

# **TOWN PLANNING BOARD**

**TPB Paper No. 10295  
for Consideration by the  
Town Planning Board on 16.6.2017**

**Proposed Amendments to the Master Schedule of Notes to  
Statutory Plans, Definition of Terms Used in  
Statutory Plans and Broad Use Terms**

**Proposed Amendments to the Master Schedule of Notes to Statutory Plans,  
Definitions of Terms Used in Statutory Plans and Broad Use Terms**

**1. Purpose**

This paper is to seek Members' agreement to the proposed amendments to the Master Schedule of Notes to Statutory Plans (MSN), Definitions of Terms used in Statutory Plans (DoT) and Broad Use Terms (BUT).

**2. Background**

On 28.2.2003, the Town Planning Board (the Board) endorsed a set of revised MSN, DOT and BUT and agreed that all the Outline Zoning Plans (OZP) in force should be amended to incorporate the revised MSN. Subsequently, the MSN, DoT and / or BUT have been refined many times and the last refinement was made in 2012. Due to emerging uses and new developments over the years, further amendments to the documents are considered necessary.

**3. Proposed Amendments to MSN, DoT, BUT**

**(a) Art Studio**

3.1 With a view to supporting art development and to optimizing the use of industrial floor space without compromising building and fire safety, the Rural and New Town Planning Committee of the Board agreed on 27.3.2015 the incorporation of 'Art Studio (excluding those involving direct provision of services or goods)' as a Column 1 use in Schedule II of the "Other Specified Uses" annotated "Business" ("OU(B)") and "OU(B)1" zones, as well as in the "Industrial" ("I") zone<sup>1</sup> on the Sha Tin OZP. Similar amendments, including those made to Schedule II of the "Residential (Group E)" ("R(E)") zone for urban and New Town areas only, were made to 15 OZPs. A list of the 15 OZPs with such use incorporated is at **Annex A**. Other relevant OZPs will be amended when opportunity arises.

3.2 As a follow-up action, amendments to MSN for Schedule II of the "R(E)" and "OU(B)" zones, as well as the "I" zone are required. The proposed amendments are highlighted bold and italic at **Annex B**. Opportunity is taken to update the planning intention of the "I" zone to clearly state that selected uses akin to industrial production and would not compromise building and fire safety are also always permitted.

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<sup>1</sup> As a corresponding amendment, 'not elsewhere specified' was added after 'Place of Recreation, Sports or Culture', to exclude 'Art Studio (excluding those involving direct provision of services or goods)' from the term, in Column 2 use.

**(b) Public Utility Installation**

- 3.3 At present, sewage treatment/screening plant (STP) is an always permitted use only in the “Other Specified Uses” (“OU”) zone designated particularly for such purpose. Under MSN, provision for planning application under section 16 of the Town Planning Ordinance (TPO) for STP is only available in the “Government, Institution or Community” (“G/IC”) zone and areas shown as ‘Road’. STP developments in other zones require amendment to plans.
- 3.4 STPs provided by the Government to serve the rural or village areas are usually of a small treatment capacity (less than 5,000m<sup>3</sup> per day) and they are not expected to have significant impact on the surrounding environment. To ensure that the impacts of these STPs on the surrounding areas are acceptable, a preliminary environmental review has to be conducted to the satisfaction of the Director of Environmental Protection. The operation of the STPs is also subject to the Water Pollution Control Ordinance.
- 3.5 To expedite the process of sewerage improvement in rural or village areas<sup>2</sup>, it is proposed to reclassify STPs provided by the Government with a treatment capacity of less than 5,000m<sup>3</sup> per day as ‘Public Utility Installation’ (PUI) (the proposal) (Table 1 at **Annex C**) such that these small scale STPs can be processed by way of section 16 planning application under the TPO in many land use zones, such as ‘Green Belt’, “Conservation Area”, “Coastal Protection Area”, “Agriculture”. Corresponding amendments are proposed to the definition of ‘PUI’ and ‘Sewage Treatment/Screening Plant’ and BUT of ‘PUI’ (Tables 2 and 3 at **Annex C**).
- 3.6 Under the proposal, although PUI is a Column 1 use in some land use zones<sup>3</sup>, such as “Commercial”, “OU” annotated “Mixed Use” where STP may not be compatible, these zones are not commonly found in the rural areas. Besides, sewage treatment facilities are normally provided on designated sites in the urban areas. For other zones including “Residential (Group E)” (Schedule II), “Industrial (Group D)”, “Open Storage”, PUI including small-scale STP would not be incompatible with other uses under Column 1 of these zones.

