



圖例
NOTATION

ZONES

COMMERCIAL
COMPREHENSIVE DEVELOPMENT AREA
RESIDENTIAL (GROUP A)
RESIDENTIAL (GROUP B)
RESIDENTIAL (GROUP C)
RESIDENTIAL (GROUP E)
VILLAGE TYPE DEVELOPMENT
INDUSTRIAL
GOVERNMENT, INSTITUTION OR COMMUNITY
OPEN SPACE
OTHER SPECIFIED USES
GREEN BELT

C
CDA
R(A)
R(B)
R(C)
R(E)
V
I
GIC
O
OU
GB

地帶
商業
綜合發展區
住宅（甲類）
住宅（乙類）
住宅（丙類）
住宅（戊類）
鄉村式發展
工業
政府、機構或社區
休憩用地
其他指定用途
綠化地帶

COMMUNICATIONS

RAILWAY AND STATION (UNDERGROUND)
MAJOR ROAD AND JUNCTION
ELEVATED ROAD

交通
鐵路及車站（地下）
主要道路及路口
高架道路

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME
PLANNING AREA NUMBER
BUILDING HEIGHT CONTROL ZONE BOUNDARY
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
MAXIMUM BUILDING HEIGHT RESTRICTION AS STIPULATED ON THE NOTES
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
PETROL FILLING STATION
NON-BUILDING AREA

1

100

8

PFS

NBA

其他
規劃範圍界線
規劃區編號
建築物高度管制區界線
最高建築物高度（在主水平基準上若干米）
《註釋》內訂明最高建築物高度限制
最高建築物高度（樓層數目）
加油站
非建築用地

土地用途及面積一覽表 SCHEDULE OF USES AND AREAS			
USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	8.41	1.13	商業
COMPREHENSIVE DEVELOPMENT AREA	3.61	0.49	綜合發展區
RESIDENTIAL (GROUP A)	118.78	15.98	住宅（甲類）
RESIDENTIAL (GROUP B)	20.77	2.79	住宅（乙類）
RESIDENTIAL (GROUP C)	2.19	0.29	住宅（丙類）
RESIDENTIAL (GROUP E)	3.23	0.43	住宅（戊類）
VILLAGE TYPE DEVELOPMENT	71.28	9.59	鄉村式發展
INDUSTRIAL	11.87	1.60	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	92.50	12.44	政府、機構或社區
OPEN SPACE	129.95	17.48	休憩用地
OTHER SPECIFIED USES	41.44	5.57	其他指定用途
GREEN BELT	158.14	21.27	綠化地帶
NULLAH	0.44	0.06	明渠
MAJOR ROAD ETC.	80.87	10.88	主要道路等
TOTAL PLANNING SCHEME AREA	743.48	100.00	規劃範圍總面積

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

行政長官會同行政會議於2025年7月8日 根據城市
規劃條例第9(1)(a)條核准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER
SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON
8 JULY 2025

Ms Carmen KONG 江嘉敏女士
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

香港城市規劃委員會依據城市規劃條例擬備的荃灣分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
TSUEN WAN - OUTLINE ZONING PLAN

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

圖則編號
PLAN No. S/TW/39



圖例
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP B)	R(B)	住宅 (乙類)
RESIDENTIAL (GROUP C)	R(C)	住宅 (丙類)
RESIDENTIAL (GROUP E)	R(E)	住宅 (戊類)
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
INDUSTRIAL	I	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)		鐵路及車站 (地下)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
PLANNING AREA NUMBER		規劃區編號
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT RESTRICTION AS STIPULATED ON THE NOTES (註釋) 內訂明最高建築物高度限制		最高建築物高度 (層數數目)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)		最高建築物高度 (層數數目)
PETROL FILLING STATION		加油站
NON-BUILDING AREA		非建築用地

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 公頃 HECTARES	%	用途
COMMERCIAL	8.41	1.13	商業
COMPREHENSIVE DEVELOPMENT AREA	3.61	0.49	綜合發展區
RESIDENTIAL (GROUP A)	118.78	15.98	住宅 (甲類)
RESIDENTIAL (GROUP B)	22.59	3.04	住宅 (乙類)
RESIDENTIAL (GROUP C)	2.19	0.29	住宅 (丙類)
RESIDENTIAL (GROUP E)	3.23	0.43	住宅 (戊類)
VILLAGE TYPE DEVELOPMENT	71.16	9.57	鄉村式發展
INDUSTRIAL	11.87	1.60	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	92.51	12.44	政府、機構或社區
OPEN SPACE	129.95	17.48	休憩用地
OTHER SPECIFIED USES	41.44	5.57	其他指定用途
GREEN BELT	156.43	21.04	綠化地帶
NULLAH	0.44	0.06	明渠
MAJOR ROAD ETC.	60.87	10.88	主要道路等
TOTAL PLANNING SCHEME AREA	743.48	100.00	規劃範圍總面積

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

核准圖編號 S / T / W / 3 9 的修訂
AMENDMENTS TO APPROVED PLAN No. S/TW/39

AMENDMENTS EXHIBITED UNDER SECTION 5
OF THE TOWN PLANNING ORDINANCE

按照城市規劃條例第 5 條
展示的修訂

AMENDMENT ITEM A		修訂項目 A 項
AMENDMENT ITEM B 1		修訂項目 B 1 項
AMENDMENT ITEM B 2		修訂項目 B 2 項

(參看附表)
(SEE ATTACHED SCHEDULE)

香港城市規劃委員會依據城市規劃條例擬備的荃灣分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
TSUEN WAN - OUTLINE ZONING PLAN

SCALE 1:7500 比例尺

* METRES 200 0 200 400 600 800 1000 1200 1400 METRES *

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

圖則編號

PLAN No.

S/TW/39A



APPROVED DRAFT TSUEN WAN OUTLINE ZONING PLAN NO. S/TW/39A

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

NOTES

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

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

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

(10) In these Notes,

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

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

APPROVED DRAFT TSUEN WAN OUTLINE ZONING PLAN NO. S/TW/39A

Schedule of Uses

	<u>Page</u>
COMMERCIAL	1
COMPREHENSIVE DEVELOPMENT AREA (3) TO COMPREHENSIVE DEVELOPMENT AREA (6)	4
RESIDENTIAL (GROUP A)	7
RESIDENTIAL (GROUP B)	14
RESIDENTIAL (GROUP C)	17
RESIDENTIAL (GROUP E)	19
VILLAGE TYPE DEVELOPMENT	24
INDUSTRIAL	26
GOVERNMENT, INSTITUTION OR COMMUNITY	29
OPEN SPACE	33
OTHER SPECIFIED USES	34
GREEN BELT	47

COMMERCIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Use (not elsewhere specified) Hotel Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project Wholesale Trade	Broadcasting, Television and/or Film Studio Flat (excluding land designated "C(2)" to "C(4)" and "C(7)") Government Refuse Collection Point Hospital (excluding land designated "C(2)" to "C(4)" and "C(7)") House (excluding land designated "C(2)" to "C(4)" and "C(7)") Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Residential Institution (excluding land designated "C(2)" to "C(4)" and "C(7)")

Planning Intention

This zone is intended primarily for commercial developments, which may include **uses such as** office, shop, services, place of entertainment ~~and~~, eating place **and hotel**, functioning ~~mainly as local~~ **territorial business/financial centre(s) and regional or district** commercial ~~and~~ shopping centre(s). **These areas are usually major employment nodes.**

(Please see next page)

COMMERCIAL (cont'd)

Remarks

- (1) On land designated “Commercial” (“C”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 9.5 or the plot ratio of the existing building, whichever is the greater.
- (2) On land designated “C(1)” to “C(7)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum gross floor area (GFA) and in breach of any other restrictions specified below:

<u>Sub-zone</u>	<u>Restriction</u>
C(1)	Maximum GFA of 45,166 m ² , of which 21,966 m ² shall be provided for recreational/entertainment/retail purposes and 23,200 m ² shall be provided for office purposes. A public transport terminus shall be provided.
C(2)	Maximum GFA of 54,406 m ² . A public open space of not less than 790 m ² shall be provided.
C(3)	Maximum GFA of 20,919 m ² . A public open space of not less than 200 m ² shall be provided.
C(4)	Maximum GFA of 103,404 m ² .
C(5)	Maximum GFA of 10,165 m ² .
C(6)	Maximum GFA of 14,915 m ² .
C(7)	Maximum GFA of 52,513 m ² .

- (3) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the 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.
- (4) In determining the maximum plot ratio or GFA for the purposes of paragraphs (1) and (2) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as public transport terminus, as required by the Government, may also be disregarded.
- (5) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio or gross floor area for the building on land to which paragraph (1) or (2) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio or GFA specified in paragraphs (1) and (2) above may thereby be exceeded.

(Please see next page)

COMMERCIAL (cont'd)

Remarks (cont'd)

- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio / GFA / building height restrictions stated in paragraphs (1) to (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (7) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restriction as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

COMPREHENSIVE DEVELOPMENT AREA (3) TO
COMPREHENSIVE DEVELOPMENT AREA (6)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Ambulance Depot Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Flat Government Refuse Collection Point Government Use (not elsewhere specified) Hotel House Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre Residential Institution School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (3) TO
COMPREHENSIVE DEVELOPMENT AREA (6) (cont'd)

Planning Intention

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

Remarks

- (1) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated “Comprehensive Development Area (3)” (“CDA(3)”) to “CDA(6)” shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
- (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
 - (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
 - (iii) the details and extent of commercial, Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
 - (iv) the alignment, widths and levels of any roads, walkways and footbridges proposed to be constructed within the area;
 - (v) the landscape and urban design proposals within the area;
 - (vi) programmes of development in detail;
 - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
 - (viii) visual impact assessment and air ventilation assessment reports to examine any visual and air ventilation problems that may be caused to or by the proposed development and the proposed mitigation measures to tackle them;
 - (ix) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (x) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
 - (xi) such other information as may be required by the Town Planning Board.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (3) TO
COMPREHENSIVE DEVELOPMENT AREA (6) (cont'd)

Remarks (cont'd)

- (2) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (3) No new development or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a total maximum plot ratio of 5.0, of which a minimum plot ratio of 4.5 shall be for domestic use. Ancillary car parking should be provided in the basement.
- (4) No addition, alteration and/or modification to an existing building shall result in a total development in excess of the plot ratio of the existing building, except for modification of an existing non-domestic building to a domestic building or a building that is partly domestic and partly non-domestic, in which case the development shall not exceed the relevant maximum plot ratio and non-domestic plot ratio stated in paragraph (3) above.
- (5) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (6) In determining the relevant total maximum plot ratio for the purposes of paragraph (3) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (7) In determining the relevant total maximum plot ratio for the purposes of paragraph (3) above, any floor space that is constructed or intended for use solely as public transport facilities, or GIC or social welfare facilities, as required by the Government, shall be included for calculation.
- (8) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio / building height restrictions stated in paragraphs (3) and (5) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Flat Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station (excluding open-air terminus or station) Public Vehicle Park (excluding container vehicle) (on land designated "R(A)16", "R(A)19", "R(A)20", "R(A)21" and "R(A)22" only) Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office Petrol Filling Station Place of Entertainment Private Club Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) (not elsewhere specified) Religious Institution School (not elsewhere specified) Shop and Services (not elsewhere specified) Training Centre

(Please see next page)

RESIDENTIAL (GROUP A) (cont'd)

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Off-course Betting Centre
Office
Place of Entertainment
Private Club
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Training Centre

Planning Intention

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

(Please see next page)

RESIDENTIAL (GROUP A) (cont'd)

Remarks

- (1) On land designated “Residential (Group A)” (“R(A)”) and “R(A)13”, no new development for a domestic or non-domestic building shall exceed a maximum domestic plot ratio of 5.0 or a maximum non-domestic plot ratio of 9.5, as the case may be. For new development of a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic plot ratio of 9.5 and the actual non-domestic plot ratio proposed for the building and the maximum domestic plot ratio of 5.0 divided by the maximum non-domestic plot ratio of 9.5.
- (2) On land designated “R(A)” and “R(A)13”, no addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the relevant maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (1) above, or the domestic and/or non-domestic plot ratio(s) of the existing building, whichever is the greater, subject to, as applicable -
 - (a) the plot ratio(s) of the existing building shall apply only if any addition, alteration and/or modification to or redevelopment of an existing building is for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building; or
 - (b) the maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (1) shall apply if any addition, alteration and/or modification to or redevelopment of an existing building is not for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building.
- (3) On land designated “R(A)20”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5.15, or the plot ratio of the existing building, whichever is the greater. A public transport interchange and Government, institution or community (GIC) facilities shall be provided.
- (4) On land designated “R(A)21”, 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 6.7, or the plot ratio of the existing building, whichever is the greater. GIC facilities shall be provided.
- (5) On land designated “R(A)22”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic plot ratio of 6.0 and a maximum non-domestic plot ratio of 0.2, or the plot ratio of the existing building, whichever is the greater. A public vehicle park and GIC facilities shall be provided.

(Please see next page)

RESIDENTIAL (GROUP A) (cont'd)

Remarks (cont'd)

- (6) On land designated “R(A)1” to “R(A)12” and “R(A)14” to “R(A)19”, 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 gross floor areas (GFAs) and in breach of any other restrictions specified below:

<u>Sub-zone</u>	<u>Restriction</u>
R(A)1	Maximum domestic GFA of 88,879 m ² and a maximum non-domestic GFA of 5,737 m ² of which not less than 737 m ² shall be provided for GIC facilities. A public transport terminus shall be provided.
R(A)2	Maximum domestic GFA of 52,264 m ² and a maximum non-domestic GFA of 3,179 m ² of which not less than 1,677 m ² shall be provided for GIC facilities. A public light bus terminus shall be provided.
R(A)3	Maximum domestic GFA of 191,297 m ² and a maximum non-domestic GFA of 13,324 m ² of which not less than 950 m ² shall be provided for GIC facilities.
R(A)4	Maximum domestic GFA of 186,280 m ² and a maximum non-domestic GFA of 14,396 m ² of which not less than 3,426 m ² shall be provided for GIC facilities.
R(A)5	Maximum domestic GFA of 23,960 m ² and a maximum non-domestic GFA of 461 m ² . A public open space of 1,800 m ² at Castle Peak Road level shall be provided.
R(A)6	Maximum domestic GFA of 210,560 m ² and a maximum non-domestic GFA of 43,330 m ² .
R(A)7	Maximum domestic GFA of 50,850 m ² and a maximum non-domestic GFA of 8,470 m ² .
R(A)8	Maximum domestic GFA of 347,000 m ² and a maximum non-domestic GFA of 15,234 m ² . In addition, kindergarten(s) consisting of not less than 18 classrooms and a minimum GFA of 5,204 m ² for GIC facilities shall be provided.
R(A)9	Maximum GFA of 49,690 m ² .
R(A)10	Maximum GFA of 43,066 m ² .
R(A)11	Maximum GFA of 67,500 m ² . A public light bus terminus shall be provided.
R(A)12	Maximum domestic GFA of 107,400 m ² and a maximum non-domestic GFA of 22,800 m ² . A public open space of not less than 3,700 m ² , a public light bus terminus, a Hostel for Moderately Mentally Handicapped and a District Elderly Community Centre shall be provided.
R(A)14	Maximum domestic GFA of 35,974 m ² and a maximum non-domestic GFA of 1,000 m ² .

(Please see next page)

RESIDENTIAL (GROUP A) (cont'd)

Remarks (cont'd)

- | | |
|--------|--|
| R(A)15 | Maximum domestic GFA of 167,100 m ² and a maximum non-domestic GFA of 41,050 m ² . A public transport interchange shall be provided. |
| R(A)16 | Maximum domestic GFA of 66,114 m ² and a maximum non-domestic GFA of 13,510 m ² . A public vehicle park shall be provided. |
| R(A)17 | Maximum domestic GFA of 62,711 m ² and a maximum non-domestic GFA of 12,000 m ² of which not less than 12,000 m ² shall be provided for GIC facilities. |
| R(A)18 | Maximum domestic GFA of 113,064 m ² and a maximum non-domestic GFA of 1,535 m ² . GIC facilities shall be provided. |
| R(A)19 | Maximum GFA of 51,673 m ² . GIC facilities shall be provided. |
- (7) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of metres above Principal Datum (mPD), as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (8) On land designated “R(A)13”, a maximum building height of 100mPD would be permitted for sites with an area of 400m² or more.
- (9) On land designated “R(A)7”, a 20m-wide strip of land at Waterside Plaza is demarcated as a building gap as shown on the Plan. No new development (except minor addition, alteration and/or modification not affecting the building height of the existing building) or redevelopment of an existing building shall exceed the maximum building height restriction of 19mPD.
- (10) On land designated “R(A)15”, “R(A)17” and “R(A)18”, a 50m-wide strip of land, a 20m-wide strip of land and a 20m-wide strip of land are demarcated as building gaps respectively as shown on the Plan. No new development (except minor addition, alteration and/or modification not affecting the building height of the existing building) or redevelopment of an existing building shall exceed the maximum building height restrictions of 27mPD, 18mPD and 19mPD respectively.
- (11) In determining the relevant maximum plot ratio for the purposes of paragraphs (1) to (5) above, area of any part of the site that is occupied or intended to be occupied by free-standing purpose-designed buildings (including both developed on ground and on podium level) solely for accommodating GIC facilities including school(s) as may be required by Government shall be deducted in calculating the relevant site area.
- (12) In determining the maximum plot ratio or GFA for the purposes of paragraphs (1) to (6) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the 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.

(Please see next page)

RESIDENTIAL (GROUP A) (cont'd)

Remarks (cont'd)

- (13) On land designated “R(A)1”, “R(A)2”, “R(A)8” and “R(A)11”, in determining the maximum GFA or maximum non-domestic GFA for the purpose of paragraph (6) above, any floor space that is constructed or intended for use solely as public transport terminus and/or kindergarten(s) as stated in paragraph (6) above, as required by the Government, may also be disregarded.
- (14) On land designated “R(A)12”, in determining the maximum GFA for the purpose of paragraph (6) above, any floor space that is constructed or intended for use solely as public light bus terminus, Hostel for Moderately Mentally Handicapped and/or District Elderly Community Centre as stated in paragraph (6) above, as required by the Government, may also be disregarded.
- (15) On land designated “R(A)15”, in determining the maximum GFA for the purpose of paragraph (6) above, any floor space that is constructed or intended for use solely as railway station development and public transport interchange, as required by the Government, may also be disregarded.
- (16) On land designated “R(A)16”, in determining the maximum GFA for the purpose of paragraph (6) above, any floor space that is constructed or intended for use solely as railway station development and public vehicle park, as required by the Government, may also be disregarded.
- (17) On land designated “R(A)17”, in determining the maximum GFA for the purpose of paragraph (6) above, any floor space that is constructed or intended for use solely as railway station development, as required by the Government, may also be disregarded.
- (18) On land designated “R(A)18”, in determining the maximum GFA for the purpose of paragraph (6) above, any floor space that is constructed or intended for use solely as railway station development and GIC facilities, as required by the Government, may also be disregarded.
- (19) On land designated “R(A)19”, in determining the maximum GFA for the purpose of paragraph (6) above, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may also be disregarded.
- (20) On land designated “R(A)20”, in determining the maximum plot ratio for the purpose of paragraph (3) above, any floor space that is constructed or intended for use solely as public transport interchange and GIC facilities, as required by the Government, may also be disregarded.
- (21) On land designated “R(A)21”, in determining the maximum plot ratio for the purpose of paragraph (4) above, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may also be disregarded.
- (22) On land designated “R(A)22”, in determining the maximum plot ratio for the purpose of paragraph (5) above, any floor space that is constructed or intended for use solely as public vehicle park, GIC facilities and public pedestrian passageway, as required by the Government, may also be disregarded.
- (23) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio or GFA for the building on land to which paragraphs (1) to (6) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio or GFA specified in paragraphs (1) to (6) above may thereby be exceeded.

(Please see next page)

RESIDENTIAL (GROUP A) (cont'd)

Remarks (cont'd)

- (24) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio / GFA / building height / building gap restrictions (except those area for public open space) stated in paragraphs (1) to (10) above, and any reduction in the provision of GIC facilities as stated in paragraphs (3) to (6) above, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP B)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Library Public Vehicle Park <i>(excluding container vehicle)</i> <i>(on land designated "R(B)9" only)</i> Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility (on land designated "R(B)6", "R(B)7", and "R(B)8", "R(B)9" and "R(B)10" only) Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) (not elsewhere specified) Recyclable Collection Centre Religious Institution School (not elsewhere specified) Shop and Services Social Welfare Facility (not elsewhere specified) Training Centre

Planning Intention

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

(Please see next page)

RESIDENTIAL (GROUP B) (cont'd)

Remarks

- (1) On land designated “Residential (Group B)” (“R(B)”) and “R(B)5”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 2.1 or the plot ratio of the existing building, whichever is the greater.
- (2) On land designated “R(B)1” to “R(B)4” and “R(B)6” to “R(B)8~~10~~”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum gross floor area (GFA) and/or maximum building height, and in breach of any other restrictions specified below:

<u>Sub-zone</u>	<u>Restriction</u>
R(B)1	Maximum GFA of 9,870 m ² for domestic purposes or a maximum GFA of 20,470 m ² for hotel purposes.
R(B)2	Maximum GFA of 76,890 m ² and a maximum building height of 256 metres above Principal Datum (mPD) for sub-area (A), a maximum building height of 230 mPD for sub-area (B) and a maximum building height of 223 mPD for sub-area (C).
R(B)3	Maximum GFA of 20,910 m ² and a maximum building height of 213 mPD.
R(B)4	Maximum domestic GFA of 47,520 m ² and a maximum non-domestic GFA of 3,720 m ² .
R(B)6	Maximum GFA of 97,200 m ² for domestic purposes. Government, institution or community (GIC) facilities shall be provided.
R(B)7	Maximum GFA of 29,200 m ² for domestic purposes. GIC facilities shall be provided.
R(B)8	Maximum GFA of 49,300 m ² .
<i>R(B)9</i>	<i>Maximum GFA of 34,722 m², of which not less than 5,400 m² shall be provided for GIC facilities. A public vehicle park shall be provided.</i>
<i>R(B)10</i>	<i>Maximum GFA of 28,395 m², of which not less than 2,719 m² shall be provided for GIC facilities.</i>

- (3) On land designated “R(B)”, “R(B)1”, “R(B)4”, and “R(B)6” to “R(B)8~~10~~”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of mPD, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (4) On land designated “R(B)5”, no new development (except minor addition, alteration and/or modification not affecting the building height of the existing building) 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 mPD, as stipulated on the Plan.

(Please see next page)

RESIDENTIAL (GROUP B) (cont'd)

Remarks (cont'd)

- (5) On land designated “R(B)6” ~~and~~, “R(B)7” **and “R(B)10”**, in determining the maximum GFA for the purpose of paragraph (2) above, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded.
- (6) ***On land designated “R(B)9”, in determining the maximum GFA for the purpose of paragraph (2) above, any floor space that is constructed or intended for use solely as public vehicle park, as required by the Government, may be disregarded.***
- ~~(6)~~(7) In determining the maximum plot ratio and GFA for the purposes of paragraphs (1) and (2) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- ~~(7)~~(8) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio / GFA / building height restrictions stated in paragraphs (1) to (4) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- ~~(8)~~(9) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restriction as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP C)

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

Planning Intention

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

(Please see next page)

RESIDENTIAL (GROUP C) (cont'd)

Remarks

- (1) On land designated “Residential (Group C)” (“R(C)”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4, a maximum site coverage of 20% and a maximum building height of 3 storeys over 1 storey of carport, or the plot ratio, site coverage and the height of the existing building, whichever is the greater.
- (2) On land designated “R(C)1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4, a maximum site coverage of 20% and a maximum building height of 2 storeys, or the plot ratio, site coverage and height of the existing building, whichever is the greater.
- (3) In determining the maximum plot ratio and site coverage for the purposes of paragraphs (1) and (2) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio / site coverage / building height restrictions stated in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP E)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Schedule I: for open-air development or for building other than industrial or industrial-office building [@]	
Ambulance Depot Government Use (not elsewhere specified) Public Transport Terminus or Station (excluding open-air terminus or station) Utility Installation for Private Project	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Flat Government Refuse Collection Point Hospital Hotel House Institutional Use (not elsewhere specified) Library Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Residential Institution School Shop and Services Social Welfare Facility Training Centre

(Please see next page)

RESIDENTIAL (GROUP E) (cont'd)

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

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

(Please see next page)

RESIDENTIAL (GROUP E) (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Schedule II: for existing industrial or industrial-office building [@]	
<p>Ambulance Depot</p> <p>Art Studio (excluding those involving direct provision of services or goods)</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^{&})</p> <p>Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only)</p> <p>Public Convenience</p> <p>Public Transport Terminus or Station</p> <p>Public Utility Installation</p> <p>Public Vehicle Park (excluding container vehicle)</p> <p>Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation</p> <p>Recyclable Collection Centre</p> <p>Research, Design and Development Centre</p> <p>Shop and Services (Motor Vehicle Showroom on ground floor, Service Trades only)</p> <p>Utility Installation for Private Project</p> <p>Warehouse (excluding Dangerous Goods Godown)</p>	<p>Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistic 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 (not elsewhere specified)</p> <p>Private Club</p> <p>Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom[#] which may be permitted on any floor)</p> <p>Vehicle Repair Workshop</p> <p>Wholesale Trade</p>

(Please see next page)

RESIDENTIAL (GROUP E) (cont'd)

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

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

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

Social Welfare Facility (excluding those involving residential care)

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

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

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

(Please see next page)

RESIDENTIAL (GROUP E) (cont'd)

Planning Intention

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

Remarks

- (1) No new development or redevelopment of an existing building for a domestic or non-domestic building shall exceed a maximum domestic plot ratio of 5.0 or a maximum non-domestic plot ratio of 9.5, as the case may be. For new development of or redevelopment to a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic plot ratio of 9.5 and the actual non-domestic plot ratio proposed for the building and the maximum domestic plot ratio of 5.0 divided by the maximum non-domestic plot ratio of 9.5.
- (2) No addition, alteration and/or modification to an existing building shall result in a total development in excess of the plot ratio of the existing building, except for modification of an existing non-domestic building to a domestic building or a building that is partly domestic and partly non-domestic, in which case the development shall not exceed the relevant maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (1) above.
- (3) 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.
- (4) In determining the maximum plot ratio for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (5) 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.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio / building height restrictions stated in paragraphs (1) and (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

VILLAGE TYPE DEVELOPMENT

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

(Please see next page)

VILLAGE TYPE DEVELOPMENT (cont'd)

Planning Intention

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

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23 m) 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.

