

# LEGISLATIVE COUNCIL BRIEF

Town Planning Ordinance  
(Chapter 131)

## APPROVED CHAI WAN OUTLINE ZONING PLAN NO. S/H20/27

### INTRODUCTION

At the meeting of the Executive Council on 9 April 2024, the Council ADVISED and the Chief Executive ORDERED that the draft Chai Wan Outline Zoning Plan (OZP) No. S/H20/26A should be approved under section 9(1)(a) of the Town Planning Ordinance (the Ordinance). The plan is now renumbered as S/H20/27 at Annex A.

### AMENDMENTS TO THE APPROVED CHAI WAN OZP NO. S/H20/25 SINCE ITS REFERENCE BACK

2. Since the reference back of the approved Chai Wan OZP No. S/H20/25 for amendment on 8 November 2022, the draft Chai Wan OZP No. S/H20/26 (the draft OZP) incorporating the amendments was exhibited on 12 May 2023 for public inspection under section 5 of the Ordinance as in force immediately before 1 September 2023. The amendments incorporated in the draft OZP mainly include:

#### Proposed Public Housing Development

- (a) the rezoning of a site to the south of Chai Wan Swimming Pool (about 2.01 ha) from "Green Belt" ("GB") and "Government, Institution or Community" to "Residential (Group A)" ("R(A)") with a maximum building height (BH) of 190 metres above Principal Datum (mPD) for a proposed public housing development by the Hong Kong Housing Authority (HKHA), providing about 2 700 flats (Amendment Item A); and

#### Reflecting an As-built Development

- (b) the rezoning of a site to the immediate west of the Mass Transit Railway Chai Wan Station (about 0.34 ha) from "Comprehensive Development Area" to "R(A)" with a maximum BH of 25mPD to reflect the as-built condition including the BH of the existing public rental housing development (Amendment Item B).

3. As set out in various Policy Addresses in recent years, the Government would adopt a multi-pronged approach to increase housing land supply, including carrying out reviews of "GB" sites ("GB" review) to identify more suitable sites for conversion to residential use. Under the second stage "GB" review, a site near Chai Wan Swimming Pool in Chai Wan under Amendment Item A has been identified for development of public housing by HKHA. The technical assessments under the Engineering Feasibility Study (EFS) conducted by the Civil Engineering and Development Department have demonstrated no insurmountable technical problems arising from the development proposal. Amendment Item B is to reflect the in-situ conversion of ex-Chai Wan Factory Estate to public rental housing development (i.e. Wah Yan House, Wah Ha Estate) which was completed in 2015.

4. Corresponding amendments in relation to the rezoning above and technical amendments were also made to the draft OZP and its Notes. The Explanatory Statement (ES) of the draft OZP, which reflects the planning intentions and objectives of the Board for various land use zonings of the Plan, was also amended accordingly.

## REPRESENTATION AND COMMENT ON REPRESENTATION

5. During the exhibition of the draft OZP, one valid representation was received. The representation was published for comment on 28 July 2023 and one valid comment on representation (comment) was received. The representation and comment were considered by the Board at its meeting on 15 December 2023.

### Adverse Representation/Representation Providing Views (1)

6. The representation submitted by an individual (R1) opposed Amendment Item A and provided views on Amendment Item B. The major grounds and views of the representation on Amendment Item A are that the proposed development would (i) result in a loss of "GB" areas and community recreational space; (ii) create a wall effect and wipe out the views currently enjoyed by the local residents, and impact on the penetration of ventilation from the mountain side to the area; and (iii) result in extensive loss of trees and adversely affect the mature ecosystem in the area. The representer also considered that the proposed plot ratio was excessive, the number of community facilities to be provided was not rational given the limited and difficult access thereto, and the potential noise impact generated from the proposed skateboard park would lead to complaints. As regards Amendment Item B, the representer considered that the amendment was for housekeeping purpose.

### Comment on the Representation (1)

7. One comment submitted by an individual (C1), who was also the representer (R1), provided adverse views on Amendment Item A. The major view was that there was no justification for developing such a large number of

public housing units, given the abuse of public housing units not being addressed, shrinking population, economic slowdown and decreasing housing prices.

### The Board's Decision

8. After giving consideration to the representation and comment, the Board decided not to uphold R1 and considered that the draft OZP should not be amended to meet the representation for the following reasons –

- (a) the Government had been adopting a multi-pronged approach to increase housing land supply, including carrying out “GB” review on an on-going basis. An EFS comprising technical assessments on the environmental, ecological, visual, air ventilation impacts, etc., had been conducted and confirmed that there was no insurmountable technical problem and no unacceptable adverse impacts. The development intensity and BH of the proposed public housing development at the Amendment Item A site were considered appropriate. It was considered suitable to rezone the Amendment Item A site as “R(A)” for proposed public housing development; and
- (b) to cope with the rising demand for welfare services, the proposed public housing development at the Amendment Item A site would include the provision of elderly and mentally handicapped persons services, equivalent to about 5% of the attainable domestic gross floor area.

### IMPLICATIONS OF THE PROPOSAL

9. The approval of the draft Chai Wan OZP No. S/H20/26A itself has no civil service implication. Impacts of Amendment Item B are considered negligible as it is a technical amendment mainly to reflect the current uses and as-built conditions.

10. Regarding economic implications, the proposed public housing development will provide about 2 700 units upon completion, thereby helping to meet the overall public housing demand in Hong Kong.

11. Regarding financial implications, funds required for the site formation and infrastructure works for the proposed public housing development and government, institution and community (GIC) facilities will be sought under the Capital Works Reserve Fund (CWRF) subject to funding approval from the Finance Committee of the Legislative Council. The capital cost of the proposed public housing development will be borne by the HKHA, while the recurrent cost will be borne by the HKHA in the case of public rental housing, or borne by The Financial Secretary Incorporated and any future individual purchasers in the case of subsidised sale flats. The capital and recurrent costs of the GIC facilities to be incorporated in the proposed public

housing development are not available at this early stage and will be sought in accordance with the established mechanism. Land resumption is not required but site clearance is required for the proposed development. The estimated cost for clearance is not available at this early stage and will be assessed before funding application. Funds required will be sought under Head 701 of CWRP in accordance with the established mechanism.

12. As far as environmental implications are concerned, no insurmountable environmental impact associated with the proposed amendment is anticipated with the implementation of appropriate mitigation measures as confirmed in the respective technical assessments. Future development within the amendment site will be planned, designed, constructed and implemented in accordance with relevant environmental guidelines and criteria laid down in the Environment Chapter of the Hong Kong Planning Standards and Guidelines.

13. As far as sustainability implications are concerned, the proposed development could contribute to the better utilisation of land resources for meeting housing and social needs. The proposed development may bring about environmental impacts on the local area. Suitable mitigation measures should be implemented to alleviate such possible impacts.

14. On family implications, the increase in housing units may improve the living environment and provide stable living conditions for some families, and in turn foster greater family harmony. The provision of GIC facilities within the proposed development will help meet the need of families for such services and support, and will also generate more job opportunities and options, which will help individuals to build up family assets.

15. On gender implications, the proposed provision of GIC facilities within the proposed development, if materialised, will serve people in need whose carers are often women. The proposed provision of GIC facilities should therefore be conducive to relieving the burden of carers, and facilitating their participation in the workforce.

## PUBLIC CONSULTATION

16. The public consultation conducted is detailed in the Town Planning Board Paper No. 10947. The Planning, Works and Housing Committee of the Eastern District Council in general supported the amendments and expressed concerns mainly on Amendment Item A in respect of the mitigation measures to minimise the potential traffic impact and the pedestrian connection from Siu Sai Wan Road to the proposed public housing development, as well as the potential noise impact generated from the reprovisioned skateboard ground.

