

諮詢屯門分區計劃大綱核准圖 S/TM/31 的修訂

1. 目的

本文件旨在向議員簡述有關《屯門分區計劃大綱核准圖編號 S/TM/31》(大綱圖)的修訂項目。

2. 前言

- 2.1 住屋是市民最切身關注的民生問題，亦是穩定社會的基礎。政府必須增加土地供應，以興建房屋，滿足市民對房屋殷切的需求。政府正以多管齊下的土地供應策略，持續並有系統地採取一系列措施，包括盡量善用現有已開發土地，以及開拓可供發展用途的新增土地，增加短、中和長期的土地供應。
- 2.2 《二零一三年施政報告》提出增加土地供應措施包括檢討土地用途，以及在規劃許可的情況下，適度提高發展密度，以增加住宅單位供應。《二零一四年施政報告》重申政府會繼續檢討各項土地用途和改劃適合的土地作住宅用途。《二零一四年施政報告》亦宣佈，除了港島北部及九龍半島人口比較稠密外，全港其他各個「發展密度分區」現時准許的最高住宅用地地積比率，可整體地適度提高約兩成。政府在推行這項措施時，會顧及交通和基建、地區特色和現有發展密度等規劃因素，以及對地區可能造成的影響。
- 2.3 發展局及規劃署曾於今年 1 月 7 日及 1 月 27 日分別於屯門區議會和屯門區議會發展及規劃工作小組會議上，向議員闡述有關《屯門分區計劃大綱圖》的擬議修訂。當局參考議員的意見後，亦在 2 月 22 日舉辦了屯門東修訂項目地區諮詢會，聽取當區居民的意見。當局在修訂大綱圖時考慮了區議會、工作小組及屯門東地區諮詢會以及其他收到的意見，我們亦把收到的意見向城市規劃委員會（下稱「城規會」）反映。城規會在 4 月 25 日的會議上，同意建議修訂的項目。
- 2.4 2014 年 5 月 2 日，城規會根據城市規劃條例第 5 條，展示《屯門分區計劃大綱草圖編號 S/TM/32》(附件一)，供公眾查閱。大綱圖收納的修訂項目及其《註釋》和說明書夾附在附件二。

3. 修訂項目

3.1 是次大綱圖修訂主要包括把 14 塊用地改劃作住宅用途。有關項目簡述如下 (附件一):

屯門北

四個位於屯門北公共房屋發展計劃，分別兩個位於第 54 區(修訂項目 A1 及 A2)，第 29 區(修訂項目 A3)及第 2 區(修訂項目 A4)，由「政府、機構或社區」地帶改劃作住宅用地。

屯門中

兩幅位於屯門中部第 16 區恆富街(修訂項目 B1)及第 39 區行將空置的培愛學校校舍用地(修訂項目 B2) 由「政府、機構或社區」改劃作住宅用地。

屯門東

八幅位於屯門東的土地(修訂項目 C1 至 C5 及 C7 至 C9)。在該八幅屯門東用地中，四幅在大綱圖上已劃作住宅用途，現增加地盤地積比率以增加住宅單位供應；另外，四幅土地由「政府、機構或社區」地帶及「綠化地帶」改劃作住宅用地。

有關房屋發展用地已分別訂明其建築物高度和地積比率／總樓面面積限制。其中五幅位於第 16、29 和 56 區的住宅用地亦分別劃設有非建築用地。

3.2 其他修訂項目(附件一)

- (a) 把位於第 54、56 及 48 區的植被斜坡、路邊及護土牆等人工斜坡改劃為「綠化地帶」(修訂項目 A5、C6 及 C11);
- (b) 把位於第 48 區兩塊用地改劃為「休憩用地」及一塊狹長的土地顯示作「道路」(修訂項目 C10 及 C12);
- (c) 把位於第 48 區的呢喀廟建築物高度限制修訂為 1 層(修訂項目 C13);
- (d) 反映獲城規會核准的改劃申請(修訂項目 D1、D2 及 G)及已完成的發展(修訂項目 F)；以及
- (e) 把第 46 區靈灰安置所和火葬場用地改劃為「未決定用途」地帶(修訂項目 E)。

3.4 圖則《註釋》亦作出修訂，以反映「住宅（甲類）」地帶和「住宅（乙類）」地帶的相關修訂，以及加入「康樂」地帶 (附件二)。

3.8 上述修訂項目，簡述於**附件三**。

3.9 發展局於今年 1 月 27 日已表示撤回一幅位於第 55 區掃管笏路與青山公路-掃管笏段交界用地的改劃建議。今次修訂項目亦不包括一幅位於第 48 區青山公路-青山灣段前下掃管軍營的用地，以待古物古蹟辦事處確定地點內現有建築物的歷史價值。鑑於有屯門區議員及屯門東居民反映屯門東缺乏商業設施服務當地居民，修訂項目 C3 擬議了 2,000 平方米的樓面面積以提供購物和其他相關設施，便利當地居民。為了回應區議員提出的意見，項目 A2 包括了一個長者鄰舍中心和綜合青少年服務中心，項目 A3 也將設置社區健康中心、社會福利和社區設施，而項目 C7 也將提供 890 平方米樓面面積作幼稚園用途。

4. 徵詢意見

城規會已於 2014 年 5 月 2 日，根據《城市規劃條例》第 5 條展示修訂大綱草圖作公眾諮詢，為期兩個月至 2014 年 7 月 2 日。大綱圖現置於城規會秘書處、位於北角及沙田政府合署的規劃資料查詢處、屯門及元朗西規劃處、屯門民政事務處及屯門鄉事委員會讓市民查閱。市民亦可於城規會網頁 www.info.gov.hk/tpb 瀏覽該大綱圖。議員如欲就有關修訂提出意見或作出書面申述，請於 2014 年 7 月 2 日或之前以書面方式直接向城規會秘書處提出。

5. 附件

- 附件一 《屯門分區計劃大綱草圖編號 S/TM/32》
- 附件二 《屯門分區計劃大綱草圖編號 S/TM/32》的修訂項目附表、《註釋》及《說明書》
- 附件三 《屯門分區計劃大綱草圖編號 S/TM/32》的修訂項目簡表

規劃署
屯門及元朗西規劃處
2014 年 5 月

圖例 NOTATION

ZONES

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

COMMUNICATIONS

RAILWAY AND STATION (UNDERGROUND)	—
RAILWAY AND STATION (ELEVATED)	—
LIGHT RAIL	—
MAJOR ROAD AND JUNCTION	—
ELEVATED ROAD	—

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME	—
PLANNING AREA NUMBER	①
BUILDING HEIGHT CONTROL ZONE BOUNDARY	—
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	△
MAXIMUM BUILDING HEIGHT RESTRICTION AS STIPULATED ON THE NOTES	△
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	3
PETROL FILLING STATION	P F S
NON-BUILDING AREA	NBA

土地用途及面積一覽表 SCHEDULE OF USES AND AREAS

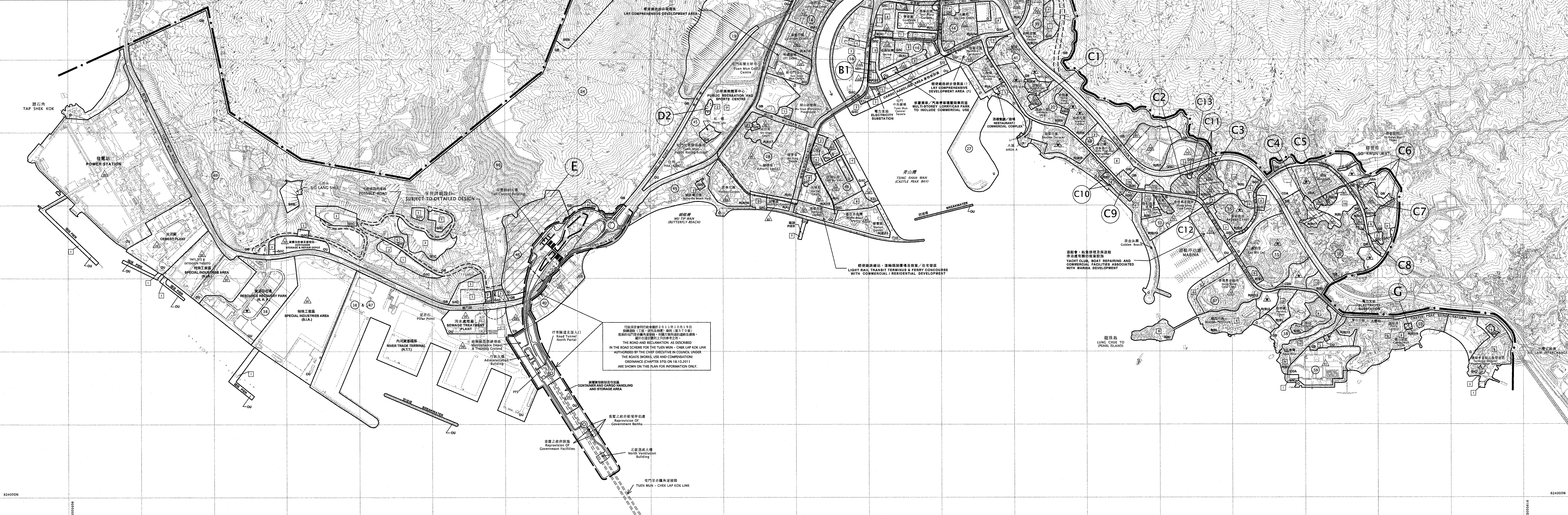
USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	1.10	0.05	商業
COMPREHENSIVE DEVELOPMENT AREA	25.44	1.13	綜合發展區
RESIDENTIAL (GROUP A)	266.82	11.77	住宅(甲類)
RESIDENTIAL (GROUP B)	139.20	6.16	住宅(乙類)
RESIDENTIAL (GROUP C)	1.40	0.06	住宅(丙類)
RESIDENTIAL (GROUP E)	2.42	0.11	住宅(戊類)
VILLAGE TYPE DEVELOPMENT	89.85	3.97	鄉村式發展
INDUSTRIAL	42.11	1.86	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	235.08	10.41	政府、機構或社區
OPEN SPACE	115.62	4.94	休憩用地
RECREATION	0.37	0.02	康樂
OTHER SPECIFIED USES	319.07	14.12	其他指定用途
UNDETERMINED	28.13	1.25	未決定用途
GREEN BELT	743.46	32.91	綠化地帶
SITE OF SPECIAL SCIENTIFIC INTEREST	42.69	1.89	具特殊科學價值地點
NULLAH	0.25	0.01	明渠
RIVER CHANNEL	32.79	1.45	河道
MAJOR ROAD ETC.	178.32	7.89	主要道路等
TOTAL PLANNING SCHEME AREA	2258.92	100.00	規劃範圍總面積

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

核准圖編號 S/TM/31 的修訂 AMENDMENTS TO APPROVED PLAN No. S/TM/31

AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE	按照城市規劃條例第5條展示的修訂
AMENDMENT ITEMS A1, A2, A3, A4, A5	修訂項目 A 1, A 2, A 3, A 4, A 5 項
AMENDMENT ITEMS B1, B2	修訂項目 B 1, B 2 項
AMENDMENT ITEMS C1, C2, C3, C4, C5, C6, C7, C8, C9, C10, C11, C12, C13	修訂項目 C 1, C 2, C 3, C 4, C 5, C 6, C 7, C 8, C 9, C 10, C 11, C 12, C 13 項
AMENDMENT ITEMS D1, D2	修訂項目 D 1, D 2 項
AMENDMENT ITEM E	修訂項目 E 項
AMENDMENT ITEM F	修訂項目 F 項
AMENDMENT ITEM G	修訂項目 G 項

(參看附表) (SEE ATTACHED SCHEDULE)



2014年5月2日 按照城市規劃條例第5條展示的核准圖編號 S/TM/31 的修訂 AMENDMENTS TO APPROVED PLAN No. S/TM/31 EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON 2 MAY 2014

Ophelia Y. S. WONG
SECRETARY
TOWN PLANNING BOARD

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

SCALE 1:10,000 比例尺

0 500 1,000 METRES

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

圖則編號 PLAN No. S/TM/32

城市規劃委員會根據城市規劃條例(第 131 章)
對屯門分區計劃大綱核准圖編號 S/TM/31
所作修訂項目附表

I. 就圖則所顯示的事項作出的修訂項目

- A1 項 一 把第 54 區位於麒麟圍以西的一塊用地由「政府、機構或社區」地帶改劃為「住宅(甲類)24」地帶，以及訂明該「住宅(甲類)24」地帶的建築物高度限制。
- A2 項 一 把第 54 區位於興富街的一塊用地由「政府、機構或社區」、「綠化地帶」及顯示作「道路」的地方改劃為「住宅(甲類)25」地帶，以及訂明該「住宅(甲類)25」地帶的建築物高度限制。
- A3 項 一 把第 29 區位於良景邨東北面的一塊用地由「政府、機構或社區」及「住宅(甲類)」地帶改劃為「住宅(甲類)21」地帶，以及訂明該「住宅(甲類)21」地帶的建築物高度限制，並劃設「非建築用地」。
- A4 項 一 把第 2 區位於山景邨東北面的一塊用地由「政府、機構或社區」地帶改劃為「住宅(甲類)23」地帶，以及訂明該「住宅(甲類)23」地帶的建築物高度限制。
- A5 項 一 把第 54 區位於興富街以北的一塊用地由「政府、機構或社區」地帶改劃為「綠化地帶」。
- B1 項 一 把第 16 區位於海榮路及海皇路交界處的一塊用地由「政府、機構或社區」地帶改劃為「住宅(甲類)22」地帶，以及訂明該「住宅(甲類)22」地帶的建築物高度限制，並劃設「非建築用地」。

- B2 項 — 把第 39 區位於青山公路－青山灣段的一塊用地由「政府、機構或社區」及「綠化地帶」改劃為「住宅(甲類)22」地帶，以及訂明該「住宅(甲類)22」地帶的建築物高度限制。
- C1 項 — 把第 20 區位於青山公路－青山灣段以東的一塊用地由「住宅(乙類)8」地帶改劃為「住宅(乙類)2」地帶，以及訂明該「住宅(乙類)2」地帶的建築物高度限制。
- C2 項 — 把第 48 區位於青山公路－青山灣段一塊用地的西面部分由「政府、機構或社區」地帶改劃為「住宅(乙類)15」地帶，以及訂明該「住宅(乙類)15」地帶的建築物高度限制。
- C3 項 — 把第 48 區位於青山公路－青山灣段一塊用地的東面部分由「政府、機構或社區」地帶改劃為「住宅(乙類)14」地帶，以及訂明該「住宅(乙類)14」地帶的建築物高度限制。
- C4 項 — 把第 56 區位於屯門公路以東的一塊用地由「住宅(乙類)」、「綠化地帶」及「綜合發展區」地帶改劃為「住宅(乙類)17」地帶，以及訂明該「住宅(乙類)17」地帶的建築物高度限制，並劃設「非建築用地」。
- C5 項 — 把第 56 區位於掃管笏路以西的一塊用地由「綠化地帶」及「住宅(乙類)」地帶改劃為「住宅(乙類)2」地帶，以及訂明該「住宅(乙類)2」地帶的建築物高度限制，並劃設「非建築用地」。
- C6 項 — 把第 56 區位於掃管笏路以東的三塊用地由「休憩用地」地帶改劃為「綠化地帶」。

- C7 項 — 把第 56 區位於掃管笏路的一塊用地由「住宅(乙類)」、「休憩用地」及「綠化地帶」改劃為「住宅(乙類)18」地帶，以及訂明該「住宅(乙類)18」地帶的建築物高度限制，並劃設「非建築用地」。
- C8 項 — 把第 56 區位於掃管笏路的一塊用地由「住宅(乙類)」及「綠化地帶」改劃為「住宅(乙類)2」地帶，以及訂明該「住宅(乙類)2」地帶的建築物高度限制。
- C9 項 — 把第 48 區位於青山公路—青山灣段的一塊用地由「政府、機構或社區」及「休憩用地」地帶改劃為「住宅(乙類)」地帶，以及訂明該「住宅(乙類)」地帶的建築物高度限制。
- C10 項 — 把第 48 區位於青山公路—青山灣段以西的兩塊用地由「政府、機構或社區」地帶改劃為「休憩用地」地帶。
- C11 項 — 把第 48 區位於屯門公路以南的三塊用地由「政府、機構或社區」地帶改劃為「綠化地帶」。
- C12 項 — 把在第 48 區位於青山公路—青山灣段及屯門公路之間的一塊狹長的土地由「政府、機構或社區」地帶改劃為顯示作「道路」的地方。
- C13 項 — 把第 48 區位於屯門公路以南的「政府、機構或社區」地帶的最高建築物高度限制由 8 層修訂為 1 層。

- D1 項 — 把第 12 區位於杯渡路以南的一塊用地由「工業」地帶改劃為「商業(1)」地帶，以及訂明該「商業(1)」地帶的建築物高度限制。
- D2 項 — 把第 45 區位於龍富路以東的一塊用地由「綠化地帶」及「其他指定用途」註明「公眾康樂體育中心」地帶改劃為「康樂」地帶，以及訂明該「康樂」地帶的建築物高度限制。
- E 項 — 把第 46 區位於龍門路以北的一塊用地由「其他指定用途」註明「火葬場、靈灰安置所、殯儀服務中心及休憩用地」地帶改劃為「未決定用途」地帶。
- F 項 — 把第 52 區位於富泰邨以南的一塊用地由「綜合發展區」地帶改劃為「住宅(乙類)16」地帶，以及訂明該「住宅(乙類)16」地帶的建築物高度限制。
- G 項 — 把第 59 區位於青山公路一大欖段以南的一塊用地由「其他指定用途」註明「超級市場、酒樓餐廳及其他商業及康樂設施」地帶改劃為「住宅(乙類)19」地帶，以及訂明該「住宅(乙類)19」地帶的建築物高度限制。

II. 就圖則《註釋》作出的修訂項目

- (a) 修訂「住宅(甲類)」地帶的規劃意向以訂明「住宅(甲類)21」、「住宅(甲類)23」、「住宅(甲類)24」及「住宅(甲類)25」支區用作公共房屋發展的規劃意向。

- (b) 修訂「住宅(甲類)」地帶的「備註」以加入「住宅(甲類)21」、「住宅(甲類)22」、「住宅(甲類)23」、「住宅(甲類)24」及「住宅(甲類)25」支區的發展限制。
- (c) 修訂「住宅(乙類)」地帶的《註釋》以在用途表第一欄中加入「食肆(只限設於指定為「住宅(乙類)14」及「住宅(乙類)19」的土地範圍內)」、「商店及服務行業(只限設於指定為「住宅(乙類)14」及「住宅(乙類)19」的土地範圍內)」及「學校(幼稚園只限設於指定為「住宅(乙類)18」的土地範圍內)」；並在用途表第二欄中把「食肆」修訂為「食肆(未另有列明者)」及把「商店及服務行業」修訂為「商店及服務行業(未另有列明者)」。
- (d) 修訂「住宅(乙類)」地帶的規劃意向以訂明「住宅(乙類)14」及「住宅(乙類)19」支區准許作某些商業用途的規劃意向。
- (e) 修訂「住宅(乙類)」地帶的「備註」以加入「住宅(乙類)2」、「住宅(乙類)14」、「住宅(乙類)15」、「住宅(乙類)16」、「住宅(乙類)17」、「住宅(乙類)18」及「住宅(乙類)19」支區的發展限制。
- (f) 在「住宅(乙類)」地帶的「備註」中加入一條略為放寬「非建築用地」限制的條款。
- (g) 加入新的「康樂」地帶《註釋》。
- (h) 修定「綜合發展區」地帶的《註釋》，以刪除第52區「綜合發展區」地帶的「備註」。
- (i) 刪除「其他指定用途」註明「火葬場、靈灰安置所、殯儀服務中心及休憩用地」地帶的《註釋》。

- (j) 修訂「其他指定用途」註明「適用於其他地點(上文未有列明者)」地帶的規劃意向及「備註」，以刪除註明「超級市場、酒樓餐廳及其他商業及康樂設施」的支區。

城市規劃委員會

2014年5月2日

屯門分區計劃大綱草圖編號 S/TM/32

(這是為施行《城市規劃條例》的規定而擬備的草圖)

註釋

(注意：這份《註釋》是圖則的一部分)

- (1) 這份《註釋》說明圖則涵蓋範圍內的土地上經常准許的用途或發展，以及須向城市規劃委員會申請許可的用途或發展。城市規劃委員會若批給許可，可能附加或不附加條件。須取得這種許可的人士，應以特定表格向城市規劃委員會提出申請。有關的特定表格可向城市規劃委員會秘書索取，填妥後送交城市規劃委員會秘書收。
- (2) 在進行這份《註釋》所載的用途或發展(包括經常准許及可獲批給許可的用途或發展)時，必須同時遵守一切其他有關的法例、政府土地契約條款的規定，以及任何其他適用的政府規定。
- (3)
 - (a) 任何土地或建築物的現有用途，即使不符合圖則的規定，也無須更正，直至用途有實質改變或建築物進行重建為止。
 - (b) 任何用途的實質改變，或任何其他發展(就現有用途而對有關土地或建築物的發展作出輕微改動及／或修改是經常准許的，不在此限)或重建，則必須是圖則所經常准許的；或是如果必須先取得城市規劃委員會的許可，則須符合城市規劃委員會所批給許可的內容。
 - (c) 就上文(a)分段而言，「任何土地或建築物的現有用途」指－
 - (i) 首份涵蓋有關土地或建築物的法定圖則(下稱「首份圖則」)的公告在憲報刊登之前，
 - 已經存在的用途，而該項用途由展開以來一直持續進行；或
 - 與現有建築物有關並根據《建築物條例》獲得批准的用途或用途更改；以及
 - (ii) 在首份圖則公布之後，
 - 首份圖則或其後公布的任何一份圖則所准許的用途，而該項用途在有關圖則有效期內展開，而且自展開以來一直持續進行；或

- 與現有建築物有關並根據《建築物條例》獲得批准的用途或用途更改，而且在獲得批准之時，是當時有效的圖則所准許的。
- (4) 除城市規劃委員會另有訂明外，凡圖則經常准許或依據城市規劃委員會所批給許可而已經展開或實質改變用途，或已經進行發展或重建，則城市規劃委員會就該地點所批給的一切與用途或實質改變用途或發展或重建有關的許可，即告失效。
- (5) 進行詳細規劃時，路口、道路和鐵路路軌的路線，以及各個地帶的界線，可能須要略為調整。
- (6) 任何土地或建築物的臨時用途(預料為期不超過五年)，只要符合一切其他有關的法例、政府土地契約條款的規定，以及任何其他政府規定，便屬經常准許的用途，無須符合有關地帶指定的用途或這份《註釋》的規定。預料為期超過五年的臨時用途，則必須符合有關地帶指定的用途或這份《註釋》的規定。
- (7) 以下是圖則涵蓋範圍內的土地上經常准許的用途或發展，但(a)在個別地帶「註釋」第二欄所載的用途或發展；或(b)下文第(8)段有關「具特殊科學價值地點」地帶的條文另有規定者則除外：
- (a) 植物苗圃、美化種植、休憩用地、避雨處、小食亭、道路、巴士／輕便鐵路／公共小型巴士車站或路旁停車處、單車徑、輕便鐵路路軌、的士站、大溝渠、公用事業設施管道、電線杆、電燈柱、電話亭、電訊無線電發射站、自動櫃員機和神龕的提供、保養或修葺工程；
 - (b) 由政府統籌或落實的土力工程、地區小工程、道路工程、排污工程、渠務工程、環境改善工程、與海事有關的設施、水務工程(配水庫工程除外)及其他公共工程；以及
 - (c) 水道和墳墓的保養或修葺工程。
- (8) 在劃作「具特殊科學價值地點」地帶的土地上，
- (a) 以下是經常准許的用途或發展：
 - (i) 植物苗圃、美化種植、休憩處、避雨處、小食亭、道路、水道、大溝渠、公用事業設施管道、電線杆、電燈柱、電話亭、神龕和墳墓的保養或修葺工程；以及
 - (ii) 由政府統籌或落實的土力工程、地區小工程、道路工程、排污工程、渠務工程、環境改善工程、水務工程(配水庫工程除外)及其他公共工程；以及

(b) 以下是必須向城市規劃委員會申請許可的用途或發展：

植物苗圃、美化種植、休憩處、避雨處、小食亭、行人徑、公用事業設施管道、電線杆、電燈柱、電話亭和神龕的提供。

(9) 圖上顯示為「道路」的地方，除上文第(7)段所載的用途或發展及下列用途或發展外，所有其他用途或發展必須向城市規劃委員會申請許可：

繳費廣場、路旁車位和鐵路路軌。

(10) 在「未決定用途」地帶內，除上文第(7)段所載的用途或發展外，所有其他用途或發展必須向城市規劃委員會申請許可。

(11) 除非另有訂明，准許的用途和發展在同一地帶內的所有附帶建築、工程和其他作業，以及所有直接有關並附屬於准許用途和發展的用途，均是經常准許的，無須另行申請規劃許可。

(12) 在這份《註釋》內，下列各詞的意義如下：

「現有建築物」指一間實際存在，並符合任何有關法例及有關政府土地契約條款的建築物(包括構築物)。

「新界豁免管制屋宇」指獲得根據《建築物條例(新界適用)條例》(第121章)第Ⅲ部的規定發出豁免證明書以豁免其建築工程的住用建築物(賓館及酒店除外)，或主要用作居住(賓館及酒店除外)但建築物的地面一層可能闢作「商店及服務行業」或「食肆」的建築物。

屯門分區計劃大綱草圖編號 S/TM/32

土地用途表

	<u>頁次</u>
商業	1
綜合發展區	3
住宅(甲類)	12
住宅(乙類)	17
住宅(丙類)	23
住宅(戊類)	25
鄉村式發展	28
工業	30
政府、機構或社區	33
休憩用地	35
康樂	36
其他指定用途	38
綠化地帶	65
具特殊科學價值地點	66

商業

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請， 可能在有附帶條件或 無附帶條件下獲准的用途
救護站 商營浴室／按摩院 食肆 教育機構 展覽或會議廳 政府用途(未另有列明者) 酒店 資訊科技及電訊業 機構用途(未另有列明者) 圖書館 場外投注站 辦公室 娛樂場所 康體文娛場所 私人會所 政府診所 公廁設施 公共車輛總站或車站 公用事業設施裝置 公眾停車場(貨櫃車除外) 可循環再造物料回收中心 宗教機構 學校 商店及服務行業 社會福利設施(未另有列明者) 訓練中心 私人發展計劃的公用設施裝置	播音室、電視製作室及／或電影製作室 分層住宅 政府垃圾收集站 加油站 住宿機構 社會福利設施(涉及住宿照顧者)(只適用於指定為「商業(1)」的土地範圍)

規劃意向

此地帶的規劃意向，主要是作商業發展，其涵蓋範圍的重點功能為地方購物中心，為所在的一帶地方提供服務，用途可包括商店、服務行業、娛樂場所和食肆。

(請看下頁)

商業(續)

備註

- (a) 在指定為「商業」的土地範圍內，任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最大總樓面面積超過 40 000 平方米，或超過現有建築物的總樓面面積，兩者中以數目較大者為準。
- (b) 在指定為「商業(1)」的土地範圍內，任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高地積比率超過 9.5 倍，或超過現有建築物的地積比率，兩者中以數目較大者為準。
- (c) 任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高建築物高度超過圖則上所指定的限制(以米為單位從主水平基準起計算)，或超過現有建築物的高度，兩者中以數目較大者為準。
- (d) 在「商業」地帶內將合共提供不少於 300 個公眾停車位。為施行上文(a)段而計算最大總樓面面積時，任何純粹建造為或擬用作公眾停車位的樓面空間，均應計算在內。
- (e) 為施行上文(a)及(b)段而計算最大總樓面面積／最高地積比率時，任何樓面空間如純粹建造為或擬用作停車位、上落客貨車位、機房和管理員辦事處，只要這些用途和設施是附屬於發展或重建計劃及與其直接有關，則可免計算在內。
- (f) 遇有《建築物(規劃)規例》第 22(1)或(2)條所列的情況而獲准超過該規例界定的准許地積比率時，在上文(a)及(b)段適用的土地範圍內的建築物的總樓面面積／地積比率可提高；提高的幅度為根據上述規例第 22(1)或(2)條獲准超過准許地積比率的幅度，縱使提高後的地積比率因而超過上文(a)及(b)段所規定的最大總樓面面積／最高地積比率亦可。
- (g) 城市規劃委員會如接獲根據《城市規劃條例》第 16 條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬上文(a)至(d)段所述的總樓面面積／地積比率／建築物高度限制，以及闢設公眾停車位的限制。

綜合發展區

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請， 可能在有附帶條件或 無附帶條件下獲准的用途
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商營浴室／按摩院
食肆
教育機構
分層住宅
政府垃圾收集站
政府用途(未另有列明者)
酒店
屋宇
機構用途(未另有列明者)
圖書館
街市
場外投注站
辦公室
加油站
碼頭
娛樂場所
康體文娛場所
私人會所
政府診所
公廁設施
公共車輛總站或車站
公用事業設施裝置
公眾停車場(貨櫃車除外)
可循環再造物料回收中心
宗教機構
住宿機構
學校
商店及服務行業
社會福利設施
私人發展計劃的公用設施裝置

(請看下頁)

綜合發展區(續)

規劃意向

此地帶的規劃意向，是把涵蓋範圍綜合發展／重建作住宅用途，並設置商業設施、休憩用地和其他配套設施(如有的話)，為住宅區提供服務。設立此地帶，是方便當局因應環境、交通和基礎設施等各種限制和其他限制，對發展的組合、規模、設計和布局實施適當的規劃管制。

備註

- (a) 依據《城市規劃條例》第 4A(2)條，如申請在指定為「綜合發展區」的土地範圍內進行發展，申請人必須擬備一份總綱發展藍圖，並將之呈交城市規劃委員會核准，除非城市規劃委員會另有明文規定，指明無此需要。該總綱發展藍圖必須包括以下資料：
- (i) 區內各擬議土地用途所佔的面積，以及所有擬建建築物的性質、位置、尺寸和高度；
 - (ii) 各種用途擬佔的總地盤面積和整體總樓面面積、建築物單位總數及單位面積(如適用)；
 - (iii) 區內擬提供的政府、機構或社區設施、康樂設施、公共交通及停車設施，以及休憩用地的詳情和範圍；
 - (iv) 區內擬建的任何道路的路線、闊度和水平度；
 - (v) 區內的美化環境建議和城市設計建議；
 - (vi) 詳細的發展進度表；
 - (vii) 一份環境評估報告，說明擬議發展計劃在施工期間及竣工後可能遇到或造成的環境問題，並須建議紓緩這些問題的措施；
 - (viii) 一份排水和排污影響評估報告，說明擬議發展計劃可能造成的排水和排污問題，並須建議紓緩這些問題的措施；
 - (ix) 一份交通影響評估報告，說明擬議發展計劃可能造成的交通問題，並須建議紓緩這些問題的措施；以及
 - (x) 城市規劃委員會要求的其他資料。

(請看下頁)

綜合發展區(續)

備註(續)

- (b) 總綱發展藍圖須附有一份說明書，詳細說明有關發展計劃，當中須提供一些資料如土地批租期、有關的批地條件、該塊土地現時的狀況、相對於附近地區而言，該幅土地的特色、布局設計原則、主要發展規範、計劃人口，以及政府、機構或社區設施、康樂設施和休憩用地的類別。
- (c) 位於瑜翠園對面，在第 55 區指定為「綜合發展區」的土地範圍內，任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高地積比率超過 1.3 倍，最大上蓋面積超過 30%，以及最高建築物高度超過主水平基準上 78 米。
- (d) 在第 56 區指定為「綜合發展區」的土地範圍內，任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高地積比率超過 1.3 倍，最大上蓋面積超過 25%，以及最高建築物高度超過停車場上加 10 層。
- (e) 在第 59 區指定為「綜合發展區」的土地範圍內，任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高地積比率超過 1.3 倍及最高建築物高度超過圖則上所指定的限制(以米為單位從主水平基準起計算)。
- (f) 為施行上文(c)至(e)段而計算最高地積比率時，任何樓面空間如純粹建造為或擬用作停車位、上落客貨車位、機房和管理員辦事處，或管理員宿舍和康樂設施，而兩者都是供住用建築物或建築物住用部分的全部擁有人或佔用人使用及使其受益，只要這些用途和設施是附屬於發展或重建計劃及與其直接有關，則可免計算在內。任何純粹建造為或擬用作政府規定的政府、機構或社區設施的樓面空間，亦可免計算在內。
- (g) 城市規劃委員會如接獲根據《城市規劃條例》第 16 條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬上文(c)至(e)段所述的地積比率／上蓋面積／建築物高度限制。

綜合發展區(1)

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請， 可能在有附帶條件或 無附帶條件下獲准的用途
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商營浴室／按摩院
食肆
教育機構
分層住宅
政府垃圾收集站
政府用途(未另有列明者)
酒店
屋宇
機構用途(未另有列明者)
圖書館
街市
場外投注站
辦公室
加油站
碼頭
娛樂場所
康體文娛場所
私人會所
政府診所
公廁設施
公共車輛總站或車站
公用事業設施裝置
公眾停車場(貨櫃車除外)
可循環再造物料回收中心
宗教機構
住宿機構
學校
商店及服務行業
社會福利設施
私人發展計劃的公用設施裝置

(請看下頁)

綜合發展區(1)(續)

規劃意向

此地帶的規劃意向，是把涵蓋範圍綜合發展／重建作住宅用途，並設置商業設施、休憩用地和其他配套設施(如有的話)，為住宅區提供服務。設立此地帶，是方便當局因應環境、交通和基礎設施等各種限制和其他限制，對發展的組合、規模、設計和布局實施適當的規劃管制。

備註

- (a) 依據《城市規劃條例》第 4A(2)條，如申請在指定為「綜合發展區(1)」的土地範圍內進行發展，申請人必須擬備一份總綱發展藍圖，並將之呈交城市規劃委員會核准，除非城市規劃委員會另有明文規定，指明無此需要。該總綱發展藍圖必須包括以下資料：
- (i) 區內各擬議土地用途所佔的面積，以及所有擬建建築物的性質、位置、尺寸和高度；
 - (ii) 各種用途擬佔的總地盤面積和整體總樓面面積、建築物單位總數及單位面積(如適用)；
 - (iii) 區內擬提供的政府、機構或社區設施、康樂設施、公共交通及停車設施，以及休憩用地的詳情和範圍；
 - (iv) 區內擬建的任何道路、行人路及行人天橋的路線、闊度和水平度；
 - (v) 區內的美化環境建議和城市設計建議；
 - (vi) 詳細的發展進度表；
 - (vii) 一份環境評估報告，說明擬議發展計劃在施工期間及竣工後可能遇到或造成的環境問題，並須建議紓緩這些問題的措施；
 - (viii) 一份排水和排污影響評估報告，說明擬議發展計劃可能造成的排水和排污問題，並須建議紓緩這些問題的措施；
 - (ix) 一份交通影響評估報告，說明擬議發展計劃可能造成的交通問題，並須建議紓緩這些問題的措施；以及
 - (x) 城市規劃委員會要求的其他資料。

(請看下頁)

綜合發展區(1)(續)

備註(續)

- (b) 總綱發展藍圖須附有一份說明書，詳細說明有關發展計劃，當中須提供一些資料如土地批租期、有關的批地條件、該塊土地現時的狀況、相對於附近地區而言，該幅土地的特色、布局設計原則、主要發展規範、計劃人口，以及政府、機構或社區設施、康樂設施和休憩用地的類別。
- (c) 任何住用或非住用建築物的新發展，不得引致最高住用地積比率超過 5 倍，或最高非住用地積比率超過 9.5 倍，視屬何情況而定。至於住用與非住用各佔部分的建築物的新發展，其住用部分的地積比率則不得超過以下數字：最高非住用地積比率 9.5 倍與該建築物的實際擬議非住用地積比率之間的差距，乘以最高住用地積比率 5 倍，再除以最高非住用地積比率 9.5 倍所得的商數。
- (d) 任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃超過上文(c)段所述的有關最高住用及／或非住用地積比率，或超過現有建築物的住用及／或非住用地積比率，兩者中以數目較大者為準，但其適用範圍須受到下列限制：
- (i) 只有在現有建築物加建、改動及／或修改或重建為與現有建築物同類的建築物(即住用、非住用或住用與非住用各佔部分的建築物)時，現有建築物的地積比率方會適用；或
- (ii) 在現有建築物加建、改動及／或修改或重建為與現有建築物不同類的建築物(即住用、非住用或住用與非住用各佔部分的建築物)時，則上文(c)段所述的最高住用及／或非住用地積比率適用。
- (e) 任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高建築物高度(以米為單位從主水平基準起計算)超過圖則上所指定的限制，或超過現有建築物的高度，兩者中以數目較大者為準。
- (f) 為施行上文(c)至(d)段而計算最高地積比率時，任何樓面空間如純粹建造為或擬用作停車位、上落客貨車位、機房和管理員辦事處，或管理員宿舍和康樂設施，而兩者都是供住用建築物或建築物住用部分的全部擁有人或佔用人使用及使其受益，只要這些用途和設施是附屬於發展或重建計劃及與其直接有關，則可免計算在內。任何純粹建造為或擬用作政府規定的政府、機構或社區設施的樓面空間，亦可免計算在內。
- (g) 城市規劃委員會如接獲根據《城市規劃條例》第 16 條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬上文(c)至(e)段所述的地積比率／建築物高度限制。

綜合發展區(2)

