~~APPROVED~~ *DRAFT* HUNG SHUI KIU AND HA TSUEN OUTLINE ZONING PLAN ~~No.~~*NO.* S/HSK/4*A*

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

NOTES

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

(1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.

(2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.

(3) For any land or building falling within the boundaries of this Plan and also previously falling within the boundaries of the plans for the Ha Tsuen Interim Development Permission Area (IDPA)~~, the Lau Fau Shan and Tsim Bei Tsui IDPA~~ (hereafter referred to as "IDPA area~~s~~"), the Ping Shan Development Permission Area (DPA), and the Lam Tei and Yick Yuen DPA (hereafter referred to as "DPA areas"), whichever the case may be –

(a) no action is required to make the use of such land or building conform to this Plan, if the use of such land or building was in existence immediately before the first publication in the Gazette of the notice of the Ha Tsuen IDPA Plan~~, the Lau Fau Shan and Tsim Bei Tsui IDPA Plan~~, the draft Ping Shan DPA Plan, and/or the draft Lam Tei and Yick Yuen DPA Plan covering such land or building, provided such use has continued since it came into existence. Any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board;

(b) ***within the "IDPA area" or 'DPA areas",*** a use or development of any land or building permitted under an earlier draft or approved plan including the Ha Tsuen IDPA Plan, ~~the Lau Fau Shan and Tsim Bei Tsui IDPA Plan,~~ the draft Ping Shan DPA Plan, and/or the draft Lam Tei and Yick Yuen DPA Plan, whichever the case may be, and effected or undertaken during the effective period of that plan, is always permitted under this Plan. Alternatively, a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan or plans prevailing at the time when the use or change of use was approved, is also always permitted under this Plan. Any material change of such use or any other development (except minor alteration and/or modification to the completed development of the land or building which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board;

(c) except to the extent that subparagraph (a) or (b) above applies, any use or development ***falling within the "IDPA area" or 'DPA areas"***, unless always permitted in terms of the Plan, shall not be undertaken or continued on or after the date of first publication in the Gazette of the notice of the Ha Tsuen IDPA Plan, ~~the Lau Fau Shan and Tsim Bei Tsui IDPA Plan,~~ the draft Ping Shan DPA Plan, and/or the draft Lam Tei and Yick Yuen DPA Plan, whichever the case may be, without permission from the Town Planning Board.

(4) For any land or building falling within the boundaries of this Plan but not previously falling within the "IDPA area~~s~~" or the "DPA areas" –

(a) no action is required to make the existing use of such land or building conform to this Plan until there is a material change of use or the building is redeveloped;

(b) in relation to subparagraph (a) above, any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board;

(c) for the purposes of subparagraph (a) above, "existing use of such land or building" means -

(i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred to as 'the first plan'),

- a use in existence before the publication of the first plan which has continued since it came into existence; or

- a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and

(ii) after the publication of the first plan,

- a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or

- a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved; or

- a use or a change of use of an existing building in respect of which a certificate of exemption has been issued under the Buildings Ordinance (Application to the New Territories) Ordinance for the relevant building works and such use or change of use was permitted under a plan prevailing at the time when the use or change of use was approved; ***and***

(d) except to the extent that subparagraph (a) or (b) above applies, ***any*** ~~the~~ use or development of such land or building, unless always permitted in terms of the Plan, shall not be undertaken or continued on or after the date when such land or building was first included within the boundaries of the Tin Shui Wai Outline Zoning Plan published by notice in the Gazette, whichever the case may be, without permission from the Town Planning Board.

(5) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.

(6) Road junctions, alignment of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.

