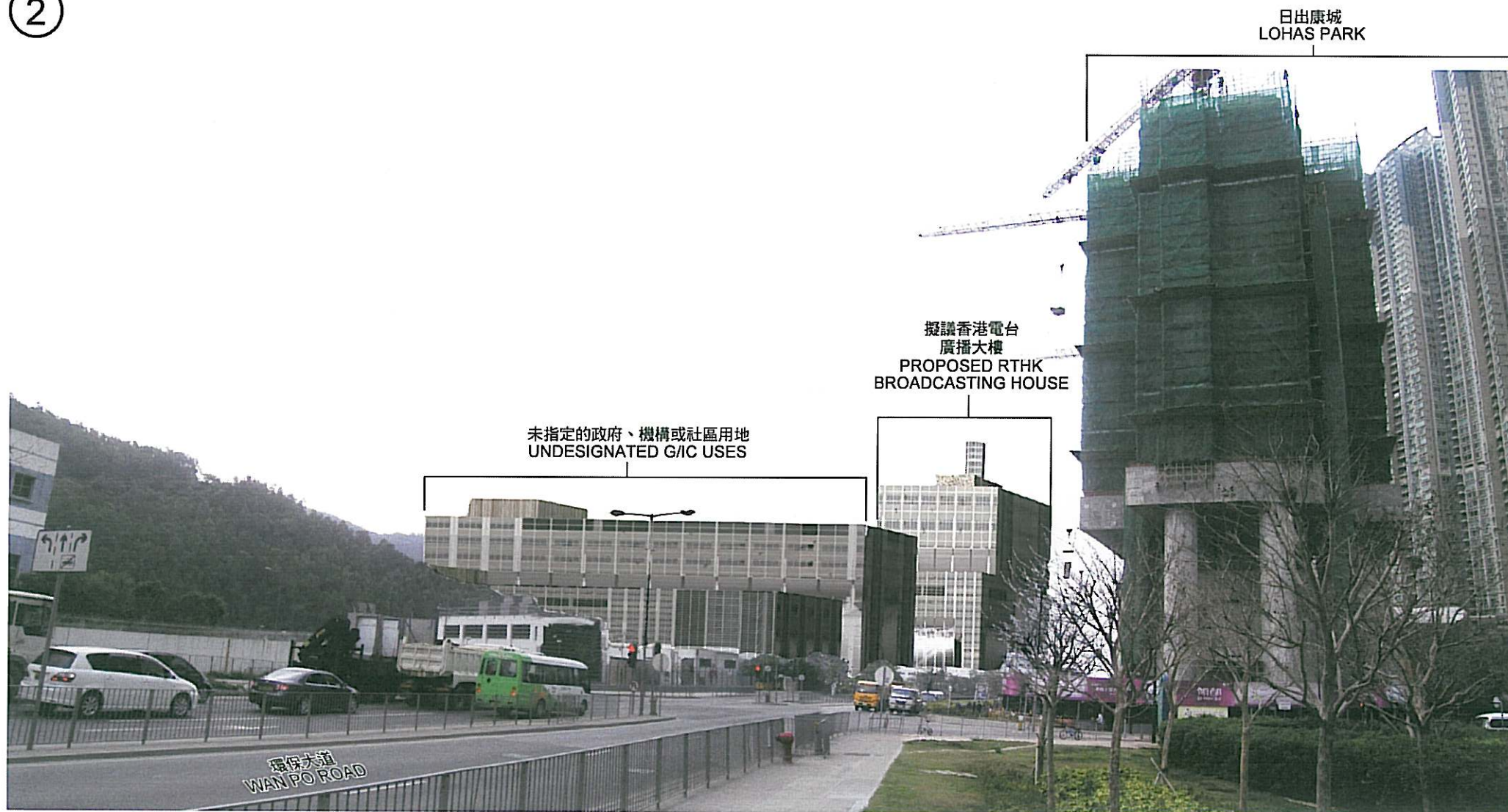


參考編號  
REFERENCE No.  
M/TKO/11/04

圖 PLAN  
6



2



# 合成照片 PHOTOMONTAGE

擬議將軍澳 85 區香港電台廣播大樓  
和未指定的政府、機構或社區用地地點  
PROPOSED SITES FOR RTHK BROADCASTING HOUSE  
AND UNDESIGNATED G/I/C USES  
AREA 85, TSEUNG KWAN O

規劃署 西貢及離島規劃處  
SAI KUNG AND ISLANDS  
DISTRICT PLANNING OFFICE  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/TKO/11/04

圖 PLAN  
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本摘要圖於2011年4月8日擬備  
PLAN PREPARED ON 8.4.2011