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請， 可能在有附帶條件或 無附帶條件下獲准的用途
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巴士廠
商營浴室／按摩院
食肆
教育機構
分層住宅
政府垃圾收集站
政府用途(未另有列明者)
酒店
屋宇
機構用途(未另有列明者)
圖書館
街市
場外投注站
辦公室
加油站
碼頭
娛樂場所
康體文娛場所
私人會所
政府診所
公廁設施
公共車輛總站或車站
公用事業設施裝置
公眾停車場(貨櫃車除外)
可循環再造物料回收中心
宗教機構
住宿機構
學校
商店及服務行業
社會福利設施
私人發展計劃的公用設施裝置

(請看下頁)

綜合發展區(2)(續)

規劃意向

此地帶的規劃意向，是把涵蓋範圍綜合發展／重建作商業用途，並設置配套設施。設立此地帶，是方便當局因應工業與住宅樓宇為鄰所產生的問題和其他限制，對發展的組合、規模、設計和布局實施適當的規劃管制。

備註

- (a) 依據《城市規劃條例》第 4A(2)條，如申請在指定為「綜合發展區(2)」的土地範圍內進行發展，申請人必須擬備一份總綱發展藍圖，並將之呈交城市規劃委員會核准，除非城市規劃委員會另有明文規定，指明無此需要。該總綱發展藍圖必須包括以下資料：
- (i) 區內各擬議土地用途所佔的面積，以及所有擬建建築物的性質、位置、尺寸和高度；
 - (ii) 各種用途擬佔的總地盤面積和整體總樓面面積；
 - (iii) 區內擬提供的政府、機構或社區設施、康樂設施、公共交通及停車設施，以及休憩用地的詳情和範圍；
 - (iv) 區內擬建的任何道路、行人路及行人天橋的路線、闊度和水平度；
 - (v) 區內的美化環境建議和城市設計建議；
 - (vi) 詳細的發展進度表；
 - (vii) 一份環境評估報告，說明擬議發展計劃在施工期間及竣工後可能遇到或造成的環境問題，並須建議紓緩這些問題的措施；
 - (viii) 一份排水和排污影響評估報告，說明擬議發展計劃可能造成的排水和排污問題，並須建議紓緩這些問題的措施；
 - (ix) 一份交通影響評估報告，說明擬議發展計劃可能造成的交通問題，並須建議紓緩這些問題的措施；以及
 - (x) 城市規劃委員會要求的其他資料。

(請看下頁)

綜合發展區(2)(續)

備註(續)

- (b) 總綱發展藍圖須附有一份說明書，詳細說明有關發展計劃，當中須提供一些資料如土地批租期、有關的批地條件、該塊土地現時的狀況、相對於附近地區而言，該幅土地的特色、布局設計原則、主要發展規範、計劃人口，以及政府、機構或社區設施、康樂設施和休憩用地的類別。
- (c) 任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高地積比率超過 9.5 倍，或超過現有建築物的地積比率，兩者中以數目較大者為準。
- (d) 任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高建築物高度(以米為單位從主水平基準起計算)超過圖則上所指定的限制，或超過現有建築物的高度，兩者中以數目較大者為準。
- (e) 為施行上文(c)段而計算最高地積比率時，任何樓面空間如純粹建造為或擬用作停車位、上落客貨車位、機房和管理員辦事處，只要這些用途和設施是附屬於發展或重建計劃及與其直接有關，則可免計算在內。任何純粹建造為或擬用作政府規定的政府、機構或社區設施的樓面空間，亦可免計算在內。
- (f) 城市規劃委員會如接獲根據《城市規劃條例》第 16 條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬上文(c)至(d)段所述的地積比率／建築物高度限制。

住宅(甲類)

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請， 可能在有附帶條件或 無附帶條件下獲准的用途
救護站 分層住宅 政府用途(未另有列明者) 屋宇 圖書館 街市 康體文娛場所 政府診所 公共車輛總站或車站(露天總站或車站除外) 住宿機構 學校(只限設於特別設計的獨立校舍) 社會福利設施 私人發展計劃的公用設施裝置	商營浴室／按摩院 食肆 教育機構 展覽或會議廳 政府垃圾收集站 醫院 酒店 機構用途(未另有列明者) 辦公室 加油站 娛樂場所 私人會所 公廁設施 公共車輛總站或車站(未另有列明者) 公用事業設施裝置 公眾停車場(貨櫃車除外) 宗教機構 學校(未另有列明者) 商店及服務行業 訓練中心

除以上所列，在(a)建築物的最低三層，包括地庫；或(b)現有建築物特別設計的非住宅部分，而兩者均不包括全層或主要為停車位、上落客貨車位及／或機房的樓層，經常准許的用途亦包括：

- 食肆
- 教育機構
- 機構用途(未另有列明者)
- 場外投注站
- 辦公室
- 娛樂場所
- 私人會所
- 公廁設施
- 可循環再造物料回收中心
- 學校
- 商店及服務行業
- 訓練中心

(請看下頁)

住宅(甲類)(續)

規劃意向

此地帶的規劃意向，主要是作高密度住宅發展。在建築物的最低三層，或現有建築物特別設計的非住宅部分，商業用途屬經常准許的用途。就「住宅(甲類)21」、「住宅(甲類)23」、「住宅(甲類)24」及「住宅(甲類)25」地帶而言，其規劃意向是作公共房屋發展。

備註

- (a) 在指定為「住宅(甲類)」、「住宅(甲類)1」及「住宅(甲類)24」的土地範圍內，任何住用或非住用建築物的新發展，不得引致最高住用地積比率超過 5 倍，或最高非住用地積比率超過 9.5 倍，視屬何情況而定。至於住用與非住用各佔部分的建築物的新發展，其住用部分的地積比率則不得超過以下數字：最高非住用地積比率 9.5 倍與該建築物的實際擬議非住用地積比率之間的差距，乘以最高住用地積比率 5 倍，再除以最高非住用地積比率 9.5 倍所得的商數。
- (b) 在指定為「住宅(甲類)22」及「住宅(甲類)23」的土地範圍內，任何住用或非住用建築物的新發展，不得引致最高住用地積比率超過 6 倍，或最高非住用地積比率超過 9.5 倍，視屬何情況而定。至於住用與非住用各佔部分的建築物的新發展，其住用部分的地積比率則不得超過以下數字：最高非住用地積比率 9.5 倍與該建築物的實際擬議非住用地積比率之間的差距，乘以最高住用地積比率 6 倍，再除以最高非住用地積比率 9.5 倍所得的商數。
- (c) 在指定為「住宅(甲類)」、「住宅(甲類)1」、「住宅(甲類)22」、「住宅(甲類)23」及「住宅(甲類)24」的土地範圍內，任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃超過上文(a)及(b)段所述的有關最高住用及／或非住用地積比率，或超過現有建築物的住用及／或非住用地積比率，兩者中以數目較大者為準。但其適用範圍須受到下列限制：
- (i) 只有在現有建築物加建、改動及／或修改或重建為與現有建築物同類的建築物(即住用、非住用或住用與非住用各佔部分的建築物)時，現有建築物的地積比率方會適用；或
- (ii) 在現有建築物加建、改動及／或修改，或重建為與現有建築物不同類的建築物(即住用、非住用或住用與非住用各佔部分的建築物)時，則上文(a)及(b)段所述的最高住用及／或非住用地積比率適用。

(請看下頁)

住宅(甲類)(續)

備註(續)

- (d) 在指定為「住宅(甲類)2」至「住宅(甲類)21」及「住宅(甲類)25」的土地範圍內，任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最大總樓面面積／最高地積比率超過下列限制，或現有建築物的總樓面面積／地積比率，兩者中以數目較大者為準：

<u>支區</u>	<u>最大總樓面面積／最高地積比率</u>
住宅(甲類)2	101 400 平方米屬住用及 10 800 平方米屬非住用
住宅(甲類)3	18 160 平方米
住宅(甲類)4	119 512 平方米屬住用、25 000 平方米屬非住用及 10 648 平方米屬公共交通交匯處
住宅(甲類)5	58 800 平方米屬住用及 96 500 平方米屬非住用
住宅(甲類)6	14 650 平方米屬住用及 8 030 平方米屬非住用
住宅(甲類)7	17 125 平方米屬住用及 11 933 平方米屬非住用
住宅(甲類)8	19 892 平方米屬住用及 7 163 平方米屬非住用
住宅(甲類)9	52 711 平方米屬住用及 20 695 平方米屬非住用
住宅(甲類)10	17 560 平方米屬住用及 7 006 平方米屬非住用
住宅(甲類)11	53 400 平方米屬住用及 13 030 平方米屬非住用
住宅(甲類)12	70 380 平方米屬住用及 2 750 平方米屬非住用
住宅(甲類)13	73 842 平方米屬住用及 1 718 平方米屬非住用
住宅(甲類)14	245 700 平方米屬住用及 2 250 平方米屬非住用
住宅(甲類)15	178 930 平方米屬住用及 3 886 平方米屬非住用

(請看下頁)

住宅(甲類)(續)

備註(續)

- | | |
|----------|--------------------------------|
| 住宅(甲類)16 | 155 908 平方米屬住用及 7 770 平方米屬非住用 |
| 住宅(甲類)17 | 116 064 平方米屬住用 |
| 住宅(甲類)18 | 129 540 平方米屬住用及 4 467 平方米屬非住用 |
| 住宅(甲類)19 | 54 395 平方米屬住用及 5 750 平方米屬非住用 |
| 住宅(甲類)20 | 235 815 平方米屬住用及 7 365 平方米屬非住用 |
| 住宅(甲類)21 | 最高住用地積比率為 6 倍及最高非住用地積比率為 2 倍 |
| 住宅(甲類)25 | 最高住用地積比率為 5 倍及最高非住用地積比率為 0.4 倍 |
- (e) 任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高建築物高度超過圖則上所指定的限制(以米為單位從主水平基準起計算)，或超過現有建築物的高度，兩者中以數目較大者為準。
- (f) 在指定為「住宅(甲類)1」的土地範圍內，400 平方米或以上的用地的准許最高建築物高度限為主水平基準上 100 米。
- (g) 為施行上文(a)至(d)段而計算最高地積比率時，因應政府規定而純粹用作設置政府、機構或社區設施(包括學校)的特別設計的獨立建築物(不論是在地面或平台)，其所佔用或擬佔用該地盤的任何部分的面積，會從地盤面積中扣除。
- (h) 在指定為「住宅(甲類)20」的土地範圍內，為施行上文(d)段而計算最大非住用總樓面面積時，任何純粹建造為或擬用作特別設計的獨立式小學和中學(不論是在地面或平台)的樓面空間，可免計算在內。

(請看下頁)

住宅(甲類)(續)

備註(續)

- (i) 為施行上文(a)至(d)段而計算最高地積比率／最大總樓面面積時，任何樓面空間如純粹建造為或擬用作停車位、上落客貨車位、機房和管理員辦事處，或管理員宿舍和康樂設施，而兩者都是供住用建築物或建築物住用部分的全部擁有人或佔用人使用及使其受益，只要這些用途和設施是附屬於發展或重建計劃及與其直接有關，則可免計算在內。
- (j) 遇有《建築物(規劃)規例》第 22(1)或(2)條所列的情況而獲准超過該規例界定的准許地積比率時，在上文(a)至(d)段適用的土地範圍內的建築物的地積比率／總樓面面積可提高；提高的幅度為根據上述規例第 22(1)或(2)條獲准超過准許地積比率的幅度，縱使提高後的地積比率因而超過上文(a)至(d)段所規定的有關最高地積比率／最大總樓面面積亦可。
- (k) 城市規劃委員會如接獲根據《城市規劃條例》第 16 條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬上文(a)至(e)段所述的地積比率／總樓面面積／建築物高度限制。
- (l) 城市規劃委員會如接獲根據《城市規劃條例》第 16 條提出的申請，可在特殊情況下，就發展及／或重建計劃，考慮略為放寬圖則上所顯示的非建築用地限制。

住宅(乙類)

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請， 可能在有附帶條件或 無附帶條件下獲准的用途
食肆(只限設於指定為「住宅(乙類)14」及「住宅(乙類)19」的土地範圍內) 分層住宅 政府用途(只限報案中心、郵政局) 屋宇 圖書館 住宿機構 學校(只限設於特別設計的獨立校舍，而幼稚園則只限設於指定為「住宅(乙類)18」的土地範圍內) 商店及服務行業(只限設於指定為「住宅(乙類)14」及「住宅(乙類)19」的土地範圍內) 私人發展計劃的公用設施裝置	救護站 食肆(未另有列明者) 教育機構 政府垃圾收集站 政府用途(未另有列明者) 醫院 酒店 機構用途(未另有列明者) 街市 場外投注站 辦公室 加油站 娛樂場所 康體文娛場所 私人會所 政府診所 公廁設施 公共車輛總站或車站 公用事業設施裝置 公眾停車場(貨櫃車除外) 可循環再造物料回收中心 宗教機構 學校(未另有列明者) 商店及服務行業(未另有列明者) 社會福利設施 訓練中心

規劃意向

此地帶的規劃意向，主要是作中等密度的住宅發展；服務住宅區一帶地方的商業用途，如向城市規劃委員會提出申請，或會獲得批准。為配合屯門東因人口增加而引致對購物方面的需求，一些商業用途在指定為「住宅(乙類)14」及「住宅(乙類)19」的土地範圍內屬於准許的用途。

(請看下頁)

住宅(乙類)(續)

備註

- (a) 在指定為「住宅(乙類)」及「住宅(乙類)1」的土地範圍內，任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高地積比率超過 1.3 倍及最高建築物高度超過圖則上所指定的限制(以樓層數目(不包括地庫樓層)計算或以米為單位從主水平基準起計算)，或超過現有建築物的地積比率及高度，兩者中以數目較大者為準。
- (b) 在指定為「住宅(乙類)2」的土地範圍內，任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高地積比率超過 3.6 倍及最高建築物高度超過圖則上所指定的限制(以米為單位從主水平基準起計算)，或超過現有建築物的地積比率及高度，兩者中以數目較大者為準。
- (c) 在指定為「住宅(乙類)3」至「住宅(乙類)5」的土地範圍內，任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最大總樓面面積、最大上蓋面積及最高建築物高度超過下列限制，或現有建築物的總樓面面積、上蓋面積及高度，兩者中以數目較大者為準：

<u>支區</u>	<u>最大總樓面面積</u>	<u>最大 上蓋面積</u>	<u>最高建築物高度</u>	
			<u>層數</u>	<u>建築物高度</u>
住宅(乙類)3	19 370 平方米	50%	停車場上加 10層	—
住宅(乙類)4				
- 屯門市地段第 324 號	17 629 平方米	—	16層	—
- 屯門市地段第 325 號	1 137 平方米	—	3層	—
住宅(乙類)5	114 000 平方米屬 住用；2 087 平方 米屬非住用(當中 不少於 640 平方 米為幼稚園／幼 兒園用途)	50%	—	主水平基準 上 100 米

(請看下頁)

住宅(乙類)(續)

備註(續)

- (d) 在指定為「住宅(乙類)6」的土地範圍內，任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高地積比率超過 3.3 倍及最高建築物高度超過 30 層(不包括地庫樓層)，或超過現有建築物的地積比率及高度，兩者中以數目較大者為準。
- (e) 在指定為「住宅(乙類)7」的土地範圍內，任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高地積比率超過 3.3 倍及最高建築物高度超過 17 層(不包括地庫樓層)，或超過現有建築物的地積比率及高度，兩者中以數目較大者為準。
- (f) 在指定為「住宅(乙類)8」的土地範圍內，任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高地積比率超過 1.3 倍及最高建築物高度超過 15 層(不包括地庫樓層)，或超過現有建築物的地積比率及高度，兩者中以數目較大者為準。
- (g) 在指定為「住宅(乙類)9」的土地範圍內，任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高地積比率超過 1.3 倍，以及在註明「A 區」的土地範圍內，最高建築物高度超過六層(不包括地庫樓層)，在註明「A 區」的土地範圍外，最高建築物高度超過 10 層(不包括地庫樓層)，或超過現有建築物的地積比率及高度，兩者中以數目較大者為準。
- (h) 在指定為「住宅(乙類)10」的土地範圍內，任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高地積比率超過 3.3 倍及最高建築物高度超過圖則上所指定的限制(以米為單位從主水平基準起計算)，或超過現有建築物的地積比率及高度，兩者中以數目較大者為準。
- (i) 在指定為「住宅(乙類)11」的土地範圍內，任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高地積比率超過 3 倍及最高建築物高度超過圖則上所指定的限制(以米為單位從主水平基準起計算)，或超過現有建築物的地積比率及高度，兩者中以數目較大者為準。

(請看下頁)

住宅(乙類)(續)

備註(續)

- (j) 在指定為「住宅(乙類)12」的土地範圍內，任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最大總樓面面積超過 230 522 平方米及最高建築物高度超過圖則上所指定的限制(以米為單位從主水平基準起計算或以樓層數目(不包括地庫樓層)計算)，或超過現有建築物的總樓面面積及高度，兩者中以數目較大者為準。
- (k) 在指定為「住宅(乙類)13」的土地範圍內，任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高地積比率超過 1 倍及最高建築物高度超過圖則上所指定的限制(以樓層數目(不包括地庫樓層)計算)，或超過現有建築物的地積比率及高度，兩者中以數目較大者為準。
- (l) 在指定為「住宅(乙類)14」的土地範圍內，任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最大住用總樓面面積超過 87 000 平方米、最大非住用總樓面面積超過 2 000 平方米及最高建築物高度超過圖則上所指定的限制(以米為單位從主水平基準起計算)，或超過現有建築物的總樓面面積及高度，兩者中以數目較大者為準。
- (m) 在指定為「住宅(乙類)15」的土地範圍內，任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最大總樓面面積超過 69 780 平方米及最高建築物高度超過圖則上所指定的限制(以米為單位從主水平基準起計算)，或超過現有建築物的總樓面面積及高度，兩者中以數目較大者為準。
- (n) 在指定為「住宅(乙類)16」的土地範圍內，任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高地積比率超過 3 倍、最大上蓋面積超過 30% 及最高建築物高度超過圖則上所指定的限制(以米為單位從主水平基準起計算)，或超過現有建築物的地積比率、上蓋面積及高度，兩者中以數目較大者為準。

(請看下頁)

住宅(乙類)(續)

備註(續)

- (o) 在指定為「住宅(乙類)17」的土地範圍內，任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最大總樓面面積超過 72 960 平方米及最高建築物高度超過圖則上所指定的限制(以米為單位從主水平基準起計算)，或超過現有建築物的總樓面面積及高度，兩者中以數目較大者為準。
- (p) 在指定為「住宅(乙類)18」的土地範圍內，任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最大整體總樓面面積超過 78 200 平方米，包括不少於 890 平方米的總樓面面積以作政府所規定的幼稚園用途，以及最高建築物高度超過圖則上所指定的限制(以米為單位從主水平基準起計算)，或超過現有建築物的總樓面面積及高度，兩者中以數目較大者為準。
- (q) 在指定為「住宅(乙類)19」的土地範圍內，任何新發展的最大住用總樓面面積不得超過 1 900 平方米及最大非住用總樓面面積不得超過 100 平方米。任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃超過上文所述的最大住用及非住用總樓面面積，或超過現有建築物的住用及非住用總樓面面積，兩者中以數目較大者為準。但其適用範圍須受到下列限制：
- (i) 只有在現有建築物加建、改動及／或修改或重建為與現有建築物同類的建築物(即住用、非住用或住用與非住用各佔部分的建築物)時，現有建築物的總樓面面積方會適用；或
- (ii) 在現有建築物加建、改動及／或修改，或重建為與現有建築物不同類的建築物(即住用、非住用或住用與非住用各佔部分的建築物)時，則上文所述的最高住用及／或非住用總樓面面積適用。

任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高建築物高度超過圖則上所指定的限制(以樓層數目(不包括地庫樓層)計算)，或超過現有建築物的高度，兩者中以數目較大者為準。

- (r) 為施行上文(a)至(q)段而計算最高地積比率／最大總樓面面積時，任何樓面空間如純粹建造為或擬用作停車位、上落客貨車位、機房和管理員辦事處，或管理員宿舍和康樂設施，而兩者都是供住用建築物或建築物住用部分的全部擁有人或佔用人使用及使其受益，只要這些用途和設施是附屬於發展或重建計劃及與其直接有關，則可免計算在內。

(請看下頁)

住宅(乙類)(續)

備註(續)

- (s) 城市規劃委員會如接獲根據《城市規劃條例》第 16 條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬上文(a)至(q)段所述的地積比率／總樓面面積／上蓋面積／建築物高度限制。
- (t) 城市規劃委員會如接獲根據《城市規劃條例》第 16 條提出的申請，可在特殊情況下，就發展及／或重建計劃，考慮略為放寬圖則上所顯示的非建築用地限制。

住宅(丙類)

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請， 可能在有附帶條件或 無附帶條件下獲准的用途
分層住宅 政府用途(只限報案中心、郵政局) 屋宇 私人發展計劃的公用設施裝置	救護站 食肆 教育機構 政府垃圾收集站 政府用途(未另有列明者) 醫院 酒店 機構用途(未另有列明者) 圖書館 加油站 康體文娛場所 私人會所 政府診所 公廁設施 公共車輛總站或車站 公用事業設施裝置 公眾停車場(貨櫃車除外) 可循環再造物料回收中心 宗教機構 住宿機構 學校 商店及服務行業 社會福利設施 訓練中心

規劃意向

此地帶的規劃意向，主要是作低層、低密度的住宅發展；服務住宅區一帶地方的商業用途，如向城市規劃委員會提出申請，或會獲得批准。

(請看下頁)

住宅(丙類)(續)

備註

- (a) 任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高地積比率超過0.4倍及最高建築物高度超過圖則上所指定的限制(以樓層數目計算)，或超過現有建築物的地積比率及高度，兩者中以數目較大者為準。
- (b) 為施行上文(a)段而計算最高地積比率時，任何樓面空間如純粹建造為或擬用作停車位、上落客貨車位、機房和管理員辦事處，或管理員宿舍和康樂設施，而兩者都是供住用建築物或建築物住用部分的全部擁有人或佔用人使用及使其受益，只要這些用途和設施是附屬於發展或重建計劃及與其直接有關，則可免計算在內。
- (c) 為施行上文(a)段而計算最高樓層數目時，任何地庫樓層均可免計算在內。
- (d) 城市規劃委員會如接獲根據《城市規劃條例》第16條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬上文(a)段所述的地積比率／建築物高度限制。

住宅(戊類)

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請， 可能在有附帶條件或 無附帶條件下獲准的用途
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附表 I：適用於露天發展或適用於工業樓宇以外的建築物

救護站 政府用途(只限報案中心、郵政局) 屋宇(只限翻建新界豁免管制屋宇 或以新界豁免管制屋宇取代 現有住用建築物) 鄉事委員會會所／鄉公所 私人發展計劃的公用設施裝置	食肆 教育機構 分層住宅 政府垃圾收集站 政府用途(未另有列明者) 屋宇(翻建新界豁免管制屋宇或以新界 豁免管制屋宇取代現有住用建築物 除外) 機構用途(未另有列明者) 圖書館 街市 辦公室 加油站 娛樂場所 康體文娛場所 私人會所 政府診所 公廁設施 公共車輛總站或車站 公用事業設施裝置 公眾停車場(貨櫃車除外) 可循環再造物料回收中心 宗教機構 住宿機構 學校 商店及服務行業 社會福利設施 訓練中心
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(請看下頁)

住宅(戊類)(續)

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請， 可能在有附帶條件或 無附帶條件下獲准的用途
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附表 II：適用於現有的工業發展

食肆(只限食堂)	辦公室
政府垃圾收集站	加油站
政府用途(未另有列明者)	公廁設施
公用事業設施裝置	公眾停車場(貨櫃車除外)
可循環再造物料回收中心	商店及服務行業(只限設於地面一層)
鄉郊工場	汽車修理工場
私人發展計劃的公用設施裝置	批發行業
貨倉(危險品倉庫除外)	

規劃意向

此地帶的規劃意向是作政府宿舍發展並實施紓緩環境影響的措施。設立此地帶，是方便當局因應環境上的各種限制，對發展的規模、設計和布局實施適當的規劃管制。

「住宅(戊類)1」地帶的規劃意向，主要是透過進行重建(或改建)計劃而逐步淘汰現有的工業用途，使改作住宅用途。這類計劃須向城市規劃委員會提出申請。當局雖然會容忍現有工業用途的存在，但不會批准進行新的工業發展，以避免工業區與住宅區為鄰所產生的問題永遠無法解決。

(請看下頁)

住宅(戊類)(續)

備註

- (a) 在指定為「住宅(戊類)」的土地範圍內，任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最大總樓面面積超過 9 875 平方米及最高建築物高度超過圖則上所指定的限制(以米為單位從主水平基準起計算)，或超過現有建築物的總樓面面積及高度，兩者中以數目較大者為準。
- (b) 在指定為「住宅(戊類)1」的土地範圍內，任何新發展(「新界豁免管制屋宇」除外)的最高地積比率不得超過 1 倍、最大上蓋面積不得超過 40% 及最高建築物高度不得超過五層(包括一層停車場)。
- (c) 任何現有建築物的加建、改動及／或修改，或現有建築物的重建(「新界豁免管制屋宇」的重建除外)，不得引致地積比率、上蓋面積及建築物高度超過上文(b)段所述的限制，或超過現有建築物的地積比率、上蓋面積及高度，兩者中以數目較大者為準。但現有建築物必須為住用建築物，方會獲准重建至上述後者的地積比率。
- (d) 為施行上文(a)、(b)及(c)段而計算最大總樓面面積／最高地積比率／最大上蓋面積時，任何樓面空間如純粹建造為或擬用作停車位、上落客貨車位、機房和管理員辦事處，或管理員宿舍和康樂設施，而兩者都是供住用建築物或建築物住用部分的全部擁有人或佔用人使用及使其受益，只要這些用途和設施是附屬於發展或重建計劃及與其直接有關，則可免計算在內。
- (e) 城市規劃委員會如接獲根據《城市規劃條例》第 16 條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬上文(a)、(b)及(c)段所述的總樓面面積／地積比率／上蓋面積／建築物高度限制。

鄉村式發展

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請， 可能在有附帶條件或 無附帶條件下獲准的用途
農業用途 政府用途(只限報案中心、郵政局) 屋宇(只限新界豁免管制屋宇) 農地住用構築物 宗教機構(只限祠堂) 鄉事委員會會所／鄉公所	食肆 分層住宅 政府垃圾收集站 政府用途(未另有列明者)# 屋宇(未另有列明者) 機構用途(未另有列明者)# 街市 加油站 康體文娛場所 私人會所 政府診所 公廁設施 公共車輛總站或車站 公用事業設施裝置# 公眾停車場(貨櫃車除外) 宗教機構(未另有列明者)# 住宿機構# 學校# 商店及服務行業 社會福利設施# 私人發展計劃的公用設施裝置

除以上所列，在新界豁免管制屋宇的地面一層，經常准許的用途亦包括：

食肆
圖書館
學校
商店及服務行業

規劃意向

此地帶的規劃意向，是反映現有的認可鄉村和其他鄉村的範圍，以及提供合適土地以作鄉村擴展和重置受政府計劃影響的村屋。地帶內的土地，主要預算供原居村民興建小型屋宇之用。設立此地帶的目的，亦是要把鄉村式發展集中在地帶內，使發展模式較具條理，而在土地運用及基礎設施和服務的提供方面，較具經濟效益。在新界豁免管制屋宇的地面一層，有多項配合村民需要和鄉村發展的商業和社區用途列為經常准許的用途。其他商業、社區和康樂用途，如向城市規劃委員會申請許可，或會獲得批准。

(請看下頁)

鄉村式發展(續)

備註

- (a) 任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建(發展或重建作註有#的用途除外)，不得引致整個發展及／或重建計劃的最高建築物高度超過三層(8.23 米)，或超過現有建築物的高度，兩者中以數目較大者為準。
- (b) 城市規劃委員會如接獲根據《城市規劃條例》第 16 條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬上文(a)段所述的建築物高度限制。

工業

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請， 可能在有附帶條件或 無附帶條件下獲准的用途
救護站 巴士廠 貨物裝卸及貨運設施(未另有列明者) 食肆(只限食堂、熟食中心) 政府垃圾收集站 政府用途(未另有列明者) 工業用途(未另有列明者) 資訊科技及電訊業 辦公室(只限影音錄製室、設計及媒體製作、與工業用途有關的辦公室) 公廁設施 公共車輛總站或車站 公用事業設施裝置 公眾停車場(貨櫃車除外) 雷達、電訊微波轉發站、電視及／或廣播電台發射塔裝置 可循環再造物料回收中心 研究所、設計及發展中心 商店及服務行業(只限設於地面一層的汽車陳列室，以及服務行業) 私人發展計劃的公用設施裝置 汽車修理工場 貨倉(危險品倉庫除外)	瀝青廠／混凝土配料廠 播音室、電視製作室及／或電影製作室 貨物裝卸及貨運設施(只限貨櫃裝卸站、特別設計的獨立物流中心) 貨櫃車停車場／貨櫃車修理場 危險品倉庫 食肆(未另有列明者)(只限設於經大規模改建的現有建築物) 教育機構(只限設於經大規模改建的現有建築物) 展覽或會議廳 機構用途(未另有列明者)(只限設於經大規模改建的現有建築物) 船隻加油站 場外投注站 厭惡性行業 辦公室(未另有列明者) 加油站 碼頭 娛樂場所(只限設於經大規模改建的現有建築物) 康體文娛場所 私人會所 政府診所(只限設於經大規模改建的現有建築物) 宗教機構(只限設於經大規模改建的現有建築物) 造船、拆船及修船廠 商店及服務行業(未另有列明者) (只限設於地面一層，但在經大規模改建的現有建築物則無此限制；附屬陳列室#可能獲准設於任何一層，亦不在此限) 訓練中心(只限設於經大規模改建的現有建築物) 拆車場 批發行業

(請看下頁)

工業(續)

除以上所列，在現有建築物內，倘若設有一層或多層緩衝樓層，把有關用途與樓上的工業用途分開，同時沒有工業用途設在建築物的非工業部分內，則在建築物低層(地庫和全層或主要為停車位、上落客貨車位及／或機房的樓層除外)特別設計的非工業部分，經常准許的用途亦包括：

除以上所列，在現有建築物內，倘若設有一層或多層緩衝樓層，把有關用途與樓上的工業用途分開，同時沒有工業用途設在建築物的非工業部分內，則只要先向城市規劃委員會申請，便可能在有附帶條件或無附帶條件下獲准在建築物低層(地庫和全層或主要為停車位、上落客貨車位及／或機房的樓層除外)特別設計的非工業部分進行下列用途：

食肆
教育機構
展覽或會議廳
機構用途(未另有列明者)
場外投注站
辦公室
娛樂場所
康體文娛場所
私人會所
政府診所
宗教機構
商店及服務行業
訓練中心

社會福利設施(涉及住宿照顧者除外)

須申請規劃許可的附屬陳列室指其面積佔一間工業公司在同一處所或建築物的總實用樓面面積 20% 以上的陳列室用途。

規劃意向

此地帶的規劃意向，主要是作一般工業用途，以確保工業樓面空間的供應，足以應付生產工業的需求。在此地帶內，資訊科技及電訊業及與工業用途有關的辦公室，亦屬經常准許的用途。

(請看下頁)

工業(續)

備註

- (a) 任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高地積比率超過下列限制，或超過現有建築物的地積比率，兩者中以數目較大者為準：

<u>支區</u>	<u>最高地積比率</u>
工業	9.5
工業(1)	5
工業(2)	3
工業(3)	2.5

- (b) 任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高建築物高度超過圖則上所指定的限制(以米為單位從主水平基準起計算)，或超過現有建築物的高度，兩者中以數目較大者為準。
- (c) 為施行上文(a)段而計算最高地積比率時，任何樓面空間如純粹建造為或擬用作停車位、上落客貨車位、機房和管理員辦事處，只要這些用途和設施是附屬於發展或重建計劃及與其直接有關，則可免計算在內。
- (d) 遇有《建築物(規劃)規例》第 22(1)或(2)條所列的情況而獲准超過該規例界定的准許地積比率時，在上文(a)段適用的土地範圍內的建築物的地積比率可提高；提高的幅度為根據上述規例第 22(1)或(2)條獲准超過准許地積比率的幅度，縱使提高後的地積比率因而超過上文(a)段所規定的有關最高地積比率亦可。
- (e) 城市規劃委員會如接獲根據《城市規劃條例》第 16 條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬上文(a)及(b)段所述的地積比率／建築物高度限制。
- (f) 城市規劃委員會如接獲根據《城市規劃條例》第 16 條提出的申請，可在特殊情況下，就發展及／或重建計劃，考慮略為放寬圖則上所顯示的非建築用地限制。

政府、機構或社區

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請， 可能在有附帶條件或 無附帶條件下獲准的用途
救護站	動物寄養所
動物檢疫中心(只限設於政府建築物)	動物檢疫中心(未另有列明者)
播音室、電視製作室及／或電影製作室	靈灰安置所
電纜車路線及終站大樓	懲教機構
食肆(只限食堂、熟食中心)	火葬場
教育機構	駕駛學校
展覽或會議廳	食肆(未另有列明者)
郊野學習／教育／遊客中心	練靶場
政府垃圾收集站	分層住宅
政府用途(未另有列明者)	殯儀設施
醫院	直升機加油站
機構用途(未另有列明者)	直升機升降坪
圖書館	度假營
街市	酒店
碼頭	屋宇
康體文娛場所	船隻加油站
政府診所	場外投注站
公廁設施	辦公室
公共車輛總站或車站	加油站
公用事業設施裝置	娛樂場所
公眾停車場(貨櫃車除外)	私人會所
可循環再造物料回收中心	雷達、電訊微波轉發站、電視及／或 廣播電台發射塔裝置
宗教機構	垃圾處理裝置(只限垃圾轉運站)
研究所、設計及發展中心	住宿機構
鄉事委員會會所／鄉公所	污水處理／隔篩廠
學校	商店及服務行業
配水庫	私人發展計劃的公用設施裝置
社會福利設施	動物園
訓練中心	
批發行業	

規劃意向

此地帶的規劃意向，主要是提供政府、機構或社區設施，以配合當地居民及／或該地區、區域，以至全港的需要；以及是供應土地予政府、提供社區所需社會服務的機構和其他機構，以供用於與其工作直接有關或互相配合的用途。

(請看下頁)

政府、機構或社區(續)

備註

- (a) 任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高建築物高度超過圖則上所指定的限制(以樓層數目計算或以米為單位從主水平基準起計算)，或超過現有建築物的高度，兩者中以數目較大者為準。
- (b) 為施行上文(a)段而計算最高樓層數目時，任何地庫樓層均可免計算在內。
- (c) 城市規劃委員會如接獲根據《城市規劃條例》第 16 條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬上文(a)段所述的建築物高度限制。
- (d) 城市規劃委員會如接獲根據《城市規劃條例》第 16 條提出的申請，可在特殊情況下，就發展及／或重建計劃，考慮略為放寬圖則上所顯示的非建築用地限制。

休憩用地

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請， 可能在有附帶條件或 無附帶條件下獲准的用途
鳥舍 燒烤地點 泳灘 郊野學習／教育／遊客中心 公園及花園 涼亭 行人專區 野餐地點 運動場 散步長廊／廣場 公廁設施 休憩處 動物園	電纜車路線及終站大樓 食肆 政府垃圾收集站 政府用途(未另有列明者) 度假營 碼頭 娛樂場所 康體文娛場所 私人會所 公共車輛總站或車站 公用事業設施裝置 公眾停車場(貨櫃車除外) 宗教機構 配水庫 商店及服務行業 帳幕營地 私人發展計劃的公用設施裝置

規劃意向

此地帶的規劃意向，主要是提供戶外公共空間作各種動態及／或靜態康樂用途，以配合當地居民和其他市民的需要。

康樂

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請，可能在有附帶 條件或無附帶條件下獲准的用途
農業用途 燒烤地點 政府用途(只限報案中心) 農地住用構築物 野餐地點 公廁設施 帳幕營地	動物寄養所 播音室、電視製作室及／或電影製作室 食肆 郊野學習／教育／遊客中心 分層住宅 高爾夫球場 政府垃圾收集站 政府用途(未另有列明者) 度假營 酒店 屋宇 娛樂場所 康體文娛場所 私人會所 公用事業設施裝置 公眾停車場(貨櫃車除外) 宗教機構 住宿機構 商店及服務行業 主題公園 私人發展計劃的公用設施裝置 動物園

(請看下頁)

康樂(續)

規劃意向

此地帶的規劃意向，主要是進行康樂發展，為市民提供所需設施，從而促進動態及／或靜態康樂活動和旅遊／生態旅遊的發展。康樂發展的配套用途，如申請規劃許可，或會獲得批准。

備註

- (a) 任何發展(另有列明者除外)，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高地積比率超過 0.4 倍、最大上蓋面積超過 20% 及最高建築物高度超過圖則上所指定的限制(以樓層數目計算)，或超過現有建築物的地積比率、上蓋面積及高度，兩者中以數目較大者為準。
- (b) 任何住宅發展，不得引致整個發展計劃的最高地積比率超過 0.2 倍及最高建築物高度超過兩層。
- (c) 城市規劃委員會如接獲根據《城市規劃條例》第 16 條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬上文(a)及(b)段所述的地積比率／上蓋面積／建築物高度限制。

其他指定用途

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請， 可能在有附帶條件或 無附帶條件下獲准的用途
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只適用於「輕便鐵路綜合發展區」

