

**Proposed Amendments to Master Schedule of Notes to Statutory Plans  
in relation to “Village Type Development” zone**

**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	Burial Ground*
<b>Government Refuse Collection Point</b>	Eating Place
Government Use (Police Reporting Centre, Post Office only)	<b>Field Study/Education/Visitor Centre*</b>
House (New Territories Exempted House only)	Flat*
On-Farm Domestic Structure	<del>Government Refuse Collection Point</del>
<b>Public Convenience</b>	Government Use (not elsewhere specified)#
Religious Institution (Ancestral Hall only)	Hotel (Holiday House only)*
Rural Committee/Village Office	House (not elsewhere specified)
	Institutional Use (not elsewhere specified)#
	Petrol Filling Station*
	Place of Recreation, Sports or Culture
	Private Club*
	Public Clinic
	<del>Public Convenience</del>
	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

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In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House:

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Eating Place  
Library  
School  
Shop and Services

\* Add where appropriate

## **VILLAGE TYPE DEVELOPMENT** (cont'd)

### **Planning Intention**

***For “V” zone covering recognized villages:*** The planning intention of this zone is to designate both existing recognized 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 “V” zone covering other villages:*** The planning intention of this zone is primarily for the provision of land for the retention and expansion of existing villages as well as reservation of land for the reprovisioning of village houses affected by Government projects. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

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

### **Remarks**

- (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/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*<sup>%</sup>, 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.

<sup>%</sup> *Relevant part to be included and deleted as appropriate.*

*For urban/new town OZPs, only “existing building” to be added.*

*For rural OZPs, only “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” to be added.*

*\* Delete as appropriate*

**Proposed Amendments to Definition of Terms used in Statutory Plans**

<b>Use</b>	<b>Definition</b>	<b>Remarks</b>
Research, Design and Development Centre	Means any premises used for research, <del>and</del> design, <b>prototyping and pilot production</b> of new or <del>substantially</del> modified products or <del>industrial processes and</del> research and development of <b>industrial processes, materials, energy, machinery and information digital technology</b> and <del>telecommunication</del> <b>connectivity</b> .	<i>It includes advanced manufacturing, which involves the use of innovative technology to improve products, industrial processes, materials, energy, machinery, digital technology or connectivity.</i>  [‘Laboratory, Inspection and Testing Centre’, ‘Laboratory, Research, Design and Development Centre’, ‘ <del>Research, Design and Development Centre Related to Industrial, Information Technology and Telecommunications Use</del> ’ and ‘Workshop of High Technology Products’ subsumed under this term]
Laboratory, Inspection and Testing Centre	It means any premises which provides laboratory support or inspection and testing of <del>commercially traded articles en route for export/re-export</del> <b>products</b> .	[Subsumed under ‘Research, Design and Development Centre’]
Computer/Data Processing Centre	Means any premises for computing or data processing <b>services</b> with <del>a functional relationship with business</del> activities.	[Subsumed under ‘Information Technology and Telecommunications Industries’]
Petrol Filling Station/ <b>Green Fuel Station</b>	Means any place or premises where gasoline, liquefied petroleum gas, oil, grease, <del>and</del>	<b><i>It may include ancillary shop and services.</i></b>

	<p>electricity, <b><i>hydrogen and other green fuels, etc.</i></b> may be supplied and dispensed at retail, and where in addition the following services may be rendered:-</p> <p>(a) washing and polishing and sale of automotive washing and polishing materials;</p> <p>(b) greasing and lubrication; and</p> <p>(c) minor servicing of motor vehicles.</p>	
Public Vehicle Park (excluding container vehicle)	<p>Means a vehicle park (excluding container vehicle) which may be operated by private developers or by the Government and available for the parking use of the general public, usually on payment of a fee on a short-term to medium-term basis. Temporary parking of vehicles not licensed for use on public roads may only be allowed subject to the advice of the Commissioner for Transport on a case-by-case basis, taking any surplus provision into account.</p>	<p>It includes parking <del>facilities</del> <b><i>spaces</i></b> for motor-cycles, <del><i>cycles</i></del>, cars, light vans, lorries, coaches and small goods vehicles <b><i>with or without charging facilities provided.</i></b></p>
Public Convenience	<p>Means any latrine within the meaning of Section 2 of the Public Health and Municipal Services Ordinance (Cap. 132) and any bathhouse maintained, managed and controlled by the Government for use of the public.</p>	<p>Adapted from the Public Health and Municipal Services Ordinance (Cap. 132).</p> <p>It includes latrine, public toilet and public bathhouse.</p> <p><b><i>It excludes reprovisioning/ redevelopment of a public</i></b></p>

