Proposed Technical Amendments to
the Master Schedule of Notes to Statutory Plans

RESIDENTIAL (GROUP E)

(for rural areas only)

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

Schedule I: for open-air development or for building other than industrial building

Ambulance Depot
Government Use (Police Reporting Centre, Post Office only)
Rural Committee/Village Office
Utility Installation for Private Project

Eating Place
Educational Institution
Flat
Government Refuse Collection Point
Government Use (not elsewhere specified)
House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
Institutional Use (not elsewhere specified)
Library
Office
Petrol Filling Station*
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Public Convenience
Public Transport Terminus or Station
Public Utility Installation
Public Vehicle Park (excluding container vehicle)
Recyclable Collection Centre
Religious Institution
Residential Institution
School
Shop and Services
Social Welfare Facility
Training Centre

Schedule II: for existing industrial development

Eating Place (Canteen only)
Government Refuse Collection Point
Government Use (not elsewhere specified)
Public Utility Installation
Recyclable Collection Centre

Office
Petrol Filling Station
Public Convenience
Public Vehicle Park (excluding container vehicle)

RESIDENTIAL (GROUP E) (cont'd)
(for rural areas only)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Rural Workshop Utility Installation for Private Project Warehouse (excluding Dangerous Goods Godown)	Shop and Services (ground floor only) Vehicle Repair Workshop Wholesale Trade

Add where appropriate

Planning Intention

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

INDUSTRIAL

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

INDUSTRIAL (cont'd)

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

**** Add where appropriate***

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

^ Simply use 'Open Storage' if all open storage uses could be under Column 2.

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

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

INDUSTRIAL (cont'd)

Planning Intention

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

OTHER SPECIFIED USES

For "Comprehensive Development and Wetland Enhancement Area" only

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use (Fish Pond Culture only) Nature Reserve Wetland Habitat	Eating Place Field Study/Education/Visitor Centre Flat Government Refuse Collection Point Government Use (not elsewhere specified) House (other than New Territories Exempted House) Nature Trail Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Religious Institution School Shop and Services Social Welfare Facility Utility Installation for Private Project

Planning Intention

This zone is intended for conservation and enhancement of ecological value and functions of the existing fish ponds or wetland through consideration of application for development or redevelopment under the "private-public partnership approach". Low-density private residential or passive recreational development within this zone in exchange for committed long-term conservation and management of the remaining fish ponds or wetland within the development site may be permitted subject to the "no-net-loss in wetland" principle and planning permission from the Town Planning Board. Any new building should be located farthest away from xxxxx/Deep Bay.*

OTHER SPECIFIED USES (cont'd)

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

Remarks

(a) Application for permission of use or development shall be in the form of a comprehensive development scheme with minimum pond filling and no decline in the wetland function of the fish ponds within and near the development site. An applicant shall prepare a layout plan and any other documents showing the following information for consideration of the Town Planning Board:

(i) the proposed land uses, development parameters, the nature, position and heights of all buildings to be erected in the area;

(ii) a wetland conservation and enhancement scheme, including its detailed design, wetland buffer proposals, a long-term maintenance and management plan, and monitoring and implementation mechanism;

(iii) an environmental impact study report, including but not limiting to an ecological impact assessment and a visual impact assessment, to examine any possible environmental, ecological and visual problems that may be caused to or by the proposed development during construction and after completion and the proposed mitigation measures to tackle them;

(iv) landscape proposals;

(v) a traffic impact study report to examine any possible traffic problems that may be caused by the proposed development and the proposed measures to tackle them;

(vi) a drainage and sewerage impact study report to examine any possible flooding, drainage, sewerage and associated problems that may be caused to or by the proposed development and the proposed mitigation measures to tackle them;

(vii) programming, phasing and implementation schedule of each component of the proposed development (including the wetland conservation and enhancement scheme); and

(viii) such other information as may be required by the Town Planning Board.

OTHER SPECIFIED USES (cont'd)

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

Remarks (cont'd)

(b) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum *gross floor area/plot ratio* of (xxx).