救護站	商營浴室／按摩院
分層住宅	食肆
政府用途(未另有列明者)	教育機構
圖書館	展覽或會議廳
輕便鐵路車廠	政府垃圾收集站
街市	酒店
康體文娛場所	機構用途(未另有列明者)
政府診所	辦公室
公共車輛總站或車站(露天總站或 車站除外)	加油站
住宿機構	娛樂場所
學校(只限設於特別設計的獨立校 舍)	私人會所
社會福利設施	公廁設施
私人發展計劃的公用設施裝置	公共車輛總站或車站(未另有列明者)
	公用事業設施裝置
	公眾停車場(貨櫃車除外)
	宗教機構
	學校(未另有列明者)
	商店及服務行業
	訓練中心

(請看下頁)

其他指定用途(續)

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請， 可能在有附帶條件或 無附帶條件下獲准的用途
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只適用於「輕便鐵路綜合發展區」(續)

除以上所列，在(a)建築物的最低三層，包括地庫；或(b)現有建築物特別設計的非住宅部分，而兩者均不包括全層或主要為停車位、上落客貨車位及／或機房的樓層，經常准許的用途亦包括：

食肆
教育機構
機構用途(未另有列明者)
場外投注站
辦公室
娛樂場所
私人會所
公廁設施
可循環再造物料回收中心
學校
商店及服務行業
訓練中心

規劃意向

此地帶的規劃意向，主要是把涵蓋範圍綜合發展／重建作住宅及／或商業用途、輕便鐵路總站或車站，以及其他公共交通及社區配套設施。

(請看下頁)

其他指定用途(續)

只適用於「輕便鐵路綜合發展區」(續)

備註

- (a) 任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最大總樓面面積超過下列限制，或超過現有建築物的總樓面面積，兩者中以數目較大者為準：

支區

最大總樓面面積

「其他指定用途」註明「輕便鐵路綜合發展區」

200 000 平方米屬住用、8 000 平方米屬非住用及 139 675 平方米屬公共交通交匯處

「其他指定用途」註明「輕便鐵路綜合發展區(1)」

88 000 平方米屬住用、3 200 平方米屬非住用及 15 934 平方米屬公共交通交匯處

- (b) 任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高建築物高度超過圖則上所指定的限制(以米為單位從主水平基準起計算)，或超過現有建築物的高度，兩者中以數目較大者為準。
- (c) 為施行上文(a)段而計算最大總樓面面積時，任何樓面空間如純粹建造為或擬用作停車位、上落客貨車位、機房和管理員辦事處，或管理員宿舍和康樂設施，而兩者都是供住用建築物或建築物住用部分的全部擁有人或佔用人使用及使其受益，只要這些用途和設施是附屬於發展或重建計劃及與其直接有關，則可免計算在內。
- (d) 城市規劃委員會如接獲根據《城市規劃條例》第 16 條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬上文(a)及(b)段所述的總樓面面積／建築物高度限制。

(請看下頁)

其他指定用途(續)

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請， 可能在有附帶條件或 無附帶條件下獲准的用途
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只適用於「內河貨運碼頭」

貨物裝卸及貨運設施 政府用途(只限政府船隻靠泊處、 政府辦公室) 碼頭 內河貨運碼頭 貨倉	食肆(只限食堂) 政府用途(未另有列明者) 辦公室 公眾停車場 商店及服務行業(只限快餐店、服務行業) 非附屬於指定用途的公用設施裝置
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規劃意向

此地帶的規劃意向，主要是為來自珠江三角洲地區的內河貨運船隻提供設施。

備註

- (a) 任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高地積比率超過2.5倍及最高建築物高度超過圖則上所指定的限制(以米為單位從主水平基準起計算)，或超過現有建築物的地積比率及高度，兩者中以數目較大者為準。
- (b) 為施行上文(a)段而計算最高地積比率時，任何樓面空間如純粹建造為或擬用作停車位、上落客貨車位、機房和管理員辦事處，只要這些用途和設施是附屬於發展或重建計劃及與其直接有關，則可免計算在內。
- (c) 城市規劃委員會如接獲根據《城市規劃條例》第16條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬上文(a)段所述的地積比率／建築物高度限制。

(請看下頁)

其他指定用途(續)

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請， 可能在有附帶條件或 無附帶條件下獲准的用途
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只適用於「特殊工業區」

乙縮醛製品廠	食肆(只限食堂)
水泥貯存及分銷業	電鍍業
貨物裝卸及貨運設施(貨櫃裝卸站除外)	政府垃圾收集站
中央焚化設施	政府用途(未另有列明者)
化學廢料混合／處理廠	船隻加油站
紙品加工廠	辦公室
碼頭	貯油庫、煉油廠及石油化工廠
聚酯製品廠	印刷電路底版製造業
聚苯乙烯及其他樹脂製品廠	公眾停車場
公用事業設施裝置(只限電力支站、 海水抽水站、污水抽水站)	商店及服務行業(只限銀行、快餐店、 服務行業)
煉鋼廠	非附屬於指定用途的公用設施裝置
苯乙烯單聚物貯存／付運業	
紡織品製造廠	

規劃意向

此地帶的規劃意向，主要是提供土地以發展佔地廣闊及資本密集的工業，以及其他特殊工業。

備註

- (a) 在屯門市地段第 372 號及其增批部分已指定為「其他指定用途」註明「特殊工業區」的土地範圍內，任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最大總樓面面積超過 222 948 平方米及最高建築物高度超過圖則上所指定的限制(以米為單位從主水平基準起計算)，或超過現有建築物的總樓面面積及高度，兩者中以數目較大者為準。
- (b) 在屯門市地段第 372 號及其增批部分以外指定為「其他指定用途」註明「特殊工業區」的土地範圍內，任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高地積比率超過 2.5 倍及最高建築物高度超過圖則上所指定的限制(以米為單位從主水平基準起計算)，或超過現有建築物的地積比率及高度，兩者中以數目較大者為準。

(請看下頁)

其他指定用途(續)

只適用於「特殊工業區」(續)

備註(續)

- (c) 為施行上文(a)及(b)段而計算最高地積比率／最大總樓面面積時，任何樓面空間如純粹建造為或擬用作停車位、上落客貨車位、機房和管理員辦事處，只要這些用途和設施是附屬於發展或重建計劃及與其直接有關，則可免計算在內。
- (d) 城市規劃委員會如接獲根據《城市規劃條例》第 16 條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬上文(a)及(b)段所述的地積比率／總樓面面積／建築物高度限制。

(請看下頁)

其他指定用途(續)

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請， 可能在有附帶條件或 無附帶條件下獲准的用途
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只適用於「商貿」

附表I：適用於露天發展或適用於工業樓宇或工業-辦公室樓宇[®]以外的建築物

救護站	播音室、電視製作室及／或電影製作室
商營浴室／按摩院	貨物裝卸及貨運設施
食肆	政府垃圾收集站
教育機構	政府用途(未另有列明者)
展覽或會議廳	酒店
政府用途(只限報案中心、郵政局)	非污染工業用途(未另有列明者)
資訊科技及電訊業	加油站
機構用途(未另有列明者)	學校(未另有列明者)
圖書館	社會福利設施(涉及住宿照顧者除外)
非污染工業用途(不包括涉及使用／ 貯存危險品 [△] 的工業經營)	貨倉(危險品倉庫除外)
場外投注站	批發行業
辦公室	
娛樂場所	
康體文娛場所	
私人會所	
政府診所	
公廁設施	
公共車輛總站或車站	
公用事業設施裝置	
公眾停車場(貨櫃車除外)	
雷達、電訊微波轉發站、電視及／或 廣播電台發射塔裝置	
可循環再造物料回收中心	
宗教機構	
研究所、設計及發展中心	
學校(不包括特別設計的獨立校舍及 幼稚園)	
商店及服務行業	
訓練中心	
私人發展計劃的公用設施裝置	

(請看下頁)

其他指定用途(續)

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請， 可能在有附帶條件或 無附帶條件下獲准的用途
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只適用於「商貿」(續)

附表II：適用於工業樓宇或工業-辦公室樓宇[®]

救護站	播音室、電視製作室及／或電影製作室
巴士廠	貨物裝卸及貨運設施
貨物裝卸及貨運設施(未另有列明者)	(只限貨櫃裝卸站、特別設計的獨立
食肆(只限食堂)	物流中心)
政府垃圾收集站	工業用途(未另有列明者)
政府用途(未另有列明者)	場外投注站
資訊科技及電訊業	辦公室(未另有列明者)
非污染工業用途(不包括涉及使用／ 貯存危險品 [△] 的工業經營)	加油站
辦公室(直接提供顧客服務或貨品者 除外)	康體文娛場所
公廁設施	私人會所
公共車輛總站或車站	商店及服務行業(未另有列明者)
公用事業設施裝置	(只限設於地面一層；附屬陳列室# 可能獲准設於任何一層，不在此限)
公眾停車場(貨櫃車除外)	汽車修理工場
雷達、電訊微波轉發站、電視及／或 廣播電台發射塔裝置	批發行業
可循環再造物料回收中心	
研究所、設計及發展中心	
商店及服務行業(只限設於地面一層 的汽車陳列室，以及服務行業)	
私人發展計劃的公用設施裝置	
貨倉(危險品倉庫除外)	

除以上所列，建築物的工業經營如沒有涉及厭惡性行業或使用／貯存危險品[△]，經常准許的用途亦包括：

辦公室

(請看下頁)

其他指定用途(續)

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請， 可能在有附帶條件或 無附帶條件下獲准的用途
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只適用於「商貿」(續)

附表II：適用於工業樓宇或工業-辦公室樓宇[®](續)

除以上所列，在現有建築物內，倘若設有一層或多層緩衝樓層，把有關用途與樓上的工業用途分開，同時沒有工業用途設在建築物的非工業部分內，則在建築物低層(地庫和全層或主要為停車位、上落客貨車位及／或機房的樓層除外)特別設計的非工業部分，經常准許的用途亦包括：

除以上所列，在現有建築物內，倘若設有一層或多層緩衝樓層，把有關用途與樓上的工業用途分開，同時沒有工業用途設在建築物的非工業部分內，則只要先向城市規劃委員會申請，便可能在有附帶條件或無附帶條件下獲准在建築物低層(地庫和全層或主要為停車位、上落客貨車位及／或機房的樓層除外)特別設計的非工業部分進行下列用途：

- 商營浴室／按摩院
- 食肆
- 教育機構
- 展覽或會議廳
- 機構用途(未另有列明者)
- 圖書館
- 場外投注站
- 辦公室
- 娛樂場所
- 康體文娛場所
- 私人會所
- 政府診所
- 宗教機構
- 學校(幼稚園除外)
- 商店及服務行業
- 訓練中心

社會福利設施(涉及住宿照顧者除外)

[®] 工業樓宇或工業-辦公室樓宇指經建築事務監督批准興建或計劃分別作為工業或工業-辦公室用途的建築物。

[△] 危險品指根據《危險品條例》(第 295 章)界定為危險的物品。使用或貯存這些物品，必須取得牌照。

[#] 須申請規劃許可的附屬陳列室指其面積佔一間工業公司在同一處所或建築物的總實用樓面面積 20% 以上的陳列室用途。

(請看下頁)

其他指定用途(續)

只適用於「商貿」(續)

規劃意向

此地帶的規劃意向，主要是作一般商貿用途。在此地帶內，資訊科技及電訊業、非污染工業用途、辦公室用途和其他商業用途，均屬新「商貿」樓宇經常准許的用途。在現有工業樓宇或工業-辦公室樓宇內，具有較低火警危險而不直接向公眾提供顧客服務或供應貨品的辦公室用途，列為經常准許的用途。

備註

- (a) 在指定為「其他指定用途」註明「商貿」的土地範圍內，任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高地積比率超過 9.5 倍（包括不超過 1.0 倍的地積比率作「商店及服務行業」和「食肆」用途），或超過現有建築物的地積比率，兩者中以數目較大者為準。
- (b) 為施行上文(a)段而計算最高地積比率時，任何樓面空間如純粹建造為或擬用作停車位、上落客貨車位、機房和管理員辦事處，只要這些用途和設施是附屬於發展或重建計劃及與其直接有關，則可免計算在內。
- (c) 遇有《建築物(規劃)規例》第 22(1)或(2)條所列的情況而獲准超過該規例界定的准許地積比率時，在(a)段適用的土地範圍內的建築物的地積比率可提高；提高的幅度為根據上述規例第 22(1)或(2)條獲准超過准許地積比率的幅度，縱使提高後的地積比率因而超過上文(a)段所規定的有關最高地積比率亦可。
- (d) 任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高建築物高度（以米為單位從主水平基準起計算）超過圖則上所指定的限制，或超過現有建築物的高度，兩者中以數目較大者為準。
- (e) 城市規劃委員會如接獲根據《城市規劃條例》第 16 條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬上文(a)及(d)段所述的地積比率／建築物高度限制。

(請看下頁)

其他指定用途(續)

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請， 可能在有附帶條件或 無附帶條件下獲准的用途
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只適用於「碼頭」

政府用途
碼頭

食肆(只限酒樓餐廳)
展覽或會議廳
船隻加油站
辦公室
商店及服務行業(只限銀行、快餐店、
零售商店、服務行業、陳列室)

規劃意向

此地帶的規劃意向，主要是提供碼頭；服務其顧客的商業用途，如向城市規劃委員會提出申請，或會獲得批准。

備註

- (a) 當局視為數不超過 10 個，每個面積不超過 10 平方米的商店及服務行業攤檔為「碼頭」附屬用途。
- (b) 任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高建築物高度超過圖則上所指定的限制(以樓層數目計算)，或超過現有建築物的高度，兩者中以數目較大者為準。
- (c) 為施行上文(b)段而計算最高樓層數目時，任何地庫樓層均可免計算在內。
- (d) 城市規劃委員會如接獲根據《城市規劃條例》第 16 條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬上文(b)段所述的建築物高度限制。

(請看下頁)

其他指定用途(續)

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請， 可能在有附帶條件或 無附帶條件下獲准的用途
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只適用於「公眾康樂體育中心」

高爾夫球場
康體文娛場所

食肆
政府用途
私人會所
商店及服務行業(只限體育用品專門店)
非附屬於指定用途的公用設施裝置

規劃意向

此地帶的規劃意向，主要是提供體育及康樂設施。

備註

- (a) 任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高建築物高度超過圖則上所指定的限制(以樓層數目計算)，或超過現有建築物的高度，兩者中以數目較大者為準。
- (b) 為施行上文(a)段而計算最高樓層數目時，任何地庫樓層均可免計算在內。
- (c) 城市規劃委員會如接獲根據《城市規劃條例》第 16 條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬上文(a)段所述的建築物高度限制。

(請看下頁)

其他指定用途(續)

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請， 可能在有附帶條件或 無附帶條件下獲准的用途
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只適用於「貨物裝卸區」

貨物裝卸區
政府用途
非附屬於指定用途的公用設施裝置

規劃意向

此地帶的規劃意向，主要是提供貨物裝卸區。

備註

- (a) 任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高建築物高度超過圖則上所指定的限制(以樓層數目計算)，或超過現有建築物的高度，兩者中以數目較大者為準。
- (b) 為施行上文(a)段而計算最高樓層數目時，任何地庫樓層均可免計算在內。
- (c) 城市規劃委員會如接獲根據《城市規劃條例》第 16 條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬上文(a)段所述的建築物高度限制。

(請看下頁)

其他指定用途(續)

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請， 可能在有附帶條件或 無附帶條件下獲准的用途
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只適用於「電力支站」

電力支站
政府用途
非附屬於指定用途的公用設施裝置

規劃意向

此地帶的規劃意向，主要是提供電力支站。

備註

- (a) 任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高建築物高度超過圖則上所指定的限制(以樓層數目計算)，或超過現有建築物的高度，兩者中以數目較大者為準。
- (b) 為施行上文(a)段而計算最高樓層數目時，任何地庫樓層均可免計算在內。
- (c) 城市規劃委員會如接獲根據《城市規劃條例》第 16 條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬上文(a)段所述的建築物高度限制。

(請看下頁)

其他指定用途(續)

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請， 可能在有附帶條件或 無附帶條件下獲准的用途
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只適用於「電話機樓」

電話機樓

政府用途
非附屬於指定用途的公用設施裝置

規劃意向

此地帶的規劃意向，主要是提供電話機樓。

備註

- (a) 任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高建築物高度超過圖則上所指定的限制(以樓層數目計算)，或超過現有建築物的高度，兩者中以數目較大者為準。
- (b) 為施行上文(a)段而計算最高樓層數目時，任何地庫樓層均可免計算在內。
- (c) 城市規劃委員會如接獲根據《城市規劃條例》第 16 條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬上文(a)段所述的建築物高度限制。

(請看下頁)

其他指定用途(續)

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請， 可能在有附帶條件或 無附帶條件下獲准的用途
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只適用於「加油站」

加油站

政府用途
非附屬於指定用途的公用設施裝置

規劃意向

此地帶的規劃意向，主要是提供加油站。

備註

- (a) 任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高建築物高度超過圖則上所指定的限制(以樓層數目計算)，或超過現有建築物的高度，兩者中以數目較大者為準。
- (b) 為施行上文(a)段而計算最高樓層數目時，任何地庫樓層均可免計算在內。
- (c) 城市規劃委員會如接獲根據《城市規劃條例》第 16 條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬上文(a)段所述的建築物高度限制。

(請看下頁)

其他指定用途(續)

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請， 可能在有附帶條件或 無附帶條件下獲准的用途
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只適用於「防波堤」

防波堤
政府用途
非附屬於指定用途的公用設施裝置

規劃意向

此地帶的規劃意向，主要是提供防波堤。

只適用於「貨櫃存放場及修理站」

貨櫃存放／修理場
貨物裝卸及貨運設施(只限貨櫃裝卸站、
特別設計的獨立物流中心)
政府用途
非附屬於指定用途的公用設施裝置

規劃意向

此地帶的規劃意向，主要是提供貨櫃存放場及修理站。

備註

- (a) 任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高地積比率超過2.5倍及最高建築物高度超過圖則上所指定的限制(以米為單位從主水平基準起計算)，或超過現有建築物的地積比率和高度，兩者中以數目較大者為準。
- (b) 為施行上文(a)段而計算最高地積比率時，任何樓面空間如純粹建造為或擬用作停車位、上落客貨車位、機房和管理員辦事處，只要這些用途和設施是附屬於發展或重建計劃及與其直接有關，則可免計算在內。
- (c) 城市規劃委員會如接獲根據《城市規劃條例》第16條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬上文(a)段所述的地積比率／建築物高度限制。

(請看下頁)

其他指定用途(續)

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請， 可能在有附帶條件或 無附帶條件下獲准的用途
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只適用於「污水處理廠」

污水處理廠

政府用途
非附屬於指定用途的公用設施裝置

規劃意向

此地帶的規劃意向，主要是提供污水處理廠。

備註

- (a) 任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高建築物高度超過圖則上所指定的限制(以米為單位從主水平基準起計算)，或超過現有建築物的高度，兩者中以數目較大者為準。
- (b) 城市規劃委員會如接獲根據《城市規劃條例》第 16 條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬上文(a)段所述的建築物高度限制。

(請看下頁)

其他指定用途(續)

第一欄	第二欄
經常准許的用途	須先向城市規劃委員會申請， 可能在有附帶條件或 無附帶條件下獲准的用途

只適用於「發電站」

發電站
政府用途
非附屬於指定用途的公用設施裝置

規劃意向

此地帶的規劃意向，主要是提供發電站。

備註

- (a) 任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高地積比率超過1.9倍，或超過現有建築物的地積比率，兩者中以數目較大者為準。
- (b) 任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高建築物高度超過圖則上所指定的限制(以米為單位從主水平基準起計算)，或超過現有建築物的高度，兩者中以數目較大者為準。
- (c) 為施行上文(a)段而計算最高地積比率時，任何樓面空間如純粹建造為或擬用作停車位、上落客貨車位、機房和管理員辦事處，只要這些用途和設施是附屬於發展或重建計劃及與其直接有關，則可免計算在內。
- (d) 城市規劃委員會如接獲根據《城市規劃條例》第16條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬上文(a)及(b)段所述的地積比率／建築物高度限制。

(請看下頁)

其他指定用途(續)

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請， 可能在有附帶條件或 無附帶條件下獲准的用途
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只適用於「水泥廠」

水泥廠
政府用途
非附屬於指定用途的公用設施裝置

規劃意向

此地帶的規劃意向，主要是提供水泥廠。

備註

- (a) 任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最大總樓面面積超過 382 138 平方米及最高建築物高度超過圖則上所指定的限制(以米為單位從主水平基準起計算)，或超過現有建築物的總樓面面積及高度，兩者中以數目較大者為準。
- (b) 為施行上文(a)段而計算最大總樓面面積時，任何樓面空間如純粹建造為或擬用作停車位、上落客貨車位、機房和管理員辦事處，只要這些用途和設施是附屬於發展或重建計劃及與其直接有關，則可免計算在內。
- (c) 城市規劃委員會如接獲根據《城市規劃條例》第 16 條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬上文(a)段所述的總樓面面積／建築物高度限制。

(請看下頁)

其他指定用途(續)

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請， 可能在有附帶條件或 無附帶條件下獲准的用途
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只適用於「煤氣減壓站」

煤氣減壓站

政府用途
非附屬於指定用途的公用設施裝置

規劃意向

此地帶的規劃意向，主要是提供煤氣減壓站。

備註

- (a) 任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高建築物高度超過圖則上所指定的限制(以樓層數目計算)，或超過現有建築物的高度，兩者中以數目較大者為準。
- (b) 為施行上文(a)段而計算最高樓層數目時，任何地庫樓層均可免計算在內。
- (c) 城市規劃委員會如接獲根據《城市規劃條例》第 16 條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬上文(a)段所述的建築物高度限制。

(請看下頁)

其他指定用途(續)

第一欄	第二欄
經常准許的用途	須先向城市規劃委員會申請， 可能在有附帶條件或 無附帶條件下獲准的用途

只適用於「遊艇會、船隻修理及與遊艇停泊處有關的商業設施」

圖上指定的用途

政府用途
娛樂場所
康體文娛場所
私人會所(未另有列明者)
學校
非附屬於指定用途的公用設施裝置

規劃意向

此地帶的規劃意向，主要是提供遊艇會、船隻修理設施及與遊艇停泊處有關的商業設施。

備註

- (a) 任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最大總樓面面積超過下列限制：4 800 平方米屬商業發展、4 800 平方米屬船隻修理區及 4 400 平方米屬遊艇會，或超過現有建築物的總樓面面積，兩者中以數目較大者為準。
- (b) 任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高建築物高度超過圖則上所指定的限制(以米為單位從主水平基準起計算)，或超過現有建築物的高度，兩者中以數目較大者為準。
- (c) 為施行上文(a)段而計算最大總樓面面積時，任何樓面空間如純粹建造為或擬用作停車位、上落客貨車位、機房和管理員辦事處，只要這些用途和設施是附屬於發展或重建計劃及與其直接有關，則可免計算在內。
- (d) 城市規劃委員會如接獲根據《城市規劃條例》第 16 條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬上文(a)及(b)段所述的總樓面面積／建築物高度限制。

(請看下頁)

其他指定用途(續)

第一欄	第二欄
經常准許的用途	須先向城市規劃委員會申請， 可能在有附帶條件或 無附帶條件下獲准的用途

只適用於「資源回收場」

資源回收場

政府用途
非附屬於指定用途的公用設施裝置

規劃意向

此地帶的規劃意向，主要是提供建有共用設施的資源回收場，以供同時經營物料重用、循環再造和堆肥，以及有關的處理和製造的行業(包括提供貨物及服務)。在資源回收場內經營的行業包括使用從廢物所得的可循環再造物料的行業、採用無污染技術或可再生能源的行業，以及提供有關產品或服務的行業。

備註

- (a) 任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高地積比率超過 2.5 倍及最高建築物高度超過 35 米，或超過現有建築物的地積比率及高度，兩者中以數目較大者為準。
- (b) 為施行上文(a)段而計算最高地積比率時，任何樓面空間如純粹建造為或擬用作停車位、上落客貨車位、機房和管理員辦事處，只要這些用途和設施是附屬於發展或重建計劃及與其直接有關，則可免計算在內。
- (c) 城市規劃委員會如接獲根據《城市規劃條例》第 16 條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬上文(a)段所述的地積比率／建築物高度限制。

(請看下頁)

其他指定用途(續)

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請， 可能在有附帶條件或 無附帶條件下獲准的用途
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只適用於「貨櫃貨物裝卸及存放區」

貨物裝卸及貨運設施
貨櫃存放／修理場

政府用途
非附屬於指定用途的公用設施裝置

規劃意向

此地帶的規劃意向，主要是提供貨櫃貨物裝卸及存放設施。

備註

- (a) 任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最大總樓面面積超過 8 000 平方米及最高建築物高度超過圖則上所指定的限制(以米為單位從主水平基準起計算)，或超過現有建築物的總樓面面積和高度，兩者中以數目較大者為準。
- (b) 為施行上文(a)段而計算最大總樓面面積時，任何樓面空間如純粹建造為或擬用作停車位、上落客貨車位、機房和管理員辦事處，只要這些用途和設施是附屬於發展或重建計劃及與其直接有關，則可免計算在內。
- (c) 城市規劃委員會如接獲根據《城市規劃條例》第 16 條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬上文(a)段所述的總樓面面積／建築物高度限制。

(請看下頁)

其他指定用途(續)

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請， 可能在有附帶條件或 無附帶條件下獲准的用途
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適用於其他地點(上文未有列明者)

圖上指定的用途

政府用途
私人會所
非附屬於指定用途的公用設施裝置

規劃意向

此地帶的規劃意向，主要是提供各種特定用途，包括多層貨車／汽車停車場暨商業用途；綜合工業發展連附屬商業及社區設施；酒樓餐廳／商場；以及輕便鐵路總站、渡輪碼頭廣場及商業／住宅發展。

備註

- (a) 在指定為「其他指定用途」註明「多層貨車／汽車停車場暨商業用途」、「其他指定用途」註明「綜合工業發展連附屬商業及社區設施」及「其他指定用途」註明「酒樓餐廳／商場」的土地範圍內，任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最大總樓面面積超過下列限制，或超過現有建築物的總樓面面積，兩者中以數目較大者為準。

<u>支區</u>	<u>最大總樓面面積</u>
「多層貨車／汽車停車場暨商業用途」	47 414 平方米
「綜合工業發展連附屬商業及社區設施」	150 000 平方米
「酒樓餐廳／商場」	2 308 平方米

(請看下頁)

其他指定用途(續)

適用於其他地點(上文未有列明者)(續)

備註(續)

- (b) 在指定為「其他指定用途」註明「多層貨車／汽車停車場暨商業用途」、「其他指定用途」註明「綜合工業發展連附屬商業及社區設施」及「其他指定用途」註明「酒樓餐廳／商場」的土地範圍內，為施行上文(a)段而計算最大總樓面面積時，任何樓面空間如純粹建造為或擬用作停車位、上落客貨車位、機房和管理員辦事處，只要這些用途和設施是附屬於發展或重建計劃及與其直接有關，則可免計算在內。
- (c) 在指定為「其他指定用途」註明「多層貨車／汽車停車場暨商業用途」的土地範圍內，將合共提供不少於 325 個公眾停車位。為施行上文(a)段而計算最大總樓面面積時，任何純粹建造為或擬用作公眾停車位的樓面空間，均應計入總樓面面積。
- (d) 在指定為「其他指定用途」註明「輕便鐵路總站、渡輪碼頭廣場及商業／住宅發展」的土地範圍內，任何住用或非住用建築物的新發展，不得引致最高住用地積比率超過 5 倍，或最高非住用地積比率超過 9.5 倍，視屬何情況而定。至於住用與非住用各佔部分的建築物的新發展，其住用部分的地積比率則不得超過以下數字：最高非住用地積比率 9.5 倍與該建築物的實際擬議非住用地積比率之間的差距，乘以最高住用地積比率 5 倍，再除以最高非住用地積比率 9.5 倍所得的商數。
- (e) 在指定為「其他指定用途」註明「輕便鐵路總站、渡輪碼頭廣場及商業／住宅發展」的土地範圍內，任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃超過上文(d)段所述的有關最高住用及／或非住用地積比率，或超過現有建築物的住用及／或非住用地積比率，兩者中以數目較大者為準。但其適用範圍須受到下列限制：
- (i) 只有在現有建築物加建、改動及／或修改或重建為與現有建築物同類的建築物(即住用、非住用或住用與非住用各佔部分的建築物)時，現有建築物的地積比率方會適用；或
- (ii) 在現有建築物加建、改動及／或修改，或重建為與現有建築物不同類的建築物(即住用、非住用或住用與非住用各佔部分的建築物)時，則上文(d)段所述的最高住用及／或非住用地積比率適用。

(請看下頁)

其他指定用途(續)

適用於其他地點(上文未有列明者)(續)

備註(續)

- (f) 在指定為「其他指定用途」註明「輕便鐵路總站、渡輪碼頭廣場及商業／住宅發展」的土地範圍內，為施行上文(d)及(e)段而計算最高地積比率時，任何樓面空間如純粹建造為或擬用作停車位、上落客貨車位、機房和管理員辦事處，或管理員宿舍和康樂設施，而兩者都是供住用建築物或建築物住用部分的全部擁有人或佔用人使用及使其受益，只要這些用途和設施是附屬於發展或重建計劃及與其直接有關，則可免計算在內。為施行上文(d)及(e)段而計算最高地積比率時，任何樓面空間如純粹建造為或擬用作政府規定的公共交通交匯處(面積不超過 17 340 平方米)，亦可免計算在內。
- (g) 在「其他指定用途」註明「多層貨車／汽車停車場暨商業用途」、「其他指定用途」註明「綜合工業發展連附屬商業及社區設施」及「其他指定用途」註明「輕便鐵路總站、渡輪碼頭廣場及商業／住宅發展」的土地範圍內，任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高建築物高度超過圖則上所指定的限制(以米為單位從主水平基準起計算)，或超過現有建築物的高度，兩者中以數目較大者為準。
- (h) 在「其他指定用途」註明「酒樓餐廳／商場」的土地範圍內，任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高建築物高度超過圖則上所指定的限制(以樓層數目計算)，或超過現有建築物的高度，兩者中以數目較大者為準。
- (i) 為施行上文(h)段而計算最高樓層數目時，任何地庫樓層均可免計算在內。
- (j) 城市規劃委員會如接獲根據《城市規劃條例》第 16 條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬(a)、(c)、(d)、(e)、(g)及(h)段所述的地積比率／總樓面面積／建築物高度限制及闢設公眾停車位的限制。

綠化地帶

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請， 可能在有附帶條件或 無附帶條件下獲准的用途
農業用途 燒烤地點 政府用途(只限報案中心) 自然保護區 自然教育徑 農地住用構築物 野餐地點 公廁設施 帳幕營地 野生動物保護區	動物寄養所 播音室、電視製作室及／或電影製作室 墓地 電纜車路線及終站大樓 靈灰安置所(只限設於宗教機構內或現有 靈灰安置所的擴建部分) 火葬場(只限設於宗教機構內或現有 火葬場的擴建部分) 郊野學習／教育／遊客中心 練靶場 分層住宅 高爾夫球場 政府垃圾收集站 政府用途(未另有列明者) 直升機升降坪 度假營 屋宇 遊艇停泊處 船隻加油站 加油站 碼頭 康體文娛場所 公共車輛總站或車站 公用事業設施裝置 公眾停車場(貨櫃車除外) 雷達、電訊微波轉發站、電視及／或 廣播電台發射塔裝置 宗教機構 住宿機構 鄉事委員會會所／鄉公所 學校 配水庫 社會福利設施 私人發展計劃的公用設施裝置 動物園

規劃意向

此地帶的規劃意向，主要是利用天然地理環境作為市區和近郊的發展區的界限，以抑制市區範圍的擴展，並提供土地作靜態康樂場地。根據一般推定，此地帶不宜進行發展。

具特殊科學價值地點

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請， 可能在有附帶條件或 無附帶條件下獲准的用途
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野生動物保護區

農業用途
郊野學習／教育／遊客中心
政府用途
自然保護區
自然教育徑
農地住用構築物
野餐地點
公廁設施
公用事業設施裝置
帳幕營地
私人發展計劃的公用設施裝置

規劃意向

此地帶的規劃意向，是保存和保護具特殊科學價值的景物，例如稀有或特別品種的動植物及其生境、林地，或在生態或植物學／生物學方面具有價值的地方。這些地方均劃作「具特殊科學價值地點」。設立此地帶的目的，是阻止市民在地帶內進行活動或發展。

根據一般推定，此地帶不宜進行發展。除非有需要進行發展以助保存「具特殊科學價值地點」地帶內具特殊科學價值的景物、保持和保護「具特殊科學價值地點」地帶的現有特色，或達至教育和研究的目的，否則地帶內不准進行發展。

備註

在《屯門分區計劃大綱草圖編號 S/TM/25》的公告在憲報刊登該日或以後，未取得城市規劃委員會根據《城市規劃條例》第 16 條批給的許可，不得為改作上文第一欄和第二欄所列的任何用途，或《註釋》說明頁所經常准許的用途或發展(保養和修葺工程除外)，而進行或繼續進行任何填土或挖土工程。

屯門分區計劃大綱草圖編號 S/TM/32

說明書

說明書

屯門分區計劃大綱草圖編號 S/TM/32

目錄	頁次
1. 引言	1
2. 擬備該圖的權力依據及程序	1
3. 擬備該圖的目的	3
4. 該圖的《註釋》	3
5. 規劃區	4
6. 人口	4
7. 屯門規劃區的建築物高度限制	4
8. 非建築用地	6
9. 土地用途地帶	
9.1 商業	9
9.2 綜合發展區	10
9.3 住宅(甲類)	12
9.4 住宅(乙類)	16
9.5 住宅(丙類)	20
9.6 住宅(戊類)	21
9.7 鄉村式發展	22
9.8 工業	22
9.9 政府、機構或社區	23
9.10 休憩用地	25
9.11 康樂	25
9.12 其他指定用途	26
9.13 綠化地帶	32
9.14 具特殊科學價值地點	33
9.15 未決定用途	33
10. 交通	34
11. 公用設施	35
12. 文化遺產	36
13. 規劃的實施	36

屯門分區計劃大綱草圖編號 S/TM/32

(這是為施行《城市規劃條例》的規定而擬備的草圖)

說明書

注意：就《城市規劃條例》而言，不應視本《說明書》為圖則的一部分。

1. 引言

本《說明書》旨在闡述城市規劃委員會(下稱「城規會」)擬備《屯門分區計劃大綱草圖編號 S/TM/32》時就各土地用途地帶所訂定的規劃意向和目的，以協助大眾了解該圖的內容。

2. 擬備該圖的權力依據及程序

2.1 一九七三年八月二十一日，當時的總督根據《城市規劃條例》(下稱「條例」)第 3 條，指示城規會為屯門新市鎮擬備一份法定草圖。一九八三年七月二十九日，城規會展示《屯門分區計劃大綱草圖編號 LTM/2》。自此以後，城規會曾對圖則作出多次修訂，並根據條例第 7 條展示圖則，以供公眾查閱。

2.2 一九八八年八月十六日，當時的總督會同行政局根據條例第 9(1)(a)條，核准《屯門分區計劃大綱草圖編號 S/TM/6》。一九八九年十月二十四日，當時的總督會同行政局根據條例第 12(1)(b)(ii)條，把分區計劃大綱核准圖編號 S/TM/6 發還城規會作出修訂。城規會其後對圖則作出修訂，並根據條例第 5 條展示圖則，以供公眾查閱。

2.3 一九九四年一月二十一日，當時的規劃環境地政司行使當時的總督所授予的權力，根據條例第 3(1)(a)條，指示城規會擴大屯門分區計劃大綱圖的涵蓋範圍。城規會其後對圖則作出修訂，並根據條例第 5 條展示圖則，以供公眾查閱。

2.4 一九九七年五月二十七日，當時的總督會同行政局根據條例第 9(1)(a)條，核准屯門分區計劃大綱草圖，圖則其後重新編號為 S/TM/9。一九九七年十月七日，行政長官會同行政會議根據條例第 12(1)(b)(ii)條，把分區計劃大綱核准圖編號 S/TM/9 發還城規會作出修訂。城規會其後對圖則作出修訂，並根據條例第 5 條展示圖則，以供公眾查閱。

2.5 一九九九年一月十九日，行政長官會同行政會議根據條例第 9(1)(a)條，核准屯門分區計劃大綱草圖，圖則其後重新編號為 S/TM/11。一九九九年十一月三十日，行政長官會同行政會議根據條例第 12(1)(b)(ii)條，把分區計劃大綱核准圖編號 S/TM/11 發還城規會作出修訂。其後，為了反映不斷轉變的情

