

# Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing

For discussion  
on 18 April 2012

TFK/02/2012

## Amendments to the Approved Tsuen Wan Outline Zoning Plan No. S/TW/28

### PURPOSE

The purpose of this Paper is to invite Members' views on the amendments incorporated into the approved Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/28 (**Annex I**), which were published in the Gazette and exhibited for public inspection for a period of two months from 24 February 2012 to 24 April 2012.

### AMENDMENTS TO THE OZP

2. The amendments mainly involve the imposition of building height (BH) restrictions on various development zones and the rezoning of a number of sites to reflect the planning intention of existing developments. Other amendments include designation of non-building areas (NBAs) and building gaps on the OZP to facilitate air ventilation (**Annex II**).

**Stipulation of BH restrictions for the "Commercial" ("C"), "C(1)" to "C(4)", "C(6)", "Comprehensive Development Area" ("CDA"), "CDA(1)", "Residential (Group A)" ("R(A)", "R(A)1" to "R(A)14", "Residential (Group B)" ("R(B)", "R(B)1", "R(B)4", "R(B)5", "Residential (Group C)" ("R(C)", "Residential (Group E)" ("R(E)", "Industrial" ("I"), "Government, Institution or Community" ("G/IC"), "G/IC(9)", "Other Specified Uses" annotated "Business" ("OU(Business)", "OU(Business)1", "OU(Railway)", "OU(Mass Transit Railway Depot with Commercial and Residential Development Above)", "OU(Petrol Filling Station)" ("OU(PFS)", "OU(Pier)" and "OU(Ventilation Building)" zones**

2.1 There are already BH restrictions for the "C(5)", "CDA(2)" to "CDA(6)", "R(B)2", "R(B)3", "R(C)1", "Village Type Development" ("V"), "G/IC(1)" to "G/IC(8)" and "OU(Sports and Recreation Club)" zones under the previous version of the OZP. The current amendments mainly focus on other development zones (**Item A**).

2.2 The main purpose of incorporating BH restrictions is to provide

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better planning control to meet public aspirations for better living environment, better air ventilation and greater certainty and transparency in the statutory planning system. In formulating the BH restrictions, the Town Planning Board (TPB) has taken into account the urban design principles set out in the Urban Design Guidelines, existing land use zoning and BH profile, topography, site levels, local character, development/redevelopment potential, the local wind environment and air ventilation improvement measures, BH restrictions under the lease and compatibility with the surrounding areas, as well as striking a balance between public interest and private development rights.

- 2.3 In formulating the BH restrictions, the Area is divided into five sub-areas as set out below and shown on **Plan 1**. A major urban design principle adopted is to achieve a stepped height profile with lower developments on the waterfront and the surrounding areas of the twin town nodes and gradation of height to echo the natural topographical profile and the twin town nodes respectively.

### Tsuen Wan Town Centre

- (a) The BH concept for this sub-area is to consolidate the twin town nodes by maintaining the BH profile of the existing/proposed high-rise commercial and residential developments above and around the two MTR stations (i.e. Tsuen Wan Station and Tsuen Wan West Station) to project a positive and recognizable image of Tsuen Wan area. However, further proliferation of high-rise buildings from redevelopment in the old town centre and the industrial areas at the flanks should be avoided to prevent overly congested building masses.
- (b) A two tier BH restriction with a maximum BH of 80mPD and 100mPD is proposed for the old town centre. The proposed BH restrictions for the developments around the MTR Tsuen Wan Station in the northern inland part of Tsuen Wan Town Centre are 100mPD (i.e. about 93m) to 150mPD (i.e. about 143m), around the MTR Tsuen Wan West Station in the southern part of Tsuen Wan Town Centre are 110mPD to 300mPD and the Bayside Portion of Sites TW5, TW6 and TW7 at the West Rail Tsuen Wan Station along the waterfront area are 80mPD to 175mPD. Taking into account the existing height profile, a height band of 100mPD is

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adopted for the industrial areas and northern part of the Tsuen Wan East Industrial Area.

### Sheung Kwai Chung and Shing Mun Valley

- (c) The Sub-area is characterized by three public rental housing estates along Shing Mun Valley, village settlements to the south and east and existing industrial developments at Sheung Kwai Chung. Taking into account the topography and existing height profile, a height profile stepping up from Kwok Shui Road (120mPD) northward and Shek Wai Kok Estate (130mPD) north-eastward to Lei Muk Shue Estate (190mPD) is imposed. A specific BH restriction of 210mPD is adopted for the recently completed comprehensive residential development (Primrose Hill) at Kwok Shui Road to reflect the long-term planning intention and the as-built situation of the site (**Item N**).
- (d) For the clusters of village settlements in Sheung Kwai Chung, the current BH restrictions of 3 storeys (8.23m) will be retained.

### Tsuen Wan Bay Western Area and Yau Kom Tau

- (e) Tsuen Wan Bay Western Area is predominantly occupied by large-scale high-density comprehensive residential developments. The BH gradually descends westward to Yau Kom Tau with medium- to low-density developments on sloping areas of varying heights rendering an interesting transition height profile along the waterfront. Taking into account the topography, existing height profile and its location fronting the Harbour, a height profile stepping up from the waterfront towards the north is imposed. The height bands for Tsuen Wan Bay Western Area is 100mPD to 140mPD and for Yau Kom Tau is 3 storeys over 1 storey of carport to 140mPD. A lower height band is more appropriate in this part of the Sub-area taking into account the urban fringe character and waterfront setting of the area as well as the growing public aspirations towards BH.
- (f) For Yau Kom Tau Village to the north of Tuen Mun Road, the current BH restrictions of 3 storeys (8.23m) will be retained.

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## Tsuen King Circuit and Tso Kung Tam

- (g) The developments in Tsuen King Circuit are mainly large-scale comprehensive residential developments concentrated along the access road, Tsuen King Circuit, on a hilly topography. A height profile stepping up north-westward following the access road, Tsuen King Circuit from 120mPD to 180mPD is adopted. For the recently completed large-scale comprehensive residential development (Summit Terrace) at Castle Peak Road opposite to Tsuen Wan Town Centre, a BH of 150mPD is imposed to reflect the as-built development.
- (h) The BH restriction of 2 storeys for the only residential development within Tso Kung Tam, Route Twisk Villa, is retained to reflect the long-term planning intention as well as the as-built situation of the site.

## Fu Yung Shan and Wo Yi Hop

- (i) The BH restrictions for this Sub-area follow the topography with the highest point at 256mPD in Tso Kung Tam descending to the village type developments (3 storeys (8.23m)) in Fu Yung Shan. All the BH restrictions of the development zones within Fu Yung Shan and Wo Yi Hop are retained.

## **Designation of Building Gaps**

- 2.4 Gaps between buildings play a key role in creating air paths by appropriate design and deposition of building blocks. According to the recommendations of the Air Ventilation Assessment undertaken, four building gaps above podium level should be designated to facilitate air ventilation. These include building gaps of 50m wide above 27mPD at the Bayside of West Rail Sites TW5, 20m wide above 18mPD at West Rail Sites TW6, 20 wide above 19mPD at West Rail Sites TW7 and 20m wide above 19mPD at Waterside Plaza to facilitate channeling of the southerlies and south-easterlies to the town centre (**Items B3 to B6**) (**Plans 2 to 5**).

