

# TOWN PLANNING BOARD

TPB Paper No. 8836  
For Consideration by  
the Board on 10.6.2011

**Proposed Amendments to the Master Schedule of Notes to Statutory Plans and  
Proposed Amendments to Six Outline Zoning Plans with "I" Zones**

**Proposed Amendments to the Master Schedule of Notes to Statutory Plans and  
Proposed Amendments to Six Outline Zoning Plans with “I” Zones**

**1. Purpose**

The purpose of the paper is to seek Members’ agreement to the proposed amendments to the Master Schedule of Notes to Statutory Plans (MSN).

**2. Background**

On 28.2.2003, the Town Planning Board (the Board) endorsed a set of revised MSN, Definition of Terms and Broad Use Terms, and agreed that all the Outline Zoning Plans (OZPs) in force should be amended to incorporate the revised MSN. Several refinements to the MSN were subsequently made in 2004 and 2005. Due to changing circumstances and emerging issues in the last few years, further amendments to the MSN are considered necessary. These amendments are explained below.

**3. Amendments to the MSN**

**“Industrial” (“I”) Zone**

- 3.1 To cater for the structural changes in industrial activities, since 2001, the scope of uses permitted in the “Industrial” (“I”) zone has been expanded to facilitate the development of IT and telecommunications industries and other non-manufacturing activities such as offices related to industrial uses. The Chief Executive announced in his 2009-10 Policy Address new measures to promote revitalization of old industrial buildings through encouraging redevelopment and conversion of vacant or under-utilized industrial buildings. The objective is to provide readily available and suitable land and premises to meet Hong Kong’s economic and social needs, including the development of higher value-added economic activities, such as the six economic areas identified by the Task Force on Economic Challenges. Further amendments to the Notes of the “I” zone are proposed to facilitate the realization of the revitalization policy.
- 3.2 According to the Notes of the “I” zone, “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” and “Training Centre” are always permitted in the purpose-designed non-industrial portion on the lower floors of an existing building, provided that the uses are separated from the industrial

uses located above by a buffer floor of non-hazardous occupancy, such as a parking or loading/unloading floor (**Annex I**). For fire safety reason, no industrial uses will be permitted to co-exist with the commercial uses in the non-industrial portion.

- 3.3 However, among the permitted uses stated in paragraph 3.2 above, there is no provision for application for planning permission for “Eating Place”, Institutional Use (not elsewhere specified)”, “Public Clinic” and “Training Centre” uses in wholesale conversion of an existing industrial building in the “I” zone.
- 3.4 To increase flexibility and in line with the policy on revitalization of old industrial buildings, it is proposed that the four uses are to be included in column 2 of the user schedule of the “I” zone. To address fire safety concern, it is proposed that the uses should only be permissible, upon application, in wholesale conversion of an existing industrial building only so that industrial and commercial uses would not co-exist after conversion.
- 3.5 The Director of Fire Services has been consulted and has no objection to the proposed amendments.
- 3.6 The revised Notes of the “I” zone is attached at **Annex I** and the uses proposed to be added to column 2 are highlighted in italic for Members’ consideration.

#### 4. **Consultation**

- 4.1 Concerned Government departments have been consulted on the proposed amendments to the user schedule of the “I” zones. No objection or adverse comments have been received.
- 4.2 The public would be consulted on the proposed amendments in accordance with established procedures when amendments are made to individual OZPs.

#### 5. **Amendments to Relevant OZPs**

- 5.1 At present, there are 13 OZPs with “I” zone. Subject to the Board’s agreement to the proposed amendments to the MSN as stated in paragraph 3 above, it is proposed that 6 OZPs which are in draft status or have already been referred back for amendments will be amended in the first batch in accordance with the revised MSN. These OZPs include:

Draft Kennedy Town & Mount Davis OZP No. S/H1/18

Approved Chai Wan OZP No. S/H20/17

Draft South West Kowloon OZP No. S/K20/25

Approved Fanling & Sheung Shui OZP No. S/FSS/14

Draft Sha Tin OZP No. S/ST/24

Draft Ping Shan OZP No. S/YL-PS/12

A copy each of the amendment pages of the revised Notes of the 6 OZPs are attached at **Annex II(a) to II(f)** with the proposed amendments highlighted in bold and italic for Members' consideration.

