

LEGISLATIVE COUNCIL BRIEF

Town Planning Ordinance
(Chapter 131)

APPROVED TUEN MUN OUTLINE ZONING PLAN NO. S/TM/37

INTRODUCTION

At the meeting of the Executive Council on 2 May 2023, the Council **ADVISED** and the Chief Executive **ORDERED** that the draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/36A should be approved under section 9(1)(a) of the Town Planning Ordinance (the Ordinance). The plan is now renumbered A as No. S/TM/37 at **Annex A**.

AMENDMENTS TO THE APPROVED LAM TEI AND YICK YUEN OZP NO. S/TM/35 SINCE ITS REFERENCE BACK

2. Since the reference back of the approved Tuen Mun OZP No. S/TM/35 on 3 November 2020, the draft Tuen Mun OZP No. S/TM/36 (the draft OZP) incorporating amendments was exhibited on 22 July 2022 for public inspection under section 5 of the Ordinance. The major amendments include:

- (a) Item A1 - rezoning of a site at Hoi Wong Road in Tuen Mun Area 16 from “Government, Institution or Community” (“G/IC”) and “Open Space” (“O”) to “Other Specified Uses” (“OU”) annotated “Commercial/Residential Development with Public Transport Interchange” with stipulation of building height (BH) restriction;
- (b) Item A2 - revision of the BH restriction for the “G/IC” zone to the north of Castle Peak Bay Fire Station;
- (c) Item B - revision of the BH restriction for the “G/IC” zone at Tuen Mun Clinic;
- (d) Item C1 - rezoning of a site at Kwun Chui Road from “Comprehensive Development Area” (“CDA”) to “Residential (Group B)” (“R(B)”) with stipulation of BH restriction;
- (e) Item C2 - rezoning of a section of Kwun Chui Road from “CDA” and “R(B)17” to an area shown as ‘Road’;
- (f) Item D - rezoning of a site to the south of Hoh Fuk Tong Centre from “Green Belt” (“GB”), “G/IC” and area shown as ‘Road’ to “Residential (Group A)27” (“R(A)27”) with stipulation of BH

restriction; and

- (g) Item E - rezoning of a site to the west of Hing Fu Street from “GB” to “G/IC(2)” with stipulation of BH restriction to facilitate columbarium use.

3. Corresponding amendments to the above and technical amendments in accordance with the latest version of the Master Schedule of Notes to Statutory Plans were made to the Notes and Explanatory Statement (ES) of the draft OZP.

REPRESENTATIONS AND COMMENTS ON REPRESENTATIONS

4. During the two-month exhibition period of the draft OZP, **five** valid representations were received. On 7 October 2022, the representations were published for public comments and **two** valid comments on the representations (comments) were received. The representations and comments were considered by the Board at its meeting held on 24 February 2023.

Supportive Representations

5. The major grounds/comments/suggestions of the supportive representations are summarised below-

- (a) stand-alone Government, Institution and Community (GIC) facility was supported (Item B); and
- (b) the proposed development would contribute to meeting housing needs and unleashing development potential of a prime location in Tuen Mun Town Centre without inducing adverse technical impacts. The proposed rezoning would provide a clear planning intention and certainty for providing residential development compatible with the nearby context (Item D).

Adverse Representations and Representations Providing Views

6. The major grounds/proposals and views of the representations are summarised below-

Item A1

Housing Supply and Development Mix

- (a) with the planned residential developments in Tuen Mun, the population of Tuen Mun will increase to 700,000. The site (or a major portion of it) should be rezoned for commercial/office uses to provide job opportunities to alleviate the need of long commuting time for the Tuen Mun residents; some water areas of the Victoria Harbour near Yau Tong Bay, Kai Tak and Sai Wan could be reclaimed for housing

developments to enable the Item A1 site to be developed for commercial use;

- (b) it was not acceptable to hand over the Item A1 site being government land to Mass Transit Railway Corporation Limited (MTRCL) for private development. Instead, the site should provide a mixture of public and private housing units akin to the arrangement at Siu Ho Wan Depot;
- (c) lease conditions for providing starter homes and youth hostels should be applied consistently to both public and private development sites;
- (d) rezoning the site for housing development was unnecessary since there was a lot of vacant housing units throughout the territory;
- (e) the development concept of Central Business Districts (CBDs) should be abandoned while some fringe areas of CBD, such as North Point, Quarry Bay and Wong Chuk Hang, should be retained or converted for residential use. More sites at Kai Tak Development Area should be reserved for residential use;
- (f) the Government should take the lead to relocate certain government offices to the New Territories, thereby improving the home-job spatial balance;
- (g) more job opportunities should be provided in Tuen Mun to alleviate the need for long commuting time to work for the Tuen Mun residents. The planned job opportunities in Hung Shui Kiu/Ha Tsuen New Development Area (NDA) would likely be taken up by the future population in the Hung Shui Kiu/Ha Tsuen NDA, sparing limited places for residents outside the NDA;

Provision of GIC/Recreational Facilities and Open Space

- (h) rezoning of a riverside open space for residential development at the Item A1 site was unprecedented and unfair to the Tuen Mun residents;
- (i) all existing trees within the site would be trashed;
- (j) the Tuen Mun Swimming Pool (TMSP) which would be affected by the proposed development could not be fully re-provisioned at the Tuen Mun Golf Course as there were other recreational facilities already in place;
- (k) the site might be rezoned for a sports park;
- (l) Tower 6 of the proposed development should be removed and that part of the site should be integrated with the sports ground in the south to provide genuine community facilities and park with the benefit of facilitating the flight pattern of ardeids. A swimming pool should be provided at that part of the site serving residents living near the site;

Technical and Design Aspects

- (m) the commuting ardeids would be endangered by the proposed high-rise development at the Item A1 site; and
- (n) the concept of iconic building was doubtful. The proposed re-provisioned riverfront promenade at the Item A1 site would be similar to other waterfront developments in Hong Kong providing only casual food and beverage services/kiosk/food truck/parking lot/outlet, and the proposed development would be of podium design with usual paving and potted plants.

Item D

Undesirable Precedent

- (o) the rezoning would bring a wall tower with a limited GIC facility to the community and should not be agreed. The site could be retained as “GB” and “G/IC”.

Item E

Traffic Concern

- (p) traffic impact could not be ascertained based on current occupation of the columbarium as majority of the niches had not been sold.

Representations Providing Views

- (q) there was a lack of outdoor recreational facilities for the proposed residential care home for the elderly at the Item B site, and all existing trees would be removed without supporting information;
- (r) a site to the south of the Item D site (i.e. Ping Shan Inland Lot No. 6) should be rezoned to “Residential (Group A)” (“R(A)”);
- (s) provision of GIC facilities, open space and other supporting facilities was insufficient in the southeast area of Tuen Mun. The increase in housing supply worsened quality of life of the local residents. Deficiency in facilities should be addressed before rezoning more land or increasing intensity for housing developments. “G/IC” and “GB” zones should be retained for GIC facilities; and
- (t) the Government should review the need for railway development and improve the traffic problem in the southeast area of Tuen Mun by increasing the frequencies of public transport service.

Comments on the Representations

7. The major grounds and views raised in the comments were largely similar to those raised in the representations.

The Board's Decision

8. After giving consideration to the representations and comments, the Board (i) noted the supportive views of R1(Part) and R5(Part) and the views of R2 and decided not to uphold R1(Part), R3 to R5(Part); and (ii) considered that the draft OZP should not be amended to meet the representations for the following reasons –

Item A1

- (a) the Item A1 site was located in a well-established residential neighbourhood with various GIC and supporting facilities in Area 16. Positioning as the southern gateway of Tuen Mun New Town with the new planned railway station and public transport interchange (PTI), the accessibility of the Item A1 site would be largely enhanced, and the site was suitable for mainly residential development under the transit-oriented development concept. As an integrated development of residential and commercial uses cum railway facilities and PTI with open space and GIC facilities, the Item A1 site was zoned “OU” annotated “Commercial/Residential Development with Public Transport Interchange” on the OZP to facilitate the proposed development. A master layout plan would be required from the project proponent as an administrative measure under the lease for the proposed development to ensure the site would be developed and designed in an integrated manner (**R3, R4 and R5(Part)**);
- (b) a rezoning study with technical assessments on the potential impacts of various aspects, including traffic, visual, air ventilation, landscape, environmental, ecological and infrastructural, had been carried out and confirmed that no insurmountable technical problem was envisaged for the proposed development at the site. Under the rezoning study, relevant mitigation measures had been proposed to minimise the potential impacts of the proposed development (**R3, R4 and R5(Part)**);
- (c) the existing facilities affected by the Tuen Mun South Extension (TME) railway project and Item A1 included the section of riverside promenade within the site, TMSP, Hoi Wong Road Garden and Tuen Mun Community Green Station. The section of riverside promenade within the Item A1 site would be re-provisioned and revitalised for creating a vibrant and unique promenade environment for enjoyment of the public under the proposed development. TMSP, Hoi Wong Road Garden and Tuen Mun Community Green Station would be re-provisioned at the practice greens in Tuen Mun Golf Centre, the

government land adjacent to the Tuen Mun River (Eastern Bank) Garden and the landscaped site at Lung Chak Road underneath the Lung Fu Road flyover respectively. Re-provisioning of TMSP, Hoi Wong Road Garden and Tuen Mun Community Green Station would continue to be followed up under the TME railway project by MTRCL. The planned sports ground to the immediate south of the Item A1 site would not be affected by Item A1 (**R3, R4 and R5(Part)**);

- (d) given that the primary purpose of granting property development right to MTRCL was to provide funding for railway projects, pursuing private housing development at the site would help optimise the value of the development site. There was a need to adopt a multi-pronged approach to identify suitable land to meet the need for both public and private housing (**R5(Part)**);

Item D

- (e) Item D was to take forward the decision of the Rural and New Town Planning Committee (the Committee) on the agreed s.12A application No. Y/TM/20. The rezoning of the Item D site from “GB”, “G/IC” and area shown as ‘Road’ to “R(A)27” subject to a maximum domestic PR of 6 or non-domestic PR of 9.5 and a maximum BH of 100mPD to facilitate a high-density residential development with social welfare facility was considered not incompatible with the surrounding areas. The technical assessments on the potential impacts of various aspects, including traffic, visual, air ventilation, landscape, environmental and infrastructural undertaken by the applicant had demonstrated that the proposed development would not cause significant adverse impacts to the surroundings (**R5(Part)**);
- (f) R1’s suggestion was related to another s.12A application (No. Y/TM/30) which was still being processed in accordance with the relevant provisions of the Ordinance and no decision by the Committee had yet been made (**R1(Part)**);

Item E

- (g) Item E was to take forward the decision of the Committee on the agreed s.12A application No. Y/TM/23. The rezoning of the site from “GB” to “G/IC(2)” subject to a maximum BH of 2 storeys and a maximum number of niches for the existing columbarium was considered appropriate to facilitate columbarium use. The technical assessments undertaken by the applicant had demonstrated that the proposal would not have significant traffic, noise, air quality, sewerage, drainage, landscape and visual impacts on the surroundings (**R5(Part)**); and

Others

- (h) the planned GIC facilities were generally sufficient to meet the demand

of the planned population in the Tuen Mun District in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) and the requirements by relevant government bureaux/departments, except for hospital beds, clinic/health centre, some elderly, childcare and rehabilitation services/facilities and sports centre. The proposed developments under Items A1, B and D would provide appropriate social welfare, clinical/healthcare and other GIC facilities to meet the needs of the future residents in the Tuen Mun District. The provision of community facilities would be closely monitored by the relevant government bureaux/departments. The planned local and district open space provisions in the Tuen Mun District were also sufficient to meet the relevant requirements under HKPSG (**R2 and R5(Part)**).

IMPLICATIONS OF THE PROPOSAL

9. Approval of the draft Tuen Mun OZP No. S/TM/36A itself has no civil service implications. As Items A2, C1 and C2 involve only rationalizing zoning boundaries and reflecting the as-built conditions and completed developments, no impacts will be triggered. The economic, financial, environmental, sustainability, family and gender implications in respect of Items A1, B, D and E are set out below.

10. On economic implications, Item A1 will facilitate the proposed Tuen Mun South Extension project with topside residential development at its station at Tuen Mun Area 16 to provide some 8,100 flats by 2039, while Item D will facilitate a proposed high-density private residential development for about 600 flats. These developments will help increase the supply of land for meeting the housing demand in Hong Kong.

11. On financial implications, funding for the capital cost of the redevelopment of Tuen Mun Clinic under Item B, and funding for the capital and recurrent costs of the welfare facilities under Items A1, B and D will be sought in accordance with the established mechanism.

12. Regarding environmental implications, no insurmountable environmental impact is anticipated for the proposed amendments. Various technical assessments, including environmental assessments to assess the potential environmental impacts of the proposed development under Item A1 have been conducted by MTRCL. The environmental assessments concluded that with the implementation of suitable mitigation measures, no insurmountable environmental impact is anticipated.

13. As far as sustainability implications are concerned, the proposed housing developments will facilitate better utilisation of land resources to meet housing and transport needs. Although the proposed housing developments may bring along potential environmental impacts on the local area, suitable mitigation measures would be adopted to alleviate any such possible impacts.

14. With regard to family implications, the increase in housing units could improve the living environment and provide stable living condition for families. The provision of commercial, healthcare, government offices and social welfare facilities would generate more job opportunities and options, which would help individuals to build up family assets. The planned railway station and public transport interchange, and the proposed comprehensive pedestrian network and road improvement works at the proposed development under Item A1 will greatly enhance the accessibility of the area which will reduce commuting time for residents and thus increase the time spent with family.

15. The proposed provision of healthcare, social welfare facilities, such as Residential Care Home for the Elderly cum Day Care Unit for the Elderly, Home Care Services for Frail Elderly Person at the proposed commercial/residential development under Item A1 will service persons in need of both genders whose carers are usually women. The proposal should therefore be conducive to relieving the burden of carers and facilitating their participation in the workforce.

PUBLIC CONSULTATION

16. Prior to the exhibition of the draft OZP, Tuen Mun District Council (TMDC) was consulted on Items A1 and B on 16 May 2022 and letters were issued to the Tuen Mun Rural Committee (TMRC) inviting its chairman, vice-chairmen and members to provide comments on Items A1 and B on 3 May 2022. No comment was received from TMRC, and TMDC members generally supported or had no objection to/no adverse comment on the proposed amendments but raised concerns mainly on issues including interface with the planned sports ground and the traffic impact on Tuen Mun, and requested for provision of a public market in Item A1 and community/welfare/medical services/facilities/car parking facilities in the project under Item B.

17. Upon the gazettal of the draft OZP, TMDC and TMRC were notified that members of the public could submit representations on the amendment items and no submission was received from them.

PUBLICITY

18. The approved Tuen Mun OZP No. S/TM/37 will be printed and exhibited in accordance with section 9(5) of the Ordinance. A press release will be issued on the day of exhibition. A spokesman will be available for answering media enquiries.

19. The approved Tuen Mun OZP No. S/TM/37 is at **Annex A** for A Members' reference. A set of Notes listing out the uses which are always A-I permitted and those which may be permitted on application to the Board is at **Enclosure I to Annex A**. Explanatory Statement in respect of the approved A-II Tuen Mun OZP is at **Enclosure II to Annex A**.

ENQUIRY

20. Any enquiry on this brief can be addressed to Ms Lily YAM, Assistant Director of Planning/Board, Planning Department (Tel. No. 2231 4606).

**PLANNING DEPARTMENT
MAY 2023**

**APPROVED TUEN MUN
OUTLINE ZONING PLAN NO. S/TM/37**

Annex A *Approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/37*

Enclosure I : *Notes to the Approved Tuen Mun OZP No. S/TM/37*

Enclosure II : *Explanatory Statement of the Approved Tuen Mun OZP No. S/TM/37*

圖例 NOTATION

ZONES	地帶
COMMERCIAL	C
COMPREHENSIVE DEVELOPMENT AREA	CDA
RESIDENTIAL (GROUP A)	RIA(A)
RESIDENTIAL (GROUP B)	RIA(B)
RESIDENTIAL (GROUP C)	RIA(C)
RESIDENTIAL (GROUP E)	RIA(E)
VILLAGE TYPE DEVELOPMENT	V
INDUSTRIAL	I
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC
OPEN SPACE	O
RECREATION	REC
OTHER SPECIFIED USES	OU
UNDETERMINED	U
GREEN BELT	GB
SITE OF SPECIAL SCIENTIFIC INTEREST	SSSI