況，城規會根據條例第 5 條或第 7 條對圖則作出六次修訂，並予以展示，以供公眾查閱。

- 2.6 二零零三年九月三十日，行政長官會同行政會議根據條例第 9(1)(a)條，核准屯門分區計劃大綱草圖，圖則其後重新編號為 S/TM/18。二零零三年十二月九日，行政長官會同行政會議根據條例第 12(1)(b)(ii)條，把《屯門分區計劃大綱核准圖編號 S/TM/18》發還城規會作出修訂。其後，為了反映不斷轉變的情況，城規會根據條例第 5 條對圖則作出一次修訂。
- 2.7 二零零五年一月四日，行政長官會同行政會議根據條例第 9(1)(a)條，核准屯門分區計劃大綱草圖，圖則其後重新編號為 S/TM/20。二零零五年十一月八日，行政長官會同行政會議根據條例第 12(1)(b)(ii)條，把《屯門分區計劃大綱核准圖編號 S/TM/20》發還城規會作出修訂。其後，城規會根據條例第 5 條或第 7 條對圖則作出七次修訂，並予以展示，以供公眾查閱。
- 2.8 二零一一年五月三日，行政長官會同行政會議根據條例第 9(1)(a)條，核准屯門分區計劃大綱草圖，圖則其後重新編號為 S/TM/28。二零一一年七月五日，行政長官會同行政會議根據條例第 12(1)(b)(ii)條，把《屯門分區計劃大綱核准圖編號 S/TM/28》發還城規會作出修訂。
- 2.9 二零一二年三月二十三日，城規會根據條例第 5 條，展示《屯門分區計劃大綱草圖編號 S/TM/29》，以供公眾查閱。圖則收納的修訂，主要包括根據二零零九年全港工業用地分區研究(下稱「二零零九年分區研究」)，把西鐵屯門站以西第 9 區的多塊用地由「工業」地帶改劃為作住宅用途和商業用途的各個「綜合發展區」地帶、「商業(1)」地帶及「其他指定用途」註明「商貿」地帶；把第 44 及第 56 區的多塊用地由「政府、機構或社區」地帶分別改劃為「住宅(甲類)」及「住宅(乙類)」地帶；把第 41 區的一塊用地由「綠化地帶」改劃為「政府、機構或社區」地帶；在第 54 區加入一條擬建道路；以及修訂分區計劃大綱圖的《註釋》。在為期兩個月的展示期內，當局接獲 19 份申述。二零一二年六月一日，城規會公布有關申述，為期三個星期，以供公眾提出意見，並於期間接獲五份意見書。二零一二年八月十七日，城規會在根據條例第 6B(8)條考慮該等申述及意見後，決定不建議對分區計劃大綱草圖作出任何修訂以順應申述。
- 2.10 二零一二年八月六日，發展局局長行使行政長官所授予的權力，根據條例第 3(1)(a)條，指示城規會擴大屯門分區計劃大綱圖所涵蓋的規劃區的範圍，以包括屯門至赤鱗角連接路北面着陸點填海區。

- 2.11 二零一二年九月七日，城規會根據條例第 7 條，展示《屯門分區計劃大綱草圖編號 S/TM/30》，以供公眾查閱。該圖收納的修訂，包括把一塊位於第 40 區海旁的用地指定為「其他指定用途」註明「貨櫃貨物裝卸及存放區」地帶，以及把第 46 區內屯門至赤鱗角連接路收費廣場所環繞的兩塊用地改劃作顯示為「道路」的地方。屯門至赤鱗角連接路北面着陸點填海區(第 40 區)和收費廣場(第 46 區)的工程，以及其附屬和相關用途，於二零一一年十月十八日獲行政長官會同行政會議根據《道路(工程、使用及補償)條例》(第 370 章)授權進行，相關資料已顯示於該圖上，僅供參考之用。當局在圖則展示期間沒有接獲任何申述。
- 2.12 二零一三年三月十二日，行政長官會同行政會議根據條例第 9(1)(a)條，核准屯門分區計劃大綱草圖，圖則其後重新編號為 S/TM/31。二零一三年三月二十二日，《屯門分區計劃大綱核准圖編號 S/TM/31》根據條例第 9(5)條展示，以供公眾查閱。
- 2.13 二零一三年十月二十九日，行政長官會同行政會議根據條例第 12(1)(b)(ii)條，把《屯門分區計劃大綱核准圖編號 S/TM/31》發還城規會作出修訂。二零一三年十一月八日，圖則發還一事根據條例第 12(2)條在憲報上公布。
- 2.14 二零一四年五月二日，城規會根據條例第 5 條，展示《屯門分區計劃大綱草圖編號 S/TM/32》(下稱「該圖」)，以供公眾查閱。圖則收納的修訂，主要涉及把 14 塊用地改劃作住宅用途。

3. 擬備該圖的目的

- 3.1 該圖旨在顯示概括的土地用途地帶及主要的運輸網，以便把區內的發展及重建計劃納入法定規劃管制之內。
- 3.2 該圖只顯示概括的發展原則。該圖是一小比例圖，因此進行詳細規劃時，運輸路線和各個土地用途地帶的界線，可能須要略為調整。
- 3.3 由於該圖所顯示的是土地的概括用途地帶，因此住宅地帶內會涵蓋並非預算作建築發展用途和土地契約未賦予發展權的細小狹長土地，例如限作花園、斜坡維修及通道等用途的土地。按照一般原則，在計算地積比率及上蓋面積時，這些地方不應計算在內。在住宅地帶內進行發展，應限制在已獲批發展權的屋地內，以保存屯門地區的特色和景致，並避免使當地道路網不勝負荷。

4. 該圖的《註釋》

- 4.1 該圖附有一份《註釋》，分別說明該區及個別地帶內經常准許的

各類用途或發展，以及須向城規會申請許可的各類用途或發展。城規會若批給許可，可能附加或不附加條件。條例第 16 條有關申請規劃許可的規定，使當局可較靈活地規劃土地用途及管制發展，以配合不斷轉變的社會需要。

- 4.2 為使公眾易於明白起見，規劃署專業事務部備有一份《釋義》，把《註釋》內部分詞彙的定義列出，以供公眾索閱。這份《釋義》亦可從城規會的網頁下載（網址為 <http://www.info.gov.hk/tpb>）。

5. 規劃區

- 5.1 規劃區（下稱「該區」）佔地約 2 260 公頃，位於新界西北的青山灣頭，西起青山山脊，北及青山公路藍地交匯處，東抵大欖郊野公園，東南面伸展至屯門公路小欖交匯處，西南面則涵蓋踏石角的發電站。該區的界線在圖上以粗虛線顯示。為方便規劃和查閱起見，當局把該區細分為多個小規劃區，並在該圖上顯示。
- 5.2 屯門新市鎮的設計概念，基本上是以南北向長廊式發展為骨幹，東靠大欖山麓，西倚青山山脊。新市鎮的城市中心區坐落屯門山谷底的平地及青山灣填海區上，建有密度較高的住宅及工商業區。在山谷兩旁的低坡地點，則有密度較低的發展，作為介乎城市中心區至鄉郊腹地之間的發展轉型地帶。
- 5.3 當局已在該區西南部預留土地，供發展特殊工業，已發展項目包括一個內河貨運碼頭、一所發電站、一所水泥廠、一所鋼鐵廠及一個資源回收場。屯門至赤鱸角連接路北面着陸點填海區位於屯門內河貨運碼頭旁。該區的東南部則預算發展低至中等密度的住宅樓宇、遊艇停泊處和多個泳灘，其中有部分發展已經落成，另一些則尚在規劃階段或正在興建中。

6. 人口

根據二零一一年人口普查，當時該區的人口約有 454 050 人。該區的計劃人口約為 543 500 人。

7. 屯門規劃區的建築物高度限制

- 7.1 為了對發展／重建計劃的發展密度及建築物高度作出更佳的規劃管制，以及符合公眾的期望，使法定規劃制度更為明確和具有更高的透明度，並為配合公眾對改善生活環境的訴求日益增多，當局於二零零九年對屯門分區計劃大綱圖作出了檢討，以便在多個發展地帶加入適當的建築物高度限制，為未來的發展／重建計劃提供指引。在缺乏建築物高度管制的情況下，高聳的建築物可能會胡亂擴散到不同地點，其規模或會與區內環境不相協調，破壞

該區的景觀質素，有時更會阻礙通風。為免出現過度高聳或不協調的建築物，並保留一些城市設計要素(例如建築物高度由海旁拾級而上和保存山脊線的景觀)，以及對該區的建築物高度作出更妥善的管制，當局為該圖上各個發展地帶訂定建築物高度限制。

- 7.2 該區的「商業」地帶、「住宅(甲類)」地帶和「工業」地帶大致上分為三個主要的建築物高度級別，即主水平基準上 85 米、100 米及 120 米，建築物高度會由海旁朝着內陸地區漸次遞增。《香港規劃標準與準則》第十一章城市設計指引訂明，新市鎮最高的發展應位於中心地帶，然後向市鎮邊緣地點遞減至中至低層的發展；以及在合適的文娛／商業中心或核心地點建立地標。西鐵屯門站用地坐落在屯門新市鎮的中心位置，是該區的一個核心地。為了反映該車站旁的「住宅(甲類)4」用地的特色，當局建議把該用地的高度級別訂為最高的主水平基準上 156 米，該區的高度輪廓亦應由這個最高點朝向屯門新市鎮的邊緣地區遞減。擬議的建築物高度級別整體上有助保存眺望山脊線的視野，締造梯級式的高度輪廓，保持景觀開揚及改善進風和通風情況。為免市貌變得單調，同時為反映現有的建築物高度輪廓，當局在合適地點建議高低有致的高度輪廓。
- 7.3 屯門東地區屬住宅區，區內發展以低至中等密度發展為主。屯門東地區的整體規劃概念是保持梯級式的建築物高度輪廓，即建築物高度整體上會由東面掃管笏的低密度地區朝着西面市中心的高密度地區漸次遞增，亦確保由海旁朝向山坡作梯級式遞增的高度輪廓能配合天然地貌。當局建議為該區訂定建築物高度限制，以保存該區的整體特色。
- 7.4 此外，該圖就「政府、機構或社區」地帶所訂定的建築物高度限制，主要是用以反映現有發展和已規劃發展的建築物高度。有關限制亦為該區提供視覺調劑及緩衝空間。建築物高度限制以米為單位從主水平基準起計算或以樓層數目計算。列明以米為單位從主水平基準起計算是為了提供明確和清晰的規劃意向。至於低矮建築物(高度通常不超過 13 層)，則以樓層數目(不包括地庫樓層)列明建築物高度限制，以容許發展的設計有更大彈性，特別是具有特定功能要求的政府、機構或社區設施，除非此類發展位處顯眼位置或主要的歇息空間內，則作別論。
- 7.5 有關的「其他指定用途」地帶的建築物高度限制(不論是以米為單位從主水平基準起計算或以樓層數目計算)已在《註釋》中列明或已在該圖內訂明。當局訂定這些建築物高度限制時，已考慮各用地現有／已規劃的設施／用途的性質、現時的发展密度及已建成的發展狀況，並已顧及這些用地的多元化運作需要和用途。
- 7.6 當局於二零零九年進行空氣流通專家評估(下稱「二零零九年空

氣流通專家評估」)，藉以審視該區的風環境，以及區內各發展用地的擬議建築物高度可能對行人風環境所造成的影響。當局為該圖訂定建築物高度限制時，已考慮二零零九年空氣流通專家評估的結果。為評估改劃 14 塊用地作住宅用途並訂明特定建築物高度限制及其他發展參數對通風造成的影響，當局於二零一四年進行另一次空氣流通專家評估(下稱「二零一四年空氣流通專家評估」)。

7.7 該圖《註釋》已為整區加入可略為放寬建築物高度限制的條款，以便為具規劃和設計優點的發展／重建項目提供彈性。當局會按個別情況考慮每宗略為放寬建築物高度限制的規劃申請，而考慮此類申請的相關準則如下：

- (a) 把面積較細土地合併發展，以便進行較佳的城市設計，並改善區內環境；
- (b) 符合《建築物條例》中就交還／撥出土地／面積作公用通道／擴闊街道用途而批出額外地積比率；
- (c) 提供更好的街景／更有質素的地面公共市區空間；
- (d) 建築物之間保持距離，以加強空氣和視覺方面的滲透度；以及
- (e) 其他因素，例如地盤限制、保護樹木的需要及採用具創意的建築物設計和規劃優點，改善城市景致和區內市容，但有關的創意設計必須不會導致破壞景觀和視覺效果。

7.8 然而，如現有建築物的高度已經超過該圖《註釋》所顯示及／或該圖所訂明的建築物高度上限(不論是以米為單位從主水平基準起計算及／或以樓層數目計算)，根據一般推定，除非情況特殊，否則不應批准略為放寬建築物高度限制的申請。

8. 非建築用地

8.1 根據兩個空氣流通專家評估的結果，區內全年的盛行風主要來自東北方、東方和東南方，而夏季風則主要來自南方，包括西南、南和東南方。全年的盛行風沿着主要氣道吹入，主要氣道包括屯門河河道、屯門公路、興貴街、鳴琴路、青雲路、青山公路(嶺南、新墟及青山灣段)、青麟路、震寰路、青松觀路、屯門鄧肇堅運動場、屯門鄉事會路及湖景路。這些南北向的氣道亦充當吹往北面夏季風的通風廊。除了南北向的氣道外，沿青田路、石排頭路、杯渡路、皇珠路及海榮路亦有數條東西向的氣道。有關評估亦已找出包括良景邨與寶田邨之間土地的下行山風的氣道。這些東西向的氣道與南北向的氣道互相連接，藉以把南北向的盛行

風吹進遠離主要氣道的地區。屯門東地區及屯門西地區亦有足夠的風量。二零零九年及二零一四年的空氣流通專家評估均建議劃設狹長的非建築用地，加速盛行風的滲透。除了劃設非建築用地外，空氣流通專家評估亦建議採納其他有效措施，以緩解對通風可能造成的影響，有關措施包括加入通風廊、氣道、休憩用地、降低平台的高度、縮減平台的範圍、擴闊建築物之間的距離和增加透風度、降低外牆寬闊並且面向盛行風風向的建築物的高度、採用不規則的建築物高度並漸次向北面遞增，以及透過適合的建築物和平台的配置，盡量避免阻礙通風廊。這些非建築用地及措施亦會令高密度地區的視野更為開揚，同時提升屯門新市鎮的景觀質素和改善行人通道的連繫。

8.2 當局經考慮空氣流通專家評估的結果及其他有關因素(例如地盤限制和對發展／重建潛力的影響)後，建議在該圖上劃設非建築用地，詳情如下：

- (a) 把在屯門鄉事會路介乎海榮路與屯興路之間的路段兩旁分別闊 15 米的狹長土地劃作非建築用地。這兩塊非建築用地連同屯門鄉事會路及現有的休憩用地將形成一道長約 800 米的通風廊，藉此在高密度／高層的市區環境內把海旁區和市鎮公園連接起來，使現有的觀景廊得以保存，並可沿這條新市鎮重要的中心軸建設一條園景大道；
- (b) 把沿友愛邨西邊的長廊一塊闊 10 米的狹長土地劃作非建築用地，以加強日後各個受關注地點(例如第 33 區的屯門河西岸、南面第 16 區的擬議運動場及北面的市鎮公園)之間的連繫；
- (c) 把沿毗連杯渡路的屯門工業中心東面界線及毗連河田街的維他奶營銷中心東面界線分別闊 16 米的狹長土地劃作非建築用地，以打通第 9 區及 12 區的工業用地上沿洪祥路和建安街的南北向氣道，藉此促使氣流滲入下風位；
- (d) 位於河田街／建發街西面交界處的好景工業大廈南端一塊闊 26 米的狹長土地，及位於冠華鏡廠(第六)工業大廈在河田街與建發街東面交界處的闊 14 米斜角，是連接屯門河河道與鳴琴路的東西向氣道的重要部分，把上述兩處地點劃作非建築用地有助把風分流到區內其他地方；
- (e) 把由三塊面向天后廟的工業用地(即田氏中心第九座、怡華工業大廈和友德工業大廈)南面界線的狹長土地劃作闊 10 米非建築用地，以便為低矮的天后廟及擬建的天后廟廣場營造合適環境，避免在廣場前有一幅高聳的實心牆；
- (f) 把位於第 29 區擬議公共房屋發展西南界線沿良景邨現有

屋邨道路一塊闊 20 米的狹長土地劃作非建築用地，作為下行山風的通風廊；

- (g) 把一塊闊 15 米的狹長土地劃作非建築用地，與恒貴街氣道並排，以及與第 16 區海皇路與海榮路交界處的用地內的現有行人路重疊，以助風向用地的東面和西面滲入；
- (h) 把位於第 56 區掃管笏路南端用地北部(即博愛醫院鄭任安夫人千禧小學北面)一塊闊 20 米的狹長土地劃作非建築用地，以助風滲入下風位；
- (i) 把位於第 56 區管翠路及星堤西南面用地內一塊闊 20 米的狹長土地劃作非建築用地，以助風滲入；以及
- (j) 把位於第 56 區星堤對面管翠路用地內一塊闊 20 米的狹長土地劃作非建築用地，促使風向北滲入。

8.3 日後在用地進行的發展項目／重建項目時，應考慮上述非建築用地。劃設非建築用地的規定不適用於地下發展和現有建築物。此外，在相關地帶的《註釋》已收納可略為放寬限制的條款，容許在特殊情況下略為放寬該圖所顯示的有關非建築用地限制。

8.4 此外，在大塊用地及處於重要氣道範圍內的潛在發展用地的氣道應加以保留，這些用地包括第 54 區的各塊「住宅(甲類)」用地，以及屯門東地區的多塊發展用地。另在第 54 區的建築物之間應預留足夠間距，以助南北風向的流通。二零一四年空氣流通專家評估已就麒麟圍以西及興富街以北的房屋用地的通風影響進行評估。所得結論是，若採納「可持續建築設計指引」(《認可人士、註冊結構工程師及註冊岩土工程師作業備考》第 APP-152 號)有關盡量減少平台體積和加設建築物間距的要求，這些用地的日後發展項目不會對附近地區的通風造成重大影響，以及無須劃設氣道。至於有關第 54 區其他用地間距的確實走向、位置和闊度，可留待日後就這些用地的發展項目擬備詳細空氣流通評估時再作研究。同樣地，一如空氣流通專家評估所建議，為了盡量減少日後發展對屯門東地區通風環境所造成的影響，各建築物之間應預留足夠的距離，而發展項目內各樓宇應盡量分隔，避免形成大片連綿的建築羣。

8.5 除了該圖訂明的非建築用地外，二零一四年空氣流通專家評估報告亦建議在第 39 區顯發里與青山公路－青山灣段交界(劃為「住宅(甲類)22」地帶)、第 48 區近管青路的前寶龍軍營(劃為「住宅(乙類)14」及「住宅(乙類)15」地帶)及舊歌頓軍營用地(劃為「住宅(乙類)」地帶)的四塊房屋用地劃設非建築用地。有關建議是根據非建築用地的一般走向和闊度而提出的，但並無建議固定的劃設方式，以便在設計上有較大的彈性。在顯發里用

地劃設非建築用地的要求會納入土地契約／規劃大綱。考慮到其餘三塊用地的位置、面積及發展密度，日後的發展商必須在詳細設計階段進行定量空氣流通評估，以設定非建築用地及採納其他優化措施，並確定其成效。有關要求亦會收納於土地契約內。

- 8.6 二零一四年空氣流通專家評估亦建議日後的發展項目(包括擬闢設非建築用地的發展項目)，亦須採納「可持續建築設計指引」(《認可人士、註冊結構工程師及註冊岩土工程師作業備考》第APP-152號)有關盡量減少平台體積和加設建築物間距的要求。

9. 土地用途地帶

9.1 商業：總面積：1.10 公頃

9.1.1 此地帶的規劃意向，主要是作商業發展，其涵蓋範圍的重點功能為地方購物中心，為所在的一帶地方提供服務，用途可包括商店、服務行業、娛樂場所和食肆。一塊位於屯門公路及屯興路交界處的用地已發展為零售／辦公綜合大樓及公眾停車場(即屯門柏麗廣場)。

9.1.2 此地帶內發展的最大總樓面面積不得超過該圖《註釋》所訂明的 40 000 平方米，或現有建築物的總樓面面積，兩者中以數目較大者為準。此外，將合共提供不少於 300 個公眾停車位，而任何純粹建造為或擬用作公眾停車位的樓面空間，均應計入總樓面面積。

9.1.3 該圖已訂明，「商業」地帶北部及南部發展的建築物高度分別限為主水平基準上 30 米及 85 米，或現有建築物的高度，兩者中以數目較大者為準。此地帶北面有一些低層政府、機構或社區發展，而南面在屯興路另一邊則有較高層的住宅發展。訂定一個高低有致的建築物輪廓，可確保日後發展的高度與附近發展的現有高度互相協調。

9.1.4 兩個「商業(1)」地帶位於第 9 區內現有工業區毗鄰的建豐街及西鐵屯門站和位於第 12 區的新安街。此兩個支區內的發展項目的最高地積比率限為 9.5 倍，最高建築物高度分別限為主水平基準上 100 米及 85 米，或現有建築物的地積比率及高度，兩者中以數目較大者為準。「分層住宅」用途已收納在「商業(1)」地帶《註釋》的第二欄，此舉只是為了提供彈性，以備日後的發展可妥善解決工業區與住宅區為鄰而產生的問題。《註釋》訂明非住宅發展的最高地積比率為 9.5 倍，但涉及住宅元素的混合發展的住用／非住用用途的最高准許地積比率分別為 5 倍和 9.5 倍。有關的發展密度一般適用於新市鎮。

- 9.1.5 在《建築物(規劃)規例》第 22 條列出的情況下，總樓面面積及地積比率可超逾該圖《註釋》所列明的最大總樓面面積和最高地積比率，但幅度須以規例第 22 條所准許者為限，以便保留彈性，應付特殊情況的需要，例如把某用地的部分範圍作道路擴闊用途或公共用途。
- 9.1.6 為了提供彈性讓發展計劃能採用具創意的設計以配合地盤的特點，城規會可透過規劃許可審批制度，考慮略為放寬總樓面面積／地積比率限制。每項建議均會按個別情況考慮。
- 9.1.7 然而，如現有建築物的總樓面面積／地積比率已經超過該圖《註釋》所顯示的總樓面面積／地積比率限制，根據一般推定，除非情況特殊，否則不應批准略為放寬限制的申請。
- 9.1.8 城規會如接獲根據條例第 16 條提出的申請，可考慮略為放寬建築物高度限制。載於上文第 7.7 段的準則適用於評審略為放寬建築物高度限制的申請。城規會會按個別情況考慮每宗略為放寬建築物高度限制的申請。
- 9.1.9 城規會如接獲申請，可考慮略為放寬闢設公眾停車位的限制。每宗申請會按個別情況考慮。

9.2 綜合發展區：總面積：25.44 公頃

- 9.2.1 此地帶的規劃意向，是把涵蓋範圍綜合發展／重建作住宅用途，並設置商業設施、休憩用地和其他配套設施(如有的話)，為住宅區提供服務。設立此地帶，是方便當局因應環境、交通和基礎設施等各種限制和其他限制，對發展的組合、規模、設計和布局實施適當的規劃管制。依據條例第 4A(1)及 4A(2)條，在「綜合發展區」地帶內進行任何發展／重建計劃，都必須根據條例第 16 條提出規劃申請並取得城規會的許可。除非城規會另有明文規定無此需要，否則申請人須擬備總綱發展藍圖，並連同《註釋》規定的其他資料呈交城規會核准，藉以確保在此地帶內進行的發展／重建計劃的設計屬綜合方式，並兼顧各項規劃要素，包括環境質素、鄰近土地用途的配合、基礎設施的提供，以及交通和計劃分段實施的需要。依據條例第 4A(3)條，經核准的總綱發展藍圖複本會公開讓公眾查閱。
- 9.2.2 當局基於環境和基礎設施方面的考慮，已分別在該圖上的第 9、55、56 和 59 區內劃定六個「綜合發展區」地帶。
- 9.2.3 第 9 區內的「綜合發展區(1)」地帶位於工業區邊緣，由

於鄰近東面的西鐵屯門站，因此交通便利。該地帶現時主要為一間已停止運作的巴士廠、一幢工業樓宇及一個公廁。該地帶主要擬重新發展作住宅用途，並附連一些零售及政府、機構或社區設施。發展或重建項目的最高住用地積比率限為 5 倍，最高非住用地積比率限為 9.5 倍，最高建築物高度限為主水平基準上 100 米。在該「綜合發展區(1)」地帶內進行發展，必須按照條例第 16 條提交總綱發展藍圖及交通、環境、基建等各方面的評估和發展計劃，以供城規會審批。由於該用地被公用道路分隔及毗鄰河岸與西鐵屯門站，因此「綜合發展區」計劃的設計概念應包括該地帶內部、與毗鄰發展及河道兩岸之間的融合，並須視乎情況採取紓減環境影響措施。此外，亦可探討是否有機會在發展項目內關設公眾停車場及商場。擬議的「綜合發展區(1)」地帶包括一個現有公廁及附屬設施，這些設施為前往毗鄰河田輕鐵站及西鐵屯門站、休憩處、河畔單車徑和美化市容地帶的遊人提供服務。當局認為宜在重建時原址重置這些設施。為配合擬議住宅發展項目的居民的需要，發展項目內或須關設一間幼稚園。當局將會擬備規劃大綱，以便就設計概念及對各項設施的要求提供更詳細的資料。

9.2.4 第 9 區建泰街及建安街附近的「綜合發展區(2)」地帶計劃進行綜合重建，以作商業用途。有關用地現為九巴巴士廠及總修中心，並擬重新發展作商業用途。在此地帶內，發展或重建項目的最高地積比率限為 9.5 倍，最高建築物高度限為主水平基準上 100 米。發展商須按照條例第 16 條提交總綱發展藍圖及相關的技術評估和資料(包括發展計劃)，以供城規會考慮。當局認為必須管制這兩塊用地的設計，以締造更為實用及別致美觀的市中心，並會擬備規劃大綱，以便為發展提供指引。雖然長遠的規劃意向是要遷移巴士廠以便把有關用地重新發展作以商業用途為主的用途，但「巴士廠」及「分層住宅」用途亦已列為「綜合發展區(2)」地帶的第二欄用途，以配合現有巴士廠遷移前的改動工程，並且提供彈性，以備日後的發展可妥善解決工業區與住宅區為鄰而產生的問題。《註釋》訂明非住宅發展的最高地積比率為 9.5 倍，但涉及住宅元素的混合發展的住用／非住用用途的最高准許地積比率分別為 5 倍和 9.5 倍。有關的發展密度一般適用於新市鎮。

9.2.5 在第 58 區瑜翠園北面的第 55 區「綜合發展區」目前有一些貨櫃存放場。第 56 區內毗鄰掃管笏村的「綜合發展區」的發展已有部分完成。劃作此地帶的目的是鼓勵有關人士把土地綜合重建作住宅用途，從而改善整體環境。有關個別用地的地積比率、上蓋面積和建築物高度的上限，均已在《註釋》內列明。

9.2.6 第 59 區的「綜合發展區」是已廢置的海水化淡廠舊址，這塊政府土地目前主要被一些臨時用途佔用。待日後撥供發展時，這塊土地將綜合重建作住宅用途。該圖已訂明，在此「綜合發展區」用地內，發展的最高建築物高度限為主水平基準上 41 米。《註釋》又列明最高地積比率為 1.3 倍。除了訂定建築物高度限制外，當局為達到城市設計和改善通風的目的，亦鼓勵締造「梯級式」的建築物高度輪廓，即建築物高度由主水平基準上 41 米的最高點朝海旁漸次下降至主水平基準上 26 米。當局會擬備一份規劃大綱，更詳細地列出這項要求。在擬定該用地的發展計劃時，應考慮對通風及景觀所造成的影響。此外，當局亦鼓勵提供服務當地社區的商業設施。

9.2.7 在此地帶內，發展及重建計劃的建築物高度不得超過該圖《註釋》所顯示及／或該圖所訂明的建築物高度上限。城規會如接獲根據條例第 16 條提出的申請，可考慮略為放寬建築物高度限制。載於上文第 7.7 段的準則適用於評審略為放寬建築物高度限制的申請。城規會會按個別情況考慮每宗略為放寬建築物高度限制的申請。

9.2.8 為了提供彈性讓發展計劃能採用具創意的設計以配合個別地盤的特點，城規會可透過規劃許可審批制度，考慮略為放寬地積比率／上蓋面積的限制。每項建議均會按個別情況考慮。

9.3 住宅(甲類)：總面積：265.82 公頃

9.3.1 「住宅(甲類)」地帶的規劃意向，主要是作高密度住宅發展。在建築物的最低三層，或現有建築物特別設計的非住宅部分，商業用途屬經常准許的用途。在最低三層以上的任何一層或特別設計的非住宅部分以外地方，如要進行商業用途，必須取得城規會的規劃許可。

9.3.2 劃作「住宅(甲類)」地帶的土地，主要位於谷底的市中心區及青山灣西面的填海土地上，預算作公共及私人住宅用途。位於良景邨東北面的第 29 區「住宅(甲類)21」地帶、位山景邨東北面的於第 2 區「住宅(甲類)23」地帶、位於第 54 區麒麟圍以西的「住宅(甲類)24」地帶和位於興富街以北的「住宅(甲類)25」地帶，均擬作公共房屋發展。

9.3.3 現有的大型公共租住屋邨計有良景邨、田景邨、建生邨、大興邨、山景邨、安定邨、三聖邨、湖景邨、友愛邨、蝴蝶邨、富泰邨、寶田邨及龍逸邨。此外，此地帶內還有數個已建成的居者有其屋計劃(下稱「居屋計劃」)屋苑和私

人機構參建居屋計劃(下稱「私人參建計劃」)屋苑，分別為悅湖山莊、兆畦苑、兆麟苑、兆軒苑、兆安苑、新圍苑、兆山苑、兆禧苑、兆邦苑、兆隆苑、兆康苑、景峰花園、澤豐花園、翠寧花園、美樂花園、置樂花園、景新臺、富健花園及龍門居。計劃興建的公屋位於第 2、29 和 54 區內。上述屋苑／屋邨內都設有多元化設施，如中小學、社區會堂、兒童及青年中心、老人中心及鄰舍休憩用地，為居民提供服務。

- 9.3.4 其他現有／擬建的私人住宅發展則分布於第 2、4、5、9、10、11、16、28、37、39、44 和 54 區。
- 9.3.5 該圖的《註釋》已訂明，在劃為「住宅(甲類)」地帶、「住宅(甲類)1」地帶及「住宅(甲類)24」地帶的發展或重建計劃，最高住用和非住用地積比率分別是 5 倍及 9.5 倍，或現有建築物的地積比率，兩者中以數目較大者為準。在劃為「住宅(甲類)21」地帶的發展或重建計劃，最高住用和非住用地積比率分別是 6 倍及 2 倍，或現有建築物的地積比率，兩者中以數目較大者為準，以提供政府規定的政府、機構或社區設施，包括社區健康中心、社會福利設施及社區設施。在劃為「住宅(甲類)22」地帶及「住宅(甲類)23」地帶的發展或重建計劃，最高住用和非住用地積比率分別是 6 倍及 9.5 倍，或現有建築物的地積比率，兩者中以數目較大者為準。在劃為「住宅(甲類)25」地帶的發展或重建計劃，最高住用和非住用地積比率分別是 5 倍及 0.4 倍，或現有建築物的地積比率，兩者中以數目較大者為準，以提供政府規定的政府、機構或社區設施，包括長者鄰舍中心及綜合青少年服務中心。所訂明的地積比率僅為上限。所有公共屋邨均須符合規劃大綱的規定，任何地積比率，必須提交相關評估(例如交通影響評估、排水影響評估及排污影響評估)作為理據，述明對基礎設施的影響。
- 9.3.6 卓爾居及嶺南大學的學生宿舍用地分別劃為「住宅(甲類)2」地帶及「住宅(甲類)3」地帶。「住宅(甲類)2」用地的最大住用和非住用總樓面面積分別限為 101 400 平方米及 10 800 平方米，或現有建築物的總樓面面積，兩者中以數目較大者為準。「住宅(甲類)3」用地的最大總樓面面積限為 18 160 平方米，或現有建築物的總樓面面積，兩者中以數目較大者為準。
- 9.3.7 市中心內八塊用地包括屯門西鐵站發展項目、屯門市廣場第 3 至 7 座、屯門市廣場第 8 座、屯門市廣場第 1 及 2 座、錦華花園、時代廣場、新都大廈及華都花園分別劃為「住宅(甲類)4」至「住宅(甲類)11」地帶。上述用地的

總樓面面積不得超過該圖《註釋》所訂明的最大總樓面面積限制，或現有建築物的總樓面面積，兩者中以數目較大者為準。為確保在上述用地提供所需的商業樓面空間以發揮市中心的功能，該圖已列明非住用總樓面面積的限制。現把上述用地的總樓面面積限制載列如下：

用途地帶	最大住用總樓面面積(平方米)	最大非住用總樓面面積(平方米)
「住宅(甲類)4」	119 512	25 000
「住宅(甲類)5」	58 800	96 500
「住宅(甲類)6」	14 650	8 030
「住宅(甲類)7」	17 125	11 933
「住宅(甲類)8」	19 892	7 163
「住宅(甲類)9」	52 711	20 695
「住宅(甲類)10」	17 560	7 006
「住宅(甲類)11」	53 400	13 030

9.3.8 在指定為「住宅(甲類)4」地帶的土地，《註釋》亦訂明政府規定的公共交通交匯處的總樓面面積(不超過 10 648 平方米)。

9.3.9 九塊現時用作居屋計劃／私人參建計劃屋苑(即景峰花園、兆安苑、兆麟苑、富健花園、美樂花園、兆山苑、兆禧苑、置樂花園及兆康苑)的用地，分別劃為「住宅(甲類)12」至「住宅(甲類)20」地帶。這些用地的總樓面面積不得超過該圖《註釋》所訂明的最大總樓面面積限制，或現有建築物的總樓面面積，兩者中以數目較大者為準。

用途地帶	最大住用總樓面面積(平方米)	最大非住用總樓面面積(平方米)
「住宅(甲類)12」	70 380	2 750
「住宅(甲類)13」	73 842	1 718
「住宅(甲類)14」	245 700	2 250
「住宅(甲類)15」	178 930	3 886
「住宅(甲類)16」	155 908	7 770
「住宅(甲類)17」	116 064	-
「住宅(甲類)18」	129 540	4 467

「住宅(甲類)19」	54 395	5 750
「住宅(甲類)20」	235 815	7 365

9.3.10 在《建築物(規劃)規例》第 22 條列出的情況下，地積比率／總樓面面積可超逾該圖《註釋》所列明的最高地積比率／最大總樓面面積，但幅度須以規例第 22 條所准許者為限，以便保留彈性，應付特殊情況的需要，例如把某用地的部分範圍作道路擴闊用途或公共用途。

9.3.11 為了提供彈性讓發展計劃能採用具創意的設計以配合個別地盤的特點，城規會可透過規劃許可審批制度，考慮略為放寬地積比率／總樓面面積的限制。每項建議均會按個別情況考慮。

9.3.12 然而，如現有建築物的地積比率／總樓面面積已經超過該圖《註釋》所顯示的地積比率／總樓面面積限制，根據一般推定，除非情況特殊，否則不應批准略為放寬限制的申請。

9.3.13 一如該圖所顯示，在「住宅(甲類)」地帶和各「住宅(甲類)」支區內，發展及重建計劃的最高建築物高度由主水平基準上 85 米至 156 米不等。這些建築物高度限制是根據該區整體的建築物高度概念而訂定，而有關詳情已在第 7.2 段內列明。

9.3.14 第 54 區北鄰政府農場的「住宅(甲類)」地帶擬進行住宅發展。當局鼓勵這些發展的高度輪廓應介乎主水平基準上 90 米至 120 米，使這塊廣闊用地的建築形式不致單調乏味。此外，在擬定用地的發展計劃時，亦應考慮對通風及景觀所造成的影響。為促使氣流滲入下風位，二零零九年空氣流通專家評估建議在建築物之間預留足夠的間距，以打通由北至南的風道。日後若擬在第 54 區的各塊「住宅(甲類)」用地上進行任何發展，應擬備詳細的空氣流通評估，以審視跨越有關用地的非建築用地的確實走向、闊度和高度；麒麟圍以西劃為「住宅(甲類)24」地帶及興富街以北劃為「住宅(甲類)25」地帶的公共房屋用地則除外，因為二零一四年空氣流通專家評估已審視這兩塊用地的發展對通風所造成的影響。就顯發里的「住宅(甲類)22」用地而言，二零一四年空氣流通專家評估建議劃設一塊闊 20 米的非建築用地，以促使區內盛行風及下行山風由用地的東面滲進西面。該非建築用地的走向須與青山公路－青山灣段成直角。然而，由於用地沿其東北邊緣頗為迎向下行山風，因此無須在此規劃階段設定固定路線。該非建築用地的位置可於詳細設計階段予以決定，以便為日後發展提

供彈性。為落實二零一四年空氣流通專家評估的建議，劃設闊 20 米非建築用地的要求會納入土地契約或規劃大綱。此外，為緩解青山公路－青山灣段可能對空氣造成的影響，須於青山公路闢建一條闊 10 米的環境緩衝區。

9.3.15 當局為第 10 區內屯門公路以西的「住宅(甲類)1」用地，訂定兩級的建築物高度限制，分別為主水平基準上 85 米和 100 米，以反映漸次下降的高度輪廓。由於所涉地段的面積細小，當局亦容許就面積不小於 400 平方米的用地訂定主水平基準上 100 米的較高高度級別，以鼓勵合併用地和避免興建鉛筆型的建築物。

9.3.16 在「住宅(甲類)」地帶和各「住宅(甲類)」支區內，發展及重建計劃的建築物高度不得超過該圖所訂明的建築物高度上限，或現有建築物的高度，兩者中以數目較大者為準。城規會如接獲根據條例第 16 條提出的申請，可考慮略為放寬建築物高度限制。載於上文第 7.7 段的準則適用於評審略為放寬建築物高度限制的申請。城規會會按個別情況考慮每宗略為放寬建築物高度限制的申請。