- 5.2 In translating the proposed amendments to MSN to individual OZPs, the Notes of the concerned OZPs have been suitably adjusted to take account of the local circumstances. There are no other proposed amendments to the Plans and Notes of the OZPs.
- 5.3 The ESs of the 6 OZPs have been revised to include information on the amendments to the Notes of the OZPs and updating on latest developments in the respective planning areas. A copy each of the amendment pages of the ESs of the 6 OZPs with the proposed amendments highlighted in bold and italic are attached at **Annex II(a) to II(f)** for Members' consideration.
- 5.4 Amendments to the remaining 7 OZPs, which are mainly approved plans, with "I" zones would be made later upon referred back for amendments.

## 6. **Decision Sought**

Members are invited to:

- (i) consider and agree to the proposed amendments to the MSN as shown in **Annex I**;
- (ii) the 6 OZPs incorporated with the revised Notes of the "I" zones shown at **Annex II(a) to II(f)** are suitable for exhibition for public inspection under s.5 or 7 of the Ordinance;
- (iii) the updated ESs of the 6 OZPs incorporating the proposed amendments at **Annex II(a) to II(f)** should be adopted as an expression of the planning intention and objectives of the Board for the various land use zonings of the OZPs and issued under the name of the Board;
- (iv) the updated ESs are suitable for exhibition for public inspection together with the 6 draft OZPs.

## **Annexes**

**Annex I**                      Revised Notes for the "I" zone in the MSN

**Annexes II(a) to II(f)** Amendment pages of the revised Notes and updated ESs of the six OZPs

**PLANNING DEPARTMENT**

**June 2011**



**INDUSTRIAL**

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

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Ancillary Showroom <sup>#</sup> which may be permitted on any floor) <i>Training Centre (in wholesale conversion of an existing building only)</i> 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)

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

### Planning Intention

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

INDUSTRIAL

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

**INDUSTRIAL** (cont'd)

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

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

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

Social Welfare Facility (excluding those involving residential care)

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

**Planning Intention**

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

**Remarks**

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

# **HONG KONG PLANNING AREA NO. 1**

## **DRAFT KENNEDY TOWN & MOUNT DAVIS OUTLINE ZONING PLAN NO. S/H1/18A**

(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 Kennedy Town & Mount Davis Outline Zoning Plan (OZP) No. S/H1/18A. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the various land use zonings of the Plan.

#### **2. AUTHORITY FOR THE PLAN AND PROCEDURES**

- 2.1 On 31 October 1986, the draft Kennedy Town & Mount Davis OZP No. S/H1/1, being the first statutory plan covering the Kennedy Town and Mount Davis area, was gazetted under the Town Planning Ordinance (the Ordinance).
- 2.2 On 29 August 1989, the then Governor in Council referred the draft Kennedy Town & Mount Davis OZP No. S/H1/3 to the Board for further consideration and amendment under section 9(1)(c) of the Ordinance. The OZP was subsequently amended five times and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.3 On 19 September 2000, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Kennedy Town & Mount Davis OZP, which was subsequently renumbered as Plan No. S/H1/9. On 16 January 2001, the CE in C referred the approved OZP No. S/H1/9 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.4 On 11 June 2002, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Kennedy Town & Mount Davis OZP, which was subsequently renumbered as Plan No. S/H1/12. On 8 July 2003, the CE in C referred the approved OZP No. S/H1/12 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.5 On 2 November 2004, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Kennedy Town & Mount Davis OZP, which was subsequently renumbered as Plan No. S/H1/14.



- 2.6 On 4 September 2007, the Secretary for Development, under the delegated authority of the Chief Executive, directed the Board under section 3(1)(a) of the Ordinance to extend the planning scheme boundary of the Kennedy Town and Mount Davis OZP to cover the Belcher Bay Reclamation Area. On 2 October 2007, the CE in C referred the approved OZP No. S/H1/14 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.7 On 4 November 2008, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Kennedy Town & Mount Davis OZP, which was subsequently renumbered as S/H1/16. On 12 January 2010, the CE in C referred the approved OZP No. S/H1/16 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the gazette on 22 January 2010 under section 12(2) of the Ordinance.
- 2.8 On 26 March 2010, the draft Kennedy Town and Mount Davis OZP No. S/H1/17 incorporating amendments to delete the obsolete alignment of Route 7, incorporate the Mass Transit Railway (MTR) West Island Line (WIL) authorized by the CE in C under the Railways Ordinance (Chapter 519) on 10 March 2009, delete the outdated MTR alignment and station, delete portions of "Open Space" ("O") and "Government, Institution or Community" ("G/IC") zones for incorporation of WIL ventilation and plant buildings, as well as rezone a site at Forbes Street from "Comprehensive Development Area (1)" to "O" and "Green Belt" ("GB"), was exhibited for public inspection under section 5 of the Ordinance. The alignment and associated ventilation and plant buildings of the authorized WIL scheme are shown on the Plan for information. During the exhibition period, 1 representation supporting the deletion of Route 7 was received. The representation was considered by the Board on 17 September 2010.
- 2.9 On 25 February 2011, the draft Kennedy Town & Mount Davis OZP No. S/H1/18 (the Plan) incorporating amendments mainly relating to the imposition of building height restrictions for various development zones and rezoning proposals to reflect the planning intention or existing developments was exhibited for public inspection under section 7 of the Ordinance. *During the exhibition period, 638 representations were received.*
- 2.10 *On xx xxx 2011, the draft Kennedy Town & Mount Davis OZP No. S/H1/19 (the Plan), incorporating the amendments to the Notes of the "Industrial" zone, 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 zonings and major transport networks so that development and redevelopment within the Planning Scheme Area can be subject to statutory planning control.