		<p><i>convenience in similar scale at the same or nearby location, which is regarded as public works co-ordinated or implemented by Government separately permitted under the covering Notes.</i></p> <p><i>['Public Bathhouse' subsumed under this term]</i></p>
Government Refuse Collection Point	Means any place at which the Director of Food and Environmental Hygiene or any authorized person provides services for the storage or removal of waste for disposal.	<p>Adapted from the interpretation of 'Waste Collection Point' in the Public Cleansing and Prevention of Nuisances Regulation of the Public Health and Municipal Services Ordinance (Cap. 132).</p> <p><i>It excludes reprovisioning/ redevelopment of a government refuse collection point in similar scale at the same or nearby location, which is regarded as public works co-ordinated or implemented by Government separately permitted under the covering Notes.</i></p>
Public Utility Installation	Means any tank, structure or premises built on, over, or under ground level for the provision of water, <b>drainage</b> , sewerage, gas, electricity, broadcasting, television and telecommunications services to serve the local district.	It includes, unless otherwise specified, telecommunications radio base station, public utility pipeline, pump house, pylons (including overhead electric cables), electricity substation, telephone exchange, water pumping station, flood control pumping station, sewage pumping station and sewage treatment/ screening plant

		<p>provided by the Government with a treatment capacity of less than 5,000m<sup>3</sup> per day.</p> <p>It excludes such small-scale facilities as electricity mast, lamp pole and telephone booth, which are always permitted in the covering Notes, and small scale electricity installation not bigger than 12m<sup>2</sup> (area) x 3m (height) within “Village Type Development” zone which is always permitted to support Small House/New Territories Exempted House developments.</p> <p><b><i>It excludes reprovisioning/redevelopment of public utility installation for the same use in similar scale at the same or nearby location and co-ordinated or implemented by Government, which is regarded as public works co-ordinated or implemented by Government separately permitted under the covering Notes.</i></b></p> <p>It also excludes such major installations as water treatment plant, sewage treatment plant (unless otherwise specified), electric power station, gas works, radar, telecommunications electronic microwave repeater, television and/or radio transmitter installation to serve a wide geographical area.</p>
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		<p>It also excludes building wholly or principally used as an administrative or business premises of a utility company.</p> <p><i>['Sewage Pumping Station', 'Flood Control Pumping Station', 'Telecommunications Radio Base Station' and 'Public Utility Pipeline' subsumed under this term unless otherwise specified or separately permitted under the covering Notes]</i></p>
Public Utility Pipeline	Means any piping installation and associated <del>underground</del> <b>small scale</b> structures for drainage, sewerage, water, gas, electricity, telephone <b>broadcasting, television</b> or <del>other</del> telecommunications lines.	<i>[Subsumed under 'Public Utility Installation' except where separately permitted under the covering Notes]</i>
Agricultural Use	Means any land used for the growing of crops and plants, and rearing of animals and fish for the purpose of providing food and other products including horticulture, aquaculture, fruit growing, seed growing, market gardens, nursery grounds, dairy farming, the breeding and keeping of poultry and livestock, grazing land, meadow land, fish ponds and paddy fields.	<p>It includes any structure or premises ancillary to and directly connected with the agricultural activities, such as cowshed, green house and structure for the storage of machinery, tools, carts, trolleys, seeds and fertilizers; but excludes any structure or premises for domestic purposes.</p> <p><b><i>It also includes ancillary activities directly related to commercial crop farming and aquaculture endorsed by the Director of Agriculture,</i></b></p>