## PUBLICITY

17. The approved Chai Wan OZP No. S/H20/27 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 18. The approved Chai Wan OZP No. S/H20/27 is at Annex A for Members' reference. A set of Notes listing out the uses which are always permitted and those which may be permitted on application to the Board is at Enclosure I to Annex A. An ES in respect of the approved Chai Wan OZP No. S/H20/27 is at Enclosure II to Annex A.
- A-I
- A-II

#### ENQUIRY

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

PLANNING DEPARTMENT  
APRIL 2024

## Annex A Approved Chai Wan Outline Zoning Plan (OZP) No. S/H20/27

Enclosure II : Explanatory Statement of the Approved Chai Wan  
OZP No. S/H20/27



| 圖例<br>NOTATION  |       | 土地用途及面積一覽表<br>SCHEDULE OF USES AND AREAS                  |                     |
|---|-------|---|---------------------|
| ZONES   | 地帶    | USES  | 用途                  |
| COMPREHENSIVE DEVELOPMENT AREA                            | CDA   | COMPREHENSIVE DEVELOPMENT AREA                            | 綜合發展區               |
| RESIDENTIAL (GROUP A)                                     | RA(A) | RESIDENTIAL (GROUP A)                                     | 住宅（甲類）              |
| INDUSTRIAL  | I     | INDUSTRIAL  | 工業                  |
| GOVERNMENT, INSTITUTION OR COMMUNITY                      | GIC   | GOVERNMENT, INSTITUTION OR COMMUNITY                      | 政府、機構或社區            |
| OPEN SPACE  | O     | OPEN SPACE  | 休憩用地                |
| OTHER SPECIFIED USES                                      | OU    | OTHER SPECIFIED USES                                      | 其他指定用途              |
| GREEN BELT  | GB    | GREEN BELT  | 綠化地帶                |
| COASTAL PROTECTION AREA                                   | CPA   | COASTAL PROTECTION AREA                                   | 海岸保護區               |
| COUNTRY PARK  | CP    | COUNTRY PARK  | 郊野公園                |
| COMMUNICATIONS  |       | RAILWAY AND STATION (UNDERGROUND)                         | 鐵路及車站（地下）           |
| RAILWAY AND STATION (UNDERGROUND)                         |       | RAILWAY AND STATION (ELEVATED)                            | 鐵路及車站（高架）           |
| RAILWAY AND STATION (ELEVATED)                            |       | MAJOR ROAD AND JUNCTION                                   | 主要道路及路口             |
| MAJOR ROAD AND JUNCTION                                   |       | ELEVATED ROAD   | 高架道路                |
| ELEVATED ROAD   |       | MISCELLANEOUS   | 其他                  |
| MISCELLANEOUS   |       | BOUNDARY OF PLANNING SCHEME                               | 規劃範圍界線              |
| BOUNDARY OF PLANNING SCHEME                               |       | BOUNDARY OF COUNTRY PARK                                  | 郊野公園界線              |
| BOUNDARY OF COUNTRY PARK                                  |       | BUILDING HEIGHT CONTROL ZONE BOUNDARY                     | 建築物高度管制區界線          |
| BUILDING HEIGHT CONTROL ZONE BOUNDARY                     |       | MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM) | 最高建築物高度（在主水平基準上若干米） |
| MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM) |       | MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)            | 最高建築物高度（樓層數目）       |
| MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)            |       | PETROL FILLING STATION                                    | 加油站                 |
| PETROL FILLING STATION                                    |       | NON-BUILDING AREA   | 非建築用地               |
| NON-BUILDING AREA   |       |   |                     |

HONG KONG PLANNING AREA NO. 20APPROVED CHAI WAN OUTLINE ZONING PLAN NO. S/H20/27

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

NOTES

(N. B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3)
  - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
  - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
  - (c) For the purposes of subparagraph (a) above, “existing use of any land or building” means -
    - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as ‘the first plan’),
      - a use in existence before the publication of the first plan which has continued since it came into existence; or
      - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and
    - (ii) after the publication of the first plan,
      - a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or
      - a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.



- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (5) Road junctions, alignments of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (8) in relation to areas zoned “Coastal Protection Area”:
  - (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 areas zoned “Coastal Protection Area”,
  - (a) the following uses or developments are always permitted:
    - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave; and
    - (ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and

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

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

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

on-street vehicle park, railway track.

- (10) 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.
- (11) 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.

HONG KONG PLANNING AREA NO. 20

APPROVED CHAI WAN OUTLINE ZONING PLAN NO. S/H20/27

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**COMPREHENSIVE DEVELOPMENT AREA**

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

**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.

(please see next page)

**COMPREHENSIVE DEVELOPMENT AREA (cont'd)**

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 (1)” shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information :-
- (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
  - (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
  - (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
  - (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
  - (v) the landscape and urban design proposals within the area;
  - (vi) programmes of development in detail;
  - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
  - (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
  - (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
  - (x) an air ventilation assessment report to examine any possible air ventilation problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
  - (xi) a visual impact assessment to examine any possible visual impacts that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
  - (xii) 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.

(please see next page)

**COMPREHENSIVE DEVELOPMENT AREA (cont'd)**

Remarks (cont'd)

- (3) On land designated “Comprehensive Development Area (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 gross floor area of 86,268m<sup>2</sup> and the maximum building height, in terms of metres above Principal Datum, as stipulated on the Plan, or the gross floor area and the height of the existing building, whichever is the greater.
- (4) In determining the maximum gross floor area 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, caretaker’s office and caretaker’s quarters, or 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, or GIC facilities, as required by the Government, may also be disregarded.
- (5) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area and building height restrictions stated in paragraph (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**RESIDENTIAL (GROUP A)**

| Column 1<br>Uses always permitted  | Column 2<br>Uses that may be permitted with or<br>without conditions on application<br>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<br>(excluding open-air terminus or station) | Mass Transit Railway Vent Shaft and/or Other Structure<br>above Ground Level other than Entrances                 |
| Residential Institution  | Office  |
| School (in free-standing purpose-designed<br>building only)                      | Petrol Filling Station  |
| Social Welfare Facility  | Place of Entertainment  |
| Utility Installation for Private Project   | Private Club  |
|  | Public Convenience  |
|  | Public Transport Terminus or Station<br>(not elsewhere specified)   |
|  | Public Utility Installation   |
|  | Public Vehicle Park (excluding container vehicle)   |
|  | Religious Institution   |
|  | School (not elsewhere specified)  |
|  | Shop and Services (not elsewhere specified)   |
|  | Training Centre   |

(please see next page)

### **RESIDENTIAL (GROUP A) (cont'd)**

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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:

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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

#### **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, 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.
- (2) On land designated “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 the maximum building height, in terms of metres above Principal Datum, as stipulated on the Plan.
- (3) A minimum 30m wide non-building area to the south of Hing Man Estate shall be provided as stipulated on the Plan. In addition, a minimum 20m wide non-building area shall be provided within Tsui Wan Estate (covering part of Tsui Wan Street), and a minimum 10m wide non-building area shall be provided from the lot boundary of Greenwood Terrace fronting Hong Man Street as stipulated on the Plan.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the 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.
- (5) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restrictions as stipulated on the Plan or stated in paragraph (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.



**INDUSTRIAL**

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

(please see next page)

### **INDUSTRIAL (cont'd)**

In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

Eating Place  
Educational Institution  
Exhibition or Convention Hall  
Institutional Use (not elsewhere specified)  
Off-course Betting Centre  
Office  
Place of Entertainment  
Place of Recreation, Sports or Culture  
Private Club  
Public Clinic  
Religious Institution  
Shop and Services  
Training Centre

Social Welfare Facility (excluding those involving residential care)

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

### **Planning Intention**

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

### **Remarks**

- (1) On land designated "Industrial", 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 12 and the maximum building height, in terms of metres above Principal Datum, as stipulated on the Plan, or the plot ratio and the height of the existing building, whichever is the greater.
- (2) 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.