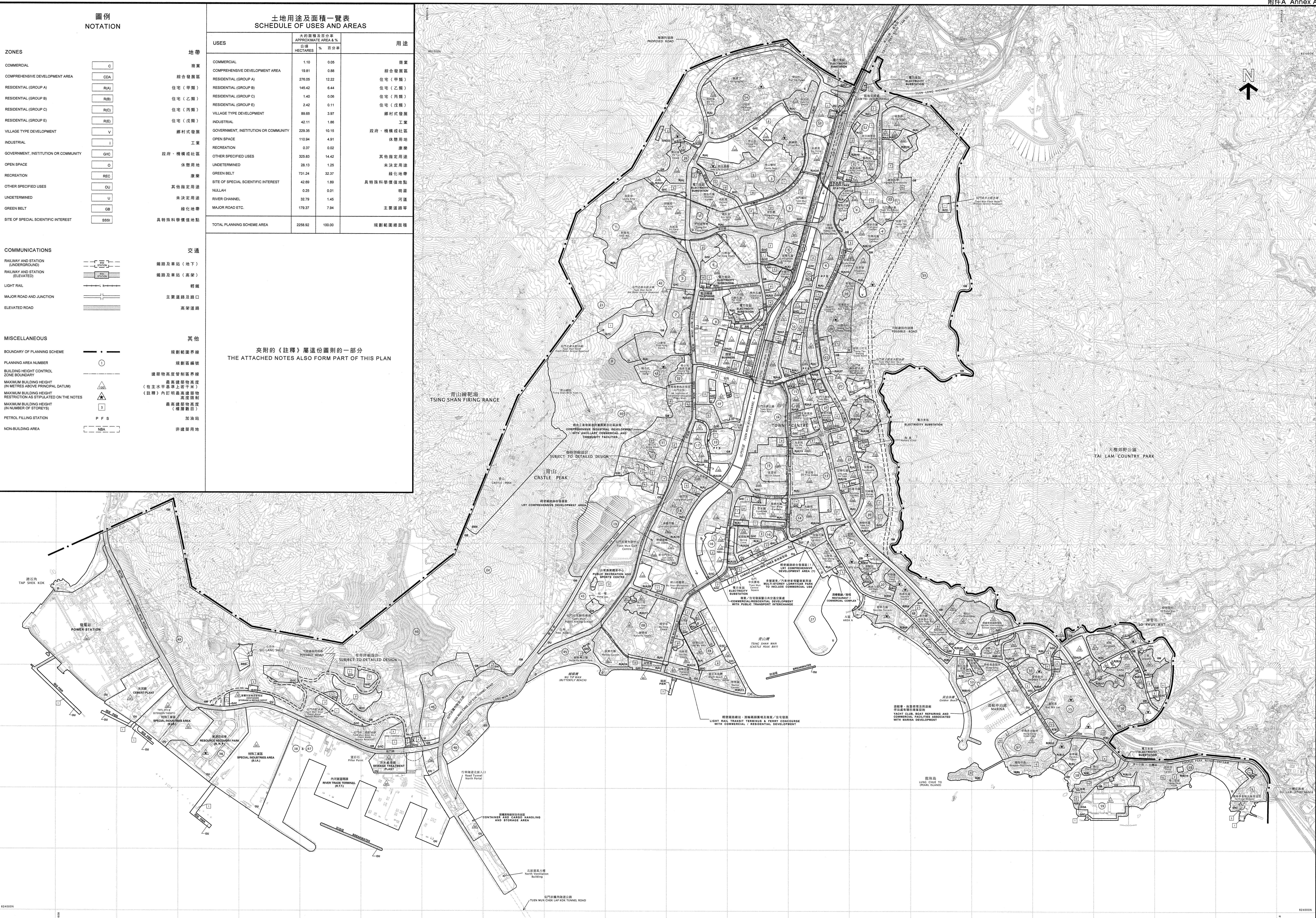
COMMUNICATIONS	交通
RAILWAY AND STATION (UNDERGROUND)	鐵路及車站 (地下)
RAILWAY AND STATION (ELEVATED)	鐵路及車站 (高架)
LIGHT RAIL	輕鐵
MAJOR ROAD AND JUNCTION	主要道路及路口
ELEVATED ROAD	高架道路

MISCELLANEOUS	其他
BOUNDARY OF PLANNING SCHEME	規劃範圍界線
PLANNING AREA NUMBER	規劃區編號
BUILDING HEIGHT CONTROL ZONE BOUNDARY	建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	最高建築物高度 (在主水平基準面上若干米)
MAXIMUM BUILDING HEIGHT RESTRICTION AS STIPULATED ON THE NOTES	高度限制 (註釋) 內訂明最高建築物 (樓層數目)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	最高建築物高度 (樓層數目)
PETROL FILLING STATION	加油站
NON-BUILDING AREA	非建築用地

土地用途及面積一覽表 SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	1.10	0.05	商業
COMPREHENSIVE DEVELOPMENT AREA	19.81	0.88	綜合發展區
RESIDENTIAL (GROUP A)	278.05	12.22	住宅 (甲類)
RESIDENTIAL (GROUP B)	145.42	6.44	住宅 (乙類)
RESIDENTIAL (GROUP C)	1.40	0.06	住宅 (丙類)
RESIDENTIAL (GROUP E)	2.42	0.11	住宅 (戊類)
VILLAGE TYPE DEVELOPMENT	89.85	3.97	鄉村式發展
INDUSTRIAL	42.11	1.86	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	229.35	10.15	政府、機構或社區
OPEN SPACE	110.94	4.91	休憩用地
RECREATION	0.37	0.02	康樂
OTHER SPECIFIED USES	325.83	14.42	其他指定用途
UNDETERMINED	28.13	1.25	未決定用途
GREEN BELT	731.24	32.37	綠化地帶
SITE OF SPECIAL SCIENTIFIC INTEREST	42.89	1.89	具特殊科學價值地點
MULLAH	0.25	0.01	明渠
RIVER CHANNEL	32.79	1.45	河道
MAJOR ROAD ETC.	179.37	7.94	主要道路等
TOTAL PLANNING SCHEME AREA	2258.92	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分 THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

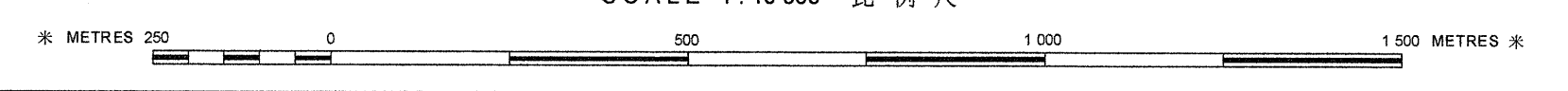


行政長官會同行政會議於2023年5月2日 根據城市規劃條例第9(1)(a)條核准的圖則
 APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON 2 MAY 2023

Ms Carmen KONG 江嘉敏女士
 CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

香港城市規劃委員會依據城市規劃條例擬備的屯門分區計劃大綱圖
 TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
 TUEN MUN - OUTLINE ZONING PLAN

SCALE 1:10,000 比例尺



規劃署遵照城市規劃委員會指示擬備
 PREPARED BY THE PLANNING DEPARTMENT UNDER THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號 PLAN No. S/TM/37

APPROVED TUEN MUN OUTLINE ZONING PLAN NO. S/TM/37
(Being an Approved 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)
 - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
 - (b) 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 any 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 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.
- (4) 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.
- (5) Road junctions, alignments of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (8) in relation to areas zoned “Site of Special Scientific Interest”:
- (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/light rail/public light bus stop or lay-by, cycle track, light rail track, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government, and
 - (c) maintenance or repair of watercourse and grave.
- (8) In areas zoned “Site of Special Scientific Interest”,
- (a) the following uses or developments are always permitted:
 - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave; and

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

(b) the following uses or developments require permission from the Town Planning Board:

provision of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.

(9) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board:

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

(10) In the "Undetermined" zone, all uses or developments except those specified in paragraph (7) above require permission from the Town Planning Board.

(11) 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 planning permission is required.

(12) In these Notes,

"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).

APPROVED TUEN MUN OUTLINE ZONING PLAN NO. S/TM/37

Schedule of Uses

COMMERCIAL	1
COMPREHENSIVE DEVELOPMENT AREA	3
RESIDENTIAL (GROUP A)	13
RESIDENTIAL (GROUP B)	18
RESIDENTIAL (GROUP C)	23
RESIDENTIAL (GROUP E)	25
VILLAGE TYPE DEVELOPMENT	28
INDUSTRIAL	30
GOVERNMENT, INSTITUTION OR COMMUNITY	33
OPEN SPACE	37
RECREATION	38
OTHER SPECIFIED USES	40
GREEN BELT	69
SITE OF SPECIAL SCIENTIFIC INTEREST	70

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 Commercial Bathhouse/Massage Establishment 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 School Shop and Services Social Welfare Facility (not elsewhere specified) Training Centre Utility Installation for Private Project	Broadcasting, Television and/or Film Studio Flat Government Refuse Collection Point Petrol Filling Station Residential Institution Social Welfare Facility (involving residential care on land designated "C(1)" only)

Planning Intention

This zone is intended primarily for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as local shopping centre serving the immediate neighbourhood.

(please see next page)

COMMERCIAL (cont'd)

Remarks

- (a) On land designated “Commercial” (“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 gross floor area (GFA) of 40,000m², or the GFA of the existing building, whichever is the greater.
- (b) On land designated “Commercial (1)” (“C(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 (PR) of 9.5 or the PR of the existing building, whichever is the greater.
- (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 the maximum building height in terms of metres above Principal Datum (mPD) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (d) A total of not less than 300 public car parking spaces shall be provided in “C” zone. In determining the maximum GFA for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as public car parking spaces should be included for calculation.
- (e) In determining the maximum GFA/PR for the purposes of paragraphs (a) and (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (f) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the GFA/PR for the building on land to which paragraphs (a) and (b) above applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the maximum GFA/PR specified in paragraphs (a) and (b) above may thereby be exceeded.
- (g) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the restrictions on GFA/PR/building height, and provision of public car parking spaces as stated in paragraphs (a) to (d) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

COMPREHENSIVE DEVELOPMENT AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Flat Government Refuse Collection Point Government Use (not elsewhere specified) Hotel House Institutional Use (not elsewhere specified) Library Off-course Betting Centre Office Petrol Filling Station Pier 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 Utility Installation for Private Project

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COMPREHENSIVE DEVELOPMENT AREA (cont'd)

Planning Intention

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

Remarks

- (a) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated “Comprehensive Development Area” and “Comprehensive Development Area (3)” shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
- (i) the area of proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
 - (ii) the proposed total site area and GFA for various uses, total number of flats and flat size, where applicable;
 - (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
 - (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
 - (v) the landscape and urban design proposals within the area;
 - (vi) programmes of development in detail;
 - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
 - (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
 - (x) such other information as may be required by the Town Planning Board.

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COMPREHENSIVE DEVELOPMENT AREA (cont'd)

Remarks (cont'd)

- (b) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (c) On land designated “Comprehensive Development Area” in Area 55 opposite to Peridot Court, 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 1.3, a maximum site coverage of 30% and a maximum building height of 78mPD.
- (d) On land designated “Comprehensive Development Area” in Area 59, 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 1.3 and the maximum building height in terms of mPD as stipulated on the Plan.
- (e) On land designated “Comprehensive Development Area (3)” in Area 56, 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 2.6 and a maximum building height of 79mPD.
- (f) In determining the maximum plot ratio for the purposes of paragraphs (c) to (e) 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. Any floor space that is constructed or intended for use solely as Government, institution or community facilities, as required by the Government, may also be disregarded.
- (g) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/building height restrictions stated in paragraphs (c) to (e) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

COMPREHENSIVE DEVELOPMENT AREA (1)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Flat Government Refuse Collection Point Government Use (not elsewhere specified) Hotel House Institutional Use (not elsewhere specified) Library Off-course Betting Centre Office Petrol Filling Station Pier 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 Utility Installation for Private Project

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COMPREHENSIVE DEVELOPMENT AREA (1) (cont'd)

Planning Intention

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

Remarks

- (a) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area (1)" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
- (i) the area of proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
 - (ii) the proposed total site area and GFA for various uses, total number of flats and flat size, where applicable;
 - (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
 - (iv) the alignment, widths and levels of any roads, walkways and footbridges proposed to be constructed within the area;
 - (v) the landscape and urban design proposals within the area;
 - (vi) programmes of development in detail;
 - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
 - (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
 - (x) such other information as may be required by the Town Planning Board.

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COMPREHENSIVE DEVELOPMENT AREA (1) (cont'd)

Remarks (cont'd)

- (b) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (c) No new development for a domestic or non-domestic building shall exceed a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5, as the case may be. For new development of a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic plot ratio of 9.5 and the actual non-domestic plot ratio proposed for the building and the maximum domestic plot ratio of 5 divided by the maximum non-domestic plot ratio of 9.5.
- (d) No 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 relevant maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (c) above, or the domestic and/or non-domestic plot ratio(s) of the existing building, whichever is the greater, subject to, as applicable –
 - (i) the plot ratio(s) of the existing building shall apply only if any addition, alteration and/or modification to or redevelopment of an existing building is for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building; or
 - (ii) the maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (c) above shall apply if any addition, alteration and/or modification to or redevelopment of an existing building is not for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building.
- (e) 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 mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (f) In determining the maximum plot ratio for the purposes of paragraphs (c) and (d) 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. Any floor space that is constructed or intended for use solely as Government, institution or community facilities, as required by the Government, may also be disregarded.

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COMPREHENSIVE DEVELOPMENT AREA (1) (cont'd)

Remarks (cont'd)

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

COMPREHENSIVE DEVELOPMENT AREA (2)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Bus Depot
	Commercial Bathhouse/Massage Establishment
	Eating Place
	Educational Institution
	Flat
	Government Refuse Collection Point
	Government Use (not elsewhere specified)
	Hotel
	House
	Institutional Use (not elsewhere specified)
	Library
	Off-course Betting Centre
	Office
	Petrol Filling Station
	Pier
	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
	Utility Installation for Private Project

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COMPREHENSIVE DEVELOPMENT AREA (2) (cont'd)

Planning Intention

This zone is intended for comprehensive development/redevelopment of the area for commercial uses with the provision of supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of industrial/residential interface problem and other constraints.

Remarks

- (a) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated “Comprehensive Development Area (2)” shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
 - (i) the area of proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
 - (ii) the proposed total site area and GFA for various uses;
 - (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
 - (iv) the alignment, widths and levels of any roads, walkways and footbridges proposed to be constructed within the area;
 - (v) the landscape and urban design proposals within the area;
 - (vi) programmes of development in detail;
 - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
 - (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
 - (x) such other information as may be required by the Town Planning Board.

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COMPREHENSIVE DEVELOPMENT AREA (2) (cont'd)

Remarks (cont'd)

- (b) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (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 9.5 or the plot ratio of the existing building, whichever is the greater.
- (d) 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 mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (e) In determining the maximum plot ratio for the purposes of paragraph (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as Government, institution or community facilities, as required by the Government, may also be disregarded.
- (f) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraphs (c) and (d) 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	Commercial Bathhouse/Massage Establishment
Flat	Eating Place
Government Use (not elsewhere specified)	Educational Institution
House	Exhibition or Convention Hall
Library	Government Refuse Collection Point
Market	Hospital
Place of Recreation, Sports or Culture	Hotel
Public Clinic	Institutional Use (not elsewhere specified)
Public Transport Terminus or Station (excluding open-air terminus or station)	Office
Residential Institution	Petrol Filling Station
School (in free-standing purpose-designed building only)	Place of Entertainment
Social Welfare Facility	Private Club
Utility Installation for Private Project	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 three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, 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 three floors of a building or in the purpose-designed non-residential portion of an existing building. For the “Residential (Group A) 21”, “Residential (Group A) 23”, “Residential (Group A) 24”, “Residential (Group A) 25” and “Residential (Group A) 26” zones, the planning intention is for public housing development.

Remarks

- (a) On land designated “Residential (Group A)” (“R(A)”), “R(A)1” and “R(A)24”, no new development for a domestic or non-domestic building shall exceed a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5, as the case may be. For new development of a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic plot ratio of 9.5 and the actual non-domestic plot ratio proposed for the building and the maximum domestic plot ratio of 5 divided by the maximum non-domestic plot ratio of 9.5.
- (b) On land designated “R(A)22” and “R(A)23”, no new development for a domestic or non-domestic building shall exceed a maximum domestic plot ratio of 6 or a maximum non-domestic plot ratio of 9.5, as the case may be. For new development of a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic plot ratio of 9.5 and the actual non-domestic plot ratio proposed for the building and the maximum domestic plot ratio of 6 divided by the maximum non-domestic plot ratio of 9.5.
- (c) On land designated “R(A)27”, no new development for a domestic or non-domestic building shall exceed a maximum domestic plot ratio of 6 or a maximum non-domestic plot ratio of 9.5, as the case may be. For new development of a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic plot ratio of 9.5 and the actual non-domestic plot ratio proposed for the building and the maximum domestic plot ratio of 6 divided by the maximum non-domestic plot ratio of 9.5. GIC facilities of GFA not less than 500m² shall be provided, as required by the Government. Any floor space that is constructed or intended for use as GIC facilities shall be included for plot ratio calculation.
- (d) On land designated “R(A)”, “R(A)1”, “R(A)22”, “R(A)23”, “R(A)24” and “R(A)27”, no 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 relevant maximum domestic and/or non-domestic plot ratio(s) stated in paragraphs (a) to (c) above, or the domestic and/or non-domestic plot ratio(s) of the existing building, whichever is the greater, subject to, as applicable –

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RESIDENTIAL (GROUP A) (cont'd)

Remarks (cont'd)

- (i) the plot ratio(s) of the existing building shall apply only if any addition, alteration and/or modification to or redevelopment of an existing building is for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building; or
 - (ii) the maximum domestic and/or non-domestic plot ratio(s) stated in paragraphs (a) to (c) above shall apply if any addition, alteration and/or modification to or redevelopment of an existing building is not for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building.
- (e) On land designated “R(A)2” to “R(A)21”, “R(A)25” and “R(A)26”, 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 GFA/plot ratio specified below, or the GFA/plot ratio of the existing building, whichever is the greater:

<u>Sub-area</u>	<u>Maximum GFA/plot ratio</u>
R(A)2	101,400m ² for domestic and 10,800m ² for non-domestic
R(A)3	18,160m ²
R(A)4	119,512m ² for domestic, 25,000m ² for non-domestic and 10,648m ² for public transport interchange
R(A)5	58,800m ² for domestic and 96,500m ² for non-domestic
R(A)6	14,650m ² for domestic and 8,030m ² for non-domestic
R(A)7	17,125m ² for domestic and 11,933m ² for non-domestic
R(A)8	19,892m ² for domestic and 7,163m ² for non-domestic
R(A)9	52,711m ² for domestic and 20,695m ² for non-domestic
R(A)10	17,560m ² for domestic and 7,006m ² for non-domestic
R(A)11	53,400m ² for domestic and 13,030m ² for non-domestic
R(A)12	70,380m ² for domestic and 2,750m ² for non-domestic
R(A)13	73,842m ² for domestic and 1,718m ² for non-domestic
R(A)14	245,700m ² for domestic and 2,250m ² for non-domestic
R(A)15	178,930m ² for domestic and 3,886m ² for non-domestic
R(A)16	155,908m ² for domestic and 7,770m ² for non-domestic
R(A)17	116,064m ² for domestic

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RESIDENTIAL (GROUP A) (cont'd)

Remarks (cont'd)

R(A)18 129,540m² for domestic and 4,467m² for non-domestic

R(A)19 54,395m² for domestic and 5,750m² for non-domestic

R(A)20 235,815m² for domestic and 7,365m² for non-domestic

R(A)21 Maximum domestic plot ratio of 6 and maximum non-domestic plot ratio of 2

R(A)25 Maximum domestic plot ratio of 5 and maximum non-domestic plot ratio of 0.4

R(A)26 Maximum plot ratio of 6.5

- (f) 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 mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (g) On land designated "R(A)1", a maximum building height of 100mPD would be permitted for sites with an area of 400m² or more.
- (h) In determining the maximum plot ratio for the purposes of paragraphs (a) to (e) above, the area of any part of the site that is occupied or intended to be occupied by free-standing purpose-designed buildings (including both developed on ground and on podium level) solely for accommodating GIC facilities including school(s) as may be required by the Government shall be deducted from calculation of the site area.
- (i) In determining the relevant maximum non-domestic GFA on land designated "R(A)20" for the purposes of paragraph (e) above, any floor space that is constructed or intended for use solely as free-standing purpose-designed primary school and secondary school (including both developed on ground and on podium level) shall not be included for calculation.
- (j) In determining the maximum plot ratio/GFA for the purposes of paragraphs (a) to (e) 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.
- (k) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio/GFA for the building on land to which paragraphs (a) to (e) above applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio/GFA specified in paragraphs (a) to (e) above may thereby be exceeded.