(7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones:

(a) maintenance, repair or demolition of a building;

(b) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, bus/public light bus/light rail/***smart and*** green transit system stop or lay-by, cycle track, ~~light~~ rail track, railway station entrance, railway structure below ground level, taxi rank, small unmanned aircraft take-off and landing facilities, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;

(c) maintenance or repair of road, railway track, watercourse, nullah, sewer, drain and grave;

(d) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works and waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;

(e) rebuilding of New Territories Exempted House;

(f) replacement of an existing domestic building i.e. a domestic building which was in existence on the date of the first publication in the Gazette of the notice of ***a draft plan including*** the Ha Tsuen IDPA Plan, ~~the Lau Fau Shan and Tsim Bei Tsui IDPA Plan,~~ the draft Ping Shan DPA Plan, and/or the draft Lam Tei and Yick Yuen DPA Plan covering such building, whichever the case may be, by a New Territories Exempted House; and

(g) provision, maintenance or repair of a grave of an indigenous New Territories villager or a locally based fisherman and his family members for which permission has been obtained from Government.

(8) In any area shown as 'Road', all uses or developments except those specified in paragraphs (7)(a) to (7)(d) and (7)(g) above and those specified below require permission from the Town Planning Board:

road, toll plaza, on-street vehicle park, railway station and railway track.

(9) (a) Temporary use or development of any land or temporary use of an existing building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:

structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.

(b) Except as otherwise provided in subparagraph (a), temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.

(c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.

(10) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.

(11) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

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

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

(12) (a) Any development and/or redevelopment involving the transfer of the gross floor area or plot ratio (hereafter referred to as 'TPR'), as the case may be, from one or more site(s) (hereafter referred to as 'sending site(s)') on statutory plan(s) other than the Plan to other site(s) (hereafter referred to as 'receiving site(s)') on the Plan and/or any other statutory plan(s) shall require permission from the Town Planning Board.

(b) For the purposes of subparagraph (a) above –

(i) sending site(s) may be site(s) on other statutory plan(s) the Notes of which specify that sending site(s) may be site(s) on such other statutory plan(s), and receiving site(s) may be site(s) on the Plan and/or other statutory plan(s); and

(ii) 'other statutory plan(s)' means those plan(s) prepared under the Town Planning Ordinance, the Notes of which have incorporated a paragraph to provide for TPR.

~~APPROVED~~ ***DRAFT*** HUNG SHUI KIU AND HA TSUEN OUTLINE ZONING PLAN NO. S/HSK/4***A***

Schedule of Uses

	Page
COMMERCIAL	1
RESIDENTIAL (GROUP A)	3
RESIDENTIAL (GROUP B)	6
RESIDENTIAL (GROUP C)	8
VILLAGE TYPE DEVELOPMENT	10
INDUSTRIAL	12
GOVERNMENT, INSTITUTION OR COMMUNITY	15
OPEN SPACE	17
OTHER SPECIFIED USES	18
GREEN BELT	~~30~~***37***

COMMERCIAL

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

Planning Intention

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

(Please see next page)

COMMERCIAL (Cont'd)

Remarks

(a) On land designated "Commercial (1)" to "Commercial (~~5~~***3***)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio specified below, or the plot ratio of the existing building, whichever is the greater:

Sub-area	Maximum Plot Ratio
C(1)	9.5
C(2)	8
C(3)	5
~~C(4)~~	~~3~~
~~C(5)~~	~~1.5~~

(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 the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(c) In determining the relevant maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

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

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Flat ***Government Refuse Collection Point*** Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic ***Public Convenience*** Public Transport Terminus or Station (excluding open-air terminus or station) Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project	Commercial Bathhouse/ Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall ~~Government Refuse Collection Point~~ Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office Petrol Filling Station Place of Entertainment Private Club ~~Public Convenience~~ Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution School (not elsewhere specified) Shop and Services (not elsewhere specified) Training Centre
In addition, the following uses are always permitted (a) on the lowest two floors of a building excluding basements, or (b) in a free-standing purpose-designed non-domestic building up to five storeys, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:	
Eating Place Educational Institution Institutional Use (not elsewhere specified) Off-course Betting Centre Office Place of Entertainment Private Club ~~Public Convenience~~ Recyclable Collection Centre School Shop and Services Training Centre	

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Planning Intention

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest two floors of a building excluding basements, or in a free-standing purpose-designed non-domestic building up to five storeys.

