

APPROVED *DRAFT* KWAI CHUNG OUTLINE ZONING PLAN NO. S/KC/32A

EXPLANATORY STATEMENT

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

EXPLANATORY STATEMENT

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

1. INTRODUCTION

This explanatory statement is intended to assist an understanding of the ~~approved~~ *draft* Kwai Chung Outline Zoning Plan (OZP) No. S/KC/32A. 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 part of Kwai Chung was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). On 26 November 1971, OZP No. LTW/132 for the Kwai Chung Area was exhibited for public inspection under section 5 of the Ordinance. Subsequent amendments had been made to the OZP to reflect the changing circumstances.
- 2.2 On 9 November 1999, the Chief Executive in Council (CE in C), ***under section 9(1)(a) of the Ordinance***, approved the draft Kwai Chung OZP ~~under section 9(1)(a) of the Ordinance~~, which was subsequently renumbered as S/KC/14. On 10 October 2000, the CE in C, ~~under section 12(1)(b)(ii) of the Ordinance~~, referred the approved OZP to the Board for amendment ***under section 12(1)(b)(ii) of the Ordinance***. The OZP was subsequently amended six times and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.3 On 29 June 2004, the CE in C, ***under section 9(1)(a) of the Ordinance***, approved the draft Kwai Chung OZP ~~under section 9(1)(a) of the Ordinance~~, which was subsequently renumbered as S/KC/21. On 5 June 2007, the CE in C, ~~under section 12(1)(b)(ii) of the Ordinance~~, referred the approved OZP to the Board for amendment ***under section 12(1)(b)(ii) of the Ordinance***. The OZP was subsequently amended three times and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.4 On 31 May 2011, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Kwai Chung OZP, which was subsequently renumbered as S/KC/25. On 4 October 2011, the CE in C referred the approved OZP ~~No. S/KC/25~~ to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended four times and exhibited for public inspection under section 5 or 7 of the Ordinance ~~to reflect the changing circumstances~~.

- 2.5 On 31 May 2022, the CE in C, under ~~S~~section (9)(2) of the Ordinance, approved the draft Kwai Chung OZP, which was subsequently renumbered as S/KC/30. ~~On 10 June 2022, the approved Kwai Chung OZP No. S/KC/30 was exhibited for public inspection under section 9(5) of the Ordinance.~~
- 2.6—On 13 September 2022, the CE in C referred the approved OZP No. ~~S/KC/30~~ to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The ~~reference back of the OZP was notified in the Gazette on 23 September 2022 under section 12(2)~~ ***OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.***
- 2.7—On 18 November 2022, the draft Kwai Chung OZP No. ~~S/KC/31~~ was exhibited for public inspection under section 5 of the Ordinance. The amendments on the Plan involved mainly (i) rezoning of a site to the east of Shek Pai Street from “Green Belt” (“GB”) to “Residential (Group A)3” (“R(A)3”) and two sites to the east of Lei Pui Street and On Chuk Street respectively from “GB” to “Government, Institution or Community” (“G/IC”); (ii) rezoning of a site to the east of Tai Lin Pai Road from “Industrial” (“I”) to “Residential (Group A)4” (“R(A)4”); (iii) rezoning of a site at the southern end of Kwai Yue Street from “G/IC” to “Other Specified Uses” annotated “Columbarium(2)” (“OU(Columbarium)2”); and (iv) rezoning of a site at the junction of Kwok Shui Road and Lei Muk Road from “Open Space” (“O”) to “OU” annotated “Buildings with Historical and Architectural Interests Preserved for Social Welfare Facility Use” (“OU(BHAI)”). During the two-month exhibition period, a total of 860 valid representations were received. On 3 March 2023, the representations were published for three weeks for public comments and a total of 1,811 valid comments were received. After giving consideration to the representations and comments, the Board on 21 July 2023 decided not to uphold the representations and that no amendment should be made to be the draft OZP to meet the representations.
- 2.86 On 3 October 2023, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Kwai Chung OZP, which was subsequently renumbered as S/KC/32. ~~On 13 October 2023, the approved Kwai Chung OZP No. S/KC/32 (the Plan) was exhibited for public inspection under section 9D(2) of the Ordinance.~~ ***On 3 January 2025, the Secretary for Development referred the approved Kwai Chung OZP No. S/KC/32 to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 10 January 2025 under section 12(2) of the Ordinance.***
- 2.7 On ***(date) (month) 2026, the draft Kwai Chung OZP No. S/KC/33 (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 Lei Muk Road from “Other Specified Uses” (“OU”) annotated “Buildings with Historical and Architectural Interests Preserved for Social Welfare Facility Use”, “Open Space” (“O”) and an area shown as ‘Road’ to “Residential (Group A) 5” (“R(A)5”); (ii) rezoning of a site at Tsing Tsuen Road from “Green Belt” (“GB”) and “Industrial” (“I”) to “OU” annotated***

“Columbarium” (“OU(Columbarium)”); and (iii) rezoning of a site at Wo Yi Hop Road from “OU” annotated “Business” (“OU(B)”) to “Residential (Group E)2” (“R(E)2”).

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zonings and major transport networks so that the development and redevelopment ~~of land in Kwai Chung~~ **within the Planning Scheme Area (the Area)** can be put under statutory planning control.
- 3.2 The Plan is ~~intended~~ to illustrate the broad principles of development and to provide guidance for more detailed planning within the ~~planning scheme area (the 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 Kwai Chung 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 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 better 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** (<https://www.tpb.gov.hk/>).

5. THE PLANNING SCHEME AREA

- 5.1 The Area covers about 1 025 hectares (ha) of land. It is situated in Tsuen Wan New Town **primarily** within the Kwai Tsing Administration District. It includes various parts of Kwai Chung Valley to the north-east and the container terminals on reclaimed land to the south-west. To the east, the Area adjoins the Kam Shan

Country Park, whilst to the south, it is bounded by Ching Cheung Road. To the west, the Area is bounded by the **Rambler Channel** sea, whilst to the north, it is ~~delimited~~ **bounded** by Tsing Tsuen Road, Texaco Road, Castle Peak Road – **Kwai Chung**, Wo Yi Hop Road and Cheung Pei Shan Road. The boundary of the Area is shown in a heavy broken line on the Plan. 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.

5.2 — ~~Most of the flat land in Kwai Chung has been formed by reclaiming the adjacent seabed with fill materials excavated from nearby hills, which in turn have been formed into levelled platforms for building developments.~~

5.32 As an integral part of Tsuen Wan New Town, Kwai Chung provides housing, employment, recreational, cultural and other community facilities to the residents of the New Town as a whole, and also in turn relies on certain facilities which are, or will be, provided elsewhere in the New Town. It also accommodates some of the major facilities of territory-wide significance, such as the container terminals.

5.3 *Along the western edge of the Area is the waterfront of Rambler Channel, which forms part of the Victoria Harbour. For any development proposal affecting the waterfront area, due regard shall be given to the Vision Statement for Victoria Harbour published by the Board, the requirements under the Protection of the Harbour Ordinance (Chapter 531) and the Harbour Planning Principles published by the former Harbour-front Enhancement Committee.*

6. POPULATION

Based on the ~~2016~~ **2021** Population By-census **Census**, the population of the Area was estimated by the ~~Planning Department~~ **PlanD** as about ~~338 350~~ **318 000 persons**. It is estimated that the planned population of the Area would be about ~~376 000~~ **364 000 persons**.

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 Kwai Chung 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 ~~building height restrictions~~ **BHRs** have taken into account the topography, foothill setting, waterfront setting, site levels, local character, existing predominant land use and building height profile, areas of local attractions or historical significance, ~~building height restrictions~~ **BHRs** under the lease, the compatibility in terms of building height with the surrounding areas and the Urban Design Guidelines. The building height concept aims at exemplifying the valley-like terrain of the Area while preserving the mountain backdrop of Golden Hill, as well as complementing the existing twin-nodal development around the Mass Transit Railway (MTR) Kwai Fong and Kwai Hing stations. Lower height bands of 90 to 120 metres above Principal Datum (mPD) are imposed on buildings at the valley floor, with commercial developments near the two MTR stations having higher ~~building height restrictions~~ **BHRs** of 150mPD and 170mPD. The height bands progressively step up toward the foothill of the Golden Hill in the east and the knoll at Kwai Shing in the northwest. On the other hand, the relatively low-rise building profile of developments along the waterfront area is maintained, as far as practicable, so as to safeguard the coastal area for visual and air ventilation purposes. The height bands help preserve vistas to the ridgelines and achieve a stepped height profile for visual permeability and wind penetration and circulation.
- 7.3 ~~**BHRs** Building height restrictions, which are imposed on “Government, Institution or Community” (“G/IC”) and some “Other Specified Uses” (“OU”) zones (except “OU” annotated “Business” (“OU(B)”)) in terms of mPD or number of storeys, are~~ **which** mainly ~~to~~ reflect the existing building heights of the developments. Unless there are committed proposals for known developments or a need to meet the minimum height requirements, in general, the existing uses and the lower building heights will broadly be kept. Such developments, particularly for those which are low-rise, serve to provide visual and spatial relief to the densely built-up environment of the Area.
- 7.4 Low-rise developments in “G/IC” and **some** “OU” zones (except “OU(B)”), normally with a height of 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 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 intention.
- 7.5 In 2012, an Expert Evaluation on ~~a~~ Air ~~v~~ Ventilation ~~a~~ Assessment (AVA(EE)) ~~2012~~ was undertaken to assess 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(EE) had been considered in formulating the building height and development restrictions, such as NBAs and building gap requirements, incorporated in on the Plan have taken into account the findings of the AVA.**
- 7.6 The annual prevailing wind comes from the northeast, east and southeast, whereas the summer prevailing wind **is** from the southeast, south and southwest.

