

LEGISLATIVE COUNCIL BRIEF

Town Planning Ordinance
(Chapter 131)

APPROVED KWAI CHUNG OUTLINE ZONING PLAN NO. S/KC/32

INTRODUCTION

At the meeting of the Executive Council on 3 October 2023, the Council **ADVISED** and the Chief Executive **ORDERED** that the draft Kwai Chung Outline Zoning Plan (OZP) No. S/KC/31A, should be approved under section 9(1)(a) of the Town Planning Ordinance (the Ordinance). The plan is now renumbered as S/KC/32 at **Annex A**.

AMENDMENTS TO THE KWAI CHUNG OZP NO. S/KC/30 SINCE ITS REFERENCE BACK

2. Since the reference back of the approved Kwai Chung OZP No. S/KC/30 for amendment on 13 September 2022, the draft Kwai Chung OZP No. S/KC/31 (the draft OZP) incorporating the amendments was exhibited on 18 November 2022 for public inspection under section 5 of the pre-amended Ordinance¹. The amendments to the matters shown on the draft OZP include the rezoning of:

Public Housing Developments (PHDs)

- (a) a site to the east of Shek Pai Street (SPS) from “Green Belt” (“GB”) to “Residential (Group A)3” (“R(A)3”) with stipulation of building height restriction (BHR) (**Amendment Item A1**);
- (b) a site to the east of Tai Lin Pai Road (Kwai On Factory Estate (KOFE) site) from “Industrial” to “Residential (Group A)4” (“R(A)4”) with stipulation of BHR while maintaining the existing 15 metre-wide building gap above 18 metres above Principal Datum (mPD) (**Amendment Item B**);

Government, Institution and Community (GIC) Uses

- (c) a site to the east of Lei Pui Street from “GB” to “Government, Institution or Community” (“G/IC”) for a proposed primary school (**Amendment Item A2**);
- (d) a site to the east of On Chuk Street from “GB” to “G/IC” for a relocated fresh water pump house (**Amendment Item A3**);

¹ The “pre-amended Ordinance” refers to the Town Planning Ordinance as in force immediately before 1 September 2023.

Public Columbarium Development

- (e) a site at the southern end of Kwai Yue Street (ex-Kwai Chung Incineration Plant site) from “G/IC” to “Other Specified Uses” (“OU”) annotated “Columbarium (2)” (“OU(Columbarium)(2)”) with stipulation of BHR (**Amendment Item C**); and

Development of Residential Care Home for the Elderly (RCHE) with Preservation of Graded Buildings

- (f) a site at the junction of Kwok Shui Road and Lei Muk Road from “Open Space” (“O”) to “OU” annotated “Buildings with Historical and Architectural Interests Preserved for Social Welfare Facility Use” (“OU(BHAI)”) with stipulation of BHR of 5 storeys to take forward the decision of the Metro Planning Committee (MPC) of the Town Planning Board (the Board) on a rezoning application submitted under section 12A of the pre-amended Ordinance (section 12A application) (**Amendment Item D**).

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

REPRESENTATIONS AND COMMENTS ON REPRESENTATIONS

4. During the exhibition of the draft OZP, **860** valid representations were received. The representations were published for comment on 3 March 2023 and **1811** valid comments on the representations (comments) were received. The representations and comments were considered by the Board at its meetings held on 7 and 21 July 2023.

Supportive Representations (2)

5. There were two supportive representations in respect of Amendment Items A1 to A3 submitted by individuals (**R2 and R3**). The major grounds/views of the supportive representations are that the proposed PHD could help increase housing supply and rejuvenate the Kwai Chung district through introducing younger generation to the community.

Adverse Representations (857) and Representation Providing Views (1)

6. Among the 857 adverse representations, two were submitted by Kwai Tsing District Council (K&TDC) members (**R1 and R13**), eight were submitted by green/concern groups (**R7 to R12, R14 and R15**), and the remaining were from individuals. There was one representation submitted by MTR Corporation Limited (**R860**) providing views on Amendment Item B. The major grounds/views and proposals of the representations are summarised below –

Amendment Items A1 to A3

Site Suitability for Housing Development

- (a) the proposed amendments would undermine the buffering function of the “GB” zone. It was not in line with the planning intention of the “GB” zone and the Government’s GB review criteria, setting an undesirable precedent for such rezoning;
- (b) there were large-scale development projects and alternative land supply options, such as developing brownfield/vacant Government sites to increase housing supply;
- (c) the Shek Lei Hang Village was now the only remaining squatter settlement in the area. It possessed significant historical value and should be preserved as status quo;
- (d) there was a lack of comprehensive planning. Residential development proposals in the area were put forward by the Government in a piecemeal manner and the additional population brought by the residential development proposals would put extra burden on the already overloaded infrastructural capacity;

Ecological and Landscape Aspects

- (e) the proposed development would cause adverse ecological impacts, including fragmentation of the mature woodland and streams habitat and disturbance to wildlife including lighting generated by the proposed development;
- (f) the Ecological Impact Assessment (EcoIA) failed to cover the impacts on moths, fireflies, monkeys, Danaid butterflies, *Muntiacus vaginalis* and protected tree species. There was also missing data in dry season, no detailed vegetation/tree survey, no adequate compensation for the loss of trees, and no mitigation measures on natural streams;
- (g) future residents might be disturbed by monkeys’ and wild boars’ intrusions;

Environmental, Air Ventilation and Visual Aspects

- (h) the proposed PHD was visually incompatible with the surrounding areas and would obstruct the view of the ridgeline. The height of the proposed primary school should be restricted to 8 storeys;
- (i) the proposed PHD would cause adverse air ventilation impact. It would also cause light, air and noise pollution during the construction stage. Smokes from nearby temples would cause

adverse impacts to future residents;

- (j) the operation of the temples nearby would be affected;

Traffic and Transportation

- (k) there were insufficient public transport services and parking facilities to support the additional population. The proposed relocation of bus stop was considered undesirable and inconvenient to local residents. A new station connecting to the Central Rail Link should be constructed in Northeast Kwai Chung;
- (l) the Traffic Impact Assessment (TIA) underestimated the expected increase in traffic flow; contained inaccurate observations on the queuing of vehicles at peak hours; and omitted planned Kwai Chung Circumferential Road;

Provision of GIC, Recreational and Other Supporting Facilities

- (m) there were insufficient facilities and services in Northeast Kwai Chung to support the increase in population;
- (n) the proposed new primary school was not justified given the reduction in number of students in recent years;

Hiking Trails and Open Space Provision

- (o) the proposed PHD would affect hiking trails linking to Kam Shan Country Park (KSCP) and undermined its recreational function;
- (p) the proposed development would result in loss of open space. The areas surrounding Shek Lei Hang Village, including KSCP, should be preserved;

Infrastructure and Geotechnical Aspects

- (q) the extensive vegetation clearance might increase the risk of landslides;
- (r) the power lines located around 50m from the proposed PHD might pose health impacts to future residents;
- (s) the proposed development would undermine the potential for cavern development;
- (t) Northeast Kwai Chung had been subject to water pipe bursts in the past and opportunities should be taken to improve related infrastructure in the area;

Implementation

- (u) the proposed PHD involved large-scale excavation of existing slopes which made the project overly costly and time-consuming;
- (v) the proposed development would take a few years to complete but no clear implementation timeline was available;

Compensation and Rehousing Arrangement

- (w) the proposed development would result in relocation of villagers and temples. The Government should negotiate with and provide due compensation to affectees;

Local Consultation

- (x) there was a lack of public consultation for the proposed development. The Government should conduct site visits and initiate a dialogue with the villagers to ensure that their views would be duly considered;

Others

- (y) the rural revitalisation being advocated by the Government should not cover only the indigenous villages (e.g. Lai Chi Wo), but also non-indigenous villages like Shek Lei Hang Village;

Amendment Item B

- (z) the proposed development would be subject to noise pollution from nearby industrial operations;
- (aa) the Hong Kong Housing Authority should ensure that future residents of the PHD would not be exposed to excessive noise impacts from Kwai Chung Ventilation Building (KCVB). Future environmental assessment impact should address any noise impact from KCVB and implement noise mitigation measures;
- (bb) the proposed development would generate adverse traffic impact;
- (cc) there was a lack of public consultation;

Amendment Item C

- (dd) considering the size of the proposed columbarium at Kwai Yue Street, the number of niches should be further increased;

Amendment Item D

- (ee) the proposed rezoning from “O” to “OU(BHAI)” would result in a reduction in public open space (POS); and
- (ff) the Government should guarantee that the main building block and the chapel building of the former Salvation Army Girls’ home would be retained and renovated.

Comment on Representations (1811)

7. Amongst the 1,811 comments received, 235 of them were submitted by the representers. There was one comment submitted by an individual (**C1800**) supporting all amendment items without providing specific grounds. The remaining 1,810 comments opposing all Amendment Items or Amendment Items A1 to A3 were submitted by two K&TDC members [**C5** (also **R13**) and **C6**], green/concern groups (**C1** (also **R7**), **C2** (also **R8**), **C3** (also **R15**), **C4** (also **R9**), **C7 to C1772** [1,161 of which were submitted based on a standard letter format with various combination of grounds (**C9 to C1169**) and 603 were submitted in the form of joint signature (**C1170 to C1772**)] and **C1811** (also **R10**)) and individuals. The major grounds and views raised in the comments were largely similar in nature to those raised in the representations. Other major comments in relation to Amendment Items A1 to A3 which were not covered by the representations are summarised below –

- (a) the TIA was unable to reflect the current traffic condition and the potential impact on several key junctions;
- (b) the freezing survey was conducted without prior notice or communication with villagers, which deviated from the established Government practices;
- (c) the preliminary landscape and visual impact assessment was oversimplified and not conducted in accordance with Town Planning Board Guidelines No. 41; and
- (d) the EcoIA should follow the standards and requirements under the Environmental Impact Assessment Ordinance.

The Board’s Decision

8. After giving consideration to the representations and comments, the Board noted the supportive grounds of **R2 and R3** and the view of **R860** and decided not to uphold **R1, R4 to R859**, and considered that the draft OZP should not be amended to meet the representations for the following reasons –

Amendment Items A1 to A3

- (a) the Government had been adopting a multi-pronged approach to

increase housing land supply, including carrying out review of GB sites on an on-going basis. The GB site proposed for PHD was located at the fringe of the existing built-up areas in North Kwai Chung and is in close proximity to existing infrastructure. Taking into account the land use compatibility and that there was no insurmountable technical problem identified for the proposed PHD at SPS, Amendment Item A1 site was considered suitable for rezoning to “R(A)3” zone on the OZP with a view to increasing housing land supply **(R6 to R8, R11 to R703, R706 to R709, R711, R714, R716, R717, R720, R723 to R725, R728, R731, R733 to R737, R740 to R742, R744, R746 to R748, R751 to R755, R757, R762, R764, R765, R789, R792, R796, R797, R801, R802, R804, R806 to R812, R814, R816 to R819, R821, R823 to R829, R831, R839 and R857);**

- (b) an engineering feasibility study comprising technical assessments on the traffic and transport, environmental, ecology, landscape, visual, air ventilation, geotechnical, drainage, sewerage, water supply, utility and cultural heritage aspects, etc., had been conducted and confirmed that there was no insurmountable technical problem and no unacceptable adverse impacts with the implementation of mitigation measures in developing Amendment Items A1 to A3 sites for PHD and supporting GIC facilities **(R1, R4 to R11, R13 to R711, R713 to R740, R742, R743, R745 to R756, R758 to R791, R793 to R795, R797 to R801, R803, R805, R807, R809 to R815, R820, R822, R824, R826, R829 to R838, R840 to R844 and R847 to R859);**
- (c) the development intensity and building height of the proposed PHD at Amendment Item A1 site was considered appropriate taking into consideration the planning context of the area and the findings of the relevant technical assessments. Relevant improvement works and mitigation measures had been proposed to minimise the possible impacts of the proposed developments **(R1, R4, R5, R9 to R11, R13, R15 to R711, R713 to R740, R742, R743, R745, R747 to R751, R753 to R756, R758, R760 to R791, R794, R795, R797, R799 to R801, R803, R805, R807, R809 to R815, R820, R822, R824, R826, R829 to R838 and R849 to R859);**
- (d) the overall provision of GIC facilities was generally sufficient to serve the population in Kwai Chung, except the elderly, child care, rehabilitation services/facilities and sports centre. The Social Welfare Department would consider their provision in the planning and development process as appropriate, with a view to meeting the demand as long-term goal. A floor area equivalent to not less than 5% of the domestic gross floor area would be reserved in the proposed PHD at Amendment Item A1 site for the provision of social welfare facilities, possibly including elderly, child care and rehabilitation facilities. Besides, the deficit of one sports centre can

be met by the surplus in the provision in Kwai Tsing District as a whole **(R1, R13, R16 to R707, R709 to R733, R736, R749, R756, R758, R760, R788, R790, R799, R805, R809 to R812, R814, R820, R822, R830 and R831 to R838)**;

- (e) to meet the overall education needs arising from the additional population in the proposed PHD under Amendment Item A1 and the surrounding developments, Amendment Item A2 site was considered necessary and suitable for development of a proposed primary school. As school design was 8 storeys in general, it was considered not necessary to impose a BHR with a view to allowing design flexibility **(R16 to R703, R716 and R857)**;
- (f) the statutory and administrative procedures in consulting the public on the zoning amendment had been duly followed. The exhibition of the OZP for public inspection and the provisions for submission of representations and comments formed part of the statutory consultation process under the pre-amended Ordinance **(R16 to R703, R719, R728, R771 and R829)**;
- (g) the Government would follow the established procedures for processing ex-gratia allowance and/or rehousing arrangements to the eligible residents and tenants affected by clearance in accordance with the prevailing policies **(R746, R765, R790, R795, R799, R809, R811, R812, R822, R828, R829, R833, R837, R840, R841 and R844 to R847)**;

Amendment Item B

- (h) the industrial developments surrounding Item B site had been gradually phased out through redevelopment, wholesale conversion or land disposal for commercial and office/business uses. The proposed PHD at Amendment Item B site was considered not incompatible with the surroundings and was technically feasible as ascertained by relevant technical studies with no insurmountable technical problem identified **(R829 and R860)**;
- (i) the statutory and administrative procedures in consulting the public on the zoning amendment had been duly followed. The exhibition of the OZP for public inspection and the provisions for submission of representations and comments formed part of the statutory consultation process under the pre-amended Ordinance **(R857)**;

Amendment Item C

- (j) the proposed number of niches to be provided at the columbarium development was considered optimised taking into consideration the results of the relevant technical assessments **(R857)**;

Amendment Item D

- (k) although there was a deficit of about 2.37 ha of planned district open space within the Kwai Chung Planning Area, there was a surplus of about 37.8 ha existing and planned local open space within the planning area. Besides, it was stipulated on the Notes of the OZP for the “OU(BHAI)” zone that a POS of not less than 1,270m² should be provided within the zone **(R857)**; and
- (l) the planning intention of the “OU(BHAI)” zone was primarily for the preservation and adaptive re-use of the existing historical buildings for social welfare facility uses with the provision of POS. Planning permission was required from the Board for any new development, or demolition of, addition, alteration and/or modification to or redevelopment of any of the existing historic buildings and a Conservation Management Plan should be submitted at the application stage for the scrutiny and examination of concerned authority/department and the Board **(R857)**.