		<p><b><i>Fisheries and Conservation with or without structures, such as the sale of simple cooked food made from crops grown and aquatic products reared on the farms, and provision of guided tours or workshops aiming at promoting agricultural education.</i></b></p> <p>It also includes fish pond culture and the use of land for growing shrubs or trees where that use is ancillary to the predominant arable, pastoral or fish farming use, but excludes hobby farming and fishing ground which are regarded as some types of ‘Place of Recreation, Sports or Culture’.</p> <p>For cultivation, soil may be deposited or placed on land. The thickness of such deposition or placement of soil shall not exceed 1.2 metres above the original ground level.</p> <p><i>[‘Fish Pond Culture’ and ‘Plant Nursery’ subsumed under this term unless otherwise specified]</i></p>
Open Space	Means any land with the minimum of building structure which has been reserved for either passive or active recreation and provides major or minor recreational facilities, which may be of local or district significance, which is for the	<p>It includes park and garden, playground/playing field, promenade, pavilion, sitting out area, pedestrian area and bathing beach <b><i>and ancillary facilities such as retail shop and restaurant as recommended by Government.</i></b></p>

	use and enjoyment of the general public.	<p><i>It also includes urban farm, which adopts commercial technology-based crop production with intention of providing the community with farming leisure, education activities and fresh agricultural products, for use of the general public co-ordinated or implemented by Government.</i></p> <p><i>[<del>'Ancillary Beach Use', 'Beach', 'Park and Garden', 'Playground/Playing Field', 'Promenade', 'Pavilion', 'Pedestrian Circulation and Sitting Out Area'</del> and 'Pedestrian Area' subsumed under this term unless otherwise specified]</i></p>
Mine and Quarry	Means any place where works or system of works for the extraction of <del>minerals</del> or stones from the earth are carried out.	<p>Adapted from the Factories and Industrial Undertakings Ordinance (Cap. 59).</p> <p><i>It includes such facilities as concrete batching, asphalt production and rock crushing related to the operation of the quarry co-ordinated or implemented by Government.</i></p>
Industrial Use	Means the use of any place, premises or structure for the manufacture, alteration, cleansing, repairing, ornamenting, finishing, adaptation for sale, breaking up, or demolishing or transformation of goods and	Adapted from the Factories and Industrial Undertakings Ordinance (Cap. 59). It includes manufacturing industries, non-polluting industries, motor vehicle assembly plant, food processing factory/workshop, inspection and testing centre, ice

	<p>materials; for the storage, loading, unloading or handling of goods and cargo; or for the training, research, design and development, quality control and packaging in relation to the above processes.</p>	<p>making plant, and industrial-based material recovery/recycling facility. It excludes offensive trades and uses which are large-scale and/or require free-standing purpose-designed premises, such as aircraft maintenance and repair plant, chemical and biochemical plant, cement manufacturing plant, electric power station, gas works, <del>mine and</del> quarry, oil depot, oil refinery and petrol-chemical plant, refuse disposal installation, resource recovery park and sand depot.</p> <p><i>['Printing, Publishing and Allied Industries', 'Catering Services' and 'Services Trades' subsumed under this term or under 'Shop and Services' depending on the scale of operation]</i></p> <p><i>['Ice Making Plant', 'Exhibition Support Centre', 'Construction, Utility and Other Industrial Support Workshop', 'Non-polluting Industrial Use', 'Bleaching and Dyeing Factory', 'Electroplating/Printed Circuit Board Manufacture Factory', 'Metal Casting and Treatment Factory', 'Food and Beverages Production Plant', 'Motor Vehicle Assemble Plant' subsumed under this term unless otherwise specified]</i></p>
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**Proposed Amendments to Broad Use Terms**