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>Art Studio (excluding those involving direct provision of services or goods)</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</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>Asphalt Plant/Concrete Batching Plant</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>Institutional Use (not elsewhere specified) (in wholesale conversion of an existing building only)</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>Petrol Filling Station</p> <p>Place of Entertainment (in wholesale conversion of an existing building only)</p> <p>Place of Recreation, Sports or Culture (not elsewhere specified)</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> <p>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)</p> <p>Training Centre (in wholesale conversion of an existing building only)</p> <p>Wholesale Trade</p>

(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.

(Please see next page)

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, 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.

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 9.5 or the plot ratio of the existing building, whichever is the greater.
- (2) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum 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.
- (3) In determining the maximum plot ratio for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (4) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (1) above may thereby be exceeded.
- (5) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio / building height restrictions stated in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Schedule I: for “Government, Institution or Community” other than “Government, Institution or Community (1)” to “Government, Institution or Community (10)”	
Ambulance Depot Animal Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Cable Car Route and Terminal Building Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market Pier Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre Rural Committee / Village Office School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade	Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Columbarium Correctional Institution Crematorium Driving School Eating Place (not elsewhere specified) Flat Funeral Facility Holiday Camp House Marine Fuelling Station Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Refuse Disposal Installation (Refuse Transfer Station only) Residential Institution Sewage Treatment/Screening Plant Shop and Services (not elsewhere specified) Utility Installation for Private Project

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<p>Eating Place (Canteen only) Government Refuse Collection Point Government Use (not elsewhere specified) Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Social Welfare Facility</p>	<p>Columbarium Eating Place (Restaurant only) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Refuse Disposal Installation Residential Institution Sewage Treatment/Screening Plant Shop and Services (Retail Shop only) Utility Installation for Private Project</p>

Schedule III: for “Government, Institution or Community (9)”

<p>Ambulance Depot Government Refuse Collection Point Government Use (Driving Test Centre, Police Reporting Centre/Police Post only) Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre</p>	<p>Animal Quarantine Centre Driving School Government Use (not elsewhere specified) Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office Petrol Filling Station (excluding those involving liquefied petroleum gas) Place of Entertainment Place of Recreation, Sports or Culture Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Research, Design and Development Centre Sewage Treatment/Screening Plant Shop and Services Social Welfare Facility (excluding those involving residential care) Utility Installation for Private Project</p>
---	---

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Government Refuse Collection Point Government Use (not elsewhere specified) Public Convenience Public Utility Installation	Columbarium Religious Institution Residential Institution Social Welfare Facility Utility Installation for Private Project

Schedule IV: for “Government, Institution or Community (10)”

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments. In particular, the sub-zones “Government, Institution or Community (1)” (“G/IC(1)”) to “G/IC(8)” are intended primarily for the provision of religious institutional uses and associated social welfare facilities. The sub-zone “G/IC(9)” covers land beneath flyover. Due to the physical constraints and environmental conditions of such land, only selected Government, institution or community facilities are permitted in this sub-zone. The sub-zone “G/IC(10)” is intended primarily for the provision of columbarium. Some other community and social welfare facilities may be permitted on application to the Board.

Remarks

- (1) On land designated “G/IC(1)” to “G/IC(8)” and “G/IC(10)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum gross floor area (GFA), building height and site coverage specified below, or the GFA, height and/or site coverage of the existing building, whichever is the greater, and in breach of any other restrictions specified below:

<u>Sub-zone</u>	<u>Restriction</u>
G/IC(1)	Maximum building height of 2 storeys including car park and a maximum site coverage of 40%.
G/IC(2)	Maximum GFA of 7,407 m ² , a maximum building height of 4 storeys including car park and a maximum site coverage of 30%.
G/IC(3)	Maximum GFA of 6,400 m ² , a maximum building height of 4 storeys including car park and a maximum site coverage of 30%. A public coach park shall be provided.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (cont'd)

Remarks (cont'd)

<u>Sub-zone</u>	<u>Restriction</u>
G/IC(4)	Maximum GFA of 6,577 m ² , a maximum building height of 3 storeys including car park and a maximum site coverage of 30%. For the 9-storey pagoda, it is allowed to be redeveloped to its existing height provided its existing GFA of 751 m ² is not exceeded.
G/IC(5)	Maximum GFA of 15,171 m ² , a maximum building height of 2 storeys including car park and a maximum site coverage of 25%.
G/IC(6)	Maximum GFA of 4,395 m ² , a maximum building height of 2 storeys including car park and a maximum site coverage of 35%.
G/IC(7)	Maximum building height of 1 storey and a maximum site coverage of 50%.
G/IC(8)	Maximum building height of 1 storey.
G/IC(10)	Maximum GFA of 1,900 m ² and a maximum building height of 2 storeys including car park.
(2)	On land designated "G/IC(3)", in determining the maximum GFA for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as a public coach park may be disregarded.
(3)	On land designated "G/IC" and "G/IC(9)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of number of storey(s) and/or metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
(4)	In determining the relevant maximum number of storey(s) for the purposes of paragraph (3) above, any basement floor(s) may be disregarded.
(5)	Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA / building height / site coverage restrictions stated in paragraphs (1) and (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Barbecue Spot Bathing Beach Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Sitting Out Area	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Pier Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

Planning Intention

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

OTHER SPECIFIED USES

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
<p>Ambulance Depot</p> <p>Commercial Bathhouse/Massage Establishment</p> <p>Eating Place</p> <p>Educational Institution</p> <p>Exhibition or Convention Hall</p> <p>Government Use (Police Reporting Centre, Post Office only)</p> <p>Government Use (not elsewhere specified)</p> <p>Information Technology and Telecommunications Industries</p> <p>Institutional Use (not elsewhere specified)</p> <p>Library</p> <p>Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods^{&})</p> <p>Off-course Betting Centre</p> <p>Office</p> <p>Place of Entertainment</p> <p>Place of Recreation, Sports or Culture</p> <p>Private Club</p> <p>Public Clinic</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>Religious Institution</p> <p>Research, Design and Development Centre</p> <p>School (excluding free-standing purpose-designed building and kindergarten)</p> <p>Shop and Services</p> <p>Training Centre</p> <p>Utility Installation for Private Project</p>	<p>Broadcasting, Television and/or Film Studio</p> <p>Cargo Handling and Forwarding Facility</p> <p>Government Refuse Collection Point</p> <p>Government Use (not elsewhere specified)</p> <p>Hotel</p> <p>Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances</p> <p>Non-polluting Industrial Use (not elsewhere specified)</p> <p>Petrol Filling Station</p> <p>School (not elsewhere specified)</p> <p>Social Welfare Facility (excluding those involving residential care)</p> <p>Warehouse (excluding Dangerous Goods Godown)</p> <p>Wholesale Trade</p>

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "Business" Only (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Schedule II: for industrial or industrial-office building [@]	
Ambulance Depot Art Studio (excluding those involving direct provision of services or goods) Cargo Handling and Forwarding Facility (not elsewhere specified) Eating Place (Canteen only) Government Refuse Collection Point Government Use (not elsewhere specified) Information Technology and Telecommunications Industries Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods ^{&}) Office (excluding those involving direct provision of customer services or goods) Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Recyclable Collection Centre Research, Design and Development Centre Shop and Services (Motor Vehicle Showroom on ground floor, Service Trades only) Utility Installation for Private Project Warehouse (excluding Dangerous Goods Godown)	Broadcasting, Television and/or Film Studio Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only) Industrial Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office (not elsewhere specified) Petrol Filling Station Place of Recreation, Sports or Culture (not elsewhere specified) Private Club Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom [#] which may be permitted on any floor) Vehicle Repair Workshop Wholesale Trade

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

Office

(Please see next page)

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:

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

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

Social Welfare Facility (excluding those involving residential care)

- @ An industrial or industrial-office building means a building which is constructed for or intended to be used by industrial or industrial-office purpose respectively as approved by the Building Authority.
- & Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap. 295).
- # Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "Business" Only (cont'd)

Planning Intention

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

Remarks

- (1) On land designated "Other Specified Uses" annotated "Business" ("OU(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 plot ratio of 9.5 or the plot ratio of the existing building, whichever is the greater.
- (2) On land designated "OU(B)1", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) of 182,326 m².
- (3) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the 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.
- (4) In determining the maximum plot ratio or GFA for the purposes of paragraphs (1) and (2) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (5) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio or GFA for the building on land to which paragraphs (1) or (2) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio or gross floor area specified in the paragraphs (1) and (2) above may thereby be exceeded.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio / GFA / building height restrictions stated in paragraphs (1) to (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (7) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restriction as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

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

For "Amenity Area" Only

Amenity Area	Government Use Utility Installation not Ancillary to the Specified Use
--------------	--

Planning Intention

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

For "Railway" Only

Mass Transit Railway	Flat (Staff Quarters only) Government Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Utility Installation not Ancillary to the Specified Use
----------------------	--

Planning Intention

This zone is intended primarily for the provision of land for the development of Mass Transit Railway and the associated facilities.

Remarks

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

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "Mass Transit Railway Depot with Commercial and Residential Development Above" Only

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Flat Government Use (not elsewhere specified) House Library Market Mass Transit Railway Depot Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station (excluding open-air terminus or station) Residential Institution School (in a free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office Place of Entertainment Private Club Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution School (not elsewhere specified) Shop and Services (not elsewhere specified) Training Centre

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "Mass Transit Railway Depot with Commercial and Residential Development Above" Only
(cont'd)

In addition, the following uses are always permitted (a) on the lowest three floors of a building taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Off-course Betting Centre
Office
Place of Entertainment
Private Club
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Training Centre

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For “Mass Transit Railway Depot with Commercial and Residential Development Above” Only
(cont'd)

Planning Intention

This zone is intended primarily for the provision of land for Mass Transit Railway depot and station together with commercial and residential development above.

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 domestic gross floor area (GFA) of 215,000 m² and a maximum non-domestic GFA of 16,000 m². In addition, one 24-classroom primary school, one 24-classroom secondary school, a minimum of 1,090 m² GFA for Government, institution, community (GIC) or social welfare facilities, and a minimum of 14,200 m² of open space shall be provided.
- (2) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (3) In determining the maximum GFA for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as Mass Transit Railway depot/workshop and station, schools as well as GIC or social welfare facilities, as required by the Government, may also be disregarded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA / building height restrictions (except those area for open space) stated in paragraphs (1) and (2) above, and any reduction in the total GFA provided for GIC or social welfare facilities stated in paragraph (1) above, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Petrol Filling Station" Only</u>	
Petrol Filling Station	Flat (Staff Quarters only) Government Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Utility Installation not Ancillary to the Specified Use

Planning Intention

This zone is intended primarily for the provision of land for the development of petrol filling stations.

Remarks

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

(Please see next page)

OTHER SPECIFIED USES (cont'd)

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

For "Pier" Only

Planning Intention

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

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of number of storey(s), as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) Kiosks or premises not in excess of a maximum total non-domestic gross floor area of 50m² for uses as eating place and shop and services are considered as ancillary to "Pier" use.
- (3) In determining the relevant maximum number of storey(s) for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

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

For “Ventilation Building” Only

Ventilation Building	Government Use Utility Installation not Ancillary to the Specified Use
----------------------	--

Planning Intention

This zone is intended primarily for provision of land for the development of ventilation buildings.

Remarks

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

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For “Commercial and Residential Development” Only</u>	
<p>Ambulance Depot Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Flat Government Use (not elsewhere specified) Hotel Information Technology and Telecommunications Industries Library Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Residential Institution School (in free-standing purpose-designed school building, in a commercial building or in the non-domestic part of a residential building only) Shop and Services (not elsewhere specified) Social Welfare Facility Training Centre Utility Installation for Private Project</p>	<p>Broadcasting, Television and/or Film Studio Government Refuse Collection Point Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Recyclable Collection Centre School (not elsewhere specified) Shop and Services (Motor vehicle Showroom only)</p>

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For “ Commercial and Residential Development” Only (Cont'd)

Planning Intention

This zone is intended primarily for high-density commercial and residential development with the provision of public open space and other supporting facilities.

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 gross floor area (GFA) of 61,255 m² for non-domestic purposes at sub-area (A) and maximum GFA of 39,365 m² for domestic purposes at sub-area (B), and the maximum building height, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater. A public open space of not less than 1,300 m² shall be provided at sub-area (A).
- (2) In determining the maximum GFA for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA and 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.
- (4) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restriction as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot 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 Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Flat Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp House Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution School Service Reservoir Social Welfare Facility Utility Installation for Private Project

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

**APPROVED *DRAFT* TSUEN WAN
OUTLINE ZONING PLAN NO. S/TW/39A**

EXPLANATORY STATEMENT

EXPLANATORY STATEMENT**APPROVED DRAFT TSUEN WAN OUTLINE ZONING PLAN NO. S/TW/39A**

<u>Contents</u>	<u>Page</u>
1. INTRODUCTION	1
2. AUTHORITY FOR THE PLAN AND PROCEDURES	1
3. OBJECT OF THE PLAN	3
4. NOTES OF THE PLAN	34
5. THE PLANNING SCHEME AREA	4
6. POPULATION	5
7. BUILDING HEIGHT RESTRICTIONS <i>IN THE AREA</i>	5
8. LAND USE ZONINGS	
8.1 Commercial	89
8.2 Comprehensive Development Area	142
8.3 Residential (Group A)	123
8.4 Residential (Group B)	201
8.5 Residential (Group C)	236
8.6 Residential (Group E)	246
8.7 Village Type Development	257
8.8 Industrial	258
8.9 Government, Institution or Community	269
8.10 Open Space	303
8.11 Other Specified Uses	344
8.12 Green Belt	347
8.13 Minor Relaxation Clause	347
9. COMMUNICATIONS	358
10. CULTURAL HERITAGE	359
11. UTILITY SERVICES	369
12. IMPLEMENTATION	3640

APPROVED DRAFT TSUEN WAN OUTLINE ZONING PLAN NO. S/TW/39A

(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 explanatory statement shall not be deemed to constitute a part of the Plan.

1. INTRODUCTION

This explanatory statement is intended to assist an understanding of the ~~approved~~ ***draft*** Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/39A. 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 1 September 1961, the first statutory plan for Tsuen Wan No. LTW/57, covering most of the existing Tsuen Wan district, was exhibited under section 5 of the Town Planning Ordinance (the Ordinance). On 13 November 1973, the then Governor in Council (G in C) approved the Tsuen Wan OZP No. LTW/138 under section 9(1) of the Ordinance. On 14 January 1975, the then G in C referred the approved OZP No. LTW/138 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. ~~Since then, the~~ ***The OZP had been*** ***was subsequently*** amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance. On 18 August 1978, the draft Tsuen Wan OZP No. LTW/146C covering most of the existing planning scheme area was exhibited under section 7 of the Ordinance. On 7 June 1985, the draft Tsuen Wan OZP No. LTW/146N was renumbered to S/TW/1 and was exhibited under section 7 of the Ordinance. ~~Since then, the plan had been~~ ***The OZP was subsequently*** amended several times.

2.2 On 12 October 1993, the then G in C, under section 9(1)(a) of the Ordinance, approved the draft Tsuen Wan OZP, which was subsequently renumbered as S/TW/6. On 27 September 1994, the then G in C referred the approved OZP No. S/TW/6 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. ~~Since then, the~~ ***The OZP had been*** ***was subsequently*** amended ***four times*** and exhibited for public inspection ~~4 times~~ under section 5 or 7 of the Ordinance.

2.3 On 14 September 1999, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Tsuen Wan OZP, which was subsequently renumbered as S/TW/11. On 11 July 2000, the CE in C referred the approved OZP No. S/TW/11 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. ~~Since then, the~~ ***The OZP had been*** ***was subsequently*** amended ***four times*** and exhibited for public inspection ~~4 times~~ 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 Tsuen Wan OZP, which was subsequently renumbered as S/TW/16. On 17 December 2002, the CE in C referred the approved OZP No. S/TW/16 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. ~~Since then, the~~ *The OZP had been* ***was subsequently*** amended ***nine times*** and exhibited for public inspection ~~9 times~~ under section 5 or 7 of the Ordinance.
- 2.5 On 2 December 2008, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tsuen Wan OZP, which was subsequently re-numbered as S/TW/26. On 5 October 2010, the CE in C referred the approved Tsuen Wan OZP No. S/TW/26 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.
- 2.6 On 4 October 2011, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tsuen Wan OZP, which was subsequently re-numbered as No. S/TW/28. On 7 February 2012, the CE in C referred the approved Tsuen Wan OZP No. S/TW/28 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.
- 2.7 On 7 January 2014, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tsuen Wan OZP, which was subsequently re-numbered as S/TW/31. On 2 February 2016, the CE in C referred the approved Tsuen Wan OZP No. S/TW/31 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.
- 2.8 On 11 April 2017, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tsuen Wan OZP, which was subsequently renumbered as S/TW/33. On 31 October 2017, the CE in C referred the approved Tsuen Wan OZP No. S/TW/33 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.
- 2.9 On 8 February 2022, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tsuen Wan OZP, which was subsequently renumbered as S/TW/35. On 10 January 2023, the CE in C referred the approved Tsuen Wan OZP No. S/TW/35 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.
- 2.10 On 6 February 2024, the CE in C, under Section 9(1)(a) of the Ordinance, approved the draft Tsuen Wan OZP, which was subsequently renumbered as S/TW/37. On 1 November 2024, the Secretary for Development referred the approved Tsuen Wan OZP No. S/TW/37 to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. ~~The reference back of the approved OZP was notified in the Gazette on 15 November 2024 under section 12(2) of~~

~~the Ordinance.~~ *The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.*

~~2.11 On 6 December 2024, the draft Tsuen Wan OZP No. S/TW/38 was exhibited for public inspection under section 5 of the Ordinance. The amendments mainly involved (i) rezoning of a site at the junction of Wing Shun Street and Texaco Road from “Government Institution or Community (9)” to “Residential (Group A) 22”; and (ii) rezoning of a site at the junction of Ma Tau Pa Road and Texaco Road from “Comprehensive Development Area (1)” to “Commercial (7)”. During the two month exhibition period, a total of 39 valid representations were received. After giving consideration to the representations, the Board on 3 April 2025 decided not to uphold the representations and that no amendment should be made to the draft OZP to meet the representations.~~

~~2.12~~ *On 8 July 2025, the CE in C, under section (9)(1)(a) of the Ordinance, approved the draft Tsuen Wan OZP, which was subsequently renumbered as S/TW/39. On 18 July 2025, the approved Tsuen Wan OZP No. S/TW/39 (the Plan) was exhibited for public inspection under section 9D(2) of the Ordinance. On 8 January 2026, the Secretary for Development referred the approved Tsuen Wan OZP No. S/TW/39 to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. The reference back of the approved OZP was notified in the Gazette on 16 January 2026 under section 12(2) of the Ordinance.*

2.12 On (date) (month) 2026, the draft Tsuen Wan OZP No. S/TW/40 (the Plan) was exhibited for public inspection under section 5 of the Ordinance. The amendments on the Plan mainly involved (i) rezoning of a site at Fu Yung Shan from “Green Belt” (“GB”) and “Village Type Development” (“V”) to “Residential (Group B)9” (“R(B)9”); (ii) rezoning of a site in Yau Kom Tau from “GB” and “Government, Institution or Community” (“G/IC”) to “R(B)10”; and (iii) rezoning of a strip of residual land to the north of “R(B)10” from “GB” to “G/IC”.

3. OBJECT OF THE PLAN

3.1 The object of the Plan is to indicate the broad land use zonings and major ~~road~~ **transport** networks *so that* ~~within which the development and redevelopment of land within the Planning Scheme Area (the Area) can be put under statutory planning control.~~

3.2 The Plan is to illustrate the broad principles of development and to provide guidance for more detailed planning within the ~~planning scheme area~~ **Area**. It is a small-scale plan and the ~~road~~ **transport** alignments and boundaries between the land use zones may be subject to minor adjustments as detailed planning ~~and development~~ proceeds.

3.3 Since the Plan is to show broad land use zonings, there would be situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted as non-building area (NBA) 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 (**PR**) and site coverage (**SC**) calculations. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Tsuen Wan area and not to overload the road network in this area.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the ~~Planning Scheme~~ Area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department (**PlanD**) and can be downloaded from the Board's website at <http://www.tpb.gov.hk/>.

5. THE PLANNING SCHEME AREA

- 5.1 ~~The Planning Scheme Area (the Area), about 743.48 hectares in size covering~~ ***covers*** Tsuen Wan Valley and its adjoining areas, ~~forms a~~ ***forming*** part of Tsuen Wan New Town. It is located at the southern coast of the New Territories ~~some 16 km by road from Tsim Sha Tsui, Kowloon.~~ The Area extends from Wo Yi Hop Road in the east to Yau Kom Tau in the west. ~~The boundary of the Area is shown in a heavy broken line on the Plan.~~ The Area is the most densely populated part of the Tsuen Wan District Council area. For planning and reference purposes, the Area is subdivided into a number of smaller Planning Areas, each with an area number, which are shown on the Plan. ***The boundary of the Area is shown in a heavy broken line on the Plan. It covers about 743.48 hectares (ha) of land.***
- 5.2 ***Development of the Tsuen Wan satellite town commenced in the 1950s. The development was later expanded and became known as Tsuen Wan New Town in 1961. The areas As part of the development, large tracts of land to the south of Castle Peak Road were reclaimed from the sea between from the late 1950's and early 1960's and were mostly developed in 1960's onwards, which was progressively built up over the decades.***
- 5.3 The Tsuen Wan Central Area ~~could~~ ***can*** be divided into a number of sub-areas which are attributable to their individual characteristics. The town centre is mainly a commercial/residential area with ~~provisions of~~ various regional and district community facilities. The old town centre area ~~used to be~~ ***is*** around ~~Sha Tsui Road and Yeung Uk Road~~ ***Chung On Street***. With completion of the Mass Transit Railway (MTR) Tsuen Wan Line ***Tsuen Wan Station and West Rail Line (later known as Tuen Ma Line) Tsuen Wan West Station,*** the

bulk of *two major* development activities *nodes* has taken place *have emerged* around the MTR development at Luk Yeung Sun Chuen stations. The provision of major community facilities, such as ferry and bus terminus, the Tsuen Wan Town Hall and Magistracy, and future commercial/office development sites are located in the southern part of the area, adjacent to the old town centre. A strip of area to the south of Tsuen Wan Road was reclaimed and developed for the MTR West Rail Line Tsuen Wan West Station. It is desirable to link up the two *The two development nodes and the old and new commercial/residential cores at the northern and southern ends of the town centre are linked up by an intricate network of streets and through a well-integrated footbridge system.*

- 5.4 The expansion of Tsuen Wan has resulted in a number of large scale comprehensive major residential redevelopments from old industrial lots at the fringe of the *old town centre*, namely Bayview Garden, Belvedere Garden, The Panorama, Serenade Cove, Summit Terrace, Discovery Park, Waterside Plaza and Riviera Gardens. ~~Sandwiched between the~~ *To the west and east of the old and new commercial/residential cores town centre area* are two main industrial/business areas, namely the Chai Wan Kok Industrial/Business Area at Chai Wan Kok and the Tsuen Wan East Industrial Area at Yeung Uk Road/Texaco Road *respectively*.
- 5.5 To the north of the town centre area abutting the foothill of Tai Mo Shan lies a number of village zones and green belt areas. A number of well-known monasteries like Chuk Lam Sim Yuen and Yuen Yuen Institute are located in the area. *To the northwest of the town centre area lies a major hillside residential neighbourhood, Tsuen King Circuit, which includes several major residential developments, such as Allway Gardens and Tsuen Wan Centre.*
- 5.6 *Along the southern edge of the Area is* ~~The Area covers land at the waterfront of~~ *Rambler Channel, which forms part of* the Victoria Harbour. For any development proposal affecting such ~~land~~ *the waterfront area*, due regard shall be given to the Vision Statement for Victoria Harbour published by the Board and the requirements under the Protection of the Harbour Ordinance (Chapter 531).

6. POPULATION

Based on the 2021 Population Census, the population of the Area was estimated by the Planning Department *PlanD* as about 269,000. It is estimated that the planned population of the Area would be about ~~285,900~~ *315 500*.

7. BUILDING HEIGHT RESTRICTIONS IN THE AREA

- 7.1 In order to provide better planning control on the development intensity and building height upon development/redevelopment and to meet public aspirations for greater certainty and transparency in the statutory planning system, a review of the Tsuen Wan OZP has been undertaken with a view to incorporating appropriate building height restrictions (*BHRs*) for various

development zones. In the absence of building height control, excessively tall buildings may proliferate at random locations and the scale may be out-of-context in the locality, resulting in negative impacts on the visual quality of the Area. In order to prevent excessively tall or out-of-context buildings and to provide better control on the building heights of developments in the Area, appropriate ~~building height restrictions~~ **BHRs** are imposed on various development zones on the Plan.