Remarks

(a) Except otherwise specified, on land designated "Residential (Group A)1" to "Residential (Group A)~~7~~***8***", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio (PR) or gross floor area (GFA) specified below, or the PR or GFA of the existing building, whichever is the greater:

Sub-area	Maximum PR/GFA
R(A)1	Maximum PR of 6.5
R(A)2	Maximum PR of 6
R(A)3	Maximum PR of 5.5
R(A)4	Maximum PR of 5
R(A)5	Maximum PR of 3.8
R(A)6	Maximum PR of 5.2
R(A)7	Maximum GFA of 128,350m^2
R(A)8	***Maximum PR of 6.8***

(b) Except otherwise specified, on land designated "Residential (Group A)1" to "Residential (Group A)~~7~~***8***", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(c) On land designated "Residential (Group A)4" in Planning Areas 1 and 2, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum PR of 5, a maximum site coverage of 42%, and a maximum building height of 12 storeys including car park, or the PR, site coverage and height of the existing building, whichever is the greater. The lowest two floors could be used for commercial and car parking purposes which could have maximum site coverage of 100%.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

(d) In determining the maximum PR, GFA and site coverage for the purposes of paragraphs (a) and (c) above,

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

(ii) ~~Any~~***any*** floor space that is constructed or intended for use solely as Government, institution ~~or~~***and*** community facilities**,** as required by the Government, may also be disregarded.

(e) On land designated "Residential (Group A)7" in Planning Area 18, the railway station development and the associated public transport facilities as required by the Government shall be excluded from the GFA calculation.

(f) Based on the individual merits of a development or redevelopment proposal, ~~minor~~ relaxation of the PR, GFA, site coverage and/or building height restrictions stated in paragraphs (a) to (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP B)

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

Planning Intention

This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted ~~with or without~~***on*** application to the Town Planning Board.

(Please see next page)

RESIDENTIAL (GROUP B) (Cont'd)

Remarks

~~(a) On land designated "Residential (Group B)1", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3.5 and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.~~

~~(b) On land designated "Residential (Group B)2", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 2.5 and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.~~

~~(c)~~ ***(a)*** ~~On land designated "Residential (Group B)3", no~~***No*** new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.26, a maximum site coverage of 40% and a maximum building height of 6 storeys over single-storey car park, or the plot ratio, site coverage and height of the existing building, whichever is the greater.

~~(d)~~ ***(b)*** In determining the maximum plot ratio and site coverage for the purposes of paragraph~~s~~ (a)~~ to (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 caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

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

RESIDENTIAL (GROUP C)

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

Planning Intention

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

(Please see next page)

RESIDENTIAL (GROUP C) (Cont'd)

Remarks

(a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of 3 storeys including car park, or the plot ratio and height of the existing building, whichever is the greater.

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

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

VILLAGE TYPE DEVELOPMENT

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

In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House:
Eating Place Library School Shop and Services

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)

Planning Intention

The planning intention of this zone is to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board. For land designated "Village Type Development (1)", the planning intention is to provide land considered suitable for reprovisioning of village houses affected by Government projects.

Remarks

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

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

INDUSTRIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Art Studio (excluding those involving direct provision of services or goods) Bus Depot Cargo Handling and Forwarding Facility (not elsewhere specified) ***Dangerous Goods Godown (on land designated "I(1)" only)*** 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)	Asphalt Plant/Concrete Batching Plant Broadcasting, Television and/or Film Studio Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only) Container Vehicle Park/Container Vehicle Repair Yard ***Dangerous Goods Godown (not elsewhere specified)*** 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) 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 Petrol Filling Station 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) Refuse Disposal Installation Religious Institution (in wholesale conversion of an existing building only) Shop and Services (not elsewhere specified) (ground floor only, except in wholesale conversion of an existing building and Ancillary Showroom# which may be permitted on any floor) Training Centre (in wholesale conversion of an existing building only) Vehicle Stripping/Breaking Yard Wholesale Trade

(Please see next page)

INDUSTRIAL (Cont'd)

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

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

Planning Intention

This zone is intended primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries, 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.