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RESIDENTIAL (GROUP A) (cont'd)

Remarks (cont'd)

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

- (m) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan 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
Eating Place (on land designated “R(B)14” and “R(B)19” only)	Ambulance Depot
Flat	Eating Place (not elsewhere specified)
Government Use (Police Reporting Centre, Post Office only)	Educational Institution
House	Government Refuse Collection Point
Library	Government Use (not elsewhere specified)
Residential Institution	Hospital
School (in free-standing purpose-designed building, and kindergarten on land designated “R(B)18” only)	Hotel
Shop and Services (on land designated “R(B)14” and “R(B)19” only)	Institutional Use (not elsewhere specified)
Utility Installation for Private Project	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 (not elsewhere specified)
	Social Welfare Facility
	Training Centre

Planning Intention

This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board. To cater for the shopping needs arising from the population increase in Tuen Mun East, some commercial uses are permitted on land designated “R(B)14” and “R(B)19”.

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RESIDENTIAL (GROUP B) (cont'd)

Remarks

- (a) On land designated “Residential (Group B)” (“R(B)”) and “R(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 1.3 and the maximum building height in terms of number of storey(s) (excluding basement floor(s)) or mPD as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (b) On land designated “R(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 3.6 and the maximum building height in terms of mPD as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (c) On land designated “R(B)3” to “R(B)5”, 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 GFA, site coverage and building height specified below, or the GFA, site coverage and height of the existing building, whichever is the greater:

<u>Sub-area</u>	<u>Maximum GFA</u>	<u>Maximum Site Coverage</u>	<u>Maximum Building Height</u> <u>Number of Storeys</u>	<u>Building Height</u>
R(B)3	19,370m ²	50%	10 storeys above car park	–
R(B)4				
- TMTL324	17,629m ²	–	16 storeys	–
- TMTL325	1,137m ²	–	3 storeys	–
R(B)5	114,000m ² for domestic and 2,087m ² for non-domestic amongst which not less than 640 m ² for kindergarten/nursery use	50%	–	100mPD

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RESIDENTIAL (GROUP B) (cont'd)

Remarks (cont'd)

- (d) On land designated “R(B)6”, 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 3.3 and a maximum building height of 30 storeys excluding basement floor(s), or the plot ratio and height of the existing building, whichever is the greater.
- (e) On land designated “R(B)7”, 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 3.3 and a maximum building height of 17 storeys excluding basement floor(s), or the plot ratio and height of the existing building, whichever is the greater.
- (f) On land designated “R(B)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 of 1.3 and a maximum building height of 15 storeys excluding basement floor(s), or the plot ratio and height of the existing building, whichever is the greater.
- (g) On land designated “R(B)9”, 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 1.3 and a maximum building height of 6 storeys excluding basement floor(s) for Area A and 10 storeys excluding basement floor(s) other than Area A, or the plot ratio and height of the existing building, whichever is the greater.
- (h) On land designated “R(B)10”, 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 3.3 and the maximum building height in terms of mPD as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (i) On land designated “R(B)11”, 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 mPD as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (j) On land designated “R(B)12”, 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 GFA of 230,522m² and the maximum building height in terms of mPD or number of storey(s) (excluding basement floor(s)) as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.

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RESIDENTIAL (GROUP B) (cont'd)

Remarks (cont'd)

- (k) On land designated “R(B)13”, 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 and the maximum building height in terms of number of storey(s) (excluding basement floor(s)) as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (l) On land designated “R(B)14”, 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 95,180m², a maximum non-domestic GFA of 2,000m² and the maximum building height in terms of mPD as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.
- (m) On land designated “R(B)15”, 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 GFA of 61,600m², and the maximum building height in terms of mPD as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.
- (n) On land designated “R(B)16”, 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, a maximum site coverage of 30% and the maximum building height in terms of mPD as stipulated on the Plan or the plot ratio, site coverage and height of the existing building, whichever is the greater.
- (o) On land designated “R(B)17”, 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 GFA of 72,960m² and the maximum building height in terms of mPD as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.
- (p) On land designated “R(B)18”, 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 total GFA of 78,200m², of which not less than 890m² for kindergarten use as required by the Government, and the maximum building height in terms of mPD as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.
- (q) On land designated “R(B)19”, no new development shall exceed a maximum domestic GFA of 1,900m² and a maximum non-domestic GFA of 100m². No addition, alteration and/or modification to or redevelopment of an existing building shall result in a total

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RESIDENTIAL (GROUP B) (cont'd)

Remarks (cont'd)

development and/or redevelopment in excess of the relevant maximum domestic and non-domestic GFA(s) stated above, or the domestic and non-domestic GFA(s) of the existing building, whichever is the greater, subject to, as applicable –

- (i) the GFA(s) of the existing building shall apply only if any addition, alteration and/or modification to or redevelopment of an existing building is for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building; or
- (ii) the maximum domestic and non-domestic GFA(s) stated above shall apply if any addition, alteration and/or modification to or redevelopment of an existing building is not for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building.

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) (excluding basement floor(s)) as stipulated on the Plan, or the height of the existing building, whichever is the greater.

- (r) On land designated “R(B)20”, 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 4 and the maximum building height in terms of mPD as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (s) In determining the maximum plot ratio/GFA for the purposes of paragraphs (a) to (r) 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.
- (t) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA/site coverage/building height restrictions stated in paragraphs (a) to (r) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (u) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan 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	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel 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.

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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 the maximum building height in terms of number of storey(s) 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, 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) In determining the maximum number of storey(s) for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/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.

RESIDENTIAL (GROUP E)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>Schedule I: for open-air development or for building other than industrial building</u>	
Ambulance Depot Government Use (Police Reporting Centre, Post Office only) House (rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted Houses only) Rural Committee/Village Office Utility Installation for Private Project	Eating Place Educational Institution Flat Government Refuse Collection Point Government Use (not elsewhere specified) House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted Houses) Institutional Use (not elsewhere specified) Library Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Residential Institution School Shop and Services Social Welfare Facility Training Centre

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>Schedule II: for existing industrial development</u>	
Eating Place (Canteen only)	Office
Government Refuse Collection Point	Petrol Filling Station
Government Use (not elsewhere specified)	Public Convenience
Public Utility Installation	Public Vehicle Park
Recyclable Collection Centre	(excluding container vehicle)
Rural Workshop	Shop and Services (ground floor only)
Utility Installation for Private Project	Vehicle Repair Workshop
Warehouse (excluding Dangerous Goods Godown)	Wholesale Trade

Planning Intention

This zone is intended for Government quarters development with the provision of environmental mitigation measures. The zoning is to facilitate appropriate planning control over the scale, design and layout of development, taking account of various environmental constraints.

The sub-area “R(E)1” zone is intended primarily for phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Town Planning Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential interface problem.

Remarks

- (a) On land designated “Residential (Group E)” (“R(E)”), 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 GFA of 9,875m² and the maximum building height in terms of mPD as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.
- (b) On land designated “R(E)1”, no new development (except ‘New Territories Exempted House’) shall exceed a maximum plot ratio of 1, a maximum site coverage of 40% and a maximum building height of 5 storeys including a one-storey car park.
- (c) No addition, alteration and/or modification to or redevelopment of an existing building (except redevelopment to ‘New Territories Exempted House’) shall exceed the plot ratio, site coverage and building height restrictions stated in paragraph (b) above, or the plot ratio, site coverage and height of the existing building, whichever is the greater, subject to redevelopment to the plot ratio in the latter restriction shall be permitted only if the existing building is a domestic building.

RESIDENTIAL (GROUP E) (cont'd)

Remarks (cont'd)

- (d) In determining the maximum GFA/plot ratio/site coverage for the purposes of paragraphs (a), (b) and (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) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA/plot ratio/site coverage/building height restrictions stated in paragraphs (a), (b) and (c) 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	Eating Place
Government Use (Police Reporting Centre, Post Office only)	Flat
House (New Territories Exempted House only)	Government Refuse Collection Point
On-Farm Domestic Structure	Government Use (not elsewhere specified) #
Religious Institution (Ancestral Hall only)	House (not elsewhere specified)
Rural Committee /Village Office	Institutional Use (not elsewhere specified) #
	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)
	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

Planning Intention

The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and re-provisioning 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.

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VILLAGE TYPE DEVELOPMENT (cont'd)

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
<p>Ambulance Depot Art Studio (excluding those involving direct provision of services or goods) Bus Depot Cargo Handling and Forwarding Facility (not elsewhere specified) Eating Place (Canteen, Cooked Food Centre only) Government Refuse Collection Point Government Use (not elsewhere specified) Industrial Use (not elsewhere specified) Information Technology and Telecommunications Industries Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only) Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Recyclable Collection Centre Research, Design and Development Centre Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only) Utility Installation for Private Project Vehicle Repair Workshop Warehouse (excluding Dangerous Goods Godown)</p>	<p>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 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 Institutional Use (not elsewhere specified) (in wholesale conversion of an existing building only) Marine Fuelling Station Off-course Betting Centre Offensive Trades Office (not elsewhere specified) Petrol Filling Station Pier Place of Entertainment (in wholesale conversion of an existing building only) Place of Recreation, Sports or Culture (not elsewhere specified) Private Club Public Clinic (in wholesale conversion of an existing building only) Religious Institution (in wholesale conversion of an existing building only) Ship-building, Ship-breaking and Ship-repairing Yard Shop and Services (not elsewhere specified) (ground floor only, except in wholesale conversion of an existing building and Ancillary Showroom# which may be permitted on any floor) Training Centre (in wholesale conversion of an existing building only) Vehicle Stripping/Breaking Yard Wholesale Trade</p>

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INDUSTRIAL (cont'd)

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.

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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 the maximum plot ratio specified below, or the plot ratio of the existing building, whichever is the greater:

<u>Sub-area</u>	<u>Maximum Plot Ratio</u>
I	9.5
I(1)	5
I(2)	3
I(3)	2.5

- (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 mPD 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, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (d) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (a) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (a) above may thereby be exceeded.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/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.
- (f) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan 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 Cable Car Route and Terminal Building Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market Pier 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) Columbarium Correctional Institution Crematorium Driving School Eating Place (not elsewhere specified) Firing Range Flat Funeral Facility Helicopter Fuelling Station Helicopter Landing Pad Holiday Camp Hotel House Marine Fuelling Station 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 (Refuse Transfer Station only) 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, organizations providing social services to meet community needs, and other institutional establishments.

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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 mPD 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 restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (d) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY (1)

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 Government Refuse Collection Point Government Use (not elsewhere specified) Public Convenience Public Utility Installation Religious Institution	Field Study/Education/Visitor Centre Institutional Use (not elsewhere specified) Place of Recreation, Sports or Culture Public Vehicle Park (excluding container vehicle) Residential Institution Social Welfare Facility

Planning Intention

This zone is intended primarily to provide land for the development of a religious institution. Any development on land zoned “Government, Institution or Community (1)” shall be compatible and blend in harmoniously with its surrounding environment.

Remarks

On land designated “Government, Institution or Community (1)” (“G/IC(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 GFA of 2,825m², a maximum site coverage of 60% and the maximum building height in terms of mPD as stipulated on the Plan, or the GFA, site coverage and height of the existing building, whichever is the greater. A public open space of not less than 615m² should be provided at street level.

GOVERNMENT, INSTITUTION OR COMMUNITY (2)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Columbarium Government Refuse Collection Point Government Use (not elsewhere specified) Public Convenience Public Utility Installation Religious Institution	Field Study/Education/Visitor Centre Institutional Use (not elsewhere specified) Place of Recreation, Sports or Culture Public Vehicle Park (excluding container vehicle) Residential Institution Social Welfare Facility

Planning Intention

This zone is intended primarily for columbarium and religious institution uses.

Remarks

- (a) On land designated “Government, Institution or Community (2)” (“G/IC(2)”), the maximum number of niches for columbarium use shall not exceed 11,094.
- (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 number of storey(s) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (c) In determining the maximum number of storey(s) for the purposes of paragraph (b) above, any basement floor(s) may be disregarded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the number of niches/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.

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 Bathing Beach Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Sitting Out Area Zoo	Cable Car Route and Terminal Building Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Pier Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation 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.

RECREATION

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) On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Eating Place Field Study/Education/Visitor Centre Flat Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Hotel House Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Residential Institution Shop and Services Theme Park Utility Installation for Private Project Zoo

Planning Intention

This zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.

(please see next page)

RECREATION (cont'd)

Remarks

- (a) No development (except elsewhere specified), 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, a maximum site coverage of 20% and the maximum building height in terms of number of storey(s) as stipulated on the Plan, or the plot ratio, site coverage and height of the existing building, whichever is the greater.
- (b) No residential development shall result in a total development in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/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.

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
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For “LRT Comprehensive Development Area” Only

Ambulance Depot	Commercial Bathhouse/Massage Establishment
Flat	Eating Place
Government Use (not elsewhere specified)	Educational Institution
Library	Exhibition or Convention Hall
LRT Depot	Government Refuse Collection Point
Market	Hotel
Place of Recreation, Sports or Culture	Institutional Use (not elsewhere specified)
Public Clinic	Office
Public Transport Terminus or Station (excluding open-air terminus or station)	Petrol Filling Station
Residential Institution	Place of Entertainment
School (in free-standing purpose-designed building only)	Private Club
Social Welfare Facility	Public Convenience
Utility Installation for Private Project	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 three floors of a building taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, 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)

OTHER SPECIFIED USES (cont'd)

For "LRT Comprehensive Development Area" Only (cont'd)

Planning Intention

This zone is intended primarily for comprehensive development/redevelopment of the area for residential and/or commercial uses, LRT terminus or depot and other supporting public transport and community facilities.

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 GFA specified below, or the GFA of the existing building, whichever is the greater:

<u>Sub-area</u>	<u>Maximum GFA</u>
"Other Specified Uses" ("OU") annotated "LRT Comprehensive Development Area"	200,000m ² for domestic, 8,000m ² for non-domestic, and 139,675m ² for public transport interchange
"OU" annotated "LRT Comprehensive Development Area(1)"	88,000m ² for domestic, 3,200m ² for non-domestic and 15,934m ² for public transport interchange

- (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 mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (c) In determining the maximum GFA 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.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA/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
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For "River Trade Terminal" Only

Cargo Handling and Forwarding Facility Government use (Government Berth, Government Office only) Pier River Trade Terminal Warehouse	Eating Place (Canteen only) Government Use (not elsewhere specified) Office Public Vehicle Park Shop and Services (Fast Food Shop, Service Trades only) Utility Installation not Ancillary to the Specified Use
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Planning Intention

This zone is intended to provide facilities mainly for river trade vessels from the Pearl River Delta region.

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 2.5 and the maximum building height in terms of mPD 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/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
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For "Special Industries Area" Only

Acetal Plant Bulk Cement Storage and Distribution Cargo Handling and Forwarding Facility (excluding container freight station) Centralized Incineration Facility Chemical Waste Bulking/Treatment Plant Paper Processing Plant Pier Polyester Plant Polystyrene and Other Resins Plant Public Utility Installation (Electricity Substation, Salt Water Pumping Station, Sewage Pumping Station only) Steel Mill Styrene Monomer Storage/Delivery Textiles Manufacturing Plant	Eating Place (Canteen only) Electro-Plating Government Refuse Collection Point Government Use (not elsewhere specified) Marine Fuelling Station Office Oil Depot, Oil Refinery and Petrol-chemical Plant Printed Circuit Board Manufacturing Public Vehicle Park Shop and Services (Bank, Fast Food Shop, Service Trades only) Utility Installation not Ancillary to the Specified Use
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Planning Intention

This zone is intended primarily for the provision of land for land-extensive and capital-intensive industry as well as for other special industries.

Remarks

- (a) On land designated for "OU" annotated "Special Industries Area" at TMTL 372 and Extension Thereto, 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 GFA of 222,948m² and the maximum building height in terms of mPD as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.
- (b) On land designated for "OU" annotated "Special Industries Area" other than at TMTL 372 and Extension Thereto, 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 mPD as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.

(please see next page)

OTHER SPECIFIED USES (cont'd)

For "Special Industries Area" Only (cont'd)

Remarks (cont'd)

- (c) In determining the maximum plot ratio/GFA for the purposes of paragraphs (a) and (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, 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/GFA/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
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For "Business" only

Schedule I: for open-air development or
for building other than industrial or industrial-office building[@]

<p>Ambulance Depot Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Use (Police Reporting Centre, Post Office only) Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods^Δ) 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) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Ra Transmitter Installation Recyclable Collection Centre Religious Institution Research, Design and Development Centre School (excluding free-standing purpose- designed building and kindergarten) Shop and Services Training Centre Utility Installation for Private Project</p>	<p>Broadcasting, Television and/or Film Studio Cargo Handling and Forwarding Facility Government Refuse Collection Point Government Use (not elsewhere specified) Hotel Non-polluting Industrial Use (not elsewhere specified) Petrol Filling Station School (not elsewhere specified) Social Welfare Facility (excluding those involving residential care) Warehouse (excluding Dangerous Goods Godown) Wholesale Trade</p>
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(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
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For "Business" only (cont'd)

Schedule II: for industrial or industrial-office building[@]

Ambulance Depot	Broadcasting, Television and/or Film Studio
Art Studio (excluding those involving direct provision of services or goods)	Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)
Bus Depot	Industrial Use (not elsewhere specified)
Cargo Handling and Forwarding Facility (not elsewhere specified)	Off-course Betting Centre
Eating Place (Canteen only)	Office (not elsewhere specified)
Government Refuse Collection Point	Petrol Filling Station
Government Use (not elsewhere specified)	Place of Recreation, Sports or Culture (not elsewhere specified)
Information Technology and Telecommunications Industries	Private Club
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods ^Δ)	Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom [#] which may be permitted on any floor)
Office (excluding those involving direct provision of customer services or goods)	Vehicle Repair Workshop
Public Convenience	Wholesale Trade
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	
Warehouse (excluding Dangerous Goods Godown)	

In addition, for building without industrial
undertakings involving offensive trades or the
use/storage of Dangerous Goods^Δ, the
following use is always permitted:

Office

(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
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For "Business" only (cont'd)

Schedule II: for industrial or industrial-office building[@] (cont'd)

<p>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:</p>	<p>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:</p>
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- Commercial Bathhouse/Massage Establishment
- Eating Place
- Educational Institution
- Exhibition or Convention Hall
- Institutional Use (not elsewhere specified)
- Library
- Off-course Betting Centre
- Office
- Place of Entertainment
- Place of Recreation, Sports or Culture
- Private Club
- Public Clinic
- Religious Institution
- School (excluding kindergarten)
- Shop and Services
- Training Centre

- Social Welfare Facility (excluding those involving residential care)

[@] An industrial or industrial-office building means a building which is constructed for or intended to be used by industrial or industrial-office purpose respectively as approved by the Building Authority.