- 7.2 The topography of the Area is basically hilly, except the town centre. With the completion and operation of the MTR Tsuen Wan Station (Tsuen Wan Line) in 1980s and the MTR Tsuen Wan West Station (the former West Rail Line which was later integrated into *the* Tuen Ma Line) in 2000s in the town centre, high-rise commercial and residential developments have clustered above and around these two key transportation nodes accommodating a substantial local population as well as major business and service activities. In view of this, the ~~building height restrictions~~ **BHRs** in the town centre area are to maintain the existing and committed high-rise commercial and residential developments above and around these two MTR stations. However, further proliferation of high-rise buildings from redevelopment in the old town centre area and the industrial areas at the flanks should be avoided to prevent overly congested building masses. Beyond the town centre, the stepped building height concept has been adopted taking into account the hilly topography, local characteristics, local wind environment, compatibility of building masses in the wider settings, as well as the need to strike a balance between public interest and private development right.
- 7.3 ~~Building height restrictions~~ **BHRs** are also imposed on “G/IC” and **“Other Specified Uses”** (“OU”) zones in terms of metres above Principal Datum (mPD) or number of storeys which mainly reflect the existing building heights of the developments. Unless there are committed proposals for known developments or a need to meet the minimum height requirement, in general, the existing uses and the lower building heights will broadly be kept. Low-rise developments in “G/IC” and “OU” zones, normally with a height not more than 13 storeys, will be subject to ~~building height restrictions~~ **BHRs** in terms of number of storeys (excluding basement floor(s)) so as to allow more design flexibility, in particular for **government, institution or community** (GIC) facilities with specific functional requirements, unless such developments fall within visually more prominent locations and/or major breathing spaces. For taller developments, usually more than 13 storeys, the ~~building height restrictions~~ **BHRs** are specified in terms of mPD to provide certainty and clarity of the planning intentions.
- 7.4 An Expert Evaluation on Air Ventilation Assessment (AVA) has been undertaken to assess the existing wind environment and the likely impact of the proposed building heights of the development sites within the Area on the pedestrian wind environment. The **findings of the AVA have been considered in formulating the** building height and development restrictions, such as NBAs and building gap requirements, ~~incorporated into~~ **on** the Plan ~~have taken the findings of the AVA into consideration.~~
- 7.5 To facilitate better air ventilation in the Area, the AVA has recommended that

the existing major roads, open space and the low-rise GIC developments in the Area should be maintained. In particular, the existing open area in Nina Tower should be maintained as local ventilation pocket in the town centre area. Furthermore, in order to further improve air ventilation condition, future developments are encouraged to adopt suitable design measures to minimize any possible adverse *air ventilation* impacts. These include greater permeability of podium, perforated building towers and podium design, wider *building gaps between buildings*, NBAs to create air path for better ventilation and minimizing the blocking of air flow through positioning of building towers and podiums to align with the prevailing wind directions, as appropriate.

7.6 In general, a minor relaxation clause in respect of ~~building height restrictions~~ *BHRs* is incorporated into the Notes of the Plan in order to provide incentive for developments/redevelopments with planning and design merits and to cater for circumstances with specific site constraints. Each planning application for minor relaxation of ~~building height restriction~~ *BHR* under section 16 of the Ordinance will be considered on its own merits and the relevant criteria for consideration of such application are as follows:

- (a) amalgamating smaller sites for achieving better urban design and local area improvements;
- (b) accommodating the bonus ~~plot ratio~~ *PR* granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as a public passage/street widening;
- (c) providing better streetscape/good quality street level public urban space;
- (d) providing separation between buildings to enhance air and visual permeability;
- (e) accommodating building design to address specific site constraints in achieving the permissible ~~plot ratio~~ *PR* under the Plan; and
- (f) other factors such as site constraints, need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality and would not cause adverse landscape and visual impacts.

7.7 However, for any existing building with building height already exceeding the ~~building height restrictions~~ *BHRs* in terms of mPD and/or number of storeys as shown on the Plan and/or stipulated in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

Building Gaps and Non-Building Areas

7.8 *Building gaps play a key role in creating air paths by appropriate design and disposition of building blocks.* Taking into account the findings of the AVA,

a total of four *several* building gaps and two NBAs are recommended to facilitate air ventilation of the Area. ***The NBAs and building gaps should be taken into account upon future development/redevelopment of the sites.***

7.9 The proposed comprehensive commercial and/or residential developments at and around the MTR Tsuen Wan West Station (~~namely West Rail Sites Tsuen Wan 5 (TW5), Tsuen Wan 6 (TW6) and Tsuen Wan 7 (TW7)~~) and the Waterside Plaza are located along the waterfront facing the sea breeze from the south and south-west. ~~Gaps between buildings play a key role in creating air paths by appropriate design and disposition of building blocks. To facilitate channeling of the southerlies and south-westerlies to the town centre and to enhance visual permeability, a 50 m-wide building gap above 27 mPD at the West Rail Site TW5 (Bayside) (namely Ocean Pride (on land zoned “R(A)15”), a 20 m-wide building gap above 18 mPD at the West Rail Site TW6 (namely Pavilia Bay (on land zoned “R(A)17”), and a 20 m-wide building gap above 19 mPD at the West Rail TW7 (namely City Point and Waterside Plaza (on land zoned “R(A)18” and “R(A)7” respectively) and at Waterside Plaza shall be provided.~~

~~7.97.10~~ Further inland at Sheung Kwai Chung, to facilitate penetration of southerlies to the village settlement to the north of Yau Ma Hom Road, a strip of land (20-m wide) along the western boundary of Sun Fung Centre at 88 Kwok Shui Road has been designated as *an* NBA. ~~No above ground structure is allowed except for landscape feature, boundary fence/boundary wall that is designed to allow high air porosity and underground uses are generally allowed within the NBA.~~ Another NBA is designated at Nina Tower to ~~provide~~ ***facilitate*** local ventilation ~~area~~. The intention for the designation of the NBAs is for air ventilation above ground and such a restriction will not apply to underground developments.

~~7.107.11~~ A strip of land (38m-wide) ***NBA is designated*** within a site at the junction of Yeung Uk Road and Ma Tau Pa Road (TWTL 393) (namely Plaza 88 and The Aurora) ~~aligned with Chung On Street to the north has been designated as a NBA~~ to facilitate penetration of wind from the Tsuen Wan waterfront through Chung On Street to the Tsuen Wan Town Centre. The provision of such NBA tallies with ~~the Recommended Option under the Consultancy Study for AVA for TWTL 393 completed in 2009.~~ To facilitate the provision of footbridge connection between the existing footbridge at the junction of Yeung Uk Road/Ma Tau Pa Road and The Dynasty, minor structures such as footbridge connection, landscaping and underground uses on ~~the~~ ***this*** NBA at TWTL 393 may be allowed.

~~7.11~~ ~~The above NBAs and building gaps should be taken into account upon future development/redevelopment of the sites. A minor relaxation clause has been incorporated in the Notes of the relevant zones to allow minor relaxation of the stated NBA/building gap restrictions under exceptional circumstances based on individual merits.~~

Air Paths and Large Courtyards

7.12 Besides the above, air paths/large courtyards should be provided within large

sites, including ~~the~~ Lei Muk Shue Estate, Shek Wai Kok Estate, Fuk Loi Estate and Luk Yeung Sun Chuen, upon future redevelopment of the sites. The exact alignment, disposition and width of the air paths across these residential sites should be considered under the detailed AVAs to be prepared for the future redevelopment of these sites.

8. LAND USE ZONINGS

8.1 Commercial (“C”): Total Area 8.41 ha

- 8.1.1 This zone is intended primarily for commercial developments, which may include *uses such as* office, shop, services, place of entertainment ~~and~~, eating place *and hotel*, functioning ~~mainly as local territorial business/financial centre(s) and regional or district commercial and /shopping centre(s). These areas are usually major employment nodes.~~
- 8.1.2 This zoning mainly covers the existing commercial/non-residential developments along Sai Lau Kok Road and Castle Peak Road adjacent to the MTR Tsuen Wan Station in Planning Areas 6 and 21. The commercial/non-residential developments in Planning Area 6 include Nan Fung Centre and Tsuen Wan Multi-storey Carpark Building. The “C” site in Planning Area 21 ~~west of Tsuen Kam Centre is occupied by two buildings, including~~ *includes* a 16-storey commercial/office building (Grand City Plaza) and a 25-storey industrial building (Mega Trade Centre). ~~With the easy access of the MTR, this area has become a commercial/retail node of Tsuen Wan. This area is zoned “C” to reflect the existing commercial/office development and to facilitate further commercial development in the long term.~~
- 8.1.3 Development within this zone is restricted to a maximum ~~plot ratio~~ *PR* of 9.5 and the maximum building heights as stipulated on the Plan, or the ~~plot ratio~~ *PR* / the height of the existing building, whichever is the greater.
- 8.1.4 Another “C” site is the Nina Tower at Yeung Uk Road, which is a commercial, office and hotel development. ~~Given the development scale of this site and its proximity to transport interchange including MTR Tsuen Wan West Station, this area may also have the potential for developing into a new commercial node. This commercial node may be linked up with the one around the existing MTR Tsuen Wan Station through a commercial corridor along Chung On Street.~~
- ~~8.1.5~~ According to the lease of the TWTL 353 (Nina Tower), the grantee is required to provide ~~an~~ NBA at the north-western corner of the site (i.e. at the junction of Yeung Uk Road and Tai Ho Road). ~~The whole Nina Tower development was completed in accordance with the lease in 2006. To provide local ventilation area, the concerned open area has been designated as a NBA. This NBA is required for air ventilation purpose and such restriction will not apply to underground developments.~~

“Commercial (1)” (“C(1)”): Total Area 0.44 ha

- 8.1.65 A site to the south of Wing Shun Street in Planning Area 25, ~~the existing Riviera Plaza within Riviera Gardens, falls within this zoning. The Riviera Gardens including the Riviera Plaza was completed in 1991.~~ The “C(1)” zoning is to reflect ~~the existing~~ *its intended* uses of ~~the Riviera Plaza which are purely~~ *as a local commercial centre in nature*. Development within this sub-zone is restricted to a maximum gross floor area (GFA) of 45,166 m², of which 21,966 m² shall be provided for recreational/entertainment/retail purposes and 23,200 m² shall be provided for office purposes. A public transport terminus shall also be provided. Development within this sub-zone is also restricted to a maximum building height of 120 mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.

“Commercial (2)” (“C(2)”): Total Area 0.54 ha

- 8.1.76 A site at Yeung Uk Road, ~~the existing~~ Indi Home, falls within this zoning. ~~Indi Home, which is a comprehensive commercial and service apartment development, was completed in 2006.~~ The “C(2)” zoning is to reflect the existing *comprehensive commercial and service apartment* use at the site. Development within this sub-zone is restricted to a maximum GFA of 54,406 m². A public open space (*POS*) of not less than 790 m² shall be provided. Development within this sub-zone is also restricted to a maximum building height of 200 mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.

“Commercial (3)” (“C(3)”): Total Area 0.23 ha

- 8.1.87 A site at Yeung Uk Road, ~~the existing~~ H Cube, falls within this zoning. ~~H Cube, which is a comprehensive commercial and service apartment development, was completed in 2006.~~ The “C(3)” zoning is to reflect the existing *comprehensive commercial and service apartment* use at the site. Development within this sub-zone is restricted to a maximum GFA of 20,919 m². ~~A public open space~~ *POS* of not less than 200 m² shall be provided. Development within this sub-zone is also restricted to a maximum building height of 165 mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.

“Commercial (4)” (“C(4)”): Total Area 1.23 ha

- 8.1.98 A site at the junction of Yeung Uk Road and Ma Tau Pa Road, ~~the existing~~ Chelsea Court, falls within this zoning. ~~Chelsea Court, which is a comprehensive service apartment development, was completed in 2005.~~ The “C(4)” zoning is to reflect the existing *service apartment* use at the site. Development within this sub-zone is restricted to a maximum GFA of 103,404 m² and maximum building heights of 170 mPD and 205 mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.

“Commercial (5)” (“C(5)”): Total Area 0.13 ha

- 8.1.140 A site at the junction of Sha Tsui Road and Luen Yan Street, Fortune Commercial Building, falls within this zoning. ~~Fortune Commercial Building, which is a commercial/office building, was completed in 1994.~~ The “C(5)” zoning is to reflect the existing use *commercial/office building* at the site. Development within this sub-zone is restricted to a maximum GFA of 10,165 m² and a maximum building height of 100 mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.

“Commercial (6)” (“C(6)”): Total Area 0.16 ha

- 8.1.140 A site at the northern tip of Chai Wan Kok Industrial/Business Area abutting Castle Peak Road, Chinachem Tsuen Wan Plaza, falls within this zoning. ~~Chinachem Tsuen Wan Plaza, which is a commercial building, was completed in 1993.~~ The “C(6)” zoning is to reflect the existing use *commercial building* at the site. Development within this sub-zone is restricted to a maximum GFA of 14,915 m² and a maximum building height of 100 mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.

“Commercial (7)” (“C(7)”): Total Area 0.76 ha

- 8.1.121 A site at the junction of Ma Tau Pa Road and Texaco Road on the periphery of Tsuen Wan East Industrial Area falls within this zoning. Development within this sub-zone is restricted to a maximum GFA of 52,513 m² and a maximum building height of 150 mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- 8.1.132 The “C(7)” zone shall act as a ‘land use buffer’ standing in-between the industrial area to the south and the commercial/residential area to the north. Sufficient buffer distance requirements for air emission sources including roads and chimneys, as specified in the Hong Kong Planning Standards and Guidelines (HKPSG) shall be observed and complied with. The requirements of environmental assessments (including Air Quality Impact Assessment (AQIA), Noise Impact Assessment (NIA), Land Contamination Assessment) and Sewerage Impact Assessment (SIA) are recommended to be incorporated into the future modification of the lease currently permitting the site for industrial uses only, subject to agreement with relevant Government departments as appropriate, so as to ensure the proper implementation of recommended mitigation measures and acceptability of the environmental impacts.
- 8.1.143 The GFA control under this “C(7)” zone is regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note (JPN) No. 4 “Development Control Parameters Plot Ratio/Gross Floor Area”, and shall be subject to the streamlining arrangements stated therein.
- 8.1.154 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations (B(P)R), the above specified maximum ~~plot ratio~~ *PR* or

GFA may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.

8.2 Comprehensive Development Area (“CDA”): Total Area 3.61 ha

“CDA(3)” to “CDA(6)” in Tsuen Wan East Industrial Area to the north of Yeung Uk Road: Total Area 3.61 ha

- 8.2.1 These sub-zones are intended for comprehensive development/redevelopment of the area primarily for residential use with the provision of commercial facilities, open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure, visual impact, air ventilation and other constraints.
- 8.2.2 The part of Tsuen Wan East Industrial Area to the north of Yeung Uk Road, which mainly covers about 20 industrial buildings, is designated as “CDA(3)” to “CDA(6)” zones to facilitate comprehensive development/redevelopment of the industrial area into residential uses with commercial facilities, open space and other supporting facilities, such as local retail shops. The “CDA(3)” to “CDA(6)” sites are subject to a total maximum ~~plot-ratio~~ **PR** of 5.0, of which a minimum ~~plot-ratio~~ **PR** of 4.5 shall be for domestic use. Development within these sub-zones are also subject to a maximum building height of 100mPD as stipulated on the Plan. Ancillary car parking should be provided in the basement.

Master Layout Plan

- 8.2.3 Pursuant to section 4A(1) of the Ordinance, any development/~~redevelopment~~ **within** the “CDA” sites ~~zone~~ would require the approval of the Board through planning application under section 16 of the Ordinance. Except as otherwise expressly provided that it is not required by the Board, ~~the applicant shall prepare a Master Layout Plan (MLP) should be submitted in accordance with the requirements as stipulated together with an environmental assessment report, a traffic impact assessment report and other materials as specified in the Notes of the Plan for approval by the Board pursuant to section 4A(2) of the Ordinance.~~ This will ensure that development proposals would be designed in a comprehensive manner taking into account various planning considerations such as environmental quality, neighbourhood compatibility, provision of shopping, community and recreational facilities as well as traffic and phasing requirements. ~~When approved by the Board, a~~ A copy of the approved MLP certified by the Chairman of the Board ~~shall be deposited~~ **would be made available for public inspection** in the Land Registry ~~and made available for public inspection~~ pursuant to section 4A(3) of the Ordinance.

8.3 Residential (Group A) (“R(A)”): Total Area 118.78 ha

- 8.3.1 This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building. ~~Shop and services such as banks, fast food shop and retail shops are always permitted on the lowest three floors of a building or the purpose-designed non-residential portion of an existing building. Shop and services on other parts of the building will require planning permission from the Board.~~
- 8.3.2 This zone mainly covers the existing developments (mainly composite developments) in Planning Areas 4, 5, 6, 18, 22 and 23 as well as the residential areas such as Fuk Loi Estate in Planning Area 4, Shek Wai Kok and Cheung Shan Estates in Planning Area 7, Lei Muk Shue Estate in Planning Area 9, ~~the Hong Kong Housing Society~~ Moon Lok Dai Ha in Planning Area 4 and Clague Garden Estate in Planning Area 35. Large-scale private residential developments such as Bayview Garden, Belvedere Garden, The Panorama, Serenade Cove, Allway Gardens, Tsuen King Gardens, Tsuen Wan Centre, Summit Terrace, Discovery Park, Vision City, The Dynasty, Waterside Plaza, Riviera Gardens, Ocean Pride, Parc City, Pavilia Bay and City Point in Planning Areas 2, 3, 21, 25, 35 and 35A are also included in this zone.
- 8.3.3 There are some existing commercial buildings within this zone, such as 99 Plaza, Emperor Plaza, Chau’s Commercial Centre, Hang Seng Tsuen Wan Building, and City Landmark I. Redevelopment of the existing commercial buildings to new commercial developments will require permission from the Board.
- 8.3.4 Development within this zone is restricted to a maximum domestic ~~plot ratio~~ **PR** of 5.0 or a maximum non-domestic ~~plot ratio~~ **PR** of 9.5, as the case may be. For new development of a building that is partly domestic and partly non-domestic, the ~~plot ratio~~ **PR** for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic ~~plot ratio~~ **PR** of 9.5 and the actual non-domestic ~~plot ratio~~ **PR** proposed for the building and the maximum domestic ~~plot ratio~~ **PR** of 5.0 divided by the maximum non-domestic ~~plot ratio~~ **PR** of 9.5.
- 8.3.5 For the addition, alteration and/or modification to or redevelopment of an existing building, it shall not result in a total development and/or redevelopment in excess of the restrictions in paragraph 8.3.4 above, or the domestic and/or non-domestic ~~plot ratio~~ **PR**(s) of the existing building, whichever is the greater, subject to, as applicable – (a) the ~~plot ratio~~ **PR** of the existing building shall apply only if any addition, alteration and/or modification to or redevelopment of an existing building is for the same type of building as the existing building, or (b) the maximum domestic and/or non-domestic ~~plot ratio~~ **PR**(s) stated in paragraph 8.3.4 above shall apply if any addition, alteration and/or modification to or redevelopment of an existing building is not for the same type of building as the existing building. This is to avoid the

interchange of domestic and non-domestic ~~plot ratios~~ **PRs** of an existing building.

- 8.3.6 Within the public housing estate, adequate community facilities and open spaces are provided in accordance with planning standards. The three primary schools in Lei Muk Shue Estate, which are free-standing buildings, are zoned “R(A)” on the OZP so as to allow for flexibility in the comprehensive planning and development of this large residential site. Should the Estate be redeveloped in future, the Housing Authority would assess the school requirements in consultation with the Education Bureau and other concerned departments and to re-provision these schools where appropriate within the Estate.
- 8.3.7 ~~Also, there~~ **There** would be cases that areas occupied by free-standing purpose-designed buildings that are solely accommodating schools or other GIC facilities, including those located on ground and on podium level, are included in the residential zones, such as those covering public housing estates. Such areas should not be included into the ~~plot ratio PR and site coverage~~ calculations. Such free-standing GIC facilities should be kept as breathing spaces and visual relief to the building masses.
- 8.3.8 Development within this zone is restricted to the maximum building heights as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- 8.3.9 For public ~~rental~~ housing developments, in accordance with the established administrative procedure, the future development/redevelopment would be guided by a planning brief. ***Upon future redevelopment, the layout of the public housing developments, including free-standing GIC and ancillary facility building should be comprehensively reviewed.*** To demonstrate that the development/redevelopment is acceptable, the Housing Department would be required to undertake relevant assessments, including traffic impact assessment (***TIA***), visual impact assessment, AVA, etc., as appropriate. Low-rise free-standing GIC and ancillary facility buildings should be kept as breathing spaces and visual relief to the building masses. ~~No new addition, alteration and/or modification to or redevelopment of these existing individual free-standing GIC and ancillary facility buildings shall result in a height exceeding that of the existing building. Upon the future redevelopment of the estates, the layout and design of these GIC and ancillary facility buildings should be comprehensively reviewed with the support of relevant impact assessments on air ventilation and visual aspects.~~ In view of the larger site area of public ~~rental~~ housing development sites, caution should be exercised to ensure that building blocks do not obstruct the wind flow and air paths should be reserved subject to AVA studies at building design stage. In particular, to maintain existing air paths and to improve air ventilation, the AVA for the redevelopment of the following estates should pay heed to the following issues:

- (a) Lei Muk Shue Estate: air paths and large courtyard should be provided within the site to act as ventilation corridors and ventilation pocket. The exact alignment, disposition and width of the air paths across this residential site should be considered under the detailed AVAs to be prepared for the future redevelopment of these sites.
- (b) Shek Wai Kok Estate: air paths and large courtyard should be provided within the site to act as ventilation corridors and ventilation pocket. The exact alignment, disposition and width of the air paths across this residential site should be considered under the detailed AVAs to be prepared for the future redevelopment of these sites.
- (c) Fuk Loi Estate: air path should be provided within the site to further improve the ventilation in the area. The air path should connect to Sha Tsui Road Playground to create a wind corridor and minimize the wind fence effect of the large-scaled Fuk Loi Estate. This wind corridor can either be aligned with Tai Ho Road, or the centre of Sha Tsui Road Playground, to make use of the permeability of the open space. The exact alignment, disposition and width of the air path across this residential site should be considered under the detailed AVAs to be prepared for the future redevelopment of these sites.

“Residential (Group A) 1” (“R(A)1”): Total Area 1.45 ha

- 8.3.10 A site to the south of Castle Peak Road in Planning Area 2, namely Bayview Garden, falls within this zoning. ~~Bayview Garden was completed in 1992. The “R(A)1” zoning is to reflect the completed residential development at the site.~~ Development within this sub-zone is restricted to a maximum domestic GFA of 88,879 m² and a maximum non-domestic GFA of 5,737 m² of which not less than 737 m² shall be provided for GIC facilities, ~~including kindergarten and post office.~~ A public transport terminus shall also be provided. Development within this sub-zone is also restricted to a maximum building height of 120 mPD, or the height of the existing building, whichever is the greater.

“Residential (Group A) 2” (“R(A)2”): Total Area 0.62 ha

- 8.3.11 A site to the north of Castle Peak Road in Planning Area 2, namely Belvedere Garden Phase I, falls within this zoning. ~~Belvedere Garden Phase I was completed in 1987. The “R(A)2” zoning is to reflect the completed residential development at the site.~~ Development within this sub-zone is restricted to a maximum domestic GFA of 52,264 m² and a maximum non-domestic GFA of 3,179 m² of which not less than 1,677 m² shall be provided for GIC facilities, ~~including kindergarten, children and youth centre, and nursery.~~ A public light bus terminus shall also be provided. Development within this sub-zone is also restricted to a maximum building height of 140 mPD, or the height of the existing building, whichever is the greater.

“Residential (Group A) 3” (“R(A)3”): Total Area 2.29 ha

- 8.3.12 A site to the north of Castle Peak Road in Planning Area 2, namely Belvedere Garden Phase II, falls within this zoning. ~~Belvedere Garden Phase II was completed in 1989. The “R(A)3” zoning is to reflect the completed residential development at the site.~~ Development within this sub-zone is restricted to a maximum domestic GFA of 191,297 m² and a maximum non-domestic GFA of 13,324 m² of which not less than 950 m² shall be provided for GIC facilities; ~~including kindergarten and social welfare facilities.~~ Development within this sub-zone is also restricted to a maximum building height of 140 mPD, or the height of the existing building, whichever is the greater.

“Residential (Group A) 4” (“R(A)4”): Total Area 1.95 ha

- 8.3.13 A site to the south of Castle Peak Road in Planning Area 2, namely Belvedere Garden Phase III, falls within this zoning. ~~Belvedere Garden Phase III was completed in 1991. The “R(A)4” zoning is to reflect the completed residential development at the site.~~ Development within this sub-zone is restricted to a maximum domestic GFA of 186,280 m² and a maximum non-domestic GFA of 14,396 m² of which not less than 3,426 m² shall be provided for GIC facilities; ~~including market and kindergarten.~~ Development within this sub-zone is also restricted to a maximum building height of 120 mPD, or the height of the existing building, whichever is the greater.