9. The Board also agreed to amend the ES of the draft OZP to reflect Members’ views in relation to air ventilation, preservation of the existing perennial stream and building design layout of the proposed PHD in the “R(A)3” zone.

IMPLICATIONS OF THE PROPOSAL

10. Approval of the draft Kwai Chung OZP No. S/KC/31A itself has no civil service implications. The economic, financial, environmental, sustainability, family and gender implications in respect of Amendment Items A1 to A3, B, C and D are set out below.

11. Regarding economic implications, Amendment Items A1 and B will facilitate the proposed PHDs to help meet the housing demand in Hong Kong.

12. Regarding financial implications, the estimated capital costs for the GIC facilities under Amendment Items A1 to A3 are not available in this early stage. Funds required will be sought under the Capital Works Reserve Fund (CWRF) in accordance with the established mechanism.

13. The capital costs for the proposed PHDs under Amendment Items A1 and B will be borne by Hong Kong Housing Authority (HKHA). The capital and recurrent costs of the social welfare facilities to be provided in the proposed PHDs under Amendment Items A1 and B are not available at this early stage and will be sought in accordance with the established mechanism.

14. The capital cost of the proposed RCHE development under Amendment Item D and the subsequent management and maintenance costs as well as the recurrent costs of the proposed development will be borne by the private developer.

To take forward the proposal, the developer has to apply for a lease modification. The land premium implication will depend on market conditions at the time of the lease modification and is yet to be determined at this stage.

15. The proposed PHD and GIC facilities under Amendment Items A1 to A3 would require land clearance. The estimated cost for land clearance is not available at this stage. Funds required will be sought under **Head 701** of the CWRP in accordance with the established mechanism.

16. Land resumption is not required for the KOFE site under Amendment Item B. The clearance of the existing tenants is required for the proposed PHD. The cost of the clearance package will be borne by HKHA.

17. Regarding environmental implications, various technical assessments including environmental reviews have been conducted to assess the potential environmental impacts of all the amendments items for PHDs, RCHE and public columbarium development. The environmental reviews concluded that with the implementation of the proposed mitigation measures, no insurmountable environmental impact is anticipated. The proposed developments within the amendment sites will be planned, designed, constructed and implemented in accordance with the environmental guidelines and criteria laid down in the Environment Chapter of the Hong Kong Planning Standards and Guidelines.

18. Regarding sustainability implications, the proposed developments could facilitate better utilisation of land resources to meet housing and social needs. The proposed developments may generate potential environmental impacts on the local area, suitable mitigation measures should be implemented to alleviate any such possible impacts.

19. Regarding family implications, the increase in housing supply could help improve the living environment of some families and provide stable living conditions, and in turn foster greater family harmony. The proposed social welfare facilities such as elderly, child care and rehabilitation facilities within the proposed PHDs under Amendment Items A1 and B and the proposed RCHE under Amendment Item D would help meet the needs of families for such services.

20. The redevelopment of KOFE will result in displacement of tenancies of industrial units, which will reduce employment opportunities, and increase the commuting time for some workers and thus reduce the time spent with their families. HKHA has provided advance notice, allowance and restricted tender opportunities for tenants of KOFE to bid for vacant factory units in HKHA's two remaining factory estates. Besides, the provision of social welfare facilities would likely create new employment opportunities in the area and help enhance the financial ability of some families.

21. Regarding gender implications, the proposed provision of social welfare facilities such as elderly, child care and rehabilitation facilities within the proposed PHDs under Amendment Items A1 and B and the proposed RCHE under Amendment Item D, if materialised, will serve people in need whose carers are

often women. The proposal should therefore be conducive to relieving the burden of carers and facilitating their participation in the workforce.

PUBLIC CONSULTATION

22. Prior to the submission of the proposed amendments to the approved Kwai Chung OZP No. S/KC/30 for consideration by the MPC of the Board, K&TDC was consulted on 13 September 2022 on the proposed amendments. While K&TDC members had no in-principle objection to the provision of more public housing units, they expressed concerns mainly on Amendment Items A1 to A3 regarding traffic and ecological impacts, the hiking trails to be affected, provision of GIC facilities, as well as interface with Fu Tak Temple. The K&TDC members also expressed concerns on Amendment Items B and C regarding pedestrian safety and traffic impacts respectively and noted that Amendment Item D was the subject of an approved section 12A application.

23. During the exhibition period of the draft OZP, two representations and two comments from three K&TDC members were received.

PUBLICITY

24. The approved Kwai Chung OZP No. S/KC/32 will be printed and exhibited in accordance with section 9D(2) of the Ordinance. A press release will be issued on the day of exhibition. A spokesman will be available for answering media enquiries.

A 25. The approved Kwai Chung OZP No. S/KC/32 is at **Annex A** for Members' reference. A set of Notes listing out the uses which are always permitted and those
A-I which may be permitted on application to the Board is at **Enclosure I to Annex A**.
A-II An Explanatory Statement in respect of the approved Kwai Chung OZP No. S/KC/32 is at **Enclosure II to Annex A**.

ENQUIRY

26. Any enquiry on this brief can be addressed to Ms Caroline TANG, Assistant Director of Planning/Board, PlanD (Tel. No. 2231 4606).

PLANNING DEPARTMENT
OCTOBER 2023

**APPROVED KWAI CHUNG
OUTLINE ZONING PLAN NO. S/KC/32**

Annex A - Approved Kwai Chung Outline Zoning Plan (OZP) No. S/KC/32

Enclosure I : Notes of the Approved Kwai Chung OZP No. S/KC/32

Enclosure II : Explanatory Statement of the Approved Kwai Chung OZP No. S/KC/32



圖例
NOTATION

ZONES	地帶	COMMUNICATIONS	交通
COMMERCIAL	C	RAILWAY AND STATION	鐵路及車站
COMPREHENSIVE DEVELOPMENT AREA	CDA	RAILWAY AND STATION (UNDERGROUND)	鐵路及車站 (地下)
RESIDENTIAL (GROUP A)	R(A)	RAILWAY AND STATION (ELEVATED)	鐵路及車站 (高架)
RESIDENTIAL (GROUP B)	R(B)	MAJOR ROAD AND JUNCTION	主要道路及路口
RESIDENTIAL (GROUP E)	R(E)	ELEVATED ROAD	高架道路
VILLAGE TYPE DEVELOPMENT	V	MISCELLANEOUS	其他
INDUSTRIAL	I	BOUNDARY OF PLANNING SCHEME	規劃範圍界線
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	PLANNING AREA NUMBER	規劃區編號
OPEN SPACE	O	BUILDING HEIGHT CONTROL ZONE BOUNDARY	建築物高度管制區界線
OTHER SPECIFIED USES	OU	MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	最高建築物高度 (在主水平基準面上方)
GREEN BELT	GB	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	5.45	0.53	商業
COMPREHENSIVE DEVELOPMENT AREA	6.35	0.62	綜合發展區
RESIDENTIAL (GROUP A)	171.88	16.77	住宅 (甲類)
RESIDENTIAL (GROUP B)	15.28	1.49	住宅 (乙類)
RESIDENTIAL (GROUP E)	3.92	0.38	住宅 (戊類)
VILLAGE TYPE DEVELOPMENT	2.32	0.23	鄉村式發展
INDUSTRIAL	40.65	3.97	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	117.86	11.50	政府、機構或社區
OPEN SPACE	113.80	11.11	休憩用地
OTHER SPECIFIED USES	177.58	17.33	其他指定用途
GREEN BELT	257.30	25.11	綠化地帶
MAJOR ROAD ETC.	112.31	10.96	主要道路等
TOTAL PLANNING SCHEME AREA	1024.70	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

APPROVED KWAI CHUNG OUTLINE ZONING PLAN NO. S/KC/32

(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 where the uses or developments are specified in Column 2 of the Notes of individual zones:
 - (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus stop or lay-by, cycle track, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, 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 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.
- (9) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (10) 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 KWAI CHUNG OUTLINE ZONING PLAN NO. S/KC/32

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GREEN BELT	46

COMMERCIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Broadcasting, Television and/or Film Studio
Commercial Bathhouse/Massage Establishment	Flat (excluding land designated "C(2)")
Eating Place	Government Refuse Collection Point
Educational Institution	Hospital (excluding land designated "C(2)")
Exhibition or Convention Hall	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Government Use (not elsewhere specified)	Petrol Filling Station
Hotel	Residential Institution (excluding land designated "C(2)")
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	
Training Centre	
Utility Installation for Private Project	
Wholesale Trade	

Planning Intention

This zone is intended primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment and eating place, functioning mainly as local commercial and shopping centre(s).

(Please see next page)

COMMERCIAL (Cont'd)

Remarks

- (1) 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 total plot ratio of 9.5, or the plot ratio of the existing building, whichever is the greater.
- (2) On land designated “Commercial (1)” (“C(1)”) and “Commercial (2)” (“C(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 the maximum total gross floor area (GFA) specified below, or the GFA of the existing building, whichever is the greater:

<u>Sub-area</u>	<u>Restrictions</u>
C(1)	Maximum GFA of 11 000m ²
C(2)	Maximum GFA of 74 340m ²
- (3) On land designated “C”, “C(1)” and “C(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 the maximum building heights in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (4) In determining the relevant maximum plot ratio or GFA for the purposes of paragraphs (1) and (2) 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.
- (5) 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 or GFA for the building on land to which paragraph (1) or (2) 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 or GFA specified in paragraphs (1) and (2) above may thereby be exceeded.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA/building height restrictions stated in paragraphs (1) to (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

COMMERCIAL (3)

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

Planning Intention

This zone is intended primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment and eating place, functioning mainly as local commercial and shopping centre(s).

(Please see next page)

COMMERCIAL (3) (Cont'd)

Remarks

- (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 total plot ratio of 9.5, or the plot ratio of the existing building, whichever is the greater.
- (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 the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (3) A minimum of 5m set back from the lot boundary abutting Tai Lin Pai Road shall be provided.
- (4) In determining the relevant maximum plot ratio for the purposes of paragraph (1) 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.
- (5) 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 (1) 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 (1) above may thereby be exceeded.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (7) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the set back restriction stated in paragraph (3) 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
	Ambulance Depot Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Flat Government Refuse Collection Point Government Use (not elsewhere specified) Hospital 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 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 Research, Design and Development Centre Residential Institution School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Planning Intention

This zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. 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

- (1) 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" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information :
 - (a) the area of proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
 - (b) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
 - (c) 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;
 - (d) the alignment, widths and levels of any roads proposed to be constructed within the area;
 - (e) the landscape and urban design proposals within the area;
 - (f) programmes of development in detail;
 - (g) 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;
 - (h) 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;
 - (i) 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;
 - (j) an air ventilation assessment report to examine any possible air ventilation problems that may be caused to or by the proposed development and the proposed mitigation measures to tackle them; and

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks (Cont'd)

- (k) such other information as may be required by the Town Planning Board.
- (2) 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.
- (3) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum total plot ratio of 5.0 for the site north of Lai King Hill Road and a maximum total plot ratio of 6.36 for the site at Cheung Wing Road, or the plot ratio of the existing building, whichever is the greater.
- (4) 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 heights in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (5) In determining the maximum plot ratio for the purposes of paragraph (3) 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.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraphs (3) and (4) 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)	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Public Vehicle Park (excluding container vehicle) (on land designated "R(A)3" and "R(A)4" only)	Office
Residential Institution	Petrol Filling Station
Rural Committee/Village Office	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) (not elsewhere specified)
	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.