(please see next page)

**INDUSTRIAL (cont'd)**

Remarks (cont'd)

- (3) 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.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and plot ratio restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**GOVERNMENT, INSTITUTION OR COMMUNITY**

| Column 1<br>Uses always permitted                             | Column 2<br>Uses that may be permitted with or<br>without conditions on application<br>to the Town Planning Board |
|---|---|
| Ambulance Depot   | Animal Boarding Establishment   |
| Animal Quarantine Centre<br>(in Government building only)     | Animal Quarantine Centre<br>(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                          | Flat (not elsewhere specified)  |
| Flat (Government Staff Quarters only)<br>(for "G/IC(4)" only) | Funeral Facility  |
| Government Refuse Collection Point                            | Helicopter Landing Pad  |
| Government Use (not elsewhere specified)                      | Helicopter Fuelling Station   |
| Hospital  | Holiday Camp  |
| Institutional Use (not elsewhere specified)                   | Hotel   |
| Library   | House   |
| Market  | Marine Fuelling Station   |
| Mass Transit Railway Depot (for "G/IC(3)" only)               | Mass Transit Railway Vent Shaft and/or Other Structure<br>above Ground Level other than Entrances                 |
| Pier  | Off-course Betting Centre   |
| Place of Recreation, Sports or Culture                        | Office  |
| Public Clinic   | Petrol Filling Station  |
| Public Convenience  | Place of Entertainment  |
| Public Transport Terminus or Station                          | Private Club  |
| Public Utility Installation                                   | Radar, Telecommunications Electronic Microwave<br>Repeater, Television and/or Radio<br>Transmitter Installation   |
| Public Vehicle Park (excluding container vehicle)             | Refuse Disposal Installation<br>(Refuse Transfer Station only)  |
| Recyclable Collection Centre                                  | Residential Institution   |
| Religious Institution   | Sewage Treatment/Screening Plant  |
| Research, Design and Development Centre                       | Shop and Services (not elsewhere specified)   |
| School  | Utility Installation for Private Project  |
| Service Reservoir   | Zoo   |
| Social Welfare Facility                                       |   |
| Training Centre   |   |
| Wholesale Trade   |   |

**Planning Intention**

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

(please see next page)

**GOVERNMENT, INSTITUTION OR COMMUNITY (cont'd)**

Remarks

- (1) On land designated “Government, Institution or Community” (“G/IC”) and “G/IC(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 height, in terms of metres above Principal Datum or number of storeys, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) On land designated “G/IC(1)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 4 storeys, except a drill tower up to 9 storeys, or the height of the existing building, whichever is the greater.
- (3) On land designated “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 the maximum building height, in terms of metres above Principal Datum (including roof-top structures) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (4) On land designated “G/IC(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 building height of 8 storeys, excluding the Mass Transit Railway depot below, or the height of the existing building, whichever is the greater.
- (5) A minimum 30m wide non-building area shall be provided to the north of the Sai Wan Service Reservoir as stipulated on the Plan.
- (6) In determining the relevant maximum number of storey(s) for the purposes of paragraphs (1) and (2) above, any basement floor(s) may be disregarded.
- (7) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraphs (1) to (4) 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 restriction as stipulated on the Plan or stated in paragraph (5) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**OPEN SPACE**

| Column 1<br>Uses always permitted   | Column 2<br>Uses that may be permitted with or<br>without conditions on application<br>to the Town Planning Board   |
|---|---|
| Aviary<br>Field Study/Education/Visitor Centre<br>Park and Garden<br>Pavilion<br>Pedestrian Area<br>Picnic Area<br>Playground/Playing Field<br>Promenade<br>Public Convenience<br>Sitting Out Area<br>Zoo | Barbecue Spot<br>Cable Car Route and Terminal Building<br>Eating Place<br>Government Refuse Collection Point<br>Government Use (not elsewhere specified)<br>Holiday Camp<br>Mass Transit Railway Vent Shaft and/or Other Structure<br>above Ground Level other than Entrances<br>Pier<br>Place of Entertainment<br>Place of Recreation, Sports or Culture<br>Private Club<br>Public Transport Terminus or Station<br>Public Utility Installation<br>Public Vehicle Park (excluding container vehicle)<br>Religious Institution<br>Service Reservoir<br>Shop and Services<br>Tent Camping Ground<br>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**

For “Business” only

| Column 1<br>Uses always permitted | Column 2<br>Uses that may be permitted with or<br>without conditions on application<br>to the Town Planning Board |
|-----------------------------------|---|
|-----------------------------------|---|

**Schedule I: for open-air development or  
for building other than industrial or industrial-office building<sup>@</sup>**

|  |   |
|--|---|
| Ambulance Depot  | Broadcasting, Television and/or Film Studio   |
| Commercial Bathhouse/Massage Establishment   | Cargo Handling and Forwarding Facility  |
| Eating Place   | Government Refuse Collection Point  |
| Educational Institution  | Government Use (not elsewhere specified)  |
| Exhibition or Convention Hall  | Hotel   |
| Government Use (Police Reporting Centre,<br>Post Office only)  | Mass Transit Railway Vent Shaft and/or Other Structure<br>above Ground Level other than Entrances |
| Information Technology and Telecommunications<br>Industries  | Non-polluting Industrial Use (not elsewhere specified)  |
| Institutional Use (not elsewhere specified)  | Petrol Filling Station  |
| Library  | School (not elsewhere specified)  |
| Non-polluting Industrial Use (excluding industrial<br>undertakings involving the use/storage of<br>Dangerous Goods#) | Social Welfare Facility (excluding those involving<br>residential care)                           |
| Off-course Betting Centre  | Warehouse (excluding Dangerous Goods Godown)  |
| Office   | Wholesale Trade   |
| 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<br>Repeater, Television and/or Radio Transmitter<br>Installation      |   |
| Recyclable Collection Centre   |   |
| Religious Institution  |   |
| Research, Design and Development Centre  |   |
| School (excluding free-standing purpose-designed<br>building and kindergarten)                                       |   |
| Shop and Services  |   |
| Training Centre  |   |
| Utility Installation for Private Project   |   |

(please see next page)

**OTHER SPECIFIED USES (cont'd)**

For "Business" only (cont'd)

| Column 1<br>Uses always permitted | Column 2<br>Uses that may be permitted with or<br>without conditions on application<br>to the Town Planning Board |
|-----------------------------------|---|
|-----------------------------------|---|

**Schedule II: for industrial or industrial-office building <sup>@</sup>**

|  |   |
|--|---|
| Ambulance Depot  | Broadcasting, Television and/or Film Studio   |
| Art Studio (excluding those involving direct provision<br>of services or goods)                                      | Cargo Handling and Forwarding Facility<br>(Container Freight Station, free-standing<br>purpose-designed Logistics Centre only)          |
| Bus Depot  | Educational Institution (ground floor only)   |
| Cargo Handling and Forwarding Facility<br>(not elsewhere specified)  | Industrial Use (not elsewhere specified)  |
| Eating Place (Canteen only)  | Mass Transit Railway Vent Shaft and/or Other<br>Structure above Ground Level other than Entrances                                       |
| Government Refuse Collection Point   | Off-course Betting Centre   |
| Government Use (not elsewhere specified)   | Office (not elsewhere specified)  |
| Information Technology and Telecommunications<br>Industries  | Petrol Filling Station  |
| Non-polluting Industrial Use (excluding industrial<br>undertakings involving the use/storage of<br>Dangerous Goods#) | Place of Entertainment (ground floor only)  |
| Office (excluding those involving direct provision<br>of customer services or goods)                                 | Place of Recreation, Sports or Culture (not elsewhere<br>specified)   |
| Public Convenience   | Private Club  |
| Public Transport Terminus or Station   | Religious Institution (ground floor only)   |
| Public Utility Installation  | Shop and Services (not elsewhere specified)<br>(ground floor only except Ancillary<br>Showroom* which may be permitted on any<br>floor) |
| Public Vehicle Park (excluding container vehicle)  | Training Centre   |
| Radar, Telecommunications Electronic Microwave<br>Repeater, Television and/or Radio Transmitter<br>Installation      | Vehicle Repair Workshop   |
| Recyclable Collection Centre   | Wholesale Trade   |
| Research, Design and Development Centre  |   |
| Shop and Services (Motor-vehicle Showroom<br>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)

|   |   |
|---|---|
| <p>In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:</p> | <p>In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:</p> |
|---|---|

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.