## **Rezoning Amendments to Reflect Existing Developments**

- 2.5 A number of sites are rezoned to reflect existing developments. These include:

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- (a) Rezoning of a site occupied by the existing development, The Westminster Terrace, at Yau Kom Tau from “R(B)” to “R(B)5” and stipulating with building height restriction of 140mPD without the provision of the claim for the existing BH. The Westminster Terrace located near the Yau Kom Tau waterfront with its building height deviates significantly from the developments of the surrounding areas resulting in an incongruous height profile, redevelopment of such existing building should conform to the BH restrictions under the OZP so as to preserve the urban fringe character of the Sub-area as well as to help restore a waterfront setting with developments of appropriate scale and height in a long-term (**Item D**); and
- (b) Incorporating amendments mainly to rezone Tsuen Wan Town Lot (TWTL) 393 from “Commercial” (“C”) to “Undetermined” (**Item P**), various areas in Tsuen Wan Town Centre from “R(A)” to “R(A)13” (**Item C**), several free-standing Government, institution or community (GIC) facilities from “Residential (Group A)” or “C” to “Government, Institution or Community” (“G/IC”) (**Items E1 to E6 and F1 to F12**), several electricity sub-stations from various zones to “G/IC” (**Items G1 to G3**), a site at Wo Yi Hop Road Garden from “Village Type Development” to “Open Space” (**Item H**), to designate sub-zone for various sites for the incorporation of appropriate development restrictions (**Items J and N**), to designate two non-building areas (NBAs) at the inland of Tsuen Wan area (**Items B1 to B2**), to rationalize the zoning boundaries of various sites and road alignment (**Items K, L1 to L2 and Q**), and to revise the relevant parts of the Notes was exhibited for public inspection under section 5 of the Town Planning Ordinance.

### PUBLIC INSPECTION

3. The draft Tsuen Wan Outline Zoning Plan No. S/TW/29 showing the amendments is exhibited for public inspection for a period of two months from 24 February 2012 to 24 April 2012. The OZP is available for inspection at the Secretariat of the TPB, the Planning Enquiry Counters at North Point Government Offices and Sha Tin Government Offices and the Tsuen Wan District Office. The OZP is also available at the Statutory Planning Portal (<http://www.ozp.tpb.gov.hk>). During

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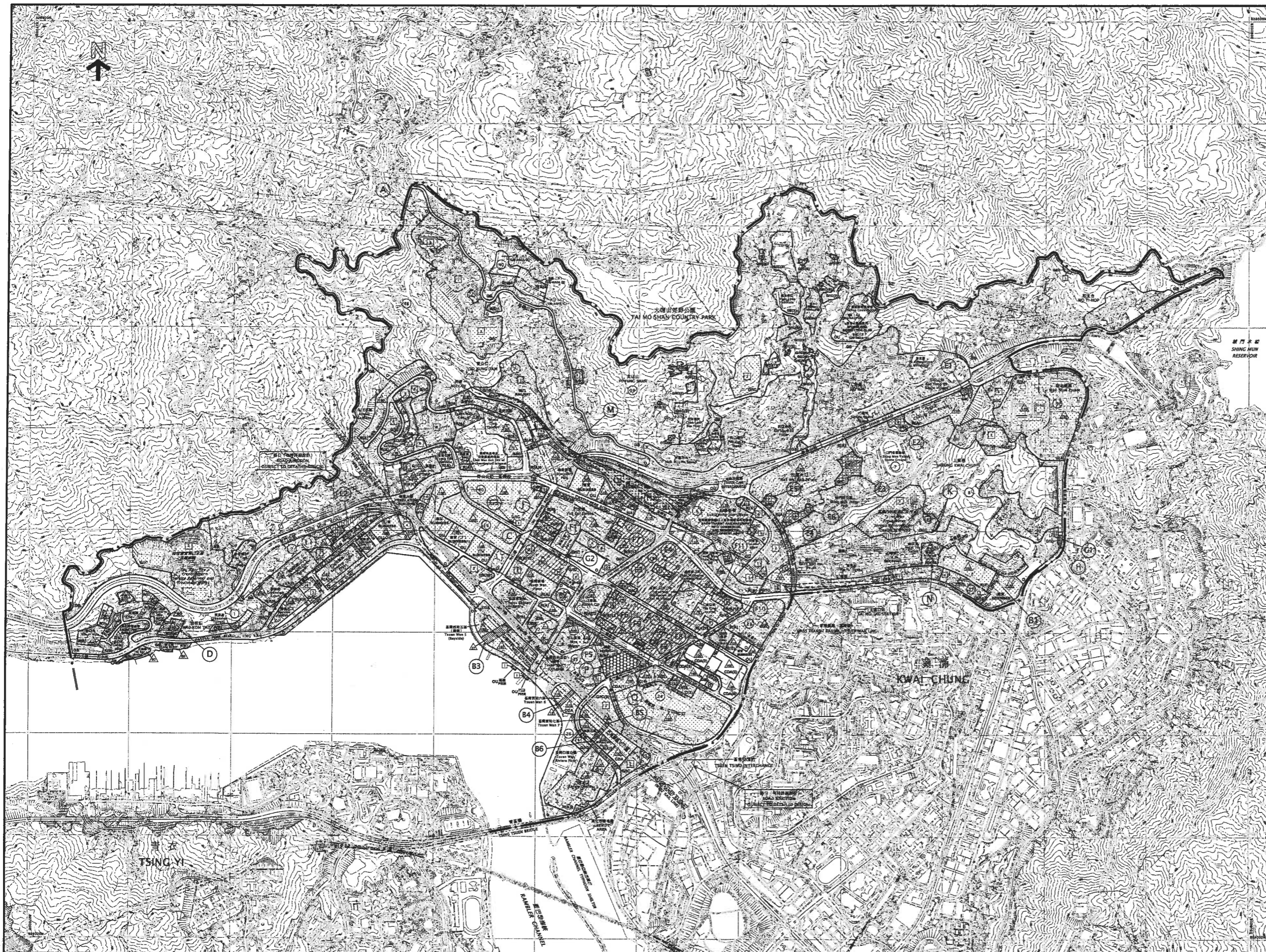
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the exhibition period, any person may make representation to the TPB in respect of any of the proposed amendments.