(c) In determining the maximum *plot ratio/gross floor area** ***for the purposes of paragraph (b) above***, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room ***and*** ~~,~~ caretaker's office***, or*** ~~and~~ caretaker's quarters ***and*** ~~,~~ ~~or~~ recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

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

** Remarks in italics to be added where appropriate*

OTHER SPECIFIED USES

For "Comprehensive Development to include Wetland Restoration Area" only

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Eating Place#
Barbecue Spot	Flat
Field Study/Education/Visitor Centre	Golf Course
Nature Trail	Government Refuse Collection Point#
On-Farm Domestic Structure	Government Use (not elsewhere specified)#
Picnic Area	Holiday Camp
Religious Institution (Ancestral Hall only)*	Hotel
Rural Committee/Village Office	House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)#
	Nature Reserve
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic #
	Public Convenience #
	Public Transport Terminus or Station
	Public Utility Installation #
	Religious Institution (not elsewhere specified)
	Residential Institution
	School #
	Shop and Services #
	Social Welfare Facility #
	Tent Camping Ground #
	Theme Park
	Utility Installation for Private Project
	Wetland Habitat
	Zoo*

** Add where appropriate*

Planning Intention

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

Remarks

(a) Application for permission of use or development, except as otherwise specified in (b), shall be in the form of a comprehensive development scheme to include wetland restoration proposal. An applicant shall prepare a layout plan and other documents showing the following information for consideration of the Town Planning Board:

(i) the proposed land uses, development parameters, the nature, position and heights of all buildings to be erected in the area;

(ii) a wetland restoration and/or creation scheme, including its detailed design, wetland buffer proposals, a long-term maintenance and management plan, and monitoring and implementation mechanism;

(iii) an environmental impact study report, including but not limiting to an ecological impact assessment and a visual impact assessment, to examine any possible environmental, ecological and visual problems that may be caused to or by the proposed development during construction and after completion and the proposed mitigation measures to tackle them;

(iv) landscape proposals;

(v) a traffic impact study report to examine any possible traffic problems that may be caused by the proposed development and the proposed measures to tackle them;

(vi) a drainage and sewerage impact study report to examine any possible flooding, drainage, sewerage and associated problems that may be caused to or by the proposed development and the proposed mitigation measures to tackle them;

(vii) programming, phasing and implementation schedule of each component of the proposed development (including the wetland restoration and/or creation scheme); and

(viii) such other information as may be required by the Town Planning Board.

OTHER SPECIFIED USES (cont'd)

For "Comprehensive Development to include Wetland Restoration Area" only

(b) For application for uses annotated with #, if developed individually and not forming part of a comprehensive development scheme, the requirement of the provision of wetland restoration proposal and the submission of layout plan as required under (a) above may be exempted.

(c) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to 'New Territories Exempted House') shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of 6 storeys including carport or the plot ratio and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the *interim/draft** development permission area plan, whichever is the greater.

(d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (~~b~~***c***) above may be considered by the Town Planning Board on application under the section 16 of the Town Planning Ordinance.

(e) In determining the maximum plot ratio ***for the purposes of paragraph (c) above***, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room ***and*** ~~,~~ caretaker's office***, or*** ~~and~~ caretaker's quarters ***and*** ~~or~~ recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

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

** Remarks in italics to be added where appropriate*

INDUSTRIAL (GROUP D)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Cargo Handling and Forwarding Facility (not elsewhere specified)+	Animal Boarding Establishment
Eating Place (Canteen, Cooked Food Centre only)	Broadcasting, Television and/or Film Studio
Government Refuse Collection Point	Cargo Handling and Forwarding Facility (Container Freight Station, Logistics Centre only)
Government Use (not elsewhere specified)	Concrete Batching Plant
Industrial Use (not elsewhere specified)	Container Storage/Repair Yard
Open Storage (not elsewhere specified)	Container Vehicle Park/Container Vehicle Repair Yard
Public Convenience	Dangerous Goods Godown
Public Utility Installation	Eating Place (not elsewhere specified)
Public Vehicle Park (excluding container vehicle)	Offensive Trades
Recyclable Collection Centre	Open Storage of Cement/Sand
Rural Workshop	Open Storage of Chemical Products/ Dangerous Goods
Shop and Services (Service Trades only)	Petrol Filling Station
Utility Installation for Private Project	Refuse Disposal Installation (Refuse Transfer Station only)
Vehicle Repair Workshop	Shop and Services (not elsewhere specified)
Warehouse (~~other than~~ ***excluding*** Dangerous Goods Godown)	Vehicle Stripping/Breaking Yard
Wholesale Trade	

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

Planning Intention

This zone is intended primarily for industrial uses that cannot be accommodated in conventional flatted factories due to extensive land and/or high ceiling requirements. It is also intended for the redevelopment of existing informal industrial uses, which are operated in workshop premises in rural area, to properly designed permanent industrial buildings.