### 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 plot ratio of 12, and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater. The provision for development/redevelopment to the height of the existing building is not applicable to an area between Chai Wan Industrial Centre and Minico Building which is subject to a maximum building height of 23mPD, as stipulated on the Plan.
- (2) A minimum 3m wide non-building area shall be provided from the lot boundary of 45 Kut Shing Street and 10 Hong Man Street fronting Hong Man Street, and 4m from the lot boundary of 44 Lee Chung Street and 40 Lee Chung Street fronting Hong Man Street as stipulated on the Plan.
- (3) 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.
- (4) Where the permitted plot ratio as defined in the 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.
- (5) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and plot ratio restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (6) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restriction as stipulated on the Plan or stated in paragraph (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<br>Uses always permitted   | Column 2<br>Uses that may be permitted with or<br>without conditions on application<br>to the Town Planning Board |
|---|---|
| Cargo Handling Area<br>Public Convenience   |   |
| Government Use<br>Public Utility Installation<br>Utility Installation for Private Project |   |

For “Cargo Handling Area” only

Planning Intention

This zone is intended to reserve land for cargo handling area 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 number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the maximum number of storey(s) 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<br>Uses always permitted   | Column 2<br>Uses that may be permitted with or<br>without conditions on application<br>to the Town Planning Board   |
|---|---|
| Columbarium<br>Crematorium<br>Funeral Facility<br>Government Use<br>Grave<br>Public Convenience | Place of Recreation, Sports or Culture<br>Public Transport Terminus or Station<br>Public Utility Installation<br>Religious Institution<br>Shop and Services<br>Utility Installation for Private Project |

For "Cemetery" only

Planning Intention

This zone is intended to reserve land for cemetery 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 number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the maximum number of storey(s) 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<br>Uses always permitted | Column 2<br>Uses that may be permitted with or<br>without conditions on application<br>to the Town Planning Board |
|-----------------------------------|---|
| <u>For "Columbarium" only</u>     |   |
| Columbarium                       | Public Utility Installation   |
| Garden of Remembrance             | Utility Installation for Private Project  |
| Government Use                    |   |

Planning Intention

This zone is primarily for land intended for columbarium and garden of remembrance 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 number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the maximum number of storey(s) 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<br>Uses always permitted   | Column 2<br>Uses that may be permitted with or<br>without conditions on application<br>to the Town Planning Board |
|---|---|
| <u>For "Mass Transit Railway Comprehensive Development Area" only</u>   |   |
| Ambulance Depot   | Broadcasting, Television and/or Film Studio   |
| Eating Place  | Commercial Bathhouse/Massage Establishment  |
| Educational Institution (in a commercial building or in the<br>purpose-designed non-residential portion <sup>+</sup> of an<br>existing building only)                                     | Educational Institution (not elsewhere specified)   |
| Exhibition or Convention Hall   | Government Refuse Collection Point  |
| Flat  | Hotel   |
| Government Use (not elsewhere specified)  | Institutional Use (not elsewhere specified)   |
| House   | Mass Transit Railway Vent Shaft and/or Other<br>Structure above Ground Level other than Entrances                 |
| Mass Transit Railway Depot  | Petrol Filling Station  |
| Library   | Pier  |
| Off-course Betting Centre   | Public Convenience  |
| Office  | Recyclable Collection Centre  |
| Place of Entertainment  | Religious Institution   |
| Place of Recreation, Sports or Culture  | School (not elsewhere specified)  |
| Private Club  |   |
| Public Clinic   |   |
| Public Transport Terminus or Station  |   |
| Public Utility Installation   |   |
| Public Vehicle Park (excluding container vehicle)   |   |
| Residential Institution   |   |
| School (in a free-standing purpose-designed school building,<br>in a commercial building or in the purpose-designed<br>non-residential portion <sup>+</sup> of an existing building only) |   |
| Shop and Services   |   |
| Social Welfare Facility   |   |
| Training Centre   |   |
| Utility Installation for Private Project  |   |

+ Excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room.

**Planning Intention**

This zone is intended to demarcate the Heng Fa Chuen residential site and its adjoining area.

(please see next page)

**OTHER SPECIFIED USES (cont'd)**

For “Mass Transit Railway Comprehensive Development Area” 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 the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, and a maximum gross floor area of 425,000m<sup>2</sup> for residential use and 26,750m<sup>2</sup> for commercial use, or the height and gross floor area of the existing building, whichever is the greater.
- (2) In determining the maximum gross floor area 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 or caretaker's office and caretaker's quarters or 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 rail depot and station, public transport facilities, and GIC facilities, as required by the Government, may also be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and gross floor area 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<br>Uses always permitted         | Column 2<br>Uses that may be permitted with or<br>without conditions on application<br>to the Town Planning Board   |
|---|---|
| <u>For "Refuse Transfer Station" only</u> |   |
| Refuse Transfer Station                   | Government Use (not elsewhere specified)<br>Public Utility Installation<br>Utility Installation for Private Project |

Planning Intention

This zone is intended to reserve land for the purpose of a refuse transfer station.

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 maximum number of storey(s) 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<br>Uses always permitted | Column 2<br>Uses that may be permitted with or<br>without conditions on application<br>to the Town Planning Board |
|-----------------------------------|---|
|-----------------------------------|---|

For All Other Sites (Not Listed Above)

As Specified on the Plan

Government Use  
Mass Transit Railway Vent Shaft and/or Other  
Structure above Ground Level other than  
Entrances  
Public Utility Installation  
Utility Installation for Private Project

Planning Intention

This zone is intended to identify land reserved for purposes as specified on the plan.

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 or number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the maximum number of storey(s) 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.

**GREEN BELT**

| Column 1<br>Uses always permitted             | Column 2<br>Uses that may be permitted with or<br>without conditions on application<br>to the Town Planning Board |
|---|---|
| Agricultural Use                              | Animal Boarding Establishment   |
| Country Park*                                 | Barbecue Spot   |
| Government Use (Police Reporting Centre only) | Broadcasting, Television and/or Film Studio   |
| Nature Reserve                                | Burial Ground   |
| Nature Trail                                  | Cable Car Route and Terminal Building   |
| On-Farm Domestic Structure                    | Columbarium (within a Religious Institution or<br>extension of existing Columbarium only)                         |
| Picnic Area                                   | Crematorium (within a Religious Institution or<br>extension of existing Crematorium only)                         |
| Public Convenience                            | Field Study/Education/Visitor Centre  |
| Tent Camping Ground                           | Flat  |
| Wild Animals Protection Area                  | Funeral Facility  |
|   | Government Refuse Collection Point  |
|   | Government Use (not elsewhere specified)  |
|   | Holiday Camp  |
|   | House   |
|   | Marine Fuelling Station   |
|   | Mass Transit Railway Vent Shaft and/or Other Structure<br>above Ground Level other than Entrances                 |
|   | Petrol Filling Station  |
|   | Pier  |
|   | Place of Recreation, Sports or Culture  |
|   | Public Transport Terminus or Station  |
|   | Public Utility Installation   |
|   | Public Vehicle Park (excluding container vehicle)   |
|   | Radar, Telecommunications Electronic Microwave<br>Repeater, Television and/or Radio Transmitter<br>Installation   |
|   | Religious Institution   |
|   | Residential Institution   |
|   | School  |
|   | Service Reservoir   |
|   | Social Welfare Facility   |
|   | Utility Installation for Private Project  |
|   | Zoo   |

\*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.