“Residential (Group A) 5” (“R(A)5”): Total Area 0.36 ha

- 8.3.14 A site to the north of Castle Peak Road in Planning Area 2, namely The Panorama, falls within this zoning. ~~The Panorama was completed in 1998. The “R(A)5” zoning is to reflect the completed residential development at the site.~~ Development within this sub-zone is restricted to a maximum domestic GFA of 23,960 m² and a maximum non-domestic GFA of 461 m². A public open space *POS* of 1,800 m² at Castle Peak Road level shall also be provided. Development within this sub-zone is also restricted to a maximum building height of 140 mPD, or the height of the existing building, whichever is the greater.

“Residential (Group A) 6” (“R(A)6”): Total Area 3.29 ha

- 8.3.15 A site to the north of Castle Peak Road in Planning Area 21, namely Discovery Park, falls within this zoning. ~~Discovery Park was completed in 1998. The “R(A)6” zoning is to reflect the completed residential development at the site.~~ Development within this sub-zone is restricted to a maximum domestic GFA of 210,560 m² and a maximum non-domestic GFA of 43,330 m². Development within this sub-zone is also restricted to a maximum building height of 150 mPD, or the height of the existing building, whichever is the greater.

“Residential (Group A) 7” (“R(A)7”): Total Area 1.14 ha

- 8.3.16 A site to the north of Wing Shun Street in Planning Area 25, namely Waterside Plaza, falls within this zoning. ~~Waterside Plaza was completed in 1991. The “R(A)7” zoning is to reflect the completed residential development at the site.~~ Development within this sub-zone is restricted to a maximum domestic GFA of 50,850 m² and a maximum non-domestic GFA of 8,470 m². Development within this sub-zone is ~~also~~ **generally** restricted to a maximum building height of 120 mPD, or the height of the existing building, whichever is the greater.
- 8.3.17 To facilitate air ventilation in the area, a 20m-wide building gap above 19 mPD as stipulated on the Plan shall be provided within ~~the~~ Waterside Plaza upon future redevelopment.

“Residential (Group A) 8” (“R(A)8”): Total Area 5.28 ha

- 8.3.18 A site ~~near the junction~~ **to the south** of Wing Shun Street ~~and Tsing Tsuen Road~~ in Planning Area 25, namely Riviera Gardens, falls within this zoning. ~~Riviera Gardens was completed in 1991. The “R(A)8” zoning is to reflect the completed residential development at the site.~~ Development within this sub-zone is restricted to a maximum domestic GFA of 347,000 m² and a maximum non-domestic GFA of 15,234 m². In addition, kindergarten(s) consisting of not less than 18 classrooms and a minimum GFA of 5,204 m² for GIC facilities, ~~including school, children and youth centre, social centre for the elderly, market, and nursery~~ shall be provided. Development within this sub-zone is also restricted to a maximum building height of 120 mPD, or the height of the existing building, whichever is the greater.

“Residential (Group A) 9” (“R(A)9”): Total Area 0.5 ha

- 8.3.19 A site to the east of Belvedere Garden Phase III at Castle Peak Road in Planning Area 2, namely Serenade Cove, falls within this zoning. ~~Serenade Cove was completed in 2000. The “R(A)9” zoning is to reflect the completed residential development at the site.~~ Development within this sub-zone is restricted to a maximum GFA of 49,690 m². Development within this sub-zone is also restricted to a maximum building height of 120 mPD, or the height of the existing building, whichever is the greater.

“Residential (Group A) 10” (“R(A)10”): Total Area 0.73 ha

- 8.3.20 A site at the junction of Sha Tsui Road and Kwan Mun Hau Street in Planning Area 23, namely New Haven, falls within this zoning. ~~New Haven was completed in 2002. The “R(A)10” zoning is to reflect the completed residential development at the site.~~ Development within this sub-zone is restricted to a maximum GFA of 43,066 m² and a maximum building height of 100 mPD, or the height of the existing building, whichever is the greater.

“Residential (Group A) 11” (“R(A)11”): Total Area 1.66 ha

- 8.3.21 A site at the junction of Castle Peak Road and On Yuk Road in Planning Area 3, namely Summit Terrace, falls within this zoning. ~~Summit Terrace was completed in 2003. The “R(A)11” zoning is to reflect the completed residential development at the site.~~ Development within this sub-zone is restricted to a maximum GFA of 67,500 m². A public light bus terminus shall be provided. Development within this sub-zone is also restricted to a maximum building height of 150 mPD, or the height of the existing building, whichever is the greater.

“Residential (Group A) 12” (“R(A)12”): Total Area 1.93 ha

- 8.3.22 A site bounded by Yeung Uk Road, Tai Ho Road, Sha Tsui Road and Wo Tik Street in Planning Area 5, namely Vision City, falls within this zoning. ~~Vision City was completed in 2007. The “R(A)12” zoning is to reflect the completed residential development at the site.~~ Development within this sub-zone is restricted to a maximum domestic GFA of 107,400 m² and a maximum non-domestic GFA of 22,800 m². A ~~public open space~~ **POS** of not less than 3,700 m², a public light bus terminus, ~~a Hostel for Moderately Mentally Handicapped and a District Elderly Community Centre~~ **and GIC facilities** shall be provided. Development within this sub-zone is also restricted to a maximum building height of 185 mPD, or the height of the existing building, whichever is the greater.

“Residential (Group A) 13” (“R(A)13”): Total Area 23.65 ha

- 8.3.23 A number of street blocks bounded by Castle Peak Road, Kwan Mun Hau Street, Luen Yan Street, Yeung Uk Road, ~~Hoi Shing Road~~ and Tai Chung Road, which are mainly occupied by low-rise older buildings on small sites, fall within this zoning. Developments and redevelopments within this sub-zone are subject to the ~~building height restriction~~ **BHR** of 80 mPD, or the height of the existing building, whichever is the greater. To cater for amalgamation of sites and inclusion of supporting facilities for larger sites, a maximum building height of 100 mPD would be permitted for sites with an area of 400 m² or more.

“Residential (Group A) 14” (“R(A)14”): Total Area 1.01 ha

- 8.3.24 A site at Kwok Shui Road, namely Primrose Hill, falls within this zoning. ~~Primrose Hill was completed in 2010. The “R(A)14” zoning is to reflect the completed residential development at the site.~~ Development within this sub-zone is restricted to a maximum domestic GFA of 35,974 m² ~~and~~, a maximum non-domestic GFA of 1,000 m² and a maximum building height of 210 mPD, or the height of the existing building, whichever is the greater.

“Residential (Group A) 15” (“R(A)15”): Total Area 4.27 ha

- 8.3.25 ~~A site The West Rail Site TW5 (Bayside) to the south of Tsuen Wan Road, namely Ocean Pride, falls within this zoning. Ocean Pride was completed in 2018. The “R(A)15” zoning is to reflect the completed residential development at the site.~~ Development within this sub-zone is restricted to a maximum domestic GFA of 167,100 m² and a maximum non-domestic GFA of 41,050 m². A public transport interchange shall be provided. Development within this sub-zone is ~~also~~ **generally** restricted to a maximum building height of 160 mPD, or the height of the existing building, whichever is the greater.
- 8.3.26 To facilitate air ventilation in the area, a 50m-wide building gap above 27 mPD as stipulated on the Plan shall be provided within the site.

“Residential (Group A) 16” (“R(A)16”): Total Area 1.34 ha

- 8.3.27 ~~A site to the west of The West Rail Site TW5 (Cityside) at the junction of Tsuen Wan Road and Tai Ho Road, namely Parc City, falls within this zoning. Parc City was completed in 2018. The “R(A)16” zoning is to reflect the completed residential development at the site.~~ Development within this sub-zone is restricted to a maximum domestic GFA of 66,114 m² and a maximum non-domestic GFA of 13,510 m². A public vehicle park shall be provided. Development within this sub-zone is also restricted to maximum building height of 150 mPD, 115 mPD and 80 mPD generally stepping down from north to south, or the height of the existing building, whichever is the greater.

“Residential (Group A) 17” (“R(A)17”): Total Area 1.4 ha

- 8.3.28 ~~A site The West Rail Site TW6 to the west of Wing Shun Street, namely Pavilia Bay, falls within this zoning. The “R(A)17” zoning is to reflect the completed residential development (namely Pavilia Bay) cum GIC development (namely Tsuen Wan Sports Centre) at the site. Both developments were completed in 2018.~~ Development within this sub-zone is restricted to a maximum domestic GFA of 62,711 m² and a maximum non-domestic GFA of 12,000 m² of which not less than 12,000 m² shall be provided for public sports centre. Development within this sub-zone is ~~also~~ **generally** restricted to a maximum building height of 175 mPD, or the height of the existing building, whichever is the greater.
- 8.3.29 To facilitate air ventilation in the area, a 20m-wide building gap above 18 mPD as stipulated on the Plan shall be provided within the site.

“Residential (Group A) 18” (“R(A)18”): Total Area 1.82 ha

- 8.3.30 ~~A site to the south of Tsuen Wan Road The West Rail Site TW7 to the north of Wing Shun Street, namely City Point, falls within this zoning. City Point was completed in 2014. The “R(A)18” zoning is to reflect the completed residential development at the site.~~ Development within this sub-zone is restricted to a maximum domestic GFA of

113,064 m² and a maximum non-domestic GFA of 1,535 m². A ~~Residential Care Home for the Elderly cum Day Care Unit~~ **GIC facilities** shall be provided. Development within this sub-zone is ~~also~~ **generally** restricted to a maximum building height of 150 mPD, or the height of the existing building, whichever is the greater.

- 8.3.31 To facilitate air ventilation in the area, a 20m-wide building gap above 19 mPD as stipulated on the Plan shall be provided within the site.

“Residential (Group A) 19” (“R(A)19”): Total Area 0.99 ha

- 8.3.32 A ~~subsidised sale flat~~ site at the eastern end of Sha Tsui Road, namely Sheung Chui Court, falls within this zoning. ~~Sheung Chui Court was completed in 2017. The “R(A)19” zoning is to reflect the completed residential development at the site.~~ Development within this sub-zone is restricted to a maximum GFA of 51,673 m². A ~~Day Care Centre for Elderly~~ **GIC facilities** shall be provided. Development within this sub-zone is also restricted to a maximum building height of 100 mPD, or the height of the existing building, whichever is the greater.

“Residential (Group A) 20” (“R(A)20”): Total Area 6.42 ha

- 8.3.33 A public housing site located between Cheung Shan Estate ~~to the west~~ and Lei Muk Shue Estate ~~to the east~~ falls within this zoning. Development within this sub-zone is restricted to a maximum ~~plot ratio~~ **PR** of 5.15 and a maximum building height of 230 mPD, or the ~~plot ratio~~ **PR** and height of the existing building, whichever is the greater. A 30-classroom primary school, a kindergarten, a public transport interchange, a public clinic, social welfare facilities and retail facilities ~~will~~ **shall** be provided. The provision or use of premises for GIC facilities would be subject to change to cope with the prevailing demand as requested by relevant departments.
- 8.3.34 An Air Ventilation Assessment-Expert Evaluation (AVA-EE) has been carried out for the site. It is found that design measures, including building separations and setbacks, would alleviate the potential air ventilation impacts on the surrounding wind environment. A quantitative AVA shall be carried out at the detailed design stage. Requirements of the design measures and quantitative AVA shall be incorporated in the planning briefs for implementation as appropriate.

“Residential (Group A) 21” (“R(A)21”): Total Area 1.41 ha

- 8.3.35 A public housing site to the south of Kwok Shui Road falls within this zoning. Development within this sub-zone is restricted to a maximum ~~plot ratio~~ **PR** of 6.7 and a maximum building height of 145 mPD, or the ~~plot ratio~~ **PR** and height of the existing building, whichever is the greater. A kindergarten, social welfare facilities, retail facilities and a pedestrian footbridge ~~for connection~~ across Castle Peak Road – Kwai Chung ~~will~~ **shall** be provided. The provision or use of premises for GIC facilities would be subject to change to cope with the prevailing demand as requested by relevant departments.

- 8.3.36 An AVA-EE has been carried out for the site. It is found that design measures, including building separations, setback and voids, would alleviate the potential air ventilation impacts on the surrounding wind environment. A quantitative AVA shall be carried out at the detailed design stage. Requirements of the design measures and quantitative AVA shall be incorporated in the planning briefs for implementation as appropriate.

“Residential (Group A) 22” (“R(A)22”): Total area 0.66 ha

- 8.3.37 A residential site at the junction of Wing Shun Street and Texaco Road falls within this zoning. Development within this sub-zone is restricted to a maximum domestic ~~plot ratio~~ **PR** of 6.0, a maximum non-domestic ~~plot ratio~~ **PR** of 0.2 and a maximum building height of 150mPD. A public vehicle park ~~and, social welfare facilities shall be provided.~~ **A and a** 24-hour public pedestrian passageway connecting to a proposed footbridge along Wing Shun Street and Ma Tau Pa Road shall be provided. In determining the maximum ~~plot ratio~~ **PR** of the development and/or redevelopments, any floor space that is constructed or intended for use solely as public vehicle park, GIC facilities and 24-hour public pedestrian passageway (including the ancillary structures for the provision of lift(s) and stairway(s)), as required by the Government, may also be disregarded.
- 8.3.38 Due to the proximity of the site to roads and presence of potentially active chimneys within 200m from the site, buffer distance requirements for all air emission sources including roads and industrial chimneys in the vicinity of the site, as specified in the HKPSG should be observed and complied with. The requirements of environmental assessments (including AQIA, NIA) and SIA ~~are recommended to be~~ **have been** incorporated into the lease of the site, ~~subject to agreement with relevant Government departments as appropriate, so as to ensure the proper implementation of recommended mitigation measures and acceptability of the environmental impacts.~~
- 8.3.39 The PR control under “R(A)22” zone is regarded as being stipulated in a “new or amended statutory plan” according to the ~~Joint Practice Note~~ **JPN** No. 4 “Development Control Parameters Plot Ratio/Gross Floor Area”, and shall be subject to the streamlining arrangements stated therein.

8.4 Residential (Group B) (“R(B)”): Total Area ~~20.77~~ 22.59 ha

- 8.4.1 This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.
- 8.4.2 Land zoned for this purpose are generally located at ~~the hillside of Yau Kom Tau along Castle Peak Road~~ (Planning Areas 1 and 2) and along Route Twisk (Planning Area 40).

8.4.3 Development within this zone is restricted to a maximum ~~plot ratio~~ **PR** of 2.1 or the ~~plot ratio~~ **PR** of the existing building, whichever is the greater.

8.4.4 Development within this zone is restricted to the maximum building heights as stipulated on the Plan, or the height of the existing building, whichever is the greater.

“Residential (Group B) 1” (“R(B)1”): Total Area 0.47 ha

8.4.5 A site at ~~the~~ Yau Kom Tau in Planning Area 1, ~~an existing hotel development namely The~~ **Grand Bay View Hotel** ~~Bridge~~, falls within this zoning. ~~The Bay Bridge was completed in 1997. The “R(B)1” zoning is to reflect the approved development parameters of the site.~~ Development within this sub-zone is restricted to a maximum GFA of 9,870 m² for domestic purposes or a maximum GFA of 20,470 m² for hotel purposes ~~which are also the permitted development parameters under the lease conditions.~~ Development within this sub-zone is also restricted to a maximum building height of 60 mPD, or the height of the existing building, whichever is the greater.

“Residential (Group B) 2” (“R(B)2”): Total Area 2.56 ha

8.4.6 A site at Route Twisk in Planning Area 40, namely The Cairnhill, falls within this zoning. ~~The Cairnhill was completed in 2005.~~ Development within this sub-zone is restricted to a maximum GFA of 76,890 m², and ~~a~~ maximum building heights of 256 mPD, **230 mPD and 223 mPD** for sub-areas (A), ~~a maximum building height of 230 mPD for sub-area (B) and a maximum building height of 223 mPD for sub-area (C)~~ **respectively**. The ~~building height restriction~~ **BHR** is to avoid adverse visual impact of the development upon the Tai Mo Shan Country Park which is in close proximity.

“Residential (Group B) 3” (“R(B)3”): Total Area 0.70 ha

8.4.7 A site at Route Twisk in Planning Area 40, namely The Cliveden, falls within this zoning. ~~The Cliveden was completed in 2003.~~ Development within this sub-zone is restricted to a maximum GFA of 20,910 m² and a maximum building height of 213 mPD. The ~~building height restriction~~ **BHR** is to avoid adverse visual impact of the development upon the Tai Mo Shan Country Park which is in close proximity.

“Residential (Group B) 4” (“R(B)4”): Total Area 1.44 ha

8.4.8 A site in Planning Area 2, namely Greenview Court, falls within this ~~zoning. zone.~~ ~~Greenview Court was completed in 1982. The “R(B)4” zoning is to reflect the completed residential development with ancillary commercial uses at the site.~~ Development within this sub-zone is restricted to a maximum domestic GFA of 47,520 m² and a maximum non-domestic GFA of 3,720 m². Development within this

sub-zone is also restricted to a maximum building height of 140 mPD, or the height of the existing building, whichever is the greater.

“Residential (Group B) 5” (“R(B)5”): Total Area 0.79 ha

- 8.4.9 A site ~~zoned “R(B)5” at the waterfront of~~ *in* Yau Kom Tau, *namely The Westminster Terrace, falls within this zoning. The site* has been developed into a residential development up to about 183mPD, ~~namely The Westminster Terrace.~~ Such building height is considered incongruous with the waterfront setting in the Yau Kom Tau area and the building heights of the existing developments in the surrounding areas. Thus, a maximum ~~building height restriction~~ **BHR** of 140mPD is imposed. ***Except with approval granted by the Board,*** ~~development~~ (except minor addition, alteration and/or modification not affecting the building height of the existing building) or redevelopment of an existing building on this waterfront site exceeding the ~~height restriction BHR (except with the permission granted by the Board for minor relaxation of the building height restriction)~~ is not permitted.

“Residential (Group B) 6” (“R(B)6”): Total Area 4.92 ha

- 8.4.10 A site to the north of Tuen Mun Road near Yau Kom Tau Village falls within this zoning. Development within this sub-zone is restricted to a maximum GFA of 97,200 m² for domestic purposes and a maximum building height of 180 mPD, or the height of the existing building, whichever is the greater. A 50-place Hostel for Severely Mentally Handicapped Persons cum 50-place Day Activity Centre shall be provided at the site.
- 8.4.11 A MLP should be submitted at detailed design stage to ensure the provision of building separations for maintaining visual permeability and avoidance of long and impermeable facades. Such requirement would be incorporated in the land sale conditions of the site.
- 8.4.12 To alleviate the potential air ventilation impacts on the surrounding wind environment, the quantitative AVA ~~(2020)~~ carried out for the site recommended that in the detailed design stage of the development, reference should be made to urban design guidelines in the HKPSG on building separation along the prevailing wind direction, and fulfil the building separation, permeability and setback requirements in the Sustainable Building Design Guidelines (SBDG).
- 8.4.13 Due to the proximity of the site to Tuen Mun Road, a buffer distance should be provided in accordance with the HKPSG requirements to mitigate the possible air quality impact arising from Tuen Mun Road. A NIA to identify the noise mitigation measures required for the proposed development in compliance with relevant environmental regulations should also be submitted. The abovementioned requirements, ~~and also~~ requirements for the submission of a Drainage Impact Assessment (DIA), SIA, Water Supply Impact Assessment and

Natural Terrain Hazard Assessment would be incorporated in the land sale conditions of the site.

“Residential (Group B) 7” (“R(B)7”): Total Area 0.84 ha

- 8.4.14 A site to the south of Tuen Mun Road at Po Fung Terrace falls within this zoning. Development within this sub-zone is restricted to a maximum GFA of 29,200 m² for domestic purposes and a maximum building height of 140 mPD, or the height of the existing building, whichever is the greater. A 30-place Supported Hostel for Mentally Handicapped Persons shall be provided at the site.
- 8.4.15 To alleviate the potential air ventilation impacts on the surrounding wind environment, the quantitative AVA-~~(2020)~~ carried out for the site recommended that in the detailed design stage of the development, reference should be made to urban design guidelines in the HKPSG on building separation along the prevailing wind direction, and fulfil the building separation, permeability and setback requirements in the SBDG.
- 8.4.16 Due to the proximity of the site to Tuen Mun Road, a buffer distance should be provided in accordance with the HKPSG requirements to mitigate the possible air quality impact arising from Tuen Mun Road. A NIA to identify the noise mitigation measures required for the proposed development in compliance with relevant environmental regulations should also be submitted. The abovementioned requirements, and ~~also~~ the requirements for the submission of a DIA and SIA would be incorporated in the land sale conditions of the site.

“Residential (Group B) 8” (“R(B)8”): Total Area 4 ha

- 8.4.17 A site at top of Hilltop Road falls within this zoning. Development within this sub-zone is restricted to a maximum GFA of 49,300 m² and ~~a~~ maximum building heights of 205 mPD, 200mPD and 194 mPD generally stepping down from north to south, or the height of the existing building, whichever is the greater.
- 8.4.18 To provide a visual buffer between the site and the existing low-rise village type development, a strip of land along the eastern and southern boundaries has been designated as ~~an~~ NBA on the Plan.
- 8.4.19 An AVA-EE ~~(2018)~~ has been carried out for the site and several mitigation measures have been proposed in the assessment, including building separations and building setbacks, which would alleviate the potential air ventilation impacts on the surrounding wind environment. These proposed mitigation measures in the AVA should be taken into account in devising the future development scheme at the detailed design stage to alleviate the potential impact of the development.

“Residential (Group B) 9” (“R(B)9”): Total Area 1.16 ha

- 8.4.20 *A site at Fu Yung Shan near Fu Yung Shan Road falls within this zoning. Development within this sub-zone is restricted to a maximum GFA of 34,722 m² and a maximum building height of 150 mPD, or the height of the existing building, whichever is the greater. A minimum GFA of 5,400 m² for residential care home for the elderly (RCHE) and a public vehicle park for not less than 20 car parking spaces shall be provided.*
- 8.4.21 *The site is served by a local access road branching off Fu Yung Shan Road. Traffic improvement measures were proposed in the TIA conducted for the development in December 2024, including road improvement works for the local access road, a short section of Route Twisk near Ma Sim Pai Road and in the vicinity (such as providing a new lay-by with associated pedestrian crossing near the junction of Fu Yung Shan Road, relocation of existing bus stop and refuse collection point, and modification of road marking at Tsuen Kam Interchange, etc.).*
- 8.4.22 *To minimize visual impact on the adjacent villages, carparking shall be provided underground as far as possible. To minimize potential air quality impacts from vehicular emissions on the access road on adjacent villages, sufficient buffer distances should be provided between the road kerb and any nearby air-sensitive uses. Suitable design measures, such as podium free design and building separation, should be taken into account to alleviate the potential impact on pedestrian wind environment. To retain trees at the northwestern portion with higher landscape value, a strip of land at the northwestern portion has been designated as an NBA on the Plan.*
- 8.4.23 *The requirements of SIA and landscape master plan (LMP) and the traffic improvement measures under the TIA are recommended to be incorporated through administrative means, if required, subject to agreement with relevant Government departments as appropriate, so as to ensure proper implementation of recommended mitigation measures.*

“Residential (Group B) 10” (“R(B)10”): Total Area 0.64 ha

- 8.4.24 *A site in Yau Kom Tau to the north of Tuen Mun Road falls within this zoning. Development within this sub-zone is restricted to a maximum GFA of 28,395m² and a maximum building height of 180mPD, or the height of the existing building, whichever is the greater. Social welfare facilities, including a 100-place RCHE cum 30-place DCU with a minimum GFA of 2,719m², shall be provided.*
- 8.4.25 *The site is served by a service road branching off Po Fung Road. Traffic improvement measures were proposed in the TIA conducted for the proposed development in June 2025, including road improvement works and associated geotechnical works for the service road and in the vicinity (including expansion of lay-bys and*

extension of junction signal time). A lay-by for residents' services shall be provided within the site.

8.4.26 *Sufficient buffer distances for roads, as recommended in the HKPSG, shall be maintained. Suitable design measures, such as building separation of not less than 40m wide to facilitate wind penetration and sensitive lighting design, shall also be provided in view of the sensitive site context. The requirements of SIA, ecological impact assessment, LMP and the traffic improvement measures under the TIA are recommended to be incorporated through administrative means, if required, subject to agreement with relevant Government departments as appropriate, so as to ensure the proper implementation of recommended mitigation measures, including compensatory planting and translocation of fauna species.*

8.4.27 *The GFA control under “R(B)9” and “R(B)10” sub-zones are regarded as being stipulated in a “new or amended statutory plan” according to the JPN No. 4 “Development Control Parameters Plot Ratio/Gross Floor Area”, and shall be subject to the streamlining arrangements stated therein.*

8.5 Residential (Group C) (“R(C)”): Total Area 2.19 ha

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

8.5.2 ~~The four~~ **Four** sites **at Yau Kom Tau**, including the existing Grandview Villa, ~~fall within this zoning~~ **zoned for this purpose** ~~are generally located at the upper hillslopes of Yau Kom Tau, south of Tuen Mun Road in Planning Area 1.~~ Due to topographical constraints, capacity of local access and the existing landscape characteristics, development within this zone is restricted to a maximum ~~plot ratio~~ **PR** of 0.4, a maximum ~~site coverage~~ **SC** of 20% and a maximum building height of 3 storeys over 1 storey of carport, or the ~~plot ratio~~ **PR**, ~~site coverage~~ **SC** and the height of the existing building, whichever is the greater.