(Please see next page)

INDUSTRIAL (Cont'd)

Remarks

(a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3~~,~~ and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.

(b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

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

GOVERNMENT, INSTITUTION OR COMMUNITY

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

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks

(a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storey(s) or metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(b) In determining the maximum number of storey(s) for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.

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

OPEN SPACE

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

Planning Intention

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

On land designated "Open Space (1)", the open space area is provided in the form of a Regional Plaza. To serve the community and enhance the vibrancy of the Regional Plaza, it is intended that commercial uses such as shop and services and eating places would be provided in the area adjacent to the railway station subject to the approval of the Town Planning Board by way of a planning application under section 16 of the Ordinance.

Remarks

(a) Development within area designated "O(1)" is subject to a maximum non-domestic gross floor area of 2,350m^2 and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan .

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

OTHER SPECIFIED USES

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

For "Mixed Use" Only

Schedule I: for non-residential building or non-residential portion of a building upon development/redevelopment/conversion

Ambulance Depot
Commercial Bathhouse/
Massage Establishment
(in non-residential building only)
Eating Place
Educational Institution
Exhibition or Convention Hall
Government Use (not elsewhere specified)
Hotel
Information Technology and
Telecommunications Industries
Institutional Use (not elsewhere specified)
Library
Off-course Betting Centre
Office
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Public Convenience
Public Transport Terminus or Station
Public Utility Installation
Public Vehicle Park
(excluding container vehicle)
Recyclable Collection Centre
Religious Institution
Research, Design and Development Centre
School
Shop and Services
Social Welfare Facility (excluding those
involving residential care)
Training Centre
Utility Installation for Private Project
Wholesale Trade

Broadcasting, Television and/or Film Studio
Commercial Bathhouse/
Massage Establishment
(not elsewhere specified)
Flat
Government Refuse Collection Point
Hospital
Mass Transit Railway Vent Shaft and/or
Other Structure above Ground Level
other than Entrances
Petrol Filling Station
Residential Institution
Social Welfare Facility (not elsewhere specified)

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
For "Mixed Use" Only (Cont'd) Schedule II: for residential building or residential portion of a building upon development/redevelopment/conversion	
Flat Government Use (Police Reporting Centre, Post Office only) House Residential Institution Social Welfare Facility (residential care facility only) Utility Installation for Private Project	Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hotel Institutional Use (not elsewhere specified) Library Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution School Shop and Services Social Welfare Facility (not elsewhere specified) Training Centre

Planning Intention

This zone is intended primarily for high-density residential development and commercial development in close proximity to the railway stations. Flexibility for the development/redevelopment/conversion of residential or other uses, or a combination of various types of compatible uses including commercial, residential, educational, cultural, recreational and entertainment uses, either vertically within a building or horizontally over a spatial area, is allowed to meet changing market needs. Physical segregation has to be provided between the non-residential and residential portions within a new/converted building to prevent non-residential uses from causing nuisance to the residents.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Mixed Use" Only (Cont'd)

Remarks

(a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a total maximum plot ratio of 7 (of which the domestic plot ratio should not exceed 4.5), or the plot ratio of the existing building, whichever is the greater.

(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 the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(c) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefits 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) Based on the individual merits of a development or redevelopment proposal, ~~minor~~ relaxation of the plot ratio and/or building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(e) Upon development/redevelopment/conversion of a building to a mixed use development, the residential and non-residential portions within a building shall be physically segregated through appropriate building design. The provision of residential and non-residential uses on the same floor will not be permitted. ***Based on the individual merits of a development or redevelopment proposal***~~Under exceptional circumstances~~, relaxation of the requirement for physical segregation and no inter-mixing on the same floor may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