**COASTAL PROTECTION AREA**

| Column 1<br>Uses always permitted  | Column 2<br>Uses that may be permitted with or<br>without conditions on application<br>to the Town Planning Board  |
|--|--|
| Agricultural Use (other than Plant Nursery)<br>Nature Reserve<br>Nature Trail<br>On-Farm Domestic Structure<br>Picnic Area<br>Wild Animals Protection Area | Barbecue Spot<br>Field Study/Education/Visitor Centre<br>Government Use<br>Holiday Camp<br>House (Redevelopment only)<br>Pier<br>Public Convenience<br>Public Utility Installation<br>Radar, Telecommunications Electronic<br>Microwave Repeater, Television<br>and/or Radio Transmitter Installation<br>Tent Camping Ground<br>Utility Installation for Private Project |

**Planning Intention**

This zoning is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

**Remarks**

No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the draft Chai Wan Outline Zoning Plan No. S/H20/16.

**COUNTRY PARK**

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.

HONG KONG PLANNING AREA NO. 20

APPROVED CHAI WAN OUTLINE ZONING PLAN NO. S/H20/27

EXPLANATORY STATEMENT

HONG KONG PLANNING AREA NO. 20

APPROVED CHAI WAN OUTLINE ZONING PLAN NO. S/H20/27

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## HONG KONG PLANNING AREA NO. 20

### APPROVED CHAI WAN OUTLINE ZONING PLAN NO. S/H20/27

(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 Chai Wan Outline Zoning Plan (OZP) No. S/H20/27. 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 9 August 1957, the draft Chai Wan Outline Development Plan No. LH20/1/2, being the first statutory plan covering the Chai Wan area, was gazetted under the Town Planning Ordinance (the Ordinance). Since then, the plan had been amended many times to reflect the changing circumstances and updated land use development.
- 2.2 On 6 September 1988, the Chai Wan OZP No. S/H20/4 was approved by the then Governor in Council under section 9(1)(a) of the Ordinance. On 6 November 1990, the then Governor in Council referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended ten times and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances.
- 2.3 On 26 November 2002, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Chai Wan OZP, which was subsequently renumbered as S/H20/15. On 8 July 2003, the CE in C referred the approved Chai Wan OZP No. S/H20/15 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. On 21 October 2004, the draft Chai Wan OZP No. S/H20/16 was exhibited for public inspection under section 5 of the Ordinance.
- 2.4 On 8 November 2005, the CE in C under section 9(1)(a) of the Ordinance, approved the draft Chai Wan OZP, which was subsequently renumbered as S/H20/17. On 20 June 2006, the CE in C referred the approved Chai Wan OZP No. S/H20/17 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was amended three times and exhibited for public inspection under section 5 or 7 of the Ordinance.

- 2.5 On 5 February 2013, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Chai Wan OZP, which was subsequently renumbered as S/H20/21. On 29 April 2014, the CE in C agreed to refer the approved Chai Wan OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.6 On 5 September 2017, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Chai Wan OZP, which was subsequently renumbered as S/H20/23. On 7 January 2020, the CE in C referred the approved Chai Wan OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.7 On 4 May 2021, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Chai Wan OZP, which was subsequently renumbered as S/H20/25. On 8 November 2022, the CE in C referred the approved OZP No. S/H20/25 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the approved OZP was notified in the Gazette on 18 November 2022 under section 12(2) of the Ordinance.
- 2.8 On 12 May 2023, the draft Chai Wan OZP No. S/H20/26, incorporating amendments mainly to rezone a site to the south of Chai Wan Swimming Pool from “Green Belt” and “Government, Institution or Community” (“G/IC”) to “Residential (Group A)” (“R(A)”), and to rezone the existing Wah Yan House, Wah Ha Estate to the immediate west of the Mass Transit Railway (MTR) Chai Wan Station from “Comprehensive Development Area” to “R(A)”, was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, one representation was received. On 1 September 2023, the representation was published for three weeks for public comment and one comment on representation (comment) was received. After giving consideration to the representation and comment on 15 December 2023, the Board decided not to uphold the representation and that no amendment should be made to the draft OZP to meet the representation.
- 2.9 On 9 April 2024, the CE in C approved the draft Chai Wan OZP under section 9(1)(a) of the Ordinance, which was subsequently renumbered as S/H20/27. On 19 April 2024, the approved Chai Wan OZP No. S/H20/27 (the Plan) was exhibited for public inspection under section 9(D)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 development and redevelopment within the Planning Scheme Area (the Area) can be put under statutory planning control.
- 3.2 The Plan is to illustrate the broad principles of development within the Area. It is a small-scale plan and the transport alignments and boundaries between the land use zones may be subject to minor adjustments as detailed planning proceeds.



- 3.3 Since the Plan is to show broad land use zonings, there would be cases that small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculation. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Chai Wan area and not to overload the road network in this area.

#### 4. NOTES OF THE PLAN

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

#### 5. THE PLANNING SCHEME AREA

- 5.1 The Area is located in the eastern part of Hong Kong Island. It is bounded by Heng Fa Chuen to the north, Tai Tam Country Park to the west, and Shek O Country Park to the south. To the east, it extends to the waterfront. The boundary of the Area is shown by a heavy broken line on the Plan. It covers an area of about 614 hectares of land. Developments in the Area are mainly on land reclaimed from the sea, with reclamation started in 1961.
- 5.2 Chai Wan has been predominantly a public housing area. There exist a number of public rental housing estates, Home Ownership Schemes (HOS) and Private Sector Participation Schemes (PSPS) developments. Nevertheless, there are also a number of private residential developments, such as Heng Fa Chuen on top of and adjacent to the MTR depot and Island Resort in Siu Sai Wan.
- 5.3 Chai Wan is also one of the major industrial areas on Hong Kong Island. Industrial developments are located around Lee Chung Street near MTR Chai Wan Station and adjacent to the cargo handling basin.
- 5.4 Siu Sai Wan has been developed mainly for residential uses with some government, institution and community (GIC) uses. Public rental housing estates, HOS and PSPS developments have been developed along the foothills of Pottinger Peak. Adjoining it is the Siu Sai Wan reclamation area which has been developed for both public and private housing, sports ground, open space

and GIC facilities.

- 5.5 The hillside to the south along Cape Collinson Road is dominated by cemeteries including crematorium and columbarium uses. The Area also covers parts of Shek O Country Park and Tai Tam Country Park.

## 6. POPULATION

Based on the 2016 Population By-census, the population of the Area was estimated by the Planning Department as about 173,200. It is estimated that the planned population of the Area would be about 177,000.