**(c) Cooked Food Centre**

- 3.7 Under the current DoT, ‘Cooked Food Centre’ means any place or structure that is reserved for market stall lessees to sell cooked food, soft drinks, other light refreshments or fruit to the public under the management of the Food and Environmental Hygiene Department (FEHD). Apart from FEHD, there are

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<sup>2</sup> According to the Environmental Protection Department (EPD), as of April 2016, about 395,000 population residing in village houses, squatters and private housing developments mostly in the New Territories mainly relied on septic-tank-and-soakaway (STS) systems for treating their sewage. A proper sewerage network for collecting sewage from village houses for suitable treatment is the long-term solution to the water pollution problems in the related areas and EPD has a village sewerage programme to extend progressively the public sewerage (which may include small scale local treatment plants in remote villages) to unsewered rural villages.

<sup>3</sup> The land use zones include “Other Specified Uses” (“OU”) annotated “Mixed Use” (Schedules I and III), “Residential (Group E)” (Schedule II), “Commercial”, “Government, Institution or Community”, “Industrial”, “Industrial (Group D)”, “Open Storage”, “OU” annotated “Business” and “OU” annotated “Industrial Estate”.

cooked food centres such as those in the public housing estates not under the management of FEHD.

- 3.8 To allow flexibility, it is proposed to revise the DoT of 'Cooked Food Centre' to delete the phrase 'under the management of the Food and Environmental Hygiene Department'. Some refinement to the definition is also proposed to better reflect the operation of the cooked food centres. The proposed revisions are marked bold, italic and cross-out at **Annex D**.

***(d) Non-polluting Industrial Use***

- 3.9 According to the Report on "2014 Area Assessments of Industrial Land in the Territory", existing industrial buildings (IBs), particularly those in urban area, with high ceiling design, heavy floor loading, and flexible floor layout are attractive to many uses. Some emerging uses such as hydroponics and aquaculture are found in IBs.
- 3.10 Technology-based crop and aquaculture production, which means the production of crops and aquatic organism, including hydroponics and aquaculture, in a controlled process through technological means, is akin to industrial production and would unlikely create nuisance, or involve activities that are detrimental to other uses in IBs or industrial-office (I-O) buildings. Such uses could be allowed in the "I" and "OU(B)" zones and in IBs and I-O buildings in the "R(E)" zone, if they do not involve direct provision of customer services or goods that may raise fire safety concern.
- 3.11 It is proposed to define the new term 'Technology-based Crop and Aquaculture Production (excluding those involving direct provision of customer services or goods)' in DoT (Table 1 at **Annex E**) and to add in the remarks of the DoT of 'Non-polluting Industrial Use' that 'Technology-based Crop and Aquaculture Production (excluding those involving direct provision of customer services or goods)' can be regarded as 'Non-polluting Industrial Use'. The proposed amendment to the DoT is highlighted bold and italic in Table 2 at **Annex E**.

***(e) Government Use***

- 3.12 According to BUT, a number of uses including 'Driving Test Centre', 'Fire Station', 'Government Flying Service', 'Judicial Facility', 'Police Reporting Centre / Police Post', 'Police Station', 'Post Office', 'Vehicle Pound', 'Weighing Station' are subsumed under 'Government Use'. 'Government Use' also includes government depot and government offices.
- 3.13 In MSN, 'Government Use' is a Column 1 use, which is permitted as of right, in the "G/IC" zone, as well as in commercial- or industrial-related zones. The exception is Schedule I of the "OU(B)" zone for open-air development or for building other than industrial or I-O building, where 'Government Use' is a Column 2 use while 'Office' is always permitted.
- 3.14 The "OU(B)" zone is intended primarily for general business uses including non-polluting industrial, office and other commercial uses. As government

offices are considered more akin to general office use by nature and should be allowed as of right in Schedule I of the “OU(B)” zone, it is proposed to revise the remarks of the BUT for ‘Government Use’ and ‘Office’ so that government offices located in commercial building would be considered as ‘Office’. The proposed amendments to the BUT are highlighted bold, italic and cross-out in **Annex F**.

***(f) Technical Amendments to MSN***

3.15 As the requirement for application for ‘diversion of streams’ have already been incorporated in conservation-related zones and “Agriculture” (“AGR”) zone in some OZPs currently in force, it is proposed to add to the Remarks in the Notes of conservation-related zonings (i.e. “Green Belt”, “Coastal Protection Area”, “Conservation Area”, “Site of Special Scientific Interest”, “OU” annotated “Comprehensive Development to include Wetland Restoration Area” and “OU” annotated “Comprehensive Development and Wetland Enhancement Area” zones) and “AGR” zone, if necessary, that any diversion of stream including that to effect a change of use to any of those specified in Columns 1 and 2 of the above-mentioned zones or the uses or developments always permitted under the covering Notes shall require planning permission from the Board. The proposed amendments are marked bold, italic, underlined and cross-out at **Annex G**.