***OTHER SPECIFIED USES* (Cont'd)**

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

For "Railway Station and Depot with Residential and Commercial Development" Only

Ambulance Depot	*Commercial Bathhouse/Massage Establishment*
Broadcasting, Television and/or Film Studio	*Petrol Filling Station*
Eating Place	
Educational Institution	
Exhibition or Convention Hall	
Flat	
Government Refuse Collection Point	
Government Use (not elsewhere specified)	
Hotel	
House	
Information Technology and Telecommunications Industries	
Institutional Use (not elsewhere specified)	
Library	
Off-course Betting Centre	
Office	
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Clinic	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Railway Depot	
Railway Station	
Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances	
Recyclable Collection Centre	
Religious Institution	
Residential Institution	
School	
Shop and Services	
Social Welfare Facility	
Training Centre	
Utility Installation for Private Project	

Planning Intention

This zone is primarily intended for integrated development for a railway station and depot with residential and commercial uses.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Railway Station and Depot with Residential and Commercial Development" Only (Cont'd)

Remarks

(a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area (GFA) of 731,000m^2, a maximum non-domestic GFA of 56,400m^2 and the maximum building height in terms of metres above Principal Datum as stipulated in Area (a) on the Plan, or the GFA and height of the existing building, whichever is the greater.

(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 domestic GFA of 268,000m^2, a maximum non-domestic GFA of 22,400m^2 and the maximum building height in terms of metres above Principal Datum as stipulated in Area (b) on the Plan, or the GFA and height of the existing building, whichever is the greater.

(c) In determining the maximum gross floor area for the purposes of paragraphs (a) and (b) above:

(i) any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded; and

(ii) any floor space that is constructed or intended for use solely as railway facilities, public vehicle park, public transport facilities, covered walkways, Government, institution and community facilities, as required by the Government, may also be disregarded.

(d) Based on the individual merits of a development or redevelopment proposal, relaxation of the gross floor area and/or building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

***OTHER SPECIFIED USES* (Cont'd)**

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

For "Smart and Green Mass Transit System Depot with Residential and Commercial Development" Only

Ambulance Depot
Broadcasting, Television and/or Film Studio
Eating Place
Educational Institution
Exhibition or Convention Hall
Flat
Government Refuse Collection Point
Government Use (not elsewhere specified)
Hotel
House
Information Technology and Telecommunications Industries
Institutional Use (not elsewhere specified)
Library
Off-course Betting Centre
Office
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Public Convenience
Public Transport Terminus or Station
Public Utility Installation
Public Vehicle Park (excluding container vehicle)
Recyclable Collection Centre
Religious Institution
Residential Institution
School
Shop and Services
Social Welfare Facility
Training Centre
Transport Depot
Utility Installation for Private Project

Commercial Bathhouse/Massage Establishment
Petrol Filling Station

Planning Intention

This zone is primarily intended for integrated development for a Smart and Green Mass Transit System (SGMTS) depot with residential and commercial uses.

(Please see next page)

***OTHER SPECIFIED USES* (Cont'd)**

***For "Smart and Green Mass Transit System Depot with Residential and Commercial Development" Only* (Cont'd)**

Remarks

(a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic plot ratio (PR) of 6 and a maximum non-domestic PR of 0.5, or the PR of the existing building, whichever is the greater.

(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 the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(c) In determining the maximum PR for the purposes of paragraph (a),

(i) any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded; and

(ii) any floor space that is constructed or intended for use solely for operation of the SGMTS, as required by the Government, may also be disregarded.

(d) Based on the individual merits of a development or redevelopment proposal, relaxation of the PR and/or building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

***OTHER SPECIFIED USES* (Cont'd)**

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

For "University Town" Only

Animal Quarantine Centre
Creative Industries
Eating Place
Educational Institution
Exhibition or Convention Hall
Field Study/Education/Visitor Centre
Flat (Staff Quarters only)
Government Refuse Collection Point
Government Use (not elsewhere specified)
Hotel
Hospital
Information Technology and Telecommunications Industries
Institutional Use (not elsewhere specified)
Library
Office
Petrol Filling Station
Place of Entertainment
Place of Recreation, Sports or Culture
Public Clinic
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
Religious Institution
Research, Design and Development Centre
Residential Institution
School
Shop and Services
Social Welfare Facility
Training Centre
Utility Installation for Private Project
Flat (not elsewhere specified)
Helicopter Landing Pad

Planning Intention

This zone is intended primarily for development of the University Town for provision of post-secondary education facilities and associated uses, offering spaces for activities relating to research and development and to groom high-calibre talents.