“Residential (Group C) 1” (“R(C)1”): Total Area 0.35 ha

8.5.3 A site at Route Twisk in Planning Area 40, ~~which is occupied by the existing~~ **namely** Route Twisk Villa, falls within this zone. ~~Route Twisk Villa was completed in 1989.~~ Development within this sub-zone is restricted to a maximum ~~plot ratio~~ **PR** of 0.4, a maximum ~~site coverage~~ **SC** of 20% and a maximum building height of 2 storeys, or the ~~plot ratio~~ **PR**, ~~site coverage~~ **SC** and the height of the existing building, whichever is the greater.

8.6 Residential (Group E) (“R(E)”): Total Area 3.23 ha

8.6.1 This zone is intended primarily for phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Board. Whilst existing industrial uses will be

tolerated, new industrial developments are not permitted in order to avoid perpetuation of **industrial/residential** (I/R) interface problem. The developers will be required to submit adequate information to demonstrate that the new residential development will be environmentally acceptable, and suitable mitigation measures, if required, will be implemented to address the potential I/R interface problems.

- 8.6.2 Under this zoning, the existing industrial uses will be tolerated but new industrial development will not be permitted upon redevelopment of the existing industrial buildings in order to avoid the perpetuation or aggravation of the I/R interface problems with the new residential development during the redevelopment process. In existing industrial buildings, new developments involving offensive trades will not be permitted. Any modification of use from non-industrial to industrial uses (other than non-polluting industrial uses) within existing industrial buildings will require the permission of the Board.
- 8.6.3 The Young Ya Industrial Building at 381-389 Sha Tsui Road in Planning Area 23 and most of the industrial buildings along Kwok Shui Road in Planning Area 27 are zoned for this purpose with a view to phasing out the industrial uses in the long term and alleviating the I/R interface problems in the surrounding area.
- 8.6.4 For the industrial sites at Kwok Shui Road which fall within the 400m Consultation Zone of the Tsuen Wan Water Treatment Works, the respective developers should prepare and submit a Hazard Assessment to the Coordinating Committee on Land-use Planning and Control ~~Relating to Potentially Hazardous Installations~~ for approval prior to the submission of application under section 16 of the Ordinance. Besides, as these sites at Kwok Shui Road are substantial in size, care should be taken with the design and massing of the future developments to allow air permeability.
- 8.6.5 Within this zone, new developments or redevelopments are restricted to a maximum domestic ~~plot-ratio~~ **PR** of 5.0 or a maximum non-domestic ~~plot-ratio~~ **PR** of 9.5. Development within this zone is also restricted to the maximum building height as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- 8.6.6 In the circumstances set out in Regulation 22 of the ~~Building (Planning) Regulations~~ **B(P)R**, the above specified maximum ~~plot-ratio~~ **PR** may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.

8.7 Village Type Development (“V”): Total Area 71.2871.16 ha

- 8.7.1 The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for

development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.

- 8.7.2 Sites zoned for such purposes are located mostly in Tsuen Wan North including Lo Wai, San Tsuen, San Tsuen Pai and Wo Yi Hop in Planning Area 39, and Sheung Kwai Chung and Yau Ma Hom in Planning Area 8.
- 8.7.3 In order to ensure that any future development or redevelopment within these villages will retain the village character, a restriction of a maximum building height of 3 storeys (8.23 m) or the height of the existing buildings, whichever is the greater, is imposed under this zoning.

8.8 Industrial (“I”): Total Area 11.87 ha

- 8.8.1 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, 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. However, shop and services (wholesale conversion of an existing building or ground floor only), such as banks, fast food shops and retail shops, and offices, other than those permitted under Column 1 and in the purpose-designed non-industrial portion on the lower floors of an existing building, will require planning permission from the Board. It should also be noted that the purpose-designed non-industrial portion of an existing building does not include basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room.
- 8.8.2 Provision of industrial land in Tsuen Wan has been made in conjunction with the industrial land planned for Kwai Chung and Tsing Yi to ensure that sufficient land is set aside for industrial developments to provide employment for the labour force in Tsuen Wan New Town.
- 8.8.3 Tsuen Wan East Industrial Area (Planning Area 24) generally bounded by Yeung Uk Road, Fui Yiu Kok Street and Texaco Road falls within this zone. The problems of traffic congestion and environmental pollution in the industrial area in Tsuen Wan have caused much concern. After taking into consideration the traffic, environmental and infrastructural constraints and the trend of industries gradually moving towards high-technology production, a maximum ~~plot ratio~~ **PR** of 9.5 is imposed on all land designated “~~Industrial~~” on the Plan. The maximum

~~plot ratio~~ **PR** of 9.5 has been incorporated in most of the lease conditions for industrial lots in Tsuen Wan and Kwai Chung.

- 8.8.4 ~~It should also be pointed out that the~~ **The** stipulation of the maximum ~~plot ratio~~ **PR** of 9.5 in the Plan does not imply that existing industrial leases which restrict development to a lesser intensity will automatically be permitted to be relaxed to the ~~plot ratio~~ **PR** of 9.5. It will be necessary for the lot owner concerned to clearly demonstrate that any modifications to existing lease restriction to permit more intensive development will not have adverse impact on the surrounding environment and local road network. Where circumstances so required, a ~~plot ratio~~ **PR** of less than 9.5 may also be imposed through the lease conditions.
- 8.8.5 Development within this zone is also restricted to the maximum building height as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- 8.8.6 In the circumstances set out in Regulation 22 of the ~~Building (Planning) Regulations~~ **B(P)R**, the above specified maximum ~~plot ratio~~ **PR** may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.

8.9 Government, Institution or Community (“G/IC”): Total Area 92.5092.51 ha

- 8.9.1 This zone is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. Besides, such developments, especially for those which are low-rise, serve to provide visual and spatial relief to the densely built-up environment of the area. In particular, the sub-zones “G/IC(1)” to “G/IC(8)” are intended primarily for the provision of religious institutional uses and associated social welfare facilities. ***Sub-zone “G/IC(9)” covers land beneath flyover where only selected GIC facilities are permitted due to physical constraints and environmental conditions.*** Subzone “G/IC(10)” is intended primarily for the provision of columbarium.
- 8.9.2 Most of the GIC facilities are to serve the community in Tsuen Wan. However, some major facilities, such as Yau Kom Tau Water Treatment Works (Planning Area 2) and Tsuen Wan Water Treatment Works (Planning Area 7), serve a much wider area.
- 8.9.3 Other public utility and community facilities, like Tsuen Wan Adventist Hospital and Tsuen King Circuit Wu Chung Public Swimming Pool in Planning Area 3; Heung Che Street Market and Cooked Food Centre; Tsuen Wan Telephone Exchange Building and Princess Alexandra Community Centre in Planning Area 4; Yeung Uk Road Municipal Services Building and Tsuen Wan Caritas Clinic in Planning Area 5;

Tsuen Wan Central Public Library and Tsuen Wan Government Offices in Planning Area 6; Shek Wai Kok Community Hall and service reservoirs in Planning Area 7; Tsuen Wan Market, Lady Trench Polyclinic, Yan Chai Hospital and a Multi-service Complex in Planning Area 18; Tsuen King Circuit Sports Centre in Planning Area 21; Tsuen Wan Town Hall and Magistracy in Planning Area 22; Tsuen Wan Sea Water Pumping Station in Planning Area 35A; Route Twisk Gas Off-take and Pigging Station; Wo Yi Hop Village Supply Tank in Planning Area 39; and Tso Kung Tam Outdoor Recreation Centre in Planning Area 46 are also under this zoning.

8.9.4 There are other “G/IC” sites in Planning Areas ~~25~~, 35 and 39 reserved for the construction of ~~a primary school~~, a community hall and a service reservoir respectively.

8.9.5 Apart from the above GIC facilities, there are a number of monasteries/temples and elderly homes scattered at the foothill of Fu Yung Shan area in Planning Area 39. Most of these religious institutions have been established in the area for decades. They have also formed a ‘monastery belt’ at Fu Yung Shan area. To better reflect their existing uses, these sites are designated as various “G/IC” sub-zones. The planning intention of these sub-zones is to reflect the existing religious institutional uses and their associated social welfare facilities, to facilitate the promotion of the unique ‘monastery belt’ as a tourist spot at Fu Yung Shan area and to ensure that the developments within these sub-zones should be compatible in scale and form with the surrounding low-rise and low-density characters and can be supported by the existing and planned infrastructures. They are therefore subject to more restrictions than other “G/IC” sites in Tsuen Wan area.

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

Total Area 1.65 ha

8.9.6 The site of Yuen Yuen Institute in Planning Area 39 falls within this zoning. ~~The Yuen Yuen Institute was established in the 1950s and 1960s. The “G/IC(1)” zoning is to reflect the existing religious uses at the site.~~ Development within this sub-zone is restricted to a maximum building height of 2 storeys including car park and a maximum ~~site coverage~~ SC of 40%.

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

Total Area 0.87 ha

8.9.7 The sites of Yuen Yuen Care & Attention Home for the Aged and Yuen Yuen Home for the Aged in Planning Area 39 fall within this zoning. ~~The two elderly homes were completed in 1993 and 1973 respectively. The “G/IC(2)” zoning is to reflect the existing social welfare facilities at the site.~~ Development within this sub-zone is restricted to a maximum GFA of 7,407 m², a maximum building height of 4 storeys including car park and a maximum ~~site coverage~~ SC of 30%.

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

Total Area 2.23 ha

- 8.9.8 A site to the north of the existing Yuen Yuen Institute in Planning Area 39 falls within this zoning. The “G/IC(3)” zoning is to reflect an approved planning scheme for an extension of the Yuen Yuen Institute. Development within this sub-zone is restricted to a maximum GFA of 6,400 m², a maximum building height of 4 storeys including car park and a maximum ~~site coverage~~ SC of 30%. A public coach park shall also be provided.

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

Total Area 1.21 ha

- 8.9.9 The sites of the Western Monastery and its adjoining Hong Kong Bodhi Siksa Society Limited Care & Attention Home for the Aged (C&A Home) together with a site immediately south of the Western Monastery in Planning Area 39 fall within this zoning. ~~The redevelopment of the Western Monastery including a 9-storey pagoda was completed in 2004 while the existing C&A Home was built in 1995. The “G/IC(4)” zoning is to reflect the existing religious uses and its associated social welfare facilities and to ensure that any future development at the site immediately south of the Western Monastery would not have any adverse visual and landscape impacts.~~ Development within this sub-zone is restricted to a maximum GFA of 6,577 m², a maximum building height of 3 storeys including car park (except the existing pagoda) and a maximum ~~site coverage~~ SC of 30%. For the 9-storey pagoda, it is allowed to be redeveloped to its existing height provided its existing GFA of 751 m² is not exceeded.

“Government, Institution or Community (5)” (“G/IC(5)”):

Total Area 3.85 ha

- 8.9.10 The site of Chuk Lam Sim Yuen in Planning Area 39 falls within this zoning. ~~The Chuk Lam Sim Yuen was established in the 1920s and 1930s. The “G/IC(5)” zoning is to reflect the existing religious uses and to ensure that any future development at the site would not have any adverse visual and landscape impacts.~~ Development within this sub-zone is restricted to a maximum GFA of 15,171 m², a maximum building height of 2 storeys including car park and a maximum ~~site coverage~~ SC of 25%.

“Government, Institution or Community (6)” (“G/IC(6)”):

Total Area 0.78 ha

- 8.9.11 The sites of Tung Lum Monastery and its associated elderly home namely Tung Lum Home for the Aged in Planning Area 39 fall within this zoning. ~~The developments on site were completed in 1999. The “G/IC(6)” zoning is to reflect the existing religious use and its associated social welfare facilities on site.~~ Development within this sub-zone is restricted to a maximum GFA of 4,395 m², a maximum

building height of 2 storeys including car park and a maximum site coverage *SC* of 35%.

“Government, Institution or Community (7)” (“G/IC(7)”):

Total Area 2.33 ha

- 8.9.12 ~~There are 7 religious institutions in Planning Area 39~~ *fall* within this zoning which includes Nam Tin Chuk, Lung Mo Temple, Tei Chong Wong Temple, Wai Yuen & Wing Mau Yuen, Kwun Yum Ngan, Monk Hui Wan Memorial Hall and Fat Kwong Ching Sei. ~~These developments, which consist of worshipping halls, ancestral halls, kitchens, dormitories and ancillary storage areas, were established in the 1970s. The “G/IC(7)” zoning is to reflect the existing uses of the sites. Development within this sub-zone is restricted to a maximum building height of 1 storey and a maximum site coverage *SC* of 50%. In view of the limited capacity of the local road networks, it is the planning intention to discourage the provision of car parking spaces for these sites~~ *is not encouraged*. ~~Any floor that is intended solely for car parking areas will constitute as a storey under the current building height restriction of this zoning.~~

“Government, Institution or Community (8)” (“G/IC(8)”):

Total Area 1.12 ha

- 8.9.13 ~~The remaining sites of religious institutional developments in Planning Area 39 other than those developments as~~ *not* mentioned in “G/IC(1)” to “G/IC(7)” *above* fall within this zoning. ~~These religious uses are also established in the 1970s. The “G/IC(8)” zoning is to reflect the existing uses of the sites. Development within this sub-zone is restricted to a maximum building height of 1 storey. In view of the limited capacity of local road networks, it is the planning intention to discourage the provision of car parking spaces for these sites~~ *is not encouraged*. ~~Any floor that is intended solely for car parking areas will constitute as a storey under the current building height restriction of this zoning.~~

“Government, Institution or Community (9)” (“G/IC(9)”):

Total Area 3.27 ha

- 8.9.14 Two sites with a significant portion of their area underneath the elevated Tsuen Wan Road are zoned “G/IC(9)” subject to a maximum building height of 2 storeys, or the height of the existing building, whichever is the greater. ~~One site is bounded by Hoi Kok Street, Hoi Hing Road, Tai Chung Road and located to the south of Hoi Shing Road and another one is located at the junction of to the south of Texaco Road/Wing Shun Street. At present, both sites are mainly occupied by temporary uses.~~
- 8.9.15 In view of the physical constraints and environmental conditions of these two sites, only selected GIC facilities are permitted. ~~Since there may be environmental concerns for uses under flyover, future~~ *Future*

uses of these sites should meet the requirements stipulated in the HKPSG for the use of land beneath flyovers and footbridges.

- 8.9.16 ~~Development within this zone is restricted to the maximum building heights as stipulated on the Plan, or the height of the existing building, whichever is the greater.~~

“Government, Institution or Community (10)” (“G/IC(10)”):

Total Area 0.225 ha

- 8.9.176 A site at the upper section of Lo Wai Road for proposed private columbarium development is zoned “G/IC(10)”. Development within this sub-zone is restricted to a maximum GFA of 1,900 m² and a maximum building height of 2 storeys including car park. In order to ensure better planning control, ‘Columbarium’ use requires planning permission from the Board such that the development details and other technical aspects of the proposed columbarium development would be further considered by the Board under section 16 of the Ordinance. The GFA control under “G/IC(10)” zone is regarded as being stipulated in a “new or amended statutory plan” according to the ~~Joint Practice Note~~ *JPN* No. 4 “Development Control Parameters Plot Ratio/Gross Floor Area”, and shall be subject to the streamlining arrangements stated therein.

- 8.9.187 To allow flexibility for other GIC uses within this sub-zone, religious institution, residential institution and social welfare facility uses may be permitted by the Board on application under section 16 of the Ordinance subject to consideration of the development details and technical aspects, especially the traffic impact along Lo Wai Road.

- 8.9.198 ~~Building height restrictions~~ **BHRs** for most of the “G/IC” zones and all “G/IC” sub-zones are stipulated in terms of number of storeys except for the relatively high-rise GIC uses, such as the Tsuen Wan Adventist Hospital in Planning Area 3; the New Territories South Regional Police Headquarters and Operational Base, Tsuen Wan Central Public Library and Tsuen Wan Government Offices in Planning Area 6; and Yan Chai Hospital in Planning Area 18, so as to provide a clearer control over the building height profile.

- 8.9.20 ~~A small part of the Chai Wan Kok Site of Archaeological Interest (SAI) located near the junction of Castle Peak Road and Tsuen King Circuit falls within this zoning. The Antiquities and Monuments Office (AMO) should be consulted for any works, development, redevelopment or rezoning proposals affecting the SAI.~~

8.10 Open Space (“O”): Total Area 129.95 ha

- 8.10.1 This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public. For the Tso Kung Tam area, it is also intended to provide land for possible

alternative recreational uses such as ecological parks or urban fringe parks.

- 8.10.2 There are three large sites zoned for this purpose.—~~They included the,~~ ***including*** one in Planning Area 7 in Shing Mun Valley which has been developed into a valley park with active sports and recreational facilities, the existing Tsuen Wan Park together with the waterfront promenade in Planning Area 35, and the northern part of Tso Kung Tam in Planning Area 46 which is intended to be developed for an ecological park with a full range of passive recreational facilities including scenic walking trails.
- 8.10.3 Other smaller open space sites are distributed throughout the built-up areas so as to provide sports and recreational facilities within walking distance of most of the potential users.
- 8.10.4 Extensive stretches of open space, including an area to the south of Bayview Garden, the Hoi On Road Playground in Planning Area 2, the Tsuen King Circuit Recreation Ground and Rest Garden, and the Tsuen King Circuit Playground in Planning Area 3, the Tsuen King Circuit Garden in Planning Area 21, the Wang Wo Tsai Street Garden in Planning Area 23, the Tsuen Wan Riviera Park in Planning Area 25, and the Kwok Shui Road Park in Planning Area 27 have been developed for sitting-out areas and active recreational facilities. Other open space sites have been planned, such as the two sites in Tsuen Wan East Industrial Area to the north of Yeung Uk Road.
- ~~8.10.5 Part of the Chai Wan Kok SAI located near the junction of Castle Peak Road and Tsuen King Circuit falls within this zoning. The AMO should be consulted for any works, development, redevelopment or rezoning proposals affecting the SAI.~~

8.11 Other Specified Uses (“OU”): Total Area 41.44 ha

- 8.11.1 This zoning covers land allocated for specified uses, which include business use, MTR depot with commercial and residential development above, commercial and residential development, ventilation building, MTR railway, amenity area, petrol filling station and ferry pier.

“Other Specified Uses” annotated “Business”: Total Area 21.88 ha

- 8.11.2 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.
- 8.11.3 The area to the south of Yau Ma Hom Road in Planning Area 27, an industrial building at the junction of Texaco Road and Sha Tsui Road in Planning Area 23, an area to the east of Discovery Park in Planning

Area 21, Chai Wan Kok Industrial/Business Area generally bounded by Castle Peak Road – Tseun Wan, Hoi Shing Road and Tai Chung Road (Planning Areas 19 and 20) and two residual industrial buildings in Planning Area 2 are zoned for business use.

- 8.11.4 In general, development within this zone is restricted to a maximum ~~plot ratio~~ **PR** of 9.5 as stipulated in the Notes, taking into consideration of traffic and infrastructure constraints. However, development at the site at 42-64 Chai Wan Kok Street and 9 Hoi Shing Road which is zoned “OU” annotated “Business (1)” is restricted to a maximum GFA of 182,326 m², which ~~is~~**was** the ~~existing~~ building bulk ~~at~~**of** the site before the site ~~is~~**was** partly redeveloped into an industrial development.
- 8.11.5 In the circumstances set out in Regulation 22 of the ~~Building (Planning) Regulations~~ **B(P)R**, the above specified maximum ~~plot ratio~~ **PR** or GFA may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.
- 8.11.6 Development within this zone is restricted to the maximum building heights as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- 8.11.7 To cater for the traffic and pedestrian movement needs in the Chai Wan Kok Industrial/Business Area, setbacks from the lot boundaries along the roads and/or between buildings for carriageway and footpath improvement and greening are required. The detailed requirements will be stipulated on the Tsuen Wan Central Outline Development Plan to guide future development.
- 8.11.8 To facilitate the air ventilation in the area, a strip of land (20 m wide) along the western boundary of Sun Fung Centre at 88 Kwok Shui Road (TWTL 344) has been designated as ~~an~~ NBA. This NBA is required for air ventilation purpose and such restriction will not apply to underground developments.
- 8.11.9 As it is not possible to phase out the existing industrial uses all at once, it is necessary to ensure compatibility of the uses within the same industrial building or industrial-office building and the Tsuen Wan industrial areas. Development within this zone should make reference to the relevant Town Planning Board Guidelines.

“Other Specified Uses” annotated “Mass Transit Railway Depot with Commercial and Residential Development Above”: Total Area 8.36 ha
- 8.11.10 This zone is intended primarily for the provision of land for MTR depot and station together with commercial and residential development above.
- 8.11.11 This zoning covers the area occupied by the existing Luk Yeung Sun Chuen (~~completed in 1988~~), the MTR Depot and the Tsuen Wan Station.

It reflects the specific characteristics of the existing MTR depot/workshop, station, commercial and residential development.

- 8.11.12 Development within this zone is restricted to a maximum domestic GFA of 215,000 m², a maximum non-domestic GFA of 16,000 m² and a maximum building height of 110 mPD, or the height of the existing building, whichever is the greater. In addition, one 24-classroom primary school, one 24-classroom secondary school, a minimum of 1,090 m² GFA for GIC or social welfare facilities, and a minimum of 14,200 m² of open space shall be provided.

“Other Specified Uses” annotated “Commercial and Residential Development”: Total Area 1.5 ha

- 8.11.13 A site at the junction of Yeung Uk Road and Ma Tau Pa Road intended primarily for high-density commercial *development (namely Plaza 88)* and residential development (*namely The Aurora*) with the provision of ~~public open space~~ **POS** and other supporting facilities falls within this zoning. ~~The commercial portion (namely Plaza 88) and residential portion (namely The Aurora) were completed in 2020. The zoning is to reflect the completed development at the site.~~ Development within this sub-zone is restricted to a maximum GFA of 61,255 m² for non-domestic purposes at sub-area (A) and a maximum GFA of 39,365 m² for domestic purposes at sub-area (B), and the maximum building height, in terms of mPD, as stipulated on the Plan, or the height of the existing building, whichever is the greater. A ~~public open space~~ **POS** of not less than 1,300 m² at sub-area (A) shall be provided, managed and maintained by the developer at his own cost.
- 8.11.14 To facilitate air ventilation in the area, a strip of land (38m-wide) aligned with Chung On Street to the north has been designated as an NBA on the Plan, and such restriction will not apply to underground developments. Footbridge connection between the existing footbridge at the junction of Yeung Uk Road/Ma Tau Pa Road via the site to The Dynasty shall be provided, managed and maintained by the developer at his own cost.
- 8.11.15 Other land with a total area of 9.7 ha *are also* allocated for *the following* specified uses ~~also include~~:
- (a) Chai Wan Kok Ventilation Building in Planning Area 2 subject to a maximum building height of 4 storeys, *or the height of the existing building, whichever is the greater*;
 - (b) railway in Planning Area 6 subject to a maximum building height of 1 storey, *or the height of the existing building, whichever is the greater*;
 - (c) the existing slopes adjoining Hanley Villa along Yau Lai Road in Planning Area 1, near MTR Depot in Planning Area 6, and to the southeast of Riviera Gardens along Tsing Tsuen Road in Planning Area 25 are zoned for amenity area;

- (d) petrol filling stations in Planning Area 27 subject to a maximum building height of 1 storey, *or the height of the existing building, whichever is the greater*; and
- (e) ferry piers in Planning Area 35 subject to a maximum building height of 1 storey, *or the height of the existing building, whichever is the greater*.

8.12 Green Belt (“GB”): Total Area ~~158.14~~56.43 ha

- 8.12.1 The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone.
- 8.12.2 This zoning establishes the limits of urban expansion of Tsuen Wan to the north and west and also covers a strip of coastal area at Yau Kom Tau in Planning Area 1. It makes provision for the retention of some existing rural land uses and the conservation of prominent landscape features, scenic spots and ‘fung shui’ areas. It also provides opportunities for additional outdoor passive recreational outlets.
- 8.12.3 Development within this zone will be carefully controlled and each application will be considered on its individual merits taking into account relevant Town Planning Board Guidelines.
- ~~8.12.4 A large portion of the Chai Wan Kok SAI located near the junction of Castle Peak Road Tsuen Wan and Tsuen King Circuit falls within this zoning. The AMO should be consulted for any works, development, redevelopment or rezoning proposals affecting the SAI.~~

8.13 Minor Relaxation Clause

- 8.13.1 For the zone(s) where minor relaxation of relevant restriction(s) is applicable, based on individual merits of a development or redevelopment proposal, minor relaxation of the ***development restrictions*** ~~plot ratio/GFA/building height/site coverage/building gap restrictions~~ (except those area for ***POS*** ~~public open space~~), and ~~any reduction in the provision of GIC facilities/the total GFA provided for GIC or social welfare facilities~~ as stated in the ***Notes of the Plan*** ~~relevant paragraphs above~~ or as shown on the Plan may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.6 above would be relevant for the assessment of minor relaxation of ~~building height restrictions~~ ***BHRs***. Each application will be considered on its own merits.
- 8.13.2 However, for any existing building with ~~plot ratio~~***PR***/GFA/building height/~~site coverage~~***SC*** already exceeding the relevant restrictions as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

- 8.13.3 For the zone(s) where minor relaxation of relevant restriction(s) is applicable, under exceptional circumstances, minor relaxation of NBA restriction as stated in the relevant paragraph(s) above may be considered by the Board on application under section 16 of the Ordinance. The NBA restriction will not apply to underground development and within the NBAs stipulated on the Plan, landscaping, street furniture, underground structures, boundary fence/wall, footbridge, covered walkway and minor structure with high air porosity/ with visual permeability ~~will~~*may* be permitted.