Remarks

- (1) On land designated “Residential (Group A)” (“R(A)”), no new development for a domestic or non-domestic building shall exceed a maximum domestic plot ratio of 5.0 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 of 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 5.0 divided by the maximum non-domestic plot ratio of 9.5.
- (2) On land designated “Residential (Group A) 2” (“R(A)2”), no new development for a domestic or non-domestic building shall exceed a maximum domestic plot ratio of 6.0 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 of 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 6.0 divided by the maximum non-domestic plot ratio of 9.5.
- (3) For the purpose of paragraphs (1) and (2) above, on land designated “R(A)” and “R(A)2”, 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), or the domestic and/or non-domestic plot ratio(s) of the existing building, whichever is the greater, subject to, as applicable :
 - (a) 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
 - (b) the maximum domestic and/or non-domestic plot ratio(s) stated in paragraphs (1) or (2) 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.
- (4) On land designated “Residential (Group A) 3” (“R(A)3”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 6.62, or the plot ratio of the existing building, whichever is the greater.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (5) On land designated “Residential (Group A) 4” (“R(A)4”), 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 6.5, or the plot ratio of the existing building, whichever is the greater.
- (6) On land designated “Residential (Group A) 1” (“R(A)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 domestic gross floor area (GFA) of 42 700m² and a maximum non-domestic GFA of 9 346m², or the GFA of the existing building, whichever is the greater.
- (7) On land designated “R(A)”, “R(A)1”, “R(A)2”, “R(A)3” and “R(A)4”, 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 heights in terms of metres above Principal Datum (mPD) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (8) On land demarcated for a building gap of varying widths (ranging from 35m to 217m) between Kwai Chung Road and Lai King Hill Road as shown on the Plan, no new development (except minor addition, alteration and/or modification not affecting the building height of the existing building) or redevelopment of an existing building shall exceed the maximum building height restriction of 24mPD.
- (9) On land demarcated for a 30m-wide building gap for the “R(A)2” site at Lai Kong Street as shown on the Plan, no new development (except minor addition, alteration and/or modification not affecting the building height of the existing building) or redevelopment of an existing building shall exceed the maximum building height restriction of 163mPD.
- (10) On land demarcated for a 15m-wide building gap from Wing Yip Street to Kwai On Road for the “R(A)4” site at Tai Lin Pai Road as shown on the Plan, no new development (except minor addition, alteration and/or modification not affecting the building height of the existing building) or redevelopment of an existing building shall exceed the maximum building height restriction of 18mPD.
- (11) A public transport terminus shall be provided at the “R(A)2” site at Lai Kong Street.
- (12) A minimum 3.5m-wide non-building area from the lot boundary abutting Ta Chuen Ping Street (except 29A-33, 37-39, 41-43 and 47 Ta Chuen Ping Street) shall be provided.
- (13) In determining the relevant maximum plot ratio for the purposes of paragraphs (1), (2), (3), (4) and (5) above, 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 Government, institution or community facilities including school(s) as may be required by Government shall be deducted in calculating the relevant site area.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (14) In determining the maximum plot ratio for the purpose of paragraph (4) above, any floor space that is constructed or intended for use solely as public transport interchange and Government, institution or community facilities as required by the Government, may be disregarded.
- (15) In determining the maximum plot ratio for the purpose of paragraph (5) above, any floor space that is constructed or intended for use solely as Government, institution or community facilities, as required by the Government, may be disregarded.
- (16) In determining the maximum plot ratio for the purposes of paragraphs (1), (2), (3), (4) and (5) 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.
- (17) In determining the relevant maximum GFA for the purposes of paragraph (6) 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 public transport facilities, as required by the Government, may also be disregarded.
- (18) 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 paragraph (1), (2), (3), (4), (5) or (6) applies may be increased by the additional plot ratio by which the permitted plot ratio/GFA 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 (1), (2), (3), (4), (5) and (6) above may thereby be exceeded.
- (19) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA/building height/building gap restrictions stated in paragraphs (1), (2), (4) to (10) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (20) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restrictions as shown on the Plan or stated in paragraph (12) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP B)

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

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.

(Please see next page)

RESIDENTIAL (GROUP B) (Cont'd)

Remarks

- (1) On land designated “Residential (Group B) 1” (“R(B)1”) to “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 the maximum total plot ratio/gross floor area (GFA), site coverage and building height in terms of number of storeys as specified below or metres above Principal Datum as stipulated on the Plan, or the plot ratio/GFA/site coverage/building height of the existing building, whichever is the greater:

<u>Sub-area</u>	<u>Restrictions</u>
“R(B)1”	maximum plot ratio of 2.0, maximum site coverage of 66.6%, and maximum building height of 3 storeys in addition to 1 storey of carport
“R(B)2”	maximum GFA of 139 860m ²
“R(B)3”	maximum GFA of 23 310m ²
“R(B)4”	maximum domestic GFA of 40 209m ² , and maximum non-domestic GFA of 316m ²
“R(B)5”	maximum GFA of 11 804m ²
“R(B)6”	maximum plot ratio of 2.0
“R(B)7”	maximum domestic GFA of 15 300m ² , and maximum non-domestic GFA of 3 336m ²

- (2) On land designated “R(B)2”, any new development (except minor addition, alteration and/or modification not affecting the building height of the existing building) or redevelopment of an existing building requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance with the support of a layout plan and the following information:
- (a) the proposed total site area and total GFA for various uses;
 - (b) the nature, position, dimensions, and heights of all buildings to be erected in the area;
 - (c) a visual impact assessment to examine any visual problems that may be caused by the new development or redevelopment and the proposed mitigation measures to tackle them; and
 - (d) such other information as may be required by the Town Planning Board.

(Please see next page)

RESIDENTIAL (GROUP B) (Cont'd)

Remarks (Cont'd)

- (3) In determining the maximum plot ratio/GFA/site coverage for the purposes of paragraph (1) 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.
- (4) 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 paragraph (1) 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
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Schedule I : for open-air development or
for building other than industrial or industrial-office building@

Ambulance Depot	Commercial Bathhouse/Massage Establishment
Government Use (not elsewhere specified)	Eating Place
Public Transport Terminus or Station (excluding open-air terminus or station)	Educational Institution
Utility Installation for Private Project	Exhibition or Convention Hall
	Flat
	Government Refuse Collection Point
	Hospital
	Hotel
	House
	Institutional Use (not elsewhere specified)
	Library
	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrance
	Office
	Petrol Filling Station
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station (not elsewhere specified)
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	Residential Institution
	School
	Shop and Services
	Social Welfare Facility
	Training Centre

(Please see next page)

RESIDENTIAL (GROUP E) (Cont'd)

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)
Library
Off-course Betting Centre (excluding land designated "R(E)1")
Office
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club (excluding land designated "R(E)1")
Public Clinic
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Social Welfare Facility
Training Centre (excluding land designated "R(E)1")

(Please see next page)

RESIDENTIAL (GROUP E) (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
Schedule II : for existing industrial or industrial-office building @ (excluding land designated "Residential (Group E) 1")	
<p>Ambulance Depot Art Studio (excluding those involving direct provision of services or goods) Eating Place (Canteen only) Government Refuse Collection Point Government Use (not elsewhere specified) Information Technology and Telecommunications Industries Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods[^]) 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 Warehouse (excluding Dangerous Goods Godown)</p>	<p>Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only) Industrial Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office (not elsewhere specified) Petrol Filling Station Place of Recreation, Sports or Culture (not elsewhere specified) Private Club Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom[#] which may be permitted on any floor) Vehicle Repair Workshop Wholesale Trade</p>

(Please see next page)

RESIDENTIAL (GROUP E) (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 :

- 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.
- △ 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)

RESIDENTIAL (GROUP E) (Cont'd)

Planning Intention

This 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.

The sub-area “Residential (Group E) 1” (“R(E)1”) is intended for public rental housing development with specific environmental mitigation measures requirements. This zoning is to facilitate appropriate planning control over the scale, design and layout of development, taking into account various environmental constraints.

Remarks

- (1) On land designated “Residential (Group E)” (“R(E)”) and “R(E)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 total plot ratio of 5.0, or the plot ratio of the existing building, whichever is the greater.
- (2) On land designated “R(E)” and “R(E)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 the maximum building heights in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (3) On land designated “R(E)” and “R(E)1”, in determining the relevant maximum plot ratio for the purposes of paragraph (1) above, 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 Government, institution or community facilities including school(s) as may be required by Government shall be deducted in calculating the relevant site area.
- (4) In determining the maximum plot ratio for the purpose of paragraph (1) 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.
- (5) 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 (1) 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 (1) above may thereby be exceeded.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraphs (1) and (2) 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)	Government Refuse Collection Point
House (New Territories Exempted House only)	Government Use (not elsewhere specified) #
On-Farm Domestic Structure	House (not elsewhere specified)
Religious Institution (Ancestral Hall only)	Institutional Use (not elsewhere specified) #
Rural Committee / Village Office	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 primarily for the provision of land for the retention and expansion of existing villages as well as reservation of land for the reprovisioning of village houses affected by Government projects. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

Remarks

- (1) 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.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

INDUSTRIAL

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

(Please see next page)

INDUSTRIAL (Cont'd)

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

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

Planning Intention

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

(Please see next page)

INDUSTRIAL (Cont'd)

Remarks

- (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 total plot ratio of 9.5, or the plot ratio of the existing building, whichever is the greater.
- (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 the maximum building heights in terms of metres above Principal Datum (mPD) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (3) On land demarcated for a 15m-wide building gap from Wing Yip Street to Kwai On Road and a 50m-wide building gap between Tsuen Wan Road and Kwai Fuk Road as shown on the Plan, no new development (except minor addition, alteration and/or modification not affecting the building height of the existing building) or redevelopment of an existing building shall exceed the maximum building height restrictions of 18mPD and 24mPD respectively.
- (4) In determining the maximum plot ratio for the purposes of paragraph (1) 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.
- (5) 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 (1) 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 (1) above may thereby be exceeded.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height/building gap restrictions stated in paragraphs (1) to (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (7) Under exceptional circumstances, for a development or redevelopment proposal, 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
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Schedule I: for “Government, Institution or Community” and
“Government, Institution or Community (2)”

Ambulance Depot	Animal Boarding Establishment
Animal Quarantine Centre (in Government building only)	Animal Quarantine Centre (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Columbarium
Cable Car Route and Terminal Building	Correctional Institution
Eating Place (Canteen, Cooked Food Centre only)	Crematorium
Educational Institution	Driving School
Exhibition or Convention Hall	Eating Place (not elsewhere specified)
Field Study/Education/Visitor Centre	Firing Range
Government Refuse Collection Point	Flat
Government Use (not elsewhere specified)	Funeral Facility
Hospital	Helicopter Fuelling Station
Institutional Use (not elsewhere specified)	Helicopter Landing Pad
Library	Holiday Camp
Market	Hotel
Pier	House
Place of Recreation, Sports or Culture	Marine Fuelling Station
Public Clinic	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Public Convenience	Off-course Betting Centre
Public Transport Terminus or Station	Office
Public Utility Installation	Petrol Filling Station
Public Vehicle Park (excluding container vehicle)	Place of Entertainment
Recyclable Collection Centre	Private Club
Religious Institution	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Research, Design and Development Centre	Refuse Disposal Installation (Refuse Transfer Station only)
Rural Committee/Village Office	Residential Institution
School	Sewage Treatment/Screening Plant
Service Reservoir	Shop and Services (not elsewhere specified)
Social Welfare Facility	Utility Installation for Private Project
Training Centre	
Wholesale Trade	

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (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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Schedule II: for "Government, Institution or Community (1)"

Ambulance Depot	Animal Boarding Establishment
Eating Place (Canteen, Cooked Food Centre only)	Animal Quarantine Centre
Government Refuse Collection Point	Broadcasting, Television and/or Film Studio
Government Use (not elsewhere specified)	Columbarium
Market	Correctional Institution
Public Convenience	Crematorium
Public Transport Terminus or Station	Driving School
Public Utility Installation	Eating Place (not elsewhere specified)
Public Vehicle Park (excluding container vehicle)	Educational Institution
Recyclable Collection Centre	Exhibition or Convention Hall
Research, Design and Development Centre	Firing Range
	Funeral Facility
	Helicopter Fuelling Station
	Helicopter Landing Pad
	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
	Petrol Filling Station
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
	Refuse Disposal Installation (Refuse Transfer Station only)
	Religious Institution
	Service Reservoir
	Sewage Treatment/Screening Plant
	Shop and Services (not elsewhere specified)
	Social Welfare Facility (excluding those involving residential care)
	Training Centre
	Utility Installation for Private Project
	Wholesale Trade

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Planning Intention

This zone is intended primarily for the provision of Government, institution or community (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. The “Government, Institution or Community (1)” (“G/IC(1)”) sub-area covers land within industrial area. In view of the environmental conditions of such land, only selected GIC facilities are permitted on land designated “G/IC(1)”. Some other community and social welfare facilities may be permitted on application to the Town Planning Board.

Remarks

- (1) On land designated “Government, Institution or Community” (“G/IC”) and “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 the maximum building heights in terms of number of storeys or metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) On land designated “Government, Institution or Community (2)” (“G/IC(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 building height of 3 storeys as stipulated on the Plan, except for a drill tower up to 9 storeys, or the height of the existing building, whichever is the greater.
- (3) In determining the relevant maximum number of storeys for the purposes of paragraphs (1) and (2) above, any basement floor(s) may be disregarded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraphs (1) or (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Barbecue Spot Field Study/Education/Visitor Centre 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 Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation 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.

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 "Cemetery" and "Funeral Parlours and Crematorium" Only

Columbarium	Place of Recreation, Sports or Culture
Crematorium	Public Transport Terminus or Station
Funeral Facility	Public Utility Installation
Government Use (not elsewhere specified)	Religious Institution
Grave	Shop and Services
Public Convenience	Utility Installation for Private Project
Refreshment Kiosk	

Planning Intention

This zone is intended primarily for the provision of cemetery and funeral facilities.

Remarks

- (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 the maximum building heights in terms of number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) 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 "Container Terminal" Only</u>	
Cargo Handling and Forwarding Facility	Ambulance Depot
Container Storage/Repair Yard	Dangerous Goods Godown
Container Vehicle Park/Container Vehicle Repair Yard	Eating Place (not elsewhere specified)
Eating Place (Canteen, Cooked Food Centre only)	Industrial Use
Government Refuse Collection Point	Marine Fuelling Station
Government Use (not elsewhere specified)	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Pier	Petrol Filling Station
Private Club	Place of Recreation, Sports or Culture
Public Convenience	Public Clinic
Public Transport Terminus or Station	Refuse Disposal Installation
Public Utility Installation	Shop and Services (not elsewhere specified)
Public Vehicle Park	Social Welfare Facility
Shop and Services (Service Trades only)	Utility Installation for Private Project
Warehouse (excluding Dangerous Goods Godown)	Vehicle Repair Workshop

Planning Intention

This zone is intended primarily to cater for the development of container terminals and the associated port back-up facilities.

Remarks

- (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 the maximum building heights in terms of number of storeys or metres above Principal Datum as stipulated on the Plan (except container stacks and crane structures), or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (4) Under exceptional circumstances, for a development or redevelopment proposal, 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.

(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 Related Uses" Only

Cargo Handling and Forwarding Facility	Ambulance Depot
Container Storage/Repair Yard	Dangerous Goods Godown
Container Vehicle Park/Container Vehicle Repair Yard	Eating Place (not elsewhere specified)
Eating Place (Canteen, Cooked Food Centre only)	Industrial Use
Government Refuse Collection Point	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Government Use (not elsewhere specified)	Petrol Filling Station
Public Convenience	Place of Recreation, Sports or Culture
Public Transport Terminus or Station	Public Clinic
Public Utility Installation	Refuse Disposal Installation
Public Vehicle Park	Shop and Services (not elsewhere specified)
Shop and Services (Service Trades only)	Social Welfare Facility
Warehouse (excluding Dangerous Goods Godown)	Utility Installation for Private Project
	Vehicle Repair Workshop

Planning Intention

This zone is intended primarily to cater for the container related uses and port back-up facilities. Port related development such as container freight station, logistics centre, container vehicle park and container storage and repair yard are permitted within this zone.