Major roads in the Area that are generally aligned with the directions of the prevailing wind (including the north-south aligned Kwai Chung Road, Cheung Wing Road and Castle Peak Road; the northeast-southwest aligned Kwai Tsing Road, Hing Fong Road and Shek Pai Street; and the southeast-northwest aligned Tsuen Wan Road and Kwai Fuk Road), together with the adjoining open spaces and low-rise ~~Government~~ GIC facilities, serve as air paths and facilitate the penetration of prevailing winds into the Area, especially for the valley floor area. Also, the connected open spaces and low-rise GIC developments distributed over the Area (such as those between Tai Wo Hau Road and Kwai Shing Circuit, along Tai Pak Tin Street and Shek Pai Street, and to the east of Cho Yiu Chuen) provide additional opportunity to channel prevailing wind and create breathing spaces in the built-up environment, ~~that~~. **They** are particularly important to the air ventilation of the developments on higher grounds, e.g. the knoll at Kwai Shing and the foothill of the Golden Hill where straight roads are generally lacking.

- 7.7 To facilitate better air ventilation in the Area, the ~~AVA(EE)-2012~~ has recommended that the existing major roads, open spaces and low-rise GIC developments in the Area should be maintained. In particular, Kwai Chung Road serves as an important air path to direct southerly/southwesterly and northeasterly prevailing wind to the centre of the Area. The ~~AVA(EE)-2012~~ has ~~also~~ suggested that opportunity should be taken to improve wind permeability of the building clusters zoned “I” and “OU(B)” along Tai Lin Pai Road, Wo Yi Hop Road and Tsuen Wan Road by creating/widening air paths.
- 7.8 In addition, to further improve air ventilation condition of the Area, future developments are encouraged to adopt suitable design measures to minimise any possible adverse air ventilation impacts. These include greater permeability of podium, wider gap between buildings for better ventilation and minimising the blocking of air/wind flow through positioning of building towers and podiums to align with the prevailing wind directions, as appropriate.
- 7.9 In general, a ***relaxation***/minor relaxation clause in respect of ~~building height restrictions~~ ***BHRs*** is incorporated into the Notes of the Plan for various zones in order to provide incentive for developments/redevelopments with design merits/planning gains ***and to cater for circumstances with specific site constraints***. Each ***planning*** application for ***relaxation***/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 public passage/street widening;
 - (c) providing better streetscape/good quality street level public urban space;

- (d) providing separation between buildings to enhance air ventilation 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, the need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality, provided that no adverse landscape and visual impacts would be resulted from the innovative building design.

~~7.10 However, for existing buildings where the building heights have already exceeded the maximum building height restrictions in terms of mPD or number of storeys as shown on the Plan or stipulated in the Notes, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.~~

Non-Building Areas

~~7.140 The **Following the** AVA(EE) **recommendations**, 2012 has recommended the following non-building areas (NBAs) **have been designated** within the “OU(B)”, “I” and “Residential (Group A)” (“R(A)”) zones to facilitate air ventilation of the Area:~~

- (a) ~~to facilitate east-west air flow at pedestrian level, a 9m-wide NBA aligning with Lam Tin Street between Chun Pin Street and Castle Peak Road –~~ **Kwai Chung to facilitate east-west air flow at pedestrian level** ~~is designated on an existing 9m-wide gap between the buildings at 10-18 Chun Pin Street, 4-30 and 32-50 Lei Muk Road, 49-53 and 57-61 Ta Chuen Ping Street (all zoned “OU(B)”) and 482 Castle Peak Road (zoned “R(A)”) (see Plan 1);~~
- (b) ~~to cater for the long-term road widening proposal and enhance the air permeability of the business/industrial area on Wo Yi Hop Road, a minimum 4m-wide NBA from the lot boundary abutting Lam Tin Street and a minimum 3.5m-wide NBA from the lot boundary abutting Chun Pin Street and Ta Chuen Ping Street are imposed~~ **to cater for long-term road widening proposal and to enhance the air permeability of the Wo Yi Hop Road Industrial/Business Area.** ~~As the lot boundaries at 1 Chun Pin Street, 33 Wo Yi Hop Road, 26-38, 29A-33, 37-39, 41-43, 47, 68, 70, 85-89 and 93 Ta Chuen Ping Street have already been set back, hence NBA for these sites are not required (see Plan 1);~~
- (c) to maintain the flow of northeasterlies along existing air path from Wo Yi Hop Road to Wah Sing Street, the existing public footpath which straddles ~~the~~ **“OU(B)” and “I” zones between these two roads Castle Peak Road – Kwai Chung and Wah Sing Street** and portion of 21-33 Tai Lin Pai Road abutting this footpath is designated as an NBA;

- (d) to link up the north-south air path along Kwai Wing Road and Kwai Cheong Road, a 15m-wide NBA is designated on a 8m-wide public footpath and a strip of land of minimum 7m in width measured from the western lot boundary of 8 Kwai Cheong Road abutting this footpath;
- (e) a 15m-wide east-west aligned NBA between Kwai Chung Road and Tai Lin Pai Road aligning with Kung Yip Street to the east is designated on a 9m-wide public footpath and ~~a~~**two** strips of land *each* of minimum 3m in width measured from the lot boundary abutting this footpath on both sides;
- (f) a 15m-wide east-west aligned NBA between Kwai Chung Road and Tai Lin Pai Road aligning with Tai Lin Pai Road Playground to the east is designated on a 7m-wide public footpath and ~~a~~**two** strips of land *each* of minimum 4m in width measured from the lot boundary ~~at grade~~ abutting this footpath on both sides;
- (g) a 15m-wide east-west aligned NBA connecting Kwai Chung Road with Kwai Cheong Road is designated on ~~a strip of 4m wide government land, now being a planting area, and~~ a strip of land of minimum 11m in width measured from the southern lot boundary of 90-98 Kwai Cheong Road, ***a strip of land of minimum 3m in width from the northern lot boundary of 1 Kwai On Road, and on a narrow strip of*** ~~abutting this government land;~~
- (h) a 15m-wide east-west aligned NBA is designated on an existing 8m-wide public footpath between Kwai Chung Road and Kwai Ting Road and ~~a~~**two** strips of land *each* of minimum 3.5m in width measured from the lot boundary abutting this footpath on both sides; and
- (i) to facilitate the penetration of ~~the~~ southwesterlies to the industrial area ***to the northeast of the proposed Kwai Chung Park***, a 15m-wide NBA aligned with Kwai Lok Street is designated on a piece of planned industrial land between Tsuen Wan Road and Kwai Hei Street.

7.121 For the purpose of assessing the air ventilation impact of the proposed ~~building height restrictions~~ **BHRs** for Kwai Chung Container Terminals, an ~~air ventilation assessment~~ **AVA** by Computational Fluid Dynamics was completed in 2015 (AVA(CFD)-2015) ~~and~~. ***Following the recommendations of the AVA(CFD), has recommended*** the following NBAs within the “OU” ~~annotated~~ ***“Container Terminal(CT)”*** zone ***have been designated*** to facilitate air ventilation of the Area:

- (a) three 40m-wide east-west aligned NBAs to the west of ~~Lai King Estate across Container Port Road~~ ***Tsing Kwai Highway***. While link bridges within the NBAs are allowed to facilitate connection between buildings, air permeability of at least 50% within the NBAs should be provided to allow air penetration; and
- (b) a 55m-wide east-west aligned NBA to the west of ~~Container Port Road South Princess Margaret Hospital across Tsing Kwai Highway~~.

- 7.132 The intention for the designation of the NBAs is for air ventilation above ground and such a restriction will not apply to underground developments.

Building Gaps

- 7.143 Gaps between buildings play a key role in creating air paths by appropriate design and disposition of building blocks. ~~The *Following the recommendations of the* AVA(EE)-2012 has recommended,~~ the following building gaps *have been designated to facilitate air ventilation of the Area*:

- (a) a 15m-wide building gap above 25mPD (to tally with the road surface level of Castle Peak Road – ***Kwai Chung***) between Castle Peak Road – ***Kwai Chung*** and the east-west aligned section of Tai Lin Pai Road, comprising a strip of land of minimum 7.5m in width ~~above 25mPD~~ measured from the northwestern lot boundary of 21-33 Tai Lin Pai Road and a strip of land of minimum 7.5m in width ~~above 25mPD~~ measured from the southeastern lot boundary of 433-441 Castle Peak Road – ***Kwai Chung*** to facilitate the northeasterly wind reaching Tai Lin Pai Road;
- (b) a 15m-wide building gap above 18mPD (to tally with the road surface level of Wing Yip Street) passing through ~~103-113 Tai Lin Pai Road~~ ***the “Residential (Group A) 4” (“R(A)4”) sub-zone*** and the southwestern corner of 11-19 Wing Yip Street to ~~create an east-west air path extending the east-west air path of~~ Wing Yip Street ~~air path~~ onto Kwai On Road;
- (c) a 50m-wide building gap above 24mPD (to tally with the road surface level of Kwai Fuk Road) aligning with Kwai Hei Street is imposed between Tsuen Wan Road and Kwai Fuk Road to maintain the current wind entry of sea breeze from the southwest to the inland;
- (d) a building gap of varying widths (ranging from 35m to 217m) above 24mPD (to tally with the road surface level of Lai King Hill Road) is imposed on a piece of open land to the immediate north of Lai King Estate, now occupied by an existing bus terminus, car park and adjoining slopes, to preserve the air path channelling southeasterly wind to Tsuen Wan Road; and
- (e) a 30m-wide building gap above 163mPD ~~shall be provided in the “R(A)2”~~ site at Lai Kong Street to facilitate penetration of easterly wind into the inland.