3.16 Opportunity is also taken to amend the Chinese translation of ‘port back-up uses’ in the planning intention of the “OU” annotated “Comprehensive Development to include Wetland Restoration Area” zone from ‘貨櫃後勤用途’ to ‘港口後勤用途’ to tally with that of the English version (**Annex H**).

**4. Consultation**

Concerned government bureaux / departments have been consulted on the proposals and no objection or adverse comments have been received. Departmental comments have been incorporated in the proposals, where appropriate. A list of the bureaux / departments consulted is provided at **Annex I**.

**5. Decision Sought**

Members are invited to consider and agree to:

- (a) the proposed amendments to the MSN in **Annexes B, G and H**; and
- (b) the proposed revisions to the DoTs and BUTs in **Annexes C, D, E and F**.

**Annexes**

**Annex A** List of Outline Zoning Plans with incorporation of ‘Art Studio (excluding those involving direct provision of services or goods)’ in the “Industrial” zone, Schedule II of “Other Specified Uses” annotated “Business” (“OU(B)”) and/or “Residential (Group E)” (“R(E)”) Zones

- Annex B** Proposed Revised Master Schedule of Notes to Statutory Plans of Schedule II of the “Residential (Group E)” and “Other Specified Uses” annotated “Business” Zones and the “Industrial” Zone
- Annex C** Proposed Revised Definition of Terms Used in Statutory Plans and Broad Use Terms in relation to ‘Public Utility Installation’ and ‘Sewage Treatment/Screening Plant’
- Annex D** Proposed Revised Definition of Terms Used in Statutory Plans with respect to ‘Cooked Food Centre’
- Annex E** Proposed New Term of ‘Technology-based Crop and Aquaculture Production (excluding those involving direct provision of customer services or goods)’ and Revised Definition of ‘Non-Polluting Industrial Use’ in the Definition of Terms Used in Statutory Plans
- Annex F** Proposed Revisions to Broad Use Terms of ‘Government Use’ and ‘Office’
- Annex G** Proposed Revised Master Schedule of Notes to Statutory Plans of Conservation-Related Zones and “Agriculture” Zone
- Annex H** Proposed Revised Chinese Version of the Master Schedule of Notes to Statutory Plans of the “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zone
- Annex I** List of Bureaux / Departments Consulted with respect to the Proposed Amendments to ‘Art Studio’, ‘Public Utility Installation’, ‘Cooked Food Centre’, ‘Non-polluting Industrial Use’, ‘Government Use’ and ‘Office’

**PLANNING DEPARTMENT**  
**JUNE 2017**

**List of Outline Zoning Plans (OZP) with incorporation of  
'Art Studio (excluding those involving direct provision of services or goods)' in  
the "Industrial" ("I") zone, Schedule II of "Other Specified Uses" annotated  
"Business" ("OU(B)") and/or "Residential (Group E)" ("R(E)") Zones**

No.	OZP	Zone(s) involved	Gazetting date
1	Sha Tin OZP No. S/ST/31	"I", "OU(B)" and "OU(B)1"	17.4.2015
2	Ma Tau Kok OZP No. S/K10/21	"R(E)"	15.5.2015
3	Tsing Yi OZP No. S/TY/27	"OU(B)"	7.8.2015
4	Aberdeen & Ap Lei Chau OZP No. S/H15/30	"I", "OU(B)" and "R(E)"	24.12.2015
5	Fanling & Sheung Shui OZP No. S/FSS/21	"I"	29.1.2016
6	Kennedy Town & Mount Davis OZP No. S/H1/20	"R(E)"	11.3.2016
7	Cheung Sha Wan OZP No. S/K5/36	"R(E)" and "OU(B)"	11.3.2016
8	Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/28	"OU(B)"	24.3.2016
9	Tsuen Wan OZP No. S/TW/32	"I", "OU(B)" and "R(E)"	13.5.2016
10	Cha Kwo Ling, Yau Tong and Lei Yue Mun OZP No. S/K15/24	"OU(B)" and "R(E)"	24.6.2016
11	North Point OZP No. S/H8/25	"R(E)"	5.8.2016
12	Hung Hom OZP No. S/K9/25	"OU(B)"	28.10.2016
13	Chai Wan OZP No. S/H20/22	"I" and "OU(B)"	18.11.2016
14	Ngau Tau Kok and Kowloon Bay OZP No. S/K13/29	"OU(B)"	13.4.2017
15	Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1	"I"	26.5.2017