^Δ Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap. 295).

[#] 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.

(please see next page)

OTHER SPECIFIED USES (cont'd)

For "Business" only (cont'd)

Planning Intention

This zone is intended primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new "business" buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings.

Remarks

- (a) On land designated "Other Specified Uses" annotated "Business", 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 9.5 (including not more than a plot ratio of 1.0 for 'Shop and Services' and 'Eating Place'), or the plot ratio 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) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (a) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (a) above may thereby be exceeded.
- (d) 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 mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraphs (a) and (d) 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
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For "Pier" Only

Government Use
Pier

Eating Place (Restaurant only)
Exhibition or Convention Hall
Marine Fuelling Station
Office
Shop and Services (Bank, Fast Food Shop,
Retail Shop, Service Trades, Showroom
only)

Planning Intention

This zone is intended primarily for the provision of pier where commercial uses serving the patrons may be permitted on application to the Town Planning Board.

Remarks

- (a) Kiosks not greater than 10m² each in area and not more than 10 in number for uses as shop and services are considered as ancillary to "pier" use.
- (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 number of storey(s) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (c) In determining the maximum number of storey(s) for the purposes of paragraph (b) above, any basement floor(s) may be disregarded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (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
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For "Public Recreation and Sports Centre" Only

Golf Course
Place of Recreation, Sports or Culture

Eating Place
Government Use
Private Club
Shop and Services (Pro-shop only)
Utility Installation not Ancillary to the
Specified Use

Planning Intention

This zone is intended primarily for the provision of sports and recreation facilities.

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) 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 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
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For "Cargo Handling Area" Only

Cargo Working Area

Government Use
Utility Installation not Ancillary to the
Specified Use

Planning Intention

This zone is primarily intended for the provision of cargo working area.

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) 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 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
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For "Electricity Substation" Only

Electricity Substation

Government Use
Utility Installation not Ancillary to the
Specified Use

Planning Intention

This zone is primarily intended for the provision of electricity substation.

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) 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 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
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For "Telephone Exchange" Only

Telephone Exchange

Government Use
Utility Installation not Ancillary to the
Specified Use

Planning Intention

This zone is primarily intended for the provision of telephone exchange.

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) 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 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
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For "Petrol Filling Station" Only

Petrol Filling Station

Government Use
Utility Installation not Ancillary to the
Specified Use

Planning Intention

This zone is primarily intended for the provision of petrol filling 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 number of storey(s) 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 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
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For "Breakwater" Only

Breakwater

Government Use
Utility Installation not Ancillary to the
Specified Use

Planning Intention

This zone is primarily intended for the provision of breakwater.

For "Container Storage and Repair Depot" Only

Container Storage/Repair Yard

Cargo Handling and Forwarding Facility
(Container Freight Station, free-standing
purpose-designed Logistics Centre only)
Government Use
Utility Installation not Ancillary to the
Specified Use

Planning Intention

This zone is primarily intended for the provision of container storage and repair depot.

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 2.5 and the maximum building height in terms of mPD 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.

(please see next page)

OTHER SPECIFIED USES (cont'd)

For "Container Storage and Repair Depot" Only (cont'd)

Remarks (cont'd)

- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/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
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For "Sewage Treatment Plant" Only

Sewage Treatment Plant

Government Use
Utility Installation not Ancillary to the
Specified Use

Planning Intention

This zone is primarily intended for the provision of sewage treatment 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 mPD 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 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
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For "Power Station" Only

Power Station

Government Use
Utility Installation not Ancillary to the
Specified Use

Planning Intention

This zone is primarily intended for the provision of power 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 a maximum plot ratio of 1.9 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 mPD 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, 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/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
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For "Cement Plant" Only

Cement Plant

Government Use
Utility Installation not Ancillary to the
Specified Use

Planning Intention

This zone is primarily intended for the provision of cement 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 a maximum GFA of 382,138m² and the maximum building height in terms of mPD as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.
- (b) In determining the maximum GFA 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 GFA/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
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For "Gas Off-take Station" Only

Gas Off-take Station

Government Use
Utility Installation not Ancillary to the
Specified Use

Planning Intention

This zone is primarily intended for the provision of gas off-take 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 number of storey(s) 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 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
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For "Yacht Club, Boat Repairing and Commercial Facilities Associated with Marina Development" Only

As Specified on the Plan

- Government Use
- Place of Entertainment
- Place of Recreation, Sports or Culture
- Private Club (not elsewhere specified)
- School
- Utility Installation not Ancillary to the Specified Use

Planning Intention

This zone is primarily intended for the provision of yacht club, boat repairing and commercial facilities associated with marina development.

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 GFA of 4,800m² for commercial development, 4,800m² for boat repairing compound, and 4,400m² for yacht club, or the GFA 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 mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (c) In determining the maximum GFA 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 GFA/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
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For "Resource Recovery Park" Only

Resource Recovery Park

Government Use
Utility Installation not Ancillary to the
Specified Use

Planning Intention

This zone is primarily intended for the provision of resource recovery park with co-location of businesses (including the provision of goods and services) in reuse, recycling and composting, and related processing and manufacturing, with shared use of facilities. Resource recovery park includes businesses involving the use of recyclable materials from waste, clean technologies or renewable energy and provision of related products or services.

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 2.5 and a maximum building height of 35m, 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/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
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For “Container and Cargo Handling and Storage Area” Only

Cargo Handling and Forwarding Facility Container Storage/Repair Yard	Government Use Utility Installation not Ancillary to the Specified Use
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Planning Intention

This zone is primarily intended to provide facilities for container and cargo handling and storage.

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 GFA of 8,000m² and the maximum building height in terms of mPD as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.
- (b) In determining the maximum GFA 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 GFA/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
<u>For “Commercial/Residential Development with Public Transport Interchange” Only</u>	
Ambulance Depot	Broadcasting, Television and/or Film Studio
Eating Place	Commercial Bathhouse/Massage
Educational Institution	Establishment
Exhibition or Convention Hall	Petrol Filling Station
Flat	
Government Refuse Collection Point	
Government Use	
Hotel	
House	
Information Technology and Telecommunications Industries	
Institutional Use (not elsewhere specified)	
Library	
Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances	
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	
Utility Installation for Private Project	

(please see next page)

OTHER SPECIFIED USES (Cont'd)

For “Commercial/Residential Development with Public Transport Interchange” Only (Cont'd)

Planning Intention

This zone is primarily intended for integrated development of the area for commercial and residential uses cum railway facilities and public transport interchange with the provision of riverside promenade, open space and Government, institution or community facilities.

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 GFA of 366,678m² and a maximum non-domestic GFA of 31,100m², or the GFA 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 mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (c) In determining the relevant maximum GFA 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. Any floor space that is constructed or intended for use solely as Government, institution or community facilities, public transport interchange, covered walkway, railway station and associated facilities as required by the Government may be disregarded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA/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
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For All Other Sites (Not Listed Above)

As Specified on the Plan	Government Use Private Club Utility Installation not Ancillary to the Specified Use
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Planning Intention

This zone is intended primarily for the provision of various specific uses including Multi-storey Lorry/Car Park to include Commercial Use; Comprehensive Industrial Development with Ancillary Commercial and Community Facilities; Restaurant/Commercial Complex; and Light Rail Transit Terminus & Ferry Concourse with Commercial/Residential Development.

Remarks

- (a) On land designated “OU” annotated “Multi-storey Lorry/Car Park to include Commercial Use”, “OU” annotated “Comprehensive Industrial Development with Ancillary Commercial and Community Facilities”, and “OU” annotated “Restaurant/Commercial Complex”, 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 GFA specified below, or the GFA of the existing building, whichever is the greater:

<u>Sub-area</u>	<u>Maximum GFA</u>
“Multi-storey Lorry/Car Park to include Commercial Use”	47,414m ²
“Comprehensive Industrial Development with Ancillary Commercial and Community Facilities”	150,000m ²
“Restaurant/Commercial Complex”	2,308m ²

(please see next page)

OTHER SPECIFIED USES (cont'd)

For All Other Sites (Not Listed Above) (cont'd)

Remarks (cont'd)

- (b) On land designated “OU” annotated “Multi-storey Lorry/Car Park to include Commercial Use”, “OU” annotated “Comprehensive Industrial Development with Ancillary Commercial and Community Facilities”, and “OU” annotated “Restaurant/Commercial Complex”, in determining the maximum GFA 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) On land designated “OU” annotated “Multi-storey Lorry/Car Park to include Commercial Use”, a total of not less than 325 public vehicle parking spaces shall be provided. In determining the maximum GFA for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as public vehicle parking spaces should be included for calculation.
- (d) On land designated “OU” annotated “Light Rail Transit Terminus & Ferry Concourse with Commercial/Residential Development”, no new development for a domestic or non-domestic building shall exceed a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5, as the case may be. For new development of a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic plot ratio of 9.5 and the actual non-domestic plot ratio proposed for the building and the maximum domestic plot ratio of 5 divided by the maximum non-domestic plot ratio of 9.5.
- (e) On land designated “OU” annotated “Light Rail Transit Terminus & Ferry Concourse with Commercial/Residential Development”, no 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 relevant maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (d) above, or the domestic and/or non-domestic plot ratio(s) of the existing building, whichever is the greater, subject to, as applicable -
 - (i) the plot ratio(s) of the existing building shall apply only if any addition, alteration and/or modification to or redevelopment of an existing building is for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building; or
 - (ii) the maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (d) above shall apply if any addition, alteration and/or modification to or redevelopment of an existing building is not for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building.

(please see next page)

OTHER SPECIFIED USES (cont'd)

For All Other Sites (Not Listed Above) (cont'd)

Remarks (cont'd)

- (f) On land designated “OU” annotated “Light Rail Transit Terminus & Ferry Concourse with Commercial/Residential Development”, in determining the maximum plot ratio for the purposes of paragraphs (d) and (e) 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. In determining the maximum plot ratio for the purposes of paragraphs (d) and (e) above, any floor space that is constructed or intended for use solely as public transport interchange with an area of not more than 17,340m² as required by the Government, may also be disregarded.
- (g) On land designated “OU” annotated “Multi-storey Lorry/Car Park to include Commercial Use”, “OU” annotated “Comprehensive Industrial Development with Ancillary Commercial and Community Facilities” and “OU” annotated “Light Rail Transit Terminus & Ferry Concourse with Commercial/Residential Development”, 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 mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (h) On land designated “OU” annotated “Restaurant/Commercial Complex”, 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) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (i) In determining the maximum number of storey(s) for the purposes of paragraph (h) above, any basement floor(s) may be disregarded.
- (j) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the restrictions on plot ratio/GFA/building height and provision of public vehicle parking spaces as stated in paragraphs (a), (c), (d), (e), (g) and (h) 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 Cable Car Route and Terminal Building 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 Firing Range Flat Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Holiday Camp House Marina Marine Fuelling Station Petrol Filling Station Pier 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 Zoo

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.

SITE OF SPECIAL SCIENTIFIC INTEREST

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Wild Animals Protection Area	Agricultural Use Field Study/Education/Visitor Centre Government Use Nature Reserve Nature Trail On Farm Domestic Structure Picnic Area Public Convenience Public Utility Installation Tent Camping Ground Utility Installation for Private Project

Planning Intention

The planning intention of this zone is to conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats, woodlands, or areas of ecological or botanical/biological interest which are designated as Site of Special Scientific Interest (SSSI). It intends to deter human activities or developments within the SSSI.

There is a general presumption against development in this zone. No developments are permitted unless they are needed to support the conservation of the features of special scientific interest in the SSSI, to maintain and protect the existing character of the SSSI, or for educational and research purposes.

Remarks

Any diversion of stream, filling or excavation of land necessary 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 publication in the Gazette of the notice of the draft Tuen Mun Outline Zoning Plan No. S/TM/25 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

APPROVED TUEN MUN OUTLINE ZONING PLAN NO. S/TM/37

EXPLANATORY STATEMENT

EXPLANATORY STATEMENT

APPROVED TUEN MUN OUTLINE ZONING PLAN NO. S/TM/37

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APPROVED TUEN MUN OUTLINE ZONING PLAN NO. S/TM/37

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

EXPLANATORY STATEMENT

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

1. **INTRODUCTION**

This explanatory statement is intended to assist an understanding of the approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/37. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the various land use zonings of the Plan.

2. **AUTHORITY FOR THE PLAN AND PROCEDURE**

- 2.1 On 21 August 1973, the Board was directed by the then Governor under section 3 of the Town Planning Ordinance (the Ordinance) to prepare a draft statutory plan for Tuen Mun New Town. Since the exhibition of the draft Tuen Mun OZP No. LTM/2 on 29 July 1983, the OZP had been amended several times and exhibited for public inspection under section 7 of the Ordinance.
- 2.2 On 16 August 1988, the then Governor in Council (G in C) approved the draft Tuen Mun OZP No. S/TM/6 under section 9(1)(a) of the Ordinance. On 24 October 1989, the then G in C referred the approved OZP No. S/TM/6 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.3 On 21 January 1994, under the power delegated by the then Governor, the then Secretary for Planning, Environment and Lands directed the Board, under section 3(1)(a) of the Ordinance, to extend the coverage of the Tuen Mun OZP. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.4 On 27 May 1997, the then G in C, under section 9(1)(a) of the Ordinance, approved the draft Tuen Mun OZP, which was subsequently renumbered as Plan No. S/TM/9. On 7 October 1997, the Chief Executive in Council (CE in C) referred the approved OZP No. S/TM/9 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.5 On 19 January 1999, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tuen Mun OZP, which was subsequently renumbered as Plan No. S/TM/11. On 30 November 1999, the CE in C referred the approved OZP

No. S/TM/11 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended seven times and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances.

- 2.6 On 8 November 2005, the CE in C referred the approved Tuen Mun OZP No. S/TM/20 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended eight times and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.7 On 6 August 2012, the Secretary for Development, under the delegated authority of the Chief Executive, directed the Board under section 3(1)(a) of the Ordinance to extend the planning scheme boundary of the Tuen Mun OZP to cover the Northern Landfall Reclamation Area of the Tuen Mun-Chek Lap Kok Link (TM-CLKL). The OZP was subsequently amended and exhibited for public inspection under section 7 of the Ordinance.
- 2.8 On 29 October 2013, the CE in C referred the approved Tuen Mun OZP No. S/TM/31 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended twice and exhibited for public inspection under section 5 of the Ordinance.
- 2.9 On 3 November 2020, the CE in C referred the approved Tuen Mun OZP No. S/TM/35 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 13 November 2020 under section 12(2) of the Ordinance.
- 2.10 On 22 July 2022, the draft Tuen Mun OZP No. S/TM/36 was exhibited for public inspection under section 5 of the Ordinance. The main amendments on the OZP include (i) the rezoning of a site at Hoi Wong Road from “Government, Institution or Community” (“G/IC”) and “Open Space” (“O”) to “Other Specified Uses” (“OU”) annotated “Commercial/Residential Development with Public Transport Interchange”; (ii) the rezoning of a site to the west of Hing Fu Street from “Green Belt” (“GB”) to “G/IC(2)”; (iii) the rezoning of a site at Castle Peak Road - Castle Peak Bay from mainly “GB” to “Residential (Group A)27” (“R(A)27”); (iv) the revision of building height restriction for the “G/IC” zone at Tuen Mun Clinic; and other amendments to reflect the current uses and as-built site conditions.
- 2.11 On 2 May 2023, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tuen Mun OZP, which was subsequently renumbered as S/TM/37. On 12 May 2023, the approved Tuen Mun OZP No. S/TM/37 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance.

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zonings and major transport networks so that the development and redevelopment within the area can be put under statutory planning control.

- 3.2 The Plan is to illustrate only the broad principles of development. It is a small-scale plan and the transport alignments and boundaries between the land use zones may be subject to minor adjustments as detailed planning proceeds.
- 3.3 Since the Plan is to show broad land use zonings, there would be cases that small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculations. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Tuen Mun area and not to overload the road network in this area.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department (PlanD) and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

5. THE PLANNING SCHEME AREA

- 5.1 The Planning Scheme Area (the Area), covering an area of about 2,260 ha, is located at the head of Castle Peak Bay in the North West New Territories (NWNT). It is bounded by the ridges of Castle Peak to the west, Lam Tei Interchange of Castle Peak Road to the north, and Tai Lam Country Park to the east. To the southeast, the Area extends to Siu Lam Interchange of Tuen Mun Road, while to the southwest, it extends to the power station at Tap Shek Kok. The boundary of the Area is shown in a heavy broken line on the Plan. For planning and reference purposes, the Area is sub-divided into a number of smaller planning areas as shown on the Plan.
- 5.2 The basic design concept of Tuen Mun New Town envisages a corridor of developments running north-south flanked by the foothills of Tai Lam to the east and the ridges of Castle Peak to the west. The urban core of the New Town, accommodating relatively high-density residential, industrial and commercial developments, is on flat land of the Tuen Mun valley floor and reclaimed land in Castle Peak Bay. On the lower slopes of the valley are relatively lower density developments forming a transition zone between the urban core and the rural hinterland.

- 5.3 To the southwest, land is reserved for the development of special industries. Existing developments include a river trade terminal, a power station, a cement plant, a steel mill and a resource recovery park. The Northern Landfall Reclamation Area of the TM-CLKL is adjoining the Tuen Mun River Trade Terminal. To the southeast is an area intended for low to medium density residential developments, marina and a number of beaches. Some of these developments have already been implemented whilst others are either under planning or under construction.

6. POPULATION

Based on the 2016 Population By-census, the population of the Area was estimated by PlanD as about 455,850 persons. It is estimated that the total planned population of the Area would be about 595,100 persons.