Remarks

- (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 the maximum building heights in terms of number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) 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 [^]) 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 Radio 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 Mass Transit Railway Vent Shaft and/or Other Structure above ground level other than Entrances 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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OTHER SPECIFIED USES (Cont'd)

For "Business" Only (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
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)	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Eating Place (Canteen only)	Off-course Betting Centre
Government Refuse Collection Point	Office (not elsewhere specified)
Government Use (not elsewhere specified)	Petrol Filling Station
Information Technology and Telecommunications Industries	Place of Recreation, Sports or Culture (not elsewhere specified)
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods [^])	Private Club
Office (excluding those involving direct provision of customer services or goods)	Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom [#] which may be permitted on any floor)
Public Convenience	Vehicle Repair Workshop
Public Transport Terminus or Station	Wholesale Trade
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[^], the following use is always permitted :

Office

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Business" Only (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 :

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 occupied 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.

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.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Business" Only (Cont'd)

Remarks

- (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 total plot ratio of 9.5, or the plot ratio of the existing building, whichever is the greater.
- (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 the maximum building heights in terms of metres above Principal Datum (mPD) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (3) On land demarcated for a 15m-wide building gap from Castle Peak Road to the east-west aligned section of Tai Lin Pai Road as shown on the Plan, no new development (except minor addition, alteration and/or modification not affecting the building height of the existing building) or redevelopment of an existing building shall exceed the maximum building height restriction of 25mPD.
- (4) A minimum 4m-wide non-building area from the lot boundary abutting Lam Tin Street and a minimum 3.5m-wide non-building area from the lot boundary abutting Chun Pin Street (except 1 Chun Pin Street) and Ta Chuen Ping Street (except 26-38, 68, 70, 85-89 and 93 Ta Chuen Ping Street) shall be provided.
- (5) In determining the maximum plot ratio for the purpose of paragraph (1) 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.
- (6) 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 (1) 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 (1) above may thereby be exceeded.
- (7) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height/building gap restrictions stated in paragraphs (1) to (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (8) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restrictions as shown on the Plan or stated in paragraph (4) 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 Works" and "Sewage Screening Plant" Only

Sewage Treatment/Screening Plant

Government Use
 Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
 Petrol Filling Station
 Utility Installation not ancillary to the Specified Use

Planning Intention

This zone is intended primarily to provide land for the development of sewage treatment/screen plants.

Remarks

- (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 the maximum building heights in terms of number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) 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 Handling Area

Government Use
 Mass Transit Railway Vent Shaft and/or Other
 Structure above Ground Level other than
 Entrances
 Petrol Filling Station
 Utility Installation not ancillary to the Specified Use

Planning Intention

This zone is intended primarily to provide land for the development of cargo handling facilities.

Remarks

- (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 the maximum building heights in terms of number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) 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 Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Utility Installation not ancillary to the Specified Use
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Planning Intention

This zone is intended primarily to provide land for the development of petrol filling stations.

Remarks

- (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 the maximum building heights in terms of number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) 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 "Slaughter House" Only

Slaughter House

Government Use
 Mass Transit Railway Vent Shaft and/or Other
 Structure above Ground Level other than
 Entrances
 Petrol Filling Station
 Utility Installation not ancillary to the Specified Use

Planning Intention

This zone is intended primarily to provide land for the development of a slaughter house.

Remarks

- (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 the maximum building height in terms of number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) 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 Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Utility Installation not ancillary to the Specified Use
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Planning Intention

This zone is intended primarily to provide land for the development of electricity substations.

Remarks

- (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 the maximum building height in terms of number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) 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 "Railway Related Facilities" Only

Railway Emergency Access Point

Planning Intention

This zone is intended primarily to provide land for the railway emergency access point.

Remarks

- (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 the maximum building heights in terms of number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) 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 "Ventilation Building" Only

Ventilation Building	Government Use Utility Installation not ancillary to the Specified Use
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Planning Intention

This zone is intended primarily to provide land for the development of ventilation building.

Remarks

- (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 the maximum building height in terms of number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) 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 "Columbarium" Only

Columbarium Garden of Remembrance Government Use	Public Utility Installation Utility Installation for Private Project
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Planning Intention

This zone is primarily for land intended for columbarium and garden of remembrance uses.

Remarks

- (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 the maximum building height in terms of metres above Principal Datum (mPD) as stipulated on the Plan.
- (2) The total number of columbarium niches shall not exceed 20 000 and the total number of memorial plaques in the garden of remembrance shall not exceed 2 000.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of building height restriction / number of niches / number of memorial plaques as stipulated in paragraphs (1) and (2) 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 "Columbarium (1)" Only

- Columbarium
- Public Utility Installation
- Utility Installation for Private Project

Planning Intention

This zone is primarily for land intended for columbarium.

Remarks

- (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 the maximum building height in terms of metres above Principal Datum (mPD) as stipulated on the Plan.
- (2) The total number of columbarium niches shall not exceed 23 000.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of building height restriction as stipulated in paragraph (1) 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 "Columbarium (2)" Only

Columbarium Garden of Remembrance Government Use	Public Utility Installation Utility Installation for Private Project
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Planning Intention

This zone is primarily for land intended for columbarium use.

Remarks

- (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 the maximum building height in terms of metres above Principal Datum (mPD) as stipulated on the Plan.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of building height restriction as stipulated in paragraph (1) 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 “Buildings with Historical and Architectural Interests Preserved for Social Welfare Facility Use” Only

Education/Visitor Centre Government Use	Institutional Use (not elsewhere specified) Place of Recreation, Sports or Culture Public Utility Installation Social Welfare Facility Utility Installation for Private Project Religious Institution
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Planning Intention

This zone is intended primarily for the preservation and adaptive re-use of the existing historical buildings for social welfare facility uses with the provision of public open space.

Remarks

- (1) Any new development, or demolition of, addition, alteration and/or modification to (except those minor alteration and/or modification works which are ancillary and directly related to the always permitted uses) or redevelopment of any of the existing historic buildings requires permission from the Town Planning Board.
- (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 gross floor area (GFA) of 8 767m² and the maximum building height in terms of number of storeys as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.
- (3) A public open space of not less than 1 270m² shall be provided within the area.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA / building height restrictions stated in paragraph (2) 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 Country Park * 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 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 Flat Government Refuse Collection Point Government Use (not elsewhere specified) Grave Helicopter Landing Pad Holiday Camp House Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution Rural Committee/Village Office School Service Reservoir Social Welfare Facility Utility Installation for Private Project

* Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Town Planning Board is not required.

Planning Intention

The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone.

APPROVED KWAI CHUNG OUTLINE ZONING PLAN NO. S/KC/32

EXPLANATORY STATEMENT

APPROVED KWAI CHUNG OUTLINE ZONING PLAN NO. S/KC/32

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APPROVED KWAI CHUNG OUTLINE ZONING PLAN NO. S/KC/32

(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 Kwai Chung Outline Zoning Plan (OZP) No. S/KC/32. 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 PROCEDURES

- 2.1 On 1 September 1961, the first statutory plan for Tsuen Wan (No. LTW/57) covering part of Kwai Chung was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). On 26 November 1971, OZP No. LTW/132 for the Kwai Chung Area was exhibited for public inspection under section 5 of the Ordinance. Subsequent amendments had been made to the OZP to reflect the changing circumstances.
- 2.2 On 9 November 1999, the Chief Executive in Council (CE in C) approved the draft Kwai Chung OZP under section 9(1)(a) of the Ordinance, which was subsequently renumbered as S/KC/14. On 10 October 2000, the CE in C, under section 12(1)(b)(ii) of the Ordinance, referred the approved OZP to the Board for amendment. The OZP was subsequently amended six times and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.3 On 29 June 2004, the CE in C approved the draft Kwai Chung OZP under section 9(1)(a) of the Ordinance, which was subsequently renumbered as S/KC/21. On 5 June 2007, the CE in C, under section 12(1)(b)(ii) of the Ordinance, referred the approved OZP to the Board for amendment. The OZP was subsequently amended three times and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.4 On 31 May 2011, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Kwai Chung OZP, which was subsequently renumbered as S/KC/25. On 4 October 2011, the CE in C referred the approved OZP No. S/KC/25 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended four times and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances.

- 2.5 On 31 May 2022, the CE in C, under Section (9)(2) of the Ordinance, approved the draft Kwai Chung OZP, which was subsequently renumbered as S/KC/30. On 10 June 2022, the approved Kwai Chung OZP No. S/KC/30 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.6 On 13 September 2022, the CE in C referred the approved OZP No. S/KC/30 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 23 September 2022 under section 12(2) of the Ordinance.
- 2.7 On 18 November 2022, the draft Kwai Chung OZP No. S/KC/31 was exhibited for public inspection under section 5 of the Ordinance. The amendments on the Plan involved mainly (i) rezoning of a site to the east of Shek Pai Street from “Green Belt” (“GB”) to “Residential (Group A)3” (“R(A)3”) and two sites to the east of Lei Pui Street and On Chuk Street respectively from “GB” to “Government, Institution or Community” (“G/IC”); (ii) rezoning of a site to the east of Tai Lin Pai Road from “Industrial” (“I”) to “Residential (Group A)4” (“R(A)4”); (iii) rezoning of a site at the southern end of Kwai Yue Street from “G/IC” to “Other Specified Uses” annotated “Columbarium(2)” (“OU(Columbarium)2”); and (iv) rezoning of a site at the junction of Kwok Shui Road and Lei Muk Road from “Open Space” (“O”) to “OU” annotated “Buildings with Historical and Architectural Interests Preserved for Social Welfare Facility Use” (“OU(BHAI)”). During the two-month exhibition period, a total of 860 valid representations were received. On 3 March 2023, the representations were published for three weeks for public comments and a total of 1,811 valid comments were received. After giving consideration to the representations and comments, the Board on 21 July 2023 decided not to uphold the representations and that no amendment should be made to be the draft OZP to meet the representations.
- 2.8 On 3 October 2023, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Kwai Chung OZP, which was subsequently renumbered as S/KC/32. On 13 October 2023, the approved Kwai Chung OZP No. S/KC/32 (the Plan) was exhibited for public inspection under section 9D(2) 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 of land in Kwai Chung can be put under statutory planning control.
- 3.2 The Plan is intended to illustrate the broad principles of development and to provide guidance for more detailed planning within the planning scheme area (the Area). It is a small-scale plan and the road alignments and boundaries between the land use zones may be subject to minor adjustments as detailed planning and development proceeds.

- 3.3 Since the Plan is to show broad land use zonings, there would be situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted as non-building area or 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 Kwai Chung area and not to overload 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 better 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 and can be downloaded from the Board's website (<https://www.tpb.gov.hk/>).

5. THE PLANNING SCHEME AREA

- 5.1 The Area covers about 1 025 hectares (ha) of land. It is situated in Tsuen Wan New Town within the Kwai Tsing Administration District. It includes various parts of Kwai Chung Valley to the north-east and the container terminals on reclaimed land to the south-west. To the east, the Area adjoins the Kam Shan Country Park, whilst to the south, it is bounded by Ching Cheung Road. To the west, the Area is bounded by the sea, whilst to the north, it is delimited by Tsing Tsuen Road, Texaco Road, Castle Peak Road, Wo Yi Hop Road and Cheung Pei Shan Road. The boundary of the Area is shown in a heavy broken line on the Plan. For planning and reference purposes, the Area is subdivided into a number of smaller planning areas, each with an area number, which are shown on the Plan.
- 5.2 Most of the flat land in Kwai Chung has been formed by reclaiming the adjacent seabed with fill materials excavated from nearby hills, which in turn have been formed into levelled platforms for building developments.
- 5.3 As an integral part of Tsuen Wan New Town, Kwai Chung provides housing, employment, recreational, cultural and other community facilities to the residents of the New Town as a whole, and also in turn relies on certain facilities which are, or will be, provided elsewhere in the New Town. It also accommodates some of the major facilities of territory-wide significance, such as the container terminals.

6. **POPULATION**

Based on the 2016 Population By-census, the population of the Area was estimated by the Planning Department as about 338 350. It is estimated that the planned population of the Area would be about 376 000.

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 and to meet public aspirations for greater certainty and transparency in the statutory planning system, a review of the Kwai Chung OZP has been undertaken with a view to incorporating appropriate building height restrictions for various zones. In the absence of building height control, excessively 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. In order to prevent excessively tall or out-of-context buildings and to provide better control on the building heights of developments in the Area, building height restrictions are imposed on various zones on the Plan.

7.2 The building height restrictions have taken into account the topography, foothill setting, waterfront setting, site levels, local character, existing predominant land use and building height profile, areas of local attractions or historical significance, building height restrictions under the lease, the compatibility in terms of building height with the surrounding areas and the Urban Design Guidelines. The building height concept aims at exemplifying the valley-like terrain of the Area while preserving the mountain backdrop of Golden Hill, as well as complementing the existing twin-nodal development around the Mass Transit Railway (MTR) Kwai Fong and Kwai Hing stations. Lower height bands of 90 to 120 metres above Principal Datum (mPD) are imposed on buildings at the valley floor, with commercial developments near the two MTR stations having higher building height restrictions of 150mPD and 170mPD. The height bands progressively step up toward the foothill of the Golden Hill in the east and the knoll at Kwai Shing in the northwest. On the other hand, the relatively low-rise building profile of developments along the waterfront area is maintained, as far as practicable, so as to safeguard the coastal area for visual and air ventilation purposes. The height bands help preserve vistas to the ridgelines and achieve a stepped height profile for visual permeability and wind penetration and circulation.

7.3 Building height restrictions, which are imposed on “G/IC” and “Other Specified Uses” (“OU”) zones (except “OU” annotated “Business” (“OU(B)”)) in terms of mPD or number of storeys, are mainly to reflect the existing building heights of the developments. Unless there are committed proposals for known developments or a need to meet the minimum height requirements, in general, the existing uses and the lower building heights will broadly be kept. Such developments, particularly for those which are low-rise, serve to provide visual and spatial relief to the densely built-up environment of the Area.