9.3.17 當局不容許申請略為放寬「住宅(甲類)1」地帶訂為主水平基準上 100 米的建築物高度限制。

9.3.18 城規會如接獲根據條例第 16 條提出的申請，可在特殊情況下，就發展及／或重建計劃考慮略為放寬圖則上所顯示的非建築用地限制。

9.4 住宅(乙類)：總面積：139.20 公頃

9.4.1 劃作「住宅(乙類)」地帶的土地，主要位於新市鎮的邊緣一帶，其規劃意向主要是作中等密度的住宅發展；服務住宅區一帶地方的商業用途如向城規會提出申請，或會獲得批准。為配合屯門東因人口增加而引致對購物方面的需求，一些商業用途在指定為「住宅(乙類)14」及「住宅(乙類)19」地帶的土地屬於准許的用途。

9.4.2 第 57 區的龍珠島別墅、蟠龍半島、蒙地卡羅別墅、春和海景花園、聽濤小築及天佑居、第 58 區的愛琴灣、海澄軒、浪濤灣、屯門市地段第 449 號、漣山及瑜翠園，以及分布於第 48、55、56 及 59 區的多塊用地均劃為「住宅(乙類)」地帶。《註釋》內已列明最高地積比率為 1.3 倍，而以樓層數目(不包括地庫樓層)計算的相關建築物高度限制已在該圖內訂明。

9.4.3 位於第 48 區毗鄰舊咖啡灣泳灘的「住宅(乙類)」用地，

其最高建築物高度限為六層(不包括地庫樓層)。這塊用地須沿臨泳灘的土地加入園景緩衝區的設計。二零一四年空氣流通專家評估報告建議在用地內劃設至少闊 15 米的非建築用地，並與珠海學院的擬議建築物間距並排。由於用地臨海，地段沿海旁綿長，用地內的非建築用地對於促使海陸風滲入至為重要。倘日後發展此用地，必須在詳細設計階段進行定量空氣流通評估，以設定非建築用地及採納其他優化措施，並確定其成效。非建築用地亦用作觀景廊，令眺望大欖郊野公園山巒的視野更廣。為落實二零一四年空氣流通專家評估的建議，劃設非建築用地和進行定量空氣流通評估的要求會納於土地契約內。

- 9.4.4 至於第 59 區內毗鄰小欖交匯處的一塊「住宅(乙類)」用地，根據就該用地進行的考古調查，在該用地北部發現了考古遺迹。為了原址保存這些考古遺迹，除非獲康樂及文化事務署(下稱「康文署」)轄下古物古蹟辦事處(下稱「古蹟辦」)批准，否則不得在該用地北部進行挖掘工程。
- 9.4.5 當局把第 48 及 58 區的兩塊前軍事用地分別劃為「住宅(乙類)1」地帶及「住宅(乙類)3」地帶，作住宅發展用途。兩塊用地的地積比率／總樓面面積／上蓋面積／建築物高度上限，已在《註釋》內列明及／或在該圖內訂明。為締造「梯級式高度」輪廓和改善該區的通風，該「住宅(乙類)1」用地的西部及東部範圍的高度分別限為主水平基準上 85 米及 70 米。就該用地的東部範圍訂定高度限制，亦是為了避免日後發展遮擋從其北面麥理浩徑眺望的視野。在擬定該用地的發展計劃時，應考慮對通風及景觀所造成的影響。
- 9.4.6 第 20 區的一塊用地及第 56 區的兩塊用地均劃為「住宅(乙類)2」地帶。圖則已訂明這些用地的發展項目的最高地積比率限為 3.6 倍，而建築物高度則分別限為主水平基準上 80 米及 90 米。位於博愛醫院鄭任安夫人千禧小學以西掃管笏路的「住宅(乙類)2」用地，其建築物高度限為主水平基準上 90 米，接近機場障礙物高度管制的約主水平基準上 97 米。所有構築物(包括發展項目的天台構築物)不得高於機場障礙物高度管制。
- 9.4.7 第 20 區的容龍居已重建作住宅和酒樓餐廳用途，現劃為「住宅(乙類)4」地帶。《註釋》內已列明該塊用地不同地段的最大總樓面面積及最高建築物高度，以反映現時和准許的發展密度。
- 9.4.8 第 55 區位於掃管笏路的愛琴海岸，已建為一個商業和住宅綜合發展項目附連幼稚園用途。該發展現劃為「住宅(乙

類)5」地帶。《註釋》內已列明此地段的最大總樓面面積、最大上蓋面積和最高建築物高度，以反映現時和准許的發展密度。

9.4.9 第 20 區內五塊土地包括屯門閣、雅翠苑、雅德苑、青榕臺及海景花園劃為「住宅(乙類)6」地帶。青榕臺以南及海景花園西北的一塊用地現劃為「住宅(乙類)7」地帶。第 20 區青山公路－青山灣段以北的大部分用地現劃為「住宅(乙類)8」地帶。青山公路－青山灣段以南位於海旁的各塊用地則劃為「住宅(乙類)9」地帶。四個支區內發展項目的最高地積比率及最高建築物高度限制已在該圖《註釋》內訂明。

9.4.10 屯門新市鎮北緣和東緣的各塊用地，包括第 4 區的偉景花園、景峰豪庭及怡樂花園、第 52 區的疊茵庭及名賢居、第 23 區的怡峰園和各塊用地，以及第 39 區的凱德花園、錦暉花園、恒豐園、冠峰園及恒順園，劃為「住宅(乙類)10」地帶。《註釋》內已列明最高地積比率為 3.3 倍，而相關的建築物高度限制已在該圖內訂明。

9.4.11 第 52 區的倚嶺南庭和第 44 區的慧豐園及邁亞美海灣均劃為「住宅(乙類)11」地帶。《註釋》已列明上述發展的最高地積比率為 3 倍，而有關的建築物高度限制已在該圖內訂明。

9.4.12 第 57 區的香港黃金海岸內的酒店及住宅發展劃為「住宅(乙類)12」地帶。《註釋》已列明發展的最大總樓面面積限為 230 522 平方米，而有關的建築物高度限制已在該圖內訂明。

9.4.13 第 59 區青山公路－掃管笏段以南海旁區的低層住宅發展劃為「住宅(乙類)13」地帶。《註釋》已列明發展的最高地積比率為 1 倍。該圖又訂明建築物的高度限為三層(不包括地庫樓層)。

9.4.14 位於第 48 區近管青路的前寶龍軍營兩塊用地分別劃為「住宅(乙類)14」地帶及「住宅(乙類)15」地帶以作住宅發展，這兩個地帶之間擬設一條公共道路。「住宅(乙類)14」用地的最大住用總樓面面積限為 87 000 平方米，最大非住用總樓面面積限為 2 000 平方米以作商業用途。為締造梯級式高度輪廓，該圖已訂明「住宅(乙類)14」用地北部及南部範圍的建築物高度上限，分別為主水平基準上 85 米及 70 米。此外，該圖已訂明「住宅(乙類)15」用地的最大總樓面面積限為 69 780 平方米，建築物高度限為主水平基準上 70 米。再者，在「住宅(乙

類)14」及「住宅(乙類)15」用地上發現有珍貴的成齡樹。在有關用地的發展過程中，應盡可能保留和保護這些成齡樹。考慮到兩塊毗連用地的廣闊面積及可能對鄰近地區的通風造成影響，有必要審慎設計用地內建築物的布局和關設的通風廊。該兩塊用地的日後發展須在地面提供足夠的建築物間距和休憩用地，以中斷用地的綿長臨街面，從而促進盛行風的移動。二零一四年空氣流通專家評估建議，兩塊用地須大致上沿南北向關設至少闊 15 米的非建築用地，並沿西南偏西和東北偏東的方向關設橫過用地至少闊 15 米的非建築用地，而有關非建築用地須互相連接，以促使盛行風從該區滲進東面的鄉村式發展和下游較遠處西面的其他地區。為使日後的發展項目更有彈性，這些用地的發展商必須在詳細設計階段進行定量空氣流通評估，以物色非建築用地及採納其他優化措施，並確定其成效。這些非建築用地亦用作觀景廊，從多塊大型用地眺望大欖郊野公園的重要景觀資源和海景。在可能的情況下，非建築用地的定線應與珍貴樹木的位置及觀景廊互相配合。為落實二零一四年空氣流通專家評估的建議，劃設非建築用地和進行定量空氣流通評估的要求會納於土地契約內。「住宅(乙類)14」用地內的前寶龍軍營堂具文物價值，須於整體發展下活化，亦應就該用地的發展／重建計劃應諮詢康文署轄下古蹟辦。掃管笏寶龍軍營的具考古研究價值地點位於這兩塊用地內。倘任何發展計劃可能影響具考古研究價值的地點，應事先徵詢古蹟辦的意見。發展計劃如無可避免會對具考古研究價值的地點或其他具考古潛藏的地方造成滋擾，則須由一名合資格的考古學家擬備詳細的考古影響評估。有關考古學家須根據《古物及古蹟條例》(第 53 章)，就進行考古影響評估申請牌照。

9.4.15 第 52 區屯貴路的住聚康山莊及毗連用地劃為「住宅(乙類)16」地帶。該地帶的最高地積比率為 3 倍、最大上蓋面積為 30%，以及建築物高度限為主水平基準上 106 米。

9.4.16 第 56 區管翠路東南面的一塊用地劃為「住宅(乙類)17」地帶。該地帶的最大總樓面面積為 72 960 平方米及建築物高度限為主水平基準上 80 米。

9.4.17 第 56 區掃管笏路博愛醫院鄭任安夫人千禧小學以北的擬議住宅發展劃為「住宅(乙類)18」地帶。該地帶的最大整體總樓面面積為 78 200 平方米，包括不少於 890 平方米的總樓面面積以作政府規定的幼稚園用途，而建築物高度則限為主水平基準上 90 米。由於建築物高度限制接近機場障礙物高度管制的約主水平基準上 97 米，所有構築物(包括發展項目的天台構築物)不得高於機場障礙物高度管

制。

9.4.18 第 59 區富安居以東的一塊用地劃為「住宅(乙類)19」地帶。該地帶的最大住用總樓面面積為 1 900 平方米及最大非住用總樓面面積為 100 平方米，以作區內的商店及服務行業用途，而建築物高度則限為三層(不包括地庫樓層)。

9.4.19 在「住宅(乙類)」地帶和各「住宅(乙類)」支區內，發展及重建計劃的建築物高度不得超過該圖《註釋》所顯示及／或該圖所訂明的建築物高度限制，或現有建築物的高度，兩者中以數目較大者為準。城規會如接獲根據條例第 16 條提出的申請，可考慮略為放寬建築物高度限制。載於上文第 7.7 段的準則適用於評審略為放寬建築物高度限制的申請。城規會會按個別情況考慮每宗略為放寬建築物高度限制的申請。

9.4.20 在「住宅(乙類)」地帶和各「住宅(乙類)」支區內，發展及重建計劃的地積比率／總樓面面積／上蓋面積限制不得超過該圖《註釋》所顯示的地積比率／總樓面面積／上蓋面積限制，或現有建築物的地積比率／總樓面面積／上蓋面積限制，兩者中以數目較大者為準。為了提供彈性讓發展計劃能採用具創意的設計以配合個別地盤的特點，城規會可透過規劃許可審批制度，考慮略為放寬地積比率／總樓面面積／上蓋面積的限制。每項建議均會按個別情況考慮。

9.4.21 然而，如現有建築物的地積比率／總樓面面積／上蓋面積已經超過該圖《註釋》所顯示的地積比率／總樓面面積／上蓋面積限制，根據一般推定，除非情況特殊，否則不應批准略為放寬限制的申請。

9.4.22 城規會如接獲根據條例第 16 條提出的申請，可在特殊情況下，就發展及／或重建計劃考慮略為放寬圖則上所顯示的非建築用地限制。

9.5 住宅(丙類)：總面積：1.40 公頃

9.5.1 此地帶的規劃意向，主要是作低層、低密度的住宅發展；服務住宅區一帶地方的商業用途，如向城規會提出申請，或會獲得批准。

9.5.2 第 52 區內兩塊位於藍地交匯處東南面的用地劃作此用途。在此地帶內，發展和重建計劃的最高地積比率及最高建築物高度分別限為 0.4 倍及三層(不包括地庫樓層)，或現有建築物的地積比率及高度，兩者中以數目較大者為

準。城規會如接獲根據條例第 16 條提出的申請，可考慮略為放寬建築物高度限制。載於上文第 7.7 段的準則適用於評審略為放寬建築物高度限制的申請。城規會會按個別情況考慮每宗略為放寬建築物高度限制的申請。

9.5.3 為了提供彈性讓發展計劃能採用具創意的設計以配合個別地盤的特點，城規會可透過規劃許可審批制度，考慮略為放寬地積比率限制。每項建議均會按個別情況考慮。

9.5.4 然而，如現有建築物的地積比率已經超過該圖《註釋》所顯示的地積比率限制，根據一般推定，除非情況特殊，否則不應批准略為放寬限制的申請。

9.6 住宅(戊類)：總面積：2.42 公頃

9.6.1 「住宅(戊類)」地帶的規劃意向是作政府宿舍發展，並實施紓緩環境影響的措施。設立此地帶，是方便當局因應環境上的各種限制，對發展的規模、設計和布局實施適當的規劃管制。「住宅(戊類)1」地帶的規劃意向，主要是透過進行重建或改建計劃而逐步淘汰現有的工業用途，使改作住宅用途。這類計劃須向城規會提出申請。當局雖然會容忍現有工業用途的存在，但不會批准進行新的工業發展，以避免工業區與住宅區為鄰所產生的不協調問題永遠無法解決。

9.6.2 第 52 區內一塊毗連青山公路－嶺南段和位於清涼法苑南面的用地劃為「住宅(戊類)」地帶，原有的政府宿舍已經拆卸，至於這塊用地預算作重建政府宿舍的用途。這塊用地毗連主要道路交界處，因此車輛噪音及廢氣問題受到關注。就此，當局把該用地劃為「住宅(戊類)」地帶，以便容許根據條例第 16 條向城規會提交擬作宿舍用途的規劃申請，並提出紓緩環境影響的措施，以供考慮。在「住宅(戊類)」地帶內，新發展／重建計劃的總樓面面積及建築物高度不得超過該圖所訂明的最大總樓面面積(9 875 平方米)及建築物高度限制(主水平基準上 70 米)，或現有建築物的總樓面面積及高度，兩者中以數目較大者為準。

9.6.3 第 51 區內一塊位於紫田村及兆康苑北面的狹長土地劃為「住宅(戊類)1」地帶。該塊土地現時的用途混雜，包括住宅構築物、停車場、露天貯物場地及工場。由於當局不可能一下子把該處的所有工業用途予以淘汰，因此重要的是必須確保住宅發展在環境上是可接受的，並不會受到與工業用途為鄰的問題影響。申請人須提交充足的資料，以證明新發展在環境上是可接受的，並須視乎情況實施適當的紓緩措施，以解決住宅與工業用途為鄰的潛在問題。此

外，申請人必須向城規會證明擬議發展在環境質素、土地用途的協調、基礎設施的提供，以及交通需要等方面，皆不會構成不良影響或只有輕微的不良影響。「住宅(戊類)1」地帶內新發展的最高地積比率限為 1 倍，最大上蓋面積限為 40%，而建築物高度則限為五層(包括一層停車場)。

9.6.4 城規會如接獲根據條例第 16 條提出的申請，可考慮略為放寬建築物高度限制。載於上文第 7.7 段的準則適用於評審略為放寬建築物高度限制的申請。每項建議均會按個別情況考慮。

9.6.5 為了提供彈性讓發展計劃能採用具創意的設計以配合個別地盤的特點，城規會可透過規劃許可審批制度，考慮略為放寬總樓面面積／地積比率／上蓋面積的限制。每項建議均會按個別情況考慮。

9.6.6 然而，如現有建築物的總樓面面積／地積比率／上蓋面積已經超過該圖《註釋》所顯示的總樓面面積／地積比率／上蓋面積限制，根據一般推定，除非情況特殊，否則不應批准略為放寬限制的申請。

9.7 鄉村式發展：總面積：89.65 公頃

此地帶的規劃意向，是反映現有的認可鄉村和其他鄉村的範圍，以及提供合適土地以作鄉村擴展和重置受政府計劃影響的村屋。地帶內的土地，主要預算供原居村民興建小型屋宇之用。設立此地帶的目的，亦是要把鄉村式發展集中在地帶內，使發展模式較具條理，而在土地運用及基礎設施和服務的提供方面，較具經濟效益。在新界豁免管制屋宇的地面一層，有多項配合村民需要和鄉村發展的商業和社區用途列為經常准許的用途。其他商業、社區和康樂用途，如向城規會申請許可，或會獲得批准。劃作「鄉村式發展」地帶的土地分別位於第 4、26、36、43、54、55 及 56 區。此地帶的最高建築物高度已在《註釋》內列明。

9.8 工業：總面積：42.11 公頃

9.8.1 「工業」地帶的規劃意向，主要是作一般工業用途，以確保工業樓面空間的供應，足以應付生產工業的需求。在此地帶內，資訊科技及電訊業及與工業用途有關的辦公室，亦屬經常准許的用途。然而，銀行、快餐店、零售商店等商店及服務行業(只限設於地面一層，但在經大規模改建的現有建築物則無此限制)和辦公室，如非第一欄所經常准許的，以及不是位於現有建築物低層特別設計的非工業部分，則須取得城規會的規劃許可。現有建築物特別設計的

非工業部分不包括地庫樓層和全層或主要為停車位、上落客貨車位及／或機房的樓層。某些類別的工業發展，例如瀝青／混凝土配料廠及貨櫃裝卸站等，亦必須先取得城規會的規劃許可。

9.8.2 當局在第 9、12、16、17、40 及 44 區預留土地供發展一般工業，以應付預期需求。這些工業用地大多已發展。

9.8.3 在「工業」地帶和各「工業」支區「工業(1)」、「工業(2)」及「工業(3)」內，發展或重建計劃的地積比率須受到管制，即最高地積比率分別是 9.5 倍、5 倍、3 倍和 2.5 倍，或現有建築物的地積比率，兩者中以數目較大者為準。

9.8.4 在《建築物(規劃)規例》第 22 條列出的情況下，地積比率可超逾該圖《註釋》所列明的最高地積比率，但幅度須以規例第 22 條所准許者為限，以便保留彈性，應付特殊情況的需要，例如把某用地的部分範圍作道路擴闊用途或公共用途。

9.8.5 在「工業」地帶和各「工業」支區內，發展和重建計劃的建築物高度不得超過該圖所訂明的建築物高度限制，或現有建築物的高度，兩者中以數目較大者為準。城規會如接獲根據條例第 16 條提出的申請，可考慮略為放寬建築物高度限制。載於上文第 7.7 段的準則適用於評審略為放寬建築物高度限制的申請。城規會會按個別情況考慮每宗略為放寬建築物高度限制的申請。

9.8.6 為了提供彈性讓發展計劃能採用具創意的設計以配合個別地盤的特點，城規會可透過規劃許可審批制度，考慮略為放寬地積比率限制。每項建議均會按個別情況考慮。

9.8.7 然而，如現有建築物的地積比率已經超過該圖《註釋》所顯示的地積比率限制，根據一般推定，除非情況特殊，否則不應批准略為放寬限制的申請。

9.8.8 城規會如接獲根據條例第 16 條提出的申請，可在特殊情況下，就發展及／或重建計劃考慮略為放寬圖則上所顯示的非建築用地限制。

9.9 政府、機構或社區：總面積：235.08 公頃

9.9.1 此地帶的規劃意向，主要是提供政府、機構或社區設施，以配合當地居民及／或該地區、區域，以至全港的需要；以及是供應土地予政府、提供社區所需社會服務的機構和

其他機構，以供用於與其工作直接有關或互相配合的用途。政府、機構或社區設施是按照《香港規劃標準與準則》而提供的。

- 9.9.2 現有的主要設施計有第 16 及 29 區的游泳池場館、分布在第 1、5、10、16 及 28 區的室內康樂中心、第 52 區的嶺南大學、第 48 區的哈羅香港國際學校、第 3 區的青松觀、青山醫院和屯門醫院、第 11 區的屯門公共圖書館、第 32 區的香港專業教育學院(屯門分校)、第 31 區的寺院、第 16 區的弱能人士技能訓練中心、第 48 區的入境事務處訓練學校和其他設施、第 44 區的聯用綜合大樓及魚類批發市場，以及中小學校。此外，各個「住宅」地帶內也設有地區社區設施。在第 48 區前寶龍軍營的喺喀廟具文物價值，現擬進行保育和活化，以作社區用途。
- 9.9.3 擬議提供的主要設施計有第 16 區的運動場、第 54 區的學校及污水抽水站、第 38 區的食水抽水站、第 48 區的專上學院、第 59 區的海水抽水站，以及分布在第 3、14 和 54 區的室內康樂中心。此外，也有例如在第 41、55 及 56 區預留額外的土地，為區內的規劃人口提供政府、機構或社區設施。
- 9.9.4 在各「政府、機構或社區」用地內，發展及重建計劃的建築物高度(不論是以米為單位從主水平基準起計算或以樓層數目(不包括地庫樓層)計算)不得超過該圖所訂明的建築物高度，或現有建築物的高度，兩者中以數目較大者為準。大部分「政府、機構或社區」用地的建築物高度限制均以樓層數目訂明，但一些較高層政府、機構或社區用途則除外，這些用途包括第 9 區的屯門警署和第 3 區的青松觀路政府宿舍、屯門醫院復康大樓及屯門醫院職員宿舍暨普通科護士學校，以反映現時的建築物高度及／或就建築物高度輪廓作出更明確的管制。
- 9.9.5 該圖已訂明，第 48 區內東鄰「住宅(乙類)1」用地的「政府、機構或社區」用地的建築物高度限為主水平基準上 70 米，避免遮擋從其北面麥理浩徑眺望的視野。
- 9.9.6 城規會如接獲根據條例第 16 條提出的申請，可考慮略為放寬建築物高度限制。載於上文第 7.7 段的準則適用於評審略為放寬建築物高度限制的申請。城規會會按個別情況考慮每宗略為放寬建築物高度限制的申請。

9.10 休憩用地：總面積：1111.62 公頃

9.10.1 此地帶的規劃意向，主要是提供戶外公共空間作各種動態及／或靜態康樂用途，以配合當地居民和其他市民的需要。

9.10.2 現有和已規劃提供的休憩用地符合《香港規劃標準與準則》的規定。其中尤為重要的現有設施計有第 5 區的運動場、第 34 區的屯門市鎮公園、第 28 區的湖山遊樂場、第 45 區的蝴蝶灣公園、第 35 區沿河道兩旁闢建的河畔休憩用地，以及屯門東地區沿岸一帶的多個泳灘及第 57 區的黃金泳灘。擬議的主要計劃計有第 27 區的休憩用地、第 18 區及 33 區的長廊公園，以及小欖交匯處以西海岸一帶的地區休憩用地。此外，其他地帶內均闢設有鄰舍休憩用地。

9.11 康樂：總面積：0.37 公頃

9.11.1 此地帶的規劃意向，主要是進行康樂發展，為市民提供所需設施，從而促進動態及／或靜態康樂活動和旅遊／生態旅遊的發展。康樂發展的配套用途，如申請規劃許可，或會獲得批准。

9.11.2 該「康樂」地帶位於屯門第 45 區。在「康樂」地帶內(另有列明者除外)的發展或重建計劃的最高地積比率為 0.4 倍、最大上蓋面積為 20% 及最高建築物高度為兩層。

9.11.3 在此地帶作住宅發展必須取得城規會的規劃許可，而有關項目的最高地積比率為 0.2 倍及最高建築物高度為兩層。

9.11.4 為確保此用地會有足夠的綠化設施，而且不會嚴重影響現有的景觀資源，應盡量減少砍伐樹木，綠化覆蓋率亦最少須達 30%。如在施工期間發現古物或假定古物，須知會康文署轄下古蹟辦。

9.11.5 城規會如接獲根據條例第 16 條提出的申請，可考慮上文第 7.7 段所述略為放寬建築物高度限制。每宗略為放寬限制的申請會按個別情況考慮。

9.11.6 為了提供彈性讓發展計劃能採用具創意的設計以配合個別地盤的特點，城規會可透過規劃許可審批制度，考慮略為放寬地積比率／上蓋面積限制。每項建議均會按個別情況考慮。

9.11.7 然而，如現有建築物的地積比率／上蓋面積已經超過該圖

《註釋》所顯示的地積比率限制，根據一般推定，除非情況特殊，否則不應批准略為放寬限制的申請。

9.12 其他指定用途：總面積：319.07 公頃

9.12.1 此地帶的規劃意向，主要是提供／預留土地作特定用途的發展，以配合當地居民及其他市民的需要。此地帶涵蓋撥作下列特定用途的土地：

(a) 輕便鐵路綜合發展區

此地帶的規劃意向，主要是把涵蓋範圍綜合發展／重建作住宅及／或商業用途、輕便鐵路總站或車站，以及其他公共交通及社區配套設施，包括：

(i) 「其他指定用途」註明「輕便鐵路綜合發展區」地帶涵蓋在第 18 區新屯門中心內輕便鐵路車廠上蓋的住宅發展及附設的商業和社區設施。一如該圖所顯示，有關用地的建築物高度限為主水平基準上 20 米及 100 米。另該圖的《註釋》已訂明，住用、非住用和公共交通交匯處的最大總樓面面積限制分別是 200 000 平方米、8 000 平方米及 139 675 平方米，或現有建築物的總樓面面積及高度，兩者中以數目較大者為準；以及

(ii) 「其他指定用途」註明「輕便鐵路綜合發展區(1)」地帶的現有發展包括第 27 區內輕便鐵路總站和公共交通交匯處及其上蓋的商業和私人住宅樓宇(即恒福花園)。一如該圖所顯示，有關用地的建築物高度限為主水平基準上 85 米。另該圖的《註釋》已訂明，住用、非住用和公共交通交匯處的最大總樓面面積限制分別是 88 000 平方米、3 200 平方米及 15 934 平方米，或現有建築物的總樓面面積及高度，兩者中以數目較大者為準。

(b) 內河貨運碼頭

此地帶的規劃意向，主要是為來自珠江三角洲地區的內河貨運船隻提供設施。這碼頭位於第 38 區及 47 區，建於第 38 區「特殊工業區」東鄰的填海土地上，其主要設施包括一個長達 3 000 米的船隻靠泊海岸線和一個避風塘，另外在西面防波堤臨海一

面提供額外靠泊處。這個內河貨運碼頭現已投入運作。一如該圖及《註釋》所訂明，有關用地的最高地積比率和最高建築物高度分別限為 2.5 倍及主水平基準上 30 米，或現有建築物的地積比率及高度，兩者中以數目較大者為準。

(c) 特殊工業區

此地帶的規劃意向，主要是提供土地以發展佔地廣闊及資本密集的工業，以及其他特殊工業。此工業區位於第 38 區內。

該兩塊「其他指定用途」註明「特殊工業區」用地包括：

- (i) 資源回收場西面(即建有永久航空煤油設備的用地)和東面的用地，一如該圖及《註釋》所訂明，最高地積比率及最高建築物高度分別限為 2.5 倍及主水平基準上 30 米，或現有建築物的地積比率及高度，兩者中以數目較大者為準；以及
- (ii) 在屯門市地段第 372 號及其擴展部分(即永久航空煤油設備以西有一塊用地)現有一所煉鋼廠。一如該圖及《註釋》所訂明，其最大的總樓面面積和最高建築物高度分別限為 222 948 平方米及主水平基準上 60 米，或現有建築物的總樓面面積及高度，兩者中以數目較大者為準。在計算建築物(煙囪本身除外)的現有高度時，煙囪的高度不應計算在內。煙囪的重建及／或修改不應導致新設施或經修改的設施的高度超過煙囪現時的高度。

(d) 碼頭

此地帶的規劃意向，主要是提供碼頭供船隻停泊以作起卸貨物及／或乘客上落的用途；服務其顧客的商業用途，如向城規會提出申請，或會獲得批准。此地帶提供土地建造第 44 區的屯門渡輪碼頭，及在第 38 區和 49 區三個現有的碼頭和一個擬設碼頭。該圖已訂明「其他指定用途」註明「碼頭」地帶的建築物高度分別限為三層和一層(不包括地庫樓層)，或現有建築物的高度，兩者中以數目較大者為準。

(e) 公眾康樂體育中心

此地帶的規劃意向，主要是提供體育及康樂設施。這些設施包括第 19 區及 45 區的屯門高爾夫球場、屯門公眾騎術學校及其他消閒／康樂及體育設施。該圖已訂明此地帶的建築物高度限為三層（不包括地庫樓層），或現有建築物的高度，兩者中以數目較大者為準。

(f) 貨物裝卸區

此地帶的規劃意向，主要是提供貨物裝卸區。貨物裝卸區位於第 16 區的避風塘內。該圖已訂明此地帶的建築物高度限為三層（不包括地庫樓層），或現有建築物的高度，兩者中以數目較大者為準。

(g) 電力支站

此地帶的規劃意向，主要是提供電力支站。七個分別位於第 2、6、9、16、23、51 及 59 區的電力支站劃為「其他指定用途」註明「電力支站」地帶，另位於第 52 區的一個電力支站現正施工。該圖已訂明此地帶的建築物高度限為一至二層（不包括地庫樓層），或現有建築物的高度，兩者中以數目較大者為準。

(h) 電話機樓

此地帶的規劃意向，主要是提供電話機樓。位於第 6 區的電話機樓劃為「其他指定用途」註明「電話機樓」地帶。該圖已訂明此地帶的建築物高度限為四層（不包括地庫樓層），或現有建築物的高度，兩者中以數目較大者為準。

(i) 加油站

此地帶的規劃意向，主要是提供加油站。三個加油站分別位於第 30、33 和 37 區。該圖已訂明，此地帶內發展的建築物高度限為一層（不包括地庫樓層），或現有建築物的高度，兩者中以數目較大者為準。

(j) 防波堤

此地帶的規劃意向，主要是提供防波堤。有一個防

波堤位於第 38 區近內河貨運碼頭，另一個則面向青山灣。

(k) 貨櫃存放場及修理站

此地帶的規劃意向，主要是提供貨櫃存放場及修理站。所涵蓋的範圍位於第 38 區龍門路北面。該圖已訂明此地帶的最高地積比率限為 2.5 倍，建築物高度限為主水平基準上 30 米，或現有建築物的高度，兩者中以數目較大者為準。

(l) 污水處理廠

此地帶的規劃意向，主要是在第 47 區提供污水處理廠。該圖已訂明此地帶的建築物高度限為主水平基準上 30 米，或現有建築物的高度，兩者中以數目較大者為準。

(m) 發電站

此地帶的規劃意向，主要是在第 49 區的踏石角提供發電站。一如該圖及《註釋》所訂明，有關用地的最高地積比率和最高建築物高度分別限為 1.9 倍及主水平基準上 85 米，或現有建築物的地積比率及高度，兩者中以數目較大者為準。在計算建築物（煙囪本身除外）的現有高度時，煙囪的高度不應計算在內。煙囪的重建及／或修改不應導致新設施或經修改的設施的高度超過煙囪現時的高度，並須受到依據《香港機場（障礙管制）條例》（第 301 章）訂明的機場障礙物高度限制所規限。

(n) 水泥廠

此地帶的規劃意向，主要是在第 49 區的踏石角提供水泥廠。一如該圖及《註釋》所訂明，有關用地的最大總樓面面積和最高建築物高度分別限為 382 138 平方米及主水平基準上 26 米，或現有建築物的總樓面面積及高度，兩者中以數目較大者為準。在計算建築物（加熱塔及水泥密封倉本身除外）的現有高度時，加熱塔及水泥密封倉的高度不應計算在內。加熱塔及水泥密封倉的重建及／或修改，不應導致新設施或經修改的設施的高度超過加熱塔及水泥密封倉現時的高度。

(o) 煤氣減壓站

此地帶的規劃意向，主要是在第 52 區提供煤氣減壓站。該圖已訂明此地帶的建築物高度限為一層（不包括地庫樓層），或現有建築物的高度，兩者中以數目較大者為準。

(p) 遊艇會、船隻修理及與遊艇停泊處有關的商業設施

此地帶的規劃意向，主要是提供遊艇會、船隻修理設施及與遊艇停泊處有關的商業設施。劃作此地帶的用地位於第 57 區。在此地帶內，商業發展、船隻修理區及遊艇會的最大總樓面面積分別限為 4 800 平方米、4 800 平方米及 4 400 平方米，或現有建築物的總樓面面積，兩者中以數目較大者為準。一如該圖所顯示，此地帶的建築物高度限為主水平基準上 23 米，或現有建築物的高度，兩者中以數目較大者為準。

(q) 資源回收場

此地帶主要是在第 38 區提供面積約 20 公頃的資源回收場。資源回收場設有共用設施，以供同時用作經營物料重用、循環再造和堆肥，以及有關的處理和製造的行業（包括提供貨物及服務）。在資源回收場內經營的行業包括使用從廢物所得的可循環再造物料的行業、採用無污染技術或可再生能源的行業，以及提供有關產品或服務的行業。資源回收場的最高地積比率不得超過 2.5 倍，最高建築物高度為 35 米。如須建造煙囪，煙囪的最高高度限為地面上 30 米。資源回收場第 I 期已於二零零六年年底招租，第 II 期則會於較後時間投入運作。在此地帶的建築物不得超過該圖《註釋》所顯示的地積比率及高度限制，或現有建築物的地積比率及高度，兩者中以數目較大者為準。

(r) 商貿

此地帶位於屯門第 9 區內巴士廠及九巴總修中心的北面 and 南面，佔地約 3.64 公頃。根據「二零零九年分區研究」，此地帶的土地會作商貿用途。此地帶的規劃意向，主要是作一般商貿用途。在此地帶內，資訊科技及電訊業、非污染工業用途、辦公室用途和其他商業用途，均屬新「商貿」樓宇經常准許的用途。在現有工業樓宇或工業辦公室樓宇內，

具有較低火警危險而不直接向公眾提供顧客服務或供應貨品的辦公室用途，列為經常准許的用途。此地帶的發展／重建項目的最高地積比率限為 9.5 倍（包括不超過 1.0 倍的地積比率作「商店及服務行業」和「食肆」用途），最高建築物高度限為主水平基準上 100 米。

(s) 貨櫃貨物裝卸及存放區

此地帶位於第 40 區內沿海濱而設的屯門至赤鱗角連接路北面着陸點填海區，佔地約 2.38 公頃。此地帶的規劃意向，主要是提供貨櫃貨物裝卸及存放設施，包括用以堆放從船隻卸下／有待裝上船隻的貨櫃的露天存放場、最大總樓面面積為 8 000 平方米和最高建築物高度為主水平基準上 20 米的貨櫃裝卸站，以及容納附屬設施（包括車輛通道、裝卸區、車輛等候區和緊急車輛通道）的無上蓋地方。主水平基準上 20 米的最高建築物高度限制不適用於堆放的貨櫃和起重機構築物。

(t) 其他地點(上文未有列明者)

(i) 第 16 區的多層貨車／汽車停車場暨商業用途。發展的最大總樓面面積限為 47 414 平方米，或現有建築物的總樓面面積，兩者中以數目較大者為準。此外，將合共提供不少於 325 個公眾停車位，而任何純粹建造為或擬用作公眾停車位的樓面空間，均應計入總樓面面積。該圖已訂明此地帶的建築物高度限為主水平基準上 100 米，或現有建築物的高度，兩者中以數目較大者為準。城規會如接獲申請，可考慮略為放寬總樓面面積／建築物高度及關設公眾停車位的限制。每宗申請會按個別情況考慮。

(ii) 第 17 區的「綜合工業發展連附屬商業及社區設施」，包括一項主要工業發展，內有一座中央服務設施大樓，提供公用停車設施和為區內工作人士而設的一系列附設社區及商業設施。發展的最大總樓面面積限為 150 000 平方米，或現有建築物的總樓面面積，兩者中以數目較大者為準。該圖已訂明此地帶的建築物高度限為主水平基準上 85 米，或現有建築物的高度，兩者中以數目較大者為準。

(iii) 第 27 區的酒樓餐廳／商場。發展的最大總樓面面積限為 2 308 平方米，或現有建築物的總樓面面積，兩者中以數目較大者為準。該圖已訂明此地帶的建築物高度限為三層(不包括地庫樓層)，或現有建築物的高度，兩者中以數目較大者為準。

(iv) 第 44 區南面的輕便鐵路總站、渡輪碼頭廣場及商業／住宅發展(即海翠花園)。該圖的《註釋》已訂明，發展或重建計劃的最高住用及非住用地積比率分別限為 5 倍及 9.5 倍，或現有建築物的地積比率，兩者中以數目較大者為準。在釐定有關用地的發展或重建計劃時，政府規定的公共交通交匯處的總樓面面積(不超過 17 340 平方米)可免計算在內。該圖已訂明此地帶的建築物高度限為主水平基準上 85 米，或現有建築物的高度，兩者中以數目較大者為準。

9.12.2 一如《註釋》所訂明及該圖所顯示，在「其他指定用途」地帶內，發展及重建計劃的建築物高度不得超過建築物高度限制，或現有建築物的高度，兩者中以數目較大者為準。

9.12.3 城規會如接獲根據條例第 16 條提出的申請，可考慮略為放寬建築物高度限制。載於上文第 7.7 段的準則適用於評審略為放寬建築物高度限制的申請。城規會會按個別情況考慮每宗略為放寬建築物高度限制的申請。

9.12.4 為了提供彈性讓發展計劃能採用具創意的設計以配合個別地盤的特點，城規會可透過規劃許可審批制度，考慮略為放寬地積比率／總樓面面積的限制。每項建議均會按個別情況考慮。