- ~~7.15 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 restrictions under exceptional circumstances.~~

8. **LAND USE ZONINGS**

8.1 **Commercial (“C”) : Total Area 5.45 ha**

- 8.1.1 This ~~zoning zone~~ **zone** is intended primarily for commercial developments ~~to, which may~~ **include uses such as** office, shop, services, place of entertainment and eating place, functioning mainly as ~~a~~ **local commercial and shopping centre(s)**. This zoning covers commercial developments including the Metroplaza and the Kwai Fong Multi-storey Car Park near MTR Kwai Fong Station, Sun Kwai Hing Plaza and Kwai Chung Centre near MTR Kwai Hing Station, **K83 on Tai Lin Pai Road**, the commercial complex at Wonderland Villas, The Apex and ~~a multi-storey carpark cum commercial building~~ **Wo Yi Plaza** on Wo Yi Hop Road.
- 8.1.2 Development within ~~the~~ **“C” zone** and **“C(3)” sub-zones** are subject to a maximum total ~~plot ratio~~ **PR** of 9.5 **and the maximum building heights as stipulated on the Plan, or the PR/height of the existing building, whichever is the greater.**
- ~~8.1.3 Developments and redevelopments within the “C” zone are subject to maximum building heights of 90mPD near MTR Kwai Hing Station and Kwai Fong Station, 120mPD on Wo Yi Hop Road and 170mPD at Metroplaza.~~
- 8.1.43 The **“C(1)” sub-zone covers the 2-storey commercial complex** at Wah King Hill Road, **which** forms part of Wonderland Villas ~~and serves the local residents~~. The site is ~~zoned “C(1)” and~~ subject to a maximum total gross floor area (GFA) of 11 000m² and a maximum building height of 225mPD.
- 8.1.54 The **“C(2)” sub-zone** covers The Apex which comprises a hotel block and two service apartment blocks on Wo Yi Hop Road. To reflect the nature of the development, no residential or related uses are allowed on land designated **“C(2)”**. A maximum total GFA of 74 340m² and a maximum building height of 190mPD are imposed to reflect the as-built development intensity and height.
- 8.1.65 The **“C(3)” sub-zone** covers a ~~site at~~ **commercial development on** Tai Lin Pai Road, **namely K83** ~~for commercial development~~. ~~Developments and redevelopments within the “C(3)” zone are subject to a maximum plot ratio of 9.5 and a maximum building height of 105mPD. A minimum of 5m set back from the lot boundary abutting Tai Lin Pai Road shall be provided in order to provide a consistent visual openness along this part of Tai Lin Pai Road and to minimise the visual impact arising from the proposed commercial development. Roadside tree planting in the setback area is encouraged. Minor relaxation of setback restriction may be considered by the Board on application under section 16 of the Ordinance. To address the potential noise impact from the adjacent road and industrial~~

~~developments, the proposed commercial development at the site is advised to be equipped with central air conditioning system.~~

8.1.76 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations **(B(P)R)**, the above specified maximum total ~~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.

~~8.1.8 Development/redevelopment within this zone is subject to maximum plot ratio/GFA/building height restrictions as stipulated on the Plan or in the Notes of the Plan, or the plot ratio/GFA/building height of the existing building, whichever is the greater. Minor relaxation of such restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.9 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.~~

~~8.1.9 However, for any existing building with plot ratio/GFA/building height 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.~~

8.2 Comprehensive Development Area (“CDA”): Total Area 6.35 ha

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

8.2.2 Pursuant to section 4A(1) of the Ordinance, any development/redevelopment within the “CDA” 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, a Master Layout Plan (MLP) should be submitted in accordance with the requirements as stipulated in the Notes of the Plan for the approval of 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 community and recreational facilities as well as traffic and phasing requirements.*** A copy of the approved MLP ***certified by the Chairman of the Board*** would be made available for public inspection in the Land Registry pursuant to section 4A(3) of the Ordinance.

“CDA” to the North of Lai King Hill Road, Kau Wa Keng (4.84 ha)

- 8.2.3 This “CDA” zone covers the Kau Wa Keng valley floor and the area occupied by the Kau Wa Keng Old Village in Planning Area 43. The planning intention for this “CDA” zone is to ensure that the residential development would be carried out in a comprehensive manner. Development of the area would entirely rely on the initiatives of private sector. A Planning Brief has ~~also~~ been prepared to guide the development. According to the Planning Brief, the area should be developed in a comprehensive manner as a single project and should contain adequate GIC facilities, open space and commercial provision to serve the residential development. The maximum total ~~plot ratio~~ **PR** would be restricted to 5 on a net site basis excluding area for vehicular access road, public open space and GIC facilities. The layout of the development should take **into** account ~~of~~ the scale of adjacent development, existing land-forms, and the existing vegetation and landscape features. In addition, a pedestrian access should be provided to the Kau Wa Keng San Tsuen at all times. The layout should also ~~take particular account of~~ **consider** building relationships and design aspects, and appropriate phasing and programming of development. The AVA ~~(EE) by expert evaluation~~ recommended that a further AVA should be conducted upon development/redevelopment of the site to maintain/enhance air ventilation. A maximum ~~building height restriction~~ **BHR** of 120mPD is imposed.
- 8.2.4 The timing of implementation would depend on when the developer could assemble all the required private land and complete procedures such as obtaining approval of the Board and modification of lease documents. As it may take some time to implement the “CDA”, the Notes for the zone have also included ‘House’ use to allow villagers of the existing Kau Wa Keng Old Village to seek planning permission from the Board for the building of new village houses or redeveloping existing houses.

“CDA” at Cheung Wing Road (1.51 ha)

- 8.2.5 The planning intention for the “CDA” at the junction of Cheung Wing Road and Kwok Shui Road is to ensure that redevelopment of the existing low-rise industrial buildings takes place with due consideration of traffic and environmental matters. Any development on this site will be subject to the approval of the Board. The maximum ~~plot ratio~~ **PR** and building height are restricted to 6.36 and 120mPD respectively.
- 8.2.6 The area is not adequately served by the existing road network at present. Due to its prominent location at Cheung Wing Road and its proximity to the Cheung Wing Road gyratory which acts as a major interchange within Kwai Chung, it is necessary to ensure that suitable additional road access is provided from Tai Yuen Street to Cheung Wing Road before development within this “CDA” is permitted.

8.2.7 The Board is also concerned with the type of industrial uses to be permitted within the development, the provision of improvements to the adjacent streets, and the traffic and transport implications of any proposed development. Any development on the site must also contain appropriate environmental control measures to ensure that nearby sensitive land uses will not be affected by any adverse environmental impacts. To promote better planning and building design to improve air ventilation at the site, an AVA should be conducted upon development/redevelopment of the site.

~~8.2.8 Development/redevelopment within this zone is subject to maximum plot ratio/building height restrictions as stipulated on the Plan or in the Notes of the Plan, or the plot ratio/building height of the existing building, whichever is the greater. Minor relaxation of such restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.9 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.~~

~~8.2.9 However, for any existing building with plot ratio/building height 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.~~

8.3 Residential (Group A) ("R(A)") : Total Area ~~171.88~~ **173.13** ha

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

8.3.2 ~~Developments or redevelopments within the "R(A)" zone are subject to a maximum domestic plot ratio of 5.0 or a maximum non-domestic plot ratio of 9.5, or the plot ratio of the existing building, whichever is the greater. Developments or redevelopments within the "R(A)2" zone are subject to a maximum domestic plot ratio of 6.0 or a maximum non-domestic plot ratio of 9.5, or the plot ratio of the existing building, whichever is greater.~~ ***Development within the "R(A)" zone and "R(A)2" sub-zone are restricted to a maximum domestic PR of 5.0 and 6.0 respectively, or a maximum non-domestic PR of 9.5, as the case may be. For new development of a building that is partly domestic and partly non-domestic, the PR for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic PR of 9.5 and the actual non-domestic PR proposed for the building and the maximum domestic PR of 5.0 (for "R(A)" zone) or 6.0 (for "R(A)2" sub-zone) divided by the maximum non-domestic PR of 9.5.*** Developments or redevelopments within the "R(A)3" and "R(A)4" ***sub-zones*** are subject to maximum plot ratios ***PRs*** of 6.62 and 6.5

respectively. In calculating the ~~GFA~~ **maximum PR** for these developments/redevelopments, land for free-standing purpose-designed buildings that are solely for accommodating school or other GIC facilities, including those located on ground and on building podium, shall be deducted in calculating the relevant site area.