7. BUILDING HEIGHT RESTRICTIONS IN THE AREA

- 7.1 In order to provide better planning control on the development intensity and building height upon development/redevelopment, to address public demand for greater certainty and transparency in the statutory planning system, and to meet the growing community aspirations for a better living environment, a review of the Tuen Mun OZP has been taken in 2009 with a view to incorporating appropriate building height restrictions for various development zones to guide future development/redevelopment. In the absence of building height control, tall buildings may proliferate at random locations and the scale may be out-of-context in the locality, resulting in negative impacts on the visual quality of the Area and may sometimes obstruct air ventilation. In order to prevent excessively tall or out-of-context buildings, to preserve some key urban design attributes (e.g. stepped building height from the waterfront and preservation of public view to the ridgelines) and to provide better control on the building heights of developments in the Area, building height restrictions are imposed for the development zones on the Plan.

- 7.2 There are in general three main building height bands – 85 metres above Principal Datum (mPD), 100mPD and 120mPD in the Area for the “Commercial” (“C”), “Residential (Group A)” (“R(A)”), and “Industrial” (“I”) – increasing progressively from the waterfront to the inland. According to Chapter 11 of the Hong Kong Planning Standards and Guidelines (HKPSG) on Urban Design Guidelines, developments should be highest in the central part of a new town and gradually descending down to medium to low-rise developments at the edges; and where appropriate, landmarks at the civic/commercial centres or focal points should be introduced. The site adjoining Tuen Ma Line Tuen Mun Station and the planned Tuen Ma Line Tuen Mun Area 16 station (the A16 station) site are centrally located in the Tuen Mun New Town and its southern gateway respectively and forming focal points of Tuen Mun New Town with their own retail and supporting facilities. To reflect the character of the “R(A)4” site adjoining the Tuen Mun Station and the “OU” annotated “Commercial/Residential Development with Public Transport

Interchange” site with the A16 station, the highest height bands of 156mPD and 174mPD are proposed for the sites respectively. Gradually descending height bands from the highest height bands towards the fringe of Tuen Mun New Town are proposed. In general, the proposed building height bands help preserve views to the ridgelines, achieve a stepped height profile, and maintain visual permeability and wind penetration and circulation. To avoid monotonous townscape and to reflect the existing building height profile, height variations are proposed where appropriate.

- 7.3 The Tuen Mun East Area is a residential area with developments that are in general low to medium density in nature. The overall planning concept for the Tuen Mun East Area is to maintain a stepped building height profile which generally increases from low to high-density from So Kwun Wat in the east to the urban core in the west and to integrate the natural topography with the stepped profile from the sea towards the mountain. The building height restrictions are recommended so as to maintain the overall character of the area.
- 7.4 Moreover, specific building height restrictions for the “G/IC” zones in terms of mPD or number of storey(s), which mainly reflect the existing and planned building heights of developments, have been incorporated into the Plan with a view to maintaining visual and spatial relief to the Area as appropriate. The building height restrictions are specified in terms of mPD to provide certainty and clarity of the planning intention. On the other hand, building height control for low-rise developments, normally with a height of not more than 13 storeys, will be subject to restrictions in terms of number of storey(s) (excluding basement floor(s)) so as to allow more design flexibility, in particular for Government, institution or community (GIC) facilities with specific functional requirements, unless such developments fall within visually prominent locations and major breathing spaces.
- 7.5 Taking into account the nature of the existing/planned facilities/uses of the sites, the existing development intensity and their respective as-built conditions, and to cater for the wide variety of their operational needs and uses, building height restrictions in terms of mPD or number of storey(s) have been specified in the Notes or stipulated on the Plan for the respective “OU” zones.
- 7.6 In 2009, an Expert Evaluation on air ventilation assessment (AVA EE 2009) was undertaken to assess the wind environment of the Area and the likely impact of the proposed building heights of the development sites within the Area on the pedestrian wind environment. The building height restrictions stipulated on the Plan have taken the findings of the AVA EE 2009 into consideration. For the purpose of assessing the air ventilation impact of zoning amendments for 14 sites for residential purpose with specific building height restrictions as well as other development parameters, another AVA EE was undertaken in 2014 (AVA EE 2014). Similarly, for the purpose of assessing the air ventilation impact of zoning amendments for six sites for residential purpose with specific building height restrictions as well as other development parameters, AVA EEs were undertaken in 2017 (AVA EEs 2017).

7.7 In general, a minor relaxation clause in respect of building height restrictions is incorporated into the Notes of the Plan in order to provide flexibility for developments/redevelopments with planning and design merits. Each planning application for minor relaxation of building height restriction will be considered on its own merits and the relevant criteria for consideration of such application are as follows:

- (a) amalgamating smaller sites for achieving better urban design and local area improvements;
- (b) accommodating the bonus plot ratio granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as public passage/street widening;
- (c) providing better streetscape/good quality street level public urban space;
- (d) providing separation between buildings to enhance air and visual permeability; and
- (e) other factors, such as site constraints, need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality, provided that no adverse landscape and visual impacts would be resulted from the innovative building design.

7.8 However, for existing buildings with building heights already exceeding the building height restrictions in terms of mPD and/or number of storey(s) as shown on the Notes of the Plan and/or stipulated on the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

8. NON-BUILDING AREAS

8.1 According to the findings of the AVA EEs, the prevailing annual wind in the Area mainly comes from the north-east, east and south-east, and summer wind mainly from southerly quarters including south-west, south and south-east. The annual prevailing wind blows along major air paths i.e. the Tuen Mun River Channel, Tuen Mun Road, Hing Kwai Street, Ming Kum Road, Tsing Wun Road, Castle Peak Road (Lingnan, San Hui and Castle Peak Bay sections), Tsing Lun Road, Tsun Wen Road, Tsing Chung Koon Road, Tuen Mun Tang Siu Kin Sports Ground, Tuen Mun Heung Sze Wui Road and Wu King Road. These north-south air paths also serve as corridors for the summer winds blowing north. Besides the north-south air paths, there are several east-west paths along Tsing Tin Road, Shek Pai Tau Road, Pui To Road, Wong Chu Road and Hoi Wing Road. Air paths for downhill air movements including areas between Leung King Estate and Po Tin Estate have also been identified. These paths form the linkage between the north-south air paths and allow cross flow to bring winds to areas to the interior of the major air paths. The available winds for the Tuen Mun East and Tuen Mun West Areas should be adequate. The

AVA EE 2009, the AVA EE 2014 and the AVA EEs 2017 recommend strips of non-building areas (NBAs) for better penetration of the prevailing winds. In addition to NBAs, the AVA EEs also recommend other effective measures, such as incorporation of breezeways, air paths, open space, lower podium height, minimisation of podia, greater building separations and permeability, lower building height for buildings with wide façade facing prevailing wind directions, varied building heights stepping towards the north and avoidance of blockage of breezeway through suitable positioning of building towers and podiums to be applied in addressing potential air ventilation impact. These NBAs and measures would also enhance visual permeability within the dense built-up environment, as well as for enhancement of the visual quality of Tuen Mun New Town and pedestrian linkage.

- 8.2 Taking into account the findings of the AVA EEs and other relevant factors, such as site constraints and impacts on development/redevelopment potential, NBAs are proposed on the Plan as follows:
- (a) two 15m-wide strips of land along the two sides of Tuen Mun Heung Sze Wui Road section between Hoi Wing Road and Tuen Hing Road. The NBAs together with Tuen Mun Heung Sze Wui Road and the existing open spaces form an about 800m breezeway from the waterfront area to the Town Park through the high-density/high-rise urban environment. They allow preservation of the existing visual corridor and creation of a landscape avenue along this important central spine of the new town;
 - (b) a 10m-wide strip of land along the promenade at the western edge of Yau Oi Estate to enhance the linkage between future points of interest (for examples west bank of Tuen Mun River at Area 33, a proposed sports ground at Area 16 to the south, and the Town Park in the north);
 - (c) two 16m-wide strips of land, one along the eastern boundary of Tuen Mun Industrial Centre abutting Pui To Road and another along the eastern boundary of Vitasoy Distribution Centre abutting Ho Tin Street. They facilitate a north-south running air path along Hung Cheung Road and Kin On Street within the industrial area at Areas 9 and 12 for better air penetration to downstream areas;
 - (d) a 26m-wide strip of land along the southern end of Goodview Industrial Building located at the western junction of Ho Tin Street / Kin Fat Street and a 14m-wide corner splay of Koon Wah Mirror Factory (6th) Industrial Building at the eastern junction of Ho Ting Street and Kin Fat Street. They form integral parts of the east-west air path linking Tuen Mun River Channel and Ming Kum Road that help to distribute the flow to interior areas;
 - (e) a 10m-wide strip of land from the southern boundary of three industrial sites (i.e. Tin's Centre Block 9, Yee Wah Industrial Building and Yau Tak Industrial Building) facing the Tin Hau Temple to introduce a suitable setting for the low-rise Tin Hau Temple and the proposed Tin Hau Square, and avoid a tall solid wall in front of the square;

- (f) a 20m-wide strip of land along the existing estate road of Leung King Estate at the south-western boundary of the proposed public housing development at Area 29 to serve as an air path for the downhill air movements;
- (g) a 15m-wide strip of land to align with Hang Kwai Street air path and coincide with the existing footpath within the site at the junction of Hoi Wong Road and Hoi Wing Road at Area 16 to facilitate wind penetration to areas east and west of the site;
- (h) a 20m-wide strip of land at the northern boundary of the site north of Pok Oi Hospital Mrs. Cheng Yam On Millennium School at Area 56 to facilitate the penetration of winds to the downstream areas;
- (i) a 20m-wide strip of land within the site to the south-west of Kwun Chui Road and Avignon at Area 56 to facilitate the penetration of winds; and
- (j) a 20m-wide strip of land within the site on Kwun Chui Road opposite Avignon at Area 56 to facilitate the penetration of winds to the north.

8.3 The above NBAs should be taken into account upon future development/redevelopment of the sites. The NBA requirements will not apply to underground developments and existing buildings. Moreover, a minor relaxation clause has been incorporated in the Notes of the relevant zones to allow minor relaxation of the stated non-building area restrictions as shown on the Plan under exceptional circumstances.

8.4 Also, air paths should be preserved within large sites and potential development sites at critical air path, for example the “R(A)” sites in Area 54, and the development sites in Tuen Mun East Area. For Area 54, sufficient gaps between building towers should be provided to facilitate wind flow at a north to south direction. In the AVA EE 2014, the air ventilation impact of the housing sites to the west of Kei Lun Wai and north of Hing Fu Street has already been assessed. It is concluded that subject to the minimisation of podium and building separation requirements in accordance with the Sustainable Building Design (SBD) Guidelines (APP-152) be adopted, future developments at these sites will not impose significant air ventilation impact on the surrounding areas and designation of air paths are not required. For the other sites in Area 54, the exact alignment, disposition and width of the gaps should be considered under the detailed AVA prepared for the future developments on these sites. Similarly, to minimise the impact of the future developments on the air environment in the Tuen Mun East Area, as suggested in the AVA EEs, buildings should be built with adequate spacing gaps and the development complexes should be spaced apart and avoid forming long and continuous building groups.

8.5 In addition to NBAs on the Plan, the AVA EE 2014 recommends NBAs for housing sites at the Ex-Perowne Barracks near Kwun Tsing Road (zoned “Residential (Group B) 14” (“R(B)14”) and “R(B)15”) and the Ex-Gordon Hard Camp site in Area 48 (zoned “R(B)”). Recommendations are made on the general directions and widths of the NBAs but no fixed designation is proposed

in order to allow for design flexibility. Having regard to the location, size and development intensity of these sites, future developers are required to undertake quantitative AVAs at the detailed design stage to identify the NBAs and other enhancement measures and to ascertain their effectiveness. Such requirements will also be incorporated in the lease.

- 8.6 For the five “R(A)26” sites in Areas 16, 17, 23, 28 and 39, the AVA EEs 2017 recommend that critical air paths should be preserved within these sites and potential developments through measures including NBAs, building separations, setbacks and open void at ground level.
- 8.7 The AVA EEs also recommend that in future developments including those proposed with NBAs, minimisation of podium and fulfilment of building separation requirements in accordance with the SBD Guidelines (APP-152) would also be required.

9. LAND USE ZONINGS

9.1 Commercial (“C”) Total Area: 1.10 ha

9.1.1 This zone is intended primarily for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as local shopping centre serving the immediate neighbourhood. A site located at the junction of Tuen Mun Road and Tuen Hing Road has been developed into a retail/office complex with a public car park known as Tuen Mun Parklane Square.

9.1.2 Development in this zone is subject to a maximum gross floor area (GFA) of 40,000m² as stipulated in the Notes of the Plan or the GFA of the existing building, whichever is the greater. A total of not less than 300 public car parking spaces shall be provided and any floor space that is constructed or intended for use solely as public car parking spaces shall be included for GFA calculation.

9.1.3 Development within the “C” zone is subject to building height restrictions of 30mPD and 85mPD for the northern and southern portions respectively as stipulated on the Plan, or the height of the existing building, whichever is the greater. The variation in building profile is specified for the sake of compatibility with the existing building height of surrounding developments with low-rise GIC developments to its north and relatively high-rise residential developments to its south on the other side of Tuen Hing Road.

9.1.4 The two “C(1)” zones are at Kin Fung Circuit adjacent to the current industrial area in Area 9 and the Tuen Ma Line Tuen Mun Station and San On Street in Area 12. Developments in these two sub-zones are subject to a maximum plot ratio of 9.5 and maximum building height of 100mPD and 85mPD respectively, or the plot ratio and building height of the existing building, whichever is the greater. ‘Flat’ use has been included in

the Column 2 of the Notes of the “C(1)” zone only to provide flexibility if the future development could suitably address the industrial/residential interface problem. Non-domestic development will be subject to the maximum plot ratio of 9.5 as stipulated in the Notes but the development intensity of any mixed development involving residential element will be subject to the maximum permissible level of 5/9.5 for domestic/non-domestic uses generally applicable to the New Town.

9.1.5 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the maximum GFA and plot ratio specified in the Notes of the Plan may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.

9.1.6 To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the GFA/plot ratio restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual merits.

9.1.7 However, for any existing building with GFA/plot ratio already exceeding the GFA/plot ratio restrictions as shown on the Notes of the Plan, there is a general presumption against such application for minor relaxation except under exceptional circumstances.

9.1.8 Minor relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.7 above would be relevant for assessment for minor relaxation of building height restrictions. Each application for minor relaxation of building height restrictions will be considered on its individual merits.

9.1.9 Minor relaxation of the restriction on provision of public car parking spaces may be considered by the Board on application. Each application will be considered on its own merits.

9.2 Comprehensive Development Area (“CDA”) Total Area: 19.81 ha

9.2.1 This zone is intended for comprehensive development/redevelopment of the area for residential use with the provision of commercial, open space and other supporting facilities, if any, to serve the residential neighbourhood. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints. Pursuant to sections 4A(1) and 4A(2) of the Ordinance, any development/redevelopment within the “CDA” zone would require the approval of the Board through planning application under section 16 of the Ordinance. Except as otherwise expressly provided that it is not required by the Board, the applicant should prepare a Master Layout Plan (MLP) together with information specified in the Notes of the Plan for approval by the Board. The intention is to ensure that the development/

redevelopment within the zone would be designed in a comprehensive manner taking into account various planning considerations such as environmental quality, land use compatibility, infrastructure provision as well as traffic and phasing requirements. Pursuant to section 4A(3) of the Ordinance, a copy of the approved MLP shall be made available for public inspection.

9.2.2 Six “CDA” zones have been earmarked on the Plan. They are located in Areas 9, 55, 56 and 59. These “CDA” zones are identified for comprehensive development in view of environmental and infrastructure considerations.

9.2.3 The “CDA(1)” zone in Area 9 is at the fringe of an industrial area and has good accessibility as it is adjacent to Tuen Ma Line Tuen Mun Station to the east. The zone is now mainly occupied by a bus depot which has ceased operation, an industrial building and a public toilet. It is intended that the zone would be redeveloped mainly for residential use with some retail and GIC facilities. Development or redevelopment is subject to a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5, and a maximum building height of 100mPD. Development in the subject “CDA(1)” zone, would require the submission of a MLP together with assessments on various aspects including, among others, traffic, environment, infrastructure as well as a development programme for the consideration and approval of the Board under section 16 of the Ordinance. As the site is separated by public road and is adjacent to the river bank and the Tuen Ma Line Tuen Mun Station, the design concept of the “CDA” development should include integration within the zone, the adjacent developments and across the river, and environmental mitigation measure where appropriate. Opportunity for provisions of public vehicle park and shopping arcade in the development could be explored. The proposed “CDA(1)” zone includes an existing public toilet and ancillary facilities which provides services to the visitors to the adjacent Ho Tin LRT Station and Tuen Ma Line Tuen Mun Station, sitting out area and riverside cycle track and amenity area. It is considered appropriate to include in-situ reprovisioning of the facilities upon redevelopment. To cater for the need of the residents of the subject proposed residential development, provisions of a kindergarten in the development may be required. A planning brief will be prepared to provide further details on the design concept as well as requirements for various facilities.

9.2.4 The two “CDA(2)” zones in Area 9 near Kin Tai Street and Kin On Street are intended for comprehensive redevelopment for commercial use. The sites are currently occupied by the KMB bus depot and Overhaul Centre. Development or redevelopment in these zones is subject to a maximum plot ratio of 9.5 and a maximum building height of 100mPD. The MLP together with relevant technical assessments and information including development programme should be submitted to the Board for consideration under section 16 of the Ordinance. Control on the design of these two sites is considered important to create a more functional, interesting and aesthetically pleasing town core. Planning briefs will be

prepared to guide the development. While it is the planning intention to relocate the bus depots to redevelop the sites primarily for commercial use in the long term, 'bus depot' and 'flat' uses are included as Column 2 use under the "CDA(2)" zones in order to cater for alterations of the existing bus depot prior to its relocation and to provide flexibility if the future development could suitably address the industrial/residential interface problems. Non-domestic development will be subject to the maximum plot ratio of 9.5 as stipulated in the Notes but the development intensity of any mixed development involving residential element will be subject to the maximum permissible level of 5/9.5 for domestic/non-domestic uses generally applicable to the New Town.