(Please see next page)

***OTHER SPECIFIED USES* (Cont'd)**

***For "University Town" Only* (Cont'd)**

Remarks

(a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(b) Based on the individual merits of a development or redevelopment, relaxation of the building height restriction stated in paragraph (a) above, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

For "Enterprise and Technology Park" Only

Ambulance Depot
Broadcasting, Television and/or Film Studio
Cargo Handling and Forwarding Facility
Creative Industries
Eating Place
Educational Institution
Exhibition or Convention Hall
Government Use (not elsewhere specified)
Government Refuse Collection Point
Information Technology and Telecommunications Industries
Institutional Use (not elsewhere specified)
Library
Non-polluting Industrial Use (excluding industrial undertaking involving the use/storage of Dangerous Goods)
Office
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Public Convenience
Public Transport Terminus or Station
Public Utility Installation
Public Vehicle Park (excluding container vehicle)
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Recyclable Collection Centre
Religious Institution
Research, Design and Development Centre
School
Shop and Services
Social Welfare Facility
Training Centre
Utility Installation for Private Project
Warehouse (excluding Dangerous Goods Godown)

Commercial Bathhouse/Massage Establishment
Hotel
Off-course Betting Centre
Industrial Use (not elsewhere specified)
Petrol Filling Station
Residential Institution
Wholesale Trade

Planning Intention

This zone is intended primarily to provide development space for accommodating a variety of innovation and technology uses, including research centre, testing and certification, data centre, modern industries and other related businesses and non-polluting industrial uses.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Enterprise and Technology Park" Only (Cont'd)

Remarks

(a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5 and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.

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

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

For "Logistics Facility" Only

Cargo Handling and Forwarding Facility
Container Storage/Repair Yard
Container Vehicle Park/Container Vehicle Repair Yard
Creative Industries
Eating Place ~~(Canteen, Cooked Food Centre only)~~
Exhibition or Convention Hall
Government Refuse Collection Point
Government Use (not elsewhere specified)
Industrial Use (except Printing, Publishing and Allied Industries, Bleaching and Dyeing Factory, Electroplating/Printed Circuit Board Manufacture Factory, Metal Casting and Treatment Factory/Workshop, Food and Beverages Production Plant and Industrial-based Material Recovery/Recycling Facility)
Information Technology and Telecommunications Industries
~~Non-polluting Industrial Use (excluding industrial undertaking involving the use/storage of Dangerous Goods)~~
Office
Open Storage (not elsewhere specified)
Public Convenience
Public Transport Terminus or Station
Public Utility Installation
Public Vehicle Park
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
~~Railway/Vehicle Depot (on land designated "OU(LF)(1)" only)~~
Research, Design and Development Centre
Shop and Services ~~(Services Trades only)~~
Training Centre
Transport Depot (on land designated "OU(LF)(1)" only)
Utility Installation for Private Project
Vehicle Repair Workshop
Warehouse (excluding Dangerous Goods Godown)
Wholesale Trade

Ambulance Depot
Broadcasting, Television and/or Film Studio
Bus Depot
~~Creative Industries~~
Dangerous Goods Godown
~~Eating Place (not elsewhere specified)~~
~~Exhibition or Convention Hall~~
Industrial Use (not elsewhere specified)
Open Storage of Cement/Sand
Open Storage of Chemical Products/ Dangerous Goods
Petrol Filling Station
Place of Recreation, Sports or Culture
Public Clinic
~~Research, Design and Development Centre~~
Refuse Disposal Installation
Rural Workshop
~~Shop and Services (not elsewhere specified)~~
Social Welfare Facility
~~Vehicle Repair Workshop~~

(Please see next page)

***OTHER SPECIFIED USES* (Cont'd)**

***For "Logistics Facility" Only*(Cont'd)**

Planning Intention

This zone is intended primarily for development of modern logistics facilities to complement the development of Hong Kong as a Regional Distribution Centre and Logistics Hub.