## 7. BUILDING HEIGHT RESTRICTIONS IN THE AREA

- 7.1 In the absence of building height control, tall buildings may proliferate at random locations and the scale may be out-of-context in the locality, resulting in negative impacts on the visual quality of the Area and may sometimes obstructing air ventilation. In order to provide better planning control on the development intensity and building height upon development/redevelopment, to prevent excessively tall or out-of-context buildings and to meet public aspirations for greater certainty and transparency in the statutory planning system, a review of the Chai Wan OZP has been undertaken with a view to incorporating appropriate building height restrictions on the Plan for various development zones.
- 7.2 The review has taken into account urban design considerations and various factors including preservation of public view to the ridgelines, the stepped height concept in general as recommended in the Urban Design Guidelines, the local topography and characteristics, local wind environment, compatibility of building masses in the wider setting, as well as the need to strike a balance between public interest and private development rights.
- 7.3 Building height restrictions of 35 to 100 metres above Principal Datum (mPD) are generally adopted for the “Other Specified Uses” (“OU”), “G/IC” and “Industrial” (“I”) sites located at the central waterfront around the Basin area. Specific “OU” and “G/IC” sites directly abutting the waterfront are restricted to more stringent height restrictions to maintain the low-rise character of waterfront developments. Further inland in the Chai Wan Town Centre area, maximum height of 100 to 120mPD are adopted in order to achieve a stepped building height profile and to preserve the existing view to the ridgelines.
- 7.4 Following the topography of the area which rises further uphill in the northern, western and southern peripheries, and against the mountain backdrop, higher building height restrictions of 70 to 140mPD and 160 to 210mPD are adopted respectively for the Pamela Youde Nethersole Eastern Hospital under “G/IC” zoning at the northern periphery and the “R(A)” zones located in the southern periphery of the area in Siu Sai Wan/areas north of Cape Collinson Road as well as in the western periphery area near the foothills of Mount Parker.

- 7.5 Specific building height restrictions for the “G/IC” and “OU” zones in terms of number of storeys or mPD, which mainly reflect the building heights of existing and committed developments, have been incorporated into the Plan to provide visual and spatial relief to the high density environment of the Area.
- 7.6 An Expert Evaluation on Air Ventilation Assessment (AVA) has been undertaken to assess the existing wind environment and the likely impact of the proposed building heights of the development sites within the Area on the pedestrian wind environment. The building height and non-building area restrictions as well as the building gap requirements incorporated into the Plan have taken the findings of the AVA into consideration.
- 7.7 In general, the major prevailing annual wind comes from the north-east and east directions, and the prevailing summer wind mainly comes from the south-west, south, south-east to east directions. There are strong northeast-southwest and east-southwest channelling effects at or near the ground level due to the surrounding topography and the area’s proximity to the waterfront.
- 7.8 To facilitate better air ventilation in the Area, the AVA has recommended that existing open space and low-rise GIC or OU sites and the major breezeways should be maintained to allow penetration of wind inland. Non-building areas (NBAs) and building gaps are stipulated on the Plan to facilitate the air ventilation at major ventilation corridors. Furthermore, future developments are encouraged to adopt suitable design measures to minimize any possible adverse air ventilation impacts. These include greater permeability of podiums, wider gap between buildings, building set-back to create air/wind path for better ventilation and minimizing 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 in order to provide incentive for developments/redevelopments with planning and design merits and to cater for circumstances with specific site constraints. Each planning application for minor relaxation of building height restrictions under section 16 of the Ordinance 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 a public passage/street widening;
  - (c) providing better streetscape/good quality street level public urban space;
  - (d) providing separation between buildings to enhance air and visual permeability;
  - (e) accommodating building design to address specific site constraints in achieving the permissible plot ratio under the Plan; and

- (f) other factors such as need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality and would not cause adverse landscape and visual impacts.

7.10 However, for any existing building with building height already exceeding the building height restrictions in terms of mPD and/or number of storeys as stated in the Notes of the Plan and/or stipulated on the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

#### NBAs

7.11 In order to facilitate ventilation along major corridors, 3 NBAs are designated in the area:

- (a) a 30m wide NBA is designated to the south of Hing Man Estate to facilitate air ventilation along the southwest-northeast air corridor. It will facilitate the valley wind to flow over the 4-storeyed Chai Wan Health Centre across Chai Wan Road towards the proposed NBA along Hong Man Street;
- (b) NBAs are designated along Hong Man Street to facilitate the flowing of valley winds from the southerly quarters. These comprise a 10m wide NBA from the lot boundary of Greenwood Terrace, 3m wide NBAs from the lot boundary of 45 Kut Shing Street and 10 Hong Man Street fronting Hong Man Street, 4m wide NBAs from the lot boundary of 44 Lee Chung Street and 40 Lee Chung Street fronting Hong Man Street with the 6m wide footpath between them; and
- (c) a 20m wide NBA within Tsui Wan Estate (covering part of Tsui Wan Street) is designated to facilitate the air ventilation along the major southwest-northeast air path and the penetration of sea breeze between the waterfront and the inland.

#### Building Gap

7.12 Gap between buildings plays a key role in creating air paths by appropriate design and disposition of building blocks. A 15m wide building gap above 23mPD (about 15m above ground level) between two existing industrial buildings, namely Chai Wan Industrial Centre and Minico Building, is introduced taking account of the existing building gap above podium level for air/wind penetration as well as visual permeability, and to facilitate the air ventilation along the major southwest-northeast air path.

7.13 As the designation of NBAs is primarily for the purpose of above ground air ventilation, the NBA requirements will not apply to underground developments. No above ground structure is allowed except for landscape feature, boundary fence/boundary wall that is designed to allow high air porosity, and minor structure

for footbridge connection or covered walkway may be allowed. Moreover, minor relaxation clause has been incorporated in the Notes of the relevant zones to allow minor relaxation of the NBA and building gap requirements as shown on the Plan or stipulated in the Notes of the Plan under exceptional circumstances.

## 8. LAND USE ZONINGS

### 8.1 Comprehensive Development Area (“CDA”) : Total Area 1.04 ha

- 8.1.1 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.
- 8.1.2 This zone covers a site at Chai Wan Road near Siu Sai Wan Road. Pursuant to section 4A(1) of the Ordinance, any development within the “CDA” zone would require approval of the Board by way of a planning application under section 16 of the Ordinance. A Master Layout Plan (MLP) should be submitted in accordance with the requirements as specified in the Notes for the approval of the Board pursuant to section 4A(2) of the Ordinance. A copy of the approved MLP would be available for public inspection in the Land Registry pursuant to section 4A(3) of the Ordinance.
- 8.1.3 The “CDA(1)” site at Chai Wan Road near Siu Sai Wan Road covers part of the bus depot, formerly occupied by the China Motor Bus (CMB), and the adjoining bus terminus. It is intended for comprehensive development/redevelopment for residential and/or commercial uses with the provision of supporting facilities. While a maximum building height restriction of 140mPD is imposed, a stepped height profile should be adopted for future development. To ensure that the development will be of compatible scale, a maximum total gross floor area of 86,268m<sup>2</sup> is specified in the Notes of the Plan.
- 8.1.4 Minor relaxation of the gross floor area and building height restrictions may be considered by the Board on application. Each application will be considered on its own merits.

### 8.2 Residential (Group A) (“R(A)”) : Total Area 75.75 ha

- 8.2.1 This zoning is intended primarily for high-density residential developments. Commercial uses such as shops, services and eating places are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.
- 8.2.2 Public housing projects include public rental housing estates, HOS and PSPS and a few private residential developments are within this zone. Major community facilities and open space as well as commercial

facilities are provided within these public housing developments to serve the needs of the residents.