**Proposed Revised Master Schedule of Notes to Statutory Plans of Schedule II of the  
“Residential (Group E)” and “Other Specified Uses” annotated “Business” Zones  
and the “Industrial” Zone**

**RESIDENTIAL (GROUP E)**

*(for urban and New Town areas only)*

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

\* *Add where appropriate*

+ *The use to be added in Column 1 where infrastructure and traffic capacity permit. However, Container Freight Station and free-standing purpose-designed Logistics Centre should be retained under Column 2*



**RESIDENTIAL (GROUP E)** (cont'd)  
(for urban and New Town areas only)

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

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

Commercial Bathhouse/Massage  
Establishment\*

Social Welfare Facility (excluding those  
involving residential care)

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

@ *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**

*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.*

## **OTHER SPECIFIED USES**

For "Business" only

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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### **Schedule II: for industrial or industrial-office building<sup>@</sup>**

<p>Ambulance Depot</p> <p><i>Art Studio (excluding those involving direct provision of services or goods)</i></p> <p>Bus 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>^</sup>)</p> <p>Office (excluding those involving direct provision of customer services or goods)</p> <p>Public Convenience</p> <p>Public Transport Terminus or Station</p> <p>Public Utility Installation</p> <p>Public Vehicle Park (excluding container vehicle)</p> <p>Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation</p> <p>Recyclable Collection Centre</p> <p>Research, Design and Development Centre</p> <p>Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only)</p> <p>Utility Installation for Private Project</p> <p>Warehouse (excluding Dangerous Goods Godown)</p>	<p>Broadcasting, Television and/or Film Studio</p> <p>Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)</p> <p>Industrial Use (not elsewhere specified)</p> <p>Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances*</p> <p>Off-course Betting Centre</p> <p>Office (not elsewhere specified)</p> <p>Petrol Filling Station</p> <p>Place of Recreation, Sports or Culture (<i>not elsewhere specified</i>)</p> <p>Private Club</p> <p>Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom<sup>#</sup> which may be permitted on any floor)</p> <p>Vehicle Repair Workshop</p> <p>Wholesale Trade</p>
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In addition, for building without industrial undertakings involving offensive trades or the use/storage of Dangerous Goods<sup>^</sup>, the following use is always permitted :

Office

\* *Add where appropriate*

+ *The use to be added in Column 1 where infrastructure and traffic capacity permit, however, Container Freight Station and free-standing purpose-designed Logistics Centre should be retained under Column 2.*

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

**For "Business" only** (cont'd)

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

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

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:

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**

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

**INDUSTRIAL**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<p>Ambulance Depot</p> <p><i>Art Studio (excluding those involving direct provision of services or goods)</i></p> <p>Bus Depot*</p> <p>Cargo Handling and Forwarding Facility (not elsewhere specified)+</p> <p>Eating Place (Canteen, Cooked Food Centre only)</p> <p>Government Refuse Collection Point</p> <p>Government Use (not elsewhere specified)</p> <p>Industrial Use (not elsewhere specified)</p> <p>Information Technology and Telecommunications Industries</p> <p>Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only)</p> <p>Public Convenience</p> <p>Public Transport Terminus or Station</p> <p>Public Utility Installation</p> <p>Public Vehicle Park (excluding container vehicle)</p> <p>Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation</p> <p>Recyclable Collection Centre</p> <p>Research, Design and Development Centre</p> <p>Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only)</p> <p>Utility Installation for Private Project</p> <p>Vehicle Repair Workshop</p> <p>Warehouse (excluding Dangerous Goods Godown)</p>	<p>Broadcasting, Television and/or Film Studio</p> <p>Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)</p> <p>Concrete Batching Plant</p> <p>Container Vehicle Park/Container Vehicle Repair Yard*</p> <p>Dangerous Goods Godown</p> <p>Eating Place (not elsewhere specified) (in wholesale conversion of an existing building only)</p> <p>Educational Institution (in wholesale conversion of an existing building only)</p> <p>Exhibition or Convention Hall</p> <p>Industrial Use (Bleaching and Dyeing Factory, Electroplating/Printed Circuit Board Manufacture Factory, Metal Casting and Treatment Factory/Workshop only)*</p> <p>Institutional Use (not elsewhere specified) (in wholesale conversion of an existing building only)</p> <p>Marine Fuelling Station*</p> <p>Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances*</p> <p>Off-course Betting Centre</p> <p>Offensive Trades</p> <p>Office (not elsewhere specified)</p> <p>Open Storage (not elsewhere specified)*^</p> <p>Open Storage of Cement/Sand*^</p> <p>Open Storage of Chemical Products/ Dangerous Goods*^</p> <p>Petrol Filling Station</p> <p>Pier*</p> <p>Place of Entertainment (in wholesale conversion of an existing building only)</p> <p>Place of Recreation, Sports or Culture (<i>not elsewhere specified</i>)</p> <p>Private Club</p> <p>Public Clinic (in wholesale conversion of an existing building only)</p> <p>Religious Institution (in wholesale conversion of an existing building only)</p>