9. COMMUNICATIONS

9.1 Roads

Tuen Mun Road, Castle Peak Road and Tsuen Wan Road provide the main linkages from Tsuen Wan to the North West New Territories and urban Kowloon. The road scheme of the proposed project Widening of Tsuen Wan Road and the Associated Junction Improvement Works was authorised in November 2023. The *Tsing Tsuen Bridge (also known as Tsing Yi North Bridge)* at ~~Tsing Tsuen Road~~ provides the ~~second crossing to~~ *road connection with* Tsing Yi Island. In the north, Shing Mun Tunnel provides a direct connection to Sha Tin. Route Twisk ~~on the other hand~~ links up Tsuen Wan with Shek Kong. ~~Apart from Tuen Mun Road, Castle Peak Road serves as a main primary distributor effectively connecting Tsuen Wan with Tuen Mun and other parts of the territory.~~

9.2 MTR Tsuen Wan Line

The Area is served by MTR Tsuen Wan Line with two stations, namely Tsuen Wan Station and Tai Wo Hau Station. The MTR alignment generally runs parallel to Castle Peak Road as shown on the Plan. It terminates at Planning Area 6 with a major transport interchange for buses, green minibuses and taxis. Car parking facilities are also provided near the terminus. To the west and north of the Tsuen Wan Station is the tail fan and depot of the MTR Corporation.

9.3 MTR Tuen Ma Line

The *Area is also served by MTR Tuen Ma Line Tsuen Wan West Station (TML)* was fully commissioned on 27 June 2021. ~~TML is approximately 56 km long with 27 stations. It links up the original Ma On Shan Line and West Rail Line with the east end at Wu Kai Sha Station and west end at Tuen Mun Station. Upon the commissioning, TML has 6 interchanging stations, including Tai Wai, Diamond Hill, Ho Man Tin, Hung Hom, Nam Cheong and Mei Foo Stations, connecting East Rail Line, Kwun Tong Line, Tung Chung Line and Tsuen Wan Line. The Tsuen Wan West Station of TML is located at~~ *The MTR alignment runs underground along the waterfront area of the Tsuen Wan area parallel to the elevated Tsuen Wan Road.*

10. CULTURAL HERITAGE

- 10.1 Within the boundary of the Area, ~~there are currently~~ Chai Wan Kok *Site of Archaeological Interest* (SAI), two declared monuments, i.e. the walled village of Sam Tung Uk and an old house (formerly Lot 917) at Hoi Pa Village (now Jockey Club Tak Wah Park), and some historic buildings, i.e. Tin Hau Temple at Wai Tsuen Road (Grade 2), Yuen Tung Po Din at Tung Po Tor Monastery (Grade 2), Tin Wong Din and Wai Tor Din at Tung Po Tor Monastery (Grade 2), Chuk Lam Sim Yuen (Grade 2), Sun Old House at Nos. 38, 39 & 40 San Tsuen (Grade 3), Du Ancestral Hall at San Tsuen (Grade 3), Chan Yi Cheung Ancestral Hall (Former Lot 972 of Hoi Pa Village) at Jockey Club Tak Wah Park (Grade 3), Old House of the Former Hoi Pa Tsuen (Former Lot 956 of Hoi Pa Tsuen) at Jockey Club Tak Wah Park (Grade 3), Cheung Ancestral Hall at No. 82 Lo Wai (Grade 3), Law Ancestral Hall at No. 47 Sheung Kwai Chung Village (Grade 3) and Lau Ancestral Hall at Wo Yi Hop (Grade 3).
- 10.2 The lists of declared monuments *and proposed monuments*, historic buildings and sites graded by the Antiquities Advisory Board (AAB), new items ~~pending~~ *for* grading assessment, Government historic sites identified by the Antiquities and Monuments Office (AMO) of the Development Bureau (~~AMO~~) and SAIs are published on AMO's website <https://www.amo.gov.hk/en/historic-buildings/heritage-sites-lists/index.html>. The lists will be updated from time to time.
- 10.3 Prior consultation with AMO should be made ~~if~~ *for* any works, development, redevelopment or rezoning proposals *that may* affect the declared monuments, proposed monuments, historic buildings and sites graded by the AAB, new items ~~pending~~ *for* grading assessment, Government historic sites identified by AMO, SAIs or any other buildings/structures identified with heritage value, both at grade and underground, and the immediate environs of the aforementioned items.

11. UTILITY SERVICES

- 11.1 Two existing fresh water service reservoirs and one salt water service reservoir are provided in Tso Kung Tam in Planning Area 46. In addition, the Yau Kom Tau Water Treatment Works is located in Planning Area 1 adjacent to Tuen Mun Road. The existing Tsuen Wan Fresh Water Service Reservoir and Treatment Works is located in Shing Mun Valley in Planning Area 7. An existing gas off-take and pigging station is located in Planning Area 39.
- 11.2 The Tsuen Wan Sewage Pumping Station and Tsuen Wan Sea Water Pumping Station are located in Planning Areas 25 and 35A respectively. Sewage from Tsuen Wan will be diverted to the existing sewage screening plant in Planning Area 37 of Kwai Chung for preliminary treatment. The treated sewage will then be collected and conveyed to Stonecutters Island for chemically enhanced primary treatment before discharge into the sea.
- 11.3 It is envisaged that there will be no problem in the supply of electricity and gas to meet the needs of the District. The existing telephone exchanges in

Planning Areas 4 and 27 can also cope with the evolving needs of Tsuen Wan.

12. **IMPLEMENTATION**

- 12.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an “existing use right” should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department (**LandsD**) and the various licensing authorities.
- 12.2 The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area are prepared by ~~the Planning Department~~ **PlanD**. These detailed plans are used as the basis for public works planning and site reservation within the Government. Disposal of sites is undertaken by ~~the LandsD Department~~. Public works projects are coordinated by the Civil Engineering and Development Department in conjunction with the relevant client departments and the works departments, such as the Highways Department and the Architectural Services Department. In the course of implementing the Plan, the Tsuen Wan District Council would also be consulted as and when appropriate.
- 12.3 Planning applications to the Board will be assessed on individual merits. In general, the Board’s consideration of the planning applications will take into account all relevant planning considerations which may include the departmental outline development plans/layout plans, and guidelines published by the Board. The outline development plans and layout plans are available for public inspection at ~~the Planning Department~~ **PlanD**. Guidelines published by the Board are available from the Board’s website, the Secretariat of the Board and the Technical Services Division of ~~the Planning Department~~ **PlanD**. Application forms and guidance notes for planning applications can be downloaded from the Board’s website and are available from the Secretariat of the Board, the Technical Services Division and the relevant District Planning Office of ~~the Planning Department~~ **PlanD**. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider them.

Tsuen Wan and West Kowloon District**Agenda Item 3****Section 12A Application**

[Open Meeting (Presentation and Question Sessions Only)]

Y/TW/19 Application for Amendment to the Draft Tsuen Wan Outline Zoning Plan No. S/TW/38, To rezone the application site from “Green Belt” and “Village Type Development” to “Residential (Group B) 9” and amend the Notes of the zone applicable to the site, Lots 1177 S.A RP, 1181 and 1205 in D.D. 453, Fu Yung Shan, Tsuen Wan
(MPC Paper No. Y/TW/19B)

8. The Secretary reported that the application site (the Site) was located in Tsuen Wan and Aurecon Hong Kong Limited was one of the consultants of the applicants. The following Members had declared interests on the item:

- | | |
|---------------------------|---|
| Mr Stanley T.S. Choi | - his spouse being a director of a company which owned properties in Tsuen Wan; |
| Professor Simon K.L. Wong | - his company owning a property in Tsuen Wan; and |
| Dr Tony C.M. Ip | - his company currently working with Aurecon Hong Kong Limited. |

9. The Committee noted that Mr Stanley T.S. Choi had tendered an apology for being unable to attend the meeting. As the property owned by the company of Professor Simon K.L. Wong had no direct view of the Site and Dr Tony C.M. Ip had no involvement in the application, the Committee agreed that they could stay in the meeting.

Presentation and Question Sessions

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

PlanD

- | | |
|------------------------|--|
| Mr Derek P.K. Tse | - District Planning Officer/Tsuen Wan and West Kowloon (DPO/TWK) |
| Mr Michael K.K. Cheung | - Senior Town Planner/Tsuen Wan and West Kowloon (STP/TWK) |
| Mr Frankie H.C. Tsang | - Town Planner/Tsuen Wan and West Kowloon |

Applicants' Representatives

Quality Venture Limited and Strong Fit Limited - Applicants

Mr Patrick Fan

Mr K.H. Lee

Mr Irwin Kwok

Ms Winnie Lee

Albert So Surveyors Limited

Dr Albert So

Dr T.C. Wong

Mr Calvin Leung

Ho & Partners Architects

Mr Paul Tang

Mr Hubert Wat

Urban Green Consultant Limited

Ms H.Y. Tang

LLA Consultancy Limited

Mr S.L. Ng

Aurecon Hong Kong Limited

Mr David Stanton

Mr S.H. Tam

Philip So & Associates Limited

Mr C.W. So

11. The Vice-chairperson extended a welcome and explained the procedures of the meeting. She then invited PlanD's representatives to brief Members on the background of the application.

12. With the aid of a PowerPoint presentation, Mr Michael K.K. Cheung, STP/TWK, briefed Members on the background of the application, the proposed rezoning of the Site from "Green Belt" ("GB") and "Village Type Development" ("V") to "Residential (Group B) 9" ("R(B)9") to facilitate a private residential cum Residential Care Home for the Elderly (RCHE) development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. PlanD had no in-principle objection to the application.

[Professor Bernadette W.S. Tsui joined the meeting during PlanD's presentation.]

13. The Vice-chairperson then invited the applicants' representatives to elaborate on the application. With the aid of a PowerPoint presentation, Mr T.C. Wong, the applicants' representative, made the following main points:

- (a) while the Site was located at the foothill of Fu Yung Shan, it was considered convenient and accessible as it was within walking distance from the Tsuen Wan Town Centre and some major residential developments such as Luk Yeung Sun Chuen;
- (b) the vacancy rate for private domestic properties in Tsuen Wan District was generally lower than that of Hong Kong. The proposed development with over 600 residential units would provide a timely housing supply to cater

for the strong private housing demand at the district level;

- (c) in view of the ageing population in Hong Kong, a growing demand for RCHE was expected. The proposed RCHE, which would provide 328 beds with an average living area of about 10m² floor space per resident, exceeded the existing minimum requirement of 6.5m² floor space per resident and could help meet the demand for RCHE in Tsuen Wan District;
- (d) the existing dilapidated squatters and temporary structures within the Site had adverse impact on the living environment of nearby residents and were considered incompatible with the surrounding environment. The proposed development would have a well-designed and landscaped environment with a major part of the northwestern portion of the Site retained as greenery areas which could help improve the existing condition of the Site;
- (e) the proposed widening and upgrading of the section of the existing sub-standard local access road between Fu Yung Shan Road and the Site to a two-way two-lane carriageway with footpath, together with a new lay-by with associated pedestrian crossing facilities near the junction of Fu Yung Shan Road and the upgraded local access road and provision of lighting and greenery on both sides of the upgraded local access road, would improve the current substandard road condition. It would be beneficial to the residents of Chung Kuk Terrace to the north of the Site as they would be allowed to continue the use of the upgraded local access road in the future;
- (f) other road improvement works, including widening a section of Route Twisk, modifying the road markings at Tsuen Kam Interchange to facilitate vehicles from the Route Twisk arm entering the Tsuen Kam Interchange, and re-provisioning of the affected refuse collection point (RCP) with associated lay-by for refuse collection vehicles, were also proposed;
- (g) the water supply system in the locality would be upgraded to cater for the anticipated demand from the proposed development and existing developments in the surrounding areas;

- (h) a small portion of the Site fell within the “V” zone but was not covered by the village ‘environs’ (‘VE’). Therefore, the proposal would not affect Small House development. The remaining portion of the Site, though falling within “GB” zone, was of low ecological value. The proposed development could better utilise land resources of the Site; and
- (i) the proposed development would not cause insurmountable impacts from ecological, traffic, geotechnical, water supply, drainage, sewage, noise, water quality, waste management, air ventilation, visual and other aspects.

14. As the presentations of PlanD’s representative and the applicants’ representative had been completed, the Vice-chairperson invited questions from the Members.

Land Status and the Existing Condition of the Site

15. Some Members raised the following questions:

- (a) land status of the Site, and the area of the Site owned by the applicants; and
- (b) background of the existing temporary structures within the Site, and whether the applicants would be responsible for compensation and relocation/rehousing of the affected residents on the Site.

16. In response, Mr Derek P.K. Tse, DPO/TWK, with the aid of some PowerPoint slides, made the following main points:

- (a) the Site comprised solely private land held under three land leases for agricultural or garden purpose. The applicants would need to apply to the Lands Department (LandsD) for land exchange for the proposed development, if the application was agreed by the Committee followed by amendment to the Tsuen Wan Outline Zoning Plan (the OZP). While majority of the Site was owned by the applicants, the applicants would also need to unify the land titles at the land administration stage; and

- (b) about 47% of the Site was occupied/covered by residential/temporary structures, local access road and man-made slope, and most of those structures were squatters without licence/permit and had existed for a long time.

17. Mr Patrick Fan, the applicants' representative, said that the applicants would apply to LandsD for land exchange after completion of the statutory planning procedures and would need to settle the issues of adverse possession, and the squatters and existing residents on the Site during the land administration stage.

Land Use Compatibility

18. The Vice-chairperson and a Member raised the following questions:

- (a) noting some opposing public views considered that there was sufficient housing supply and insufficient justification for rezoning the "GB" site for residential development, whether it was still the Government's policy to review "GB" sites for housing developments;
- (b) while noting that the "V" portion of the Site was not covered by the 'VE', whether there were any details regarding the existing village in the concerned "V" zone and whether the proposed development would have any potential impact on Small House development within the concerned "V" zone; and
- (c) whether the proposed development would affect any hiking trails nearby given its proximity to Tai Mo Shan Country Park.

19. In response, Mr Derek P.K. Tse, DPO/TWK, with the aid of some PowerPoint slides, made the following main points:

- (a) to meet the long-term housing demand, particularly in the urban area, the Government had conducted ongoing review of "GB" sites for development

purpose, supported by technical assessments. As for the current application submitted under section 12A of the Town Planning Ordinance (the Ordinance), it was the private initiative of the applicants to propose rezoning the private land for residential and RCHE developments. Each application would be considered based on its own individual merits. That said, the application was generally in line with the criteria of Government's review of "GB" sites as the Site was located at the southern periphery of the larger "GB" zone where about 47% of the Site was disturbed and at the fringe of built-up areas close to Tsuen Wan Town Centre and supporting infrastructure facilities, and the vegetated areas in the Site had relatively less buffering effect and lower conservation value;

- (b) the portion of the "V" zone within the Site covered Muk Min Ha Tsuen, which had previously been affected by the Tsuen Wan New Town Development, was a well-established resite village and was not covered by the 'VE'. There was no longer any Small House demand in the "V" zone; and
- (c) no hiking trail would be affected by the proposed development.

Proposed RCHE

20. Some Members raised the following questions:

- (a) operational details and targeted residents of the proposed RCHE, and whether the proposed RCHE would be affordable for the local community; and
- (b) noting that the proposed RCHE was one of the planning gains of the application, whether there were any means to ensure its implementation and continued operation.

21. In response, Mr Patrick Fan, the applicants' representative, made the following main points:

- (a) the proposed RCHE would be constructed by the applicants. An affiliated company of the applicants was currently operating two RCHEs in Hong Kong, and could be involved in the planning and operation of the proposed RCHE. The operational details of the proposed RCHE would be considered at a later stage of the development, taking into account the future market demand; and
- (b) by making reference to some existing RCHEs in Tsuen Wan District, most were operated with open-plan floor layouts, with only a few offering private rooms. The proposed RCHE would adopt a layout with rooms for multiple beds instead of open-plan layout and the fee would be affordable by the local community.

22. Mr Derek P.K. Tse, DPO/TWK, with the aid of a PowerPoint slide, supplemented the following main points:

- (a) to ensure the provision of the proposed private RCHE development and allow flexibility in providing other social welfare facilities in terms of type and floor space, PlanD proposed to stipulate in the Notes of the OZP a minimum gross floor area (GFA) requirement of not less than 5,400m² for government, institution and community (GIC) facilities; and
- (b) should the applicants decide to apply for the Social Welfare Department (SWD)'s Incentive Scheme to Encourage Provision of RCHE Premises in New Private Development, eligible RCHE premises would be exempted from payment of land premium in land exchange and from the calculation of total permissible GFA under the lease, subject to conditions and requirements. Any unauthorised change of use or leaving the RCHE premises vacant for a period of more than 12 months as identified by SWD might constitute a breach of the lease conditions and be subject to lease enforcement action.

23. Noting that an affiliated company of the applicants had operated two RCHEs, the

Vice-chairperson enquired about the information of the two RCHEs under operation. In response, Mr Patrick Fan, the applicants' representative, said that the affiliated company had around 20 years of experience in RCHE operation. One of the RCHEs was for the elderly generally suitable for communal living with limited caring needs and the other was for the elderly requiring a higher level of care.

On-site Underground Sewage Treatment Plant (STP)

24. Noting that there was no proposed sewer connection between the Site and the public sewerage system and an STP was planned underneath the RCHE, the Vice-chairperson and two Members raised the following questions:

- (a) whether the STP would serve the whole proposed development, and if affirmative, the management and maintenance (M&M) arrangement;
- (b) whether the design capacity of the on-site STP would be sufficient to serve the proposed increased population from the residential and RCHE development, and whether the proposed location of the on-site STP was considered suitable as it would generate environmental nuisances to the residents of the RCHE; and
- (c) whether the feasibility of connecting to the public sewerage facilities had been explored.

25. In response, Ms H.Y. Tang and Mr T.C. Wong, the applicants' representatives, made the following main points:

- (a) the on-site STP would serve the whole development, including the residential portion and the RCHE, and the M&M arrangements would be considered in the preparation of the Deed of Mutual Covenant;
- (b) the STP serving a designed population of 2,456 (2,128 in residential towers and 328 in RCHE) would be a small-scale secondary treatment level STP with necessary facilities including sedimentation and filtration tanks. The

STP underneath the proposed RCHE block would be easily accessible to meet the operational needs of the STP. The design of the STP would comply with the relevant requirements of the Environment Protection Department (EPD) and the Drainage Services Department (DSD). Treated effluent would be discharged to the public drain in compliance with EPD's guidelines. Deodourising measures including carbon filter would be installed, with the exhaust vent facing away from residential developments to minimise the potential odour impact; and

- (c) while there was proposal to upgrade the public sewerage system along Route Twisk by the Government, given that no detailed information was available at the current stage, an on-site STP was proposed. The feasibility for sewer connection to the public sewerage system would be explored during the detailed design stage.

26. In response to the further enquiries from a Member regarding the design requirements of a STP, Miss Queenie Y.C. Ng, Principal Environmental Protection Officer (Territory South), EPD, made the following main points:

- (a) it was common practice for rural residential developments to have their own sewage treatment facilities. While the discharge of wastewater was controlled by the Water Pollution Control Ordinance, Guidelines for the Design of Small Sewage Treatment Plants (the Guidelines) was issued by EPD with a view to providing relevant professionals general advice on the design of small STP for private development up to 2,000 population. Specific requirements on design and effluent discharge for STP of different design capacities were included in the Guidelines to ensure that the treated effluent could meet relevant standards. For STP serving population exceeding 2,000, the Guidelines stated that the project proponent could approach EPD to discuss a suitable design for the proposed STP, just like the case of the application;
- (b) installing deodourising units as proposed by the applicants was considered a means to minimise potential odour impact of the proposed STP. EPD and

DSD had no objection to the proposed on-site STP under the application; and

- (c) she did not have information at hand on similar cases with on-site STPs for residential developments of comparable scale.

27. The Secretary said that the coverage of public sewerage in rural and urban fringe areas was not as well-established as in developed areas, and there were examples of new residential developments with on-site STP serving only the particular development. For example, a proposed residential development at the northern fringe of Tuen Mun New Town with a larger development scale as compared with the current application, which had been approved by the Rural and New Town Planning Committee recently, had proposed an on-site STP and the project proponent committed to exploring the feasibility of a public sewer connection during the detailed design stage. The proposed on-site sewerage facilities had to comply with relevant requirements of concerned government bureaux/departments (B/Ds), including EPD.

28. Mr Derek P.K. Tse, DPO/TWK, added that in general, public sewerage should be used for sewage disposal as this was the most efficient and safe means. For the current application, owing to the difficulty in upgrading the public sewerage along Route Twisk given existing traffic flow, EPD had no objection to the application noting that the applicants had undertaken to explore the feasibility of connecting to the public sewerage system during detailed design stage.

29. In response to a Member's enquiry, Mr Derek P.K. Tse, DPO/TWK, said that he did not have the information at hand on whether on-site STPs were provided for the two existing developments namely The Cairnhill and The Cliveden located at the upstream of Route Twisk.

30. A Member emphasised that both the ventilation and sludge treatment system of the proposed on-site STP should be carefully designed so as to minimise the potential odour impact. Another Member echoed that proposing such facility underneath the RCHE block, where future senior residents would be living in, was undesirable, and enquired whether locating the STP underneath the landscaped part of the Site had been explored. In response,

Messrs Paul Tang and T.C. Wong, the applicants' representatives, said that after taking into account the overall design layout to retain the existing trees located in the northwestern portion of the Site forming part of the communal open space, the currently proposed location of the on-site STP was considered suitable. The on-site STP would comply with relevant requirements of EPD. Having said that, the location of the STP could be further reviewed at the detailed design stage in compliance with the requirements of relevant B/Ds.

Traffic and Accessibility

31. The Vice-chairperson and two Members raised the following questions:

- (a) whether the applicants would be responsible for the maintenance of the upgraded local access road and whether it could be used by the nearby residents including those from Chung Kuk Terrace;
- (b) whether the upgraded local access road would be in place before the construction of the proposed development to minimise the impact on the nearby residents;
- (c) the accessibility of the Site, both on foot and by public transport, to the MTR Tsuen Wan Station (Tsuen Wan Station); and
- (d) whether the 20 private car parking spaces for public use were proposed to comply with relevant requirements.

32. In response, Mr S.L. Ng, the applicants' representative, made the following main points:

- (a) the land owner would be responsible for the upgrading works and the M&M of the concerned local access road. The nearby local residents, including those in Chung Kuk Terrace, could use the upgraded local access road at all times which would be suitably reflected in the future land lease of the Site;

- (b) the construction works for both the proposed development and the upgrading of the local access road would be carried out at the same time, and the applicants committed to providing and maintaining a temporary access road at all times during the construction stage to ensure that the access for residents of Chung Kuk Terrace and other developments in the vicinity would not be adversely affected; and
- (c) there were existing footpaths from the Site to Tsuen Wan Station. As the walking distance was over 500m with level differences, residents of the proposed development might not prefer walking to Tsuen Wan Station. Besides, the public transport services in the area including the bus services running along Route Twisk were quite busy during rush hours. As such, shuttle bus services with pick-up/drop-off point within the Site were proposed. The Transport Department (TD) had no in-principle objection to the proposed shuttle bus services.

33. Mr Derek P.K. Tse, DPO/TWK, with the aid of a PowerPoint slide, supplemented the following main points:

- (a) the Site was connected to Tsuen Wan Station by two footpaths, with one located on the southeastern side of the Site through Luk Yeung Sun Chuen and the other on the southwestern side of the Site connecting to the footbridge between Tsuen Wan Station and D-Park. The lengths of the two routes were about 800m and 600m respectively; and
- (b) apart from the provision of ancillary car parking spaces and loading/unloading facilities as required under the Hong Kong Planning Standard and Guidelines (HKPSG), the applicants also proposed a public vehicle park (PVP) with 20 private car parking spaces to meet the local demand as a planning gain of the proposed development.

Landscape, Visual and Sustainable Design

34. The Vice-chairperson and two Members raised the following questions:

- (a) the size of the proposed landscaped communal open space at the northwestern portion of the Site, where existing trees were proposed to be retained, and whether the future RCHE residents could enjoy the area and other facilities within the Site; and
- (b) details of the tree removal and compensation proposal and whether the proposal followed the Development Bureau (DEVB)'s Technical Circular on Tree Preservation.

35. In response, Mr T.C. Wong, the applicants' representative, made the following main points:

- (a) the proposed greenery area at the northwestern portion of the Site accounted for about 20% of the total area of the Site. The applicants would be responsible for the construction and maintenance of the greenery area and it would be for use of the future residents including the RCHE residents. The M&M arrangement of the greenery area and other facilities within the proposed development would be subject to further consideration at the Deed of Mutual Covenant stage; and
- (b) among the trees proposed to be felled within the Site, none were of special tree species and most were common in Hong Kong. Similar species would be planted within the Site.

36. Regarding the tree compensation proposal, Mr Derek P.K. Tse, DPO/TWK, supplemented that 191 affected trees were proposed to be felled with 191 new trees proposed to be planted in a compensation ratio of 1:1 in quantity within the Site, which was in line with the requirements under DEVB's Technical Circular.

37. A Member enquired whether the concern on potential visual impact was one of the reasons for PlanD recommending "partially agree" instead of "agree" to the application such that appropriate development restriction(s) could be imposed in the OZP amendment to address such concern. In response, Mr Derek P.K. Tse, DPO/TWK, said that while the

proposed development would generate visual impact on the surrounding areas, the applicants proposed various design measures such as retaining the existing trees at the northwestern portion of the Site as a communal open space, tree compensation and plantation within the Site and along the upgraded local access road, which might help add visual interest to the Site. In order to better control the proposed scheme with no building at the northwestern portion of the Site, PlanD recommended designating a non-building area (NBA) at the northwestern portion of the Site, which was one of the reasons for recommending “partial agreement” to the application.