- 8.3.3 Existing ~~public rental~~ housing estates include Shek Yam Estate, Shek Yam East Estate, On Yam Estate and Shek Lei Estate (an area adjacent to Shek Foon House (~~previously known as Tai Pak Tin Street public rental housing~~)) is reserved for the development of an indoor recreation centre to meet the needs of the community) in Planning Area 9; Kwai Chung Estate, Kwai Shing East Estate, Kwai Shing West Estate, Kwai Luen Estate, Kwai Fong Estate, Tai Wo Hau Estate and High Prosperity Terrace in Planning Area 10; Cho Yiu Chuen, Lai Yiu Estate and Lai King Estate in Planning Area 11; Kwai Hing Estate in Planning Area 17; and Wah Lai Estate in Planning Area 43. There are ten existing Home Ownership Schemes in the Area, amongst which nine are under this zoning and one is zoned “Residential (Group B) 7” (“R(B)7”). Three sites zoned “R(A)2” at Tai Wo Hau Road, Kwai Shing Circuit and San Kwai Street, the site zoned “R(A)3” at Shek Pai Street and the site zoned “R(A)4” at Tai Lin Pai Road are planned for public housing development.
- 8.3.4 Within the ~~public rental~~ housing estates, adequate community facilities, retail facilities and open spaces are provided in accordance with planning standards. The five primary schools in On Yam Estate, Shek Lei Estate, Kwai Shing West Estate, Kwai Fong Estate and Kwai Luen Estate, which are free-standing buildings, are zoned “R(A)” on the OZP so as to allow flexibility in the comprehensive planning and development of these large residential sites. For the site zoned “R(A)3” at Shek Pai Street, clinical/health care/social welfare facilities, a public transport interchange, a kindergarten and retail facilities will be provided within the housing site. A pedestrian footbridge will also be provided for connection to Shek Lei Estate. For the site zoned “R(A)4” at Tai Lin Pai Road, health care and social welfare facilities will be provided within the housing site. For both sites, the provision or use of premises for GIC facilities would be subject to change to cope with the prevailing demand as requested by relevant Government departments.
- 8.3.5 Private residential developments under this zoning are mainly located along Wo Yi Hop Road (~~Planning Area 9~~), Hing Fong Road (~~Planning Area 10~~), Kwai Chung Road (~~Planning Area 17~~), Castle Peak Road – **Kwai Chung** (~~Planning Area 27~~) and Lai King Hill Road (~~Planning Area 43~~), while Sandwich Class Housing projects, namely Hibiscus Park and Highland Park, are located in Planning Areas 10 and 42 respectively. A site zoned “R(A)2” at Lai Kong Street is planned for private residential development. A public transport terminus shall be provided within the development to accommodate the green minibus bays currently occupied at Lai Kong Street, which is accountable for

~~plot ratio~~ **PR** calculation. The development shall also be carefully designed with porous features to increase permeability of the podium structure.

- 8.3.6 A private residential development, Nob Hill (KCTL 474) with a commercial podium over a public transport terminus, which was completed in 2002, is zoned “R(A)1”. Any development/redevelopment at this site is restricted to a maximum domestic GFA of 42 700m² and a maximum non-domestic GFA of 9 346m², or the GFA of the existing building, whichever is the greater.
- 8.3.7 ***A site at the junction of Kwok Shui Road and Lei Muk Road zoned “R(A)5” is intended for public and private residential developments under the Land Sharing Pilot Scheme (LSPS)¹. The site is subject to a total maximum GFA of 67 086m² and a maximum building height of 130mPD, or the GFA/height of the existing building, whichever is the greater. While the exact site delineation for the public and private housing development portions will be subject to detailed design, the public and private housing development portions will be located on the western and eastern part of the site respectively. The public housing development portion is restricted to a maximum GFA of 41 000m², of which not more than 40 000m² shall be for domestic purpose. The private housing development portion is restricted to a maximum GFA of 26 086m², of which not more than 15 018m² shall be for domestic purpose and not less than 10 363m² shall be provided for GIC facilities, with the remaining GFA allocated for ancillary facilities associated with the private housing development, the details of which are subject to detailed design.***
- 8.3.8 ***Apart from residential developments under the LSPS, the conservation and adaptive re-use of existing historic buildings also forms an integral part of the planning intention for the “R(A)5” sub-zone. To facilitate the conservation and adaptive re-use of the existing historic buildings (i.e. the Main Building, the Garage and the Corps Hall of the former Salvation Army Kwai Chung Girls’ Home) at the private housing development portion, the developer shall submit a Conservation Management Plan (CMP), along with a heritage interpretation proposal to allow public appreciation to the historic buildings as well as a full set of photographic, cartographic, and/or 3D scanning record of both the interior and exterior of the graded buildings, for approval by the Antiquities and Monuments Office (AMO) of the Development Bureau prior to the commencement of any works at the graded buildings. All works,***

¹ The LSPS aims to unlock the development potential of private land in areas not covered by the Government’s planning studies or conservation areas, and serves to complement government-led land supply initiatives. Under the LSPS, each project should be capable of delivering an increased domestic GFA of not less than 50 000m² in total and at least 1 000 additional housing units (assuming an average flat size of 50m²), being the total domestic GFA attainable by the project net the original scale of development of the private lots permissible under statutory plans or planning approvals in the absence of LSPS. No less than 70% of the increased domestic GFA should be set aside for public housing development.

including the heritage interpretation proposal, shall be implemented in accordance with the approved CMP to the satisfaction of AMO. The requirement of CMP is recommended to be incorporated through administrative means, if required, subject to agreement with AMO, so as to ensure proper implementation of recommended mitigation measures. In line with the requirements of the Sustainable Building Design Guidelines and to promote air ventilation, suitable design measures, such as setbacks and stepped building heights, shall also be adopted.

- 8.3.79 In the circumstances set out in Regulation 22 of the ~~Building (Planning) Regulations~~ **B(P)R**, the above specified maximum plot ratios **PR** and 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.
- 8.3.810 Developments and redevelopments within ~~“R(A)”, “R(A)1”, “R(A)2”, “R(A)3” and “R(A)4” zones~~ are subject to *the* maximum building heights ranging from 90mPD to 260mPD *as stipulated on the Plan*, or the height of the existing building, whichever is the greater. In general, residential developments located along Kwai Chung Road are subject to lower building height bands, whereas those located at the foothill of the Golden Hill and at the knoll at Kwai Shing are subject to higher building height bands due to higher elevations.
- 8.3.911 For public ~~rental~~ housing developments, in accordance with the established administrative procedure, the future development/redevelopment would be guided by a planning brief. 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 (**VIA**), 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~~ **take into consideration** the following issues:

- (a) Kwai Shing West Estate and Kwai Shing East Estate: building gaps of adequate width should be provided to facilitate penetration of southeasterly wind to the northwest (including connection with Yeung Uk Road in Tsuen Wan). Obstruction to the northeast-southwest air path which aligns “Green Belt” (“GB”), “G/IC” and ~~“Open Space” (“O”)~~ zones along the northern side of the estates should be minimised;
- (b) Tai Wo Hau Estate: the layout and disposition of the building blocks should maintain the wind flow from the southeast to Tsuen Wan area (including connection with Sha Tsui Road) to the northwest, as well as the existing north-south air path along Texaco Road and along Tai Wo Hau Road/Tai Ha Street;
- (c) Kwai Chung Estate: the north-south air path along the slopes between Tai Wo Hau Road/Tai Ha Street and Sheung Kok Street should be maintained/enhanced and connected to Castle Peak Road – **Kwai Chung**;
- (d) Kwai Hing Estate: opportunity should be sought to enhance the east-west air penetration, e.g. by creating an east-west air path across the estate to connect with Tai Lin Pai Road to the east. The openness of the section of Hing Fong Road within the estate should be maintained upon the estate redevelopment as it together with the adjoining Kwai Chung Road serves as an important air path;
- (e) Shek Yam East Estate: an air path within the estate should be provided to align with Lei Muk Road so as to facilitate the northeasterly wind;
- (f) Shek Lei Estate: an air path within the estate should be maintained and aligned with Wai Kek Street; and
- (g) Tai Wo Hau Road Phase 1 and Tai Wo Hau Road Phase 2: two breezeways with minimum widths of 50m (between the building blocks of Tai Wo Hau Road Phase 1 and Tai Wo Hau Road Phase 2 developments) and 20m (between the building blocks of Tai Wo Hau Road Phase 2 development and Kwai Shing East Estate to its immediate south) as recommended in the AVA for the subject projects shall be provided to facilitate the penetration of annual prevailing easterly wind.

8.3.102 A building gap of varying widths (ranging from 35m to 217m) above 24mPD to the immediate north of Lai King Estate; a building gap of 30m wide above 163mPD for the “R(A)2” site at Lai Kong Street; and a building gap of 15m-wide above 18mPD between Wing Yip Street and Kwai On Road for the “R(A)4” site at Tai Lin Pai Road shall be provided.

- 8.3.143 In support of the proposed public housing development in the “R(A)3” **sub**-zone, an Air Ventilation Assessment-Initial Study (AVA-IS) ~~has~~**d** been carried out. ~~It is found that design measures, including key design measures identified in the AVA, would alleviate the potential air ventilation impacts on the surrounding wind environment.~~ To improve the air ventilation performance of the downstream area, wider building separations of more than 15m should be explored. A further quantitative AVA shall be carried out at the detailed design stage. As for ecological conservation, the existing perennial stream in the northern part of the housing site should be preserved as far as practicable and if not possible, other options such as stream diversion should be explored. The building design layout should also be reviewed and improved to minimise the adverse impacts on the surrounding areas. Such requirements shall be incorporated in the planning brief for implementation as appropriate.
- 8.3.124 For large housing development sites (including public ~~rental~~ housing sites), it is required to provide varying building height profile within the same building height band to avoid wall effect of buildings, add variation to the sites and help wind penetration at street level.
- ~~8.3.13 Minor relaxation of the plot ratio/GFA/building height/building gap restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.9 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.~~
- ~~8.3.14 However, for any existing building with plot ratio/GFA/building height 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.~~
- 8.3.15 An NBA of 9m wide from the southern lot boundary of 482 Castle Peak Road is designated to extend the NBA of the same width in the adjoining “OU(B)” zone in order to improve the pedestrian air ventilation condition. A minimum 3.5m-wide NBA ~~from the lot boundary abutting Ta Chuen Ping Street (except 29A-33, 37-39, 41-43 and 47 Ta Chuen Ping Street)~~ shall be provided (see **Plan 1**). ***These NBAs are required for air ventilation purpose above ground and such restriction will not apply to underground developments.***
- ~~8.3.16 The above NBAs are required for air ventilation purpose above ground and such restriction will not apply to underground developments. Under exceptional circumstances, minor relaxation of the NBA restrictions may be considered by the Board on application under section 16 of the Ordinance.~~

- 8.3.176 The ~~plot ratio~~ **PR/GFA** control under “R(A)3” and, “R(A)4” **and “R(A)5” sub-zones** 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~~ **PR/GFA**”, and shall be subject to the streamlining arrangements stated therein.