- 7.4 Low-rise developments in “G/IC” and “OU” zones (except “OU(B)”), normally with a height of not more than 13 storeys, will be subject to building height restrictions in terms of number of storeys (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/or major breathing spaces. For taller developments, usually more than 13 storeys, the building height restrictions are specified in terms of mPD to provide certainty and clarity of the planning intention.
- 7.5 In 2012, an Expert Evaluation on air ventilation assessment (AVA(EE)) 2012 was undertaken to assess the likely impact of the proposed building heights of the development sites within the Area on the pedestrian wind environment. The building height restrictions incorporated in the Plan have taken into account the findings of the AVA.
- 7.6 The annual prevailing wind comes from the northeast, east and southeast, whereas the summer prevailing wind from the southeast, south and southwest. Major roads in the Area that are generally aligned with the directions of the prevailing wind (including the north-south aligned Kwai Chung Road, Cheung Wing Road and Castle Peak Road; the northeast-southwest aligned Kwai Tsing Road, Hing Fong Road and Shek Pai Street; and the southeast-northwest aligned Tsuen Wan Road and Kwai Fuk Road), together with the adjoining open spaces and low-rise GIC facilities, serve as air paths and facilitate the penetration of prevailing winds into the Area, especially for the valley floor area. Also, the connected open spaces and low-rise GIC developments distributed over the Area (such as those between Tai Wo Hau Road and Kwai Shing Circuit, along Tai Pak Tin Street and Shek Pai Street, and to the east of Cho Yiu Chuen) provide additional opportunity to channel prevailing wind and create breathing spaces in the built-up environment, that are particularly important to the air ventilation of the developments on higher grounds, e.g. the knoll at Kwai Shing and the foothill of the Golden Hill where straight roads are generally lacking.
- 7.7 To facilitate better air ventilation in the Area, the AVA(EE) 2012 has recommended that the existing major roads, open spaces and low-rise GIC developments in the Area should be maintained. In particular, Kwai Chung Road serves as an important air path to direct southerly/southwesterly and northeasterly prevailing wind to the centre of the Area. The AVA(EE) 2012 has also suggested that opportunity should be taken to improve wind permeability of the building clusters zoned “I” and “OU(B)” along Tai Lin Pai Road, Wo Yi Hop Road and Tsuen Wan Road by creating/widening air paths.
- 7.8 In addition, to further improve air ventilation condition of the Area, future developments are encouraged to adopt suitable design measures to minimise any possible adverse air ventilation impacts. These include greater permeability of podium, wider gap between buildings for better ventilation and minimising the blocking of air/wind flow through positioning of building towers and podiums to align with the prevailing wind directions, as appropriate.

- 7.9 In general, a minor relaxation clause in respect of building height restrictions is incorporated into the Notes of the Plan for various zones in order to provide incentive for developments/redevelopments with design merits/planning gains. Each 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 ventilation and visual permeability;
 - (e) accommodating building design to address specific site constraints in achieving the permissible plot ratio under the Plan; and
 - (f) other factors such as site constraints, the 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.
- 7.10 However, for existing buildings where the building heights have already exceeded the maximum building height restrictions in terms of mPD or number of storeys as shown on the Plan or stipulated in the Notes, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

Non-Building Areas

- 7.11 The AVA(EE) 2012 has recommended the following non-building areas (NBAs) within the “OU(B)”, “I” and “Residential (Group A)” (“R(A)”) zones to facilitate air ventilation of the Area:
- (a) to facilitate east-west air flow at pedestrian level, a 9m-wide NBA aligning with Lam Tin Street between Chun Pin Street and Castle Peak Road is designated on an existing 9m-wide gap between the buildings at 10-18 Chun Pin Street, 4-30 and 32-50 Lei Muk Road, 49-53 and 57-61 Ta Chuen Ping Street (all zoned “OU(B)”) and 482 Castle Peak Road (zoned “R(A)”) (see **Plan 1**);
 - (b) to cater for the long-term road widening proposal and enhance the air permeability of the business/industrial area on Wo Yi Hop Road, a minimum 4m-wide NBA from the lot boundary abutting Lam Tin Street

and a minimum 3.5m-wide NBA from the lot boundary abutting Chun Pin Street and Ta Chuen Ping Street are imposed. As the lot boundaries at 1 Chun Pin Street, 33 Wo Yi Hop Road, 26-38, 29A-33, 37-39, 41-43, 47, 68, 70, 85-89 and 93 Ta Chuen Ping Street have already been set back, hence NBA for these sites are not required (see **Plan 1**);

- (c) to maintain the flow of northeasterlies along existing air path from Wo Yi Hop Road to Wah Sing Street, the existing public footpath which straddles “OU(B)” and “I” zones between these two roads and portion of 21-33 Tai Lin Pai Road abutting this footpath is designated as an NBA;
- (d) to link up the north-south air path along Kwai Wing Road and Kwai Cheong Road, a 15m-wide NBA is designated on a 8m-wide public footpath and a strip of land of minimum 7m in width measured from the western lot boundary of 8 Kwai Cheong Road abutting this footpath;
- (e) a 15m-wide east-west aligned NBA between Kwai Chung Road and Tai Lin Pai Road aligning with Kung Yip Street to the east is designated on a 9m-wide public footpath and a strip of land of minimum 3m in width measured from the lot boundary abutting this footpath on both sides;
- (f) a 15m-wide east-west aligned NBA between Kwai Chung Road and Tai Lin Pai Road aligning with Tai Lin Pai Road Playground to the east is designated on a 7m-wide public footpath and a strip of land of minimum 4m in width measured from the lot boundary at grade abutting this footpath on both sides;
- (g) a 15m-wide east-west aligned NBA connecting Kwai Chung Road with Kwai Cheong Road is designated on a strip of 4m-wide government land, now being a planting area, and a strip of land of minimum 11m in width measured from the southern lot boundary of 90-98 Kwai Cheong Road abutting this government land;
- (h) a 15m-wide east-west aligned NBA is designated on an existing 8m-wide public footpath between Kwai Chung Road and Kwai Ting Road and a strip of land of minimum 3.5m in width measured from the lot boundary abutting this footpath on both sides; and
- (i) to facilitate the penetration of the southwesterlies to the industrial area northeast of the proposed Kwai Chung Park, a 15m-wide NBA aligned with Kwai Lok Street is designated on a piece of planned industrial land between Tsuen Wan Road and Kwai Hei Street.

7.12 For the purpose of assessing the air ventilation impact of the proposed building height restrictions for Kwai Chung Container Terminals, an air ventilation assessment by Computational Fluid Dynamics was completed in 2015 (AVA(CFD) 2015) and has recommended the following NBAs within the “OU(CT)” zone to facilitate air ventilation of the Area:

- (a) three 40m-wide east-west aligned NBAs to the west of Lai King Estate across Container Port Road. While link bridges within the NBAs are allowed to facilitate connection between buildings, air permeability of at least 50% within the NBAs should be provided to allow air penetration; and
 - (b) a 55m-wide east-west aligned NBA to the west of Princess Margaret Hospital across Tsing Kwai Highway.
- 7.13 The intention for the designation of the NBAs is for air ventilation above ground and such a restriction will not apply to underground developments.

Building Gaps

- 7.14 Gaps between buildings play a key role in creating air paths by appropriate design and disposition of building blocks. The AVA(EE) 2012 has recommended the following building gaps:
- (a) a 15m-wide building gap above 25mPD (to tally with the road surface level of Castle Peak Road) between Castle Peak Road and the east-west aligned section of Tai Lin Pai Road, comprising a strip of land of minimum 7.5m in width above 25mPD measured from the northwestern lot boundary of 21-33 Tai Lin Pai Road and a strip of land of minimum 7.5m in width above 25mPD measured from the southeastern lot boundary of 433-441 Castle Peak Road to facilitate the northeasterly wind reaching Tai Lin Pai Road;
 - (b) a 15m-wide building gap above 18mPD (to tally with the road surface level of Wing Yip Street) passing through 103-113 Tai Lin Pai Road and the southwestern corner of 11-19 Wing Yip Street to create an east-west air path extending the Wing Yip Street air path onto Kwai On Road;
 - (c) a 50m-wide building gap above 24mPD (to tally with the road surface level of Kwai Fuk Road) aligning with Kwai Hei Street is imposed between Tsuen Wan Road and Kwai Fuk Road to maintain the current wind entry of sea breeze from the southwest to the inland;
 - (d) a building gap of varying widths (ranging from 35m to 217m) above 24mPD (to tally with the road surface level of Lai King Hill Road) is imposed on a piece of open land to the immediate north of Lai King Estate, now occupied by an existing bus terminus, car park and adjoining slopes, to preserve the air path channelling southeasterly wind to Tsuen Wan Road; and
 - (e) a 30m-wide building gap above 163mPD shall be provided in the “R(A)2” site at Lai Kong Street to facilitate penetration of easterly wind into the inland.
- 7.15 The above NBAs and building gaps should be taken into account upon future development/redevelopment of the sites. A minor relaxation clause has been

incorporated in the Notes of the relevant zones to allow minor relaxation of the stated NBA restrictions under exceptional circumstances.

8. LAND USE ZONINGS

8.1 Commercial (“C”) : Total Area 5.45 ha

- 8.1.1 This zoning is intended primarily for commercial developments to include office, shop, services, place of entertainment and eating place, functioning mainly as a local commercial and shopping centre. This zoning covers commercial developments including the Metroplaza and the Kwai Fong Multi-storey Car Park near MTR Kwai Fong Station, Sun Kwai Hing Plaza and Kwai Chung Centre near MTR Kwai Hing Station, the commercial complex at Wonderland Villas, The Apex and a multi-storey carpark cum commercial building on Wo Yi Hop Road.
- 8.1.2 Development within “C” and “C(3)” zones are subject to a maximum total plot ratio of 9.5.
- 8.1.3 Developments and redevelopments within the “C” zone are subject to maximum building heights of 90mPD near MTR Kwai Hing Station and Kwai Fong Station, 120mPD on Wo Yi Hop Road and 170mPD at Metroplaza.
- 8.1.4 The 2-storey commercial complex at Wah King Hill Road forms part of Wonderland Villas and serves the local residents. The site is zoned “C(1)” and subject to a maximum total gross floor area (GFA) of 11 000m² and a maximum building height of 225mPD.
- 8.1.5 The “C(2)” zone covers The Apex which comprises a hotel block and two service apartment blocks on Wo Yi Hop Road. To reflect the nature of the development, no residential or related uses are allowed on land designated “C(2)”. A maximum total GFA of 74 340m² and a maximum building height of 190mPD are imposed to reflect the as-built development intensity and height.
- 8.1.6 The “C(3)” zone covers a site at Tai Lin Pai Road for commercial development. Developments and redevelopments within the “C(3)” zone are subject to a maximum plot ratio of 9.5 and a maximum building height of 105mPD. A minimum of 5m set back from the lot boundary abutting Tai Lin Pai Road shall be provided in order to provide a consistent visual openness along this part of Tai Lin Pai Road and to minimise the visual impact arising from the proposed commercial development. Roadside tree planting in the set back area is encouraged. Minor relaxation of set back restriction may be considered by the Board on application under section 16 of the Ordinance. To address the potential noise impact from the adjacent road and industrial developments, the proposed commercial

development at the site is advised to be equipped with central air-conditioning system.

- 8.1.7 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum total plot ratio or GFA 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.
- 8.1.8 Development/redevelopment within this zone is subject to maximum plot ratio/GFA/building height restrictions as stipulated on the Plan or in the Notes of the Plan, or the plot ratio/GFA/building height of the existing building, whichever is the greater. Minor relaxation of such restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.9 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 8.1.9 However, for any existing building with plot ratio/GFA/building height already exceeding the relevant restrictions as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

8.2 Comprehensive Development Area (“CDA”): Total Area 6.35 ha

- 8.2.1 This zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. 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.
- 8.2.2 Pursuant to section 4A(1) 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, a Master Layout Plan (MLP) should be submitted in accordance with the requirements as stipulated in the Notes of the Plan for the approval of the Board pursuant to section 4A(2) of the Ordinance. A copy of the approved MLP would be made available for public inspection in the Land Registry pursuant to section 4A(3) of the Ordinance.

“CDA” to the North of Lai King Hill Road, Kau Wa Keng (4.84 ha)

8.2.3 This “CDA” zone covers the Kau Wa Keng valley floor and the area occupied by the Kau Wa Keng Old Village in Planning Area 43. The planning intention for this “CDA” zone is to ensure that the residential development would be carried out in a comprehensive manner. Development of the area would entirely rely on the initiatives of private sector. A Planning Brief has also been prepared to guide the development. According to the Planning Brief, the area should be developed in a comprehensive manner as a single project and should contain adequate GIC facilities, open space and commercial provision to serve the residential development. The maximum total plot ratio would be restricted to 5 on a net site basis excluding area for vehicular access road, public open space and GIC facilities. The layout of the development should take account of the scale of adjacent development, existing land-forms, and the existing vegetation and landscape features. In addition, a pedestrian access should be provided to the Kau Wa Keng San Tsuen at all times. The layout should also take particular account of building relationships and design aspects, and appropriate phasing and programming of development. The AVA by expert evaluation recommended that a further AVA should be conducted upon development/redevelopment of the site to maintain/enhance air ventilation. A maximum building height restriction of 120mPD is imposed.

8.2.4 The timing of implementation would depend on when the developer could assemble all the required private land and complete procedures such as obtaining approval of the Board and modification of lease documents. As it may take some time to implement the “CDA”, the Notes for the zone have also included ‘House’ use to allow villagers of the existing Kau Wa Keng Old Village to seek planning permission from the Board for the building of new village houses or redeveloping existing houses.

“CDA” at Cheung Wing Road (1.51 ha)

8.2.5 The planning intention for the “CDA” at the junction of Cheung Wing Road and Kwok Shui Road is to ensure that redevelopment of the existing low-rise industrial buildings takes place with due consideration of traffic and environmental matters. Any development on this site will be subject to the approval of the Board. The maximum plot ratio and building height are restricted to 6.36 and 120mPD respectively.

8.2.6 The area is not adequately served by the existing road network at present. Due to its prominent location at Cheung Wing Road and its proximity to the Cheung Wing Road gyrator which acts as a major interchange within Kwai Chung, it is necessary to ensure that suitable additional road access is provided from Tai Yuen Street to Cheung Wing Road before development within this “CDA” is permitted.