- Annex I Draft Tsuen Wan OZP No. S/TW/29  
Annex II Schedule of Amendments to the Draft Tsuen Wan OZP No. S/TW/29  
Plan 1 Concept Plan for the Proposed Building Height Profile  
Plans 2 to 5 Demarcation of Building Gaps

**Planning Department  
April 2012**





**圖例 NOTATION**

ZONES	地帶
COMMERCIAL (C)	商業
COMPREHENSIVE DEVELOPMENT AREA (CDA)	綜合發展區
RESIDENTIAL (GROUP A) (RA)	住宅(甲類)
RESIDENTIAL (GROUP B) (RB)	住宅(乙類)
RESIDENTIAL (GROUP C) (RC)	住宅(丙類)
RESIDENTIAL (GROUP D) (RD)	住宅(戊類)
VILLAGE TYPE DEVELOPMENT (V)	鄉村式發展
INDUSTRIAL (I)	工業
GOVERNMENT, INSTITUTION OR COMMUNITY (GIC)	政府、機構或社區
OPEN SPACE (O)	休憩用地
OTHER SPECIFIED USES (OU)	其他指定用途
UNDETERMINED (U)	未決定用途
GREEN BELT (GB)	綠化地帶
COMMUNICATIONS	交通
RAILWAY AND STATION (UNDERGROUND)	鐵路及車站(地下)
MAJOR ROAD AND JUNCTION	主要道路及路口
ELEVATED ROAD	高架道路
MISCELLANEOUS	其他
BOUNDARY OF PLANNING SCHEME	規劃區界線
PLANNING AREA NUMBER	規劃區編號
BUILDING HEIGHT CONTROL ZONE BOUNDARY	建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	最高建築物高度(在主要水平基準上若干米)
MAXIMUM BUILDING HEIGHT RESTRICTION AS STIPULATED ON THE NOTES (IN NUMBER OF STOREYS)	《註釋》內訂明最高建築物高度限制(樓層數目)
PETROL FILLING STATION	加油站
NON-BUILDING AREA (NBA)	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	7.85	1.03	商業
COMPREHENSIVE DEVELOPMENT AREA	15.16	2.04	綜合發展區
RESIDENTIAL (GROUP A)	107.44	13.84	住宅(甲類)
RESIDENTIAL (GROUP B)	11.01	1.48	住宅(乙類)
RESIDENTIAL (GROUP C)	2.10	0.29	住宅(丙類)
RESIDENTIAL (GROUP D)	3.23	0.43	住宅(戊類)
VILLAGE TYPE DEVELOPMENT	71.18	9.87	鄉村式發展
INDUSTRIAL	22.78	3.08	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	97.13	13.06	政府、機構或社區
OPEN SPACE	131.94	17.75	休憩用地
OTHER SPECIFIED USES	32.99	4.44	其他指定用途
UNDETERMINED	1.50	0.20	未決定用途
GREEN BELT	184.12	22.07	綠化地帶
HULLAH	0.44	0.08	墳場
MAJOR ROAD ETC.	80.72	10.88	主要道路等
TOTAL PLANNING SCHEME AREA	743.48	100.00	規劃區總面積

夾附的《註釋》屬這份圖則的一部分，現經修訂並按照城市規劃條例第5條展示。  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN AND HAVE BEEN AMENDED FOR EXHIBITION UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S/TW/28 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/TW/28  
按照城市規劃條例第5條展示的修訂  
AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE

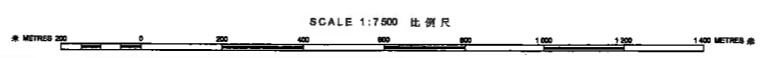
修訂項目 A 項 AMENDMENT ITEM A	修訂項目 J 項 AMENDMENT ITEM J	修訂項目 R 項 AMENDMENT ITEM R
修訂項目 B 1 至 B 6 項 AMENDMENT ITEMS B1 TO B6	修訂項目 K 項 AMENDMENT ITEM K	修訂項目 S 項 AMENDMENT ITEM S
修訂項目 C 項 AMENDMENT ITEM C	修訂項目 L 1 至 L 2 項 AMENDMENT ITEMS L1 TO L2	修訂項目 T 項 AMENDMENT ITEM T
修訂項目 D 項 AMENDMENT ITEM D	修訂項目 M 項 AMENDMENT ITEM M	修訂項目 U 項 AMENDMENT ITEM U
修訂項目 E 1 至 E 6 項 AMENDMENT ITEMS E1 TO E6	修訂項目 N 項 AMENDMENT ITEM N	修訂項目 V 項 AMENDMENT ITEM V
修訂項目 F 1 至 F 12 項 AMENDMENT ITEMS F1 TO F12	修訂項目 O 項 AMENDMENT ITEM O	修訂項目 W 項 AMENDMENT ITEM W
修訂項目 G 1 至 G 3 項 AMENDMENT ITEMS G1 TO G3	修訂項目 P 項 AMENDMENT ITEM P	修訂項目 X 項 AMENDMENT ITEM X
修訂項目 H 項 AMENDMENT ITEM H	修訂項目 Q 項 AMENDMENT ITEM Q	修訂項目 Y 項 AMENDMENT ITEM Y

(參看附表)  
(SEE ATTACHED SCHEDULE)

2012年2月24日 按照城市規劃條例第5條展示的  
核准圖編號 S/TW/28 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/TW/28 EXHIBITED  
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON  
24 FEBRUARY 2012

Ophelia Y. S. WONG *Ophelia Wong* 黃曉雲  
SECRETARY  
TOWN PLANNING BOARD  
城市規劃委員會秘書

香港城市規劃委員會依據城市規劃條例擬備的荃灣分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
TSUEN WAN - OUTLINE ZONING PLAN



規劃署副城市規劃委員會指示編制  
PREPARED BY THE PLANNING DEPARTMENT UNDER  
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號  
PLAN No. S/TW/29

**SCHEDULE OF AMENDMENTS TO  
THE APPROVED TSUEN WAN OUTLINE ZONING PLAN NO. S/TW/28  
MADE BY THE TOWN PLANNING BOARD  
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

**I. Amendments to Matters shown on the Plan**

- Item A – Stipulating the building height restrictions, in terms of metres above Principal Datum (mPD) or number of storeys, on the Plan, for the areas zoned “Commercial” (“C”), “C(1)” to “C(4)”, “C(6)”, “Comprehensive Development Area” (“CDA”), “CDA(1)”, “Residential (Group A)” (“R(A)”), “R(A)1” to “R(A)14”, “Residential (Group B)” (“R(B)”), “R(B)1”, “R(B)4”, “R(B)5”, “Residential (Group C)” (“R(C)”), “Residential (Group E)” (“R(E)”), “Industrial” (“I”), “Government, Institution or Community” (“G/IC”), “G/IC(9)”, “Other Specified Uses” annotated “Business” (“OU(Business)”), “OU(Business)1”, “OU(Railway)”, “OU(Mass Transit Railway Depot with Commercial and Residential Development Above)”, “OU(Petrol Filling Station)” (“OU(PFS)”), “OU(Pier)” and “OU(Ventilation Building)”.
- Item B1 – Designation of a strip of land along the western boundary of Sun Fung Centre at 88 Kwok Shui Road (Tsuen Wan Town Lot (TWTL) 344) within “OU(Business)” zone as a ‘non-building area’.
- Item B2 – Designation of the existing open area at the north-western corner of Nina Tower at 8 Yeung Uk Road (TWTL 353) within “C” zone as a ‘non-building area’.
- Item B3 – Stipulation of building height restriction on a strip of land demarcated as a building gap in the West Rail Site Tsuen Wan 5 (Bayside) within “CDA” zone.
- Item B4 – Stipulation of building height restriction on a strip of land demarcated as a building gap in the West Rail Site Tsuen Wan 6 within “CDA” zone.
- Item B5 – Stipulation of building height restriction on a strip of land demarcated as a building gap in the West Rail Site Tsuen Wan 7 within “CDA” zone.
- Item B6 – Stipulation of building height restriction on a strip of land demarcated as a building gap in Waterside Plaza within “R(A)7” zone.
- Item C – Rezoning of various areas in Tsuen Wan Town Centre bounded by Castle Peak Road, Kwan Mun Hau Street, Luen Yan Street, Yeung Uk Road, Hoi Shing Road and Tai Chung Road from “R(A)” to “R(A)13” and stipulating with building height restriction.
- Item D – Rezoning of a site occupied by The Westminster Terrace at Yau Kom Tau from “R(B)” to “R(B)5” and stipulating with building height restriction.