38. A Member asked whether the proposed development had incorporated sustainable design and whether any sustainability requirements for development proposals could be imposed under the planning regime. In response, Mr Derek P.K. Tse, DPO/TWK, said that adequate building separation and greenery provision had been proposed in the indicative scheme. The requirements for building separation, building setback and greenery provision as set out in the Sustainable Building Design Guidelines would be incorporated into the lease upon land exchange. Mr Patrick Fan, the applicants’ representative, added that installation of solar panels on the rooftops of the proposed building blocks could be explored at the detailed design stage.

Geotechnical Aspect

39. Noting from the Geotechnical Planning Review Report that the proposed RCHE was located within landslide catchment area that met “Alert Criteria” with historical landslide events and that substantive site formation works and retaining walls on both sides of the RCHE block would be required, a Member enquired whether the location of RCHE was appropriate from geotechnical safety perspective. In response, Mr C.W. So, the applicants’ representative, said that the natural terrain to the north of the Site was prone to landslide. A detailed Natural Terrain Hazard Study would be conducted and a geotechnical assessment would be submitted at the general building plan submission stage to the satisfaction of the Geotechnical Engineering Office of the Civil Engineering and Development Department. Slope safety measures including boulder fences and/or retaining walls within the Site would be provided. With the preventive/mitigation measures proposed, the proposed development was considered technically feasible from slope safety perspective.

GIC Provision in Tsuen Wan

40. In response to the Vice-chairperson's enquiry on the GIC provision in Tsuen Wan District, Mr Derek P.K. Tse, DPO/TWK, with the aid of some PowerPoint slides, said that while there were deficits in the provision of secondary school places, hospital beds, child care services and community care services facilities, there was a surplus in the provision of RCHE within the OZP area according to the HKPSG. However, from a wider geographical perspective, there were shortfalls in the provision of RCHE in the Kwai Tsing and Tsuen Wan West areas. The proposed RCHE would help meet the demand for RCHE in a wider area. In addition, the RCHEs that were currently in operation in the vicinity of the Site were all subsidised RCHEs. As advised by SWD, the setting up of self-financed/privately-operated RCHEs in the private market could provide alternative choice for the elderly who could afford non-subsidised residential care services outside the public arena.

Reprovisioning/Provision of Facilities

41. In response to a Member's enquiry on the reprovisioning of the affected RCP along the local access road, Mr T.C. Wong, the applicants' representative, said that the affected RCP with associated lay-by facilities for refuse collection vehicle would be suitably re-provisioned to serve local residents in consultation with the Food and Environmental Hygiene Department at the detailed design stage to meet the relevant requirements.

42. In response to a Member's enquiry on whether there were any non-domestic elements such as commercial and retail uses provided within the Site in support of the proposed residential and RCHE development, Mr Derek P.K. Tse, DPO/TWK, confirmed that only residential use and RCHE were proposed under the application and the demand for commercial and retail needs would be met by existing provisions in Tsuen Wan Town Centre.

Previous Rezoning Applications and Precedent Implication

43. Noting from the Paper that the two previous rezoning applications covering the eastern part of the Site were rejected by the Committee for reasons including excessive

development intensity and setting of undesirable precedent for similar rezoning requests, among others, the Vice-chairperson and a Member enquired whether there were any changes in planning circumstances for the current application compared to the previously rejected applications.

44. In response, Mr Derek P.K. Tse, DPO/TWK, with the aid of a PowerPoint slide, said that the major rejection reason of the two applications in 1999 and 2000 was related to traffic concerns. At that time, TD advised that although the potential traffic generation from the proposed schemes under the two applications with plot ratio (PR) of 0.9 and 0.75 respectively was considered acceptable, approving the applications might set precedent for similar applications to develop other sites along Route Twisk and the cumulative traffic impacts would be undesirable. Subsequently, with the completion of the extension of Cheung Pei Shan Road to Tuen Mun Road in around 2003/04, the traffic conditions of Tsuen Kam Interchange and the general traffic condition of Tsuen Wan District were improved. According to the Traffic Impact Assessment (TIA) submitted by the applicants under the current application, with the proposed mitigation measures in place, the proposed development would not generate adverse traffic impact. TD had no in-principle objection to the current application.

45. Noting that the “GB” zone in the Fu Yung Shan area, where the Site was located, covered over 100ha, the Vice-chairperson asked whether the approval of the current application would set precedent for similar proposals within the same “GB” zone with the aforementioned traffic improvement works. In response, Mr Derek P.K. Tse, DPO/TWK, said that each individual case would be considered on its own merits with justifications.

46. Mr S.L. Ng, the applicants’ representative, supplemented that according to the TIA conducted for the proposed development, it was anticipated that the design flow to capacity (DFC) ratio of the Tsuen Kam Interchange would reach 0.81 three years after completion of the proposed development, which was still considered satisfactory according to TD’s standard (i.e. DFC ratio below 0.85 was considered satisfactory generally) but might not have much room for additional developments. Having said that, in light of the Government’s announcement in December 2024 to take over the Tai Lam Tunnel in the near future, the traffic condition of Route Twisk might be improved.

PlanD's Views on the Application

47. A Member enquired about the reasons for PlanD's recommendation to partially agree to the application. In response, Mr Derek P.K. Tse, DPO/TWK, with the aid of a PowerPoint slide, said that while PlanD had no in-principle objection to the application to rezone the Site to the proposed "R(B)9" zone, for better control of the proposed development, PlanD proposed to revise the Notes of the OZP for the new "R(B)9" sub-zone to (i) stipulate a minimum GFA of not less than 5,400m² for GIC facilities; (ii) designate NBA at the northwestern portion of the Site (which had higher landscape value); (iii) add 'PVP' as an always permitted use for the new "R(B)9" sub-zone under Column 1 in the Notes; and (iv) incorporate in the remarks of the new "R(B)9" sub-zone that underground car park should be provided. Should the Committee agree to the application, appropriate revision to the applicants' proposed Notes and Explanatory Statement of the OZP would be made and the relevant proposed amendments to the OZP would be submitted to the Committee for consideration prior to gazetting under the Ordinance.

48. As the applicants' representatives had no further points to raise and there were no further questions from Members, the Vice-chairperson informed the applicants' representatives that the hearing procedures for the application had been completed and the Committee would deliberate on the application in their absence and inform the applicants of the Committee's decision in due course. The Vice-chairperson thanked PlanD's and the applicants' representatives for attending the meeting. They left the meeting at this point.

[Professor Simon K.L. Wong left the meeting during the question and answer session.]

[The meeting was adjourned for a 5-minute break.]

Deliberation Session

49. While not objecting to the application, a few Members raised concerns on details of the application and the precedent implication, including whether information on the operational details of the proposed RCHE should be provided by the applicants, whether the proposed on-site underground STP was technically feasible, and whether approval of the current application would set precedent for similar applications for rezoning "GB" sites for

developments in the vicinity and subsequently undermine the integrity of the concerned “GB” zone which was over 100ha in area. A Member was concerned whether the proposed development with a PR of 3 and a building height of about 70m for the residential buildings would be compatible with the surroundings.

50. Noting Members’ concerns, the Vice-chairperson invited the Secretary to explain whether the application could be deferred to request the applicants to submit further information to substantiate the application particularly on the RCHE and the STP. In response, the Secretary provided the following information:

- (a) the Government had conducted ongoing review of “GB” sites for identifying suitable “GB” sites for development purpose, supported by technical assessments to ascertain the feasibility;
- (b) with regard to the concern about setting precedent, the Site zoned “GB” was under private ownership and was located at the periphery of a larger “GB” zone and fringe of Tsuen Wan New Town. About 47% of the Site had been disturbed. Existing trees at the northwestern portion of the Site would be preserved to form the communal open space for use of the future residents of the RCHE and the residential development. Each application under the Ordinance should be considered based on individual merits with sufficient justifications and supported by technical assessments for the consideration of the Town Planning Board (the Board);
- (c) this was a rezoning application submitted under section 12A of the Ordinance, in which the proposed scheme was indicative only. In some cases, submission of layout plan could be incorporated in the Notes of the respective zone for consideration of the Board under section 16 planning application to address specific concerns such as environmental concern through careful layout design. For the current application, Members’ key concerns on the operational details of the proposed RCHE and technical feasibility on the STP could be dealt with during the detailed design and land administration stages as the applicants would need to

submit land exchange application to LandsD and follow up with SWD and EPD on the RCHE and the STP respectively in order to ensure that the facilities would comply with the relevant requirements/guidelines prior to commencement of the proposed development. For the requirement of providing the RCHE, it was proposed that a minimum GFA of not less than 5,400m² for GIC facilities be stipulated in the Notes of the OZP; and

- (d) PlanD would submit proposed amendments to the OZP for the Committee's consideration should the Committee agree or partially agree to the application.

51. The Vice-chairperson reiterated that under the established mechanism, should the rezoning application be agreed, it was necessary to go through the statutory plan-making procedures including, inter alia, preparation of proposed amendments to the OZP, publication of the draft OZP for a period of 2 months for representation and consideration of the representations by the Board.

52. Members noted that the Site was located at the urban fringe area of Tsuen Wan New Town and at the southern periphery of the larger "GB" zone and had been disturbed with low ecological value; the proposed development has no direct impact on Tai Mo Shan Country Park and on the Small House development; there were various planning gains including the proposed road improvement works serving the local community and the provision of RCHE and PVP to meet the needs of the area; and the requirement for RCHE and STP would comply with relevant guidelines/requirements of SWD and EPD respectively. In view of the above, Members generally agreed that deferral of the case for submission of further information was not necessary, and considered that the current application could be agreed.

53. In response to a Member's enquiry on whether the proposed zoning would need to be specific for the Site to ensure provision of GIC facilities alongside the residential development, the Secretary said that the "Other Specified Uses" zone was for designation of a site for specific uses/developments. In the subject case, PlanD had recommended under the Notes for the new "R(B)9" sub-zone that 'social welfare facility' use, which included RCHE, would be always permitted under Column 1, and the incorporation of minimum GFA

for the provision of GIC facilities.

54. A Member enquired whether the minimum GFA of 5,400m² for RCHE should be stipulated under the Notes of the new “R(B)9” sub-zone to ensure its implementation. The Secretary explained that the current proposal of specifying the minimum GFA for GIC facilities allowed flexibility for SWD to consider appropriate types of social welfare facilities to be provided in the Site at a later stage, which could be incorporated in the lease document.

55. A Member expressed that the Explanatory Statement (ES) of the OZP should state clearly the planning gains as proposed by the applicants such as road improvement works and preservation of trees. Another Member suggested that it should be specified that a PVP of not less than 20 private car parking spaces should be provided within the Site.

56. After deliberation, the Committee decided to partially agree to the application. The appropriate zoning(s) and development restrictions and requirements would be worked out in consultation with relevant government bureaux/departments. The relevant proposed amendments to the Tsuen Wan Outline Zoning Plan, together with the revised Notes and Explanatory Statement, would be submitted to the Committee for consideration prior to gazetting under the Town Planning Ordinance.

[Mr Kervis W.C. Chan, Senior Town Planner/Tsuen Wan and West Kowloon, and Mr Chris K.C. Ma, Town Planner/Tsuen Wan and West Kowloon (TP/TWK), were invited to the meeting at this point.]

Tsuen Wan and West Kowloon District**Agenda Item 3****Section 12A Application**

[Open Meeting (Presentation and Question Sessions Only)]

Y/TW/18 Application for Amendment to the Approved Tsuen Wan Outline Zoning Plan No. S/TW/39, To rezone the application site from “Green Belt” and “Government, Institution or Community” to “Residential (Group B) 9”, Lots 164 RP, 175 and 232 RP in D.D. 354, and Adjoining Government Land, Yau Kom Tau, Tsuen Wan
(MPC Paper No. Y/TW/18A)

5. The Secretary reported that Ove Arup & Partners Hong Kong Limited (Arup) was one of the consultants of the applicant. Dr Tony C.M. Ip had declared an interest on the item for having past business dealings with Arup. As Dr Tony C.M. Ip had no involvement in the application, the Committee agreed that he could stay in the meeting.

6. Mr Stanley T.S. Choi declared an interest on the item that he had worked with Ms Josephine Chiu, one of the applicant’s representatives, for Hong Kong United Youth Association. Ms Kelly Y.S. Chan declared an interest on the item that she had worked with Mr Franklin Yu, one of the applicant’s representatives, in the Tender Committee of the Hong Kong Housing Authority. As Mr Stanley T.S. Choi and Ms Kelly Y.S. Chan had no involvement in the application and the interests declared were considered indirect, the Committee agreed that they could stay in the meeting.

Presentation and Question Sessions

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

PlanD

Mr Derek P.K. Tse

- District Planning Officer/Tsuen Wan and

West Kowloon (DPO/TWK)

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

Ms Jacqueline Y.H. Chan - Town Planner/Tsuen Wan and West
Kowloon

Applicant's Representatives

Far East Consortium International Limited

Ms Josephine Chiu

Mr Raymond Fong

Mr Macro Lee

Ms Fanny Yip

Mr William Lai

Arup

Ms Theresa Yeung

Mr Leo Huang

Ms Carmen Chu

Ms Karen Chan

Mr Jason Leung

Singular Studio Limited

Mr Franklin Yu

Ms Derek Tam

Ramboll Hong Kong Limited

Mr Tony Cheng

JMK Consulting Engineers Limited

Mr Edmond So

H Plus Limited

Ms Yvonne Yau

8. The Chairperson extended a welcome and explained the procedures of the meeting. To ensure smooth and efficient conduct of the meeting, a time limit of 15 minutes was set for presentation of the applicant. He then invited PlanD's representatives to brief Members on the background of the application.

9. With the aid of a PowerPoint presentation, Mr Michael K.K. Cheung, STP/TWK, briefed Members on the background of the application, the proposed rezoning of the application site (the Site) from "Green Belt" ("GB") and "Government, Institution or Community" ("G/IC") to "Residential (Group B) 9" ("R(B)9") to facilitate a proposed private residential development with social welfare facilities, including a 100-place residential care home for the elderly (RCHE) cum 30-place day care unit (DCU) (RCHE cum DCU) and a centre of home care services for frail elderly persons (HCS), departmental and public comments, and planning considerations and assessments as detailed in the Paper. While PlanD had no in-principle objection to the application, it was considered more appropriate to stipulate a total gross floor area (GFA) and a requirement for a minimum provision of government, institution and community (GIC) facilities in the Notes of the Outline Zoning Plan (OZP) to better reflect the intention of the proposed private RCHE cum DCU in the indicative scheme and allow flexibility to provide more GIC facilities in terms of types and floor area, instead of disregarding the floor space that was constructed or intended for use solely as GIC facilities from GFA calculation as proposed by the applicant. In addition, on 24.1.2025, the Committee partially agreed a section 12A (s.12) application No. Y/TW/19 to rezone a site at Fu Yung Shan from "GB" and "Village Type Development" to "R(B)9" (the similar application). Should the Committee agreed/partially agreed to the subject application, the Site would be rezoned to "R(B)10". Appropriate revisions to the Notes and Explanatory Statement (ES) of the OZP would be recommended when the relevant proposed amendments were submitted to the Committee for consideration.

[The Vice-chairperson, Mr Ricky W.Y. Yu and Professor Bernadette W.S. Tsui joined the meeting during PlanD's presentation.]

10. The Chairperson then invited the applicant's representatives to elaborate on the application. With the aid of a PowerPoint presentation, Ms Theresa Yeung, the applicant's representative, made the following main points:

- (a) under the indicative scheme, a total of 613 flats were proposed. The total plot ratio (PR) would be 4.47, including a domestic PR of 4 and a non-domestic PR of 0.47, with a maximum building height (BH) of 180mPD. A maximum domestic GFA (equivalent to a domestic PR of 4) (with non-domestic GFA for GIC facilities proposed to be exempted) was proposed to be incorporated in the Notes of the OZP. The proposed GIC facilities (equivalent to a non-domestic PR of 0.47) comprised social welfare facilities, including an HCS as requested by the Social Welfare Department (SWD), and a privately/self-financed RCHE cum DCU, which could help address the demand from the elderly requiring varying levels of care. An access road, with a footpath on one side, would connect the Site to Po Fung Road. The application supported the housing supply targets highlighted in the recent Policy Address, which emphasised the critical need for both public and private housing. The proposed development would optimise the underutilised land resources, increase the supply of private residential units and comply with the “Single Site, Multiple Use” principle;
- (b) the Site was situated within an established residential neighbourhood with various areas zoned “Residential (Group A)” and “R(B)”. In particular, some existing residential developments could be found to the south of Tuen Mun Road. The proposed development at the Site was considered not incompatible with the surrounding area;
- (c) the proposed maximum PR and BH were compatible with other existing and proposed residential developments in the vicinity. In 2022, the Committee agreed to rezone two “GB” sites to “R(B)6” (with a maximum domestic PR of 4 and a maximum BH of 180mPD) for development of Starter Homes Project by the Hong Kong Housing Society (HKHS) (the Starter Homes Project Site) and “R(B)7” (with a maximum domestic PR of 4) for private residential development respectively. On 24.1.2025, the Committee partially agreed to an application (No. Y/TW/19) for rezoning a site at Fu Yung Shan from “GB” and “V” to “R(B)9” (with a maximum total PR of 3 and maximum BH of 150mPD) for private residential

development (i.e. the similar application). Approval of the current application was in line with the previous decisions of the Committee; and

- (d) various technical assessments had been conducted, and confirmed that the proposed development was technically feasible. Relevant government bureaux/departments (B/Ds), including the Agriculture, Fisheries and Conservation Department (AFCD), Environmental Protection Department (EPD), Transport Department (TD), Water Supplies Department and SWD, etc., had no in-principle objection to or no adverse comment on the application.

11. As the presentations of PlanD's representative and the applicant's representative had been completed, the Chairperson invited questions from Members.

Exemption of GFA for Social Welfare Facilities

12. Noting that PlanD did not agree to the applicant's proposal to exempt the GFA for all social welfare facilities except the HCS, the Vice-chairperson and some Members raised the following questions:

- (a) whether the floor area of the RCHE cum DCU would not be eligible for GFA exemption under the OZP as it would be under private/self-financed operation, and whether there were any precedents for granting GFA exemption to social welfare facilities not required by the Government;
- (b) details of the requirements to be incorporated in the Notes and ES of the OZP, in particular the types of GIC facilities, their operation and/or completion dates, whether the applicant could subsequently opt not to provide the RCHE cum DCU, and how to ensure the implementation of the "Single Site, Multiple Use" principle at the Site;
- (c) details of the arrangement for granting of GFA exemption for social welfare facilities under private/self-financed operation, if any; and

- (d) whether the social welfare facilities proposed in the similar application (No. Y/TW/19) were exempted from GFA calculation.

13. In response, Mr Derek P.K. Tse, DPO/TWK, with the aid of some PowerPoint slides, made the following main points:

- (a) under the current practice, should there be an exemption clause for GFA calculation for GIC facilities including social welfare facilities under the Notes of the OZP, the clause would stipulate that only those facilities required by the Government could be exempted, unless under exceptional cases. Hence, the GFA for the HCS (i.e. about 303m²) under the indicative scheme required by SWD would be exempted from GFA calculation whereas the GFA for the private RCHE cum DCU (about 2,718.5m²) initiated by the applicant but not required by SWD would not be eligible for GFA exemption;
- (b) to better reflect the intention to provide a private RCHE cum DCU as proposed in the indicative scheme, a total GFA, i.e. 28,394.5m² (including 25,676m² for the proposed residential development and 2,718.5m² for the proposed RCHE cum DCU), and a minimum provision of GIC facilities would be stipulated in the Notes of the proposed “R(B)10” zone. The types of GIC facilities to be provided, i.e. a RCHE cum DCU and an HCS, could be specified in the ES of the OZP. As such, the mandatory provision of RCHE cum DCU might also be incorporated as lease conditions during the land exchange stage with reference to the provisions/requirements under the Notes and ES of the OZP. This would also safeguard the implementation of the “Single Site, Multiple Use” at the Site;
- (c) according to the incentive scheme to encourage provision of RCHE premises in new private developments – time-limited enhancements launched by the Lands Department (LandsD), concession of GFA up to 12,000m² or 10% of the total permissible GFA under lease, whichever was the greater, would be granted by LandsD under lease; and

- (d) a total PR of 3, including a domestic PR of 2.53 and a non-domestic PR of 0.47 for RCHE, was proposed under the similar application (No. Y/TW/19). The approach of stipulating a total GFA and a minimum provision of GIC facilities had also been adopted in other cases. A consistent approach would be adopted in formulating the requirements in the Remarks of the Notes for both the “R(B)9” zone (for the similar application) and the “R(B)10” zone (for the current application). The proposed amendments to the Tsuen Wan OZP would be submitted for the Committee’s consideration prior to the publication of the draft OZP.

14. The Vice-chairperson enquired if the applicant could provide further justifications to support their proposal for exempting the floor area of all social welfare facilities from GFA calculation, irrespective of whether they were requested by the Government or not. In response, Ms Theresa Yeung, the applicant’s representative, said that the HCS was proposed based on the applicant’s liaison with SWD. In addition, the proposed RCHE cum DCU, though under private/self-financed operation, could help address the surging demand arising from an ageing population and the need for ageing in place among the elderly in the middle-income group, who had limited options between Government-subsidised elderly facilities and luxury private facilities. The elongated configuration of the Site was designed to provide outdoor space with greening and viewing corridors for the enjoyment of the users of the proposed social welfare facilities. SWD had no objection to the proposed mix of social welfare facilities at the Site.

Development Intensity

15. A Member raised the following questions:

- (a) noting that a non-domestic PR of 0.47 for the RCHE cum DCU accounted for about 11% of the total PR of 4.47, while 5% of the domestic GFA would be allocated for social welfare facilities in new public housing developments, whether the ratio of non-domestic GFA to total GFA was excessive, and whether there were any established criteria for determining the permissible percentage of total GFA for provision of social welfare

facilities in private developments; and

- (b) whether the bulk of the proposed development would be further increased, resulting in adverse visual impact, if the floor area of the RCHE cum DCU was subsequently required by the Government and thus exempted from GFA calculation, and if more GIC facilities were added to fully utilise the non-domestic PR of 0.47.

16. In response, Mr Derek P.K. Tse, DPO/TWK, with the aid of some PowerPoint slides, made the following main points:

- (a) provision of social welfare facilities in private developments would be subject to various factors, including the intention of the project proponent, the scale and design of the development, and the operational need (e.g. the optimal operation size) of the social welfare facility. Hence, it might not be feasible to set a fixed ratio of total GFA for the provision of social welfare facilities in private developments. SWD's advice would be sought on the types and scales of the social welfare facilities, and technical assessments would be conducted to demonstrate that their provision would not induce or be subject to insurmountable technical problems. Under the application, SWD considered that the types and scales of the proposed social welfare facilities were appropriate and the applicant had also demonstrated the technical feasibility of the proposal; and
- (b) in determining the types and floor area of social welfare facilities to be required by the Government within any development, SWD would take into account a host of factors, including locational requirements, demand for such facilities and availability of funding, etc. For the subject case, only the floor area of an HCS (i.e. 303m²) was proposed to be exempted from GFA calculation. While flexibility had been allowed for SWD to adjust the floor area of social welfare facilities and types of services to be provided, SWD indicated that they had no intention to further increase in the floor area of social welfare facilities required by the Government on top of an HCS (i.e. 303m²) at the current stage. Relevant B/Ds would also

advise on the appropriateness and technical feasibility at the detailed design/land exchange stage if additional GIC facilities were to be included in the development.

17. The Chairperson supplemented that land use compatibility, technical feasibility, policy support from relevant B/Ds would be considered when determining the types and scales of social welfare facilities to be provided within a private development. As the size and context of the sites for private developments varied considerably, it might not be appropriate to adopt a fixed percentage of floor area for the provision of social welfare facilities. Moreover, while a relatively high proportion of floor area for such facilities could benefit the society as a whole, it might impose a financial burden on the project proponents. For social welfare facilities required by the Government, the facilities would be handed over to the Government upon completion of construction, and the exemption of GFA could provide flexibility to adjust the size of such facilities at the detailed design stage. With reference to the similar application (No. Y/TW/19), the Chairperson said that the non-domestic PR (i.e. 0.47) accounted for about 16% of the total PR (i.e. 3). Hence, the proposed non-domestic PR accounting for about 11% of the total PR (i.e. 4.47) was generally consistent with the approach adopted in previous approved applications.

18. A Member expressed concerns about the trend of increasing total PR, noting that in the similar application No. Y/TW/19, a total PR of 3, including a non-domestic PR of 0.47 for social welfare facilities, was approved whereas a total PR of 4 (with GFA exemption for social welfare facilities) and 4.47 (including a non-domestic PR of 0.47 for social welfare facilities) were proposed for the HKHS's Starter Homes Project and the proposed development at the Site respectively. The current application adding 0.47 non-domestic PR on top of the domestic PR of 4, which resulted in a higher total PR than some previous cases, was considered an undesirable trend. Mr Derek P.K. Tse, DPO/TWK, with the aid of some PowerPoint slides, said that the proposed domestic PR of 4 was generally in line with those ranging from about 2.1 to 4 for the other "R(B)" sites in the vicinity, as well as the HKHS site with a maximum domestic PR of about 4 (calculated from the maximum GFA restriction of 97,200m² stipulated in the Notes of the OZP). The additional PR for social welfare facilities proposed by the applicant as a planning merit had been taken into account in the technical assessments. It should be noted that as the similar application was situated at Fu Yung Shan with a village-type setting, a lower domestic PR of 2.53 was considered

appropriate to suit the local character. In view of the above, the proposed domestic PR of 4 under the current application was considered not unacceptable.

Shared Use of Proposed Access Road

19. With reference to paragraphs 8.1.1 and 9 as well as footnote 9 of the Paper, a Member enquired about details of the communication between the applicant and HKHS regarding the shared use of the proposed access road, including the construction, maintenance and management (M&M) responsibility of the proposed access road and the compensatory planting therein. In response, Ms Theresa Yeung, the applicant's representative, with the aid of some PowerPoint slides, explained that the proposed access road comprised two portions: (i) the new portion adjoining the Site (the new portion); and (ii) the existing service road of Yau Kom Tau Water Treatment Works (the remaining portion). A temporary haul road would first be constructed by HKHS at the remaining portion as the construction access for its Starter Homes Project. The temporary road would then be reinstated to its original conditions before being handed over to the applicant, subject to further liaison and agreement with concerned government departments and HKHS. To minimise interface issues between the proposed development and HKHS's Starter Homes Project due to the overlapping development programmes, the applicant had liaised with HKHS and reached agreement on the shared use of the temporary haul road during construction. Construction works on the Site and the new portion of the access road via Tuen Mun Road would proceed concurrently with other projects by sharing the use of the temporary haul road. The construction of the remaining portion of the proposed access road would commence once the temporary haul road was no longer in use by other development(s), or by 2033, whichever was earlier. The proposed access road, including the new portion and the remaining portion, would be upgraded to a two-lane, two-way carriageway with footpath connecting the Site to Po Fung Road by the applicant. The lot grantee would bear the M&M responsibility for the proposed access road, including the compensatory planting therein.

Comments from HKHS

20. In response to a Member's enquiry about the reason for multiple comments submitted by HKHS objecting to and providing views on the application, Mr Derek P.K. Tse, DPO/TWK, with the aid of some PowerPoint slides, explained that under the current proposal,

the proposed access road would connect the Site to Po Fung Road, which would become a public road after the completion of the road improvement works by HKHS and the developer of “R(B)7” zone respectively. While the applicant committed to maintaining and managing the proposed access road, it could be handed over to the Government for M&M upon request. Suitable requirements would be incorporated into the lease during land exchange application, including non-exclusive use of the proposed access road given that it would also serve Yau Kom Tau Water Treatment Works. Discussions and negotiations between the applicant and HKHS had taken place during the processing of the current application, given the overlapping development programmes of the proposed development and HKHS’s Starters Home Project. The first comment from HKHS objected to the application on the basis of the potential conflict of the proposed road widening works by the applicant and the construction works at the Starter Homes Project Site. After liaison between the applicant, HKHS and relevant B/Ds, consensus had been reached on the shared use of the temporary haul road, which was reflected in the further information (FI) submitted under the application. Based on the FI, HKHS subsequently submitted comments providing views on the FI only, instead of objecting to the application. For the sake of completeness, all public comments, including the various comments by HKHS at different stages of the application, were included in the Paper. The potential traffic impact during both the construction and operational stages had been duly assessed in the TIA, and TD had no objection to the TIA and the application.

Provision of Transport Facilities

21. The Chairperson and two Members raised the following questions:

- (a) whether there were any existing public transport services near the Site, and whether there was any spare capacity to cater for the additional demand arising from the proposed development;
- (b) the walking distance from the Site to the nearest existing public transport services, including green minibus (GMB) or franchised buses;
- (c) whether shuttle bus services connecting the Site to major public transport facilities (especially MTR Tsuen Wan Station and Tsuen Wan West Station) would be provided by the applicant;

- (d) whether the proposed car parking provision complied with the relevant requirements under the Hong Kong Planning Standards and Guidelines (HKPSG); and
- (e) whether the proposed access road would be utilised by public transport services including GMB or franchised bus, other than the shuttle bus services to be provided by the applicant and the private cars of residents at the Site.

22. In response, Ms Carmen Chu, the applicant's representative, with the aid of some plans, made the following main points:

- (a) there was no existing public transport directly serving the Site;
- (b) future residents could walk from the Site via the proposed access road to Po Fung Road where a GMB stop was located;
- (c) a weather-proof pick-up/drop-off point would be provided within the Site, providing shuttle bus services between the Site and MTR Tsuen Wan Station and Tsuen Wan West Station;
- (d) the proposed provision of car parking spaces would meet the high-end requirements of HKPSG; and
- (e) an approximate 24m long lay-by would be provided outside the Site at the end of the access road, which could be used by public transport services, including GMB and franchised buses, if required.

23. Mr Derek P.K. Tse, DPO/TWK, with the aid of some PowerPoint slides, supplemented that there was an existing GMB route No. 96A providing feeder service between Yau Kom Tau Village and MTR Tsuen Wan Station. TD would closely monitor the public transport demand and ensure timely provision of public transport services, including GMB or franchised bus, to serve the future population at the Starter Homes Project

Site, which could also benefit future residents at the Site. The proposed shuttle bus services for the Site had been included in the TIA and scrutinised by TD, and TD had no objection to the TIA.

24. In response to the Chairperson's enquiry on the future provision of public transport services, Mr B.K. Chow, Assistant Commissioner/Urban, TD, said that according to the TIA submitted by the applicant, the proposed shuttle bus services could accommodate the demand of future residents at the Site. TD would closely monitor the passenger demand in the area and determine if any adjustment or expansion of public transport services would be required.

Ecological Impact

25. Two Members raised the following questions:

- (a) details of the ecological impact, noting that the overall ecological value of the Site was considered as low to moderate; and
- (b) whether a rare bird species, *Eumyias thalassinus* (銅藍鵲), had been recorded in the Ecological Impact Assessment (EcoIA) and whether any mitigation measures had been proposed, noting that it had been observed at the Site as mentioned in the public comment.

26. In response, Mr Tony Cheng, the applicant's representative, with the aid of some PowerPoint slides, made the following main points:

- (a) the Site, together with the proposed access road, comprised mixed woodland with modified watercourses. Most of the flora and fauna were common species, except for one individual of the *Dalbergia balansae* (南嶺黃檀) in poor form and/or poor structural condition with low suitability for transplanting, which was proposed to be felled and replaced by native species. Besides, one amphibian species (*Rana latouchii*) (闊褶蛙) had been identified, and would be translocated to adjacent similar habitats before commencement of construction works at the Site. No significant

ecological impact was anticipated with the implementation of the proposed mitigation measures, which were accepted by AFCD; and

- (b) ecological surveys covering both dry and wet seasons had been conducted in the EcoIA. *Eumyias thalassinus* (銅藍鵲) was not observed during the ecological survey within the Site, and AFCD had no comment on the EcoIA.

Compensatory Planting

27. Two Members raised the following questions:

- (a) the distribution of the 744 new trees to be planted at grade, on the sky garden and in podium gardens, noting the limited site area;
- (b) details of the species and size of the new trees; and
- (c) whether the proposed tree compensation ratio of 1:1.07 could be achieved, given the concerns regarding structural stability, wind load and M&M challenges for trees on the sky garden and podium gardens.

28. In response, Ms Yvonne Yau and Ms Theresa Yeung, the applicant's representatives, with the aid of some PowerPoint slides, made the following main points:

- (a) of the 744 new trees, 422 would be planted within the Site, while 322 new trees would be planted along the proposed access road outside the Site. A combination of one to two rows of evergreen trees with shrubs or various heights was proposed at-grade along the boundary of the Site;
- (b) a total of 14 species would be provided, including 12 native common species (e.g. *Cinnamomum burmannii* (陰香), *Cinnamomum camphora* (樟) and *Liquidambar formosana* Hance (楓香)), with the heights ranging from 2m to 5m; and

- (c) larger trees would be proposed at grade while smaller trees and hedging plants would be provided in the podium gardens and/or on the sky garden and/or sky bridge, which had struck a balance between safety and maximisation of greening opportunities.

Provision of GIC Facilities in a Wider Area

29. In response to a Member's enquiry about the current provision of various GIC facilities within Tsuen Wan District, Mr Derek P.K. Tse, DPO/TWK, with the aid of some PowerPoint slides, said that taking into account the population at the Site, there would be a surplus of beds of RCHE, which could also serve a wider area including Kwai Tsing District Council (DC) Area where a shortfall of RCHE beds was observed. Given the high percentage of elderly with long-term care needs as shown in the 2021 Census and following consultation with SWD, it was considered appropriate to provide RCHE at the Site. While there were shortfalls for community care services facilities, day rehabilitation services and residential care services, the provision of such facilities under private initiatives were subject to various factors, including the intention of project proponent and SWD's views. Moreover, the deficit in provision was based on the planned population in the concerned DC Area while SWD would adopt a wider spatial context/cluster in assessing provision for such facilities. As HKPSG requirements for these facilities were a long-term goal, the actual provision would be subject to SWD's consideration in the planning and development process as appropriate. The Government had been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more social welfare services in acute demand.

Design and Management of Social Welfare Facilities at the Site

30. The Chairperson and a Member raised the following questions:

- (a) whether there would be any outdoor area for the enjoyment of users of the social welfare facilities at the Site and whether access to the podium gardens would be exclusive to them or shared with residents of the residential development;

- (b) whether any technical assessments had been conducted to assess the air quality and noise impacts on the users of the social welfare facilities, given the Site's proximity to Tuen Mun Road; and
- (c) details on the sharing of M&M responsibility for the Sewage Treatment Plant (STP) among various parties, given that the STP would serve the residential development, RCHE cum DCU under private/self-financed operation and an HCS as requested by the Government.

31. In response, Messrs Franklin Yu and Tony Cheng and Ms Theresa Yeung, the applicant's representatives, with the aid of some plans, made the following main points:

- (a) the garden on 1/F would be open to users of the RCHE cum DCU and HCS;
- (b) an Environmental Assessment, including Traffic Noise Impact Assessment and Air Quality Impact Assessment, had been conducted, and concluded that the social welfare facilities and residential development would not be subject to adverse noise and air quality impacts. EPD had no objection to the application from environmental planning perspective; and
- (c) the provision of an STP within a residential development was a proven and mature technology in Hong Kong, with precedents such as Mount Pavilia in Sai Kung and The Esplanade in Tuen Mun. The STP would be centrally managed while the management fee would be shared among the private residents, RCHE cum DCU and HCS based on their respective shares. Such details would be incorporated in the Deed of Mutual Covenant (DMC), which was a standard practice for managing shared facilities in composite developments.

[Mr Stanley T.S. Choi left the meeting during the question and answer session.]

32. As the applicant's representatives had no further points to raise and there were no further questions from Members, the Chairperson informed the applicant's representatives that the hearing procedure of the application had been completed and the Committee would

deliberate on the application in their absence and inform the applicant of the Committee's decision in due course. The Chairperson thanked PlanD's and the applicant's representatives for attending the meeting. They left the meeting at this point.

[The meeting was adjourned for a 10-minute break.]

Deliberation Session

33. The Chairperson remarked that the application sought to rezone the Site from "GB" and "G/IC" to "R(B)9" for a proposed private residential development with provision of social welfare facilities. In considering the application, Members might focus on two major issues, i.e. the impact of rezoning the "GB" site and the development intensity of the proposed development. The Committee had previously agreed to rezone a site from "GB" to "R(B)6" with similar development intensity in the area. It was an established practice that the floor area for privately operated social welfare facilities would be GFA accountable, while the GIC facilities as required by the Government would be exempted from GFA calculation. This practice was reasonable and fair, and had been adopted in various OZPs, including the "Residential (Group C) 3" ("R(C)3") zone (with a private RCHE) on the approved Mid-level East OZP No. S/H12/14, where a maximum GFA of 11,010m², with not less than 2,258m² GFA for the provision of RCHE and related elderly facilities, was stipulated in the Notes of the OZP. Should the current application be agreed or partially agreed by the Committee, statutory plan-making procedures would commence, including, inter alia, submission of the proposed amendments to the approved Tsuen Wan OZP No. S/TW/39 for the Committee's consideration, publication of the draft OZP, consideration of the representations received, if any, by the Town Planning Board, and submission of the draft OZP to the Chief Executive in Council.

34. Members generally supported the application and considered that the proposed private RCHE cum DCU could help meet the increasing market demand and was in line with the Government's initiative. A few Members opined that as the provision of social welfare facilities within the Site could be regarded as a planning merit warranting favourable consideration, an effective monitoring mechanism should be in place to ensure the timely realisation and/or continuous operation of such facilities. To avoid abuse of the system, LandsD might consider charging a different premium if the applicant failed to obtain the

necessary operating licence for the social welfare facilities.

35. The Vice-chairperson supported the application in considering that relevant B/Ds had no objection to the application. The “Single Site, Multiple Use” principle should not be confined to government projects but should also be encouraged in private developments to better utilise scarce land resources. While there was a need for privately operated RCHE, the shortfalls in other types of social welfare facilities were more acute. Where there was clear policy support or a concrete implementation plan from the proponent, the Board might consider granting GFA exemption for the proposed social welfare facilities, so as to leverage private initiatives to fill the critical gaps in service provision and to uphold the “Single Site, Multiple Use” principle.

36. A Member, who expressed support for the application, pointed out that any development on the Site was subject to a maximum PR of 8 under the Building (Planning) Regulations (B(P)R) for being a Class A site, or a maximum PR/GFA stipulated in the OZP, whichever was the lower. By stipulating a maximum domestic PR of 4 and a maximum non-domestic PR of 0.47 (for the RCHE cum DCU) with GFA exemption for the HCS as required by the Government or a maximum domestic PR of 4 with GFA exemption for all social welfare facilities proposed (i.e. both the HCS and the RCHE cum DCU) in the Notes of the OZP, which was merely a matter of presentation, the building bulk of the proposed development would remain unchanged, as the PR control for the proposed “R(B)10” zone on the OZP was more stringent than that under the B(P)R and hence should prevail. The stipulation of a minimum floor area requirement for social welfare facilities could ensure their provision and reflect the applicant’s initiative. Regarding the shared M&M responsibility of the STP among various parties, the same Member expressed concerns that if residents of the private residential development moved in before the operation of the RCHE cum DCU and HCS, they might need to bear the full M&M costs for the STP. The lease conditions therefore should set out clearly the respective responsibilities among different parties to avoid possible disputes in the future. Moreover, given the difficulty in maintaining trees on the sky garden and/or sky bridge, the provision of compensatory trees in such locations was not desirable and might affect the feasibility of achieving the proposed tree compensation ratio of 1:1.07, which should be addressed at the detailed design stage.

37. The Chairperson concluded that Members generally supported the application.

The provision of privately operated RCHE was not uncommon in Hong Kong. The issue of ensuring the timely and sustainable operation of such facilities at the Site was acknowledged, and could be monitored through appropriate lease conditions and licensing requirements, subject to further liaison with relevant B/Ds. It was an established practice to exempt social welfare facilities as required by the Government from GFA calculation, while privately operated facilities were GFA accountable. Whether the floor area of private/self-financed social welfare facilities would be exempted from GFA calculation should be considered on a case-by-case basis, taking into account the individual merits of each application. While some privately proposed facilities might not address the most acute shortfalls, it was difficult to mandate the provision of specific type of facilities as private initiatives were primarily profit-driven, whereas government provision would be subject to funding and resource availability of SWD. In processing s.12A rezoning applications and s.16 applications, comments from SWD would be sought on the appropriate types and scales of social welfare facilities to be provided. The “Single Site, Multiple Use” principle was also applicable to private developments, subject to land use compatibility and interface considerations among different users. The sharing of M&M responsibility for the STP at the Site could be addressed, say through DMC. As for the proposed compensatory planting, the current proposal was indicative and the detailed provision would be further scrutinised at the building plan submission and/or lease modification stages. PlanD would convey to the applicant the Committee’s view on this issue, as appropriate.

[Mr Ricky W.Y. Yu left the meeting during deliberation.]

38. After deliberation, the Committee decided to partially agree to the application to rezone the application site to “Residential (Group B) 10” with stipulation of appropriate development parameters and minimum provision of government, institution and community facilities in the Notes of the Outline Zoning Plan (OZP). The relevant proposed amendments to the Tsuen Wan OZP, together with the revised Notes and Explanatory Statement, would be worked out in consultation with relevant government departments and submitted to the Committee for consideration prior to gazetting under the Town Planning Ordinance.

Provision of Major Community Facilities and Open Space in Tsuen Wan District Council
荃灣區議會的主要社區設施和休憩用地供應

Type of Facilities 設施		Hong Kong Planning Standards and Guidelines (HKPSG) 《香港規劃標準與準則》的人口標準	HKPSG Requirement (based on planned population) 按照人口標準而計算的設施數量	Provision 供應情況		Surplus/ Shortfall (against planned provision) 剩餘/短缺 (按照已計劃的供應而計算)
				Existing Provision 現有的供應	Planned Provision (including Existing Provision) 已規劃的供應	
Open Space 休憩用地 [%]	District Open Space 地區休憩用地	10 ha per 100,000 persons# 每100,000人10公頃	35.45 ha 公頃	34.42	47.30	+11.85
	Local Open Space 鄰舍休憩用地	10 ha per 100,000 persons# 每100,000人10公頃	35.45 ha 公頃	55.49	58.25	+22.80
Sports Centre 體育中心		1 per 50,000 to 65,000 persons# 每50,000至65,000人1間 (assessed on a district basis)	5	5	5	0
Sports Ground/ Sport Complex 運動場館／運動場		1 per 200,000 to 250,000 persons# 每200,000至250,000人1間 (assessed on a district basis)	1	1	1	0
Swimming Pool Complex – standard 標準游泳池		1 complex per 287,000 persons# 每287,000人1間 (assessed on a district basis)	1	2	2	+1
District Police Station 警區警署		1 per 200,000 to 500,000 persons 每200,000至500,000人1間 (assessed on a regional basis)	0	1	1	+1

Type of Facilities 設施	Hong Kong Planning Standards and Guidelines (HKPSG) 《香港規劃標準與準則》的人口標準	HKPSG Requirement (based on planned population) 按照人口標準而計算的設施數量	Provision 供應情況		Surplus/ Shortfall (against planned provision) 剩餘/短缺 (按照已計劃的供應而計算)
			Existing Provision 現有的供應	Planned Provision (including Existing Provision) 已規劃的供應	
Divisional Police Station 分區警署	1 per 100,000 to 200,000 persons 每100,000至200,000人1間 (assessed on a regional basis)	1	0	0	-1
Magistracy (with 8 courtrooms) 裁判法院 (8個法庭)	1 per 660,000 persons 每660,000人1間 (assessed on a regional basis)	0	0	0	0
Community Hall 社區會堂	No set standard 沒有既定標準	N.A.	4	5	N.A.
Library 圖書館	1 district library for every 200,000 persons 每200,000人1間 (assessed on a district basis)	1	2	2	+1
Kindergarten/ Nursery 幼稚園／幼兒園	34 classrooms for 1,000 children aged 3 to under 6 每1,000人屬於3-6歲年齡組別34間全日制課室	136 Classrooms 課室	177	191	+55
Primary School 小學	1 whole-day classroom for 25.5 persons aged 6-11 每25.5人屬於6-11歲年齡組別1間全日制課室 (assessed by EDB on a district/school network basis)	352 Classrooms 課室	505	535	+183
Secondary School 中學	1 whole-day classroom for 40 persons aged 12-17 每40人屬於12-17歲年齡組別1間全日制課室 (assessed by EDB on a territory-wide basis)	202 Classrooms 課室	350	350	+148

Type of Facilities 設施	Hong Kong Planning Standards and Guidelines (HKPSG) 《香港規劃標準與準則》的人口標準	HKPSG Requirement (based on planned population) 按照人口標準而計算的設施數量	Provision 供應情況		Surplus/ Shortfall (against planned provision) 剩餘/短缺 (按照已計劃的供應而計算)
			Existing Provision 現有的供應	Planned Provision (including Existing Provision) 已規劃的供應	
Hospital 醫院	5.5 beds per 1,000 persons^ 每1,000人5.5張病床 (assessed by Hospital Authority on a regional/cluster basis)	2032 beds 病床	1158	1158	-874 (Will be catered for in the 1st and 2nd Ten-year Hospital Development Plans based on Hospital Authority's assessment on a regional/cluster basis^)
Clinic/Health Centre 診所／健康中心	1 per 100,000 persons 每100,000人1間 (assessed on a district basis)	3	2	3	0
Child Care Centre 幼兒中心	100 aided places per 25,000 persons#~ 每25,000人設100個資助服務名額 (assessed by SWD on a local basis)	1417	328	828	-589 (A long-term target assessed on a wider spatial context by SWD~)
Integrated Children and Youth Services Centre 綜合青少年服務中心	1 for 12,000 persons aged 6-24# 每12,000人屬於6-24歲年齡組別1間 (assessed by SWD on a local basis)	2	7	7	+5
Integrated Family Services Centre 綜合家庭服務中心	1 for 100,000 to 150,000 persons# 每100,000至150,000人1間 (assessed by SWD on a service boundary basis)	2	2	2	0

Type of Facilities 設施	Hong Kong Planning Standards and Guidelines (HKPSG) 《香港規劃標準與準則》的人口標準	HKPSG Requirement (based on planned population) 按照人口標準而計算的設施數量	Provision 供應情況		Surplus/ Shortfall (against planned provision) 剩餘/短缺 (按照已計劃的供應而計算)
			Existing Provision 現有的供應	Planned Provision (including Existing Provision) 已規劃的供應	
District Elderly Community Centres 長者地區中心	One in each new development area with a population of around 170,000 or above# 每個人口約為170,000人或以上的新發展區設1間 (assessed by SWD)	N.A.	1	1	N.A.
Neighbourhood Elderly Centres 長者鄰舍中心	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing# 每個人口為15,000 人至20,000人的新建和重新發展的住宅區 (包括公營及私營房屋) 設一間 (assessed by SWD)	N.A.	7	12	N.A.
Community Care Services Facilities 社區照顧服務設施	17.2 subsidised places per 1,000 elderly persons aged 65 or above#~ 每1,000名年滿65歲或以上的長者設17.2個資助服務名額 (assessed by SWD on a district basis)	2012 places 名額	846	1506	-506 (A long-term target assessed on a wider spatial context by SWD~)
Residential Care Homes for the Elderly 安老院舍	21.3 subsidised beds per 1,000 elderly persons aged 65 or above#~ 每1,000名65歲或以上的長者設21.3個資助床位 (assessed by SWD on a cluster basis)	2491 beds 床位	2002	2212	-279 (A long-term target assessed on a wider spatial context by SWD~)

Type of Facilities 設施	Hong Kong Planning Standards and Guidelines (HKPSG) 《香港規劃標準與準則》的人口標準	HKPSG Requirement (based on planned population) 按照人口標準而計算的設施數量	Provision 供應情況		Surplus/ Shortfall (against planned provision) 剩餘/短缺 (按照已計劃的供應而計算)
			Existing Provision 現有的供應	Planned Provision (including Existing Provision) 已規劃的供應	
Pre-school Rehabilitation Services 學前康復服務	23 subvented places per 1,000 children aged 0-6# 每1,000名0至6歲兒童設23個資助服務名額 (assessed by SWD on a district basis)	232 places 名額	240	280	+48
Day Rehabilitation Services 日間康復服務	23 subvented places per 10,000 persons aged 15 or above#~ 每10,000名15歲或以上人士設23個資助服務名額 (assessed by SWD on a district basis)	688 places 名額	490	490	-198 (A long-term target assessed on a wider spatial context by SWD~)
Residential Care Services 住宿照顧服務	36 subvented places per 10,000 persons aged 15 or above#~ 每10,000名15歲或以上人士設有36個資助服務名額 (assessed by SWD on a cluster basis)	1078	400	480	-598 (A long-term target assessed on a wider spatial context by SWD~)
Community Rehabilitation Day Centre 日間社區康復中心	1 centre per 420,000 persons# 每420,000人設1間中心 (assessed by SWD on a district basis)	0	0	0	0
District Support Centre for Persons with Disabilities 殘疾人士地區支援中心	1 centre per 280,000 persons# 每280,000人設1間中心 (assessed by SWD on a district basis)	1	1	1	0

Type of Facilities 設施	Hong Kong Planning Standards and Guidelines (HKPSG) 《香港規劃標準與準則》的人口標準	HKPSG Requirement (based on planned population) 按照人口標準而計算的設施數量	Provision 供應情況		Surplus/ Shortfall (against planned provision) 剩餘/短缺 (按照已計劃的供應而計算)
			Existing Provision 現有的供應	Planned Provision (including Existing Provision) 已規劃的供應	
Integrated Community Centre for Mental Wellness 精神健康綜合社區中心	1 standard scale centre per 310,000 persons#~ 每310,000人設1間標準規模中心 (assessed by SWD on a district basis)	1.0	0.9	0.9	-0.1 (A long-term target assessed on a wider spatial context by SWD~)

Note :

The planned resident population in Tsuen Wan District Council district is about 354,500. If including transients, the overall planned population is about 369,500. All population figures have been adjusted to the nearest hundred.

Remark :

% The new provision standard and refined criteria on countability for open space promulgated under Chapter 4 of HKPSG on 30.12.2025 are yet reflected in this table as the figures are being updated. The changes in provision standard or countability of open space do not affect the usage and enjoyment of the existing open space by members of the public.

The requirements exclude planned population of transients.

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

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

January 2026