- 8.2.7 The Board is also concerned with the type of industrial uses to be permitted within the development, the provision of improvements to the adjacent streets, and the traffic and transport implications of any proposed development. Any development on the site must also contain appropriate environmental control measures to ensure that nearby sensitive land-uses will not be affected by any adverse environmental impacts. To promote better planning and building design to improve air ventilation at the site, an AVA should be conducted upon development/redevelopment of the site.
- 8.2.8 Development/redevelopment within this zone is subject to maximum plot ratio/building height restrictions as stipulated on the Plan or in the Notes of the Plan, or the plot ratio/building height of the existing building, whichever is the greater. Minor relaxation of such restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.9 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 8.2.9 However, for any existing building with plot ratio/building height already exceeding the relevant restrictions as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.
- 8.3 Residential (Group A) (“R(A)”) : Total Area 171.88 ha
- 8.3.1 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.
- 8.3.2 Developments or redevelopments within the “R(A)” zone are subject to a maximum domestic plot ratio of 5.0 or a maximum non-domestic plot ratio of 9.5, or the plot ratio of the existing building, whichever is the greater. Developments or redevelopments within the “R(A)2” zone are subject to a maximum domestic plot ratio of 6.0 or a maximum non-domestic plot ratio of 9.5, or the plot ratio of the existing building, whichever is greater. Developments or redevelopments within the “R(A)3” and “R(A)4” zones are subject to maximum plot ratios of 6.62 and 6.5 respectively. In calculating the GFA for these developments/ redevelopments, land for free-standing purpose-designed buildings that are solely for accommodating school or other GIC facilities, including those located on ground and on building podium, shall be deducted in calculating the relevant site area.
- 8.3.3 Existing public rental housing estates include Shek Yam Estate, Shek Yam East Estate, On Yam Estate and Shek Lei Estate (an area adjacent to Shek Foon House (previously known as Tai Pak Tin Street

public rental housing) is reserved for the development of an indoor recreation centre to meet the needs of the community) in Planning Area 9; Kwai Chung Estate, Kwai Shing East Estate, Kwai Shing West Estate, Kwai Luen Estate, Kwai Fong Estate, Tai Wo Hau Estate and High Prosperity Terrace in Planning Area 10; Cho Yiu Chuen, Lai Yiu Estate and Lai King Estate in Planning Area 11; Kwai Hing Estate in Planning Area 17; and Wah Lai Estate in Planning Area 43. There are ten existing Home Ownership Schemes in the Area, amongst which nine are under this zoning and one is zoned “Residential (Group B) 7” (“R(B)7”). Three sites zoned “R(A)2” at Tai Wo Hau Road, Kwai Shing Circuit and San Kwai Street, the site zoned “R(A)3” at Shek Pai Street and the site zoned “R(A)4” at Tai Lin Pai Road are planned for public housing development.

- 8.3.4 Within the public rental housing estates, adequate community facilities, retail facilities and open spaces are provided in accordance with planning standards. The five primary schools in On Yam Estate, Shek Lei Estate, Kwai Shing West Estate, Kwai Fong Estate and Kwai Luen Estate, which are free-standing buildings, are zoned “R(A)” on the OZP so as to allow flexibility in the comprehensive planning and development of these large residential sites. For the site zoned “R(A)3” at Shek Pai Street, clinical/health care/social welfare facilities, a public transport interchange, a kindergarten and retail facilities will be provided within the housing site. A pedestrian footbridge will also be provided for connection to Shek Lei Estate. For the site zoned “R(A)4” at Tai Lin Pai Road, health care and social welfare facilities will be provided within the housing site. For both sites, the provision or use of premises for GIC facilities would be subject to change to cope with the prevailing demand as requested by relevant Government departments.
- 8.3.5 Private residential developments under this zoning are mainly located along Wo Yi Hop Road (Planning Area 9), Hing Fong Road (Planning Area 10), Kwai Chung Road (Planning Area 17), Castle Peak Road (Planning Area 27) and Lai King Hill Road (Planning Area 43), while Sandwich Class Housing projects, namely Hibiscus Park and Highland Park, are located in Planning Areas 10 and 42 respectively. A site zoned “R(A)2” at Lai Kong Street is planned for private residential development. A public transport terminus shall be provided within the development to accommodate the green minibus bays currently occupied at Lai Kong Street, which is accountable for plot ratio calculation. The development shall also be carefully designed with porous features to increase permeability of the podium structure.
- 8.3.6 A private residential development, Nob Hill (KCTL 474) with a commercial podium over a public transport terminus, which was completed in 2002, is zoned “R(A)1”. Any development/redevelopment at this site is restricted to a maximum domestic GFA

of 42 700m² and a maximum non-domestic GFA of 9 346m², or the GFA of the existing building, whichever is the greater.

- 8.3.7 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratios and GFA 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.
- 8.3.8 Developments and redevelopments within “R(A)”, “R(A)1”, “R(A)2”, “R(A)3” and “R(A)4” zones are subject to maximum building heights ranging from 90mPD to 260mPD, or the height of the existing building, whichever is the greater. In general, residential developments located along Kwai Chung Road are subject to lower building height bands, whereas those located at the foothill of the Golden Hill and at the knoll at Kwai Shing are subject to higher building height bands due to higher elevations.
- 8.3.9 For public rental housing developments, in accordance with the established administrative procedure, the future development/redevelopment would be guided by a planning brief. To demonstrate that the development/redevelopment is acceptable, the Housing Department would be required to undertake relevant assessments, including traffic impact assessment, visual impact assessment, AVA, etc., as appropriate. Low-rise free-standing GIC and ancillary facility buildings should be kept as breathing spaces and visual relief to the building masses. No new addition, alteration and/or modification to or redevelopment of these existing individual free-standing GIC and ancillary facility buildings shall result in a height exceeding that of the existing building. Upon the future redevelopment of the estates, the layout and design of these GIC and ancillary facility buildings should be comprehensively reviewed with the support of relevant impact assessments on air ventilation and visual aspects. In view of the larger site area of public rental housing development sites, caution should be exercised to ensure that building blocks do not obstruct the wind flow and air paths should be reserved subject to AVA studies at building design stage. In particular, to maintain existing air paths and to improve air ventilation, the AVA for the redevelopment of the following estates should pay heed to the following issues:
- (a) Kwai Shing West Estate and Kwai Shing East Estate: building gaps of adequate width should be provided to facilitate penetration of southeasterly wind to the northwest (including connection with Yeung Uk Road in Tsuen Wan). Obstruction to the northeast- southwest air path which aligns “Green Belt” (“GB”), “G/IC” and “Open Space” (“O”) zones along the northern side of the estates should be minimised;
 - (b) Tai Wo Hau Estate: the layout and disposition of the building

blocks should maintain the wind flow from the southeast to Tsuen Wan area (including connection with Sha Tsui Road) to the northwest, as well as the existing north-south air path along Texaco Road and along Tai Wo Hau Road/Tai Ha Street;

- (c) Kwai Chung Estate: the north-south air path along the slopes between Tai Wo Hau Road/Tai Ha Street and Sheung Kok Street should be maintained/ enhanced and connected to Castle Peak Road;
 - (d) Kwai Hing Estate: opportunity should be sought to enhance the east-west air penetration, e.g. by creating an east-west air path across the estate to connect with Tai Lin Pai Road to the east. The openness of the section of Hing Fong Road within the estate should be maintained upon the estate redevelopment as it together with the adjoining Kwai Chung Road serves as an important air path;
 - (e) Shek Yam East Estate: an air path within the estate should be provided to align with Lei Muk Road so as to facilitate the northeasterly wind;
 - (f) Shek Lei Estate: an air path within the estate should be maintained and aligned with Wai Kek Street; and
 - (g) Tai Wo Hau Road Phase 1 and Tai Wo Hau Road Phase 2: two breezeways with minimum widths of 50m (between the building blocks of Tai Wo Hau Road Phase 1 and Tai Wo Hau Road Phase 2 developments) and 20m (between the building blocks of Tai Wo Hau Road Phase 2 development and Kwai Shing East Estate to its immediate south) as recommended in the AVA for the subject projects shall be provided to facilitate the penetration of annual prevailing easterly wind.
- 8.3.10 A building gap of varying widths (ranging from 35m to 217m) above 24mPD to the immediate north of Lai King Estate; a building gap of 30m wide above 163mPD for the “R(A)2” site at Lai Kong Street; and a building gap of 15m-wide above 18mPD between Wing Yip Street and Kwai On Road for the “R(A)4” site at Tai Lin Pai Road shall be provided.
- 8.3.11 In support of the proposed public housing development in the “R(A)3” zone, an Air Ventilation Assessment-Initial Study (AVA-IS) has been carried out. It is found that design measures, including key design measures identified in the AVA, would alleviate the potential air ventilation impacts on the surrounding wind environment. To improve the air ventilation performance of the downstream area, wider building separations of more than 15m should be explored. A further quantitative AVA shall be carried out at the detailed design stage. As for ecological conservation, the existing perennial stream

in the northern part of the housing site should be preserved as far as practicable and if not possible, other options such as stream diversion should be explored. The building design layout should also be reviewed and improved to minimize the adverse impacts on the surrounding areas. Such requirements shall be incorporated in the planning brief for implementation as appropriate.

- 8.3.12 For large housing development sites (including public rental housing sites), it is required to provide varying building height profile within the same building height band to avoid wall effect of buildings, add variation to the sites and help wind penetration at street level.
- 8.3.13 Minor relaxation of the plot ratio/GFA/building height/building gap restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.9 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 8.3.14 However, for any existing building with plot ratio/GFA/building height already exceeding the relevant restrictions as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.
- 8.3.15 A NBA of 9m wide from the southern lot boundary of 482 Castle Peak Road is designated to extend the NBA of the same width in the adjoining "OU(B)" zone in order to improve the pedestrian air ventilation condition. A minimum 3.5m-wide NBA from the lot boundary abutting Ta Chuen Ping Street (except 29A-33, 37-39, 41-43 and 47 Ta Chuen Ping Street) shall be provided (see **Plan 1**).
- 8.3.16 The above NBAs are required for air ventilation purpose above ground and such restriction will not apply to underground developments. Under exceptional circumstances, minor relaxation of the NBA restrictions may be considered by the Board on application under section 16 of the Ordinance.
- 8.3.17 The plot ratio control under "R(A)3" and "R(A)4" zones 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/GFA", and shall be subject to the streamlining arrangements stated therein.

8.4 Residential (Group B) ("R(B)") : Total Area 15.28 ha

- 8.4.1 This zoning is generally intended to provide for medium-density residential development. Within this zone, commercial uses are prohibited unless otherwise permitted by the Board through the planning permission system.

- 8.4.2 Land zoned for this purpose is mainly located in the southeastern part of Kwai Chung in Planning Areas 42, 43 and 44 and has been developed predominantly for private residential development.
- 8.4.3 Chung Shan Terrace is a scenic area where the existing developments are of low-rise in nature. In view of the substandard road access and with a view to maintaining the existing character of the area, it is designated as “R(B)1” on the Plan. It is intended to maintain the scale of development in the area to the existing level or to a maximum plot ratio of 2.0, maximum site coverage of 66.6% and maximum building height of 3 residential storeys in addition to 1 storey of carport.
- 8.4.4 Wonderland Villas is designated as “R(B)2” and subject to a maximum total GFA of 139 860m². The development occupies a visually prominent location on an exposed ridgeline. The design of the development has adopted a height variation approach to respect the vertical variance of the nearby hill ridges. However, due to its length, height and massing, the development is considered out of context with the upland setting. Having regard to the urban fringe character of the area, the high elevation, the sloping topography, the upland setting, the stepped height concept and taking into account the permissible GFA under the OZP, maximum building heights of 260mPD, 275mPD and 290mPD are imposed on the site. Any new development (except minor addition, alteration and/or modification not affecting the building height of the existing building) or redevelopment of an existing building within this zone requires permission from the Board under section 16 of the Ordinance with the support of a layout plan, visual impact assessment and any other information as may be required by the Board to ensure that the building height, massing, disposition and layout of the future development would be acceptable in visual and planning terms. Variation of building heights to create visual interest is also encouraged.
- 8.4.5 Other developments located within this zoning include Regency Park (“R(B)3”) and Wah Yuen Chuen (“R(B)4”) at Wah King Hill Road, Happy Villa (“R(B)5”) and Lai King Terrace (“R(B)6”) at Lai King Hill Road and Tsui Yiu Court (“R(B)7”) at Lai Chi Ling Road. Development within each of these “R(B)” sites is subject to a maximum plot ratio/GFA as permitted under the lease conditions in general. Developments and redevelopments within “R(B)3” to “R(B)7” zones are subject to different building height restrictions which are intended to reflect the existing building heights.
- 8.4.6 Development/redevelopment within this zone is subject to maximum plot ratio/GFA/site coverage/building height restrictions as stipulated on the Plan or in the Notes of the Plan, or the plot ratio/GFA/site coverage/building height of the existing building, whichever is the greater. Minor relaxation of such restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.9 above would be relevant for the

assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.

8.4.7 However, for any existing building with plot ratio/GFA/site coverage/building height already exceeding the relevant restrictions as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

8.5 Residential (Group E) (“R(E)”) : Total Area 3.92 ha

8.5.1 This zoning is intended to encourage the phasing out of industrial uses. It provides an opportunity for redevelopment of existing obsolete industrial buildings. Residential development may be permitted with or without conditions on application to the Board. The developers will be required to submit adequate information to demonstrate that the new residential development will be environmentally acceptable, and suitable mitigation measures, if required, will be implemented to address the potential industrial/residential (I/R) interface problems.

8.5.2 Under this zoning, existing industrial uses will be tolerated but new industrial development will not be permitted upon redevelopment of existing industrial buildings in order to avoid the perpetuation or aggravation of the I/R interface problems with the new residential development during the redevelopment process. In existing industrial buildings, new developments involving offensive trades will not be permitted. Any modification of use from non-industrial to industrial uses within existing industrial buildings will also require the permission of the Board.

8.5.3 The former Kwai Chung Factory Estate and an existing industrial lot to the west of Kin Chuen Street are zoned “R(E)” with a view to phasing out the remaining industrial uses and to eliminate the I/R interface problems on Kwai Chung Estate to its south. The former Kwai Chung Factory Estate site has been developed into public rental housing development forming part of Kwai Chung Estate, subject to a maximum building height of 150mPD. The existing industrial lot to the west of Kin Chuen Street is occupied by a warehouse, subject to a maximum building height of 130mPD.

8.5.4 The “R(E)1” zone is intended for public rental housing development with specific environmental mitigation measures requirements. The zoning is to facilitate appropriate planning control over the scale, design and layout of the development, taking into account environmental constraints.