- 8.2.3 Developments and redevelopments within the “R(A)” zone are subject to building height restrictions as stipulated on the Plan or the height of the existing building, whichever is the greater. Following the topography of the area and adopting the urban design principle of stepped heights, residential developments within the zone are restricted to the range of 100mPD to 120mPD at the town centre and the Siu Sai Wan waterfront area (with the exception of Island Resort); 100mPD to 190mPD at the inland area in Siu Sai Wan and along the foothills of Pottinger Peak in the south and Mount Parker in the west and 160 to 210mPD for the uphill location in the western periphery area near Mount Parker.
- 8.2.4 Island Resort on the waterfront of Siu Sai Wan is a private residential development with a public transport interchange and public car park and is zoned “R(A)1” on the Plan. The existing building height of the development at 193mPD is considered incompatible and incongruous with the surrounding developments and the waterfront setting. In order to respect the urban design principle for maintaining lower building heights on the waterfront to avoid out-of-context and incompatible developments, a maximum building height of 140mPD is imposed on this “R(A)1” site. Future redevelopment to the existing building height is not permitted.
- 8.2.5 A non-building area of 30m wide is designated to the south of Hing Man Estate to facilitate valley wind from the southwest to penetrate into the inland area. Two non-building areas of 10m and 20m wide are imposed within Greenwood Terrace and Tsui Wan Estate (covering part of Tsui Wan Street) respectively to facilitate valley wind from the southwest to the northeastern part of the area.
- 8.2.6 Wah Yan House, Wah Ha Estate to the immediate west of MTR Chai Wan Station is a public rental housing. It was converted from the ex-Chai Wan Factory Estate (CWFE), which is the last “H” type factory building in Hong Kong under the management of the Housing Development (HD) and a Grade 2 historic building. A maximum building height of 25mPD is imposed on this site to reflect the as-built condition.
- 8.2.7 An AVA has been carried out for the “R(A)” site at Cheung Man Road. Several mitigation measures have been proposed in the AVA including two empty bays at podium level and a tower setback from Cheung Man Road to alleviate the potential ventilation impact to the surrounding area. A further quantitative AVA should be carried out by HD at the detailed design stage for scheme optimization and the requirement will be set out in a planning brief which is to guide the development of the site.
- 8.2.8 A quantitative AVA has been carried out for the “R(A)” site to the south

of the Chai Wan Swimming Pool. Several mitigation measures have been proposed in the AVA including building separations between the residential towers and minimisation of bulk podiums to alleviate the potential ventilation impact to the surrounding area. A further quantitative AVA may be carried out by HD at the detailed design stage for scheme optimization and the requirement will be set out in a planning brief which is to guide the development of the site.

- 8.2.9 Minor relaxation of the building height restrictions and the non-building area requirements may be considered by the Board on application. Each application will be considered on its own merits.

8.3 Industrial (“I”) : Total Area 6.19 ha

- 8.3.1 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 always permitted in this zone. However, general commercial and office uses, other than those permitted in the purpose-designed non-industrial portion on the lower floors of an existing building will require permission from the Board.
- 8.3.2 Industrial developments to the east and south of the Basin are subject to a maximum plot ratio of 12 having regard to the traffic condition in the area and a maximum building height of 100mPD. Established industrial developments are mainly located in the vicinity of Wing Tai Road, Ka Yip Street, Fung Yip Street and On Yip Street.
- 8.3.3 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.
- 8.3.4 Minor relaxation of the building height and plot ratio restrictions may be considered by the Board on application. Each application will be considered on its own merits.

8.4. Government, Institution or Community (“G/IC”) : Total Area 70.20 ha

- 8.4.1 This zone is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. 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.

- 8.4.2 Existing facilities include the Siu Sai Wan Complex, Youth Square, a swimming pool complex, a health centre, a technical institute, a divisional police station, two fire stations, some service reservoirs, a fresh water pumping station, a salt water pumping station, a switching cum pumping station, electricity sub-stations, a refuse collection point, a cooked food centre, a telephone exchange, churches and a number of primary and secondary schools. In addition, there are two existing correctional services institutions, i.e. Lai Chi Rehabilitation Centre and Cape Collinson Correctional Institution. The police rank-and-file quarters are located near Yue Wan Estate. The Fire Services Department Staff Quarters are located at Fei Tsui Road. A minimum 30m wide non-building area to the north of the Sai Wan Service Reservoir shall be provided to facilitate the flowing of valley wind.
- 8.4.3 A standard sports ground is provided in the Siu Sai Wan reclamation area primarily to meet the district demand and to serve as the main venue for school athletic events.
- 8.4.4 The “G/IC(3)” site at Heng Fa Chuen is subject to a maximum building height of 8 storeys, excluding the Mass Transit Railway depot, for the provision of land for the depot with GIC facilities above.
- 8.4.5 The “G/IC(4)” site at the junction of Sun Yip Street and Siu Sai Wan Road is reserved for a composite development of ambulance depot and departmental quarters. Responsive building design such as appropriate building set back distances from Siu Sai Wan Road Garden and Siu Sai Wan Road, vertical greening and permeable building design should be adopted at the detailed design stage to minimize the visual impact brought by the proposed development. A quantitative AVA has been carried out for the proposed development. Several mitigation measures, including various tower and podium setbacks, have been proposed in the assessment to alleviate the potential impact on the pedestrian wind environment. The project proponent should take into account these proposed mitigation measures in devising the future development scheme.
- 8.4.6 A site to the north of Lok Man Road is occupied by Pamela Youde Nethersole Eastern Hospital (the Eastern Hospital). Maximum building height restrictions of 120mPD and 140mPD have been imposed for the southern and northern parts of the site respectively to reflect their respective existing heights. For Chai Wan Laundry located at the western part of the Hospital, a building height of 120mPD has been imposed generalizing the building height of the adjacent Main Block/Pathology Block and having regard to the Hospital’s expansion plan. The eastern portion of the Hospital, which is under the Hospital’s helicopter flight path, is zoned “G/IC(2)” and building height restrictions of 70mPD and 100mPD, including roof-top structures, are imposed.
- 8.4.7 For the Hong Kong Institute of Vocational Education north of Shun Tai Road, a building height restriction of 55mPD is imposed for the



Institute portion. As for the staff quarters in the northern part of the site, which is zoned “G/IC(2)” on the Plan, a building height restriction of 70mPD, including roof-top structures, is imposed as the area is under the helicopter flight path of the Eastern Hospital.

- 8.4.8 Some sites to the north of the cargo handling area in Chai Wan East are reserved for future GIC developments including a site at the junction of Sheung Mau Street and Sheung On Street for a joint-user government building. Due consideration should be given to incorporating suitable landscaping treatment and innovative design elements in the future development of these sites to enhance the environment near the waterfront. This area is under the helicopter flight path of the Eastern Hospital and is zoned “G/IC(2)” with a maximum building height restriction of 70mPD, including roof-top structures, so as to safeguard the operation of helicopters and to facilitate the penetration of sea breeze into the inland area. The Government Flying Services should be consulted on any development on the sites under the flight path.
- 8.4.9 Law Uk near the junction of Chai Wan Road and Kut Shing Street has been developed into a folk museum.
- 8.4.10 Development and redevelopment within the “G/IC”, “G/IC(1)”, “G/IC(2)” and “G/IC(3)” zones are subject to maximum building height restrictions as stipulated on the Plan/in the Notes, or the height of the existing building, whichever is the greater. Minor relaxation of the building height restrictions and the non-building area requirement may be considered by the Board on application. The Government Flying Services should be consulted on any application for minor relaxation of building height restrictions for “G/IC(2)” sites. Each application will be considered on its own merits.