8.4 Residential (Group B) (“R(B)”) : Total Area 15.28 ha

- 8.4.1 This ~~zoning zone~~ is ~~generally intended to provide~~ **primarily** for medium-density residential developments **where commercial uses serving the residential neighbourhood may be permitted on application to the Board**. ~~Within this zone, commercial uses are prohibited unless otherwise permitted by the Board through the planning permission system.~~
- 8.4.2 Land zoned for this purpose is mainly located in the southeastern part of Kwai Chung in Planning Areas 42, 43 and 44 and has been developed predominantly for private residential development.
- 8.4.3 Chung Shan Terrace is a scenic area ~~where the existing developments are of low-rise in nature. In view of the substandard road access and with a view to maintaining the existing character of the area, it is designated as “R(B)1” on the Plan. It is intended to maintain the scale of development in the area to the existing level or to a~~ **and subject to** maximum ~~plot ratio~~ **PR** of 2.0, maximum ~~site coverage~~ **SC** of 66.6% and maximum building height of 3 ~~residential storeys~~ in addition to 1 storey of carport.
- 8.4.4 Wonderland Villas is designated as “R(B)2” and subject to a maximum total GFA of 139 860m². The development occupies a visually prominent location on an exposed ridgeline. The design of the development has adopted a height variation approach to respect the vertical variance of the nearby hill ridges. However, due to its length, height and massing, the development is considered out of context with the upland setting. Having regard to the urban fringe character of the area, the high elevation, the sloping topography, the upland setting, the stepped height concept and taking into account the permissible GFA under the OZP, maximum building heights of 260mPD, 275mPD and 290mPD are imposed on the site. Any new development (except minor addition, alteration and/or modification not affecting the building height of the existing building) or redevelopment of an existing building within this zone requires permission from the Board under section 16 of the Ordinance with the support of a layout plan, ~~visual impact assessment~~ **VIA** and any other information as may be required by the Board to ensure that the building height, massing, disposition and layout of the future development would be acceptable in visual and planning terms. Variation of building heights to create visual interest is also encouraged.

8.4.5 Other developments located within this zoning include Regency Park (“R(B)3”) and Wah Yuen Chuen (“R(B)4”) at Wah King Hill Road, Happy Villa (“R(B)5”) and Lai King Terrace (“R(B)6”) at Lai King Hill Road and Tsui Yiu Court (“R(B)7”) at Lai Chi Ling Road. ~~Development within each of~~ **The maximum PR/GFA restrictions for** these “R(B)” sites **generally reflect what is** ~~is subject to a maximum plot ratio/GFA as permitted under their lease conditions in general.~~ Developments and redevelopments within “R(B)3” to “R(B)7” ~~sub-~~ zones are subject to ~~different building height restrictions~~ **the maximum building heights as stipulated on the Plan**, which are intended to reflect the existing building heights.

~~8.4.6 Development/redevelopment within this zone is subject to maximum plot ratio/GFA/site coverage/building height restrictions as stipulated on the Plan or in the Notes of the Plan, or the plot ratio/GFA/site coverage/building height of the existing building, whichever is the greater. Minor relaxation of such restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.9 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.~~

~~8.4.7 However, for any existing building with plot ratio/GFA/site coverage/building height 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.~~

8.5 Residential (Group E) (“R(E)”) : Total Area ~~3.92~~ **4.2** ha

8.5.1 This ~~zoning zone~~ is intended **primarily for** ~~to encourage the phasing out of~~ **existing** industrial uses **through redevelopment (or conversion) for residential use on application to the Board.** ~~It provides an opportunity for redevelopment of existing obsolete industrial buildings. Residential development may be permitted with or without conditions on application to the Board. The developers~~ **Applicants** 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 industrial/residential (I/R) interface problems.

8.5.2 Under this zoning, existing industrial uses will be tolerated but new industrial development will not be permitted upon redevelopment of 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 also require the permission of the Board.

- 8.5.3 The former Kwai Chung Factory Estate and an existing industrial lot to the west of Kin Chuen Street are zoned “R(E)” with a view to phasing out the remaining industrial uses and to eliminate the I/R interface problems on Kwai Chung Estate to its south. The former Kwai Chung Factory Estate site has been developed into public ~~rental~~ housing development forming part of Kwai Chung Estate, subject to a maximum building height of 150mPD. The existing industrial lot to the west of Kin Chuen Street is occupied by a warehouse, subject to a maximum building height of 130mPD.
- 8.5.4 The “R(E)1” *sub*-zone is intended for public ~~rental~~ housing development with specific environmental mitigation measures requirements. The zoning is to facilitate appropriate planning control over the scale, design and layout of the development, taking into account environmental constraints.
- 8.5.5 ~~The former Kwai Chung Police Married Quarters site at Kwai Yi Road Kwai Tsui Estate is zoned “R(E)1” under which residential development would require planning permission from the Board. This is to ensure that the proposed residential *any* development *thereat* will not be subject to excessive traffic noise impacts from the surrounding areas, especially from Kwai Chung Road and all possible environmental mitigation measures will be submitted for the consideration of the Board at planning application stage under section 16 of the Ordinance. Development and redevelopment within this zone is subject to a maximum building height of 90mPD. Based on the development proposal approved by the Board, the proposed public rental housing, Kwai Tsui Estate, was completed in 2018 and the associated public transport interchange at Container Port Road was also open to public in 2018.~~
- 8.5.6 Developments within “R(E)” *zone* and “R(E)1” *sub*-zones are subject to a maximum total ~~plot ratio~~ *PR* of 5.0. On land designated “R(E)” and “R(E)1”, in calculating the GFA for these developments/redevelopments, the land for free-standing purpose-designed buildings that are solely used for accommodating school or other GIC facilities, including those located on ground and on building podium, shall be deducted in calculating the relevant site area.
- 8.5.7 *A site at Wo Yi Hop Road zoned “R(E)2” is intended for residential-cum-social welfare facilities and commercial development. The site is subject to a maximum GFA of 28 589m², of which a maximum GFA of 16 458m² shall be for domestic use and a minimum GFA of 12 000m² shall be for GIC facilities, including not less than 7 200m² for Residential Care Home for the Elderly and/or Residential Care Home for Persons with Disabilities, or the GFA of the existing building, whichever is the greater. The site is also subject to a maximum building height of 130mPD, or the height of the existing*

building, whichever is the greater. Suitable design measures, such as permeable building layout, building setbacks from Wo Yi Hop Road and along the southern boundary of the site and landscaping, shall be adopted to facilitate air ventilation, to enhance pedestrian connectivity and to improve the streetscape.

8.5.78 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.

8.5.9 ***The GFA control under “R(E)2” sub-zone is regarded as being stipulated in a “new or amended statutory plan” according to the JPN No. 4 “Development Control Parameters PR/GFA”, and shall be subject to the streamlining arrangements stated therein.***

~~8.5.8 Development/redevelopment within this zone is subject to maximum plot ratio/building height restrictions as stipulated on the Plan or in the Notes of the Plan, or the plot ratio/building height of the existing building, whichever is the greater. Minor relaxation of such restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.9 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.~~

~~8.5.9 However, for any existing building with plot ratio/building height 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.~~

8.6 Village Type Development (“V”) : Total Area 2.32 ha

8.6.1 The planning intention of this zone is primarily for the provision of land for the retention and expansion of existing villages as well as reservation of land for the reprovisioning of village houses affected by Government projects. ***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.*** This zoning is mainly to reflect the extent of existing Ha Kwai Chung Village in Planning Area 11.

8.6.2 ***In order to ensure that any future development or redevelopment will retain the village character, a restriction of a maximum building height of 3 storeys (8.23 m) or the height of the existing***

building, whichever is the greater, is imposed under this zoning. ~~Development/redevelopment within this zone is subject to a maximum building height restriction as stipulated in the Notes of the Plan, or the height of the existing building, whichever is the greater. Minor relaxation of such restriction may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.9 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.~~

~~8.6.3 — However, for any existing building with building height already exceeding the relevant restriction as stipulated in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.~~

8.7 Industrial (“I”) : Total Area ~~40.65~~ **41.03** ha

8.7.1 ~~The planning intention of the “I”~~ **This zone is to reserve land 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*—are considered suitable to operate in industrial buildings. Office related to industrial use, being an integral part of industrial function, is also permitted as of right in the “I” zone. However, general commercial and office uses, other than those permitted on the purpose-designed non-industrial portion on the lower floors of an existing building separated by a buffer floor, 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.***

8.7.2 Provision of industrial land in the Area has been made in conjunction with the industrial land planned for Tsuen Wan and Tsing Yi to ensure that sufficient industrial land is ~~reserved~~ **set aside for industrial developments** to provide employment opportunities for the labour force of Tsuen Wan New Town as a whole.

8.7.3 Industrial sites are located in Planning Areas 10, 26, 29, 37 and 38. Industrial activities in these areas are vibrant and there are no I/R interface problems. Some of the industrial areas are close to the ~~existing~~ container terminals.