Extract of Chai Wan Outline Zoning PlanINDUSTRIAL

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

(please see next page)



**INDUSTRIAL (cont'd)**

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

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

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

Social Welfare Facility (excluding those involving residential care)

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

**Planning Intention**

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

## **HONG KONG PLANNING AREA NO. 20**

### **APPROVED DRAFT CHAI WAN OUTLINE ZONING PLAN NO. S/H20/17A**

(Being *an Approved 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 *Approved draft* Chai Wan Outline Zoning Plan (OZP) No. S/H20/17A. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the various land use zonings of the Plan.

#### **2. AUTHORITY FOR THE PLAN AND PROCEDURES**

- 2.1 On 9 August 1957, the draft Chai Wan Outline Development Plan No. LH20/1/2, being the first statutory plan covering the Chai Wan area, was gazetted under the Town Planning Ordinance (the Ordinance). Since then, the plan had been amended many times to reflect the changing circumstances and updated land use development.
- 2.2 On 6 September 1988, the Chai Wan OZP No. S/H20/4 was approved by the then Governor in Council under section 9(1)(a) of the Ordinance. On 6 November 1990, the then Governor in Council referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended ten times and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances.
- 2.3 On 26 November 2002, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Chai Wan OZP, which was subsequently renumbered as S/H20/15. On 6 December 2002, the approved Chai Wan OZP No. S/H20/15 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.4 On 8 July 2003, the CE in C referred the approved Chai Wan OZP No. S/H20/15 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 18 July 2003 under section 12(2) of the Ordinance.

- 2.5 On 21 October 2004, the draft Chai Wan OZP No. S/H20/16 incorporating amendments mainly to reflect the existing land uses and approved developments, and to amend the Notes of the Plan in accordance with the revised Master Schedule of Notes to Statutory Plans endorsed by the Board, was exhibited for public inspection under section 5 of the Ordinance. During the exhibition period, one objection was received. After giving preliminary and further considerations to the objection on 7 January 2005 and 4 February 2005 respectively, the Board agreed to propose an amendment to partially meet the objection by amending the definition of "existing building" in the covering Notes. On 4 March 2005, the proposed amendment to the draft Chai Wan OZP No. S/H20/16 was notified in the Gazette under section 6(7) of the Ordinance. During the notification period, no further objection was received.
- 2.6 On 8 November 2005, the CE in C under section 9(1)(a) of the Ordinance, approved the draft Chai Wan OZP, which was subsequently renumbered as S/H20/17. On 18 November 2005, the approved Chai Wan OZP No. S/H20/17 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.7 *On 20 June 2006, the CE in C referred the approved Chai Wan OZP No. S/H20/17 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 7 July 2006 under section 12(2) of the Ordinance.*
- 2.8 *On xx xxx 2011, the draft Chai Wan OZP No. S/H20/18 (the Plan), incorporating the amendments to the Notes of the "Industrial" zone, was exhibited for public inspection under section 5 of the Ordinance.*

### **3. OBJECT OF THE PLAN**

- 3.1 The object of the Plan is to indicate the broad land use zonings and major transport networks so that development and redevelopment within the Planning Scheme Area can be put under statutory planning control.
- 3.2 The Plan is to illustrate only the broad principles of development within the Planning Scheme Area. It is a small-scale plan and the transport alignments and boundaries between the land use zones may be subject to minor alterations as detailed planning proceeds.
- 3.3 Since the Plan is to show broad land use zoning, there would be cases that small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted as non-building area or for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculation. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Chai Wan area and not to overload the road network in this area.