9.12.5 然而，如現有建築物的地積比率／總樓面面積已經超過該圖《註釋》所顯示的地積比率／總樓面面積限制，根據一般推定，除非情況特殊，否則不應批准略為放寬限制的申請。

9.13 綠化地帶：總面積：743.46 公頃

此地帶的規劃意向，主要是利用天然地理環境作為市區和近郊的發展區的界限，以抑制市區範圍的擴展，並提供土地作靜態康樂場地。根據一般推定，此地帶不宜進行發展。然而，在此地帶內進行有限度的發展，或會獲得批准，但須先向城規會申請。城規

會將參照有關的城市規劃委員會指引，按個別情況考慮每宗申請，並可能在有附帶條件或無附帶條件下批准申請。位於第 54 區西部的一塊現有林地具有高度的生態價值，因此須特別注意，任何有損該林地生態完整的發展計劃都不會獲得批准。

9.14 具特殊科學價值地點：總面積：42.69 公頃

9.14.1 此地帶的規劃意向，是保存和保護具特殊科學價值的景物，例如稀有或特別品種的動植物及其生境、林地，或在生態或植物學／生物學方面具有價值的地方。這些地方均劃作「具特殊科學價值地點」。設立此地帶的目的，是阻止市民在地帶內進行活動或發展。根據一般推定，此地帶不宜進行發展。除非有需要進行發展以助保存「具特殊科學價值地點」地帶內具特殊科學價值的景物、保持和保護「具特殊科學價值地點」地帶的現有特色，或達至教育和研究的目的，否則地帶內不准進行發展。該區有兩個具特殊科學價值地點，一個位於青山，另一個位於小冷水。

9.14.2 在青山具特殊科學價值地點山頂上的草坡，是桔梗生長的主要地點之一，而桔梗是受《林區及郊區條例》保護的稀有植物。該處樹木叢生的溪谷亦長有特別和稀有的植物品種。淡紫百合和吊鐘是另外兩種在該處錄得的受保護品種。

9.14.3 小冷水具特殊科學價值地點是香港已知的最大蝴蝶過冬地點。自一九九九年以來，該處每逢冬季也有大量斑蝶科蝴蝶到訪的記錄。這個具特殊科學價值地點亦包括一片種植了毛葉桉和台灣相思等外來植物的植林區。

9.15 未決定用途：總面積：28.13 公頃

9.15.1 對於規劃作此地帶的地區，當局在決定未來的土地用途前，必須進行詳細的規劃研究。「未決定用途」地帶包括一個現有的防波堤及著名景點三聖灣的毗連擬議填海區，以及位於擬議屯門至赤鱗角連接路收費廣場北面和西面的屯門第 46 區土地。當局認為應就長遠土地用途進行詳細的研究，以及進行有關交通、環境、通風和景觀影響的支援技術評估，因而把有關用地在現階段劃為「未決定用途」地帶。

9.15.2 除根據《註釋》說明頁獲批准的用途外，就在指定為「未決定用途」地帶的土地上進行發展而提交的許可申請應附有各類技術評估，例如環境影響評估、空氣流通評估、視覺影響評估及交通影響評估，以供城規會核准。上述評估旨在研究於建造工程進行期間及之後，擬議發展在環境、

通風、景觀及交通方面可能受到的影響或可能造成的影響，並提出有助紓緩影響的措施。

10. 交通

10.1 道路

10.1.1 屯門公路及青山公路把屯門新市鎮與新界其他主要已建設區連接起來。為貫徹長遠規劃目標，當局擬沿大欖山麓開設一條支路；延長鳴琴路；以及在第 54 區小坑村南面興建一條新道路，但須待進行詳細規劃及工程可行性研究後方可作實。青山公路的改善工程已經開展。此外，當局已築成一條山麓繞道（即龍富路），把新市鎮西部的未來港口發展區及屯門公路連接起來，以紓緩龍門路預計會出現的交通擠塞情況。

10.1.2 行政長官會同行政會議於二零一一年十月十八日根據《道路（工程、使用及補償）條例》（第 370 章）授權進行屯門至赤鱸角連接路工程。依據條例第 13A 條，獲得授權進行的屯門至赤鱸角連接路工程須當作為根據條例獲得核准的工程。屯門至赤鱸角連接路是一條全長約九公里、雙程雙線行車的策略性道路，在北面連接屯門和擬建的屯門西繞道，在南面連接港珠澳大橋、香港口岸、赤鱸角香港國際機場和北大嶼山，其中穿越屯門與香港口岸和北大嶼山之間的龍鼓水道的部分路段，將以海底隧道（長約五公里）形式興建。屯門至赤鱸角連接路北面着陸點填海區在內河貨運碼頭以東，其收費廣場則位於第 46 區。屯門至赤鱸角連接路工程訂於二零一八年完成。

10.2 鐵路

10.2.1 輕便鐵路路線主要沿區內地區幹路鋪築，連接屯門新市鎮內所有主要住宅和工商業地區，並為西鐵元朗站、天水圍站、兆康站及屯門站提供接駁服務。

10.2.2 西鐵於二零零三年十二月通車，是一條貫通屯門和西九龍的境內客運線，由西九龍的南昌至屯門，途經美孚、荃灣西、錦上路、元朗、朗平、天水圍及兆康。自二零零九年八月起，西鐵服務伸展至紅磡，途經柯士甸站及尖東站兩個新設的中途站。西鐵有兩個車站位於屯門區，即兆康站及屯門站，為區內居民提供服務。西鐵亦於元朗、天水圍、兆康及屯門提供轉乘輕便鐵路服務。

10.3 渡輪碼頭

為加強屯門新市鎮與香港其他地區的水上運輸聯繫，當局已劃出若干土地作興建渡輪設施的用途。第 44 區南部的永久渡輪碼頭現已落成，提供前往東涌新市鎮的渡輪服務，並可能會提供前往澳門及珠江三角洲地區的跨界渡輪服務。

10.4 行人通道

屯門新市鎮內設有完善的行人道及單車徑網絡。有關路線已於詳細的發展藍圖上示明。

11. 公用設施

11.1 食水供應

第 22 區的屯門濾水廠為屯門新市鎮及新界西北其他地區供應食水。當局已劃定用地興建的設施計有第 28 區和 59 區海旁的海水抽水站、第 22 區和 55 區的食水抽水站，以及分布在第 21、23、38、49 及 53 區的大型食水及海水配水庫。

11.2 污水收集及處理

第 45 區的白角及第 51 區的兆康苑共設有兩座污水抽水站，把屯門新市鎮的污水抽送往第 47 區望后石的大型污水處理廠，經處理後的污水會經由深海排水口排出大海。此外，第 20 區及 55 區也建有兩座污水抽水站，為新市鎮東部提供服務。第 54 區及 59 區亦預留了多塊土地作抽水站，分別為將來在第 54 區及 59 區的住宅發展提供服務。

11.3 電力

現有的青山「A」發電站及青山「B」發電站設於第 49 區(踏石角)內，總發電量超逾 4 000 兆瓦，是東南亞規模最大的發電站。電力支站遍布整個規劃區內，為區內各個範圍提供服務。

11.4 煤氣

屯門新市鎮的煤氣供應來自大埔煤氣廠。

11.5 電話機樓

分別設於第 6 區及 16 區的兩座大型電話機樓已投入服務。待日後需求隨人口增長而增加時，會在各地帶加設電話機樓。

12. 文化遺產

- 12.1 在屯門分區計劃大綱圖所涵蓋的範圍內，有一個法定古蹟、數處具考古研究價值的地點及已評級和擬評級的歷史建築物及構築物。二零零四年三月，位於第 25 區何福堂會所內的馬禮遜樓及其毗連土地獲宣布為古蹟。具考古研究價值的地點計有第 52 區的虎地下具考古研究價值地點、第 54 區的麒麟圍、小坑村及新慶村具考古研究價值地點、第 48、55、56 及 57 區的掃管笏及掃管笏寶龍軍營具考古研究價值地點、第 28 區鄰近兆山苑的石角咀具考古研究價值地點、第 59 區的小欖具考古研究價值地點，以及第 39 區的青山陶窯。二零零九年三月十九日，古物諮詢委員會（下稱「古諮會」）公布 1 444 幢歷史建築物的名單，當中部分位於該區的建築物／構築物亦已獲給予擬議評級。上述所有法定古蹟、具考古研究價值的地點，以及已評級和擬評級的歷史建築物／構築物均值得保存。
- 12.2 古諮會也公布了該份 1 444 幢歷史建築物名單以外的新項目。這些新項目須由古諮會作出評級。有關該份 1 444 幢歷史建築物名單和新項目的詳情，已上載至古諮會的官方網站 <http://www.aab.gov.hk>。
- 12.3 倘任何發展、重建或改劃地帶建議可能影響上述具考古研究價值的地點及已評級／擬評級的歷史建築物／構築物、有待作出評級的新項目及其毗鄰環境，應事先徵詢康文署轄下古蹟辦的意見。發展或重建計劃如無可避免會對具考古研究價值的地點或其他具考古潛藏的地方造成滋擾，便須由一名合資格考古學家擬備詳細的考古影響評估。有關考古學家須根據《古物及古蹟條例》（第 53 章），就進行考古影響評估申請牌照；而在申請牌照前，須先向古蹟辦提交考古影響評估建議，並獲得其同意。

13. 規劃的實施

- 13.1 雖然當局目前仍會容忍不符合有關地帶的法定規定的現有用途，但任何用途的實質更改及任何其他發展／重建都必須是該圖所經常准許的；或是如果必須先取得城規會的許可，則須符合城規會所批給許可的內容。城規會已就市區和新市鎮地區內的現有用途的釋義制定了一套指引。任何人士如欲要求享有「現有用途權利」，應參閱這份指引，並且必須提供足夠的證據，以證明確有資格享有這項權利。至於執行各個地帶規定的工作，主要由屋宇署、地政總署和其他簽發牌照的部門負責。
- 13.2 該圖提供一個概括的土地用途大綱。規劃署已經及現正根據這個大綱為該區擬備更詳細的非法定圖則。政府部門在規劃公共工程及預留土地時，都以這些詳細圖則作為依據。地政總署負責批地事宜，土木工程拓展署聯同當事部門以及工務部門如路政署及建

策署，負責統籌各類公共工程項目。同時，在實施該圖的過程中，當局亦會在適當時候徵詢屯門區議會的意見。

- 13.3 城規會將會按個別情況審批每宗規劃申請。一般來說，城規會考慮規劃申請時，會顧及所有有關的規劃因素，其中可能包括政府內部發展大綱圖和發展藍圖以及城規會所頒布的指引。發展大綱圖及發展藍圖均存放在規劃署，以供公眾查閱。城規會所頒布的指引，可於城規會的網頁瀏覽，或向城規會秘書處及規劃署專業事務部索閱。至於規劃許可的申請表格及《申請須知》，可從城規會的網頁下載，亦可向城規會秘書處，以及規劃署專業事務部及有關的地區規劃處索取。申請書須夾附有關資料，供城規會考慮。

城市規劃委員會

二零一四年五月

**SCHEDULE OF AMENDMENTS TO
THE APPROVED TUEN MUN OUTLINE ZONING PLAN NO. S/TM/31
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

Amendments to Matters shown on the Plan

I.

- Item A1 – Rezoning of a site to the west of Kei Lun Wai in Area 54 from “Government, Institution or Community” (“G/IC”) to “Residential (Group A)24” (“R(A)24”) and stipulation of building height restriction for the “R(A)24” zone.
- Item A2 – Rezoning of a site at Hing Fu Street in Area 54 from “G/IC”, “Green Belt” (“GB”) and an area shown as ‘Road’ to “Residential (Group A)25” (“R(A)25”) and stipulation of building height restriction for the “R(A)25” zone.
- Item A3 – Rezoning of a site to the north-east of Leung King Estate in Area 29 from “G/IC” and “Residential (Group A)” (“R(A)”) to “Residential (Group A)21” (“R(A)21”), stipulation of building height restriction and designation of a non-building area (NBA) for the “R(A)21” zone.
- Item A4 – Rezoning of a site to the north-east of Shan King Estate in Area 2 from “G/IC” to “Residential (Group A)23” (“R(A)23”) and stipulation of building height restriction for the “R(A)23” zone.
- Item A5 – Rezoning of a site to the north of Hing Fu Street in Area 54 from “G/IC” to “GB”.
- Item B1 – Rezoning of a site at the junction of Hoi Wing Road and Hoi Wong Road in Area 16 from “G/IC” to “Residential (Group A)22” (“R(A)22”), stipulation of building height restriction and designation of a NBA for the “R(A)22” zone.
- Item B2 – Rezoning of a site at Castle Peak Road - Castle Peak Bay in Area 39 from “G/IC” and “GB” to “R(A)22” and stipulation of building height restriction for the “R(A)22” zone.
- Item C1 – Rezoning of a site to the east of Castle Peak Road - Castle Peak Bay in Area 20 from “Residential (Group B)8” (“R(B)8”) to “Residential (Group B)2” (“R(B)2”) and stipulation of building height restriction for the “R(B)2” zone.
- Item C2 – Rezoning of the western portion of a site at Castle Peak Road – Castle Peak Bay in Area 48 from “G/IC” to “Residential (Group B)15” (“R(B)15”) and stipulation of building height restriction for the “R(B)15” zone.

- Item C3 – Rezoning of the eastern portion of a site at Castle Peak Road – Castle Peak Bay in Area 48 from “G/IC” to “Residential (Group B)14” (“R(B)14”) and stipulation of building height restrictions for the “R(B)14” zone.
- Item C4 – Rezoning of a site to the east of Tuen Mun Road in Area 56 from “Residential (Group B)” (“R(B)”), “GB” and “Comprehensive Development Area” (“CDA”) to “Residential (Group B)17” (“R(B)17”), stipulation of building height restriction and designation of a NBA for the “R(B)17” zone.
- Item C5 – Rezoning of a site to the west of So Kwun Wat Road in Area 56 from “GB” and “R(B)” to “R(B)2”, stipulation of building height restriction and designation of a NBA for the “R(B)2” zone.
- Item C6 – Rezoning of three sites to the east of So Kwun Wat Road in Area 56 from “Open Space” (“O”) to “GB”.
- Item C7 – Rezoning of a site at So Kwun Wat Road in Area 56 from “R(B)”, “O” and “GB” to “Residential (Group B)18” (“R(B)18”), stipulation of building height restriction and designation of a NBA for the “R(B)18” zone.
- Item C8 – Rezoning of a site at So Kwun Wat Road in Area 56 from “R(B)” and “GB” to “R(B)2” and stipulation of building height restriction for the “R(B)2” zone.
- Item C9 – Rezoning of a site at Castle Peak Road – Castle Peak Bay in Area 48 from “G/IC” and “O” to “R(B)” and stipulation of building height restriction for the “R(B)” zone.
- Item C10 – Rezoning of two sites to the west of Castle Peak Road – Castle Peak Bay in Area 48 from “G/IC” to “O”.
- Item C11 – Rezoning of three sites to the south of Tuen Mun Road in Area 48 from “G/IC” to “GB”.
- Item C12 – Rezoning of a strip of land between Castle Peak Road – Castle Peak Bay and Tuen Mun Road in Area 48 from “G/IC” to an area shown as ‘Road’.
- Item C13 – Revising the building height restriction of the “G/IC” zone to the south of Tuen Mun Road in Area 48 from 8 storeys to 1 storey.
- Item D1 – Rezoning of a site to the south of Pui To Road in Area 12 from “Industrial” (“I”) to “Commercial (1)” (“C(1)”) and stipulation of building height restriction for the “C(1)” zone.

- Item D2 – Rezoning of a site to the east of Lung Fu Road in Area 45 from “GB” and “Other Specified Uses” (“OU”) annotated “Public Recreation and Sports Centre” to “Recreation” (“REC”) and stipulation of building height restriction for the “REC” zone.
- Item E – Rezoning of a site to the north of Lung Mun Road in Area 46 from “OU” annotated “Crematorium, Columbarium, Funeral Services Centre and Open Space” to “Undetermined” (“U”).
- Item F – Rezoning of a site to the south of Fu Tai Estate in Area 52 from “CDA” to “Residential (Group B)16” (“R(B)16”) and stipulation of building height restriction for the “R(B)16” zone.
- Item G – Rezoning of a site to the south of Castle Peak Road – Tai Lam in Area 59 from “OU” annotated “Supermarket, Restaurant and Other Commercial and Recreational Facilities” to “Residential (Group B)19” (“R(B)19”) and stipulation of building height restriction for the “R(B)19” zone.

II. Amendments to the Notes of the Plan

- (a) Revision to the Planning Intention for the “R(A)” zone to specify that sub-zones “R(A)21”, “R(A)23”, “R(A)24” and “R(A)25” are intended for public housing development.
- (b) Revision to the Remarks for the “R(A)” zone to incorporate development restrictions for sub-zones “R(A)21”, “R(A)22”, “R(A)23”, “R(A)24” and “R(A)25”.
- (c) Revision to the Notes for the “R(B)” zone by adding the uses of ‘Eating Place (on land designated “R(B)14” and “R(B)19” only)’, ‘Shop and Services (on land designated “R(B)14” and “R(B)19” only)’, and ‘School (kindergarten on land designated on “R(B)18”)’ in Column 1 of the user schedule; and revising the uses of ‘Eating Place’ to ‘Eating Place (not elsewhere specified)’ and ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ in Column 2 of the user schedule.
- (d) Revision to the Planning Intention for the “R(B)” zone to specify that some commercial uses are permitted in sub-zones “R(B)14” and “R(B)19”.
- (e) Revision to the Remarks for the “R(B)” zone to incorporate development restrictions for sub-zones “R(B)2”, “R(B)14”, “R(B)15”, “R(B)16”, “R(B)17”, “R(B)18” and “R(B)19”.
- (f) Incorporation of a minor relaxation clause for NBA restrictions in the Remarks for “R(B)” zone.

- (g) Incorporation of a new set of Notes for the “REC” zone.
- (h) Revision to the Notes for the “CDA” zone by deleting the remark regarding the “CDA” zone in Area 52.
- (i) Deletion of the set of Notes for the “OU” annotated “Crematorium, Columbarium, Funeral Services Centre and Open Space” zone.
- (j) Revision to the Planning Intention and Remarks of the Notes for the “OU” zone annotated “For All Other Sites (Not Listed Above)” by deleting the sub-zone annotated “Supermarket, Restaurant and Other Commercial & Recreational Facilities”.

Town Planning Board

2 May 2014

DRAFT TUEN MUN OUTLINE ZONING PLAN NO. S/TM/32
(Being a draft Plan for the Purposes of the Town Planning Ordinance)

NOTES

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

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

- a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.
- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (5) Road junctions, alignments of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (8) in relation to areas zoned “Site of Special Scientific Interest”:
- (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/light rail/public light bus stop or lay-by, cycle track, light rail track, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government, and
 - (c) maintenance or repair of watercourse and grave.
- (8) In areas zoned “Site of Special Scientific Interest”,
- (a) the following uses or developments are always permitted:
 - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave; and

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

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

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

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

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

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

(11) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate planning permission is required.

(12) In these Notes,

"existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

"New Territories Exempted House" means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as 'Shop and Services' or 'Eating Place', the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).

DRAFT TUEN MUN OUTLINE ZONING PLAN NO. S/TM/32

Schedule of Uses

COMMERCIAL	1
COMPREHENSIVE DEVELOPMENT AREA	3
RESIDENTIAL (GROUP A)	13
RESIDENTIAL (GROUP B)	18
RESIDENTIAL (GROUP C)	23
RESIDENTIAL (GROUP E)	25
VILLAGE TYPE DEVELOPMENT	28
INDUSTRIAL	30
GOVERNMENT, INSTITUTION OR COMMUNITY	33
OPEN SPACE	35
RECREATION	36
OTHER SPECIFIED USES	38
GREEN BELT	65
SITE OF SPECIAL SCIENTIFIC INTEREST	66

COMMERCIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Use (not elsewhere specified) Hotel Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution School Shop and Services Social Welfare Facility (not elsewhere specified) Training Centre Utility Installation for Private Project	Broadcasting, Television and/or Film Studio Flat Government Refuse Collection Point Petrol Filling Station Residential Institution Social Welfare Facility (involving residential care on land designated "C(1)" only)

Planning Intention

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

(please see next page)

COMMERCIAL (cont'd)

Remarks

- (a) On land designated “Commercial” (“C”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) of 40,000m², or the GFA of the existing building, whichever is the greater.
- (b) On land designated “Commercial (1)” (“C(1)”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio (PR) of 9.5 or the PR of the existing building, whichever is the greater.
- (c) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum (mPD) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (d) A total of not less than 300 public car parking spaces shall be provided in “C” zone. In determining the maximum GFA for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as public car parking spaces should be included for calculation.
- (e) In determining the maximum GFA/PR for the purposes of paragraphs (a) and (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (f) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the GFA/PR for the building on land to which paragraphs (a) and (b) above applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the maximum GFA/PR specified in paragraphs (a) and (b) above may thereby be exceeded.
- (g) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the restrictions on GFA/PR/building height, and provision of public car parking spaces as stated in paragraphs (a) to (d) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

COMPREHENSIVE DEVELOPMENT AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Flat Government Refuse Collection Point Government Use (not elsewhere specified) Hotel House Institutional Use (not elsewhere specified) Library Market Off-course Betting Centre Office Petrol Filling Station Pier Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Residential Institution School Shop and Services Social Welfare Facility Utility Installation for Private Project

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COMPREHENSIVE DEVELOPMENT AREA (cont'd)

Planning Intention

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

Remarks

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

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COMPREHENSIVE DEVELOPMENT AREA (cont'd)

Remarks (cont'd)

- (b) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (c) On land designated "Comprehensive Development Area" in Area 55 opposite to Peridot Court, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.3, a maximum site coverage of 30% and a maximum building height of 78mPD.
- (d) On land designated "Comprehensive Development Area" in Area 56, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.3, a maximum site coverage of 25% and a maximum building height of 10 storeys above car park.
- (e) On land designated "Comprehensive Development Area" in Area 59, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.3 and the maximum building height in terms of mPD as stipulated on the Plan.
- (f) In determining the maximum plot ratio for the purposes of paragraphs (c) to (e) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as Government, institution or community facilities, as required by the Government, may also be disregarded.
- (g) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/building height restrictions stated in paragraphs (c) to (e) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

COMPREHENSIVE DEVELOPMENT AREA (1)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Flat Government Refuse Collection Point Government Use (not elsewhere specified) Hotel House Institutional Use (not elsewhere specified) Library Market Off-course Betting Centre Office Petrol Filling Station Pier Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Residential Institution School Shop and Services Social Welfare Facility Utility Installation for Private Project

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COMPREHENSIVE DEVELOPMENT AREA (1) (cont'd)

Planning Intention

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

Remarks

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

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COMPREHENSIVE DEVELOPMENT AREA (1) (cont'd)

Remarks (cont'd)

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

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COMPREHENSIVE DEVELOPMENT AREA (1) (cont'd)

Remarks (cont'd)

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

COMPREHENSIVE DEVELOPMENT AREA (2)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	<p>Bus Depot Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Flat Government Refuse Collection Point Government Use (not elsewhere specified) Hotel House Institutional Use (not elsewhere specified) Library Market Off-course Betting Centre Office Petrol Filling Station Pier Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Residential Institution School Shop and Services Social Welfare Facility Utility Installation for Private Project</p>

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COMPREHENSIVE DEVELOPMENT AREA (2) (cont'd)

Planning Intention

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

Remarks

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

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COMPREHENSIVE DEVELOPMENT AREA (2) (cont'd)

Remarks (cont'd)

- (b) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (c) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 9.5 or the plot ratio of the existing building, whichever is the greater.
- (d) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (e) In determining the maximum plot ratio for the purposes of paragraph (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as Government, institution or community facilities, as required by the Government, may also be disregarded.
- (f) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraphs (c) to (d) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Flat Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station (excluding open-air terminus or station) Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Hospital Hotel Institutional Use (not elsewhere specified) Office Petrol Filling Station Place of Entertainment Private Club Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution School (not elsewhere specified) Shop and Services Training Centre

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room :

Eating Place
 Educational Institution
 Institutional Use (not elsewhere specified)
 Off-course Betting Centre
 Office
 Place of Entertainment
 Private Club
 Public Convenience
 Recyclable Collection Centre
 School
 Shop and Services
 Training Centre

(please see next page)

RESIDENTIAL (GROUP A) (cont'd)

Planning Intention

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building. For the “Residential (Group A) 21”, “Residential (Group A) 23”, “Residential (Group A) 24” and “Residential (Group A) 25” zones, the planning intention is for public housing development.

Remarks

- (a) On land designated “Residential (Group A)” (“R(A)”), “R(A)1”, and “R(A)24”, no new development for a domestic or non-domestic building shall exceed a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5, as the case may be. For new development of a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic plot ratio of 9.5 and the actual non-domestic plot ratio proposed for the building and the maximum domestic plot ratio of 5 divided by the maximum non-domestic plot ratio of 9.5.
- (b) On land designated “R(A)22” and “R(A)23”, no new development for a domestic or non-domestic building shall exceed a maximum domestic plot ratio of 6 or a maximum non-domestic plot ratio of 9.5, as the case may be. For new development of a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic plot ratio of 9.5 and the actual non-domestic plot ratio proposed for the building and the maximum domestic plot ratio of 6 divided by the maximum non-domestic plot ratio of 9.5.
- (c) On land designated “R(A)”, “R(A)1”, “R(A)22”, “R(A)23”, and “R(A)24”, no addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the relevant maximum domestic and/or non-domestic plot ratio(s) stated in paragraphs (a) and (b) above, or the domestic and/or non-domestic plot ratio(s) of the existing building, whichever is the greater, subject to, as applicable –
 - (i) the plot ratio(s) of the existing building shall apply only if any addition, alteration and/or modification to or redevelopment of an existing building is for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building; or
 - (ii) the maximum domestic and/or non-domestic plot ratio(s) stated in paragraphs (a) and (b) above shall apply if any addition, alteration and/or modification to or redevelopment of an existing building is not for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building.

(please see next page)

RESIDENTIAL (GROUP A) (cont'd)

Remarks (cont'd)

- (d) On land designated “R(A)2” to “R(A)21”, and “R(A)25”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum GFA/plot ratio specified below, or the GFA/plot ratio of the existing building, whichever is the greater:

<u>Sub-area</u>	<u>Maximum GFA/plot ratio</u>
R(A)2	101,400m ² for domestic and 10,800m ² for non-domestic
R(A)3	18,160m ²
R(A)4	119,512m ² for domestic, 25,000m ² for non-domestic and 10,648m ² for public transport interchange
R(A)5	58,800m ² for domestic and 96,500m ² for non-domestic
R(A)6	14,650m ² for domestic and 8,030m ² for non-domestic
R(A)7	17,125m ² for domestic and 11,933m ² for non-domestic
R(A)8	19,892m ² for domestic and 7,163m ² for non-domestic
R(A)9	52,711m ² for domestic and 20,695m ² for non-domestic
R(A)10	17,560m ² for domestic and 7,006m ² for non-domestic
R(A)11	53,400m ² for domestic and 13,030m ² for non-domestic
R(A)12	70,380m ² for domestic and 2,750m ² for non-domestic
R(A)13	73,842m ² for domestic and 1,718m ² for non-domestic
R(A)14	245,700m ² for domestic and 2,250m ² for non-domestic
R(A)15	178,930m ² for domestic and 3,886m ² for non-domestic
R(A)16	155,908m ² for domestic and 7,770m ² for non-domestic
R(A)17	116,064m ² for domestic
R(A)18	129,540m ² for domestic and 4,467m ² for non-domestic
R(A)19	54,395m ² for domestic and 5,750m ² for non-domestic
R(A)20	235,815m ² for domestic and 7,365m ² for non-domestic
R(A)21	Maximum domestic plot ratio of 6 and maximum non-domestic plot ratio of 2
R(A)25	Maximum domestic plot ratio of 5 and maximum non-domestic plot ratio of 0.4

(please see next page)

RESIDENTIAL (GROUP A) (cont'd)

Remarks (cont'd)

- (e) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (f) On land designated “R(A)1”, a maximum building height restriction of 100mPD would be permitted for sites with an area of 400m² or more.
- (g) In determining the maximum plot ratio for the purposes of paragraphs (a) to (d) above, the area of any part of the site that is occupied or intended to be occupied by free-standing purpose-designed buildings (including both developed on ground and on podium level) solely for accommodating Government, institution or community (GIC) facilities including school(s) as may be required by the Government shall be deducted from calculation of the site area.
- (h) In determining the relevant maximum non-domestic GFA on land designated “R(A)20” for the purposes of paragraph (d) above, any floor space that is constructed or intended for use solely as free-standing purpose-designed primary school and secondary school (including both developed on ground and on podium level) shall not be included for calculation.
- (i) In determining the maximum plot ratio/GFA for the purposes of paragraphs (a) to (d) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (j) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio/GFA for the building on land to which paragraphs (a) to (d) above applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio/GFA specified in paragraphs (a) to (d) above may thereby be exceeded.
- (k) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA/building height restrictions stated in paragraphs (a) to (e) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

RESIDENTIAL (GROUP A) (cont'd)

Remarks (cont'd)

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

RESIDENTIAL (GROUP B)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Eating Place (on land designated “R(B)14” and “R(B)19” only) Flat Government Use (Police Reporting Centre, Post Office only) House Library Residential Institution School (in free-standing purpose-designed building, and kindergarten on land designated “R(B)18” only) Shop and Services (on land designated “R(B)14” and “R(B)19” only) Utility Installation for Private Project	Ambulance Depot Eating Place (not elsewhere specified) Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Market Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution School (not elsewhere specified) Shop and Services (not elsewhere specified) Social Welfare Facility Training Centre

Planning Intention

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

(please see next page)

RESIDENTIAL (GROUP B) (cont'd)

Remarks

- (a) On land designated “Residential (Group B)” (“R(B)”) and “R(B)1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.3 and the maximum building height in terms of number of storey(s) (excluding basement floor(s)) or mPD as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (b) On land designated “R(B)2”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3.6 and the maximum building height in terms of mPD as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (c) On land designated “R(B)3” to “R(B)5”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum GFA, site coverage and building height specified below, or the GFA, site coverage and height of the existing building, whichever is the greater:

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

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RESIDENTIAL (GROUP B) (cont'd)

Remarks (cont'd)

- (d) On land designated “R(B)6”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3.3 and a maximum building height of 30 storeys excluding basement floor(s), or the plot ratio and height of the existing building, whichever is the greater.
- (e) On land designated “R(B)7”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3.3 and a maximum building height of 17 storeys excluding basement floor(s), or the plot ratio and height of the existing building, whichever is the greater.
- (f) On land designated “R(B)8”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.3 and a maximum building height of 15 storeys excluding basement floor(s), or the plot ratio and height of the existing building, whichever is the greater.
- (g) On land designated “R(B)9”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.3 and a maximum building height of 6 storeys excluding basement floor(s) for Area A and 10 storeys excluding basement floor(s) other than Area A, or the plot ratio and height of the existing building, whichever is the greater.
- (h) On land designated “R(B)10”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3.3 and the maximum building height in terms of mPD as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (i) On land designated “R(B)11”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3 and the maximum building height in terms of mPD as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (j) On land designated “R(B)12”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum GFA of 230,522m² and the maximum building height in terms of mPD or number of storey(s) (excluding basement floor(s)) as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.

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RESIDENTIAL (GROUP B) (cont'd)

Remarks (cont'd)

- (k) On land designated “R(B)13”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1 and the maximum building height in terms of number of storey(s) (excluding basement floor(s)) as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (l) On land designated “R(B)14”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic GFA of 87,000m², a maximum non-domestic GFA of 2,000m² and the maximum building height in terms of mPD as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.
- (m) On land designated “R(B)15”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum GFA of 69,780m², and the maximum building height in terms of mPD as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.
- (n) On land designated “R(B)16”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3, a maximum site coverage of 30% and the maximum building height in terms of mPD as stipulated on the Plan or the plot ratio, site coverage and height of the existing building, whichever is the greater.
- (o) On land designated “R(B)17”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum GFA of 72,960m² and the maximum building height in terms of mPD as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.
- (p) On land designated “R(B)18”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum total GFA of 78,200m², of which not less than 890m² for kindergarten use as required by the Government, and the maximum building height in terms of mPD as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.
- (q) On land designated “R(B)19”, no new development shall exceed a maximum domestic GFA of 1,900m² and a maximum non-domestic GFA of 100m². No addition, alteration and/or modification to or redevelopment of an existing building shall result in a total

(please see next page)

RESIDENTIAL (GROUP B) (cont'd)

Remarks (cont'd)

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

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

No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storey(s) (excluding basement floor(s)) as stipulated on the Plan, or the height of the existing building, whichever is the greater.

- (r) In determining the maximum plot ratio/GFA for the purposes of paragraphs (a) to (q) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (s) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA/site coverage/building height restrictions stated in paragraphs (a) to (q) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (t) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP C)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Library Petrol Filling Station Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Residential Institution School Shop and Services Social Welfare Facility Training Centre

Planning Intention

This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

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RESIDENTIAL (GROUP C) (cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and the maximum building height in terms of number of storey(s) as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) In determining the maximum number of storey(s) for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP E)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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Schedule I: for open-air development or for building other than industrial building

Ambulance Depot	Eating Place
Government Use (Police Reporting Centre, Post Office only)	Educational Institution
House (rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted Houses only)	Flat
Rural Committee/Village Office	Government Refuse Collection Point
Utility Installation for Private Project	Government Use (not elsewhere specified)
	House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted Houses)
	Institutional Use (not elsewhere specified)
	Library
	Market
	Office
	Petrol Filling Station
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Recyclable Collection Centre
	Religious Institution
	Residential Institution
	School
	Shop and Services
	Social Welfare Facility
	Training Centre

Schedule II: for existing industrial development

Eating Place (Canteen only)	Office
Government Refuse Collection Point	Petrol Filling Station
Government Use (not elsewhere specified)	Public Convenience
Public Utility Installation	Public Vehicle Park (excluding container vehicle)
Recyclable Collection Centre	

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RESIDENTIAL (GROUP E) (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Rural Workshop Utility Installation for Private Project Warehouse (excluding Dangerous Goods Godown)	Shop and Services (ground floor only) Vehicle Repair Workshop Wholesale Trade

Planning Intention

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

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

Remarks

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

(please see next page)

RESIDENTIAL (GROUP E) (cont'd)

Remarks (cont'd)

- (d) In determining the maximum GFA/plot ratio/site coverage for the purposes of paragraphs (a), (b) and (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

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

VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Eating Place
Government Use (Police Reporting Centre, Post Office only)	Flat
House (New Territories Exempted House only)	Government Refuse Collection Point
On-Farm Domestic Structure	Government Use (not elsewhere specified) #
Religious Institution (Ancestral Hall only)	House (not elsewhere specified)
Rural Committee /Village Office	Institutional Use (not elsewhere specified) #
	Market
	Petrol Filling Station
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation #
	Public Vehicle Park (excluding container vehicle)
	Religious Institution (not elsewhere specified) #
	Residential Institution #
	School #
	Shop and Services
	Social Welfare Facility #
	Utility Installation for Private Project

In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House :

- Eating Place
- Library
- School
- Shop and Services

Planning Intention

The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

(please see next page)

VILLAGE TYPE DEVELOPMENT (cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the existing building, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

INDUSTRIAL

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

(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 and office related to industrial use are also always permitted in this zone.

(please see next page)

INDUSTRIAL (cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum plot ratio specified below, or the plot ratio of the existing building, whichever is the greater:

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

- (b) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (c) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (d) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (a) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (a) above may thereby be exceeded.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (f) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Animal Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Cable Car Route and Terminal Building Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market Pier Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre Rural Committee/Village Office School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade	Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Columbarium Correctional Institution Crematorium Driving School Eating Place (not elsewhere specified) Firing Range Flat Funeral Facility Helicopter Fuelling Station Helicopter Landing Pad Holiday Camp Hotel House Marine Fuelling Station Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Refuse Disposal Installation (Refuse Transfer Station only) Residential Institution Sewage Treatment/Screening Plant Shop and Services Utility Installation for Private Project Zoo

Planning Intention

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

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GOVERNMENT, INSTITUTION OR COMMUNITY (cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storey(s) or mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (b) In determining the maximum number of storey(s) for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (d) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RECREATION

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Government Use (Police Reporting Centre only) On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Eating Place Field Study/Education/Visitor Centre Flat Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Hotel House Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Residential Institution Shop and Services Theme Park Utility Installation for Private Project Zoo

Planning Intention

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

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RECREATION (cont'd)

Remarks

- (a) No development (except elsewhere specified), or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4, a maximum site coverage of 20% and the maximum building height in terms of number of storey(s) as stipulated on the Plan, or the plot ratio, site coverage and height of the existing building, whichever is the greater.
- (b) No residential development shall result in a total development in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “LRT Comprehensive Development Area” Only

Ambulance Depot	Commercial Bathhouse/Massage Establishment
Flat	Eating Place
Government Use (not elsewhere specified)	Educational Institution
Library	Exhibition or Convention Hall
LRT Depot	Government Refuse Collection Point
Market	Hotel
Place of Recreation, Sports or Culture	Institutional Use (not elsewhere specified)
Public Clinic	Office
Public Transport Terminus or Station (excluding open-air terminus or station)	Petrol Filling Station
Residential Institution	Place of Entertainment
School (in free-standing purpose-designed building only)	Private Club
Social Welfare Facility	Public Convenience
Utility Installation for Private Project	Public Transport Terminus or Station (not elsewhere specified)
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	School (not elsewhere specified)
	Shop and Services
	Training Centre

In addition, the following uses are always permitted (a) on the lowest three floors of a building taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room :

Eating Place
 Educational Institution
 Institutional Use (not elsewhere specified)
 Off-course Betting Centre
 Office
 Place of Entertainment
 Private Club
 Public Convenience
 Recyclable Collection Centre
 School
 Shop and Services
 Training Centre

(please see next page)

OTHER SPECIFIED USES (cont'd)

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

Planning Intention

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

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum GFA specified below, or the GFA of the existing building, whichever is the greater:

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

- (b) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (c) In determining the maximum GFA for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA/building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "River Trade Terminal" Only

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

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

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 2.5 and the maximum building height in terms of mPD as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Special Industries Area" Only

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

Planning Intention

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

Remarks

- (a) On land designated for "OU" annotated "Special Industries Area" at TMTL 372 and Extension Thereto, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum GFA of 222,948m² and the maximum building height in terms of mPD as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.
- (b) On land designated for "OU" annotated "Special Industries Area" other than at TMTL 372 and Extension Thereto, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 2.5 and the maximum building height in terms of mPD as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.