8.7.4 Taking into consideration the traffic, environmental, infrastructural constraints and the trend of industries towards high-technology production, a maximum total ~~plot ratio~~ **PR** of 9.5, or the ~~plot ratio~~ **PR** of the existing building, whichever is the greater, is imposed on all

land designated “I” on the Plan. ***Developments or redevelopments within this zone is subject to the maximum building heights as stipulated on the Plan, or the height of the existing building, whichever is the greater.***

- 8.7.5 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.
- ~~8.7.6 Developments and redevelopments within the “I” zone between Tai Lin Pai Road and Castle Peak Road are subject to maximum building heights of 120mPD and 135mPD, whereas those along Tsuen Wan Road are subject to maximum building height restrictions of 90mPD, 105mPD, 120mPD and 140mPD, or the height of the existing building, whichever is the greater.~~
- 8.7.76 To enhance the local air ventilation performance, a 15m-wide building gap above 18mPD between Wing Yip Street and Kwai On Road, and a 50m-wide building gap above 24mPD between Tsuen Wan Road and Kwai Fuk Road shall be provided.
- ~~8.7.8 Minor relaxation of the plot ratio/building height/building gap restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.9 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.~~
- ~~8.7.9 However, for any existing building with plot ratio/building height 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.~~
- 8.7.107 A 15m-wide NBA aligned with Kwai Lok Street is designated on land between Tsuen Wan Road and Kwai Hei Street. An existing footpath between ~~Wo Yi Hop Road~~ ***Castle Peak Road – Kwai Chung*** and Wah Sing Street is designated as an NBA to maintain the existing air path. ~~These NBAs are required for air ventilation purpose above ground and such restrictions will not apply to underground developments. Under exceptional circumstances, minor relaxation of the NBA restrictions may be considered by the Board on application under section 16 of the Ordinance.~~

8.8 Government, Institution or Community (“G/IC”) : Total Area 117.86 ha

- 8.8.1 ~~Land zoned for this purpose~~ **This zone** is intended to provide a wide range **primarily for the provision** of GIC facilities to meet ~~meeting~~ **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. Such developments, particularly ~~for~~ those which are low-rise, serve to provide visual and spatial relief to the densely built-up environment of the Area. **Most of the GIC facilities are to serve the community in Kwai Chung. However, some major** facilities, such as the Princess Margaret Hospital and Kwai Chung Hospital in Planning Area 43, serve a much wider area.
- 8.8.2 Other major GIC facilities include the Kwai Tsing Theatre and the Kwai Shing Swimming Pool Complex in Planning Area 10, Lai King Correctional Institution in Planning Area 42 and service reservoirs in Planning Areas 41 and 60. Other GIC facilities in the Area include schools, markets, clinics and Government ~~Q~~quarters.
- 8.8.3 The “G/IC” site to the southwest of the Rambler Channel Typhoon Shelter is reserved as the barging point for the transportation of construction wastes to dumping grounds.
- 8.8.4 This zoning also covers a number of existing schools, community centre/hall, sports centre within public ~~rental~~ housing estates and a proposed primary school to the east of Lei Pui Street. The roof garden above Shek Lei Community Hall, the car park and children’s playground of the Tai Wo Hau Sports Centre, and the basement car park of Tai Wo Hau Estate Community Centre are common facilities shared by the residents of the concerned estates.
- 8.8.5 Electricity substations on Tai Lin Pai Road, Kwai Fuk Road and Container Port Road; refuse collection point and latrine along Tai Lin Pai Road; Ka Ting Cooked Food Market at the junction of Tai Lin Pai Road and Ka Ting Road; and Kwai Shun Street Cooked Food Market, refuse collection point and playground at Kwai Shun Street are located within industrial/**business** areas. In view of the environmental conditions of such land, these sites are zoned “G/IC(1)” and only selected GIC facilities are permitted while some other community and social welfare facilities may be permitted on application to the Board.
- 8.8.6 Developments and redevelopments within this zone are subject to ~~building height restrictions~~ **BHRs** in terms of number of storeys (excluding basement floors(s)) or mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater. ~~Building height restrictions~~ **BHRs** for most of the “G/IC” zones and all “G/IC(1)” sub-zones are stipulated in terms of number of storeys except ~~that the~~ **for** relatively high-rise GIC uses, such as Kwai Chung

Police Station in Planning Area 10, Lai King Disciplined Services Quarters in Planning Area 42, and Kwai Chung Hospital, Princess Margaret Hospital and Princess Margaret Hospital School of Nursing and Quarters in Planning Area 43, **which** are stipulated in terms of mPD so as to provide a clearer control over the building height profile. The “G/IC(2)” sub-zone covering Lai King Fire Station is subject to a maximum building height of 3 storeys as stipulated on the Plan, and a drill tower up to 9 storeys is allowed as specified in the Notes.

~~8.8.7 Minor relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.9 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.~~

~~8.8.8 However, for any existing building with building height 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.~~

8.9 Open Space (“O”) : Total Area 113.8 **64** ha

8.9.1 This ~~zoning zone~~ **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. While passive recreational facilities are provided in the existing Central Kwai Chung Park in Planning Area 42, active recreational facilities are provided in the existing Kwai Chung Sports Ground ~~and~~, Kwai Chung San Kui Park in Planning Area 10 and ~~the future Kwai Chung Park with land reserved~~ in Planning Area 37.

8.9.2 Local open spaces at various locations are also provided to meet local demands.

8.10 Other Specified Uses (“OU”) : Total Area ~~177.58~~ **176.28** ha

8.10.1 This zoning covers land allocated for specific uses which include the following:-

- (a) the container terminals in Planning Area 30 and 37 and container-related uses in Planning Areas 10 and 30;
- (b) the cargo handling areas in Planning Areas 26 and 37;
- (c) the petrol filling stations in Planning Areas 10, 28, 29 and 44;
- (d) the slaughter house in Planning Area 26;

- (e) the cemetery, crematorium, columbarium and funeral facilities in Planning Area 26;
- (f) the sewage treatment works and columbarium in Planning Area 37 and sewage screening plant in Planning Area 30;
- (g) the electricity substation at the junction of Yiu Wing Street and Wo Tong Tsui Street in Planning Area 28;
- (h) the Lai King Ventilation Building for the MTR Tsuen Wan Line in Planning Area 11;
- (i) the two emergency access points for MTR Tuen Ma Line at Kwai Fong and at a site sandwiched between Tsuen Wan Road and Wing Kei Road; **and**
- (j) areas bounded by Cheung Wing Road, Tai Yuen Street, Lei Muk Road and Wo Yi Hop Road and the area at the junction of Cheung Wing Road and Castle Peak Road in Planning Area 27; the areas bounded by Castle Peak Road – **Kwai Chung**, Yiu Wing Street, Wo Tong Tsui Street and Kin Chuen Street in Planning Area 28; and the areas bounded by Tai Lin Pai Road, Kwai Chung Road and Castle Peak Road – **Kwai Chung** in Planning Area 29 are zoned “OU(B)”. ~~Development within this zone is subject to a maximum total plot ratio **PR** of 9.5, or the plot ratio **PR** of the existing building, whichever is the greater, as stipulated in the Notes; and~~
- ~~(k) two proposed columbarium sites at Tsing Tsuen Road and No. 2-6 Wing Lap Street in Planning Area 26.~~

8.10.2 ~~Developments and redevelopments within this zone are subject to building height restrictions **BHRs** in terms of number of storeys (excluding basement floors(s)) or mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater. Building height restrictions **BHRs** for most of the sites within this zone are stipulated in terms of number of storeys except the “OU(B)” zone, “OU(Columbarium)”, “OU(Columbarium)(1)” and “OU(Columbarium)(2)” and the relatively high-rise buildings within the “OU” annotated “Container Terminal” zone. Minor relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.9 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.~~

8.10.3 The “OU(Columbarium)” zone at Tsing Tsuen Road is intended for a public columbarium and garden of remembrance uses, **comprising a total of 70 000 niches**. ~~A traffic impact assessment (TIA) for 3 proposed public columbarium sites in Kwai Chung including the site at Tsing Tsuen Road and two sites near Kwai Tai Road was completed in July 2012. The TIA confirmed that the proposed columbarium~~

~~development at Tsing Tsuen Road with recommended appropriate traffic and transport improvement measures could accommodate the anticipated increase in traffic and pedestrian flows. Development within the zone is restricted to a maximum number of niches of 20 000 70 000 niches, 2 000 memorial plaques and a maximum building height of 45 60mPD. *Should there be further changes in the scale of the proposed columbarium, the submission of a revised TIA is required.* As the Tsing Tsuen Road site covers more than 3 hectares of land, there may be scope for future expansion in order to provide more public niches to meet the market demand. However, any development proposal for more than 20 000 niches and 2 000 memorial plaques at the site would require a new TIA to be conducted to confirm there will be no adverse traffic impact arising from the expansion proposal. Minor relaxation of the restrictions on maximum number of niches, memorial plaques and building height may be considered by the Board under section 16 of the Ordinance. Another site at the southern end of Kwai Yue Street zoned “OU(Columbarium)(2)” is intended for public columbarium development. Development within the zone provides about 68 500 niches. The zone *and* is subject to a maximum building height restriction *BHR* of 35mPD and minor relaxation of the restriction on building height may be considered by the Board under section 16 of the Ordinance.~~