- 9.2.5 The "CDA" in Area 55 which is to the north of Peridot Court in Area 58 is intended for private residential development. The "CDA" zoning is intended to provide incentive for comprehensive redevelopment of the site to residential use to improve the general environment. The maximum plot ratio, site coverage and building height for the site have been specified in the Notes. The "CDA(3)" in Area 56 to the south-west of Avignon is subject to a maximum plot ratio of 2.6 and a maximum building height of 79mPD. The MLP together with relevant technical assessments and information including development programme should be submitted to the Board for consideration under section 16 of the Ordinance.
- 9.2.6 The "CDA" in Area 59, which is the disused desalination plant site, is Government land and is mainly occupied by temporary uses. It is intended for comprehensive redevelopment for residential use when the site is available for development. Development within this "CDA" site is subject to a maximum building height of 41mPD as stipulated on the Plan and a plot ratio of 1.3 as specified in the Notes. Notwithstanding the building height restriction, a "stepped height" profile is encouraged for urban design and air ventilation purposes, with building heights descending from the highest of 41mPD to 26mPD towards the waterfront. A planning brief will be prepared to set out the requirement in further detail. Consideration should be given to air ventilation and visual impacts in the formulation of development proposals at this site. Moreover, provision of commercial facilities to serve the local community is encouraged.
- 9.2.7 Developments and redevelopments within this zone are subject to building height restrictions as shown in the Notes of the Plan and/or stipulated on the Plan. Minor relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.7 above would be relevant for assessment for minor relaxation of building height restrictions. Each application for minor relaxation of building height restrictions will be considered on its individual merits.
- 9.2.8 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio/site coverage restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual

merits.

9.3 Residential (Group A) (“R(A)”) Total Area: 276.05 ha

9.3.1 Land zoned “R(A)” is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

9.3.2 Sites zoned “R(A)” are mainly found in the urban core on the valley floor and reclaimed land to the west of Castle Peak Bay, and are intended for public and private residential use. “R(A)21” zone to the northeast of Leung King Estate in Area 29, “R(A)23” zone to the north-east of Shan King Estate in Area 2, “R(A)24” zone to the west of Kei Lun Wai, “R(A)25” zone to the north of Hing Fu Street in Area 54, as well as five sites under “R(A)26” zone (including sites to the west of Nerine Cove in Area 16, at Yip Wong Road in Area 17, east of Tuen Hing Road in Area 23, north of Wu Shan Road in Area 28, and north of Handsome Court in Area 39) are intended for public housing developments.

9.3.3 The major existing Public Rental Housing (PRH) estates include Leung King Estate, Tin King Estate, Kin Sang Estate, Tai Hing Estate, Shan King Estate, On Ting Estate, Sam Shing Estate, Wu King Estate, Yau Oi Estate, Butterfly Estate, Fu Tai Estate, Po Tin Estate and Lung Yat Estate. Also included in this zone are several completed Home Ownership Scheme (HOS) and Private Sector Participation Scheme (PSPS) estates. They are Yuet Wu Villa, Siu Kwai Court, Siu Lun Court, Siu Hin Court, Siu On Court, San Wai Court, Siu Shan Court, Siu Hei Court, Siu Pong Court, Siu Lung Court, Siu Hong Court, Prime View Garden, Affluence Garden, Tsui Ning Garden, Melody Garden, Chi Lok Fa Yuen, Kingston Terrace, Glorious Garden and Lung Mun Oasis. A wide range of facilities such as primary and secondary schools, community halls, children and youth centres, elderly centres and local open space are also provided within these estates to serve the residents.

9.3.4 Other existing/proposed private residential developments are located in Areas 2, 4, 5, 9, 10, 11, 16, 28, 37, 39, 44, and 54.

9.3.5 Developments or redevelopments in areas zoned “R(A)”, “R(A)1”, and “R(A)24” are subject to a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5, or the plot ratio of the existing building, whichever is the greater as stipulated in the Notes of the Plan. Developments or redevelopments in area zoned “R(A)21” is subject to a maximum domestic plot ratio of 6 and a maximum non-domestic plot ratio of 2 for provision of GIC facilities as required by the Government, including community health centre, social welfare and community facilities or the plot ratio of the existing building, whichever is the greater. Developments or redevelopments in areas zoned “R(A)22”, “R(A)23” and “R(A)27” are subject to a maximum domestic plot ratio of 6 or a maximum non-domestic plot ratio of 9.5, or the plot ratio of the existing

building, whichever is the greater. Within “R(A)27” zone, GIC facilities of not less than 500m² as required by the Government should be provided. Developments or redevelopments in area zoned “R(A)25” is subject to a maximum domestic plot ratio of 5 and a maximum non-domestic plot ratio of 0.4 for provision of GIC facilities as required by the Government, including a neighbourhood elderly centre and an integrated children and youth services centre, or the plot ratio of the existing building, whichever is the greater. Developments or redevelopments in areas zoned “R(A)26” are subject to a maximum plot ratio of 6.5, or the plot ratio of the existing building, whichever is the greater. Necessary GIC/retail facilities would be provided where appropriate. The stipulated plot ratio restriction is the maximum only. All public housing estates are also governed by planning briefs. Any plot ratio must be supported by relevant assessment on the infrastructural implications, e.g. traffic impact assessment, drainage impact assessment and sewerage impact assessment.

9.3.6 Two sites occupied by Chelsea Heights and the student hostel of Lingnan University are zoned “R(A)2” and “R(A)3” respectively. The “R(A)2” site is subject to the maximum domestic GFA of 101,400m² and non-domestic GFA of 10,800m², and the “R(A)3” site is subject to a maximum GFA of 18,160m². They are subject to the aforesaid maximum GFA restrictions or the GFA of the existing building, whichever is the greater.

9.3.7 The eight sites in the Town Centre including the Tuen Ma Line Tuen Mun Station development, Tuen Mun Town Plaza Blocks 3 to 7, Tuen Mun Town Plaza Block 8, Tuen Mun Town Plaza Blocks 1 to 2, Kam Wah Garden, The Trend Plaza, New Town Mansion, and Waldorf Garden are zoned “R(A)4” to “R(A)11” respectively. They are subject to maximum GFA restrictions as stipulated in the Notes of the Plan or the GFA of the existing building, whichever is the greater. In order to ensure that essential commercial floorspace would be provided to serve the function of the town centre, non-domestic GFA restriction is specified. Their GFA restrictions are as follows:

Zoning	Maximum Domestic GFA (m ²)	Maximum Non-domestic GFA (m ²)
“R(A)4”	119,512	25,000
“R(A)5”	58,800	96,500
“R(A)6”	14,650	8,030
“R(A)7”	17,125	11,933
“R(A)8”	19,892	7,163
“R(A)9”	52,711	20,695
“R(A)10”	17,560	7,006
“R(A)11”	53,400	13,030

9.3.8 On land designated “R(A)4”, the GFA of the public transport interchange (PTI) as required by the Government, i.e. an area of not more than 10,648m², is also stipulated in the Notes.

9.3.9 The nine sites occupied by existing HOS/PSPS developments, i.e. Prime View Garden, Siu On Court, Siu Lun Court, Glorious Garden, Melody Garden, Siu Shan Court, Siu Hei Court, Chi Lok Fa Yuen and Siu Hong Court are zoned “R(A)12” to “R(A)20” respectively. They are subject to the maximum GFA restrictions as stipulated in the Notes of the Plan or the GFA of the existing building, whichever is the greater.

Zoning	Maximum Domestic GFA (m ²)	Maximum Non-domestic GFA (m ²)
“R(A)12”	70,380	2,750
“R(A)13”	73,842	1,718
“R(A)14”	245,700	2,250
“R(A)15”	178,930	3,886
“R(A)16”	155,908	7,770
“R(A)17”	116,064	-
“R(A)18”	129,540	4,467
“R(A)19”	54,395	5,750
“R(A)20”	235,815	7,365

9.3.10 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the maximum plot ratios/GFAs specified in the Notes of the Plan may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.

9.3.11 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio/GFA restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual merits.

9.3.12 However, for any existing building with plot ratio/GFA already exceeding the plot ratio/GFA restrictions as shown on the Notes of the Plan, there is a general presumption against such application for minor relaxation except under exceptional circumstances.

9.3.13 Developments and redevelopments within the “R(A)” and its sub-areas are restricted to maximum building height ranging from 85mPD to 156mPD as shown on the Plan according to the overall building height concept of the Area as specified in paragraph 7.2 above.

9.3.14 For the proposed residential developments in the “R(A)” zone in Area 54 immediately to the north of the Government Farm, a variation in building height profile in the range of 90mPD to 120mPD is encouraged to avoid a monotonous built-form on this large site. Consideration should also be given to air ventilation and visual impacts in the formulation of development proposals at this location. To facilitate better air penetration to the downstream area, the AVA EE 2009 has recommended that sufficient gaps between building towers should be provided to facilitate wind paths at a north to south direction. For any developments on the

“R(A)” sites in Area 54, except for the public housing sites zoned “R(A)24” to the west of Kei Lun Wai and “R(A)25” to the north of Hing Fu Street of which the air ventilation impact has already been assessed, detailed AVA should be prepared to consider the exact alignment, width, and elevation of the non-building areas across the subject sites for the future development of the sites. For the “R(A)26” site at Hin Fat Lane in Area 39, according to the AVA EE 2014, one 20m-wide NBA is recommended to facilitate the penetration of east-north-easterly and easterly winds as well as downhill air movement from the east serving the areas to the west of the site. Such NBA should run perpendicular to Castle Peak Road – Castle Peak Bay. However, under the AVA EE 2017, it is recognized that only a 15m-wide NBA could be provided at the southern site boundary due to site constraints and various design considerations. For similar purpose of a 20m-wide NBA, other suitable design features/measures are proposed to mitigate the air ventilation impact on the surrounding developments. They include provision of a landscaped area in the southeastern portion of the site and provision of a 50m-long area with low-rise building block/open area in the northern portion of the site.

- 9.3.15 For the four “R(A)26” sites in Areas 17, 23, 28 and 39, the AVA EEs 2017 recommends that, critical air paths should be preserved within these sites and potential developments through measures including building separations, setbacks and open void at ground level. The AVA EEs 2017 have recommended that further quantitative AVAs should be conducted in the detailed design stage. For the “R(A)26” site in Area 16, the AVA EE 2014 recommends that NBA of at least 15m in width should be provided to connect with Tuen Yee Street as an air path. The other NBA of 15m wide is also recommended along the southern boundary of the site to allow wind penetration to Nerine Cove at the east. The requirement for all air ventilation measures will be proposed for incorporation into the lease or planning brief as appropriate.
- 9.3.16 For sites zoned “R(A)1”, a “two-tier building height system” of 85mPD and 100mPD is imposed for the “R(A)1” sites at Area 10 to the west of Tuen Mun Road to reflect the descending height profile. As the lots are small in size, a higher height band of 100mPD is allowed for sites with an area of not less than 400m² to encourage amalgamation of sites and avoid pencil-like buildings.
- 9.3.17 Developments and redevelopments within the “R(A)” and its sub-areas are subject to building height restrictions as stipulated on the Plan or the height of the existing building, whichever is the greater. Minor relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.7 above would be relevant for assessment for minor relaxation of building height restrictions. Each application for minor relaxation of building height restriction will be considered on its individual merits.

- 9.3.18 Application for minor relaxation of the building height restriction of 100mPD under “R(A)1” zone is not allowed.
- 9.3.19 Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- 9.3.20 The plot ratio control under “R(A)27” zone is regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note No. 4 “Development Control Parameters Plot Ratio/Gross Floor Area”, and shall be subject to the streamlining arrangements stated therein.

9.4 Residential (Group B) (“R(B)”) Total Area: 145.42 ha

- 9.4.1 Sites under this zoning are mainly located at the periphery of the New Town and are intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. To cater for the shopping needs arising from the population increase in Tuen Mun East, some commercial uses are permitted on land designated “R(B)14” and “R(B)19”.
- 9.4.2 Pearl Island Villas, Beaulieu Peninsula, Monte Carlo Villas, Spring Seaview Terrace, Surfside, and the Blessing Villa in Area 57, the Aegean, Villa Sapphire, Aqua Blue, Jade Grove, the Hillgrove, Peridot Court in Area 58 and Avignon and various sites within Areas 48, 55, 56 and 59 are zoned “R(B)”. The maximum plot ratio of 1.3 is specified in the Notes and the respective building height restrictions in terms of number of storey(s) (excluding basement floor(s)) or mPD are stipulated on the Plan.
- 9.4.3 The “R(B)” site adjacent to the Cafeteria Old Beach in Area 48 is subject to a maximum building height restriction of 6 storeys (excluding basement floor(s)). A landscape buffer along the beach frontage should be incorporated into the design of this site. According to the AVA EE 2014, a NBA of at least 15m wide is recommended within this site to align with the proposed building gap for Chu Hai College of Higher Education to its north. Due to its waterfront location and long lot frontage, NBA(s) within this site are important to facilitate sea and land breezes penetration. Future developer of this site is required to undertake a quantitative AVA at the detailed design stage to identify the NBA(s) and other enhancement measures and to ascertain their effectiveness. The NBA(s) will also serve as visual corridors, allowing visual penetration towards the mountains of Tai Lam Country Park. To take forward the recommendation of the AVA EE 2014, the requirements for NBA and a quantitative AVA will be incorporated into the lease.

- 9.4.4 For a “R(B)” site located near Siu Lam Interchange in Area 59, according to the archaeological investigations conducted for this site, archaeological deposits were identified in the northern part of the site. In order to preserve the archaeological deposits in-situ, no excavation should be carried out on the northern part of the site unless with agreement of the Antiquities and Monuments Office (AMO).
- 9.4.5 Two former military sites in Areas 48 and 58 are zoned “R(B)1” and “R(B)3” respectively for residential development. The maximum plot ratio/GFA/site coverage/building height for individual sites have been specified in the Notes and/or stipulated on the Plan. To create a “stepped height” profile and to improve local air ventilation, the western part of the “R(B)1” site is restricted to a maximum of 85mPD and its eastern part is restricted to 70mPD. The latter is also to safeguard vista from MacLehose Trail located to its north. Consideration should be given to air ventilation and visual impacts in the formulation of development proposals at this site.
- 9.4.6 A site in Area 20 and two sites at Area 56 are zoned “R(B)2”. These developments are subject to a maximum plot ratio of 3.6 and the building height restrictions of 80mPD and 90mPD as stipulated on the Plan. The “R(B)2” site at So Kwun Wat Road to the west of Pok Oi Hospital Mrs. Cheng Yam On Millennium School is subject to a maximum building height of 90mPD. All structures, including roof-top structures of the development, should not exceed Airport Height Restriction (AHR) specified in the plans prescribed under the Hong Kong Airport (Control of Obstructions) Ordinance (Cap. 301).
- 9.4.7 The Dragon Inn Court in Area 20 which was redeveloped into residential and restaurant uses is zoned “R(B)4”. The maximum GFA and building height for respective lots of the site, reflecting the existing and permitted development intensity, have been specified in the Notes.
- 9.4.8 Aegean Coast in Area 55 at So Kwun Wat Road which has been developed into a comprehensive commercial and residential development with kindergarten use is zoned “R(B)5”. The maximum GFA, site coverage and building height for the lot, reflecting the existing and permitted development intensity, have been specified in the Notes.
- 9.4.9 Five sites including Tuen Mun Court, Elegant Villa, Faraday House, Tsing Yung Terrace and Seaview Garden in Area 20 are zoned “R(B)6”. A site south of Tsing Yung Terrace and northwest of Seaview Garden is zoned “R(B)7”. Most sites in Area 20 to the north of Castle Peak Road-Castle Peak Bay are zoned “R(B)8”. The sites to the south of Castle Peak Road-Castle Peak Bay at the waterfront location are zoned “R(B)9”. The maximum plot ratio and building height restrictions for development within the four sub-areas are stipulated under the Notes of the Plan.

- 9.4.10 Sites at the northern and eastern fringes of the Tuen Mun New Town occupied by Grandeur Garden, Noble Place and Elegance Garden in Area 4, Parkland Villas and Napa Valley in Area 52, Villa Tiara and various sites in Area 23, and Hoi Tak Gardens, Kam Fai Garden, Harvest Garden, Alpine Garden and Handsome Court in Area 39 are zoned “R(B)10”. A maximum plot ratio of 3.3 is specified in the Notes and the respective building height restrictions are stipulated on the Plan.
- 9.4.11 The South Hillcrest in Area 52 and Marina Garden and Miami Beach Towers in Area 44, zoned “R(B)11”, are subject to a maximum plot ratio of 3 as specified in the Notes and the respective building height restrictions as stipulated on the Plan.
- 9.4.12 The hotel and residential development in Hong Kong Gold Coast in Area 57, zoned “R(B)12”, is subject to a maximum GFA restriction of 230,522m² as specified in the Notes and building height restrictions as stipulated on the Plan.
- 9.4.13 Low-rise residential developments at the waterfront area to the south of Castle Peak Road – So Kwun Wat in Area 59 are zoned “R(B)13” and are subject to a maximum plot ratio of 1 as specified in the Notes and building height restriction of 3 storeys (excluding basement floor(s)) as stipulated on the Plan.
- 9.4.14 The two sites at the Ex-Perowne Barracks near Kwun Tsing Road in Area 48 are zoned “R(B)14” and “R(B)15” for residential developments with a proposed public road between them. The “R(B)14” site is subject to a maximum domestic GFA of 95,180m² and a maximum non-domestic GFA of 2,000m² for commercial uses. To create a stepped height profile, the northern and southern parts of the “R(B)14” site is restricted to a maximum building height of 85mPD and 70mPD respectively as stipulated on the Plan. The “R(B)15” site is subject to a maximum GFA of 61,600m² and building height restriction of 70mPD as stipulated on the Plan. Further, there are valuable mature trees found in the “R(B)14” and “R(B)15” sites. These mature trees should be preserved and protected throughout the development process as far as possible. Considering the large size of the two adjoining sites and the potential air ventilation impacts on the neighbouring areas, careful design of the building layout and air corridors within the sites is essential. Future developments on these two sites are required to provide sufficient building separations and open space at grade to break up the long frontages of the site for facilitating prevailing wind penetration. It is recommended in the AVA EE 2014 that NBA(s) of at least 15m wide, in more or less north-south direction, should be provided for each site, and NBA(s) of at least 15m wide along the west-southwest and east-northeast directions should also be provided across both sites, which should be connected with each other to facilitate prevailing wind penetration through the whole area to serve the village type development to the east and other areas to the west further downstream. Developers of these sites are required to carry out quantitative AVAs at the detailed design stage to

identify NBAs and other enhancement measures and to ascertain their effectiveness. These NBAs will also serve as visual corridors through the large sites towards important visual resources of Tai Lam Country Park and the sea. Their alignments should be coordinated with the location of valuable trees and visual corridors, where possible. To take forward the recommendations of the AVA EE 2014, the requirements for NBA and a quantitative AVA will be incorporated in the lease. The Kesarbahadur Hall within the “R(B)14” site is of heritage value and would be preserved and revitalised as part of the development. AMO should be consulted on development/redevelopment of the sites. The So Kwun Wat Perowne Barracks Site of Archaeological Interest is situated within the two sites. Prior consultation with the AMO should be made if any development would affect the site of archaeological interest.