8.5 Open Space (“O”) : Total Area 20.98 ha

- 8.5.1 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.
- 8.5.2 Chai Wan Park which occupies a central location in Chai Wan has provided a wide range of recreational facilities to serve the population in the Area. As part of the Wan Tsui Estate redevelopment, a site to its south has been developed as a public park.
- 8.5.3 Within the Siu Sai Wan reclamation area, open spaces are planned near Harmony Garden as well as along the waterfront for the convenience of the public and for their enjoyment of sea view. Another site at Sheung On Street near the waterfront is also reserved for open space development.
- 8.5.4 Open spaces are also provided within public housing estates, and within private residential developments such as Heng Fa Chuen and

Island Resort. These open spaces do not fall within areas zoned “O”. Smaller pockets of open spaces are reserved and developed at suitable locations to provide as far as possible an even distribution of recreational facilities within the Area.

8.6 Other Specified Uses (“OU”) : Total Area 88.15 ha

- 8.6.1 Heng Fa Chuen and the adjoining area are zoned “OU(Mass Transit Railway Comprehensive Development Area)”. Heng Fa Chuen is a comprehensive commercial/residential development on top of and adjacent to the MTR depot. Adequate open space and community facilities have been provided within the development to serve the residents. Having regard to the existing building height and its waterfront location, a stepped height of 70mPD and 90mPD are imposed for the lower platform near the waterfront and for the upper platform above the MTR Heng Fa Chuen Station respectively. A maximum domestic and non-domestic GFA of 425,000m<sup>2</sup> and 26,750m<sup>2</sup> respectively for residential and commercial uses is also imposed.
- 8.6.2 The industrial sites to the west of MTR Chai Wan Station and the sites at Sun Yip Street in Siu Sai Wan are designated for “Business” use (totaling 5.56 ha) to allow flexibility in the use of existing industrial and industrial-office (I-O) buildings as well as in the development of new buildings for both commercial and clean industrial uses. 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 the existing industrial or I-O buildings within this zone.
- 8.6.3 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 building and in existing industrial areas until the whole area is transformed to cater for the new non-polluting business uses. Development within this zone should make reference to the relevant Town Planning Board Guidelines.
- 8.6.4 Having regard to the traffic capacity in the two “OU(Business)” areas, a plot ratio restriction of 12 is imposed on the “OU(Business)” zones. A building height restriction of 120mPD for the “OU(Business)” zones to the west of MTR Chai Wan Station and those clustered around Sun Yip Street is imposed.
- 8.6.5 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.

- 8.6.6 Other specified uses in the Area include a public filling barging point, a cargo handling area, a refuse transfer station, liquefied petroleum gas cum petrol filling stations, oil depot, cemeteries and columbarium. These facilities are subject to building height restrictions as stipulated on the Plan.
- 8.6.7 A 3m wide non-building area from the lot boundary of 45 Kut Shing Street and 10 Hong Man Street, and 4m wide non-building area from the lot boundary of 44 Lee Chung Street and 40 Lee Chung Street, all fronting Hong Man Street are imposed. In addition, a building gap of 15m wide above 23mPD (about 15m above ground level) is imposed between Chai Wan Industrial Centre and Minico Building.
- 8.6.8 Minor relaxation of the plot ratio and building height restrictions, and the non-building area and building gap requirements, may be considered by the Board on application. Each application will be considered on its own merits.

8.7 Green Belt (“GB”) : Total Area 179.15 ha

- 8.7.1 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.
- 8.7.2 This zone covers the steep hillsides to the west and south-west where, because of difficult topography, urban type development as well as extensive recreational uses are not possible. However, the area contributes visually to the environment of the district. Development within this zone will be carefully controlled and development proposals will be assessed on individual merits taking into account the relevant Town Planning Board Guidelines.
- 8.7.3 There is a large site to the north of the Area which was originally part of Lei Yue Mun Barracks. A portion of the site has been turned into Lei Yue Mun Park to serve as a natural break between the built-up areas of Chai Wan and Shau Kei Wan, apart from providing some recreational outlets for the residents.

8.8 Coastal Protection Area (“CPA”) : Total Area 5.88 ha

- 8.8.1 This zoning is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion.

8.8.2 There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or the development is an essential infrastructure project with overriding public interest may be permitted.

8.8.3 This zone comprises mainly areas of natural coastlines with attractive coastal features such as boulders and rocky shore. These areas of high scenic quality should be protected from development. Falling within this area are undeveloped coastal areas mainly below the 20 metre contour, including the coastal areas of Cape Collinson and Ngan Wan southwards towards Tso Tui Wan.

8.9 Country Park ("CP") : Total Area 115.43 ha

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. This zone covers parts of Tai Tam Country Park and Shek O Country Park which fall within the planning scheme boundary of the Plan. The Country Parks contribute to the conservation of the natural environment. Both passive and active recreational outlets are available within the Country Parks.

9. COMMUNICATIONS

9.1 Roads

Chai Wan Road and Island Eastern Corridor are major roads connecting the Area to other parts of Hong Kong Island. It is also proposed to widen Cape Collinson Road.

9.2 Mass Transit Railway (MTR)

The Area is served by the MTR Island Line with Chai Wan Station and Heng Fa Chuen Station. The railway is elevated and traverses the Area in a north-south direction.

9.3 Public Transport Termini

There are several existing public transport termini within the Area, including the ones at MTR Chai Wan Station, Siu Sai Wan Estate, Heng Fa Chuen, Sheung On Street and within the Island Resort.

10. UTILITY SERVICES

10.1 Fresh water supply to the Area is served by five fresh water service reservoirs beside the Eastern Hospital, Heng Fa Chuen, Shan Tsui Court, Hing Wah Estate and Siu Sai Wan Estate respectively. Salt water supply to the Area is served by

a salt water service reservoir to the east of Fung Wah Estate.

- 10.2 There is a sewage screening plant and a refuse transfer station at Sun Yip Street.
- 10.3 Three electricity substations are located respectively at Shing Tai Road, Chai Wan Road and Cheung Lee Street to serve the Area. There is a telephone exchange to the west of Lee Chung Street to provide telephone services to the community.
- 10.4 No great difficulty is envisaged in meeting the future requirements for services and public utilities.

## 11. CULTURAL HERITAGE

- 11.1 Law Uk and Rock Carving at Cape Collinson are declared monuments. The ex-CWFE (currently known as Wah Yan House, Wah Ha Estate) at No. 2 Kut Shing Street is a Grade 2 historic building. Meng Tak Primary School, Old Portion at No. 1 Cheung Man Road, the Cape Collinson Muslim Cemetery, Mosque and the Cape Collinson Light house are Grade 3 historic buildings.
- 11.2 On 19 March 2009, the Antiquities Advisory Board (AAB) released the list of 1,444 historic buildings, in which the buildings/structures within the Area have been accorded gradings. There are also a number of new items in addition to the list of 1,444 historic buildings. These items are subject to grading assessment by AAB. Details of the list of 1,444 historic buildings and new items for grading assessment have been uploaded onto the official website of the AAB at <http://www.aab.gov.hk>. Information of the declared monuments, site of archaeological interest and Government historic sites identified by Antiquities and Monuments Office (AMO) can be obtained from the official websites of AAB and AMO.
- 11.3 Prior consultation with the AMO should be made if any development, redevelopment or rezoning proposals which may affect the declared monuments, historic buildings/structures graded by AAB, new items pending grading assessment by AAB or site of archaeological interest, Government sites identified by AMO, any other historic buildings/structures identified, both at grade and underground, 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 Government departments. 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 Eastern District Council would be consulted as appropriate.
- 12.3 Planning applications to the Board will be assessed on individual merits. In general, the Board's consideration of the planning applications will take into account all relevant planning considerations which may include the departmental outline development plans/layout plans and the Guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board and the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

**TOWN PLANNING BOARD**  
**APRIL 2024**