**INDUSTRIAL** (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Ship-building, Ship-breaking and Ship-repairing Yard* Shop and Services (not elsewhere specified) (ground floor only, except in wholesale conversion of an existing building and Ancillary Showroom <sup>#</sup> which may be permitted on any floor) Training Centre (in wholesale conversion of an existing building only) Vehicle Stripping/Breaking Yard* Wholesale Trade

+ The use to be added in Column 1 where infrastructure and traffic capacity permit, however, Container Freight Station and free-standing purpose-designed Logistics Centre should be retained under Column 2.

\* Add where appropriate

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:

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

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 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:

Social Welfare Facility (excluding those involving residential care)

<sup>#</sup> 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.

**INDUSTRIAL** (cont'd)

Planning Intention

*This zone is intended primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries, **and** office related to industrial use, **and selected uses akin to industrial production and would not compromise building and fire safety** are also always permitted in this zone.*

**Proposed Revised Definition of Terms Used in Statutory Plans and Broad Use Terms in relation to  
‘Public Utility Installation’ and ‘Sewage Treatment/Screening Plant’**

Table 1: Proposed Revised Definition of Term of ‘Public Utility Installation’

<u>Use</u>	<u>Definition</u>	<u>Remarks</u>
<b>Public Utility Installation</b>	Means any tank, structure or premises built on, over, or under ground level for the provision of water, sewerage, gas, electricity, broadcasting, television and telecommunications services to serve the local district.	<p>It includes, unless otherwise specified, telecommunications radio base station, public utility pipeline, pump house, pylons (including overhead electric cables), electricity substation, telephone exchange, water pumping station, flood control pumping station <del>and</del>, sewage pumping station <i>and sewage treatment/screening plant provided by the Government with a treatment capacity of less than 5,000m<sup>3</sup> per day.</i></p> <p>It excludes such small-scale facilities as electricity mast, lamp pole and telephone booth, which are always permitted in the covering Notes.</p> <p>It also excludes such major installations as water treatment plant, sewage treatment plant (<i>unless otherwise specified</i>), electric power station, gas works, radar, telecommunications electronic microwave repeater, television and/or radio transmitter installation to serve a wide geographical area.</p> <p>It also excludes building wholly or principally used as an administrative or business premises of an utility company.</p> <p><i>[‘Sewage Pumping Station’, ‘Flood Control Pumping Station’, ‘Telecommunications Radio Base Station’ and ‘Public Utility Pipeline’ subsumed under this term unless otherwise specified or separately permitted under the covering Notes]</i></p>

Table 2: Proposed Revised Definition of Term of ‘Sewage Treatment/Screening Plant’

Use	Definition	Remarks
Sewage Treatment/Screening Plant	Means any place or premises where sewage and other liquid wastes are treated or screened before discharge	<b><i>Sewage treatment/screening plant provided by the Government with a treatment capacity of less than 5,000m<sup>3</sup> per day subsumed under ‘Public Utility Installation’</i></b>

Table 3: Proposed Revision to Broad Use Term of ‘Public Utility Installation’

Broad Use Term	Subsumed Use Term(s)	Remarks
Public Utility Installation	Sewage Pumping Station; Flood Control Pumping Station; Telecommunications Radio Base Station (exceeding certain specified dimensions)	Also includes electricity substation, pylons, telephone exchange, water pumping station, pump house <b><i>and sewage treatment/screening plant provided by the Government with a treatment capacity of less than 5,000m<sup>3</sup> per day.</i></b>



**Annex D**

**Proposed Revised Definition of Terms Used in Statutory Plans  
with respect to 'Cooked Food Centre'**

<b>Use</b>	<b><u>Definition</u></b>	<b><u>Remarks</u></b>
Cooked Food Centre	Means any place or structure <i>owned by the Government or within public housing estates</i> that is reserved for/ <i>used by market stall lessees operators to prepare and</i> sell cooked food, <i>soft</i> drinks, other light refreshments or fruit to the public <i>under the management of the Food and Environmental Hygiene Department.</i>	<i>[Subsumed under 'Eating Place' unless otherwise specified]</i>