- Item E1 – Rezoning of a site occupied by Tsuen Wan Lutheran School in Cheung Shan Estate from “R(A)” to “G/IC” and stipulating with building height restriction.
- Item E2 – Rezoning of a site occupied by Lui Ming Choi Lutheran College in Cheung Shan Estate from “R(A)” to “G/IC” and stipulating with building height restriction.
- Item E3 – Rezoning of a site occupied by AD & FDPOHL Leung Sing Tak College, Tsuen Wan Public Ho Chuen Yiu Memorial College and Tsuen Wan Public Ho Chuen Yiu Memorial Primary School in Shek Wai Kok Estate from “R(A)” to “G/IC” and stipulating with building height restriction.
- Item E4 – Rezoning of a site occupied by Po Leung Kuk Yao Ling Sun College in Shek Wai Kok Estate from “R(A)” to “G/IC” and stipulating with building height restriction.
- Item E5 – Rezoning of a site occupied by HKTA Shek Wai Kok Primary School in Shek Wai Kok Estate from “R(A)” to “G/IC” and stipulating with building height restriction.
- Item E6 – Rezoning of a site occupied by Shek Wai Kok Community Hall in Shek Wai Kok Estate from “R(A)” to “G/IC” and stipulating with building height restriction.
- Item F1 – Rezoning of a site occupied by Heung Che Street Market and Cooked Food Centre and Heung Che Street Refuse Collection Point at Tso Kung Square from “R(A)” to “G/IC” and stipulating with building height restriction.
- Item F2 – Rezoning of a site occupied by Tsuen Wan Caritas Clinic at Chung On Street from “R(A)” to “G/IC” and stipulating with building height restriction.
- Item F3 – Rezoning of a site occupied by Lady Trench Polyclinic at Sha Tsui Road from “R(A)” to “G/IC” and stipulating with building height restriction.
- Item F4 – Rezoning of a site occupied by Tsuen Wan Market at Chung On Street from “R(A)” to “G/IC” and stipulating with building height restriction.
- Item F5 – Rezoning of a site occupied by Yeung Uk Road Municipal Services Building at Yeung Uk Road from “R(A)” to “G/IC” and stipulating with building height restriction.
- Item F6 – Rezoning of a site occupied by The Church of Christ in China Chuen Yuen Church and The Church of Christ in China Chuen Yuen First Primary School at Tai Uk Street from “R(A)” to “G/IC” and stipulating with building height restriction.

- Item F7 – Rezoning of a site occupied by Holy Cross Lutheran School at Lo Tak Court from “R(A)” to “G/IC” and stipulating with building height restriction.
- Item F8 – Rezoning of a site occupied by St. Francies Xavier’s School, Tsuen Wan at Ham Tin Street from “R(A)” to “G/IC” and stipulating with building height restriction.
- Item F9 – Rezoning of a site occupied by Mary of Providence Primary School at Ho Pui Street from “R(A)” to “G/IC” and stipulating with building height restriction.
- Item F10 – Rezoning of a site occupied by Tsuen Wan Baptist Church at Castle Peak Road from “R(A)” to “G/IC” and stipulating with building height restriction.
- Item F11 – Rezoning of a site occupied by Maurine Grantham Health Centre and Yan Chai Hospital Chau Cheuk Ming School of Nursing at Castle Peak Road from “R(A)” to “G/IC” and stipulating with building height restriction.
- Item F12 – Rezoning of a site occupied by Tsuen Wan Central Public Library and Tsuen Wan Government Offices at Sai Lau Kok Road from “C” to “G/IC” and stipulating with building height restriction.
- Item G1 – Rezoning of a site occupied by Wo Yi Hop Road Substation at Wo Yi Hop Road from “Village Type Development” (“V”) and “Open Space” (“O”) to “G/IC” and stipulating with building height restriction.
- Item G2 – Rezoning of a site occupied by Sha Tsui Road Residential Substation at Sha Tsui Road Playground from “O” to “G/IC” and stipulating with building height restriction.
- Item G3 – Rezoning of a site occupied by Sha Tsui Road Industrial Substation near Superluck Industrial Centre Phase 2, Sha Tsui Road from “I” to “G/IC” and stipulating with building height restriction.
- Item H – Rezoning of a site occupied by Wo Yi Hop Road Garden from “V” to “O”.
- Item J – Rezoning of a site occupied by Chinachem Tsuen Wan Plaza at the northern tip of Chai Wan Kok Industrial Area abutting Castle Peak Road from “I” to “C(6)” and stipulating with building height restriction.
- Item K – Rezoning of two narrow strips of land occupied by Tsuen Wan Fresh Water Service Reservoir and Treatment Works from “V” and “O” to “G/IC”.
- Item L1 – Rezoning of two strips of land occupied by the existing religious institution, Wang Fat Ching She, from “O” and “Green Belt” (“GB”) to “G/IC”.

- Item L2 – Rezoning of the areas surrounding the existing religious institution, Wang Fat Ching She, from “O” and “G/IC” to “GB”.
- Item M – Revision of the annotation of the “OU” zone for Mass Transit Railway from “Mass Transit Railway” to “Railway” and stipulating with building height restriction.
- Item N – Rezoning of a site occupied by Primrose Hill (TWTL 410) at Kwok Shui Road from “R(E)” to “R(A)14” and stipulating with building height restriction.
- Item P – Rezoning of a site at the junction of Yeung Uk Road and Ma Tau Pa Road from “C” to “Undetermined” (“U”).
- Item Q – Rezoning of a section of Yeung Uk Road from “C” and “R(A)” to an area shown as ‘Road’.