Extract of South West Kowloon Outline Zoning Plan

S/K20/25A

INDUSTRIAL

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

(Please see next page)

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 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

Social Welfare Facility (excluding those involving residential care)

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

#### Planning Intention

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

#### Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 2.5, or the plot ratio of the existing building, whichever is the greater.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (3) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (1) above may thereby be exceeded.

## **KOWLOON PLANNING AREA NO. 20**

### **DRAFT SOUTH WEST KOWLOON OUTLINE ZONING PLAN NO. S/K20/25A**

(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 South West Kowloon Outline Zoning Plan (OZP) No. S/K20/25A. It reflects the planning intentions and objectives of the Town Planning Board (the Board) for the various land use zonings of the Plan.

#### **2. AUTHORITY FOR THE PLAN AND PROCEDURES**

- 2.1 Under the power delegated by the then Governor, the then Secretary for Planning, Environment and Lands, directed the Board on 17 June 1992, under section 3(1)(a) of the Town Planning Ordinance (the Ordinance), to prepare an OZP for West Kowloon Reclamation in the south-western part of Kowloon Peninsula.
- 2.2 On 4 December 1992, the draft OZP No. S/K20/1 was exhibited for public inspection under section 5 of the Ordinance.
- 2.3 On 10 December 1996, the then Governor in Council, under section 9(1)(a) of the Ordinance, approved the draft South West Kowloon OZP, which was subsequently renumbered as S/K20/3. On 4 November 1997, the Chief Executive in Council (CE in C) referred the approved OZP No. S/K20/3 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended five times and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect changing circumstances.
- 2.4 On 11 July 2000, the CE in C under section 9(1)(a) of the Ordinance, approved the draft South West Kowloon OZP, which was subsequently re-numbered as S/K20/9. Since then, the OZP had been amended twelve times and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.5 On 10 March 2009, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft South West Kowloon OZP, which was subsequently re-numbered as S/K20/22. On 5 May 2009, the CE in C, under section 12(1)(b)(ii) of the Ordinance, referred the approved South West Kowloon OZP No. S/K20/22 to the Board for amendment. The reference back of the approved OZP was notified in the Gazette on 15 May 2009.



- 2.6 On 29 May 2009, the draft South West Kowloon OZP No. S/K20/23, incorporating amendments mainly to rezone a site bounded by Lin Cheung Road, Jordan Road, Road D1 and Austin Road West from "Comprehensive Development Area" to "Comprehensive Development Area (1)", and a site generally bounded by Lin Cheung Road, Jordan Road and Hoi Wang Road from "Open Space" ("O"), "Government, Institution or Community" ("G/IC") and 'Road' to "O (1)", was exhibited for public inspection under section 5 of the Ordinance. A total of 10 representations and one comment were received. Upon giving consideration to the representations and comment on 16 October 2009, the Board decided to propose an amendment to the Notes of the draft OZP to partially meet one representation.
- 2.7 On 23 October 2009, the proposed amendment was published for three weeks for further representations. A total of four further representations not related to the proposed amendment were received. They were considered invalid by the Board under section 6D(3)(b) of the Ordinance on 27 November 2009. On 11 December 2009, in accordance with section 6G of the Ordinance, the Board decided that the OZP shall be amended by the proposed amendment.
- 2.8 On 2 February 2010, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft South West Kowloon OZP, which was subsequently re-numbered as S/K20/24. On 12 March 2010, the approved South West Kowloon OZP No. S/K20/24 was notified in the Gazette under section 9(5) of the Ordinance. On 2 November 2010, the CE in C, under section 12(1)(b)(ii) of the Ordinance, referred the approved OZP No. S/K20/24 to the Board for amendment. The reference back of the OZP was notified in the Gazette on 12 November 2010 under section 12(2) of the Ordinance.
- 2.9 On 21 January 2011, the draft South West Kowloon OZP No. S/K20/25 (the Plan), incorporating amendments to rezone two sites from "G/IC" to "O", was exhibited for public inspection under section 5 of the Ordinance.
- 2.10 *On xx xxx 2011, the draft South West Kowloon OZP No. S/K20/26 (the Plan), incorporating the amendments to the Notes of the "Industrial" zone, 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 zonings and major transport networks so that development and redevelopment of land within the Planning Scheme Area can be put under statutory planning control.
- 3.2 The Plan is to illustrate the broad principles of development. It is a small-scale plan and the transport alignments and boundaries between the land use zones may be subject to minor alterations as detailed planning proceeds.
- 3.3 Since the Plan is to show broad land use zoning, there would be cases that small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into



Extract of Fanling/Sheung Shui Outline Zoning PlanS/FSS/144INDUSTRIAL

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

(Please see next page)

INDUSTRIAL (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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 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	Social Welfare Facility (excluding those involving residential care)

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

Planning Intention

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

Remarks

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 25 metres or the height of the existing building, whichever is the greater.