- 9.4.15 The existing Beneville with an adjoining site at Tuen Kwai Road in Area 52 is zoned “R(B)16”. The development is subject to a maximum plot ratio of 3, a maximum site coverage of 30% and a maximum building height of 106mPD.
- 9.4.16 A site at the south-east of Kwun Chui Road in Area 56 is zoned “R(B)17”. The development is subject to a maximum GFA of 72,960m² and a building height restriction of 80mPD.
- 9.4.17 A proposed residential development to the north of Pok Oi Hospital Mrs. Cheng Yam On Millennium School at So Kwun Wat Road in Area 56 is zoned “R(B)18”. The development is subject to a maximum total GFA of 78,200m², of which not less than 890m² for a kindergarten as required by the Government, and a building height restriction of 90mPD. All structures, including roof-top structures of the development, should not exceed AHR specified in the plans prescribed under the Hong Kong Airport (Control of Obstructions) Ordinance (Cap. 301).
- 9.4.18 A site to the east of Fiona Garden in Area 59 is zoned “R(B)19”. The development is subject to a maximum domestic GFA of 1,900m² and a maximum non-domestic GFA of 100m² for local shops and services and a building height restriction of 3 storeys (excluding basement floor(s)).
- 9.4.19 A site to the south-west of Harrow International School Hong Kong in Area 48 is zoned “R(B)20” for residential development. The development is subject to a maximum plot ratio of 4 and a maximum building height of 90mPD. It is recommended in the AVA EE 2017 that two 15m-wide NBAs in alignment of NNE/SSW direction in both portions of the site, and a setback of minimum 3m wide at the eastern portion of the site along Castle Peak Road – Castle Peak Bay, should be provided to mitigate the potential air ventilation issues. Developer(s) of the site is required to carry out quantitative AVA at the detailed design stage to identify NBAs and other enhancement measures and to ascertain their effectiveness. To take forward the recommendations of the AVA EE 2017, the requirements for setback, NBA and a quantitative AVA will be proposed for incorporation into the lease for the site.

- 9.4.20 Development and redevelopment within the “R(B)” zone and its sub-areas are subject to building height restrictions as shown in the Notes of the Plan and/or stipulated on the Plan or the height of the existing building, whichever is the greater. Minor relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.7 above would be relevant for assessment for minor relaxation of building height restrictions. Each application for minor relaxation of building height restrictions will be considered on its individual merits.
- 9.4.21 Development and redevelopment within the “R(B)” zone and its sub-areas are subject to plot ratio/GFA/site coverage restrictions as shown in the Notes of the Plan or the plot ratio/GFA/site coverage of the existing building, whichever is the greater. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio/GFA/site coverage restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual merits.
- 9.4.22 However, for any existing building with plot ratio/GFA/site coverage already exceeding the plot ratio/GFA/site coverage restrictions as shown on the Notes of the Plan, there is a general presumption against such application for minor relaxation except under exceptional circumstances.
- 9.4.23 Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- 9.5 Residential (Group C) (“R(C)”) Total Area: 1.40 ha
- 9.5.1 This zoning is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.
- 9.5.2 Two sites located in the southeast of Lam Tei Interchange at Area 52 are zoned for this use. Development and redevelopment within this zone are subject to a maximum plot ratio of 0.4 and building height restriction of 3 storeys (excluding basement floor(s)) or the plot ratio and height of the existing building, whichever is the greater. Minor relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.7 above would be relevant for assessment for minor relaxation of building height restriction. Each application for minor relaxation of building height restriction will be considered on its individual merits.
- 9.5.3 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio restriction may be considered by the Board through the planning permission system. Each

proposal will be considered on its individual merits.

9.5.4 However, for any existing building with plot ratio already exceeding the plot ratio restrictions as shown on the Notes of the Plan, there is a general presumption against such application for minor relaxation except under exceptional circumstances.

9.6 Residential (Group E) (“R(E)”) Total Area: 2.42 ha

9.6.1 The “R(E)” zone is intended for Government quarters development with the provision of environmental mitigation measures. The zoning is to facilitate appropriate planning control over the scale, design and layout of development, taking account of various environmental constraints. The sub-area “R(E)1” zone is intended primarily for phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential interface problem.

9.6.2 A site abutting Castle Peak Road – Lingnan and located to the south of Ching Leung Nunnery at Area 52 is zoned “R(E)”. The former Government quarters on site was demolished and redeveloped. With concerns on the vehicular noise and emission as it abuts major road junction, the “R(E)” zoning of the site is to allow section 16 planning application for the quarters use with environmental mitigation measures to be submitted to the Board for consideration. New development/redevelopment within the “R(E)” zone is restricted to a maximum GFA of 9,875m², and building height restriction of 70mPD as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.

9.6.3 A strip of land to the north of Tsz Tin Tsuen and Siu Hong Court in Area 51 is zoned “R(E)1”. The area is at present intermixed with structures for residential, vehicle park, storage and workshop uses. Since it may not be possible to phase out all the industrial uses at once, it is important to ensure that the residential development will be environmentally acceptable and not subject to industrial/residential interface problems. The applicant will be required to submit adequate information to demonstrate that the new development will be environmentally acceptable, and suitable mitigation measures, if required, will be implemented to address the potential industrial/residential interface problems. In addition, the applicant will have to prove to the Board that the proposed development would have no or minimal adverse impact on the area in terms of environmental quality, land-use compatibility, infrastructural provision and traffic requirement. New development within the “R(E)1” zone is restricted to a maximum plot ratio of 1, a maximum site coverage of 40% and a building height restriction of 5 storeys including a one-storey car park.

- 9.6.4 Minor relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.7 above would be relevant for assessment for minor relaxation of building height restrictions. Each proposal will be considered on its individual merits.
- 9.6.5 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the GFA/plot ratio/site coverage restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual merits.
- 9.6.6 However, for any existing building with GFA/plot ratio/site coverage already exceeding the GFA/plot ratio/site coverage restrictions as shown on the Notes of the Plan, there is a general presumption against such application for minor relaxation except under exceptional circumstances.

9.7 Village Type Development (“V”) Total Area: 89.65 ha

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 Board. The “V” zones are situated in Areas 4, 26, 36, 43, 54, 55 and 56. The maximum building height is stipulated in the Notes.

9.8 Industrial (“I”) Total Area: 42.11 ha

9.8.1 The planning intention of the “I” zone is 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. However, shop and services (ground floor only, except in wholesale conversion of an existing building), such as banks, fast food shops and retail shops, and offices, other than those permitted under Column 1 and in the purpose-designed non-industrial portion on the lower floors of an existing building, will require planning permission from the Board. It should also be noted that the purpose-designed non-industrial portion of an existing building does not include basement floors and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room. Some industrial uses such as asphalt/concrete batching plant, and container freight station, etc. will also require planning

permission from the Board.

- 9.8.2 Land reserved for general industrial purposes to meet anticipated needs is in Areas 9, 12, 16, 17, 40 and 44. Most of these areas have already been developed.
- 9.8.3 Developments or redevelopments within the “I” zone and its sub-areas “I(1)”, “I(2)” and “I(3)” are subject to specific control on plot ratio of 9.5, 5, 3 and 2.5 respectively or the plot ratio of the existing building whichever is the greater.
- 9.8.4 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the maximum plot ratios specified in the Notes of the Plan may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.
- 9.8.5 Development and redevelopment within “I” zone and its sub-areas are subject to building height restrictions as stipulated on the Plan or the height of the existing building, whichever is the greater. Minor relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.7 above would be relevant for assessment for minor relaxation of building height restrictions. Each application for minor relaxation of building height restriction will be considered on its individual merits.
- 9.8.6 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual merits.
- 9.8.7 However, for any existing building with plot ratio already exceeding the plot ratio restrictions as shown on the Notes of the Plan, there is a general presumption against such application for minor relaxation except under exceptional circumstances.
- 9.8.8 Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

9.9 Government, Institution or Community (“G/IC”) Total Area: 229.35 ha

- 9.9.1 This zone is intended primarily for the provision of GIC 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, organizations providing social services to meet community needs, and other institutional

establishments. These facilities are provided in accordance with the HKPSG.

- 9.9.2 Major existing facilities include the swimming pool complex in Area 29, sports ground in Area 5, indoor recreation centres in Areas 1, 5, 10, 14, 16 and 28, Lingnan University in Area 52, Harrow International School Hong Kong and Chu Hai College of Higher Education in Area 48, Ching Chung Koon, Castle Peak Hospital, Siu Lam Hospital and Tuen Mun Hospital in Area 3, Tuen Mun Public Library in Area 11, Hong Kong Institute of Vocational Education (Tuen Mun) in Area 32, monasteries in Area 31, a skill centre for the disabled in Area 16, a training school and other facilities of the Immigration Department in Area 48, a joint-user complex and wholesale fish market in Area 44 and primary and secondary schools. Local community facilities are also provided within the residential zones. The Gurkha Temple at Former Perowne Barracks in Area 48 is of heritage value and is proposed to be preserved and revitalized for community uses.
- 9.9.3 Major proposed facilities include a swimming pool complex in Area 19, a sports ground in Area 16, schools and a sewage pumping station in Area 54, a fresh water pumping station in Area 38, a community health centre in Area 29, a clinic in Area 3, a seawater pumping station in Area 59, and indoor recreation centres in Areas 3 and 54. The “G/IC” site in Area 55 is reserved for provision of a sub-divisional fire station and a police station. Additional sites such as in Areas 41, 48, 55 and 56 are reserved for the provision of GIC facilities to serve the planned population in the areas. The existing Tuen Mun Clinic site in Area 10 will also be redeveloped into a joint-user complex providing various clinical/health care services, social welfare facilities and government offices.
- 9.9.4 Developments and redevelopments in the “G/IC” sites are subject to building heights in terms of mPD or number of storey(s) (excluding basement floor(s)) as stipulated on the Plan or the height of the existing building, whichever is the greater. Building height restrictions for most of the “G/IC” sites are stipulated in terms of number of storey(s) except the relatively high-rise GIC uses, including Tuen Mun Police Station in Area 9, Tsing Chung Koon Road Government Quarters, Tuen Mun Hospital Rehabilitation Block and the Tuen Mun Hospital Staff Quarter and School of General Nursing in Area 3, and the proposed joint-user complex in Area 10, so as to reflect the existing/planned building height of existing facilities/proposed development and/or to provide a more clear control over building height profile.
- 9.9.5 The “G/IC” site to the immediate east of the “R(B)1” site in Area 48 is subject to a building height restriction of 70mPD, as stipulated on the Plan, to avoid blocking the views from MacLehose Trail to its north.
- 9.9.6 The “G/IC(1)” site to the east of So Kwun Wat Road near Tuen Mun Road in Area 55 is for a church development with maximum GFA of

2,825m², site coverage of 60% and building height of 35mPD. A public open space of not less than 615m² should be provided at street level. These restrictions have been specified in the Notes.

9.9.7 The “G/IC(2)” site to the west of Hing Fu Street in Area 54 is intended for columbarium and religious institution uses with maximum building height of 2 storeys (excluding basement floor(s)) and number of niches of 11,094. These restrictions have been specified in the Notes.

9.9.8 Minor relaxation of the building height restrictions for the “G/IC” sites may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.7 above would be relevant for assessment for minor relaxation of building height restrictions. Each application for minor relaxation of building height restriction will be considered on its individual merits.

9.10 Open Space (“O”) Total Area: 110.94 ha

9.10.1 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.

9.10.2 The existing and planned open space provisions are in compliance with the HKPSG requirements. Of particular importance are Tuen Mun Town Park in Area 34, Wu Shan Recreation Playground in Area 28, Butterfly Beach Park in Area 45, a river-side open space along the river channel in Area 35, and beaches along the coastal area in Tuen Mun East Area and Golden Beach in Area 57. Major proposed projects include an open space area in Area 27, an 11-a-side football pitch in Area 17, promenade parks in Areas 18 and 33 and a coastal district open space to the west of Siu Lam Interchange. Local open spaces are provided within developments in other zones.

9.11 Recreation (“REC”) Total Area: 0.37 ha

9.11.1 The planning intention of this zone is primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.

9.11.2 The “REC” zone is located in Area 45. Development and redevelopment at “REC” zone (except elsewhere specified) is subject to a maximum plot ratio of 0.4, a maximum site coverage of 20% and a maximum building height of 2 storeys.

9.11.3 Residential development in this zone requires planning permission from the Board and is subject to a maximum plot ratio of 0.2 and a maximum building height of 2 storeys.

- 9.11.4 To ensure adequate greenery provision to the site and no significant disturbance to existing landscape resources and character, tree felling should be minimised and a minimum greenery coverage of 30% is required. The AMO should be informed in case of discovery of antiquities or possible antiquities in the course of construction work.
- 9.11.5 Minor relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.7 above would be relevant for assessment for minor relaxation of building height restrictions. Each proposal will be considered on its individual merits.
- 9.11.6 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio/site coverage restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual merits.
- 9.11.7 However, for any existing building with plot ratio/site coverage already exceeding the plot ratio/site coverage restrictions as shown on the Notes of the Plan, there is a general presumption against such application for minor relaxation except under exceptional circumstances.

9.12 Other Specified Uses (“OU”) Total Area: 325.83 ha

9.12.1 This zone is intended to provide/reserve land for developments of specific uses serving the needs of local residents as well as the general public. The “OU” zones cover land allocated for the following specific uses:

(a) LRT Comprehensive Development Area

This zone is intended primarily for comprehensive development/redevelopment of the area for residential and/or commercial uses, LRT terminus or depot and other supporting public transport and community facilities, including the follows:

- (i) the “OU” annotated “LRT Comprehensive Development Area” zone covers a residential development with associated commercial and community facilities above the LRT depot at Sun Tuen Mun Centre in Area 18. This site is subject to building height restrictions of 20mPD and 100mPD as stipulated on the Plan, and GFA restrictions of 200,000m² for domestic use, 8,000m² for non-domestic use and 139,675m² for public transport interchange as specified in the Notes, or the GFA and height of the existing building, whichever is the greater; and
- (ii) the “OU” annotated “LRT Comprehensive Development Area(1)” is currently occupied by the LRT terminus and public transport interchange facilities with commercial and private

residential uses above at Hanford Garden in Area 27. This site is subject to a building height restriction of 85mPD as stipulated on the Plan, and GFA restrictions of 88,000m² for domestic use, 3,200m² for non-domestic use and 15,934m² for public transport interchange as specified in the Notes, or the GFA and height of the existing building, whichever is the greater.

(b) River Trade Terminal

This zone intends to provide facilities mainly for river trade vessels from the Pearl River Delta region. It is located in Areas 38 and 47 and has been built on reclaimed land located immediately to the east of the Special Industries Area in Area 38. The essential features of the terminal comprise a berthing area providing 3,000m frontage with a sheltered base and additional berthing frontage on the outer face of a western breakwater. The river trade terminal is now in operation. This site is subject to a maximum plot ratio of 2.5 as specified in the Notes and a building height restriction of 30mPD as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.

(c) Special Industries Area (SIA)

This zone is intended primarily for the provision of land for land-extensive and capital intensive industry as well as for other special industries. The area is located in Area 38.

The two "OU(SIA)" sites include:

- (i) a site to the west of the Resource Recovery Park, which is occupied by a Permanent Aviation Fuel Facility, and a site to the east of the Resource Recovery Park are subject to a maximum plot ratio of 2.5 as specified in the Notes and a building height restriction of 30mPD as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater; and
- (ii) a site to the west of the Permanent Aviation Fuel Facilities at TMTL 372 and Extension Thereto is currently occupied by a steel mill. This site is subject to a maximum GFA of 222,948m² as specified in the Notes and a building height restriction of 60mPD as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater. In determining the existing building height for buildings other than the chimney itself, the chimney height should be disregarded. Redevelopment and/or modification of the chimney should not result in a height exceeding the existing chimney height.

(d) Pier

This zone is intended primarily for the provision of pier for the berthing of vessels for the purposes of loading/unloading cargo and/or

boarding/alighting of passengers, where commercial uses serving the patrons may be permitted on application to the Board. This zone provides land for Tuen Mun Ferry Pier in Area 44 and, three other existing piers and a proposed pier in Areas 38 and 49. Developments in this zone are subject to building height restrictions of 3 storeys and 1 storey (excluding basement floor(s)) respectively, as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(e) Public Recreation and Sports Centre

This zone is intended primarily for the provision of sports and recreation facilities. Such facilities include Tuen Mun Golf Centre, Tuen Mun Public Riding School and other leisure/recreational and sports facilities in Areas 19 and 45. This site is subject to a building height restriction of 3 storeys (excluding basement floor(s)) as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(f) Cargo Handling Area

This zone is primarily intended for the provision of cargo working area. The cargo working area is located in Area 16 within the typhoon shelter. This site is subject to a building height restriction of 3 storeys (excluding basement floor(s)) as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(g) Electricity Substation

This zone is primarily intended for the provision of electricity substation. Seven electricity substations zoned "OU" annotated "Electricity Substation" are located in Areas 2, 6, 9, 16, 23, 51 and 59 and the one located in Area 52 is under construction. Developments in this zone are subject to building height restrictions of 1 to 2 storeys (excluding basement floor(s)) as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(h) Telephone Exchange

This zone is primarily intended for the provision of telephone exchange. The telephone exchange zoned "OU" annotated "Telephone Exchange" is located in Area 6. This site is subject to a building height restriction of 4 storeys (excluding basement floor(s)), as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(i) Petrol Filling Station

This zone is primarily intended for the provision of petrol filling station. The three petrol filling stations are located in Areas 30, 33 and 37. Developments in this zone are subject to a building height restriction of 1 storey (excluding basement floor(s)) as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(j) Breakwater

This zone is primarily intended for the provision of breakwater. The breakwaters are located in Area 38 near the River Trade Terminal and facing Castle Peak Bay.

