

Review of the Proposed Amendments to the Definitions of Terms Used in Statutory Plans

1. Purpose

The purpose of this Paper is to report the Planning Department (PlanD)'s review of the proposed amendments to the Definition of Terms used in Statutory Plans (DoT), taking into account Members' comments.

2. Background

On 8.3.2024, the Town Planning Board (the Board) considered the proposed amendments to the Master Schedule of Notes to Statutory Plans (MSN) and DoT. Members generally agreed to the principles/direction of the proposed amendments with a view to keeping abreast of the latest planning circumstances to meet the needs of the community, and considered that a few terms in the DoT including the wording and/or the Chinese translation could be further refined where appropriate. After deliberation, the Board decided to defer the decision on the proposed amendments to the MSN and DoT pending PlanD's refinement to address the Members' comments/views.

3. Review of the Proposed Amendments to DoT

3.1 As a follow-up, a review of the proposed amendments to DoT has been conducted with reference to Members' comments/views. The findings and proposed refinements to the previously proposed version are summarised as follows:

Public Vehicle Park (PVP) (excluding container vehicle)

3.1.1 Cycle parking is generally considered as an ancillary use to some developments, e.g. housing estates, or an integral part of the cycle track implemented by the Government, which would not require planning permission from the Board. In most cases, the provision

of cycle parking is commonly treated as ancillary use rather than being a predominant use as a PVP. Nevertheless, taking into account Members' view and to address the potential demand for standalone cycle parking facilities and provision of cycle parking facilities within PVP due to the upward trend of green living and bicycle usage, in consultation with the Transport Department, it is considered prudent and appropriate to retain 'cycles', which was proposed to be deleted in the previously proposed version, in the Remarks of the DoT for 'PVP (excluding container vehicle)'.

Research, Design and Development Centre

3.1.2 Regarding the definition of the 'Advance Manufacturing' under the Remarks of DoT for 'Research, Design and Development Centre', there was view that the meaning of 'digital technology *and connectivity*' was not very clear. As further clarified by the Innovation, Technology and Industry Bureau on the definition of 'Advanced Manufacturing', the definition and Remarks of the DoT for 'Research, Design and Development Centre' should be refined to remove the word 'connectivity' to avoid any ambiguity.

3.1.3 There was a query on whether the Chinese version of the term (「研究所、設計及發展中心」) tallied with the English. Upon review, it is considered that there should be no ambiguity as the definition of the term clearly refers to different kinds of research institutes and centres tasked for laboratory research, design and development.

Laboratory, Inspection and Testing Centre

3.1.4 Considering that the laboratory would involve running test of not only products, but also materials, as pointed out during the last consideration by the Board, it is recommended to refine the DoT by adding 'materials' in addition to 'products'.

Computer/Data Processing Centre

3.1.5 There was an opinion that the word 'computer' could be removed from the term 'Computer/Data Processing Centre', as the term 'Data

Processing Centre’ itself had already included the computing process. It is agreed that there may be overlapping in the meaning of computer and data processing, the latter of which has already embraced the computing services. Hence, it is recommended to refine the term ‘Computer/Data Processing Center’ to ‘Data Processing Centre’ for better comprehension and simplicity.

Simplification/Chinese Translation of Use Terms

- 3.1.6 The majority of the terms in the DoT are currently adopted in the Notes for various land use zonings of the extant statutory Outline Zoning Plans (OZPs). Therefore, it should be cautious in handling the proposed amendments to DoT, lest there should be inconsistency in the terms being in use on OZPs and those as shown in the DoT.
- 3.1.7 Regarding the revised term ‘Petrol Filling Station/Green Fuel Station’, they are to cater for the provision of ‘Petrol Filling Station’ or ‘Green Fuel station’ being used in the Notes for various land use zonings under the OZPs, such as “Other Specified Uses” annotated “Petrol Filling Station” and “Other Specified Uses” annotated “Green Fuel Station”. It is considered appropriate to maintain the revised term ‘Petrol Filling Station/Green Fuel Station’ in DoT.
- 3.1.8 Similarly, as the use terms ‘Public Convenience’ (「公廁設施」) and ‘Government Refuse Collection Point’ (「政府垃圾收集站」), and ‘Research, Development and Design Centre’ (「研究所、設計及發展中心」) are being adopted in the Notes of many OZPs, it is therefore recommended to keep both intact without further refinement.
- 3.1.9 Regarding the Chinese translation of the term ‘Laboratory, Inspection and Testing Centre’ and the definition of ‘Quarry’, they would be refined to tally with the English version.

- 3.2 The proposed refinements to DoT recommended in paragraphs 3.1.1, 3.1.2, 3.1.4, 3.1.5 and 3.1.9 above, as compared with the previously proposed version, are highlighted in ***bold and italics*** and deletion in ~~‘cross-out’~~ in **Annex**.

4. Promulgation

Upon Members’ agreement to the proposed amendments, the revised MSN, DoT and Broad Use Terms as detailed in TPB Paper No. 10959 with the proposed refinements as shown in **Annex** of this Paper shall take effect upon promulgation and uploading to the Board’s website.

5. Decision Sought

Members are invited to consider and agree to the proposed amendments to MSN and DoT as detailed in TPB Paper No. 10959 with the proposed refinements in **Annex**, as well as the proposed arrangement for promulgation as set out in paragraph 4 above.

6. Attachment

Annex Proposed Refinements to the Proposed Amendments to the
Definition of Terms Used in Statutory Plans

PLANNING DEPARTMENT
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