APPROVED ~~DRAFT~~ FANLING/SHEUNG SHUI OUTLINE ZONING PLAN NO.  
S/FSS/14A

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

EXPLANATORY STATEMENT

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

1. INTRODUCTION

This Explanatory Statement is intended to assist an understanding of the approved *draft* Fanling/Sheung Shui Outline Zoning Plan (OZP) No. S/FSS/14A. 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 8 July 1986, the then Secretary for Lands and Works, under the power delegated by the then Governor, directed the Board under section 3 of the Town Planning Ordinance (the Ordinance) to prepare an OZP for Fanling/Sheung Shui area.
- 2.2 On 23 October 1987, the draft Fanling/Sheung Shui OZP No. S/FSS/1 was exhibited for public inspection under section 5 of the Ordinance. The OZP was subsequently amended several times and exhibited for public inspection under section 7 of the Ordinance.
- 2.3 On 22 June 1999, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Fanling/Sheung Shui OZP, which was subsequently renumbered as S/FSS/8. On 10 April 2001, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.4 On 22 October 2002, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Fanling/Sheung Shui OZP, which was subsequently renumbered as S/FSS/10. On 8 July 2003, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.
- 2.5 On 31 October 2003, the draft Fanling/Sheung Shui OZP No. S/FSS/11, incorporating amendments to rezone a site at the south-eastern edge of Fanling Village in Area 10 from "Residential (Group C)1" to "Village Type Development" and the amendments to the Notes of the OZP to reflect the revised Master Schedule of Notes to Statutory Plans endorsed by the Board, was exhibited for public inspection under section 5 of the Ordinance. During the exhibition period, no objection was received.
- 2.6 On 5 October 2004, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Fanling/Sheung Shui OZP, which was subsequently renumbered as S/FSS/12. On 15 October 2004, the approved Fanling/Sheung Shui OZP No. S/FSS/12 was exhibited for public inspection under section 9(5) of the Ordinance.

- 2.7 On 3 January 2006, the CE in C referred the approved Fanling/Sheung Shui OZP No. S/FSS/12 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.
- 2.8 On 31 March 2006, the draft Fanling/Sheung Shui OZP No. S/FSS/13, incorporating amendments to rezone a site to the south of Tsung Pak Long from "Comprehensive Development Area" ("CDA") to "Residential (Group C)3" ("R(C)3"); an area to the east of the Shek Wu Hui Sewage Treatment Works from "Government, Institution or Community" ("G/IC") to an area shown as 'River Channel', "Green Belt" ("GB") and, "Other Specified Uses" ("OU") annotated "Sewage Treatment Works"; and an area to the west of Po Wan Road from "OU(Sewage Treatment Works)" to an area shown as 'River Channel' as well as the amendments to the definitions of "existing use" and "existing building" in the covering Notes, and amendments to the Notes for "Industrial" zone and refinement to the planning intention in the Notes for the "Open Space" zone in accordance with the revised Master Schedule of Notes to Statutory Plans endorsed by the Board, was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, no representation was received.
- 2.9 On 27 March 2007, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Fanling/Sheung Shui OZP, which was subsequently renumbered as S/FSS/14. ~~On 20 April 2007, the approved Fanling/Sheung Shui OZP No. S/FSS/14 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance.~~ *On 2 November 2010, the CE in C referred the approved Fanling/Sheung Shui OZP No. S/FSS/14 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 12 November 2010 under section 12(2) of the Ordinance.*
- 2.10 *On xx xxx 2011, the draft Fanling/Sheung Shui OZP No. S/FSS/15 (the Plan), incorporating the amendments to the Notes of the "Industrial" zone, was exhibited for public inspection under section 5 of the Ordinance.*

### 3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zones and major road network for the Fanling/Sheung Shui New Town so that development and redevelopment of land within the New Town can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.
- 3.2 The Plan is to illustrate the broad principles of development and planning control only. It is a small-scale plan and the road alignments and boundaries between the land use zones may be subject to minor alterations as detailed planning proceeds.