## **II. Amendments to the Notes of the Plan**

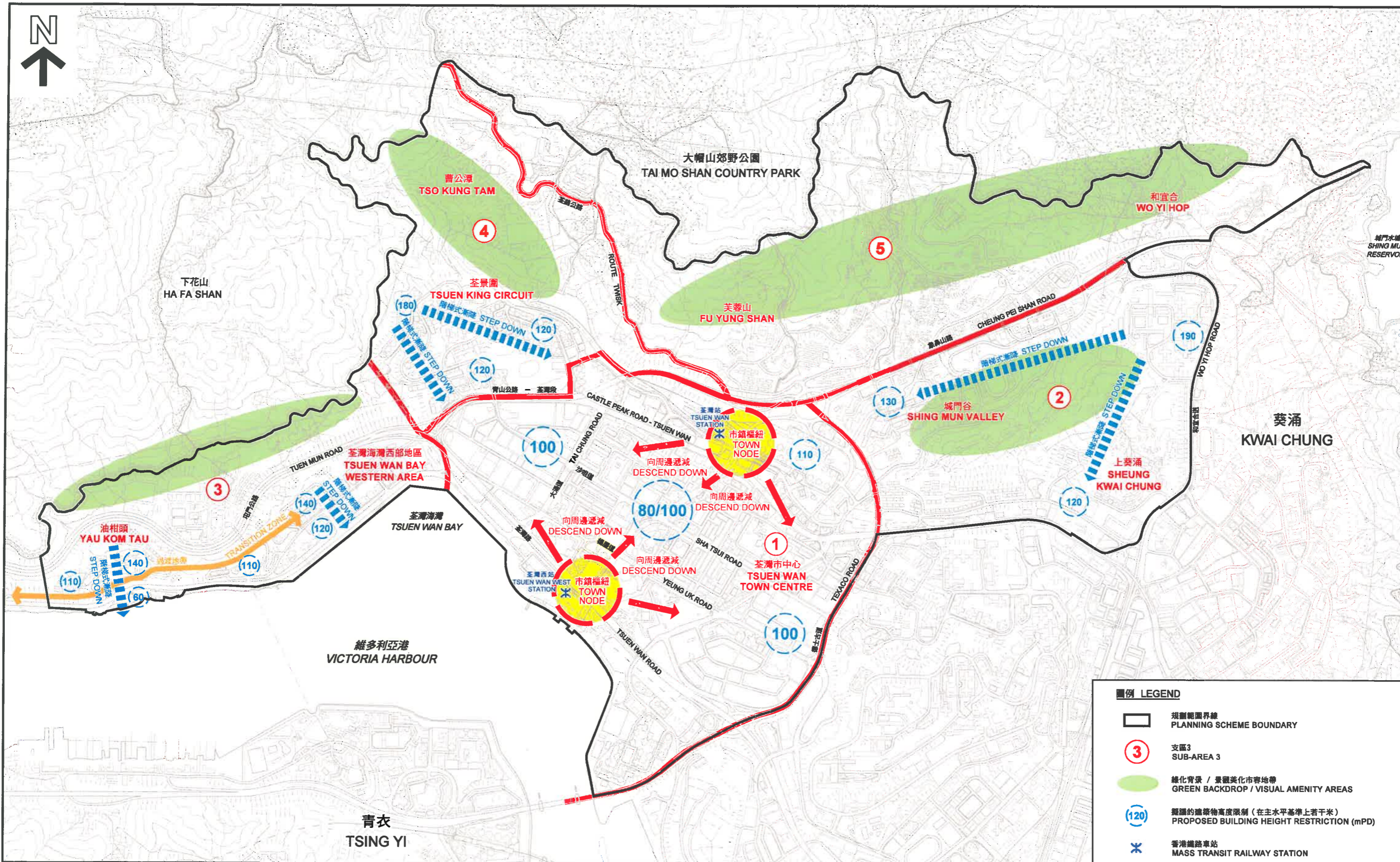
- (a) Incorporation of building height restrictions in the Remarks of the Notes for the “C”, “C(1)” to “C(4)”, “C(6)”, “CDA”, “CDA(1)”, “R(A)”, “R(A)1” to “R(A)14”, “R(B)”, “R(B)1”, “R(B)4”, “R(B)5”, “R(C)”, “R(E)”, “T”, “G/IC”, “G/IC(9)”, “OU(Business)”, “OU(Business)1”, “OU(Railway)”, “OU(Mass Transit Railway Depot with Commercial and Residential Development Above)”, “OU(PFS)”, “OU(Pier)” and “OU(Ventilation Building)” zones.
- (b) Incorporation of a minor relaxation clause for the building height restrictions in the Remarks of the Notes for the “C”, “C(1)” to “C(4)”, “C(6)”, “CDA”, “CDA(1)”, “R(A)”, “R(A)1” to “R(A)14”, “R(B)”, “R(B)1”, “R(B)4”, “R(B)5”, “R(C)”, “R(E)”, “T”, “G/IC”, “G/IC(9)”, “OU(Business)”, “OU(Business)1”, “OU(Railway)”, “OU(Mass Transit Railway Depot with Commercial and Residential Development Above)”, “OU(PFS)”, “OU(Pier)” and “OU(Ventilation Building)” zones.
- (c) Incorporation of a minor relaxation clause for non-building area restrictions in the Remarks of the Notes for the “C” and “OU(Business)” zones.
- (d) Incorporation of a minor relaxation clause for building gap restrictions in the Remarks of the Notes for the “CDA” and “R(A)7” zones.
- (e) Incorporation of a new “C(6)” zone and the gross floor area (GFA) restriction of the “C(6)” zone in the Remarks of the Notes for “C” zone.
- (f) Incorporation of a new “R(A)13” zone and the building height restriction of the “R(A)13” zone in the Remarks of the Notes for “R(A)” zone.
- (g) Incorporation of a new “R(A)14” zone and the GFA restriction of the “R(A)14” zone in the Remarks of the Notes for “R(A)” zone.

- (h) Incorporation of a clause to deduct the area of free-standing purpose-designed buildings solely for Government, institution or community facilities from site area for plot ratio calculation in the Remarks of the Notes for “R(A)” and “R(A)13” zones.
- (i) Incorporation of a new “R(B)5” zone and the building height restriction of the “R(B)5” zone in the Remarks of the Notes for “R(B)” zone.
- (j) Incorporation of a clause in the Remarks of the Notes for the “G/IC”, “G/IC(9)”, “OU(Railway)”, “OU(PFS)”, “OU(Pier)” and “OU(Ventilation Building)” zones to allow exemption of the basement floor(s) in determining the building height restrictions in terms of number of storey.
- (k) Revision to the annotation of the “OU” zone for Mass Transit Railway from “Mass Transit Railway” to “Railway”.
- (l) Incorporation of a minor relaxation clause for reduction in the provision of Government, institution, community or social welfare facilities in the Remarks of the Notes for “R(A)1” to “R(A)4”, “R(A)8”, “R(A)12” and “OU(Mass Transit Railway Depot with Commercial and Residential Development Above)” zones.
- (m) Revision to the plot ratio/site coverage/GFA exemption clause to clarify the provision related to caretaker’s quarters and recreational facilities in the Remarks of the Notes for the “CDA”, “R(A)”, “R(B)”, “R(C)”, “R(E)” and “OU(Mass Transit Railway Depot with Commercial and Residential Development Above)” zones.
- (n) Revision to the Notes for the “G/IC” zone by adding the use of ‘Rural Committee/Village Office’ in column 1 of the user schedule I for “G/IC” zone other than “G/IC(1)” to “G/IC(9)” zones.
- (o) Revision to the Notes for the “I” zone by adding the uses of ‘Eating Place (not elsewhere specified)’, ‘Institutional Use (not elsewhere specified)’, ‘Public Clinic’ and ‘Training Centre’ in wholesale conversion of an existing building only, in column 2 of the user schedule.
- (p) Revision to the Notes for the “GB” zone by adding the use of ‘Burial Ground’ in column 2 and deleting ‘Grave’ from column 2 of the user schedule.
- (q) Incorporation of a new clause for “U” zone in the Covering Notes.