- 8.10.4 A ~~proposed~~ private columbarium development at Wing Lap Street is zoned “OU(Columbarium)(1)”. Development within the zone is restricted to a maximum ~~number of~~ **23 000** niches ~~of 23 000~~ and a maximum building height of 50mPD. In order to ensure proper control and monitoring of the proposed columbarium development, ‘Columbarium’ use requires planning permission from the Board so that the applicant can be requested to fulfil relevant departments’ requirement such as the proposed transport/traffic/crowd management measures, building design and landscaping through the imposition of approval conditions. ~~To allow design flexibility for proposed columbarium development, e.g. higher floor to floor height, wider circulation corridor and greening on upper floors to enhance the ventilation, circulation and outlook of the building, minor relaxation of the building height restriction may be considered by the Board under section 16 of the Ordinance.~~
- 8.10.5 The development of container terminal (CT) is facing the fast-changing requirements of the logistics industry. As the CT is located at the gateway of breezeway and the visual corridor of Rambler Channel, the ~~building height restrictions~~ **BHRs** on the CT seek to maintain the quality environment through preserving the Rambler Channel and provide flexibility for the trade. To this end, maximum building heights of 70mPD and 110mPD are imposed to accommodate relatively taller buildings to cater for the operational requirements, taking into account air ventilation and visual considerations. To improve wind flow and visual relief, there are low-

rise bands including a 50m-wide height band of maximum 25mPD along the quayside to accommodate minor structures, a height band of maximum 30mPD to the north of Tsing Yi Bridge, ~~and the southern half of the CT No. 4 Crosswharf featuring a 55m-wide NBA and a~~ height band of maximum 30mPD (110m-wide) **to the west of Container Port Road South**. Due to the waterfront location and potential long building frontage of the CT, three 40m-wide intervening NBAs are designated to enhance air permeability and break up the building mass. While link bridges within the NBAs are allowed to facilitate connection between buildings, air permeability of at least 50% within the NBAs should be provided to allow air penetration. ~~The building height restrictions~~ **BHRs** do not apply to crane structures and container stacks. Under the lease, any development within the CT is required to submit general layout plan to the Land Authority. The proponent may also undertake relevant assessments, including ~~traffic impact assessment~~ **TIA**, ~~visual impact assessment~~ **VIA**, quantitative AVA(s) and provide any other information as may be required by the Government departments during the layout plan submission under lease. Quantitative AVAs should identify other enhancement measures and to ascertain their effectiveness. Due to the waterfront location, the proponent of future developments should provide more building gaps to enhance permeability, particularly for buildings with long frontage facing the channel so as to improve air ventilation of the sensitive areas identified in the AVA(CFD)-2015.

8.10.6 The planning intention of the “OU(B)” zone is 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 (I-O) buildings. As it is not possible to phase out existing polluting and hazardous industrial uses all at once, it is necessary to ensure compatibility of the uses within the same industrial building, I-O building or industrial area in Kwai Chung until the whole area is transformed to cater for the new non-polluting business uses. Upon redevelopment of the existing electricity substation site bounded by Castle Peak Road – **Kwai Chung** and Yiu Wing Street in Planning Area 28, adequate provision should be made within the site for the construction of a new primary electricity substation, if required. Development within this zone should make reference to the relevant Town Planning Board Guidelines.

~~8.10.7 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratio for the “OU(B)” zone 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.~~

8.10.87 Developments and redevelopments within the “OU(B)” zone are subject to **a** maximum **PR of 9.5 and the maximum** building heights ~~of 105mPD along Tai Lin Pai Road, 105/130mPD along Wo Tong Tsui Street/Yiu Wing Street, 130mPD along Wo Yi Hop Road and 150mPD at Kowloon Commerce Centre~~ **as stipulated on the Plan**, or the **PR/height** of the existing building, whichever is the greater.

8.10.8 In the circumstances set out in Regulation 22 of the B(P)R, the above specified maximum PR for the “OU(B)” zone 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.

8.10.9 A 15m-wide building gap above 25mPD between Castle Peak Road and the east-west aligned section of Tai Lin Pai Road under the “OU(B)” zone shall be provided to facilitate northeasterly wind reaching Tai Lin Pai Road.

~~8.10.10 Minor relaxation of the plot ratio/building height/building gap restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.9 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.~~

~~8.10.11 However, for any existing building with plot ratio/building height 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.~~

~~8.10.12~~**10** To cater for the long-term road widening proposal and to improve air ventilation of the “OU(B)” zone bounded by Castle Peak Road – **Kwai Chung** and Wo Yi Hop Road, a minimum 4m-wide NBA ~~from the lot boundary abutting Lam Tin Street, and a minimum 3.5m-wide NBA from the lot boundary abutting Chun Pin Street (except 1 Chun Pin Street) and Ta Chuen Ping Street (except 26-38, 68, 70, 85-89 and 93 Ta Chuen Ping Street)~~ shall be provided. A 9m-wide NBA aligning with Lam Tin Street between Chun Pin Street and Castle Peak Road – **Kwai Chung** is also imposed (see **Plan 1**).

~~8.10.13~~**11** To improve air ventilation of the “OU(B)” zone along Tai Lin Pai Road, the following six NBAs are designated on the Plan:

- (a) the existing public footpath which straddles **the** “OU(B)” and “I” zones between ~~Wo Yi Hop Road~~ **Castle Peak Road – Kwai Chung** and Wah Sing Street and portion of 21-33 Tai Lin Pai Road abutting this footpath ~~is designated as an NBA;~~

- (b) a 15m-wide north-south NBA aligning with Kwai Wing Road and Kwai Cheong Road;
- (c) two 15m-wide east-west aligned NBAs between Kwai Chung Road and Tai Lin Pai Road;
- (d) a 15m-wide east-west aligned NBA connecting Kwai Chung Road with Kwai Cheong Road; and
- (e) a 15m-wide east-west aligned NBA between Kwai Chung Road and Kwai Ting Road.

8.10.14~~12~~ The NBAs are required for air ventilation purpose above ground and such restriction will not apply to underground development. ~~Under exceptional circumstances, minor relaxation of the NBAs restrictions may be considered by the Board on application under section 16 of the Ordinance.~~

~~8.10.15 A site at the junction of Kwok Shui Road and Lei Muk Road is zoned “OU(BHAI)” to facilitate the preservation and adaptive re-use of the existing historic buildings of the former Salvation Army Kwai Chung Girls’ Home for social welfare facility uses with the provision of public open space. A Conservation Management Plan would be required for submission as approval condition at the planning application stage for the scrutiny and examination of concerned authority/department and the Board. Development within the zone is restricted to a maximum GFA of 8 767m², the maximum building height of 5 storeys. A public open space of not less than 1 270m² shall be provided. Minor relaxation of the GFA/building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.9 above would be relevant for the assessment of minor relaxation of building height restriction. Each application will be considered on its own merits. The GFA control under “OU(BHAI)” zone is regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note No. 4 “Development Control Parameters Plot Ratio/GFA”, and shall be subject to the streamlining arrangements stated therein.~~

8.11 Green Belt (“GB”) : Total Area ~~257.30~~ **256.86** ha

8.11.1 ***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. It*** ~~This zoning~~ covers mainly steep hill-slopes in the eastern part of the Area, and is intended to define the outer limits of Tsuen Wan New Town and for the conservation of areas with prominent, high scenic

and high value landscape features, e.g. the Kau Wa Keng San Tsuen area. ~~This zoning also provides additional outlets for passive recreational uses. Generally, there is a presumption against development in this zone and development proposals will be assessed on individual merits taking into account relevant Town Planning Board Guidelines.~~

- 8.11.2 The “GB” zone in the Kau Wa Keng valley is intended to keep the existing character of the area. In particular, the relationship between the existing buildings of the Kau Wa Keng San Tsuen, the land-forms and the vegetation should be retained. The area of high landscape value in the valley should be preserved. Any development or redevelopment proposal would have to demonstrate that the existing mature trees and character of the valley would not be adversely affected. In the case of the Kau Wa Keng valley, any development application will, as a general principle, be restricted to the existing building bulk.

8.12 Relaxation/Minor Relaxation Clause

- 8.12.1 *For the zone(s) where relaxation/minor relaxation of relevant restriction(s) is applicable, based on the individual merits of a development or redevelopment proposal, relaxation/minor relaxation of the development restrictions as stated in the Notes of the Plan 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 7.9 above would be relevant for the assessment of relaxation/minor relaxation of BHRs. Each application will be considered on its own merits.*
- 8.12.2 *However, for any existing building with PR/GFA/building height/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 relaxation/minor relaxation unless under exceptional circumstances.*
- 8.12.3 *For the zone(s) where minor relaxation of relevant restriction(s) is applicable, under exceptional circumstances, minor relaxation of NBA/setback 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/setback restriction will not apply to underground development. Within the NBAs/setback stipulated on the Plan, landscaping, street furniture, underground structures, boundary fence/wall, footbridge, covered walkway and minor structure with high air porosity/visual permeability may be permitted.*

9. COMMUNICATIONS

9.1 Roads

- 9.1.1 Kwai Chung is currently linked to the main urban areas by Castle Peak Road – ***Kwai Chung, Tsing Kwai Highway*** and Kwai Chung Road. To the north, Cheung Pei Shan Road which links up Sha Tin and Tsuen Wan has an interchange near Lei Muk Shue Estate for access to the Area. ~~The Tsuen Wan Road running~~ ***which runs*** along the south-western part of the Area is a by-pass for through traffic to and from Tsuen Wan, Tuen Mun and Yuen Long and has improved the traffic conditions in Central Kwai Chung. ***The road scheme for the proposed widening of Tsuen Wan Road and the associated junction improvement works was authorised in November 2023.*** ~~The Tsing Yi Bridge (also known as Tsing Yi South Bridge), Tsing Tsuen Bridge (also known as Tsing Yi North Bridge) and Kwai Tsing Bridge currently provides a second road link to direct road connections between Kwai Chung and Tsing Yi and has released the traffic pressure on Kwai Tsing Bridge.~~
- 9.1.2 Tsing Sha Highway is part of Route 8 and is a strategic road linking Tsing Yi and Sha Tin. The section between Cheung Sha Wan and Sha Tin, which is an elevated road passing through Butterfly Valley, ~~runs along in~~ the south-eastern part of the Area, ~~has been commissioned in March 2008. The remaining section of Route 8 between Tsing Yi and Cheung Sha Wan has also been commissioned in December 2009.~~
- 9.1.3 The proposed Kwai Chung Circumferential Road will provide a direct link between northern and central Kwai Chung and the MTR Kwai Fong Station. ~~Moreover, Tsing Kwai Highway passes through the Area and provides an additional road link between the urban area and the New Territories.~~