Extract of Sha Tin Outline Zoning Plan

S/ST/24A

INDUSTRIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Broadcasting, Television and/or Film Studio
Bus Depot	Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)
Cargo Handling and Forwarding Facility (not elsewhere specified)	Concrete Batching Plant
Eating Place (Canteen, Cooked Food Centre only)	Dangerous Goods Godown
Government Refuse Collection Point	<i>Eating Place (not elsewhere specified) (in wholesale conversion of an existing building only)</i>
Government Use (not elsewhere specified)	Educational Institution (in wholesale conversion of an existing building only)
Industrial Use (not elsewhere specified)	Exhibition or Convention Hall
Information Technology and Telecommunications Industries	Hotel (on land designated "Industrial (1)" only)
Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only)	Industrial Use (Bleaching and Dyeing Factory, Electroplating/Printed Circuit Board Manufacture Factory, Metal Casting and Treatment Factory/Workshop only)
Public Convenience	<i>Institutional Use (not elsewhere specified) (in wholesale conversion of an existing building only)</i>
Public Transport Terminus or Station	Off-course Betting Centre
Public Utility Installation	Offensive Trades
Public Vehicle Park (excluding container vehicle)	Office (not elsewhere specified)
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	Petrol Filling Station
Recyclable Collection Centre	Pier
Research, Design and Development Centre	Place of Entertainment (in wholesale conversion of an existing building only)
Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only)	Place of Recreation, Sports or Culture
Utility Installation for Private Project	Private Club
Vehicle Repair Workshop	<i>Public Clinic (in wholesale conversion of an existing building only)</i>
Warehouse (excluding Dangerous Goods Godown)	Religious Institution (in wholesale conversion of an existing building only)
	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)
	<i>Training Centre (in wholesale conversion of an existing building only)</i>
	Wholesale Trade

(Please see next page)



INDUSTRIAL (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application To the Town Planning Board
In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:	In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:
Eating Place Educational Institution Exhibition or Convention Hall Institutional Use (not elsewhere specified) Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Religious Institution Shop and Services Training Centre	Social Welfare Facility (excluding those involving residential care)

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

Planning Intention

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

## **DRAFT SHA TIN OUTLINE ZONING PLAN NO. S/ST/24A**

(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 Sha Tin Outline Zoning Plan (OZP) No. S/ST/24A. 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 15 April 1966, the draft Sha Tin OZP No. LST/47 was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). On 13 June 1967, the then Governor-in-Council (G in C), under section 8(1) of the Ordinance, approved the draft Sha Tin OZP No. LST/47. On 10 July 1973, the then G in C referred the approved OZP No. LST/47 to the Board for replacement under section 12 of the Ordinance. The OZP was subsequently amended seven times and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.2 On 5 July 1988, the then G in C, under section 9(1)(a) of the Ordinance, approved the draft Sha Tin OZP, which was subsequently renumbered as S/ST/4. On 25 June 1991, the then G in C referred the approved OZP No. S/ST/4 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. It was then amended five times and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances.
- 2.3 On 9 December 1997, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Sha Tin OZP, which was subsequently renumbered as S/ST/10. On 21 July 1998, the CE in C referred the approved Sha Tin OZP No. S/ST/10 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.4 On 11 May 1999, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Sha Tin OZP, which was subsequently renumbered as S/ST/12. On 20 July 1999, the CE in C referred the approved OZP No. S/ST/12 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. It was amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance to incorporate the adjustment of planning scheme boundary and to reflect the changing circumstances.



- 2.5 On 25 September 2001, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Sha Tin OZP, which was subsequently renumbered as S/ST/15. On 27 November 2001, the CE in C referred the approved Sha Tin OZP No. S/ST/15 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. It was then amended four times, including the extension of planning scheme boundary to include an area to be reclaimed on the western side of Sha Tin Hoi (Tide Cove), and was exhibited under section 5 or 7 of the Ordinance.
- 2.6 On 8 June 2004, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Sha Tin OZP, which was subsequently renumbered as S/ST/20. On 13 September 2005, the CE in C referred the approved Sha Tin OZP No. S/ST/20 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. It was then amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances.
- 2.7 On 5 June 2007, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Sha Tin OZP, which was subsequently renumbered as S/ST/23. On 6 July 2010, the CE in C referred the approved Sha Tin OZP No. S/ST/23 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 17 September 2010 under section 12(2) of the Ordinance.
- 2.8 On 11 February 2011, the draft Sha Tin OZP No. S/ST/24, incorporating amendments to rezone the areas at Shui Chuen O in Area 52 to facilitate a public housing development and to reflect as-built public roads was exhibited for public inspection under section 5 of the Ordinance.
- 2.9 *On xx xxx 2011, the draft Sha Tin OZP No. S/ST/25 (the Plan), incorporating the amendments to the Notes of the "Industrial" zone, 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 road networks for Sha Tin so that development and redevelopment within Sha Tin can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.
- 3.2 The Plan is to illustrate the broad principles of development and planning control only. It is a small-scale plan and the road alignments and boundaries between the land-use zones may be subject to minor alterations as detailed planning proceeds.
- 3.3 Since the Plan is to show broad land use zonings, there would be situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted as non-building area or for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas

INDUSTRIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Broadcasting, Television and/or Film Studio
Bus Depot	Cargo Handling and Forwarding Facility
Eating Place (Canteen, Cooked Food Centre only)	Asphalt Plant/Concrete Batching Plant
Government Refuse Collection Point	Container Vehicle Park/Container Vehicle Repair Yard
Government Use (not elsewhere specified)	Dangerous Goods Godown
Industrial Use (not elsewhere specified)	<i>Eating Place (not elsewhere specified) (in wholesale conversion of an existing building only)</i>
Information Technology and Telecommunications Industries	Educational Institution (in wholesale conversion of an existing building only)
Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only)	Exhibition or Convention Hall
Public Convenience	Industrial Use (Bleaching and Dyeing Factory, Electroplating/Printed Circuit Board Manufacture Factory, Metal Casting and Treatment Factory/Workshop only)
Public Transport Terminus or Station	<i>Institutional Use (not elsewhere specified) (in wholesale conversion of an existing building only)</i>
Public Utility Installation	Office-course Betting Centre
Public Vehicle Park (excluding container vehicle)	Offensive Trades
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	Office (not elsewhere specified)
Recyclable Collection Centre	Open Storage
Research, Design and Development Centre	Petrol Filling Station
Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only)	Place of Entertainment (in wholesale conversion of an existing building only)
Utility Installation for Private Project	Place of Recreation, Sports or Culture
Vehicle Repair Workshop	Private Club
Warehouse (excluding Dangerous Goods Godown)	<i>Public Clinic (in wholesale conversion of an existing building only)</i>
	Religious Institution (in wholesale conversion of an existing building only)
	Shop and Services (not elsewhere specified) (ground floor only, except in wholesale conversion of an existing building and Ancillary Showroom# which may be permitted on any floor)
	Training Centre
	Vehicle Stripping/Breaking Yard
	Wholesale Trade

(Please see next page)

INDUSTRIAL (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<p>In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:</p>	<p>In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:</p>
<p>Eating Place Educational Institution Exhibition or Convention Hall Institutional Use (not elsewhere specified) Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Religious Institution Shop and Services Training Centre</p>	<p>Social Welfare Facility (excluding those involving residential care)</p>

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

Planning Intention

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

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INDUSTRIAL (cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 2.5 and a maximum building height of 13.5m, 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 draft development permission area plan, whichever is the greater.
- (b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and 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.

DRAFT PING SHAN OUTLINE ZONING PLAN NO. S/YL-PS/12A

(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 Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/12A. 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 Other than a site to the north of Shing Uk Tsuen which was previously included in the Lau Fau Shan and Tsim Bei Tsui Interim Development Permission Area (IDPA) Plan and was excised from the draft Lau Fau Shan and Tsim Bei Tsui OZP for inclusion into the Ping Shan OZP, the land covering the existing planning scheme area of Ping Shan was previously included in the Ping Shan Development Permission Area (DPA) Plan.
- 2.2 On 18 June 1993, the draft Ping Shan DPA Plan No. DPA/YL-PS/1 was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). On 28 May 1996, the then Governor in Council under section 9(1)(a) of the Ordinance approved the draft Ping Shan DPA Plan which was renumbered as DPA/YL-PS/2.
- 2.3 On 13 March 1995, under the power delegated by the then Governor, the then Secretary for Planning, Environment and Lands directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP for the Ping Shan area.
- 2.4 On 14 June 1996, the draft Ping Shan OZP No. S/YL-PS/1 was exhibited for public inspection under section 5 of the Ordinance. The draft OZP was later amended and exhibited three times under section 7 of the Ordinance to reflect the changing circumstances.
- 2.5 On 22 February 2000, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Ping Shan OZP, which was renumbered as S/YL-PS/5.
- 2.6 On 20 February 2001, the CE in C referred the approved Ping Shan OZP No. S/YL-PS/5 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.