**Proposed New Term of ‘Technology-based Crop and Aquaculture Production (excluding those involving direct provision of customer services or goods)’ and Revised Definition of ‘Non-Polluting Industrial Use’ in the Definition of Terms Used in Statutory Plans**

Table 1: Proposed New Term of ‘Technology-based Crop and Aquaculture Production (excluding those involving direct provision of customer services or goods)’

<b>Use</b>	<b>Definition</b>	<b>Remarks</b>
Technology-based Crop and Aquaculture Production (excluding those involving direct provision of customer services or goods)	Means the production of crops and aquatic organisms in a controlled process through technological means; whereby the inputs, process and environmental factors, including but not limited to light intensity, temperature, humidity, carbon dioxide and air flow, are constantly monitored and adjusted for an optimal output.	<p>It includes edible fungi production, hydroponic production, aeroponic production, aquaponic, sprouts/seedling production and aquaculture.</p> <p>It excludes activities involving direct provision of customer services or goods such as hobby classes, seminars and direct sales of goods.</p>

Table 2: Proposed Revised Definition of Term of ‘Non-polluting Industrial Use’

<b>Use</b>	<b>Definition</b>	<b>Remarks</b>
<b>Non-polluting Industrial Use</b>	Means any industrial use which does not involve activities that are detriment to the occupants of the building and amenity of the area by reason of noise, waste water discharge, vibration, smell, fume, smoke, soot, ash, dust or grit.	<p>It includes mini storage, which are usually self storage facilities lease space to individuals, usually storing household goods, or to small businesses, usually storing excess inventory or archived records, but excluding the storage of any dangerous goods as specified in section 3 of the Dangerous Goods Ordinance (Cap. 295).</p> <p><i>Technology-based Crop and Aquaculture Production</i></p>

Use	Definition	Remarks
		<p><i>(excluding those involving direct provision of customer services or goods) can be regarded as ‘Non-polluting Industrial Use’.</i></p> <p><i>[Subsumed under ‘Industrial Use’ unless otherwise specified.]</i></p>

**Proposed Revisions to Broad Use Terms of 'Government Use' and 'Office'**

Broad Use Term	Subsumed Use Term(s)	Remarks
Government Use	Driving Test Centre; Fire Station; Government Flying Service; Judicial Facility; Police Reporting Centre/Police Post; Police Station; Post Office; Vehicle Pound; Weighing Station	Also includes Government depot, <b><i>and</i></b> Government offices ( <b><i>except otherwise specified</i></b> )
Office	Audio-visual Recording Studio; Design and Media Production Office (excluding those involving direct provision of customer services or goods); Office Related to Industrial Use	Office (excluding those involving direct provision of customer services or goods) and Office Related to Industrial Use will appear as separate use terms in the "OU(Business)" and "I" zones respectively  <b><i>Also includes Government offices in commercial building</i></b>

**Proposed Revised Master Schedule of Notes to Statutory Plans  
of Conservation-Related Zones and “Agriculture” Zone**

**GREEN BELT**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot* Country Park** Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Burial Ground* Cable Car Route and Terminal Building* Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Firing Range* Flat* Golf Course* Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad* Holiday Camp House* (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes +) Marina* Marine Fuelling Station* Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances* 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

## GREEN BELT (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
	Service Reservoir Social Welfare Facility Utility Installation for Private Project Zoo*

\* *Add where appropriate*

\*\* *Also add where appropriate but, if added, country park should be marked with \* and the following remark should be added:*

\* *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.*

+ *The remarks in brackets to be added in rural OZPs only*

### Planning Intention

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

**For rural area/New Town:** *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.*

### Remarks

Any ***diversion of stream***,\* filling of land/*pond*\* or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (*except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works*)\*, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the *interim/draft*\* development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

\* Remarks in italics to be added where appropriate

## COASTAL PROTECTION AREA

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 (other than Plant Nursery)	Field Study/Education/Visitor Centre
Barbecue Spot*	Government Use
Country Park**	Holiday Camp*
Nature Reserve	House (Redevelopment only)
Nature Trail	Pier*
On-Farm Domestic Structure	Public Convenience
Picnic Area*	Public Utility Installation
Wild Animals Protection Area	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
	Tent Camping Ground*
	Utility Installation for Private Project*

\* *Add where appropriate*

\*\* *Also add where appropriate but, if added, country park should be marked with \* and the following remark should be added:*

\* *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 zoning is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion.*

*There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.*

### Remarks

- (a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the *interim/draft*\* development permission area plan.
- (b) Any ***diversion of stream,\**** filling of land/*pond*\* or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the *interim/draft*\* development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