Town Planning Board

24 February 2012

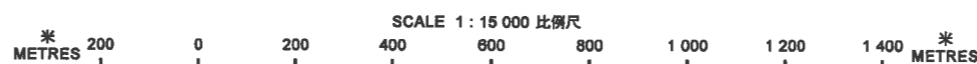




圖例 LEGEND	
	規劃範圍界線 PLANNING SCHEME BOUNDARY
	支區3 SUB-AREA 3
	綠化背景 / 景觀美化市容地帶 GREEN BACKDROP / VISUAL AMENITY AREAS
	擬議的建築物高度限制 (在主水平基準上若干米) PROPOSED BUILDING HEIGHT RESTRICTION (mPD)
	香港鐵路車站 MASS TRANSIT RAILWAY STATION

本摘要圖於2012年3月13日製備，所根據的資料為地圖組別HM20C圖則編號6及7  
EXTRACT PLAN PREPARED ON 13.3.2012 BASED ON MAP SERIES HM20C SHEETS No. 6 AND 7

擬議建築物高度概況構思圖  
CONCEPT PLAN FOR THE PROPOSED BUILDING HEIGHT PROFILE



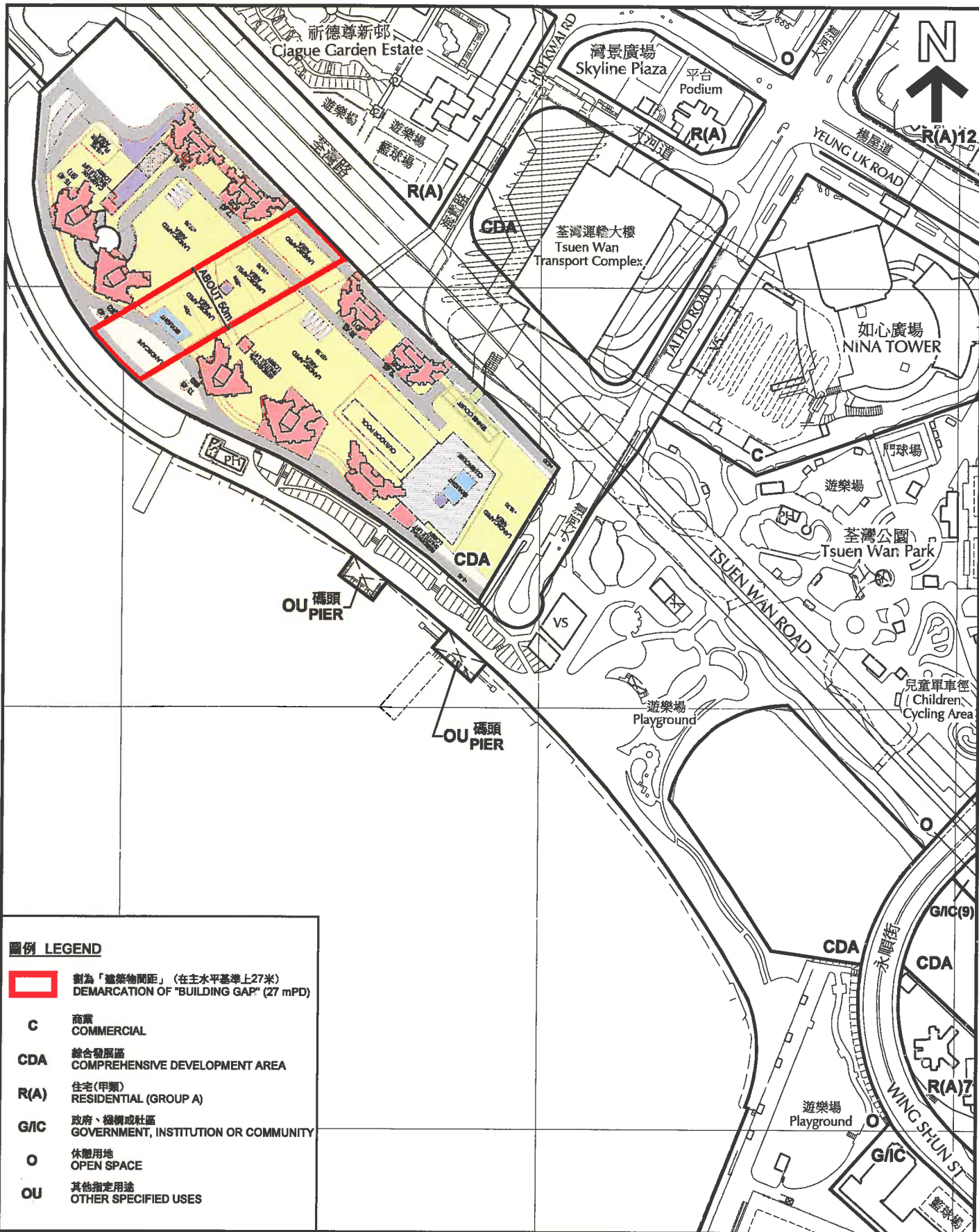
規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/TW/12/14

圖 PLAN  
1





**圖例 LEGEND**

- 劃為「建築物間距」(在主水平基準上27米)  
DEMARICATION OF "BUILDING GAP" (27 mPD)
- C** 商業  
COMMERCIAL
- CDA** 綜合發展區  
COMPREHENSIVE DEVELOPMENT AREA
- R(A)** 住宅(甲類)  
RESIDENTIAL (GROUP A)
- G/C** 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY
- O** 休憩用地  
OPEN SPACE
- OU** 其他指定用途  
OTHER SPECIFIED USES

本摘要圖於2012年3月13日擬備，所根據的資料為測量圖編號 6-SE-20C/D 和 25A/B  
EXTRACT PLAN PREPARED ON 13.3.2012  
BASED ON SURVEY SHEETS No. 6-SE-20C/D & 25A/B