8.5.5 The former Kwai Chung Police Married Quarters site at Kwai Yi Road is zoned “R(E)1” under which residential development would require planning permission from the Board. This is to ensure that the proposed residential development will not be subject to excessive

traffic noise impacts from the surrounding areas, especially from Kwai Chung Road and all possible environmental mitigation measures will be submitted for the consideration of the Board at planning application stage under section 16 of the Ordinance. Development and redevelopment within this zone is subject to a maximum building height of 90mPD. Based on the development proposal approved by the Board, the proposed public rental housing, Kwai Tsui Estate, was completed in 2018 and the associated public transport interchange at Container Port Road was also open to public in 2018.

- 8.5.6 Developments within “R(E)” and “R(E)1” zones are subject to a maximum total plot ratio of 5.0. On land designated “R(E)” and “R(E)1”, in calculating the GFA for these developments/redevelopments, the land for free-standing purpose-designed buildings that are solely used for accommodating school or other GIC facilities, including those located on ground and on building podium, shall be deducted in calculating the relevant site area.
- 8.5.7 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratio 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.
- 8.5.8 Development/redevelopment within this zone is subject to maximum plot ratio/building height restrictions as stipulated on the Plan or in the Notes of the Plan, or the plot ratio/building height of the existing building, whichever is the greater. Minor relaxation of such restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.9 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 8.5.9 However, for any existing building with plot ratio/building height already exceeding the relevant restrictions as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

8.6 Village Type Development (“V”) : Total Area 2.32 ha

- 8.6.1 The planning intention of this zone is primarily for the provision of land for the retention and expansion of existing villages as well as reservation of land for the reprovisioning of village houses affected by Government projects. This zoning is mainly to reflect the extent of existing Ha Kwai Chung Village in Planning Area 11.
- 8.6.2 Development/redevelopment within this zone is subject to a maximum building height restriction as stipulated in the Notes of the

Plan, or the height of the existing building, whichever is the greater. Minor relaxation of such restriction may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.9 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.

8.6.3 However, for any existing building with building height already exceeding the relevant restriction as stipulated in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

8.7 Industrial (“I”) : Total Area 40.65 ha

8.7.1 The planning intention of the “I” zone is to reserve land primarily for general industrial uses to ensure an adequate supply of industrial floor space. Information technology and telecommunications industries are considered suitable to operate in industrial buildings. Office related to industrial use, being an integral part of industrial function, is also permitted as of right in the “I” zone. However, general commercial and office uses, other than those permitted on the purpose-designed non-industrial portion on the lower floors of an existing building separated by a buffer floor, will require planning permission from the Board.

8.7.2 Provision of industrial land in the Area has been made in conjunction with the industrial land planned for Tsuen Wan and Tsing Yi to ensure that sufficient industrial land is reserved to provide employment opportunities for the labour force of Tsuen Wan New Town as a whole.

8.7.3 Industrial sites are located in Planning Areas 10, 26, 29, 37 and 38. Industrial activities in these areas are vibrant and there are no I/R interface problems. Some of the industrial areas are close to the existing container terminals.

8.7.4 Taking into consideration the traffic, environmental, infrastructural constraints and the trend of industries towards high-technology production, a maximum total plot ratio of 9.5, or the plot ratio of the existing building, whichever is the greater, is imposed on all land designated “I” on the Plan.

8.7.5 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratio 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.

8.7.6 Developments and redevelopments within the “I” zone between Tai Lin Pai Road and Castle Peak Road are subject to maximum building heights of 120mPD and 135mPD, whereas those along Tsuen Wan

Road are subject to maximum building height restrictions of 90mPD, 105mPD, 120mPD and 140mPD, or the height of the existing building, whichever is the greater.

- 8.7.7 To enhance the local air ventilation performance, a 15m-wide building gap above 18mPD between Wing Yip Street and Kwai On Road, and a 50m-wide building gap above 24mPD between Tsuen Wan Road and Kwai Fuk Road shall be provided.
- 8.7.8 Minor relaxation of the plot ratio/building height/building gap restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.9 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 8.7.9 However, for any existing building with plot ratio/building height already exceeding the relevant restrictions as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.
- 8.7.10 A 15m-wide NBA aligned with Kwai Lok Street is designated on land between Tsuen Wan Road and Kwai Hei Street. An existing footpath between Wo Yi Hop Road and Wah Sing Street is designated as an NBA to maintain the existing air path. These NBAs are required for air ventilation purpose above ground and such restrictions will not apply to underground developments. Under exceptional circumstances, minor relaxation of the NBA restrictions may be considered by the Board on application under section 16 of the Ordinance.
- 8.8 Government, Institution or Community (“G/IC”) : Total Area 117.86 ha
- 8.8.1 Land zoned for this purpose is intended to provide a wide range of GIC facilities to meet the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments. Such developments, particular for those which are low-rise, serve to provide visual and spatial relief to the densely built-up environment of the Area. Some facilities, such as the Princess Margaret Hospital and Kwai Chung Hospital in Planning Area 43, serve a much wider area.
- 8.8.2 Other major GIC facilities include the Kwai Tsing Theatre and the Kwai Shing Swimming Pool Complex in Planning Area 10, Lai King Correctional Institution in Planning Area 42 and service reservoirs in Planning Areas 41 and 60. Other GIC facilities in the Area include schools, markets, clinics and Government Quarters.

- 8.8.3 The “G/IC” site to the southwest of the Rambler Channel Typhoon Shelter is reserved as the barging point for the transportation of construction wastes to dumping grounds.
- 8.8.4 This zoning also covers a number of existing schools, community centre/hall, sports centre within public rental housing estates and a proposed primary school to the east of Lei Pui Street. The roof garden above Shek Lei Community Hall, the car park and children’s playground of the Tai Wo Hau Sports Centre, and the basement car park of Tai Wo Hau Estate Community Centre are common facilities shared by the residents of the concerned estates.
- 8.8.5 Electricity substations on Tai Lin Pai Road, Kwai Fuk Road and Container Port Road; refuse collection point and latrine along Tai Lin Pai Road; Ka Ting Cooked Food Market at the junction of Tai Lin Pai Road and Ka Ting Road; and Kwai Shun Street Cooked Food Market, refuse collection point and playground at Kwai Shun Street are located within industrial area. In view of the environmental conditions of such land, these sites are zoned “G/IC(1)” and only selected GIC facilities are permitted while some other community and social welfare facilities may be permitted on application to the Board.
- 8.8.6 Developments and redevelopments within this zone are subject to building height restrictions in terms of number of storeys (excluding basement floors(s)) or mPD 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” zones and all “G/IC(1)” sub-zones are stipulated in terms of number of storeys except that the relatively high-rise GIC uses, such as Kwai Chung Police Station in Planning Area 10, Lai King Disciplined Services Quarters in Planning Area 42, and Kwai Chung Hospital, Princess Margaret Hospital and Princess Margaret Hospital School of Nursing and Quarters in Planning Area 43, are stipulated in terms of mPD so as to provide a clearer control over the building height profile. The “G/IC(2)” sub-zone covering Lai King Fire Station is subject to a maximum building height of 3 storeys as stipulated on the Plan, and a drill tower up to 9 storeys is allowed as specified in the Notes.
- 8.8.7 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 7.9 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 8.8.8 However, for any existing building with building height already exceeding the relevant restrictions as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

8.9 Open Space (“O”) : Total Area 113.8 ha

8.9.1 This zoning 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. While passive recreational facilities are provided in the existing Central Kwai Chung Park in Planning Area 42, active recreational facilities are provided in the existing Kwai Chung Sports Ground and Kwai Chung San Kui Park in Planning Area 10 and the future Kwai Chung Park with land reserved in Planning Area 37.

8.9.2 Local open spaces at various locations are also provided to meet local demands.

8.10 Other Specified Uses (“OU”) : Total Area 177.58 ha

8.10.1 This zoning covers land allocated for specific uses which include the following:-

- (a) the container terminals in Planning Area 30 and 37 and container-related uses in Planning Areas 10 and 30;
- (b) the cargo handling areas in Planning Areas 26 and 37;
- (c) the petrol filling stations in Planning Areas 10, 28, 29 and 44;
- (d) the slaughter house in Planning Area 26;
- (e) the cemetery, crematorium, columbarium and funeral facilities in Planning Area 26;
- (f) the sewage treatment works and columbarium in Planning Area 37 and sewage screening plant in Planning Area 30;
- (g) the electricity substation at the junction of Yiu Wing Street and Wo Tong Tsui Street in Planning Area 28;
- (h) the Lai King Ventilation Building for the MTR Tsuen Wan Line in Planning Area 11;
- (i) the two emergency access points for MTR Tuen Ma Line at Kwai Fong and at a site sandwiched between Tsuen Wan Road and Wing Kei Road;
- (j) areas bounded by Cheung Wing Road, Tai Yuen Street, Lei Muk Road and Wo Yi Hop Road and the area at the junction of Cheung Wing Road and Castle Peak Road in Planning Area 27; the areas bounded by Castle Peak Road, Yiu Wing Street, Wo Tong Tsui Street and Kin Chuen Street in Planning Area 28; and the areas bounded by Tai Lin Pai Road, Kwai Chung Road and Castle Peak Road in Planning Area 29 are zoned “OU(B)”. Development within this zone is subject to a maximum total plot ratio of 9.5, or the plot ratio of the existing building, whichever is the greater, as stipulated in the Notes; and

- (k) two proposed columbarium sites at Tsing Tsuen Road and No. 2-6 Wing Lap Street in Planning Area 26.

- 8.10.2 Developments and redevelopments within this zone are subject to building height restrictions in terms of number of storeys (excluding basement floors(s)) or mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater. Building height restrictions for most of the sites within this zone are stipulated in terms of number of storeys except the “OU(B)” zone, “OU(Columbarium)”, “OU(Columbarium)(1)” and “OU(Columbarium)(2)” and the relatively high-rise buildings within the “OU” annotated “Container Terminal” zone. 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 7.9 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 8.10.3 The “OU(Columbarium)” zone at Tsing Tsuen Road is intended for a public columbarium and garden of remembrance uses. A traffic impact assessment (TIA) for 3 proposed public columbarium sites in Kwai Chung including the site at Tsing Tsuen Road and two sites near Kwai Tai Road was completed in July 2012. The TIA confirmed that the proposed columbarium development at Tsing Tsuen Road with recommended appropriate traffic and transport improvement measures could accommodate the anticipated increase in traffic and pedestrian flows. Development within the zone is restricted to a maximum number of niches of 20 000, 2 000 memorial plaques and a maximum building height of 45mPD. As the Tsing Tsuen Road site covers more than 3 hectares of land, there may be scope for future expansion in order to provide more public niches to meet the market demand. However, any development proposal for more than 20 000 niches and 2 000 memorial plaques at the site would require a new TIA to be conducted to confirm there will be no adverse traffic impact arising from the expansion proposal. Minor relaxation of the restrictions on maximum number of niches, memorial plaques and building height may be considered by the Board under section 16 of the Ordinance. Another site at the southern end of Kwai Yue Street zoned “OU(Columbarium)(2)” is intended for public columbarium development. Development within the zone provides about 68 500 niches. The zone is subject to a maximum building height restriction of 35mPD and minor relaxation of the restriction on building height may be considered by the Board under section 16 of the Ordinance.
- 8.10.4 A proposed private columbarium development at Wing Lap Street is zoned “OU(Columbarium)(1)”. Development within the zone is restricted to a maximum number of niches of 23 000 and a maximum building height of 50mPD. In order to ensure proper control and monitoring of the proposed columbarium development, ‘Columbarium’ use requires planning permission from the Board so

that the applicant can be requested to fulfil relevant departments' requirement such as the proposed transport/traffic/crowd management measures, building design and landscaping through the imposition of approval conditions. To allow design flexibility for proposed columbarium development, e.g. higher floor to floor height, wider circulation corridor and greening on upper floors to enhance the ventilation, circulation and outlook of the building, minor relaxation of the building height restriction may be considered by the Board under section 16 of the Ordinance.

8.10.5 The development of container terminal (CT) is facing the fast-changing requirements of the logistics industry. As the CT is located at the gateway of breezeway and the visual corridor of Rambler Channel, the building height restrictions on the CT seek to maintain the quality environment through preserving the Rambler Channel and provide flexibility for the trade. To this end, maximum building heights of 70mPD and 110mPD are imposed to accommodate relatively taller buildings to cater for the operational requirements, taking into account air ventilation and visual considerations. To improve wind flow and visual relief, there are low-rise bands including a 50m-wide height band of maximum 25mPD along the quayside to accommodate minor structures, a height band of maximum 30mPD to the north of Tsing Yi Bridge, and the southern half of the CT No. 4 Crosswharf featuring a 55m-wide NBA and a height band of maximum 30mPD (110m-wide). Due to the waterfront location and potential long building frontage of the CT, three 40m-wide intervening NBAs are designated to enhance air permeability and break up the building mass. While link bridges within the NBAs are allowed to facilitate connection between buildings, air permeability of at least 50% within the NBAs should be provided to allow air penetration. The building height restrictions do not apply to crane structures and container stacks. Under the lease, any development within the CT is required to submit general layout plan to the Land Authority. The proponent may also undertake relevant assessments, including traffic impact assessment, visual impact assessment, quantitative AVA(s) and provide any other information as may be required by the Government departments during the layout plan submission under lease. Quantitative AVAs should identify other enhancement measures and to ascertain their effectiveness. Due to the waterfront location, the proponent of future developments should provide more building gaps to enhance permeability, particularly for buildings with long frontage facing the channel so as to improve air ventilation of the sensitive areas identified in the AVA (CFD) 2015.

8.10.6 The planning intention of the "OU(B)" zone is 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 (I-O) buildings. As it is not possible to phase out existing polluting and hazardous industrial uses all at once, it is necessary to ensure compatibility of the uses within the same industrial building, I-O building or industrial area in Kwai Chung until the whole area is transformed to cater for the new non-polluting business uses. Upon redevelopment of the existing electricity substation site bounded by Castle Peak Road and Yiu Wing Street in Planning Area 28, adequate provision should be made within the site for the construction of a new primary electricity substation, if required. Development within this zone should make reference to the relevant Town Planning Board Guidelines.