\* *Remarks in italics to be added where appropriate*

## CONSERVATION AREA

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 (other than Plant Nursery)	Barbecue Spot*
Country Park**	Field Study /Education/Visitor Centre
Nature Reserve	Government Refuse Collection Point
Nature Trail	Government Use (not elsewhere specified)
On-Farm Domestic Structure	Holiday Camp*
Picnic Area*	House (Redevelopment only)
Wild Animals Protection Area	Pier*
	Public Convenience
	Public Utility Installation
	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
	Tent Camping Ground*
	Utility Installation for Private Project*

\* *Add where appropriate*

\*\* *Also add where appropriate but, if added, country park should be marked with \* and the following remark should be added:*

\* *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 zoning is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Site of Special Scientific Interest or Country Park from the adverse effects of development.*

*There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.*

### Remarks

- (a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the *interim/draft*\* development permission area plan.
- (b) Any **diversion of stream**,\* filling of land/pond\* or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the *interim/draft*\* development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

\* *Remarks in italics to be added where appropriate*



**CONSERVATION AREA**  
(for wetland only)

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 (Fish Pond Culture only)	Field Study/Education/Visitor Centre
Country Park**	Government Refuse Collection Point
Nature Reserve	Government Use (not elsewhere specified)
On-Farm Domestic Structure	House (Redevelopment only)
Wetland Habitat	Nature Trail
Wild Animals Protection Area	Public Convenience
	Public Utility Installation
	Utility Installation for Private Project*

\* *Add where appropriate*

\*\* *Also add where appropriate but, if added, country park should be marked with \* and the following remark should be added:*

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

**Planning Intention**

*The planning intention of this zone is to conserve the ecological value of wetland and fish ponds which form an integral part of the wetland ecosystem. The "no-net-loss in wetland" principle is adopted for any change in use within this zone. The primary intention is to discourage new development unless it is required to support the conservation of the ecological integrity of the wetland ecosystem or the development is an essential infrastructure project with overriding public interest.*

**Remarks**

- (a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the *interim/draft*\* development permission area plan.
- (b) Any ***diversion of stream***,\* filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the *interim/draft*\* development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

\* *Remarks in italics to be added where appropriate*

## SITE OF SPECIAL SCIENTIFIC INTEREST

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

\* *Add where appropriate*

\*\* *Also add where appropriate but, if added, country park should be marked with \* and the following remark should be added:*

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

### Planning Intention

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

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

### Remarks

Any **diversion of stream**,\* filling of land/pond\* or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the *interim/draft*\* development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

\* *Remarks in italics to be added where appropriate*

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

#### **For "Comprehensive Development to include Wetland Restoration Area" only**

- (b) For application for uses annotated with #, if developed individually and not forming part of a comprehensive development scheme, the requirement of the provision of wetland restoration proposal and the submission of layout plan as required under (a) above may be exempted.
- (c) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to 'New Territories Exempted House') shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of 6 storeys including carport or the plot ratio and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the *interim/draft*\* development permission area plan, whichever is the greater.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (b) above may be considered by the Town Planning Board on application under the section 16 of the Town Planning Ordinance.
- (e) In determining the maximum plot ratio, 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.
- (f) Any **diversion of stream**,\* filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the *interim/draft*\* development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

\* *Remarks in italics to be added where appropriate*

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

For "Comprehensive Development and Wetland Enhancement Area" only (cont'd)

Remarks (cont'd)

- (b) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum *gross floor area/plot ratio* of (xxx).
- (c) In determining the maximum *plot ratio/gross floor area\**, 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.
- (d) Any **diversion of stream,**\* filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the *interim/draft\** development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

\* *Remarks in italics to be added where appropriate*

## AGRICULTURE

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
Government Use (Police Reporting Centre only)	Barbecue Spot
On-Farm Domestic Structure	Burial Ground*
Public Convenience	Field Study/Education/Visitor Centre
Religious Institution (Ancestral Hall only)	Government Refuse Collection Point
Rural Committee/Village Office	Government Use (not elsewhere specified)
	House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
	Picnic Area
	Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only)
	Public Utility Installation
	Religious Institution (not elsewhere specified)
	School
	Utility Installation for Private Project

\* Add where appropriate

### Planning Intention

*This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.*

### Remarks

Any ***diversion of stream***,\* filling of land/pond<sup>△</sup>\*, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of XXX (insert the name of the relevant plan) without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:

- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
- (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.

<sup>△</sup> The word “pond”\* *Remarks in italics* to be added ***only*** where appropriate.