**平面圖  
SITE PLAN  
劃設建築物間距  
DEMARICATION OF BUILDING GAPS**

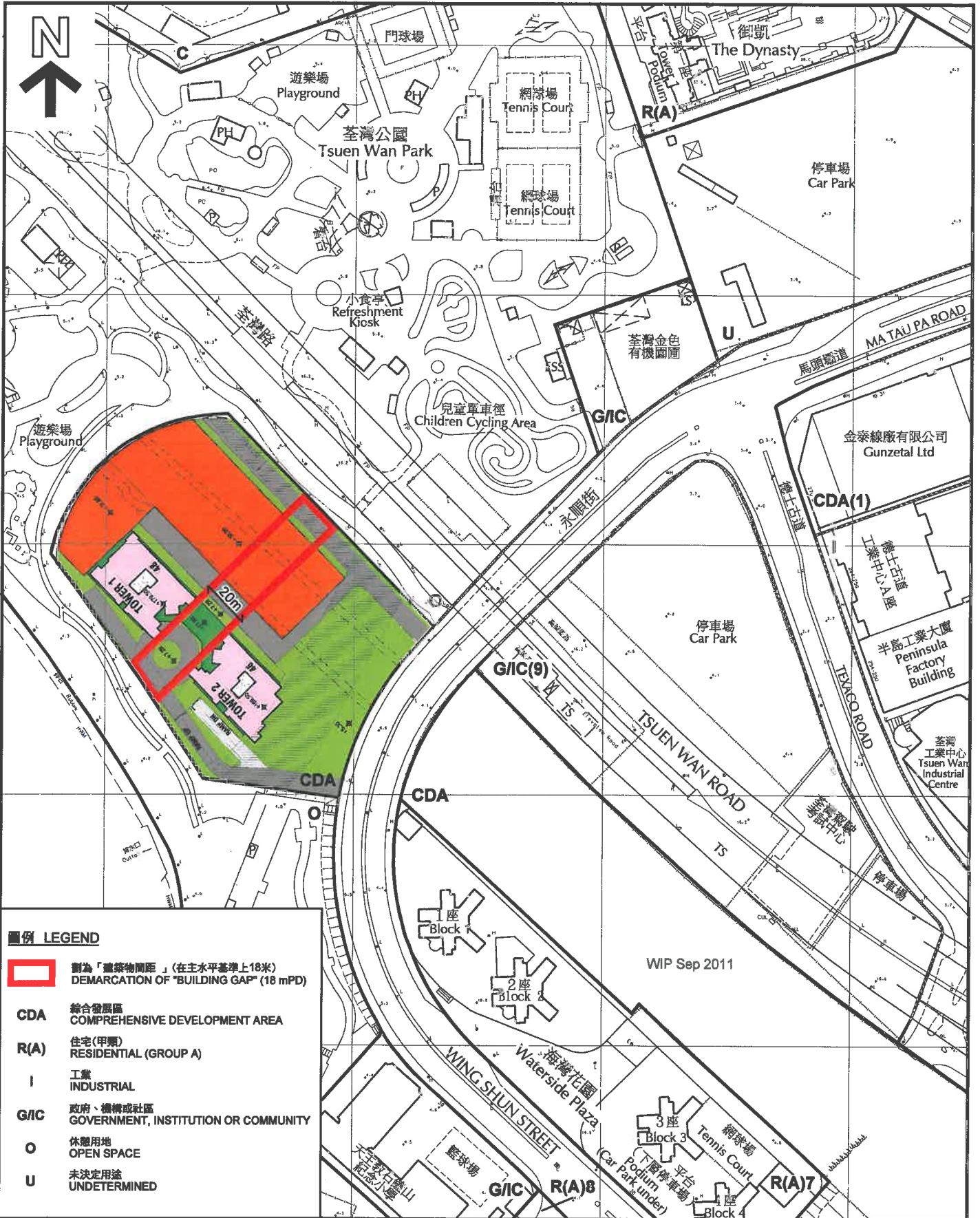


**規劃署  
PLANNING  
DEPARTMENT**



參考編號  
REFERENCE No.  
M/TW/12/1

**圖 PLAN**  
2



**圖例 LEGEND**

劃為「建築物間距」(在主水平基準上18米)  
DEMARICATION OF "BUILDING GAP" (18 mPD)