(please see next page)

OTHER SPECIFIED USES (cont'd)

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

Remarks (cont'd)

- (c) In determining the maximum plot ratio/GFA for the purposes of paragraphs (a) and (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA/building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Business" only

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

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, Post Office only)	Non-polluting Industrial Use (not elsewhere specified)
Information Technology and Telecommunications Industries	Petrol Filling Station
Institutional Use (not elsewhere specified)	School (not elsewhere specified)
Library	Social Welfare Facility (excluding those involving residential care)
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods ^Δ)	Warehouse (excluding Dangerous Goods Godown)
Off-course Betting Centre	Wholesale Trade
Office	
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Clinic	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	
Recyclable Collection Centre	
Religious Institution	
Research, Design and Development Centre	
School (excluding free-standing purpose-designed building and kindergarten)	
Shop and Services	
Training Centre	
Utility Installation for Private Project	

(please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Business" only (cont'd)

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

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

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

Office

(please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Business" only (cont'd)

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

<p>In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:</p>	<p>In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:</p>
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- Commercial Bathhouse/Massage Establishment
- Eating Place
- Educational Institution
- Exhibition or Convention Hall
- Institutional Use (not elsewhere specified)
- Library
- Off-course Betting Centre
- Office
- Place of Entertainment
- Place of Recreation, Sports or Culture
- Private Club
- Public Clinic
- Religious Institution
- School (excluding kindergarten)
- Shop and Services
- Training Centre

Social Welfare Facility (excluding those involving residential care)

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

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

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

(please see next page)

OTHER SPECIFIED USES (cont'd)

For "Business" only (cont'd)

Planning Intention

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

Remarks

- (a) On land designated "Other Specified Uses" annotated "Business", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 9.5 (including not more than a plot ratio of 1.0 for 'Shop and Services' and 'Eating Place'), or the plot ratio of the existing building, whichever is the greater.
- (b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (a) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (a) above may thereby be exceeded.
- (d) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum (mPD) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraphs (a) and (d) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Pier" Only

Government Use
Pier

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

Planning Intention

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

Remarks

- (a) Kiosks not greater than 10m² each in area and not more than 10 in number for uses as shop and services are considered as ancillary to "pier" use.
- (b) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storey(s) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (c) In determining the maximum number of storey(s) for the purposes of paragraph (b) above, any basement floor(s) may be disregarded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Public Recreation and Sports Centre" Only

Golf Course
Place of Recreation, Sports or Culture

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

Planning Intention

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

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storey(s) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (b) In determining the maximum number of storey(s) for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Cargo Handling Area" Only

Cargo Working Area

Government Use
Utility Installation not Ancillary to the
Specified Use

Planning Intention

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

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storey(s) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (b) In determining the maximum number of storey(s) for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Electricity Substation" Only

Electricity Substation

Government Use
Utility Installation not Ancillary to the
Specified Use

Planning Intention

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

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storey(s) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (b) In determining the maximum number of storey(s) for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Telephone Exchange" Only

Telephone Exchange

Government Use
Utility Installation not Ancillary to the
Specified Use

Planning Intention

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

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storey(s) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (b) In determining the maximum number of storey(s) for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Petrol Filling Station" Only

Petrol Filling Station

Government Use
Utility Installation not Ancillary to the
Specified Use

Planning Intention

This zone is primarily intended for the provision of petrol filling station.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storey(s) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (b) In determining the maximum number of storey(s) for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Breakwater" Only

Breakwater

Government Use
Utility Installation not Ancillary to the
Specified Use

Planning Intention

This zone is primarily intended for the provision of breakwater.

For "Container Storage and Repair Depot" Only

Container Storage/Repair Yard

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

Planning Intention

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

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 2.5 and the maximum building height in terms of mPD as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(please see next page)

OTHER SPECIFIED USES (cont'd)

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

Remarks (cont'd)

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

(please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Sewage Treatment Plant" Only

Sewage Treatment Plant

Government Use
Utility Installation not Ancillary to the
Specified Use

Planning Intention

This zone is primarily intended for the provision of sewage treatment plant.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Power Station" Only

Power Station

Government Use
Utility Installation not Ancillary to the
Specified Use

Planning Intention

This zone is primarily intended for the provision of power station.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.9 or the plot ratio of the existing building, whichever is the greater.
- (b) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (c) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Cement Plant" Only

Cement Plant

Government Use
Utility Installation not Ancillary to the
Specified Use

Planning Intention

This zone is primarily intended for the provision of cement plant.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum GFA of 382,138m² and the maximum building height in terms of mPD as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.
- (b) In determining the maximum GFA for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Gas Off-take Station" Only

Gas Off-take Station

Government Use
Utility Installation not Ancillary to the
Specified Use

Planning Intention

This zone is primarily intended for the provision of gas off-take station.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storey(s) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (b) In determining the maximum number of storey(s) for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Yacht Club, Boat Repairing and
Commercial Facilities Associated with Marina Development” Only

As Specified on the Plan

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

Planning Intention

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

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum GFA of 4,800m² for commercial development, 4,800m² for boat repairing compound, and 4,400m² for yacht club, or the GFA of the existing building, whichever is the greater.
- (b) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (c) In determining the maximum GFA for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA/building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Resource Recovery Park" Only

Resource Recovery Park

Government Use
Utility Installation not Ancillary to the
Specified Use

Planning Intention

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

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 2.5 and a maximum building height of 35m, or the plot ratio and height of the existing building, whichever is the greater.
- (b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Container and Cargo Handling and Storage Area" Only

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

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

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum GFA of 8,000m² and the maximum building height in terms of mPD as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.
- (b) In determining the maximum GFA for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For All Other Sites (Not Listed Above)

As Specified on the Plan

Government Use
Private Club
Utility Installation not Ancillary to the
Specified Use

Planning Intention

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

Remarks

- (a) On land designated “OU” annotated “Multi-storey Lorry/Car Park to include Commercial Use”, “OU” annotated “Comprehensive Industrial Development with Ancillary Commercial and Community Facilities”, and “OU” annotated “Restaurant/Commercial Complex”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum GFA specified below, or the GFA of the existing building, whichever is the greater:

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

(please see next page)

OTHER SPECIFIED USES (cont'd)

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

Remarks (cont'd)

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

(please see next page)

OTHER SPECIFIED USES (cont'd)

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

Remarks (cont'd)

- (f) On land designated “OU” annotated “Light Rail Transit Terminus & Ferry Concourse with Commercial/Residential Development”, in determining the maximum plot ratio for the purposes of paragraphs (d) and (e) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. In determining the maximum plot ratio for the purposes of paragraphs (d) and (e) above, any floor space that is constructed or intended for use solely as public transport interchange with an area of not more than 17,340m² as required by the Government, may also be disregarded.
- (g) On land designated “OU” annotated “Multi-storey Lorry/Car Park to include Commercial Use”, “OU” annotated “Comprehensive Industrial Development with Ancillary Commercial and Community Facilities” and “OU” annotated “Light Rail Transit Terminus & Ferry Concourse with Commercial/Residential Development”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (h) On land designated “OU” annotated “Restaurant/Commercial Complex”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storey(s) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (i) In determining the maximum number of storey(s) for the purposes of paragraph (h) above, any basement floor(s) may be disregarded.
- (j) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the restrictions on plot ratio/GFA/building height and provision of public vehicle parking spaces as stated in paragraphs (a), (c), (d), (e), (g) and (h) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GREEN BELT

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

Planning Intention

The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

SITE OF SPECIAL SCIENTIFIC INTEREST

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

Planning Intention

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

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

Remarks

Any filling or excavation of land necessary to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except maintenance and repair works) shall not be undertaken or continued on or after the date of the publication in the Gazette of the notice of the draft Tuen Mun Outline Zoning Plan No. S/TM/25 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

DRAFT TUEN MUN OUTLINE ZONING PLAN NO. S/TM/32

EXPLANATORY STATEMENT

EXPLANATORY STATEMENT

DRAFT TUEN MUN OUTLINE ZONING PLAN NO. S/TM/32

<u>CONTENTS</u>	<u>PAGE</u>
1. INTRODUCTION	1
2. AUTHORITY FOR THE PLAN AND PROCEDURE	1
3. OBJECT OF THE PLAN	3
4. NOTES OF THE PLAN	3
5. THE PLANNING SCHEME AREA	4
6. POPULATION	4
7. BUILDING HEIGHT RESTRICTIONS IN THE AREA	5
8. NON-BUILDING AREAS	7
9. LAND USE ZONINGS	
9.1 Commercial	9
9.2 Comprehensive Development Area	11
9.3 Residential (Group A)	13
9.4 Residential (Group B)	17
9.5 Residential (Group C)	21
9.6 Residential (Group E)	21
9.7 Village Type Development	23
9.8 Industrial	23
9.9 Government, Institution or Community	24
9.10 Open Space	25
9.11 Recreation	25
9.12 Other Specified Uses	26

9.13	Green Belt	33
9.14	Site of Special Scientific Interest	33
9.15	Undetermined	33
10.	COMMUNICATIONS	34
11.	UTILITY SERVICES	35
12.	CULTURAL HERITAGE	36
13.	IMPLEMENTATION	37

DRAFT TUEN MUN OUTLINE ZONING PLAN NO. S/TM/32

(Being a Draft 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 draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/32. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the various land use zonings of the Plan.

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

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

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

- 2.6 On 30 September 2003, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tuen Mun OZP, which was subsequently renumbered as S/TM/18. On 9 December 2003, the CE in C referred the approved Tuen Mun OZP No. S/TM/18 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended once under section 5 of the Ordinance to reflect the changing circumstances.
- 2.7 On 4 January 2005, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tuen Mun OZP, which was subsequently renumbered as S/TM/20. On 8 November 2005, the CE in C referred the approved Tuen Mun OZP No. S/TM/20 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended seven times and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.8 On 3 May 2011, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tuen Mun OZP, which was subsequently renumbered as S/TM/28. On 5 July 2011, the CE in C referred the approved Tuen Mun OZP No. S/TM/28 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.
- 2.9 On 23 March 2012, the draft Tuen Mun OZP No. S/TM/29, incorporating amendments mainly on the rezoning of sites in Area 9 to the west of the West Rail Tuen Mun Station from “Industrial” (“I”) to various “Comprehensive Development Area” zones for residential and commercial uses, “Commercial (1)”, and “Other Specified Uses” (“OU”) annotated “Business” zones taking reference to the Area Assessment 2009 of Industrial Land in the Territory (Area Assessment 2009); rezoning of sites in Areas 44 and 56 from “Government, Institution or Community” (“G/IC”) to “Residential (Group A)” (“R(A)”) and “Residential (Group B)” respectively; rezoning of a site in Area 41 from “Green Belt” to “G/IC”; incorporation of a proposed road in Area 54; and amendments to the Notes of the OZP, was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, 19 representations were received. On 1 June 2012, the representations were published for public comments for three weeks, five comments were received. After giving consideration to the representations and comments on 17 August 2012, the Board decided not to propose any amendments to the draft OZP to meet the representations under section 6B(8) of the Ordinance.
- 2.10 On 6 August 2012, the Secretary for Development, under the delegated authority of the Chief Executive, directed the Board under section 3(1)(a) of the Ordinance to extend the planning scheme boundary of the Tuen Mun OZP to cover the Northern Landfall Reclamation Area of the Tuen Mun-Chek Lap Kok Link (TM-CLKL).
- 2.11 On 7 September 2012, the draft Tuen Mun OZP No. S/TM/30, incorporating amendments in relation to the designation of a site at the seafront of Area 40 as

“OU” annotated “Container and Cargo Handling and Storage Area”, and amendments in relation to the rezoning of two sites, which are embraced by the toll plaza of TM-CLKL in Area 46, to be shown as ‘Road’ was exhibited for public inspection under section 7 of the Ordinance. The Northern Landfall Reclamation Area and toll plaza in Areas 40 and 46 in relation to the TM-CLKL and its ancillary and related uses authorized by the CE in C under the Roads (Works, Use and Compensation) Ordinance (Chapter 370) on 18 October 2011 were shown on the Plan for information only. During the plan exhibition period, no representation was received.

- 2.12 On 12 March 2013, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tuen Mun OZP, which was subsequently renumbered as S/TM/31. On 22 March 2013, the approved Tuen Mun OZP No. S/TM/31 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.13 On 29 October 2013, the CE in C referred the approved Tuen Mun OZP No. S/TM/31 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 8 November 2013 under section 12(2) of the Ordinance.
- 2.14 On 2 May 2014, the draft Tuen Mun OZP No. S/TM/32 (the Plan), incorporating amendments mainly related to the rezoning of 14 sites for residential use was exhibited for public inspection under section 5 of the Ordinance.

3. OBJECT OF THE PLAN

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

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the area and in particular

zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.

- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

5. THE PLANNING SCHEME AREA

- 5.1 The Planning Scheme Area (the Area), covering an area of about 2,260 ha, is located at the head of Castle Peak Bay in the North West New Territories (NWNT). It is bounded by the ridges of Castle Peak to the west, Lam Tei Interchange of Castle Peak Road to the north, and Tai Lam Country Park to the east. To the southeast, the Area extends to Siu Lam Interchange of Tuen Mun Road, while to the southwest, it extends to the power station at Tap Shek Kok. The boundary of the Area is shown in a heavy broken line on the Plan. For planning and reference purposes, the Area is sub-divided into a number of smaller planning areas as shown on the Plan.
- 5.2 The basic design concept of Tuen Mun New Town envisages a corridor of developments running north-south flanked by the foothills of Tai Lam to the east and the ridges of Castle Peak to the west. The urban core of the New Town, accommodating relatively high-density residential, industrial and commercial developments, is on flat land of the Tuen Mun valley floor and reclaimed land in Castle Peak Bay. On the lower slopes of the valley are relatively lower density developments forming a transition zone between the urban core and the rural hinterland.
- 5.3 To the southwest, land is reserved for the development of special industries. Existing developments include a river trade terminal, a power station, a cement plant, a steel mill and a resource recovery park. The Northern Landfall Reclamation Area of the TM-CLKL is adjoining the Tuen Mun River Trade Terminal. To the southeast is an area intended for low to medium density residential developments, marina and a number of beaches. Some of these developments have already been implemented whilst others are either under planning or under construction.

6. POPULATION

According to the 2011 Population Census, the population of the Area was about 454,050 persons. The planned population of the Area would be about 543,500 persons.

7. BUILDING HEIGHT RESTRICTIONS IN THE AREA

- 7.1 In order to provide better planning control on the development intensity and building height upon development/redevelopment, to address public demand for greater certainty and transparency in the statutory planning system, and to meet the growing community aspirations for a better living environment, a review of the Tuen Mun OZP has been taken in 2009 with a view to incorporating appropriate building height restrictions for various development zones to guide future development/redevelopment. In the absence of building height control, tall buildings may proliferate at random locations and the scale may be out-of-context in the locality, resulting in negative impacts on the visual quality of the Area and may sometimes obstruct air ventilation. In order to prevent excessively tall or out-of-context buildings, to preserve some key urban design attributes (e.g. stepped building height from the waterfront and preservation of public view to the ridgelines) and to provide better control on the building heights of developments in the Area, building height restrictions are imposed for the development zones on the Plan.
- 7.2 There are in general three main building height bands – 85 metres above Principal Datum (mPD), 100mPD and 120mPD in the Area for the “Commercial” (“C”), “R(A)”, and “I” – increasing progressively from the waterfront to the inland. According to Chapter 11 of the Hong Kong Planning Standards and Guidelines (HKPSG) on Urban Design Guidelines, developments should be highest in the central part of a new town and gradually descending down to medium to low-rise developments at the edges; and where appropriate, landmarks at the civic/commercial centres or focal points should be introduced. The West Rail Tuen Mun Station (the Station) site is centrally located in the Tuen Mun New Town and is the focal point. To reflect the character of the “R(A)4” site adjoining the Station, the highest height band of 156mPD is proposed for the site. Gradually descending height bands from the highest height band towards the fringe of Tuen Mun New Town are proposed. In general, the proposed building height bands help preserve views to the ridgelines, achieve a stepped height profile, and maintain visual permeability and wind penetration and circulation. To avoid monotonous townscape and to reflect the existing building height profile, height variations are proposed where appropriate.
- 7.3 The Tuen Mun East Area is a residential area with developments that are in general low to medium density in nature. The overall planning concept for the Tuen Mun East Area is to maintain a stepped building height profile which generally increases from low to high-density from So Kwun Wat in the east to the urban core in the west and to integrate the natural topography with the stepped profile from the sea towards the mountain. The building height restrictions are recommended so as to maintain the overall character of the area.
- 7.4 Moreover, specific building height restrictions for the “G/IC” zones in terms of mPD or number of storey(s), which mainly reflect the existing and planned building heights of developments, have been incorporated into the Plan mainly to provide visual and spatial relief to the Area. The building height restrictions are specified in terms of mPD to provide certainty and clarity of the planning

intention. On the other hand, building height control for low-rise developments, normally with a height of not more than 13 storeys, will be subject to restrictions in terms of number of storey(s) (excluding basement floor(s)) so as to allow more design flexibility, in particular for Government, institution or community (GIC) facilities with specific functional requirements, unless such developments fall within visually prominent locations and major breathing spaces.

- 7.5 Taking into account the nature of the existing/planned facilities/uses of the sites, the existing development intensity and their respective as-built conditions, and to cater for the wide variety of their operational needs and uses, building height restrictions in terms of mPD or number of storey(s) have been specified in the Notes or stipulated on the Plan for the respective “OU” zones.
- 7.6 In 2009, an Expert Evaluation on air ventilation assessment (AVA EE 2009) was undertaken to assess the wind environment of the Area and the likely impact of the proposed building heights of the development sites within the Area on the pedestrian wind environment. The building height restrictions stipulated on the Plan have taken the findings of the AVA EE 2009 into consideration. For the purpose of assessing the air ventilation impact of zoning amendments for 14 sites for residential purpose with specific building height restrictions as well as other development parameters, another AVA EE was undertaken in 2014 (AVA EE 2014).
- 7.7 In general, a minor relaxation clause in respect of building height restrictions is incorporated into the Notes of the Plan in order to provide flexibility for developments/redevelopments with planning and design merits. Each planning application for minor relaxation of building height restriction will be considered on its own merits and the relevant criteria for consideration of such application are as follows:
- (a) amalgamating smaller sites for achieving better urban design and local area improvements;
 - (b) accommodating the bonus plot ratio granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as public passage/street widening;
 - (c) providing better streetscape/good quality street level public urban space;
 - (d) providing separation between buildings to enhance air and visual permeability; and
 - (e) other factors, such as site constraints, need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality, provided that no adverse landscape and visual impacts would be resulted from the innovative building design.
- 7.8 However, for existing buildings with building heights already exceeding the building height restrictions in terms of mPD and/or number of storey(s) as shown on the Notes of the Plan and/or stipulated on the Plan, there is a general

presumption against such application for minor relaxation unless under exceptional circumstances.

8. NON-BUILDING AREAS

- 8.1 According to the findings of the AVA EEs, the prevailing annual wind in the Area mainly comes from the north-east, east and south-east, and summer wind mainly from southerly quarters including south-west, south and south-east. The annual prevailing wind blows along major air paths i.e. the Tuen Mun River Channel, Tuen Mun Road, Hing Kwai Street, Ming Kum Road, Tsing Wun Road, Castle Peak Road (Lingnan, San Hui and Castle Peak Bay sections), Tsing Lun Road, Tsun Wen Road, Tsing Chung Koon Road, Tuen Mun Tang Siu Kin Sports Ground, Tuen Mun Heung Sze Wui Road and Wu King Road. These north-south air paths also serve as corridors for the summer winds blowing north. Besides the north-south air paths, there are several east-west paths along Tsing Tin Road, Shek Pai Tau Road, Pui To Road, Wong Chu Road and Hoi Wing Road. Air paths for downhill air movements including areas between Leung King Estate and Po Tin Estate have also been identified. These paths form the linkage between the north-south air paths and allow cross flow to bring winds to areas to the interior of the major air paths. The available winds for the Tuen Mun East and Tuen Mun West Areas should be adequate. Both the AVA EE 2009 and the AVA EE 2014 recommend strips of non-building areas (NBAs) for better penetration of the prevailing winds. In addition to NBAs, the AVA EEs also recommend other effective measures, such as incorporation of breezeways, air paths, open space, lower podium height, minimisation of podia, greater building separations and permeability, lower building height for buildings with wide façade facing prevailing wind directions, varied building heights stepping towards the north and avoidance of blockage of breezeway through suitable positioning of building towers and podiums to be applied in addressing potential air ventilation impact. These NBAs and measures would also enhance visual permeability within the dense built-up environment, as well as for enhancement of the visual quality of Tuen Mun New Town and pedestrian linkage.
- 8.2 Taking into account the findings of the AVA EEs and other relevant factors, such as site constraints and impacts on development/redevelopment potential, NBAs are proposed on the Plan as follows:
- (a) two 15m-wide strips of land along the two sides of Tuen Mun Heung Sze Wui Road section between Hoi Wing Road and Tuen Hing Road. The NBAs together with Tuen Mun Heung Sze Wui Road and the existing open spaces form an about 800m breezeway from the waterfront area to the Town Park through the high-density/high-rise urban environment. They allow preservation of the existing visual corridor and creation of a landscape avenue along this important central spine of the new town;
 - (b) a 10m-wide strip of land along the promenade at the western edge of Yau Oi Estate to enhance the linkage between future points of interest (for examples west bank of Tuen Mun River at Area 33, a proposed sports

ground at Area 16 to the south, and the Town Park in the north);

- (c) two 16m-wide strips of land, one along the eastern boundary of Tuen Mun Industrial Centre abutting Pui To Road and another along the eastern boundary of Vitasoy Distribution Centre abutting Ho Tin Street. They facilitate a north-south running air path along Hung Cheung Road and Kin On Street within the industrial area at Areas 9 and 12 for better air penetration to downstream areas;
- (d) a 26m-wide strip of land along the southern end of Goodview Industrial Building located at the western junction of Ho Tin Street / Kin Fat Street and a 14m-wide corner splay of Koon Wah Mirror Factory (6th) Industrial Building at the eastern junction of Ho Ting Street and Kin Fat Street. They form integral parts of the east-west air path linking Tuen Mun River Channel and Ming Kum Road that help to distribute the flow to interior areas;
- (e) a 10m-wide strip of land from the southern boundary of three industrial sites (i.e. Tin's Centre Block 9, Yee Wah Industrial Building and Yau Tak Industrial Building) facing the Tin Hau Temple to introduce a suitable setting for the low-rise Tin Hau Temple and the proposed Tin Hau Square, and avoid a tall solid wall in front of the square;
- (f) a 20m-wide strip of land along the existing estate road of Leung King Estate at the south-western boundary of the proposed public housing development at Area 29 to serve as an air path for the downhill air movements;
- (g) a 15m-wide strip of land to align with Hang Kwai Street air path and coincide with the existing footpath within the site at the junction of Hoi Wong Road and Hoi Wing Road at Area 16 to facilitate wind penetration to areas east and west of the site;
- (h) a 20m-wide strip of land at the northern boundary of the site north of Pok Oi Hospital Mrs. Cheng Yam On Millennium School at Area 56 to facilitate the penetration of winds to the downstream areas;
- (i) a 20m-wide strip of land within the site to the south-west of Kwun Chui Road and Avignon at Area 56 to facilitate the penetration of winds; and
- (j) a 20m-wide strip of land within the site on Kwun Chui Road opposite Avignon at Area 56 to facilitate the penetration of winds to the north.

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

- 8.4 Also, air paths should be preserved within large sites and potential development sites at critical air path, for example the “R(A)” sites in Area 54, and the development sites in Tuen Mun East Area. For Area 54, sufficient gaps between building towers should be provided to facilitate wind flow at a north to south direction. In the AVA EE 2014, the air ventilation impact of the housing sites to the west of Kei Lun Wai and north of Hing Fu Street has already been assessed. It is concluded that subject to the minimisation of podium and building separation requirements in accordance with the Sustainable Building Design (SBD) Guidelines (APP-152) be adopted, future developments at these sites will not impose significant air ventilation on the surrounding areas and designation of air paths are not required. For the other sites in Area 54, the exact alignment, disposition and width of the gaps should be considered under the detailed AVA prepared for the future developments on these sites. Similarly, to minimise the impact of the future developments on the air environment in the Tuen Mun East Area, as suggested in the AVA EEs, buildings should be built with adequate spacing gaps and the development complexes should be spaced apart and avoid forming long and continuous building groups.
- 8.5 In addition to NBAs on the Plan, the AVA EE 2014 recommends NBAs for four housing sites at the junction of Hin Fat Lane and Castle Peak Road – Castle Peak Bay in Area 39 (zoned “R(A)22”), the Ex-Perwone Barracks near Kwun Tsing Road (zoned “R(B)14” and “R(B)15”) and the Ex-Gordon Hard Camp site in Area 48 (zoned “R(B)”). Recommendations are made on the general directions and widths of the NBAs but no fixed designation is proposed in order to allow for design flexibility. The requirement of the NBA for the site at Hin Fat Lane will be incorporated in the lease/planning brief. Having regard to the location, size and development intensity of the other three sites, future developers are required to undertake quantitative AVAs at the detailed design stage to identify the NBAs and other enhancement measures and to ascertain their effectiveness. Such requirements will also be incorporated in the lease.
- 8.6 The AVA EE 2014 also recommends that in future developments including those proposed with NBAs, minimisation of podium and fulfilment of building separation requirements in accordance with the SBD Guidelines (APP-152) would also be required.

9. LAND USE ZONINGS

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

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

9.1.2 Development in this zone is subject to a maximum gross floor area (GFA) of 40,000m² as stipulated in the Notes of the Plan or the GFA of the existing

building, whichever is the greater. A total of not less than 300 public car parking spaces shall be provided and any floor space that is constructed or intended for use solely as public car parking spaces shall be included for GFA calculation.

- 9.1.3 Development within the “C” zone is subject to building height restrictions of 30mPD and 85mPD for the northern and southern portions respectively as stipulated on the Plan, or the height of the existing building, whichever is the greater. The variation in building profile is specified for the sake of compatibility with the existing building height of surrounding developments with low-rise GIC developments to its north and relatively high-rise residential developments to its south on the other side of Tuen Hing Road.
- 9.1.4 The two “C(1)” zones are at Kin Fung Circuit adjacent to the current industrial area in Area 9 and the West Rail Tuen Mun Station and San On Street in Area 12. Developments in these two sub-zones are subject to a maximum plot ratio of 9.5 and maximum building height of 100mPD and 85mPD respectively, or the plot ratio and building height of the existing building, whichever is the greater. ‘Flat’ use has been included in the Column 2 of the Notes of the “C(1)” zone only to provide flexibility if the future development could suitably address the industrial/residential interface problem. Non-domestic development will be subject to the maximum plot ratio of 9.5 as stipulated in the Notes but the development intensity of any mixed development involving residential element will be subject to the maximum permissible level of 5/9.5 for domestic/non-domestic uses generally applicable to the New Town.
- 9.1.5 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the maximum GFA and plot ratio specified in the Notes of the Plan may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.
- 9.1.6 To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the GFA/plot ratio restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual merits.
- 9.1.7 However, for any existing building with GFA/plot ratio already exceeding the GFA/plot ratio restrictions as shown on the Notes of the Plan, there is a general presumption against such application for minor relaxation except under exceptional circumstances.
- 9.1.8 Minor relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.7 above would be relevant for assessment for minor relaxation of building height restrictions. Each application for minor relaxation of building height restrictions will be considered on its individual merits.

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

9.2 Comprehensive Development Area (“CDA”) Total Area: 25.44 ha

9.2.1 This zone is intended for comprehensive development/redevelopment of the area for residential use with the provision of commercial, open space and other supporting facilities, if any, to serve the residential neighbourhood. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints. Pursuant to sections 4A(1) and 4A(2) of the Ordinance, any development/redevelopment within the “CDA” zone would require the approval of the Board through planning application under section 16 of the Ordinance. Except as otherwise expressly provided that it is not required by the Board, the applicant should prepare a Master Layout Plan (MLP) together with information specified in the Notes of the Plan for approval by the Board. The intention is to ensure that the development/redevelopment within the zone would be designed in a comprehensive manner taking into account various planning considerations such as environmental quality, land use compatibility, infrastructure provision as well as traffic and phasing requirements. Pursuant to section 4A(3) of the Ordinance, a copy of the approved MLP shall be made available for public inspection.

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

9.2.3 The “CDA(1)” zone in Area 9 is at the fringe of an industrial area and has good accessibility as it is adjacent to West Rail Tuen Mun Station to the east. The zone is now mainly occupied by a bus depot which has ceased operation, an industrial building and a public toilet. It is intended that the zone would be redeveloped mainly for residential use with some retail and GIC facilities. Development or redevelopment is subject to a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5, and a maximum building height of 100mPD. Development in the subject “CDA(1)” zone, would require the submission of a master layout plan together with assessments on various aspects including, among others, traffic, environment, infrastructure as well as a development programme for the consideration and approval of the Board under section 16 of the Ordinance. As the site is separated by public road and is adjacent to the river bank and the West Rail Tuen Mun Station, the design concept of the “CDA” development should include integration within the zone, the adjacent developments and across the river, and environmental mitigation measure where appropriate. Opportunity for provisions of public vehicle park and shopping arcade in the development could be explored. The proposed “CDA(1)” zone includes an existing public toilet and ancillary

facilities which provides services to the visitors to the adjacent Ho Tin LRT Station and West Rail Tuen Mun Station, sitting out area and riverside cycle track and amenity area. It is considered appropriate to include in-situ reprovisioning of the facilities upon redevelopment. To cater for the need of the residents of the subject proposed residential development, provisions of a kindergarten in the development may be required. A planning brief will be prepared to provide further details on the design concept as well as requirements for various facilities.

- 9.2.4 The “CDA(2)” zones in Area 9 near Kin Tai Street and Kin On Street are intended for comprehensive redevelopment for commercial use. The sites are currently occupied by the KMB bus depot and Overhaul Centre. It is intended that the sites would be redeveloped for commercial use. Development or redevelopment in these zones is subject to a maximum plot ratio of 9.5 and a maximum building height of 100mPD. The master layout plan together with relevant technical assessments and information including development programme should be submitted to the Board for consideration under section 16 of the Ordinance. Control on the design of these two sites is considered important to create a more functional, interesting and aesthetically pleasing town core. Planning briefs will be prepared to guide the development. While it is the planning intention to relocate the bus depots to redevelop the sites primarily for commercial use in the long term, ‘bus depot’ and ‘flat’ uses are included as Column 2 use under the “CDA(2)” zones in order to cater for alterations of the existing bus depot prior to its relocation and to provide flexibility if the future development could suitably address the industrial/residential interface problems. Non-domestic development will be subject to the maximum plot ratio of 9.5 as stipulated in the Notes but the development intensity of any mixed development involving residential element will be subject to the maximum permissible level of 5/9.5 for domestic/non-domestic uses generally applicable to the New Town.
- 9.2.5 The “CDA” in Area 55 which is to the north of Peridot Court in Area 58 is at present occupied by container storage yards. The “CDA” in Area 56 near to So Kwun Wat Village has been partly completed. The “CDA” zoning is intended to provide incentive for comprehensive redevelopment of the sites to residential use to improve the general environment. The maximum plot ratio, site coverage and building height for individual sites have been specified in the Notes.
- 9.2.6 The “CDA” in Area 59, which is the disused desalination plant site, is Government land and is mainly occupied by temporary uses. It is intended for comprehensive redevelopment for residential use when the site is available for development. Development within this “CDA” site is subject to a maximum building height of 41mPD as stipulated on the Plan and a plot ratio of 1.3 as specified in the Notes. Notwithstanding the building height restriction, a “stepped height” building height profile is encouraged for urban design and air ventilation purposes, with building heights descending from the highest of 41mPD to 26mPD towards the waterfront. A planning brief will be prepared to set out the requirement in further

detail. Consideration should be given to air ventilation and visual impacts in the formulation of development proposals at this site. Moreover, provision of commercial facilities to serve the local community is encouraged.

9.2.7 Developments and redevelopments within this zone are subject to building height restrictions as shown in the Notes of the Plan and/or stipulated on the Plan. Minor relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.7 above would be relevant for assessment for minor relaxation of building height restrictions. Each application for minor relaxation of building height restrictions will be considered on its individual merits.

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

9.3 Residential (Group A) (“R(A)”) Total Area: 265.82 ha

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

9.3.2 Sites zoned “R(A)” are mainly found in the urban core on the valley floor and reclaimed land to the west of Castle Peak Bay, and are intended for public and private residential use. The “R(A)21” zone to the northeast of Leung King Estate in Area 29, “R(A)23” zone to the north-east of Shan King Estate in Area 2, “R(A)24” zone to the west of Kei Lun Wai and “R(A)25” zone to the north of Hing Fu Street in Area 54 are intended for public housing developments.

9.3.3 The major existing PRH estates include Leung King Estate, Tin King Estate, Kin Sang Estate, Tai Hing Estate, Shan King Estate, On Ting Estate, Sam Shing Estate, Wu King Estate, Yau Oi Estate, Butterfly Estate, Fu Tai Estate, Po Tin Estate and Lung Yat Estate. Also included in this zone are several completed Home Ownership Scheme (HOS) and Private Sector Participation Scheme (PSPS) estates. They are Yuet Wu Villa, Siu Kwai Court, Siu Lun Court, Siu Hin Court, Siu On Court, San Wai Court, Siu Shan Court, Siu Hei Court, Siu Pong Court, Siu Lung Court, Siu Hong Court, Prime View Garden, Affluence Garden, Tsui Ning Garden, Melody Garden, Chi Lok Fa Yuen, Kingston Terrace, Glorious Garden and Lung Mun Oasis. The planned PRHs are located in Areas 2, 29 and 54. A wide range of facilities such as primary and secondary schools, community halls, children and youth centres, elderly centres and local open space are

also provided within these estates to serve the residents.

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

9.3.5 Developments or redevelopments in areas zoned “R(A)”, “R(A)1”, and “R(A)24” are subject to a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5, or the plot ratio of the existing building, whichever is the greater as stipulated in the Notes of the Plan. Developments or redevelopments in area zoned “R(A)21” is subject to a maximum domestic plot ratio of 6 and a maximum non-domestic plot ratio of 2 for provision of GIC facilities as required by the Government, including community health centre, social welfare and community facilities or the plot ratio of the existing building, whichever is the greater. Developments or redevelopments in areas zoned “R(A)22” and “R(A)23” are subject to a maximum domestic plot ratio of 6 or a maximum non-domestic plot ratio of 9.5, or the plot ratio of the existing building, whichever is the greater. Developments or redevelopments in area zoned “R(A)25” is subject to a maximum domestic plot ratio of 5 and a maximum non-domestic plot ratio of 0.4 for provision of GIC facilities as required by the Government, including a neighbourhood elderly centre and an integrated children and youth services centre, or the plot ratio of the existing building, whichever is the greater. The stipulated plot ratio restriction is the maximum only. All public housing estates are also governed by planning briefs. Any plot ratio must be supported by relevant assessment on the infrastructural implications, e.g. traffic impact assessment, drainage impact assessment and sewage impact assessment.

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

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

Zoning	Maximum Domestic GFA (m ²)	Maximum Non-domestic GFA (m ²)
“R(A)4”	119,512	25,000

“R(A)5”	58,800	96,500
“R(A)6”	14,650	8,030
“R(A)7”	17,125	11,933
“R(A)8”	19,892	7,163
“R(A)9”	52,711	20,695
“R(A)10”	17,560	7,006
“R(A)11”	53,400	13,030

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

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

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

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

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

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

9.3.13 Developments and redevelopments within the “R(A)” and its sub-areas are restricted to maximum building height ranging from 85mPD to

156mPD as shown on the Plan according to the overall building height concept of the Area as specified in paragraph 7.2.