<b>Broad Use Term</b>	<b>Subsumed Use Term(s)</b>	<b>Remarks</b>
<b>III. Industrial Use</b>		
Research, Design and Development Centre	Laboratory, Inspection and Testing Centre; Laboratory, Research, Design and Development Centre; <del>Research, Design and Development Centre Related to Industrial, Information Technology and Telecommunications Use</del> ; Workshop of High Technology Products	
<b>IV. Other Special Uses and Installations</b>		
<del>Mine and Quarry</del>		
<b>XIII. Open Space</b>		
Open Space	<del>Ancillary Beach Use</del> ; Beach; Park and Garden; Playground/Playing Field; Promenade; <del>Pedestrian Circulation and Sitting Out Area</del> ; Pedestrian Area; Pavilion	Also includes bathing beach and aviary.

**Proposed Technical Amendments to the Master Schedule of Notes to  
Statutory Plans and Definition of Terms used in Statutory Plans**

**(a) Master Schedule of Notes for “Residential (Group D)” Zone**

住宅(丁類)

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請，可能在有附帶 條件或無附帶條件下獲准的用途
農業用途 政府用途(只限報案中心、郵政局) 屋宇(只限重建；現有屋宇的加建、 改動及／或修改) 農地住用構築物 鄉事委員會會所／鄉公所	食肆 分層住宅 政府垃圾收集站 政府用途(未另有列明者)# 酒店(只限度假屋)*# 屋宇(未另有列明者) 機構用途(未另有列明者)# 圖書館 加油站* 康體文娛場所 政府診所 公廁設施 公共車輛總站或車站 公用事業設施裝置# 公眾停車場(貨櫃車除外) 可循環再造物料回收中心 宗教機構# 住宿機構# 學校# 商店及服務行業 社會福利設施# 私人發展計劃的公用設施裝置

除以上所列，在新界豁免管制屋宇的  
地面一層，經常准許的用途亦包括：

食肆  
 圖書館  
 學校  
 商店及服務行業

\* 適用時加進文內

### 規劃意向

此地帶的規劃意向，主要是透過把現有的臨時構築物重建作永久建築物，以改善鄉郊地區現有的臨時構築物。設立此地帶的目的，亦是要作低層、低密度的住宅發展，但這類發展須獲得城市規劃委員會的規劃許可。

### 住宅(丁類)(續)

#### 備註

- (a) 現有臨時構築物或現有建築物的加建、改動及／或修改，或原地重建(作新界豁免管制屋宇或註有#的用途除外)，不得引致整個發展及／或重建計劃的最大建築面積超過37.2平方米及最高建築物高度超過兩層(6米)\*，或超過在有關中期發展審批地區圖／發展審批地區草圖\*的公告在憲報首次刊登該日已經存在的建築物的建築面積及高度，兩者中以數目較大者為準。
- (b) ~~任何發展，包括重建作「分層住宅」和「屋宇」(新界豁免管制屋宇除外)<sup>φ</sup>用途~~ **任何「分層住宅」和「屋宇」(新界豁免管制屋宇除外)<sup>φ</sup>用途的發展，包括重建**，不得引致發展及／或重建計劃的最高地積比率超過0.4倍及最高建築物高度超過三層(9米)\*，但上文(a)段所適用的除外。
- (c) 城市規劃委員會如接獲根據《城市規劃條例》第16條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬上文(b)段所述的地積比率和建築物高度限制。

\* 備註的斜體部分適用時加進文內

<sup>φ</sup> 適用於部分或整個坐落在「鄉村範圍」內的地帶

**(b) Definition of Terms used in Statutory Plans**

<b>Use</b>		<b>Definition</b>	<b>Remarks</b>
Local Works	Public	Means any minor engineering works co-ordinated or implemented by Government including <del>maintenance and construction of side walks, footpath, handrail, sign boards, planters, manhole, etc.</del> that are of local significance only.	<i>The works include maintenance and construction of side walks, footpath, handrail, sign boards, planters, manhole, village lights, etc.</i>