- 2.7 On 30 March 2001, the draft Ping Shan OZP No. S/YL-PS/6 was exhibited for public inspection under section 5 of the Ordinance. The draft OZP was later amended and exhibited twice under section 7 of the Ordinance to reflect the changing circumstances.
- 2.8 On 1 April 2003, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Ping Shan OZP, which was subsequently renumbered as S/YL-PS/9.
- 2.9 On 8 July 2003, the CE in C referred the approved Ping Shan OZP No. S/YL-PS/9 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.
- 2.10 On 26 March 2004, the draft Ping Shan OZP No. S/YL-PS/10 was exhibited for public inspection under section 5 of the Ordinance.
- 2.11 On 1 February 2005, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Ping Shan OZP, which was subsequently renumbered as S/YL-PS/11. On 18 February 2005, the approved Ping Shan OZP No. S/YL-PS/11 was exhibited under section 9(5) of the Ordinance.
- 2.12 On 1 June 2010, the CE in C referred the approved Ping Shan OZP No. S/YL-PS/11 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.
- 2.13 On 5 November 2010, the draft Ping Shan OZP No. S/YL-PS/12 (~~the Plan~~), incorporating amendments mainly to rezone two areas from “Undetermined” (“U”) to “Comprehensive Development Area” (“CDA”), “Government, Institution or Community” (“G/IC”), “Green Belt” (“GB”), “Village Type Development” and “Other Specified Uses”, and amendments to the remarks of the Notes for the “Residential (Group A)3” zone to increase the development intensity, was exhibited for public inspection under section 5 of the Ordinance. *During the statutory public inspection period, no representations were received.*
- 2.14 *On xx xxx 2011, the draft Ping Shan OZP No. S/YL-PS/13 (the Plan), incorporating the amendments to the Notes of the “Industrial” zone, was exhibited for public inspection under s.7 of the Ordinance.*

### 3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land-use zonings and the transport networks for the Ping Shan area so that development and redevelopment within the area can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.
- 3.2 The Plan is to illustrate the broad principles of development and control. It is a small-scale plan and the transport alignments and boundaries between the



#### 11.4 Gas

Gas mains have been laid from Ping Ha Road via Hung Tin Road to Castle Peak Road. Piped gas supply is made available in the Area.

### 12. CULTURAL HERITAGE

A number of historical structures, monuments and an archaeological site have been identified in the Area. According to the list of historical buildings released by the Antiquities and Monument Office (AMO) of the Leisure and Cultural Services Department (LCSD) in ~~April 2010~~ *March 2011*, there are ~~23-18~~ graded and proposed graded historical buildings/structures within the Area. They include Hung Shing Temple and Kun Ting Study Hall at Hang Mei Tsuen, the Old Ping Shan Police Station (Ping Shan Tang Clan Gallery), Yeuk Hui Study Hall, Sing Hin Kung Study Hall, Tat Tak Communal Hall, Yeung Hau Temple at Sheung Cheung Wai, Ching Shu Hin, Shut Hing Study Hall (Entrance Hall), and a number of village houses/structures. Besides, there are some historical buildings including Tang Ancestral Hall, Yu Kiu Ancestral Hall, Yan Dun Kong Study Hall and Tsui Sing Lau Pagoda have also been declared as monuments in accordance with the Antiquities and Monuments Ordinance (Chapter 53). Moreover, the Sheung Cheung Wai Archaeological Site has also been identified in the Area. The archaeological site and graded historical buildings/structures are worthy of preservation. Prior consultation with the AMO should be made if any development or rezoning proposal might affect the above archaeological site, historical buildings/ structures and their immediate environs. If disturbance of the archaeological sites and sites of archaeological potential is unavoidable, a detailed Archaeological Impact Assessment (AIA) for development works within the sites may be required by AMO.

### 13. IMPLEMENTATION

- 13.1 The Plan provides a broad land-use framework for development control and implementation of planning proposals. More detailed plans will be prepared as a basis for public works planning and private developments.
- 13.2 At present, there is no overall programme for the provision of infrastructure within the Area. The implementation process will be in stages and may stretch over a long period depending on the availability of resources. It will be undertaken through the participation of both the public and private sectors.
- 13.3 The provision of infrastructure, e.g. road widening and laying of services, will be implemented through the Public Works Programme and the Local Public Works Improvement Programmes as and when resources are available. Private developments will be effected principally through private sector initiatives to develop or redevelop their properties in accordance with the zoned uses indicated on the Plan, provided that their proposals have met the Government requirements.