Remarks

(a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5 and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.

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

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

For "Industry Park" Only

Asphalt Plant/Concrete Batching Plant
Broadcasting, Television and/or Film Studio
Cargo Handling and Forwarding Facility
Cement Manufacturing
Container Storage/Repair Yard
Container Vehicle Park/Container Vehicle Repair Yard
Creative Industries
Eating Place
Educational Institution
Exhibition or Convention Hall
Flat (Staff Quarters only)
Government Refuse Collection Point
Government Use (not elsewhere specified)
Hotel
Industrial Use
Information Technology and Telecommunications Industries
Institutional Use (not elsewhere specified)
Office
Open Storage (not elsewhere specified)
Petrol Filling Station
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Convenience
Public Utility Installation
Public Vehicle Park
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Recyclable Collection Centre
Refuse Disposal Installation
Research, Design and Development Centre
Residential Institution
Resource Recovery Park
Rural Workshop
Shop and Services
Training Centre
Utility Installation for Private Project
Vehicle Repair Workshop
Vehicle Staging
Vehicle Stripping/Breaking Yard
Warehouse (excluding Dangerous Goods Godown)
Wholesale Trade

Bus Depot
Dangerous Goods Godown
Flat (not elsewhere specified)
Helicopter Landing Pad
Open Storage of Cement/Sand
Open Storage of Chemical Products/Dangerous Goods

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Industry Park" Only (Cont'd)

Planning Intention

This zone is intended to provide land for establishment of an industry park for driving the development of industries with a competitive edge and supported by the Government, as well as complementary facilities and value-added services to support the growth of enterprises with a view to building a vibrant industry ecosystem.

Remarks

(a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or height of the existing building, whichever is the greater.

(b) Based on the individual merits of a development or redevelopment proposal, relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
For "Parking and Operational Facilities for Environmentally Friendly Transport Services" only	
As Specified on the Plan	Government Use Public Utility Installation Utility Installation for Private Project

Planning Intention

This zone is primarily for the provision of parking and operational facilities (including ancillary office) for Environmentally Friendly Transport Services serving the area.

Remarks

(c) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3 and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.

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

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
For "Sewage Treatment Works" only	
Government Use Sewage Treatment/ Screening Plant	Refuse Disposal Installation Utility Installation not Ancillary to the Specified Use

Planning Intention

This zone is intended primarily for the provision of sewage treatment/screening plant.

Remarks

(a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.

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

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
For "Refuse Transfer Station" only	
Government Use Refuse Disposal Installation (Refuse Transfer Station only)	Refuse Disposal Installation (not elsewhere specified) Sewage Treatment/ Screening Plant Utility Installation not Ancillary to the Specified Use

Planning Intention

This zone is primarily for the provision of refuse transfer station.

Remarks

(a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.

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

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
For All Other Sites (Not Listed Above)	
As Specified on the Plan	Government Use (not elsewhere specified) Public Utility Installation Utility Installation for Private Project

Planning Intention

This zone is primarily to provide/reserve land for specific purposes and uses.

Remarks

(a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.

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

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Burial Ground Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Holiday Camp 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) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution Rural Committee/Village Office School Service Reservoir Social Welfare Facility Utility Installation for Private Project

Planning Intention

The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

(Please see next page)

GREEN BELT (Cont'd)

Remarks

(a) On land previously falling within the "Green Belt" zone on the Ha Tsuen Outline Zoning Plan No. S/YL-HT/10, any 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 Ha Tsuen Interim Development Permission Area Plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(b) On land previously falling within the "Green Belt" zone on the Ping Shan Outline Zoning Plan No. S/YL-PS/16,

(i) any filling 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 draft Ping Shan Development Permission Area Plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance;

(ii) any filling of pond, 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 draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(c) On land not previously falling within the "Green Belt" zone on the Ha Tsuen Outline Zoning Plan No. S/YL-HT/10 or Ping Shan Outline Zoning Plan No. S/YL-PS/16, as set out in paragraphs (a) and (b) above, any 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 draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.