- 9.3.14 For the proposed residential developments in the “R(A)” zone in Area 54 immediately to the north of the Government Farm, a variation in building height profile in the range of 90mPD to 120mPD is encouraged to avoid a monotonous built-form on this large site. Consideration should also be given to air ventilation and visual impacts in the formulation of development proposals at this location. To facilitate better air penetration to the downstream area, the AVA EE 2009 has recommended that sufficient gaps between building towers should be provided to facilitate wind paths at a north to south direction. For any developments on the “R(A)” sites in Area 54, except for the public housing sites zoned “R(A)24” to the west of Kei Lun Wai and “R(A)25” to the north of Hing Fu Street of which the air ventilation impact has already been assessed under the AVA EE 2014, detailed AVA should be prepared to consider the exact alignment, width, and elevation of the non-building areas across the subject sites for the future development of the sites. For “R(A)22” site at Hin Fat Lane, according to the AVA EE 2014, one 20m wide NBA is recommended to facilitate the penetration of prevailing wind and downhill air movement from the east serving the areas to the west of the site. Such NBA should run perpendicular to Castle Peak Road – Castle Peak Bay. Nevertheless, no fixed alignment is necessary at this planning stage as the site is relatively open to downhill wind along its northeast boundary. The location of the NBA could be determined during the detailed design stage for allowing design flexibility of the future development. To take forward the recommendation of the AVA EE 2014, the requirement for a 20m wide NBA will be incorporated into the lease or planning brief. Besides, to mitigate the potential air impact arising from Castle Peak Road – Castle Peak Bay Section, an environmental buffer of 10m from Castle Peak Road is required.
- 9.3.15 For sites zoned “R(A)1”, a “two-tier building height system” of 85mPD and 100mPD is imposed for the “R(A)1” sites at Area 10 to the west of Tuen Mun Road to reflect the descending height profile. As the lots are small in size, a higher height band of 100mPD is allowed for sites with an area of not less than 400m² to encourage amalgamation of sites and avoid pencil-like buildings.
- 9.3.16 Developments and redevelopments within the “R(A)” and its sub-areas are subject to building height restrictions as stipulated on the Plan or the height of the existing building, whichever is the greater. Minor relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.7 above would be relevant for assessment for minor relaxation of building height restrictions. Each application for minor relaxation of building height restriction will be considered on its individual merits.
- 9.3.17 Application for minor relaxation of the building height restriction of

100mPD under “R(A)1” zone is not allowed.

9.3.18 Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

9.4 Residential (Group B) (“R(B)”) Total Area: 139.20 ha

9.4.1 Sites under this zoning are mainly located at the periphery of the New Town and are intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. To cater for the shopping needs arising from the population increase in Tuen Mun East, some commercial uses are permitted on land designated “R(B)14” and “R(B)19”.

9.4.2 Pearl Island Villas, Beaulieu Peninsula, Monte Carlo Villas, Spring Seaview Terrace, Surfside, and the Blessing Villa in Area 57, the Aegean, Villa Sapphire, Aqua Blue, Tuen Mun Town Lot (TMTL) 449, the Hillgrove and Peridot Court in Area 58 and various sites within Areas 48, 55, 56 and 59 are zoned “R(B)”. The maximum plot ratio of 1.3 is specified in the Notes and the respective building height restrictions in terms of number of storey(s) (excluding basement floor(s)) are stipulated on the Plan.

9.4.3 The “R(B)” site adjacent to the Cafeteria Old Beach in Area 48 is subject to a maximum building height restriction of 6 storeys (excluding basement floor(s)). A landscape buffer along the beach frontage should be incorporated into the design of this site. According to the AVA EE 2014, a NBA of at least 15m-wide is recommended within this site to align with the proposed building gap for Chu Hai College of Higher Education to its north. Due to its waterfront location and long lot frontage, NBA(s) within this site are important to facilitate sea and land breezes penetration. Future developer of this site is required to undertake a quantitative AVA at the detailed design stage to identify the NBA(s) and other enhancement measures and to ascertain their effectiveness. The NBA(s) will also serve as visual corridors, allowing visual penetration towards the mountains of Tai Lam Country Park. To take forward the recommendation of the AVA EE 2014, the requirements for NBA and a quantitative AVA will be incorporated into the lease.

9.4.4 For a “R(B)” site located near Siu Lam Interchange in Area 59, according to the archaeological investigations conducted for this site, archaeological deposits were identified in the northern part of the site. In order to preserve the archaeological deposits in-situ, no excavation should be carried out on the northern part of the site unless with agreement of Antiquities and Monuments Office (AMO) of Leisure and Cultural Services Department (LCSD).

- 9.4.5 Two former military sites in Areas 48 and 58 are zoned “R(B)1” and “R(B)3” respectively for residential development. The maximum plot ratio/GFA/site coverage/building height for individual sites have been specified in the Notes and/or stipulated on the Plan. To create a “stepped height” profile and to improve local air ventilation, the western part of the “R(B)1” site is restricted to a maximum of 85mPD and its eastern part is restricted to 70mPD. The latter is also to safeguard vista from MacLehose Trail located to its north. Consideration should be given to air ventilation and visual impacts in the formulation of development proposals at this site.
- 9.4.6 A site in Area 20 and two sites at Area 56 are zoned “R(B)2”. These developments are subject to a maximum plot ratio of 3.6 and the building height restrictions of 80mPD and 90mPD as stipulated on the Plan. The “R(B)2” site at So Kwun Wat Road to the west of Pok Oi Hospital Mrs. Cheng Yam On Millennium School is subject to a maximum building height of 90mPD which is close to the Airport Height Restriction (AHR) of around 97mPD. All structures, including roof-top structures of the development, should not exceed AHR.
- 9.4.7 The Dragon Inn Court in Area 20 which was redeveloped into residential and restaurant uses is zoned as “R(B)4”. The maximum GFA and building height for respective lots of the site, reflecting the existing and permitted development intensity, have been specified in the Notes.
- 9.4.8 Aegean Coast in Area 55 at So Kwun Wat Road which has been developed into a comprehensive commercial and residential development with kindergarten use is zoned as “R(B)5”. The maximum GFA, site coverage and building height for the lot, reflecting the existing and permitted development intensity, have been specified in the Notes.
- 9.4.9 Five sites including Tuen Mun Court, Elegant Villa, Faraday House, Tsing Yung Terrace and Seaview Garden in Area 20 are zoned “R(B)6”. A site south of Tsing Yung Terrace and northwest of Seaview Garden is zoned “R(B)7”. Most sites in Area 20 to the north of Castle Peak Road-Castle Peak Bay are zoned “R(B)8”. The sites to the south of Castle Peak Road-Castle Peak Bay at the waterfront location are zoned “R(B)9”. The maximum plot ratio and building height restrictions for development within the four sub-areas are stipulated under the Notes of the Plan.
- 9.4.10 Sites at the northern and eastern fringes of the Tuen Mun New Town occupied by Grandeur Garden, Noble Place and Elegance Garden in Area 4, Parkland Villas and Napa Valley in Area 52, Villa Tiara and various sites in Area 23, and Hoi Tak Gardens, Kam Fai Garden, Harvest Garden, Alpine Garden and Handsome Court in Area 39 are zoned “R(B)10”. A maximum plot ratio of 3.3 is specified in the Notes and the respective building height restrictions are stipulated on the Plan.
- 9.4.11 The South Hillcrest in Area 52 and Marina Garden and Miami Beach

Towers in Area 44, zoned as “R(B)11”, are subject to a maximum plot ratio of 3 as specified in the Notes and the respective building height restrictions as stipulated on the Plan.

- 9.4.12 The hotel and residential development in Hong Kong Gold Coast in Area 57, zoned “R(B)12”, is subject to a maximum GFA restriction of 230,522m² as specified in the Notes and building height restrictions as stipulated on the Plan.
- 9.4.13 Low-rise residential developments at the waterfront area to the south of Castle Peak Road – So Kwun Wat in Area 59 are zoned “R(B)13” and are subject to a maximum plot ratio of 1 as specified in the Notes and building height restriction of 3 storeys (excluding basement floor(s)) as stipulated on the Plan.
- 9.4.14 The two sites at the Ex-Perwone Barracks near Kwun Tsing Road in Area 48 are zoned “R(B)14” and “R(B)15” for residential developments with a proposed public road between them. The “R(B)14” site is subject to a maximum domestic GFA of 87,000m² and a maximum non-domestic of 2,000m² for commercial uses. To create a stepped height profile, the northern part of the “R(B)14” site is restricted to a maximum of 85mPD and its southern part is restricted to 70mPD as stipulated on the Plan. The “R(B)15” site is subject to a maximum GFA of 69,780m² and building height restriction of 70mPD as stipulated on the Plan. Further, there are valuable mature trees found in the “R(B)14” and “R(B)15” sites. These mature trees should be preserved and protected throughout the development process as far as possible. Considering the large size of the two adjoining sites and the potential air ventilation impacts on the neighbouring areas, careful design of the building layout and air corridors within the sites is essential. Future developments on these two sites are required to provide sufficient building separations and open space at grade to break up the long frontages of the site for facilitating prevailing wind penetration. It is recommended in the AVA EE 2014 that NBA(s) of at least 15m wide, in more or less north-south direction, should be provided for each site, and NBA(s) of at least 15m wide along the west-southwest and east-northeast direction should also be provided across both sites, which should be connected with each other to facilitate prevailing wind penetration through the whole area to serve the village type development to the east and other areas to the west further downstream. Developers of these sites are required to carry out quantitative AVAs at the detailed design stage to identify NBAs and other enhancement measures and to ascertain their effectiveness. These NBAs will also serve as visual corridors through the large sites towards important visual resources of Tai Lam Country Park and the sea. Their alignments should be coordinated with the location of valuable trees and visual corridors, where possible. To take forward the recommendations of the AVA EE 2014, the requirements for NBA and a quantitative AVA will be incorporated in the lease. The Kesarbahadur Hall within the “R(B)14” site is of heritage value and would be preserved and revitalised as

part of the development. AMO of LCSD should be consulted on development/redevelopment of the sites. The So Kwun Wat Perwone Barracks Site of Archaeological Interest is situated within the two sites. Prior consultation with the AMO should be made if any development would affect the site of archaeological interest. If disturbance of the archaeological interest or other areas of archaeological potential is unavoidable, a detailed Archaeological Impact Assessment (AIA) conducted by a qualified archaeologist is required. The archaeologist shall apply for a licence to conduct the AIA under the Antiquities and Monuments Ordinance (Cap. 53).

- 9.4.15 The existing Beneville with an adjoining site at Tuen Kwai Road in Area 52 is zoned "R(B)16". The development is subject to a maximum plot ratio of 3, a maximum site coverage of 30% and a maximum building height of 106mPD.
- 9.4.16 A site at to the south-east of Kwun Chui Road in Area 56 is zoned "R(B)17". The development is subject to a maximum GFA of 72,960m² and a building height restriction of 80mPD.
- 9.4.17 A proposed residential development to the north of Pok Oi Hospital Mrs. Cheng Yam On Millennium School at So Kwun Wat Road in Area 56 is zoned "R(B)18". The development is subject to a maximum total GFA of 78,200m², of which not less than 890m² for a kindergarten as required by the Government, and a building height restriction of 90mPD. As the building height restriction is close to the AHR of around 97mPD, all structures, including roof-top structures of the development, should not exceed AHR.
- 9.4.18 A site to the east of Fiona Garden in Area 59 is zoned "R(B)19". The development is subject to a maximum domestic GFA of 1,900m² and a maximum non-domestic GFA of 100m² for local shops and services and a building height restriction of 3 storeys (excluding basement floor(s)).
- 9.4.19 Development and redevelopment within the "R(B)" zone and its sub-areas are subject to building height restrictions as shown in the Notes of the Plan and/or stipulated on the Plan or the height of the existing building, whichever is the greater. Minor relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.7 above would be relevant for assessment for minor relaxation of building height restrictions. Each application for minor relaxation of building height restrictions will be considered on its individual merits.
- 9.4.20 Development and redevelopment within the "R(B)" zone and its sub-areas are subject to plot ratio/GFA/site coverage restrictions as shown in the Notes of the Plan or the plot ratio/GFA/site coverage of the existing building, whichever is the greater. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio/GFA/site coverage restrictions may be

considered by the Board through the planning permission system. Each proposal will be considered on its individual merits.

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

9.4.22 Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

9.5 Residential (Group C) (“R(C)”) Total Area: 1.40 ha

9.5.1 This zoning is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.

9.5.2 Two sites located in the southeast of Lam Tei Interchange at Area 52 are zoned for this use. Development and redevelopment within this zone are subject to a maximum plot ratio of 0.4 and building height restriction of 3 storeys (excluding basement floor(s)) or the plot ratio and height of the existing building, whichever is the greater. Minor relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.7 above would be relevant for assessment for minor relaxation of building height restriction. Each application for minor relaxation of building height restriction will be considered on its individual merits.

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

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

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

9.6.1 The “R(E)” zone is intended for Government quarters development with the provision of environmental mitigation measures. The zoning is to facilitate appropriate planning control over the scale, design and layout of development, taking account of various environmental constraints. The sub-area “R(E)1” zone is intended primarily for phasing out of existing industrial uses through redevelopment (or conversion) for

residential use on application to the Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential interface problem.

- 9.6.2 A site abutting Castle Peak Road – Lingnan and located to the south of Ching Leung Nunnery at Area 52 is zoned “R(E)”. The former Government quarters on site was demolished. The site is intended for Government quarters redevelopment. With concerns on the vehicular noise and emission as it abuts major road junction, the “R(E)” zoning of the site is to allow section 16 planning application for the quarters use with environmental mitigation measures to be submitted to the Board for consideration. New development/redevelopment within the “R(E)” zone is restricted to a maximum GFA of 9,875m², and building height restriction of 70mPD as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.
- 9.6.3 A strip of land to the north of Tsz Tin Tsuen and Siu Hong Court in Area 51 is zoned “R(E)1”. The area is at present intermixed with structures for residential, vehicle park, storage and workshop uses. Since it may not be possible to phase out all the industrial uses at once, it is important to ensure that the residential development will be environmentally acceptable and not subject to industrial/residential interface problems. The applicant will be required to submit adequate information to demonstrate that the new development will be environmentally acceptable, and suitable mitigation measures, if required, will be implemented to address the potential industrial/residential interface problems. In addition, the applicant will have to prove to the Board that the proposed development would have no or minimal adverse impact on the area in terms of environmental quality, land-use compatibility, infrastructural provision and traffic requirement. New development within the “R(E)1” zone is restricted to a maximum plot ratio of 1, a maximum site coverage of 40% and a building height restriction of 5 storeys including a one-storey car park.
- 9.6.4 Minor relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.7 above would be relevant for assessment for minor relaxation of building height restrictions. Each proposal will be considered on its individual merits.
- 9.6.5 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the GFA/plot ratio/site coverage restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual merits.
- 9.6.6 However, for any existing building with GFA/plot ratio/site coverage already exceeding the GFA/plot ratio/site coverage restrictions as shown on the Notes of the Plan, there is a general presumption against such application for minor relaxation except under exceptional

circumstances.

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

The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board. The “V” zones are situated in Areas 4, 26, 36, 43, 54, 55 and 56. The maximum building height is stipulated in the Notes.

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

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

9.8.2 Land reserved for general industrial purposes to meet anticipated needs is in Areas 9, 12, 16, 17, 40 and 44. Most of these areas have already been developed.

9.8.3 Developments or redevelopments within the “I” zone and its sub-areas “I(1)”, “I(2)” and “I(3)” are subject to specific control on plot ratio of 9.5, 5, 3 and 2.5 respectively or the plot ratio of the existing building whichever is the greater.

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

- 9.8.5 Development and redevelopment within “I” zone and its sub-areas are subject to building height restrictions as stipulated on the Plan or the height of the existing building, whichever is the greater. Minor relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.7 above would be relevant for assessment for minor relaxation of building height restrictions. Each application for minor relaxation of building height restriction will be considered on its individual merits.
- 9.8.6 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual merits.
- 9.8.7 However, for any existing building with plot ratio already exceeding the plot ratio restrictions as shown on the Notes of the Plan, there is a general presumption against such application for minor relaxation except under exceptional circumstances.
- 9.8.8 Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- 9.9 Government, Institution or Community (“G/IC”) Total Area: 235.08 ha
- 9.9.1 This zone is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. These facilities are provided in accordance with the HKPSG.
- 9.9.2 Major existing facilities include the swimming pool complexes in Area 16 and 29, indoor recreation centres in Areas 1, 5, 10, 16 and 28, Lingnan University in Area 52, Harrow International School in Area 48, Ching Chung Koon, Castle Peak Hospital and Tuen Mun Hospital in Area 3, Tuen Mun Public Library in Area 11, Hong Kong Institute of Vocational Education (Tuen Mun) in Area 32, monasteries in Area 31, a skill centre for the disabled in Area 16, a training school and other facilities of the Immigration Department in Area 48, a joint-user complex and wholesale fish market in Area 44 and primary and secondary schools. Local community facilities are also provided within the residential zones. The Gurkha Temple at Former Perwone Barracks in Area 48 is of heritage value and is proposed to be preserved and revitalized for community uses.

- 9.9.3 Major proposed facilities include a sports ground in Area 16, schools and a sewage pumping station in Area 54, a fresh water pumping station in Area 38, the post-secondary school in Area 48, a seawater pumping station in Area 59, and indoor recreation centres in Areas 3, 14 and 54. Additional sites such as in Areas 41, 55 and 56 are reserved for the provision of GIC facilities to serve the planned population in the areas.
- 9.9.4 Developments and redevelopments in the “G/IC” sites are subject to building heights in terms of mPD or number of storey(s) (excluding basement floor(s)) as stipulated on the Plan or the height of the existing building, whichever is the greater. Building height restrictions for most of the “G/IC” sites are stipulated in terms of number of storey(s) except the relatively high-rise GIC uses, including Tuen Mun Police Station in Area 9, Tsing Chung Koon Road Government Quarters, Tuen Mun Hospital Rehabilitation Block and the Tuen Mun Hospital Staff Quarter and School of General Nursing in Area 3, so as to reflect the existing building height and/or to provide a more clear control over building height profile.
- 9.9.5 The “G/IC” site to the immediate east of the “R(B)1” site in Area 48 is subject to a building height restriction of 70mPD, as stipulated on the Plan, to avoid blocking the views from MacLehose Trail to its north.
- 9.9.6 Minor relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.7 above would be relevant for assessment for minor relaxation of building height restrictions. Each application for minor relaxation of building height restriction will be considered on its individual merits.
- 9.10 Open Space (“O”) Total Area: 111.62 ha
- 9.10.1 This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 9.10.2 The existing and planned open space provisions are in compliance with the HKPSG requirements. Of particular importance are the existing sports ground in Area 5, Tuen Mun Town Park in Area 34, Wu Shan Recreation Playground in Area 28, Butterfly Beach Park in Area 45, a river-side open space along the river channel in Area 35, and beaches along the coastal area in Tuen Mun East Area and Golden Beach in Area 57. Major proposed projects include an open space areas in Area 27, promenade parks in Areas 18 and 33 and a coastal district open space to the west of Siu Lam Interchange. Local open spaces are provided within developments in other zones.
- 9.11 Recreation (“REC”): Total Area: 0.37 ha
- 9.11.1 The planning intention of this zone is primarily for recreational

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

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

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

9.11.4 To ensure adequate greenery provision to the site and no significant disturbance to existing landscape resources and character, tree felling should be minimised and a minimum greenery coverage of 30% is required. The AMO of LCSD should be informed in case of discovery of antiquities or possible antiquities in the course of construction work.

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

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

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

9.12 Other Specified Uses (“OU”) Total Area: 319.07 ha

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

(a) LRT Comprehensive Development Area

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

- (i) the “OU” annotated “LRT Comprehensive Development Area” zone covers a residential development with associated commercial and community facilities above the LRT depot at Sun Tuen Mun Centre in Area 18. This site is subject to building height restrictions of 20mPD and 100mPD as stipulated on the Plan, and GFA restrictions of 200,000m² for domestic use, 8,000m² for non-domestic use and 139,675m² for public transport interchange as specified in the Notes, or the GFA and height of the existing building, whichever is the greater; and
- (ii) the “OU” annotated “LRT Comprehensive Development Area(1)” is currently occupied by the LRT terminus and public transport interchange facilities with commercial and private residential uses above at Hanford Garden in Area 27. This site is subject to a building height restriction of 85mPD as stipulated on the Plan, and GFA restrictions of 88,000m² for domestic use, 3,200m² for non-domestic use and 15,934m² for public transport interchange as specified in the Notes, or the GFA and height of the existing building, whichever is the greater.

(b) River Trade Terminal

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

(c) Special Industries Area (SIA)

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

The two “OU(SIA)” sites include:

- (i) a site to the west of the Resource Recovery Park, which is occupied by a Permanent Aviation Fuel Facility, and a site to the east of the Resource Recovery Park are subject to a maximum plot ratio of 2.5 as specified in the Notes and a building height restriction of 30mPD as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater; and
- (ii) a site to the west of the Permanent Aviation Fuel Facilities at TMTL 372 and Extension Thereto is currently occupied by a

steel mill. This site is subject to a maximum GFA of 222,948m² as specified in the Notes and a building height restriction of 60mPD as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater. In determining the existing building height for buildings other than the chimney itself, the chimney height should be disregarded. Redevelopment and/or modification of the chimney should not result in a height exceeding the existing chimney height.

(d) Pier

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

(e) Public Recreation and Sports Centre

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

(f) Cargo Handling Area

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

(g) Electricity Substation

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

(h) Telephone Exchange

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

(i) Petrol Filling Station

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

(j) Breakwater

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

(k) Container Storage and Repair Depot

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

(l) Sewage Treatment Plant

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

(m) Power Station

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

(n) Cement Plant

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

(o) Gas Off-take Station

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

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

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

(q) Resource Recovery Park

This zone is primarily intended for the provision of resource recovery park occupying an area of about 20 ha in Area 38. The resource recovery park is a co-location of businesses (including the provision of goods and services) in reuse, recycling and composting, and related processing and manufacturing, with shared use of facilities. Resource recovery park includes businesses involving the use of recyclable materials from waste, clean technologies or renewable energy and provision of related products or services. The maximum plot ratio of the resource recovery park would not be more than 2.5. The maximum building height would be 35m. In case a chimney is built, the maximum chimney height would be limited to 30m above ground. Phase I of the resource recovery park was made available for leasing in end 2006, and Phase II will be commissioned at a later date. This site is subject to the plot ratio and building height restrictions as specified in the Notes, or the plot ratio and height of the existing building, whichever is the greater.

(r) Business

This zone is in Tuen Mun Area 9, about 3.64 ha to the north and south of the bus depot and KMB Overhaul Centre. According to the Area Assessment 2009, the area in this zone would be for business use. This zone is intended primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new “business” buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings. Development/redevelopment in this zone is subject to a maximum plot ratio of 9.5 (including not more than a plot ratio of 1.0 for ‘Shop and Services’ and ‘Eating Place’) and a maximum building height of 100mPD.

(s) Container and Cargo Handling and Storage Area

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

(t) All Other Sites (Not Listed Above)

(i) Multi-storey Lorry/Car Park to include Commercial Use in Area 16. The development is subject to a maximum GFA of 47,414m² or the GFA of the existing building, whichever is the greater. A total of not less than 325 public vehicle parking spaces shall be provided and any floor space that is constructed or intended for use solely as public vehicle parking spaces shall be included for GFA calculation. The site is subject to a building height restriction of 100mPD, as stipulated on the Plan, or the height of the existing building, whichever is the greater. Minor relaxation of the restrictions on GFA/building height and provision of public vehicle parking spaces may be considered by the Board on application. Each application will be considered on its own merits.

(ii) Comprehensive Industrial Development with Ancillary Commercial and Community Facilities in Area 17 which includes within the main industrial development a central services building to provide for communal parking facilities and

a range of ancillary community and commercial facilities for the workers. The development is subject to a maximum GFA of 150,000m² or the GFA of the existing building, whichever is the greater. This site is subject to a building height restriction of 85mPD, as stipulated on the Plan, or the height of the existing building, whichever is the greater.

- (iii) Restaurant/Commercial Complex in Area 27. The development is subject to a maximum GFA of 2,308m² or the GFA of the existing building, whichever is the greater. This site is subject to a building height restriction of 3 storeys (excluding basement floor(s)), as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (iv) Light Rail Transit Terminus & Ferry Concourse with Commercial/Residential Development (Pierhead Garden) to the south of Area 44. The development or redevelopment is subject to a domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5, or the plot ratio of the existing building, whichever is the greater as stipulated in the Notes of the Plan. The GFA of a public transport interchange as required by the Government (i.e. an area of not more than 17,340m²) may be disregarded in determining the development or redevelopment at the site. This site is subject to a building height restriction of 85mPD, as stipulated on the Plan, or the height of the existing building, whichever is the greater.

- 9.12.2 Developments and redevelopments within “OU” zone are subject to building height restrictions as stipulated in the Notes of the Plan and as shown on the Plan, or the height of the existing building, whichever is the greater.
- 9.12.3 Minor relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.7 above would be relevant for assessment for minor relaxation of building height restrictions. Each application for minor relaxation of building height restriction will be considered on its individual merits.
- 9.12.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio/GFA restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual merits.
- 9.12.5 However, for any existing building with plot ratio/GFA already exceeding the plot ratio/GFA restrictions as shown on the Notes of the Plan, there is a general presumption against such application for minor relaxation except under exceptional circumstances.

9.13 Green Belt (“GB”) Total Area: 743.46 ha

The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. However, limited developments may be permitted with or without conditions on application to the Board, and each application will be considered on its individual merits taking into account the relevant Town Planning Board Guidelines. In particular, an existing woodland in the western part of Area 54 is of high ecological value. No development that may damage the ecological integrity of this woodland should be permitted.

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

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

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

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

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

9.15.1 This zoning denotes areas where detailed planning studies are required to identify the future uses of the land. The “U” zone comprises an existing breakwater and an adjoining proposed reclamation area at Sam Shing Wan which is a renowned scenic spot, and an area in Tuen Mun Area 46 to the north and west of the proposed Tuen Mun Chek Lap Kok Link toll plaza area. It is considered that detailed studies on the long term land use and supporting technical assessments on traffic,

environmental, air ventilation and visual impacts should be carried out. The sites therefore are zoned “U” at this interim stage.

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

10. COMMUNICATIONS

10.1 Roads

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

- 10.1.2 The CE in C on 18 October 2011 authorized the TM-CLKL under the Roads (Works, Use and Compensation) Ordinance (Chapter 370). Pursuant to section 13A of the Ordinance, the authorized TM-CLKL shall be deemed to be approved under the Ordinance. The TM-CLKL is a strategic road linking Tuen Mun and the proposed Tuen Mun Western Bypass in the north, the Hong Kong-Zhuhai-Macao Bridge, Hong Kong Boundary Crossing Facilities (HKBCF), the Hong Kong International Airport at Chek Lap Kok and North Lantau in the south. The full length of the TM-CLKL is about 9 km. It is a dual two-lane carriageway with sea tunnel about 5 km long across Urmston Road linking up Tuen Mun and HKBCF and North Lantau. The Northern Landfall Reclamation Area of TM-CLKL is to the east of the River Trade Terminal and its toll plaza is in Area 46. The construction of the TM-CLKL is scheduled for completion in 2018.

10.2 Railways

- 10.2.1 A Light Rail Transit (LRT) runs mainly alongside the district distributor roads and connects all the major residential, industrial and commercial locations in the New Town. The LRT system serves as the feeder of

West Rail, at Yuen Long, Tin Shui Wai, Siu Hong and Tuen Mun Stations.

10.2.2 West Rail Line, when it was opened in December 2003, connected West Kowloon with Tuen Mun. It provides a domestic passenger line from Nam Cheong in West Kowloon to Tuen Mun via Mei Foo, Tsuen Wan West, Kam Sheung Road, Yuen Long, Long Ping, Tin Shui Wai and Siu Hong. In August 2009, West Rail Line extends to Hung Hom via two additional intermediate stations, namely Austin and East Tsim Sha Tsui. Two stations, namely, Siu Hong Station and Tuen Mun Station, are located within the Area to serve the residents of Tuen Mun. West Rail Line also has interchanges with Light Rail at Yuen Long, Tin Shui Wai, Siu Hong and Tuen Mun.

10.3 Ferry Pier

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

10.4 Pedestrian Circulation

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

11. UTILITY SERVICES

11.1 Water Supply

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

11.2 Sewerage and Sewage Treatment

Two sewage pumping stations are provided at Pak Kok in Area 45 and Siu Hong Court in Area 51 to pump sewage of the New Town to the major sewage treatment plant at Pillar Point in Area 47 for treatment prior to discharge into the sea via a deep-water outfall. Two additional sewage pumping stations have also been constructed in Areas 20 and 55 to serve the eastern part of the New Town. Other sites in Area 54 and Area 59 have also been reserved for pumping stations to serve the future residential developments in Area 54 and Area 59 respectively.

11.3 Electricity

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

11.4 Gas

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

11.5 Telephone Exchange

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

12. CULTURAL HERITAGE

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

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

12.3 Prior consultation with AMO of LCSD should be made if any development, redevelopment or rezoning proposals might affect the above sites of archaeological interests and graded/proposed graded historic buildings/structures, new items pending grading assessment and their immediate environs. If disturbance of the sites of archaeological interests or other areas of

archaeological potential is unavoidable, a detailed Archaeological Impact Assessment (AIA) conducted by a qualified archaeologist is required. The archaeologist shall apply for a licence to conduct the AIA under the Antiquities and Monuments Ordinance (Cap. 53). A proposal of AIA shall be submitted to AMO for agreement prior to applying for a licence.

13. IMPLEMENTATION

- 13.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an “existing use right” should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.
- 13.2 The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area have been and are being prepared by the Planning Department. These detailed plans are used as the basis for public works planning and site reservation within Government departments. Disposal of sites is undertaken by the Lands Department. Public works projects are coordinated by the Civil Engineering and Development Department in conjunction with the client departments and the works departments, such as the Highways Department and the Architectural Services Department. In the course of implementing the Plan, the Tuen Mun District Council would also be consulted as appropriate.
- 13.3 Planning applications to the Board will be assessed on individual merits. In general, the Board’s consideration of the planning applications will take into account all relevant planning considerations which may include the departmental outline development plans and layout plans, and the guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board’s website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board’s website and are available from the Secretariat of the Board and the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

屯門分區計劃大綱核准圖 S/TM/31 的修訂項目簡表

修訂項目	位置	地帶面積 (發展地盤面積)	改劃前的用途地帶	修訂後的用途地帶	改劃前分區計劃大綱 圖住用/非住用地積 比率/樓面面積及建 築物高度限制	修訂後分區計劃大綱圖 住用/非住用地積比率 /樓面面積及建築物高 度限制	預計單位 數量	空氣流通要求
屯門北的住宅用地								
A1	第 54 區麒麟圍以西	約 1 公頃 (約 1 公頃)	「政府、機構或社區」	「住宅(甲類)24」	- 不適用 - 8 層	- 5/9.5 - 主水平基準上 120 米	1,000	不適用
A2	第 54 區興富街以北	約 0.77 公頃 (約 0.75 公頃)	「政府、機構或社區」、「綠化地帶」及顯示作「道路」的地方	「住宅(甲類)25」	- 不適用 - 8 層	- 住用地積比率 5 - 非住用地積比率 0.4 包括長者鄰舍中心及綜合青少年服務中心 - 主水平基準上 120 米	700	不適用
A3	第 29 區良景邨東北面	約 1.32 公頃 (約 0.77 公頃)	「政府、機構或社區」及「住宅(甲類)」	「住宅(甲類)21」	- 不適用 - 3 層	- 住用地積比率 6 - 非住用地積比率 2 包括社區健康中心、社會福利及社區設施 - 主水平基準上 140 米	830	非建築用地 (20 米闊)
A4	第 2 區山景邨東北面	約 0.31 公頃 (約 0.23 公頃)	「政府、機構或社區」	「住宅(甲類)23」	- 不適用 - 8 層	- 6/9.5 - 主水平基準上 110 米	260	不適用
A1 至 A4 小計							2,790	
屯門中的住宅用地								
B1	第 16 區恆富街	約 0.88 公頃 (約 0.48 公頃)	「政府、機構或社區」	「住宅(甲類)22」	- 不適用 - 3 層	- 6/9.5 - 主水平基準上 100 米	480	非建築用地 (15 米闊)
B2	第 39 區青山公路-青山灣段及顯發里交界處	約 0.48 公頃 (約 0.38 公頃)	「政府、機構或社區」及「綠化地帶」	「住宅(甲類)22」	- 不適用 - 3 層	- 6/9.5 - 主水平基準上 100 米	380	於地契或規劃大綱中訂明非建築用地
B1 至 B2 小計							860	
屯門東的住宅用地								
C1	第 20 區青霞里	約 0.61 公頃 (約 0.61 公頃)	「住宅(乙類)8」	「住宅(乙類)2」	- 1.3 - 15 層	- 3.6 - 主水平基準上 80 米	370	不適用
C2	第 48 區青山公路-青山灣段前掃管軍營(近管青路)西面部分	約 2.40 公頃 (約 2.18 公頃)	「政府、機構或社區」	「住宅(乙類)15」	- 不適用 - 8 層	- 69,780 平方米 - 主水平基準上 70 米	1,160	於地契中加入空氣流通評估要求
C3	第 48 區青山公路-青山灣段前掃管軍營(近管青路)東面部分	約 2.75 公頃 (約 2.72 公頃)	「政府、機構或社區」	「住宅(乙類)14」	- 不適用 - 8 層	- 住用樓面面積 87,000 平方米 - 非住用樓面面積 2,000 平方米 - 主水平基準上 70 及 85 米	1,450	於地契中加入空氣流通評估要求
C4	第 56 區管翠路	約 2.57 公頃 (約 2.53 公頃)	「住宅(乙類)」、「綠化地帶」及「綜合發展區」	「住宅(乙類)17」	- 1.3 - 10 層	- 72,960 平方米 - 主水平基準上 80 米	1,220	非建築用地 (20 米闊)
C5	第 56 區管翠路以南	約 1.24 公頃 (約 1.20 公頃)	「綠化地帶」及「住宅(乙類)」	「住宅(乙類)2」	不適用	- 3.6 - 主水平基準上 80 米	720	非建築用地 (20 米闊)

修訂項目	位置	地帶面積 (發展地盤面積)	改劃前的用途地帶	修訂後的用途地帶	改劃前分區計劃大綱圖住用／非住用地積比率／樓面面積及建築物高度限制	修訂後分區計劃大綱圖住用／非住用地積比率／樓面面積及建築物高度限制	預計單位數量	空氣流通要求
C7	第 56 區鄭任安夫人千禧小學以北	約 2.68 公頃 (約 2.68 公頃)	「住宅(乙類)」、「休憩用地」及「綠化地帶」	「住宅(乙類)18」	- 1.3 - 6 層	- 最大樓面面積 78,200 平方米包括不少 890 平方米作幼稚園用途 - 主水平基準上 90 米	1,290	非建築用地 (20 米闊)
C8	第 56 區鄭任安夫人千禧小學對面	約 0.75 公頃 (約 0.65 公頃)	「住宅(乙類)」及「綠化地帶」	「住宅(乙類)2」	- 1.3 - 6 層	- 3.6 - 主水平基準上 90 米	390	不適用
C9	第 48 區青山公路-青山灣段前哥頓軍營	約 1.1 公頃 (約 0.86 公頃)	「政府、機構或社區」及「休憩用地」	「住宅(乙類)」	- 不適用 - 2 層	- 1.3 - 6 層	190	於地契中加入空氣流通評估要求
C1 至 C9 小計							6,790	
總計							10,440	
其他修訂項目								
A5	第 54 區興富街以北	約 0.27 公頃	「政府、機構或社區」	「綠化地帶」	- 不適用 - 8 層	不適用	不適用	不適用
C6	第 56 區鄭任安夫人千禧小學以北	約 0.85 公頃	「休憩用地」	「綠化地帶」	不適用	不適用	不適用	不適用
C10	第 48 區青山公路-青山灣段前哥頓軍營以北及以西	約 0.33 公頃	「政府、機構或社區」	「休憩用地」	- 不適用 - 2 層	不適用	不適用	不適用
C11	第 48 區青山公路-青山灣段前掃管軍營(近管青路)以北	約 0.09 公頃	「政府、機構或社區」	「綠化地帶」	- 不適用 - 8 層	不適用	不適用	不適用
C12	第 48 區青山公路-青山灣段前掃管軍營(近管青路)內的狹長土地	約 0.33 公頃	「政府、機構或社區」	顯示作「道路」的地方	- 不適用 - 8 層	不適用	不適用	不適用
C13	第 48 區青山公路-青山灣段前掃管軍營(近管青路)以北的喺喀廟	約 0.11 公頃	「政府、機構或社區」	「政府、機構或社區」	- 不適用 - 8 層	- 不適用 - 1 層	不適用	不適用
D1	第 12 區新安街	約 715 平方米	「工業」	「商業(1)」	- 9.5 - 主水平基準上 85 米	- 9.5 - 主水平基準上 85 米	不適用	不適用
D2	第 45 區龍富路以東	約 0.37 公頃	「綠化地帶」及「其他指定用途」註明「公眾康樂體育中心」	「康樂」	不適用	- 0.4 - 2 層 - 最大上蓋面積百分率 20%	不適用	不適用
E	第 46 區	約 16 公頃	「其他指定用途」註明「火葬場、靈灰安置所、殯儀服務中心及休憩用地」	「未決定用途」	- 不適用 - 主水平基準上 60 米及 95 米	不適用	不適用	不適用
F	第 52 區虎地屯貴路	約 1.73 公頃	「綜合發展區」	「住宅(乙類)16」	- 3.0 - 主水平基準上 106 米	- 3.0 - 主水平基準上 106 米 - 最大上蓋面積百分率 30%	不適用	不適用
G	第 59 區樂怡街	約 2,000 平方米	「其他指定用途」註明「超級市場、酒樓餐廳及其他商業及康樂設施」	「住宅(乙類)19」	- 4,643 平方米 - 3 層	- 住用樓面面積 1,900 平方米 - 非住用樓面面積 100 平方米 - 3 層	不適用	不適用