(k) Container Storage and Repair Depot

This zone is primarily intended for the provision of a container storage and repair depot. The area is located to the north of Lung Mun Road in Area 38. This site is subject to a maximum plot ratio of 2.5 and building height restriction of 30mPD, as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(l) Sewage Treatment Plant

This zone is primarily intended for the provision of a sewage treatment plant in Area 47. This site is subject to a building height restriction of 30mPD, as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(m) Power Station

This zone is primarily intended for the provision of a power station at Tap Shek Kok in Area 49. This site is subject to a maximum plot ratio of 1.9 as specified in the Notes and building height restriction of 85mPD as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater. In determining the existing building height for buildings other than the chimneys themselves, the chimney height should be disregarded. Redevelopment and/or modification of the chimneys should not result in a height exceeding the existing chimney height and shall be restrained by the AHR as specified pursuant to the Hong Kong Airport (Control of Obstructions) Ordinance (Cap. 301).

(n) Cement Plant

This zone is primarily intended for the provision of a cement plant at Tap Shek Kok in Area 49. This site is subject to a maximum GFA of 382,138m² as specified in the Notes and building height restriction of 26mPD as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater. In determining the existing building height for buildings other than the heated tower and cement silo themselves, the height of the heated tower and cement silo should be disregarded. Redevelopment and/or modification of the heated tower and cement silo should not result in a height exceeding the existing height of heated tower and cement silo.

(o) Gas Off-take Station

This zone is primarily intended for the provision of a gas off-take station in Area 52. This site is subject to a building height restriction of 1 storey (excluding basement floor(s)), as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(p) Yacht Club, Boat Repairing and Commercial Facilities Associated with Marina Development

This zone is primarily intended for the provision of yacht club, boat repairing and commercial facilities associated with marina development. The site under this zone is located in Area 57. This site is subject to a maximum GFA of 4,800m² for commercial development, 4,800m² for boat repairing compound, and 4,400m² for yacht club or the GFA of the existing building, whichever is the greater. This site is subject to a building height restriction of 23mPD as shown on the Plan, or the height of the existing building, whichever is the greater.

(q) Resource Recovery Park

This zone is primarily intended for the provision of resource recovery park occupying an area of about 20 ha in Area 38. The resource recovery park is a co-location of businesses (including the provision of goods and services) in reuse, recycling and composting, and related processing and manufacturing, with shared use of facilities. Resource recovery park includes businesses involving the use of recyclable materials from waste, clean technologies or renewable energy and provision of related products or services. The maximum plot ratio of the resource recovery park would not be more than 2.5. The maximum building height would be 35m. In case a chimney is built, the maximum chimney height would be limited to 30m above ground. The resource recovery park has commenced operation since 2007. This site is subject to the plot ratio and building height restrictions as specified in the Notes, or the plot ratio and height of the existing building, whichever is the greater.

(r) Business

This zone is in Tuen Mun Area 9, about 3.64 ha to the north and south of the bus depot and KMB Overhaul Centre. This zone is intended primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new “business” buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings. Development/redevelopment in this zone is subject to a maximum plot ratio of 9.5 (including not more than a plot ratio of 1.0 for ‘Shop and Services’ and ‘Eating Place’) and a maximum building height of 100mPD.

(s) Container and Cargo Handling and Storage Area

This zone, with an area of about 2.38 ha, is on the Northern Landfall Reclamation Area of the TM-CLKL at the seafront in Area 40. The zone is primarily intended for the provision of facilities for container and cargo handling and storage. The facilities will comprise an open yard for the stacking of containers unloaded from/to be loaded to vessels, a container freight station with a maximum GFA of 8,000m² and a maximum building height of 20mPD, and an uncovered area for ancillary facilities including vehicular access, loading/unloading area, vehicular waiting area and emergency vehicular access. The maximum building height of 20mPD does not apply to container stacks and crane structures.

(t) Commercial/Residential Development with Public Transport Interchange

(i) This zone is located in the prominent location in Area 16 as the southern gateway of Tuen Mun New Town. Capitalising on the enhanced accessibility brought about by the future Tuen Mun South Extension Line, the zone is primarily intended for integrated development of the area for commercial/residential uses cum railway station (the A16 station) and associated railway facilities and PTI with the provision of riverside promenade, open space and GIC facilities. Development and redevelopment within this zone is subject to maximum domestic GFA of 366,678m² and non-domestic GFA of 31,100m² (including a kindergarten). Social welfare facilities of GFA of not less than 6,615m² and a PTI of GFA of not less than 5,500m² shall be provided.

(ii) The site is subject to a maximum building height of 174mPD and a stepped height concept descending from the east to the west towards the riverfront of Tuen Mun River Channel and respecting the waterfront setting of Tuen Mun Typhoon Shelter would be adopted within the site. The layout of the development shall take due consideration of the better integration, connection and accessibility of the planned railway station with the commercial and residential uses, social welfare facilities, PTI, riverside promenade and open space within the zone as well as the surrounding communities on both sides of Tuen Mun River Channel. In addition, the layout shall also take into account the interfacing with the nearby planned sports ground and create a vibrant and unique riverside promenade and quality open space for public enjoyment. To ensure that development or redevelopment would be developed and designed in an integrated manner with the adoption of appropriate urban design concept and the above considerations, a master layout plan

should be submitted, as an administrative measure under the lease, by the project proponent for development in this zone before development proceeds.

- (iii) Assessment on air ventilation impact has been conducted based on the specific building height restriction. AVA recommends that wind enhancement features such as adequate setbacks at podium level and building blocks, building separations, and array of building blocks and open areas should be incorporated within the development to minimise the potential impacts to the surrounding wind environment. Project proponent is required to undertake AVA at detailed design stage to identify the NBAs and other enhancement measures and to ascertain their effectiveness. Such requirements will be incorporated into the lease. Other technical requirements including further assessments on air quality and noise impact, as required by the Government, shall be fulfilled by the project proponent at detailed design stage.
 - (iv) In determining the maximum GFA, any floor space that is constructed or intended for use solely as GIC facilities, PTI, covered walkway, railway station and associated facilities as required by the Government may be disregarded.
 - (v) To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the GFA/building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
 - (vi) The GFA control under this “OU” zone is regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note No. 4 “Development Control Parameters Plot Ratio/Gross Floor Area”, and shall be subject to the streamlining arrangements stated therein.
- (u) All Other Sites (Not Listed Above)
- (i) Multi-storey Lorry/Car Park to include Commercial Use in Area 16. The development is subject to a maximum GFA of 47,414m² or the GFA of the existing building, whichever is the greater. A total of not less than 325 public vehicle parking spaces shall be provided and any floor space that is constructed or intended for use solely as public vehicle parking spaces shall be included for GFA calculation. The site is subject to a building height restriction of 100mPD, as stipulated on the Plan, or the height of the existing building, whichever is the greater. Minor relaxation of the restrictions on GFA/building height and provision of public vehicle parking spaces may be considered by the Board on application. Each application will be considered on its own merits.

- (ii) Comprehensive Industrial Development with Ancillary Commercial and Community Facilities in Area 17 which includes within the main industrial development a central services building to provide for communal parking facilities and a range of ancillary community and commercial facilities for the workers. The development is subject to a maximum GFA of 150,000m² or the GFA of the existing building, whichever is the greater. This site is subject to a building height restriction of 85mPD, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (iii) Restaurant/Commercial Complex in Area 27. The development is subject to a maximum GFA of 2,308m² or the GFA of the existing building, whichever is the greater. This site is subject to a building height restriction of 3 storeys (excluding basement floor(s)), as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (iv) Light Rail Transit Terminus & Ferry Concourse with Commercial/Residential Development (Pierhead Garden) to the south of Area 44. The development or redevelopment is subject to a domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5, or the plot ratio of the existing building, whichever is the greater as stipulated in the Notes of the Plan. The GFA of a public transport interchange as required by the Government (i.e. an area of not more than 17,340m²) may be disregarded in determining the plot ratio for development or redevelopment at the site. This site is subject to a building height restriction of 85mPD, as stipulated on the Plan, or the height of the existing building, whichever is the greater.

9.12.2 Developments and redevelopments within “OU” zone are subject to building height restrictions as stipulated in the Notes of the Plan and as shown on the Plan, or the height of the existing building, whichever is the greater.

9.12.3 Minor relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.7 above would be relevant for assessment for minor relaxation of building height restrictions. Each application for minor relaxation of building height restriction will be considered on its individual merits.

9.12.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio/GFA restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual merits.

9.12.5 However, for any existing building with plot ratio/GFA already exceeding the plot ratio/GFA restrictions as shown on the Notes of the

Plan, there is a general presumption against such application for minor relaxation except under exceptional circumstances.

9.13 Green Belt (“GB”) Total Area: 731.24 ha

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. However, limited developments may be permitted with or without conditions on application to the Board, and each application will be considered on its individual merits taking into account the relevant Town Planning Board Guidelines. In particular, an existing woodland in the western part of Area 54 is of high ecological value. No development that may damage the ecological integrity of this woodland should be permitted.

9.14 Site of Special Scientific Interest (“SSSI”) Total Area: 42.69 ha

9.14.1 The planning intention of this zone is to conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats, woodlands, or areas of ecological or botanical/biological interest which are designated as Site of Special Scientific Interest (SSSI). It intends to deter human activities or developments within the SSSI. There is a general presumption against development in this zone. No developments are permitted unless they are needed to support the conservation of the features of special scientific interest in the SSSI, to maintain and protect the existing character of the SSSI, or for educational and research purposes. There are two SSSIs in the Area, one at Castle Peak and another at Siu Lang Shui.

9.14.2 The grassy summit of Castle Peak SSSI is one of the most important sites for *Platycodon grandiflorus* (Balloon Flower), a rare plant which is protected under the Forests and Countryside Ordinance. The ravines are also forested with interesting and rare plant species. Two other protected species have been recorded at the site, namely *Lilium brownii* (Chinese Lily) and *Enkianthus quinqueflorus* (Chinese New Year Flower).

9.14.3 Siu Lang Shui SSSI is the largest known butterfly overwintering site in Hong Kong. Butterflies of the Family Danaidae have been recorded at the site in large numbers during winters since 1999. This SSSI also covers an exotic plantation of *Eucalyptus torelliana* (Cadaga) and *Acacia confusa* (Taiwan Acacia).

9.15 Undetermined (“U”) Total Area: 28.13 ha

9.15.1 This zoning denotes areas where detailed planning studies are required to identify the future uses of the land. The “U” zone comprises an existing breakwater and an adjoining proposed reclamation area at Sam Shing Wan which is a renowned scenic spot, and an area in Tuen Mun

Area 46 to the north and west of the original TM-CLKL toll plaza area. It is considered that detailed studies on the long term land use and supporting technical assessments on traffic, environmental, air ventilation and visual impacts should be carried out. The sites therefore are zoned “U” at this interim stage.

- 9.15.2 The application for permission for development on land designated “U”, except those uses permitted under the covering Notes, should include various technical assessments such as an environmental impact assessment, an AVA, a visual impact assessment and a traffic impact assessment to examine any possible environmental, air ventilation, visual and traffic impacts that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them, for approval of the Board.

10. COMMUNICATIONS

10.1 Roads

10.1.1 The New Town is linked to other major built-up areas in the New Territories by Tuen Mun Road and Castle Peak Road. For long-term planning purposes, a tentative bypass alignment running along the Tai Lam foothills, a possible extension of Ming Kum Road and a new proposed road in Area 54 have been identified but are subject to further detailed planning and engineering feasibility studies. The improvement works for Castle Peak Road have been carried out. In order to provide a convenient link between the future port development area in the western part of the New Town and Tuen Mun Road, as well as to relieve the anticipated traffic congestion along Lung Mun Road, the Foothills Bypass known as Lung Fu Road was completed.

10.1.2 The TM-CLKL is a strategic road linking the Northwest New Territories (NWNT) with the Hong Kong-Zhuhai-Macao Bridge Hong Kong Port (Hong Kong Port), the Hong Kong International Airport at Chek Lap Kok and North Lantau. The full length of the TM-CLKL is about 9 km. It is a dual two-lane carriageway with sub-sea tunnel about 5 km long across Urmston Road linking up the NWNT and the Hong Kong Port, and a sea viaduct and land viaducts in total of about 4 km long linking up Hong Kong Port with North Lantau. The Northern Landfall of TM-CLKL is to the east of the River Trade Terminal.

10.2 Railways

10.2.1 A Light Rail Transit (LRT) runs mainly alongside the district distributor roads and connects all the major residential, industrial and commercial locations in the New Town. The LRT system serves as the feeder of Tuen Ma Line, at Yuen Long, Tin Shui Wai, Siu Hong and Tuen Mun Stations.

10.2.2 West Rail Line, when it was opened in December 2003, connected West Kowloon with Tuen Mun. It provides a domestic passenger line from Nam Cheong in West Kowloon to Tuen Mun via Mei Foo, Tsuen Wan West, Kam Sheung Road, Yuen Long, Long Ping, Tin Shui Wai and Siu Hong. In August 2009, West Rail Line extends to Hung Hom via two additional intermediate stations, namely Austin and East Tsim Sha Tsui. Two stations, namely, Siu Hong Station and Tuen Mun Station, are located within the Area to serve the residents of Tuen Mun. West Rail Line also has interchanges with Light Rail at Yuen Long, Tin Shui Wai, Siu Hong and Tuen Mun. With the opening of two new stations namely Sung Wong Toi and To Kwa Wan together with new platforms at Hung Hom and Ho Man Tin stations, Tuen Ma Line which linked up the original Ma On Shan Line and West Rail Line with the east end at Wu Kai Sha Station and west end at Tuen Mun Station was fully commissioned on 27 June 2021. With a view to improving railway access to the community south of the Tuen Mun town centre, the proposed Tuen Mun South Extension project will extend the existing Tuen Ma Line from Tuen Mun Station southward by setting up a new railway station near Tuen Mun Ferry Terminal and an intermediate station at Tuen Mun Area 16. The construction works are expected to be completed by 2030.

10.3 Ferry Pier

To enhance the water-borne transport linkage of the New Town to other parts of Hong Kong, several sites have been designated for ferry facilities. The permanent ferry pier in the southern portion of Area 44 has been built. It provides ferry service to Tung Chung New Town. Cross-boundary ferry services to Macau and Pearl River Delta region may also be provided.

10.4 Pedestrian Circulation

Comprehensive networks of pedestrian ways and cycle paths have been provided in the New Town. The alignments are shown on detailed layout plans.

11. UTILITY SERVICES

11.1 Water Supply

Tuen Mun Water Treatment Works in Area 22 provides fresh water supply to the New Town and to other parts of North West New Territories. Sites have been zoned for salt water pumping stations in Area 28 and at seafront in Area 59, fresh water pumping stations in Areas 22 and 55 and major fresh and salt water service reservoirs in Areas 21, 23, 38, 49 and 53.

11.2 Sewerage and Sewage Treatment

Two sewage pumping stations are provided at Pak Kok in Area 45 and Siu Hong Court in Area 51 to pump sewage of the New Town to the major sewage

treatment plant at Pillar Point in Area 47 for treatment prior to discharge into the sea via a deep-water outfall. Two additional sewage pumping stations have also been constructed in Areas 20 and 55 to serve the eastern part of the New Town. Other sites in Area 54 and Area 59 have also been reserved for pumping stations to serve the future residential developments in Area 54 and Area 59 respectively.

11.3 Electricity

The existing Castle Peak 'A' Power Station and the Castle Peak 'B' Power Station are located in Area 49 (Tap Shek Kok). The Castle Peak 'A' and 'B' Power Stations together have a combined capacity of over 4,000 MW and represent the largest power station complex in Southeast Asia. Electricity sub-stations are provided throughout the planning scheme area to serve the local areas.

11.4 Gas

The New Town is supplied with town gas from the gas production plant in Tai Po.

11.5 Telephone Exchange

Two major telephone exchanges are already in operation in Areas 6 and 16 respectively. Further exchanges will be incorporated within various zones when demand arises as a result of gradual population build-up.

12. CULTURAL HERITAGE

12.1 A declared monument, several sites of archaeological interest and graded and proposed graded historic buildings/structures fall within the Tuen Mun OZP boundary. The Morrison Building and its adjoining land within the Hoh Fuk Tong Centre in Area 25 was declared as monument in March 2004. The sites of archaeological interest include the Fu Tei Ha site of archaeological interest in Area 52, the Kei Lun Wai, Siu Hang Tsuen and San Hing Tsuen sites of archaeological interest in Area 54, the So Kwun Wat and So Kwun Wat Perowne Barracks sites of archaeological interest in Areas 48, 55, 56 and 57, the Shek Kok Tsui site of archaeological interest near Siu Shan Court in Area 28, the Siu Lam site of archaeological interest in Area 59 and Castle Peak Pottery Kiln in Area 39. On 19 March 2009, the Antiquities Advisory Board (AAB) released the list of 1,444 historical buildings, in which some buildings/structures within the Area have been also given proposed gradings. All of the above declared monument, sites of archaeological interest, graded and proposed graded historic buildings/structures are worthy of preservation.

12.2 AAB also released a number of new items in addition to the list of 1,444 historic buildings. These items are subject to the grading assessment by AAB. Details of the list of 1,444 historic buildings and its new items have been uploaded onto the official website of AAB at <http://www.aab.gov.hk>.

12.3 Prior consultation with AMO should be made if any development, redevelopment or rezoning proposals might affect the above sites of archaeological interest, declared monuments, graded/proposed graded historic buildings/structures, new items pending grading assessment, Government historic sites identified by AMO, as well as any other historic buildings/structures with potential heritage value identified subsequently and their immediate environs. If disturbance of the sites of archaeological interest or other areas of archaeological potential is unavoidable, a detailed Archaeological Impact Assessment (AIA) conducted by an archaeologist is required to assess the archaeological impact and propose mitigation measures. The archaeologist shall apply for a licence to conduct the archaeological investigation of the AIA under the Antiquities and Monuments Ordinance (Cap. 53) if necessary. A proposal of AIA shall be submitted to AMO for agreement prior to applying for a licence.

13. IMPLEMENTATION

13.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an “existing use right” should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.

13.2 The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area have been and are being prepared by the Planning Department. These detailed plans are used as the basis for public works planning and site reservation within Government departments. Disposal of sites is undertaken by the Lands Department. Public works projects are coordinated by the Civil Engineering and Development Department in conjunction with the client departments and the works departments, such as the Highways Department and the Architectural Services Department. In the course of implementing the Plan, the Tuen Mun District Council would also be consulted as appropriate.

13.3 Planning applications to the Board will be assessed on individual merits. In general, the Board’s consideration of the planning applications will take into account all relevant planning considerations which may include the departmental outline development plans and layout plans, and the guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board’s website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board’s website and are available from the Secretariat of

the Board and the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

TOWN PLANNING BOARD
MAY 2023