**Proposed Revised Chinese Version of the Master Schedule of Notes to Statutory Plans of the “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zone**

其他指定用途

只適用於「綜合發展包括濕地修復區」

第一欄	第二欄
經常准許的用途	須先向城市規劃委員會申請，可能在有 附帶條件或無附帶條件下獲准的用途
農業用途	食肆#
燒烤地點	分層住宅
郊野學習／教育／遊客中心	高爾夫球場
自然教育徑	政府垃圾收集站#
農地住用構築物	政府用途(未另有列明者)#
野餐地點	度假營
宗教機構(只限宗祠)*	酒店
鄉事委員會會所／鄉公所	屋宇(根據《註釋》說明頁准許翻建新 界豁免管制屋宇或以新界豁免管 制屋宇取代現有住用建築物者除 外)#
	自然保護區
	康體文娛場所
	私人會所
	政府診所#
	公廁設施#
	公共車輛總站或車站
	公用事業設施裝置#
	宗教機構(未另有列明者)
	住宿機構
	學校#
	商店及服務行業#
	社會福利設施#
	帳幕營地#
	主題公園
	私人發展計劃的公用設施裝置
	濕地生境
	動物園*

\* 適用時加進文內

規劃意向

此地帶的規劃意向，是鼓勵把毗連現有魚塘而環境已受破壞的濕地修復。為實現這個規劃意向，可進行綜合住宅及／或康樂發展計劃，並將濕地修復區納入計劃之內。設立此地帶的目的，亦是要促使環境已受破壞的濕地上零散的露天貯物及貨櫃港口後勤用途逐步遷離。任何新建築物，均應盡量遠離xxxx／后海灣\*。

### **OTHER SPECIFIED USES**

For “Comprehensive Development to include Wetland Restoration Area” only

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	Eating Place#
Barbecue Spot	Flat
Field Study/Education/Visitor Centre	Golf Course
Nature Trail	Government Refuse Collection Point#
On-Farm Domestic Structure	Government Use (not elsewhere specified)#
Picnic Area	Holiday Camp
Religious Institution (Ancestral Hall only)*	Hotel
Rural Committee/Village Office	House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)#
	Nature Reserve
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic #
	Public Convenience #
	Public Transport Terminus or Station
	Public Utility Installation #
	Religious Institution (not elsewhere specified)
	Residential Institution
	School #
	Shop and Services #
	Social Welfare Facility #
	Tent Camping Ground #
	Theme Park
	Utility Installation for Private Project
	Wetland Habitat
	Zoo*

\* Add where appropriate

#### **Planning Intention**

*This zone is intended to provide incentive for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential and/or recreational development to include wetland restoration area. It is also intended to phase out existing sporadic open storage and port back-up uses on degraded wetland. Any new building should be located farthest away from xxxxx/Deep Bay\*.*

**List of Bureaux / Departments consulted with respect to the Proposed Amendments to 'Art Studio', 'Public Utility Installation', 'Cooked Food Centre', 'Non-polluting Industrial Use', 'Government Use' and 'Office'**

On all proposals

- (a) Director of Lands;
- (b) Commissioner for Transport;
- (c) Director of Fire Services;

On proposed amendments to 'Art Studio', 'Cooked Food Centre', 'Non-polluting Industrial Use' and 'Government Use' and 'Office' only

- (d) Director of Buildings;
- (e) Government Property Agency;

On proposed amendments to 'Art Studio', 'Public Utility Installation', 'Cooked Food Centre' and 'Non-polluting Industrial Use' only

- (f) Director of Environmental Protection;
- (g) Director of Food and Environmental Hygiene;
- (h) Director of Drainage Services;

On proposed amendments to 'Art Studio', 'Cooked Food Centre' and 'Non-polluting Industrial Use' only

- (i) Commissioner of Police;
- (j) Director of Water Supplies;
- (k) Director of Electrical and Mechanical Services;
- (l) Director of Highways;

On proposed amendments to 'Art Studio', 'Non-polluting Industrial Use', 'Government Use' and 'Office' only

- (m) Director-General of Trade and Industry;
- (n) Head of Energizing Kowloon East Office;

On proposed amendments to 'Non-polluting Industrial Use', 'Government Use' and 'Office' only

- (o) Secretary for Commerce and Economic Development;

On proposed amendments to 'Art Studio' only

- (p) Secretary for Home Affairs;

On proposed amendments to 'Cooked Food Centre' only

- (q) Director of Housing;
- (r) Director of Architectural Services;

On proposed amendments to 'Non-polluting Industrial Use' only

- (s) Secretary for Food and Health; and
- (t) Director of Agriculture, Fisheries and Conservation.