9.2 Railways

- 9.2.1 The MTR Tsuen Wan Line runs through the Area with three stations, namely Kwai Hing, Kwai Fong and Lai King, which are conveniently located to cover a wide catchment. The section of the Tsuen Wan Line between Lai King Estate and Kwai Hing Estate is elevated whilst the other sections are underground.
- 9.2.2 The MTR Airport Railway consists of two lines: the Tung Chung Line connects North Lantau and Central while the Airport Express links the airport with Central. The Lai King Station provides a point of interchange between the Tung Chung Line and the Tsuen Wan Line.
- 9.2.3 The MTR Tuen Ma Line is a sub-regional passenger rail link connecting Tuen Mun to ***with Ma On Shan through the urban area.*** ~~It was initially opened in December 2003 as the West Rail Line to provide domestic passenger services from Nam Cheong Station in~~

~~West Kowloon to Tuen Mun Station. It was further extended in June 2021 to Ma On Shan.~~ The MTR Kwai Fong Ancillary Building accommodating a traction station and ventilation building is at Kwai Chung Road.

- 9.2.4 The Hong Kong Section of the Guangzhou-Shenzhen-Hong Kong Express Rail Link is a cross-boundary passenger line running from West Kowloon Terminus to the Hong Kong/Shenzhen boundary, where it connects with the national high-speed railway network. The railway tunnel runs through the underground of **the** eastern part of the Area with a ventilation building situated at Wing Yip Street. ~~The scheme of the railway was authorised by the CE in C on 20 October 2009. Pursuant to section 13A of the Ordinance, the railway scheme authorised by the CE in C under the Railways Ordinance (Chapter 519) shall be deemed to be approved under the Ordinance and the railway scheme is shown on the Plan for information only.~~

9.3 Others

Various other modes of public transport such as buses, taxis and green minibuses are also provided to complement the MTR service. Bus termini, taxi stands and minibus stops have been provided within major residential areas.

10. UTILITY SERVICES

Fresh water is supplied from the Tsuen Wan Water Treatment Works located to the north ~~outside of~~ **of** the Area. ~~Land has been developed for~~ **There are** major fresh and salt water service reservoirs **within the Area** Planning Areas 10, 41, 42, 43, 44, 60 and 61. Electricity, gas and telephone services are also available and no difficulties are anticipated in meeting the future requirements.

11. CULTURAL HERITAGE

- 11.1 Within the boundary of the ~~Plan~~ **Area**, there are a number of graded historic buildings, including but not limited to ~~the~~ **three** Grade 2 historic buildings, i.e. Former The Salvation Army Kwai Chung Girls' Home (the Main Building, the Garage and the Corps Hall) at No. 1 Lei Muk Road ~~and~~, Stone house at Central Kwai Chung Park **and part of the Shing Mun Redoubt, South of Shing Mun Jubilee Reservoir and Kam Shan Country Park**; ~~thirteen~~ **and twelve** Grade 3 historic buildings, i.e. Tsang Residence at No. 22 Kau Wa Keng, Yeung Ching Study Hall at No. 1 Kau Wa Keng, Yiu Kung Ancestral Hall at No. 26A Kau Wa Keng, **and** Nos. 4-5, 10, 14, 15, 30, 32, 39, 42, 42A and 43 Kau Wa Keng, ~~and part of the Grade 2 Shing Mun Redoubt.~~

- 11.2 ***The lists of declared monuments and proposed monuments, historic buildings and sites graded by the Antiquities Advisory Board (AAB), new items for grading assessment, Government historic sites identified by AMO of the Development Bureau and Site of Archaeological Interest (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. The Antiquities Advisory Board (AAB) has released a list of new items pending grading assessment in addition to the list of 1 444 historic buildings. Details of the list of 1 444 historic buildings and the list of new items have been uploaded onto the website of the AAB at <https://www.aab.gov.hk/en/historic-buildings/results-of-the-assessment/index.html>. Sites of Archaeological Interest and Government Historic Sites Identified by Antiquities and Monuments Office (AMO) are also classified as "heritage sites". The updated lists are on the website of AMO: <https://www.amo.gov.hk/en/historic-buildings/hia/index.html>.

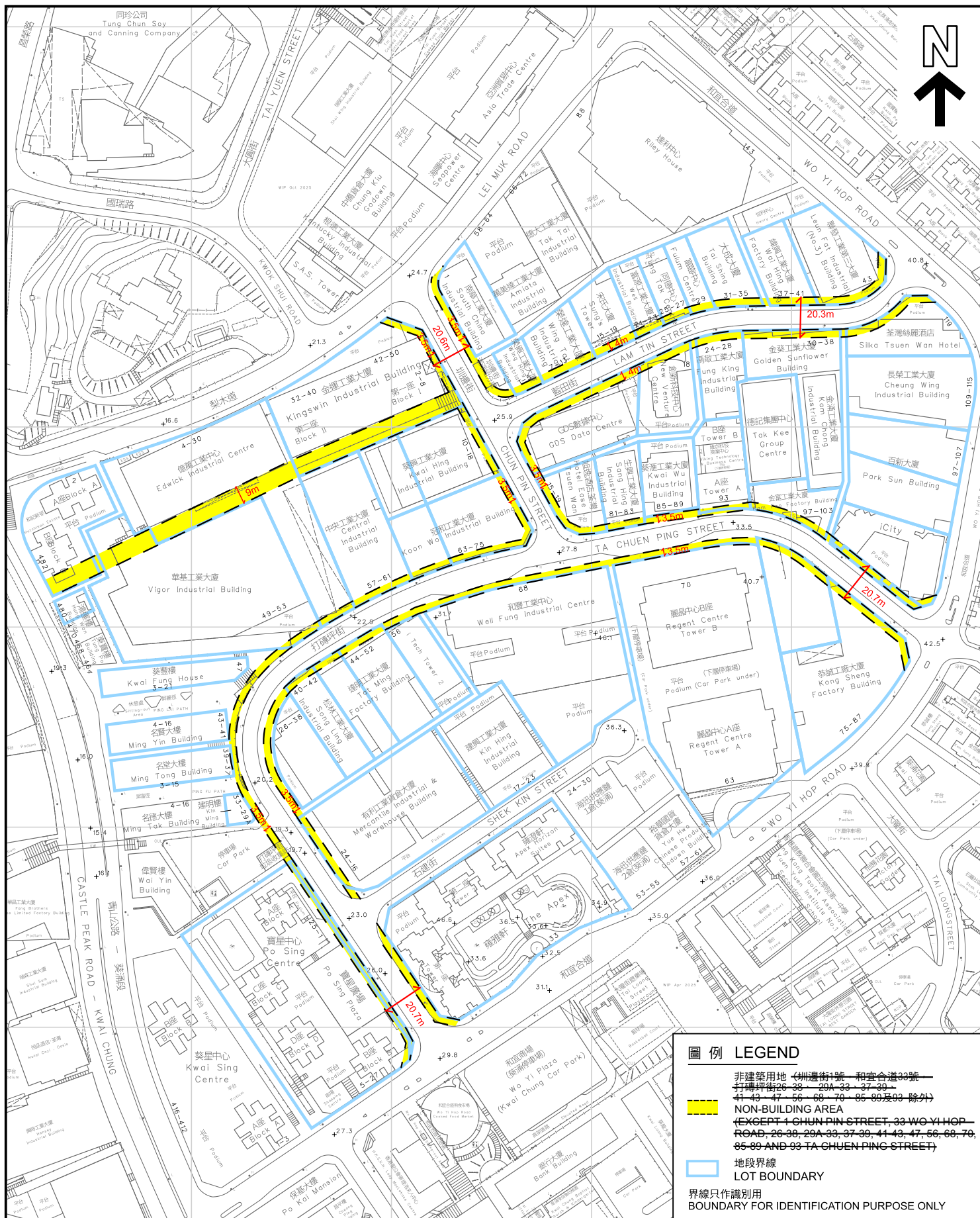
- 11.3 Prior consultation with AMO should be made if **for any works**, development, redevelopment or rezoning proposals **that might may** affect the above graded/proposed **declared monuments, proposed monuments**, historic buildings **and sites graded by the AAB**, new items pending **for** grading assessments, Sites of Archaeological Interest **SAIs**, Government **H**historic **S**sites **I**identified by AMO as well as, **or** any other historic buildings/structures identified **with heritage value, both at grade and underground**, and **their the** immediate environs **of the aforementioned items**.

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 co-ordinated 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 implementation of the Plan, the Kwai Tsing 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, in considering the planning applications, will take into account all relevant planning considerations which may include the departmental outline development plans and guidelines published by the Board. The outline development plan is 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, ~~and 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 the applications.

TOWN PLANNING BOARD
OCTOBER 2023 ~~XXXX~~ 2026



本摘要圖於2026年6月5日擬備，
所根據的資料為測量圖編號7-SW-17C和
及 22A和B

EXTRACT PLAN PREPARED ON
5.6.2026 BASED ON SURVEY SHEET
No. 7-SW-17C & D AND 22A & B

非建築用地

NON-BUILDING AREA RESTRICTIONS

SCALE 1:2 500 比例尺

米 50 0 50 100 米

METRES



規劃署
Planning Department

參考編號
REFERENCE No.
M/KC/26/05

圖 PLAN
1