

SCHEDULE OF AMENDMENTS TO
THE APPROVED TSUEN WAN OUTLINE ZONING PLAN NO. S/TW/39
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)

I. Amendments to Matters shown on the Plan

- Item A – Rezoning of a site at Fu Yung Shan from “Green Belt” (“GB”) and “Village Type Development” to “Residential (Group B)9” (“R(B)9”) with stipulation of building height restriction (BHR) and designation of a non-building area.
- Item B1 – Rezoning of a site in Yau Kom Tau from “GB” and “Government, Institution or Community” (“G/IC”) to “R(B)10” with stipulation of BHR.
- Item B2 – Rezoning of a strip of land to the north of the “R(B)10” zone from “GB” to “G/IC”.

II. Amendments to the Notes of the Plan

- (a) Revision to paragraph (7)(a) of the covering Notes to allow provision, maintenance or repair of small unmanned aircraft take-off and landing facilities 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.
- (b) Revision to the Remarks of the Notes for “R(B)” zone to incorporate development restrictions and requirements for the new “R(B)9” and “R(B)10” sub-zones.
- (c) Revision of ‘Social Welfare Facility (on land designated “R(B)6”, “R(B)7” and “R(B)8” only)’ to ‘Social Welfare Facility (on land designated “R(B)6”, “R(B)7”, “R(B)8”, “R(B)9” and “R(B)10” only)’ under Column 1 of the Notes for “R(B)” zone.
- (d) Incorporation of ‘Public Vehicle Park (excluding container vehicle) (on land designated “R(B)9” only)’ under Column 1 of the Notes for “R(B)” zone; and corresponding revision of ‘Public Vehicle Park (excluding container vehicle)’ to ‘Public Vehicle Park (excluding container vehicle) (not elsewhere specified)’ under Column 2 of the Notes for “R(B)” zone.
- (e) Incorporation of ‘Government Use (not elsewhere specified)’ under Column 1 of Schedule I of the Notes for “Other Specified Uses” annotated “Business” (“OU(B)”) zone; and corresponding deletion of ‘Government Use (Police Reporting Centre, Post Office only)’ under Column 1 and ‘Government Use (not elsewhere specified)’ under Column 2 of Schedule I of the Notes for “OU(B)” zone.

- (f) Revision of 'Eating Place (Restaurant only)' and 'Shop and Services (Bank, Fast Food Shop, Retail Shop, Service Trades, Showroom only)' to 'Eating Place' and 'Shop and Services' respectively under Column 2 of the Notes for "OU" annotated "Pier" zone.
- (g) Incorporation of 'Information Technology and Telecommunications Industries' and 'Training Centre' under Column 1 of the Notes for "OU" annotated "Commercial and Residential Development" ("OU(C&R)") zone; and revision of 'Shop and Services (not elsewhere specified)' to 'Shop and Services' under Column 1 and corresponding deletion of 'Shop and Services (Motor Vehicle Showroom only)' under Column 2 of the Notes for "OU(C&R)" zone.
- (h) Revision to the planning intention of "Commercial" ("C") zone and incorporation of 'Wholesale Trade' under Column 1 of the Notes for "C" zone.
- (i) Incorporation of 'Driving School', 'Place of Entertainment' and 'Private Club' under Column 2 of Schedule III of the Notes for "G/IC" zone for "G/IC(9)" sub-zone.
- (j) Revision to the Chinese translation of the user term 'Research, Design and Development Centre' from '研究所、設計及發展中心' to '研究、設計及發展中心' in the Notes for "Comprehensive Development Area (3)" ("CDA(3)") to "CDA(6)", "Residential (Group E)", "Industrial", "G/IC" and "OU(B)" zones in accordance with the Master Schedule of Notes to Statutory Plans.

Town Planning Board

13 February 2026