**CDA** 綜合發展區  
COMPREHENSIVE DEVELOPMENT AREA

**R(A)** 住宅(甲類)  
RESIDENTIAL (GROUP A)

**I** 工業  
INDUSTRIAL

**G/C** 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY

**O** 休憩用地  
OPEN SPACE

**U** 未決定用途  
UNDETERMINED

本摘要圖於2012年3月13日擬備，所根據的資料為測量圖編號 6-SE-20D/25B

EXTRACT PLAN PREPARED ON 13.3.2012  
BASED ON SURVEY SHEETS No.  
6-SE-20D/25B

**平面圖**  
**SITE PLAN**

**劃設建築物間距**  
**DEMARICATION OF BUILDING GAPS**

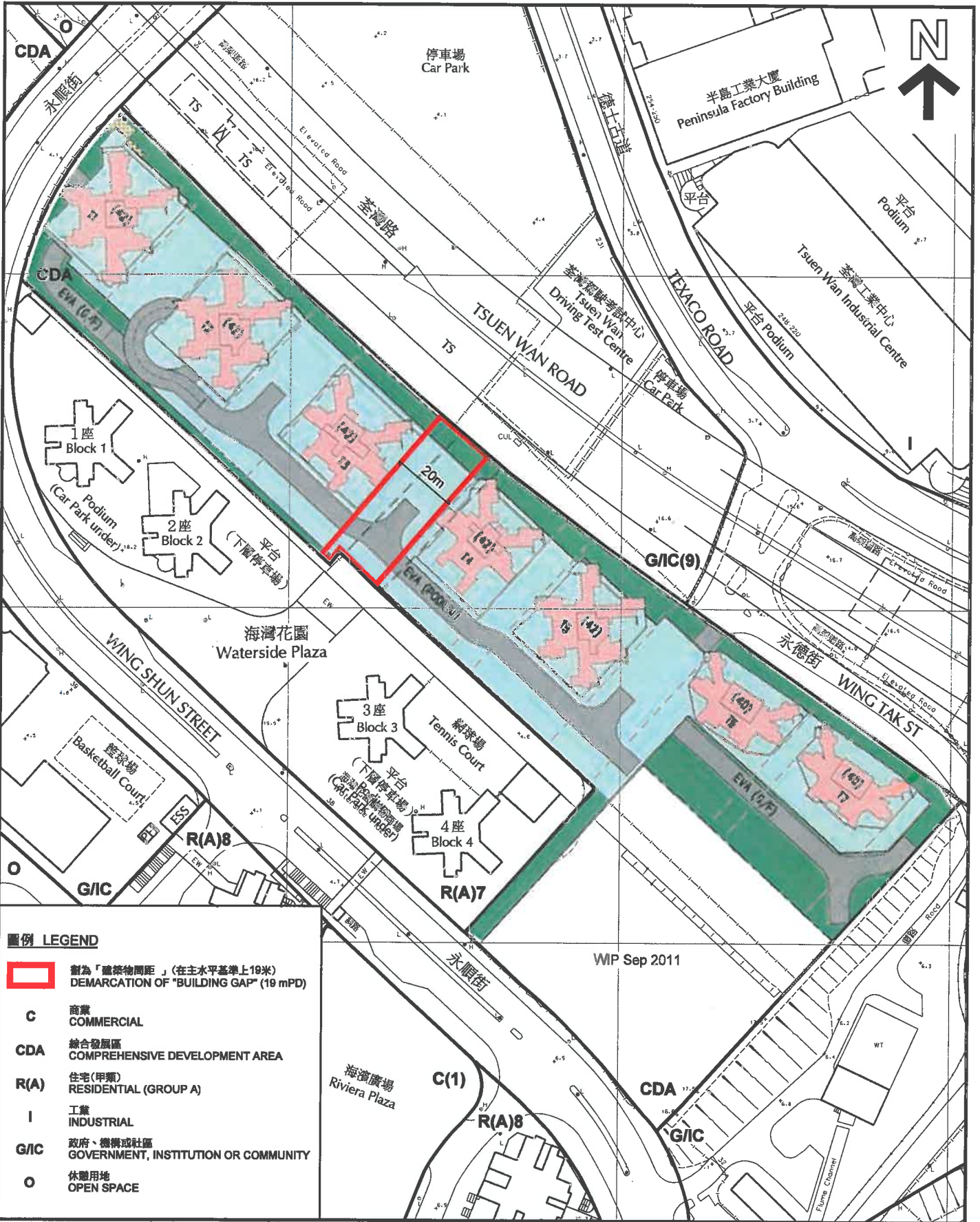
SCALE 1 : 2 000 比例尺

**規劃署**  
**PLANNING DEPARTMENT**

參考編號  
REFERENCE No.  
**M/TW/12/14**

**圖 PLAN**  
**3**





**圖例 LEGEND**

- 劃為「建築物間距」(在主水平基準上19米)  
DEMARICATION OF "BUILDING GAP" (19 mPD)
- C** 商業  
COMMERCIAL
- CDA** 綜合發展區  
COMPREHENSIVE DEVELOPMENT AREA
- R(A)** 住宅(甲類)  
RESIDENTIAL (GROUP A)
- I** 工業  
INDUSTRIAL
- G/C** 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY
- O** 休憩用地  
OPEN SPACE

本摘要圖於2012年3月13日擬備，所根據的資料為測量圖編號 6-SE-25B 及 7-SW-21A  
EXTRACT PLAN PREPARED ON 13.3.2012  
BASED ON SURVEY SHEETS No. 6-SE-25B AND 7-SW-21A

**平面圖**  
**SITE PLAN**  
劃設建築物間距  
DEMARICATION OF BUILDING GAPS

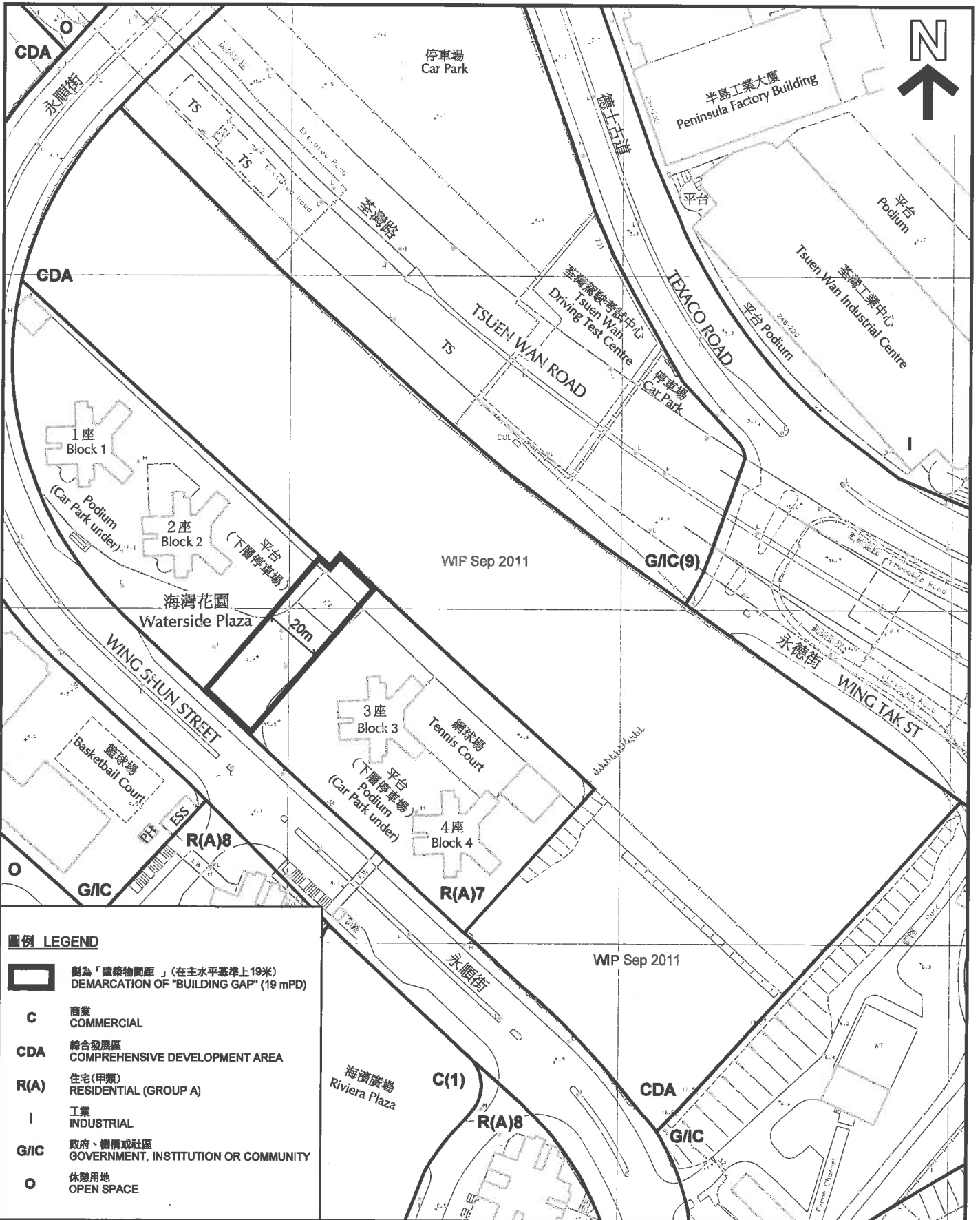


**規劃署**  
**PLANNING**  
**DEPARTMENT**



參考編號  
REFERENCE No.  
M/TW/12/14

**圖 PLAN**  
**4**



**圖例 LEGEND**

- 劃為「建築物間距」(在主水平基準上19米)  
DEMARCATION OF "BUILDING GAP" (19 mPD)
- C** 商業  
COMMERCIAL
- CDA** 綜合發展區  
COMPREHENSIVE DEVELOPMENT AREA
- R(A)** 住宅(甲類)  
RESIDENTIAL (GROUP A)
- I** 工業  
INDUSTRIAL
- G/C** 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY
- O** 休憩用地  
OPEN SPACE

本摘要圖於2012年3月13日擬備，所根據的資料為測量圖編號 6-SE-25B 及 7-SW-21A  
EXTRACT PLAN PREPARED ON 13.3.2012  
BASED ON SURVEY SHEETS No.  
6-SE-25B AND 7-SW-21A

**平面圖  
SITE PLAN  
劃設建築物間距  
DEMARCATION OF BUILDING GAPS**



**規劃署  
PLANNING  
DEPARTMENT**



參考編號  
REFERENCE No.  
**M/TW/12/14**

**圖 PLAN**  
**5**