- 8.10.7 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratio for the “OU(B)” zone 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.
- 8.10.8 Developments and redevelopments within the “OU(B)” zone are subject to maximum building heights of 105mPD along Tai Lin Pai Road, 105/130mPD along Wo Tong Tsui Street/Yiu Wing Street, 130mPD along Wo Yi Hop Road and 150mPD at Kowloon Commerce Centre, or the height of the existing building, whichever is the greater.
- 8.10.9 A 15m-wide building gap above 25mPD between Castle Peak Road and the east-west aligned section of Tai Lin Pai Road under the “OU(B)” zone shall be provided to facilitate northeasterly wind reaching Tai Lin Pai Road.
- 8.10.10 Minor relaxation of the plot ratio/building height/building gap restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.9 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 8.10.11 However, for any existing building with plot ratio/building height already exceeding the relevant restrictions as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.
- 8.10.12 To cater for the long-term road widening proposal and to improve air ventilation of the “OU(B)” zone bounded by Castle Peak Road and Wo Yi Hop Road, a minimum 4m-wide NBA from the lot boundary abutting Lam Tin Street, and a minimum 3.5m-wide NBA from the lot boundary abutting Chun Pin Street (except 1 Chun Pin Street) and Ta Chuen Ping Street (except 26-38, 68, 70, 85-89 and 93 Ta Chuen

Ping Street) shall be provided. A 9m-wide NBA aligning with Lam Tin Street between Chun Pin Street and Castle Peak Road is also imposed (see **Plan 1**).

- 8.10.13 To improve air ventilation of the “OU(B)” zone along Tai Lin Pai Road, the following six NBAs are designated on the Plan:
- (a) the existing public footpath which straddles “OU(B)” and “I” zones between Wo Yi Hop Road and Wah Sing Street and portion of 21-33 Tai Lin Pai Road abutting this footpath is designated as an NBA;
 - (b) a 15m-wide north-south NBA aligning with Kwai Wing Road and Kwai Cheong Road;
 - (c) two 15m-wide east-west aligned NBAs between Kwai Chung Road and Tai Lin Pai Road;
 - (d) a 15m-wide east-west aligned NBA connecting Kwai Chung Road with Kwai Cheong Road; and
 - (e) a 15m-wide east-west aligned NBA between Kwai Chung Road and Kwai Ting Road.
- 8.10.14 The NBAs are required for air ventilation purpose above ground and such restriction will not apply to underground development. Under exceptional circumstances, minor relaxation of the NBAs restrictions may be considered by the Board on application under section 16 of the Ordinance.
- 8.10.15 A site at the junction of Kwok Shui Road and Lei Muk Road is zoned “OU(BHAI)” to facilitate the preservation and adaptive re-use of the existing historic buildings of the former Salvation Army Kwai Chung Girls’ Home for social welfare facility uses with the provision of public open space. A Conservation Management Plan would be required for submission as approval condition at the planning application stage for the scrutiny and examination of concerned authority/department and the Board. Development within the zone is restricted to a maximum GFA of 8 767m², the maximum building height of 5 storeys. A public open space of not less than 1 270m² shall be provided. Minor relaxation of the GFA/building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.9 above would be relevant for the assessment of minor relaxation of building height restriction. Each application will be considered on its own merits. The GFA control under “OU(BHAI)” 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/GFA”, and shall be subject to the streamlining arrangements stated therein.

8.11 Green Belt (“GB”) : Total Area 257.30 ha

- 8.11.1 This zoning covers mainly steep hill-slopes in the eastern part of the Area, and is intended to define the outer limits of Tsuen Wan New Town and for the conservation of areas with prominent, high scenic and high value landscape features, e.g. the Kau Wa Keng San Tsuen area. This zoning also provides additional outlets for passive recreational uses. Generally, there is a presumption against development in this zone and development proposals will be assessed on individual merits taking into account relevant Town Planning Board Guidelines.
- 8.11.2 The “GB” zone in the Kau Wa Keng valley is intended to keep the existing character of the area. In particular, the relationship between the existing buildings of the Kau Wa Keng San Tsuen, the land-forms and the vegetation should be retained. The area of high landscape value in the valley should be preserved. Any development or redevelopment proposal would have to demonstrate that the existing mature trees and character of the valley would not be adversely affected. In the case of the Kau Wa Keng valley, any development application will, as a general principle, be restricted to the existing building bulk.

9. COMMUNICATIONS

9.1 Roads

- 9.1.1 Kwai Chung is currently linked to the main urban areas by Castle Peak Road and Kwai Chung Road. To the north, Cheung Pei Shan Road which links up Sha Tin and Tsuen Wan has an interchange near Lei Muk Shue Estate for access to the Area. The Tsuen Wan Road running along the south-western part of the Area is a by-pass for through traffic to and from Tsuen Wan, Tuen Mun and Yuen Long and has improved the traffic conditions in Central Kwai Chung. The Tsing Tsuen Bridge provides a second road link to Tsing Yi and has released the traffic pressure on Kwai Tsing Bridge.
- 9.1.2 Tsing Sha Highway is part of Route 8 and is a strategic road linking Tsing Yi and Sha Tin. The section between Cheung Sha Wan and Sha Tin, which is an elevated road passing through Butterfly Valley in the south-eastern part of the Area, has been commissioned in March 2008. The remaining section of Route 8 between Tsing Yi and Cheung Sha Wan has also been commissioned in December 2009.
- 9.1.3 The proposed Kwai Chung Circumferential Road will provide a direct link between northern and central Kwai Chung and the MTR Kwai Fong Station. Moreover, Tsing Kwai Highway passes through the Area and provides an additional road link between the urban area and the New Territories.

9.2 Railways

- 9.2.1 The MTR Tsuen Wan Line runs through the Area with three stations, namely Kwai Hing, Kwai Fong and Lai King, which are conveniently located to cover a wide catchment. The section of the Tsuen Wan Line between Lai King Estate and Kwai Hing Estate is elevated whilst the other sections are underground.
- 9.2.2 The MTR Airport Railway consists of two lines: the Tung Chung Line connects North Lantau and Central while the Airport Express links the airport with Central. The Lai King Station provides a point of interchange between the Tung Chung Line and the Tsuen Wan Line.
- 9.2.3 The MTR Tuen Ma Line is a sub-regional passenger rail link connecting Tuen Mun to Ma On Shan. It was initially opened in December 2003 as the West Rail Line to provide domestic passenger services from Nam Cheong Station in West Kowloon to Tuen Mun Station. It was further extended in June 2021 to Ma On Shan. The MTR Kwai Fong Ancillary Building accommodating a traction station and ventilation building is at Kwai Chung Road.
- 9.2.4 The Hong Kong Section of the Guangzhou-Shenzhen-Hong Kong Express Rail Link is a cross-boundary passenger line running from West Kowloon Terminus to the Hong Kong/Shenzhen boundary, where it connects with the national high-speed railway network. The railway tunnel runs through the underground of eastern part of the Area with a ventilation building situated at Wing Yip Street. The scheme of the railway was authorised by the CE in C on 20 October 2009. Pursuant to section 13A of the Ordinance, the railway scheme authorised by the CE in C under the Railways Ordinance (Chapter 519) shall be deemed to be approved under the Ordinance and the railway scheme is shown on the Plan for information only.

9.3 Others

Various other modes of public transport such as buses, taxis and green minibuses are also provided to complement the MTR service. Bus termini, taxi stands and minibus stops have been provided within major residential areas.

10. UTILITY SERVICES

Fresh water is supplied from the Tsuen Wan Water Treatment Works located to the north outside the Area. Land has been developed for major fresh and salt water service reservoirs in Planning Areas 10, 41, 42, 43, 44, 60 and 61. Electricity, gas and telephone services are also available and no difficulties are anticipated in meeting the future requirements.

11. CULTURAL HERITAGE

- 11.1 Within the boundary of the Plan, there are a number of graded historic buildings, including but not limited to the Grade 2 historic buildings, i.e. Former The Salvation Army Kwai Chung Girls' Home (the Main Building, the Garage and the Corps Hall) at No. 1 Lei Muk Road and Stone house at Central Kwai Chung Park; thirteen Grade 3 historic buildings, i.e. Tsang Residence at No. 22 Kau Wa Keng, Yeung Ching Study Hall at No. 1 Kau Wa Keng, Yiu Kung Ancestral Hall at No. 26A Kau Wa Keng, Nos. 4-5, 10, 14, 15, 30, 32, 39, 42, 42A and 43 Kau Wa Keng, and part of the Grade 2 Shing Mun Redoubt.
- 11.2 The Antiquities Advisory Board (AAB) has released a list of new items pending grading assessment in addition to the list of 1 444 historic buildings. Details of the list of 1 444 historic buildings and the list of new items have been uploaded onto the website of the AAB at <https://www.aab.gov.hk/en/historic-buildings/results-of-the-assessment/index.html>. Sites of Archaeological Interest and Government Historic Sites Identified by Antiquities and Monuments Office (AMO) are also classified as "heritage sites". The updated lists are on the website of AMO: <https://www.amo.gov.hk/en/historic-buildings/hia/index.html>.
- 11.3 Prior consultation with AMO should be made if any development, redevelopment or rezoning proposal might affect the above graded/proposed graded historic buildings/structures, new items pending grading assessments, Sites of Archaeological Interest, Government Historic Sites Identified by AMO as well as any other historic buildings/ structures identified and their immediate environs.

12. IMPLEMENTATION

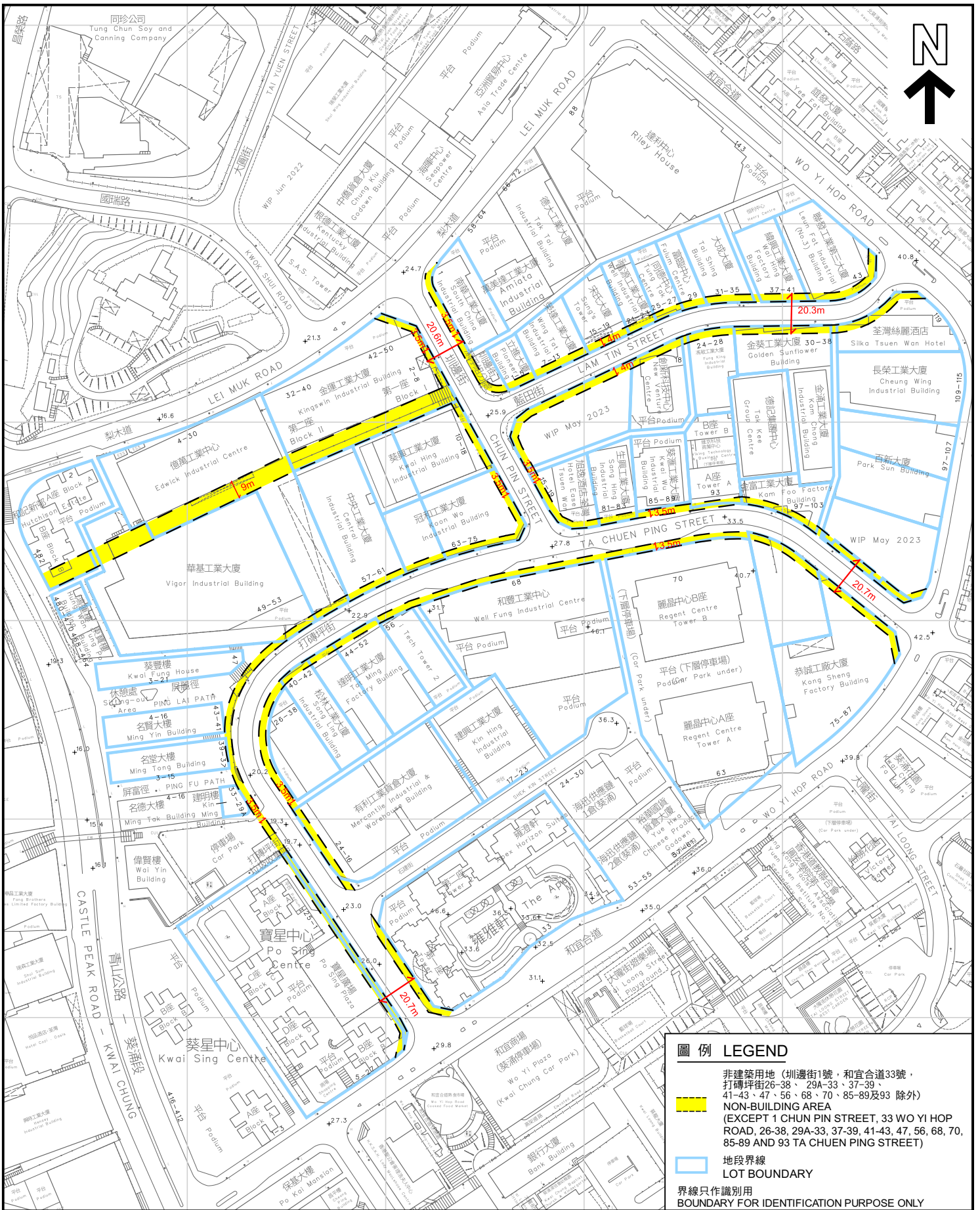
- 12.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published 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.
- 12.2 The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area are prepared by the Planning Department. These detailed plans are used as the basis for public works planning and site reservation within the Government. Disposal of sites is undertaken by the Lands Department. Public works projects are co-ordinated 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 implementation of the Plan, the Kwai Tsing District Council would also be consulted as appropriate.

- 12.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include the departmental outline development plans and guidelines published by the Board. The outline development plan is 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.

Index of Figure (for indicative purpose only)

Plan 1 – Non-Building Area Restrictions

**TOWN PLANNING BOARD
OCTOBER 2023**



本摘要圖於2023年9月25日擬備，所根據的資料為測量圖編號7-SW-17C及 22A和B
 EXTRACT PLAN PREPARED ON 25.9.2023 BASED ON SURVEY SHEET No. 7-SW-17C & D AND 22A & B

非建築用地
NON-BUILDING AREA RESTRICTIONS

SCALE 1:2 500 比例尺

米 50 0 50 100 米
 METRES

規劃署
PLANNING DEPARTMENT

參考編號
 REFERENCE No.
M/KC/22/21

圖 PLAN
1

- 圖例 LEGEND**
- 非建築用地 (圳邊街1號, 和宜合道33號, 打磚坪街26-38、29A-33、37-39、41-43、47、56、68、70、85-89及93 除外)
 - NON-BUILDING AREA (EXCEPT 1 CHUN PIN STREET, 33 WO YI HOP ROAD, 26-38, 29A-33, 37-39, 41-43, 47, 56, 68, 70, 85-89 AND 93 TA CHUEN PING STREET)
 - 地段界線
LOT BOUNDARY
 - 界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY