

**Proposed Amendments to the  
Approved Tsuen Wan Outline Zoning Plan No. S/TW/33**

**Purpose**

This paper is to consult Members on the potential sites for housing developments in Tsuen Wan and the proposed amendments to the approved Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/33 (**Plan 1**).

**Background**

2. According to the Chief Executive's Policy Address, there is a need to increase the supply of land for housing development to meet the keen housing demands of the public. In response to this, the Government would adopt a multi-pronged approach to meet and expedite housing land supply in the short, medium and long terms. The Government has been carrying out various land use reviews on an on-going basis, including reviews on the Government land currently vacant, under Short Term Tenancies or different short-term or government uses, reviews on "Government, Institution or Community" ("G/IC") sites as well as a two-stage review on "Green Belt" ("GB") sites, with a view to identifying more suitable sites for conversion to residential use. Subject to planning and infrastructure capacity, opportunity will also be taken to increase the development intensity with a view to increasing flat production.

**Proposed Amendments**

**Amendment Item A: Rezoning of a site near Yau Kom Tau Village from "GB" to "Residential (Group B) 6" ("R(B)6") zone (Plans 2a to 2c)**

3. The site (about 4.93 hectares) is a Government land zoned "GB" on the OZP. It is located near the Yau Kom Tau Village and is connected to Po Fung Road. Tuen Mun Road is located to the south, while the Yau Kom Tau Fresh Water Primary Service Reservoir and Water Treatment Works is located to the west. It is proposed to rezone the site from "GB" to "R(B)6" zone for a medium-density private residential development. A total of 1,390 flats would be provided.

**Amendment Item B: Rezoning of a site at Po Fung Terrace from "GB" to "Residential (Group B) 7" ("R(B)7") zone (Plans 2a to 2c)**

4. The site (about 0.84 hectare) is a Government land at Po Fung Terrace and is zoned "GB" on the OZP. It is connected to Castle Peak Road – Tsuen Wan via Po Fung Road. Tuen Mun Road is located to the north, while One Kowloon Peak is located to the south. It is proposed to rezone the site from "GB" to "R(B)7" zone for a medium-density private residential development. A total of 490 flats would be provided.

5. Taking into account the compatibility with surrounding developments and availability of infrastructure provisions, the development parameters of Amendment Items A and B are as follows:

|                                    | <b>Amendment Item A</b>                | <b>Amendment Item B</b> |
|------------------------------------|--|-------------------------|
| <b>Site Area</b>                   | About 4.93 hectares                    | About 0.84 hectare      |
| <b>Total Gross Floor Area</b>      | 97,200m <sup>2</sup>                   | 29,200m <sup>2</sup>    |
| <b>Building Height Restriction</b> | 180 metres above Principal Datum (mPD) | 140mPD                  |
| <b>No. of Flats</b>                | About 1,390                            | About 490               |
| <b>Estimated No. of Population</b> | About 3,730                            | About 1,550             |

6. To ascertain the technical feasibility of the proposed private residential developments at Amendment Items A and B, various assessments were undertaken by the Government, including Traffic Impact Assessment (TIA), Air Ventilation Assessment (AVA), Visual Appraisal (VA) and Landscape Assessment (LA). It is anticipated that the proposed developments would not cause insurmountable impacts on the surroundings.
7. Highways Department (HyD) commenced a study in 2019 to ascertain the feasibility of improving Po Fung Road connecting the two sites. A TIA was conducted to assess the impacts on the nearby road networks. In addition, Tree Surveys by Lands Department; VA, LA and AVA by Planning Department (PlanD); and Hazard Assessment (HA) by Civil Engineering and Development Department (CEDD) were conducted. The relevant findings are summarised as follows:
- (i) In terms of traffic, the TIA demonstrated that the proposed private residential developments would not create adverse impacts to the nearby road networks. Transport Department (TD) had no adverse comments on the TIA and the proposed road improvement works at Po Fung Road, and had no objection to the proposed developments. Future developments will also provide adequate car parking spaces in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) requirements.
  - (ii) In terms of visual, the VIA demonstrated that the proposed building height (BH) of the two proposed developments are considered generally compatible with the surrounding medium to high-density residential developments and the overall urban townscape of the Tsuen Wan West area. The proposed developments will only induce slight to moderate visual impacts at the key public viewing points.
  - (iii) In terms of landscape, the developments may require the removal or transplantation of trees within the sites, depending on the design as proposed by the future developers. Nevertheless, trees within the two sites are mainly native tree species and fruit trees, and no Registered Old and Valuable Tree (OVT) was recorded. 3 nos. of trees with diameter of breast height (DBH) over 1 metre were recorded within the Amendment Item A site. Detailed tree felling and preservation recommendations will be studied in accordance with the relevant technical circulars and guidelines of the Development Bureau (DEVB), while the aforementioned large trees will be retained as far as practicable. The future

residential developments can also minimise landscape impact through the incorporation of proper landscape and greening measures.

- (iv) In terms of air ventilation, the sites are located at “GB” zone with a wind corridor nearby. The AVA indicated that the proposed developments will cause slight impacts to the wind environment. However, future developments can improve air ventilation by providing proper architectural design and building separations in accordance with the “Sustainable Building Design Guidelines”.
- (v) Besides, in consideration of the storage of liquefied chlorine in Yau Kom Tau Water Treatment Works, a HA was conducted to assess the risk level of the Potentially Hazardous Installation. The HA demonstrated that the Individual Risk complies with the criterion of the Risk Guidelines as outlined in the HKPSG, whereas the Societal Risk is minimised under reasonable and practicable circumstances.
- (vi) Relevant Government departments including Environmental Protection Department, Drainage Services Department, CEDD and Water Supplies Department (WSD) had no adverse comment to both amendment items.
- (vii) PlanD has reserved land within the district for the provision of open space and community facilities.

**Amendment Item C: Rezoning of a site near Cheung Shan Estate from “G/IC”, “Open Space” (“O”) and “Residential (Group A)” (“R(A)”) to “Residential (Group A) 21” (“R(A)21”) zone (Plans 3a, 3b and 3d)**

8. The strategic territory-wide Cavern Master Plan formulated under the Government’s “Long-term Strategy for Cavern Development - Feasibility Study” has identified a number of Strategic Cavern Areas for the relocation of service reservoirs in order to release surface land for other beneficial uses (e.g. residential development and/or community facilities). In response, WSD studied the feasibility of relocating Tsuen Wan No. 2 Fresh Water Service Reservoir to nearby caverns to release land for housing development. The study demonstrated that the relocation of Tsuen Wan No. 2 Fresh Water Service Reservoir into caverns is technically feasible. Strategic Cavern Area No. 16 - Smugglers’ Ridge in Kwai Chung has been shortlisted as a preliminary relocation site. In addition, with appropriate mitigation measures, the construction of a fresh water service reservoir in caverns would not create insurmountable adverse traffic and environmental impacts to the surroundings. WSD will consult the Kwai Tsing District Council on the results of the feasibility study and prepare a consultancy agreement for Investigation, Design and Construction.
9. Tsuen Wan No. 2 Fresh Water Service Reservoir (a Government land) and the adjoining slopes (under the vesting order of Lei Muk Shue Estate) near Cheung Shan Estate involve a total area of about 6.42 hectares. The area is currently zoned “G/IC”, “O”, and “R(A)” on the OZP. It is proposed to rezone the site to “R(A)21” for public housing development. Housing Authority preliminarily proposed to provide about 4,000 public housing units within the site. The proposed development parameters have taken into account the development intensity, site constraints, as well as traffic and infrastructure capacity of the surrounding area. Pending further assessments, details of the development will be

confirmed by CEDD and the Housing Authority at later stage. The proposed development parameters are as follows:

|                                    |   |
|------------------------------------|---|
| <b>Site Area</b>                   | About 6.42 hectares<br>(with 5 residential blocks, primary school, public transport interchange, non-domestic block for social welfare and health services)   |
| <b>Maximum Total Plot Ratio</b>    | 5.15  |
| <b>Building Height Restriction</b> | 230mPD  |
| <b>Proposed No. of Flats</b>       | About 4,000 public housing units  |
| <b>Estimated Population</b>        | About 11,200  |
| <b>Recreational Facilities</b>     | Recreational facilities, local open space and children's play area will be provided in accordance with HKPSG requirements.  |
| <b>Community Facilities</b>        | Community facilities will be provided in accordance with HKPSG requirements. The Housing Authority will liaise with the relevant departments to confirm the provision of facilities at detailed design stage. Tentatively, the development will include the followings: <ul style="list-style-type: none"> <li>● 1 kindergarten with 8 classrooms</li> <li>● 1 primary school with 30 classrooms</li> <li>● 1 general out-patient clinic (which will serve as a designated clinic in the case of public health incident<sup>1</sup>)</li> <li>● Welfare facilities, including day care centre for the elderly, neighbourhood elderly centre, residential care home for the elderly cum day care unit, integrated home care services/enhanced home and community care services, child care centre, residential child care services, day/residential rehabilitation services and pre-school rehabilitation services</li> <li>● Retail facilities</li> </ul> |
| <b>Car Parking Facilities</b>      | Car parking spaces will be provided in accordance with HKPSG requirements.  |

<sup>1</sup> In general, in the case of public health incident, the Hospital Authority will consider activating designated clinics as necessary. All designated clinics are equipped with appropriate facilities, such as air-conditioning and ventilation systems with high efficiency particulate air filter to ensure infection control.

10. CEDD commenced a study in 2018 to ascertain the technical feasibility of the proposed public housing development at the site. The findings of the assessments are summarised as follows:

- (i) In terms of traffic, a single 2-lane vehicular access road will be constructed at the west of the site to connect the site to Cheung Shan Estate Road West, and a vehicular access road to the east of the site will be constructed to connect the site to Lei Shu Road. In addition, a public transport interchange will also be provided within the site to accommodate buses, minibuses and taxi services. The Consultants' preliminary TIA demonstrated that there is sufficient capacity for the major road junctions in the vicinity, including (1) junction at Wo Yi Hop Road and Lei Shu Road, (2) Wo Yi Hop Interchange, and (3) junction at Cheung Shan Estate Road West and Shing Mun Road. According to the assessment, after occupation of the new housing estate, the traffic condition of Lei Shu Road during the morning peak hours would be at acceptable level. It is anticipated that the future additional traffic caused by the proposed development would neither cause congestion to the adjacent roads nor significant impact to the nearby areas.
- (ii) In terms of visual, the proposed development with a maximum BH of 230mPD will sit on a relatively open hillside. Site formation works will be required. As such, the development will unavoidably create varying degree of visual impact. However, with the incorporation of suitable mitigation measures such as the use of appropriate building materials, colour and design, visual impact can be mitigated to a certain degree.
- (iii) In terms of landscape, the Government will minimise the felling of trees during construction. On completion of the project, compensatory tree planting and quality greening measures in accordance with relevant guidelines of the DEVB will be carried out in order to reduce landscape and visual impact. The future housing development can also reduce the landscape impact through proper landscape, greening and architectural design.
- (iv) In terms of ecological aspect, to avoid impact to the woodland at southeast of the site and the *Aquilaria Sinensis*, the site area has been reduced correspondingly. According to the feasibility study, it is estimated that about 4 numbers of *Aquilaria Sinensis* will be affected with the construction of vehicular access road to Lei Shu Road. The feasibility study also recommended to transplant the affected *Aquilaria Sinensis*. The detailed design of access road and the corresponding tree felling and preservation proposal will be studied in detail according to the relevant technical circulars and guidelines of the DEVB with a view to minimising ecological impact as far as possible.
- (v) In terms of air ventilation, an AVA has been conducted based on the site location, surrounding topography and prevailing wind directions. The AVA demonstrated that the proposed housing development would not cause any unacceptable negative impact on air ventilation. Air ventilation can be further enhanced by adopting suitable design measures and building layout.
- (vi) The proposed development is considered technically feasible in terms of water supply, sewerage, drainage, power supply, gas supply and telecommunications

services, including the improvement works for the relevant underground utilities and facilities.

- (vii) The site has reserved area for the provision of open space and community facilities.

**Amendment Item D: Rezoning of the Ex-Kwai Chung Public School site and its adjoining Government land from “G/IC” to “Residential (Group A) 22” (“R(A)22”) zone (Plans 3a, 3c and 3e)**

11. The site (about 1.46 ha) is bounded by Kwok Shui Road to the north, Castle Peak Road - Kwai Chung to the south, Mita Centre to the east, and the PCCW-HKT Kwai Chung Telephone Exchange to the west. The site comprises of the Ex-Kwai Chung Public School site and its adjoining Government land.
12. The Ex-Kwai Chung Public School is a vacant school premises (VSP). As confirmed by the Education Bureau, the site is no longer required for school uses. PlanD previously conducted reviews on various VSP sites under the Central Clearing Housing Mechanism and the site has been recommended for residential use. In early-2020, CEDD commenced a study to assess and establish the feasibility of public housing development at the site.
13. The site comprises of a Government land zoned “G/IC”. It is proposed to rezone the site from “G/IC” to “R(A)22” zone for public housing development. The Housing Authority tentatively proposed to provide about 1,700 public housing units within the site. The proposed development parameters have taken into account the site constraints, and the development intensity, traffic and infrastructure capacity of the area. Details of the development will be confirmed by CEDD and the Housing Authority at the later stage. The proposed development parameters are as follows:

|                                    |   |
|------------------------------------|---|
| <b>Site Area</b>                   | 1.46 hectare  |
| <b>Maximum Total Plot Ratio</b>    | 6.7   |
| <b>Building Height Restriction</b> | 145 mPD   |
| <b>Proposed No. of Flats</b>       | About 1,700 public housing units  |
| <b>Estimated Population</b>        | About 4,760   |
| <b>Recreational Facilities</b>     | Recreational facilities, local open space and children’s play area will be provided in accordance with HKPSG requirements.  |
| <b>Community Facilities</b>        | Community facilities will be provided in accordance with HKPSG requirements. Tentatively, the development will include residential care home for the elderly, neighbourhood elderly centre, day care centre for the elderly, child care centre, on-site pre-school rehabilitation services and cyber youth support teams. The Housing |

|                         |   |
|-------------------------|---|
|                         | Authority will liaise with the relevant departments to confirm the provision of facilities at detailed design stage.  |
| <b>Other Facilities</b> | Car parking spaces will be provided in accordance with HKPSG requirements. Tentatively, the development will include a kindergarten and retail facilities. The Housing Authority will liaise with the relevant departments to confirm the provision of facilities at detailed design stage. |

14. CEDD has conducted various technical assessments to ascertain the technical feasibility of the proposed public housing development at the site. The findings of the assessments are summarised as follows:

- (i) In terms of traffic, the TIA confirmed that the proposed public housing development will not generate undesirable impact to the major junctions and roads in the study area (including Kwok Shui Road, Castle Peak Road, Kwai Chung Road and Cheung Wing Road etc.) in the vicinity. The HyD is planning to conduct road widening works at a section of Kwok Shui Road (Fu Uk Road to Cheung Wing Road) from existing 7.3m width to 9m width and to provide of bus lay-by. At present, HyD will first conduct site investigation works near Fu Uk Road to identify the utilities being affected and notify the corresponding utilities companies for the diversion works. The abovementioned road widening works will commence after completion of the said diversion works. CEDD will consider further road widening works from 9m width to 9.5m width at the above section of Kwok Shui Road taking into account the need of the proposed development. TD had no in-principle objection to the TIA and the proposed development. The Housing Authority will provide car parking spaces according to the HKPSG requirements.
- (ii) In terms of pedestrian connectivity, CEDD will construct a footbridge together with the proposed public housing development. The proposed footbridge across Castle Peak Road will enhance the pedestrian linkages to facilitate the access of the future residents and the nearby residents to Kwai Chung Estate and public transport facilities along both sides of Castle Peak Road. CEDD will examine the footbridge design and programme in the detailed design stage.
- (iii) In terms of visual, the proposed BH is compatible with the BH restrictions and existing BH of the surrounding developments falling within the “R(A)”, “Residential (Group E)” (“R(E)”) and “Other Specified Uses” annotated “Business” zones. Therefore, the proposed development would not induce substantial visual impact.
- (iv) In terms of landscape, the landscape design, open space provision and greening measures will mitigate the impact caused by the removal of trees arising from the proposed development. It is anticipated that the proposed development would not cause adverse landscape impact on the surrounding area. According to the preliminary assessment, the site formation works would require the removal of existing trees, but no rare and precious trees would be involved. Detailed tree felling and preservation recommendations will be studied and submitted to

relevant departments for approval. Furthermore, compensatory planting will be recommended in accordance with the relevant technical circulars and guidelines of the DEVB.

- (v) The proposed development is subject to potential industrial/residential interface issues due to its proximity to an industrial area. According to the Preliminary Environmental Study (PES), the layout design of the public housing units would be enhanced to optimise the locations of housing units with a view to meeting the relevant noise criteria. There would be no insurmountable impact on air quality, water quality, waste management, sewerage, land contamination and ecology during construction and operation phase of the proposed development. Hence, no adverse environmental impact is envisaged due to the industrial/residential interface issues in the proposed development.
- (vi) The AVA demonstrated that the proposed development would not have any significant negative impact on the air ventilation in the neighbouring areas. To ensure that adequate ventilation is provided, the Housing Department will adopt proper ventilation design and building layout in the future public housing design.
- (vii) In consideration of the storage of liquefied chlorine in Tsuen Wan Water Treatment Works, a HA was conducted to assess the risk level of the Potentially Hazardous Installation. The HA concluded that the Individual Risk complies with the criterion of the Risk Guidelines as outlined in the HKPSG and the Societal Risk is within "Acceptable" level.
- (viii) The proposed development is considered technically feasible in terms of water supply, sewerage, drainage, power supply, gas supply and telecommunications services, including the improvement works for the relevant underground utilities and facilities.
- (ix) The site has reserved area for the provision of open space and community facilities.

Amendment Item E: Rezoning of the Hilltop Country Club site from "Other Specified Uses" annotated "Sports and Recreation Club" ("OU(SRC)") to "Residential (Group B) 8" ("R(B)8") zone (Plans 4a to 4c)

15. In January 2018, the lot owner of the Hilltop Country Club submitted an application to the Town Planning Board (TPB) for amendment of plan under section 12A of the Town Planning Ordinance. To facilitate the proposed redevelopment of the site to residential use, the applicant proposed to rezone the site to a new "R(B)" sub-zone, and to stipulate a maximum BH of 197mPD, 203mPD and 211mPD, a maximum gross floor area (GFA) of 49,300m<sup>2</sup>, and the provision of a non-building area (NBA) at the eastern and southern portions of the site to serve as landscape buffer.
16. According to the indicative scheme submitted by the applicant, the proposed medium-density residential development comprises 9 blocks with BH ranging from 8 to 12 storeys. A total of 458 flats will be provided. To facilitate the future development, the applicant proposed to carry out at his own cost various road widening works at Hilltop Road, Lo Wai Road and Tsuen Kam Interchange. In addition, in connection to the special traffic

management measures currently implemented by TD at the nearby Lo Wai Road during Ching Ming and Chung Yeung Festivals, the applicant proposed to implement a traffic management plan (i.e. allowing only shuttle buses serving the proposed development, taxis, other permitted public transport, and emergency vehicles to access the site during the abovementioned festival periods and the immediate weekends before and after) to mitigate the traffic impact arising from the proposed development.

17. After considering the land use compatibility, visual, air ventilation, landscape, environmental and traffic aspects of the application, and the comments from Government departments and members of the public, the Metro Planning Committee (MPC) of the TPB on 1 September 2020 partially agreed the rezoning request. To take forward the decision of the MPC on the section 12A application, it is proposed to rezone the site from “OU(SRC)” to “R(B)8” with the stipulation of a maximum BH of 194mPD, 200mPD and 205mPD respectively on three different platforms; a maximum GFA of 49,300m<sup>2</sup>; and a NBA in the eastern and southern parts of the site (**Plan 4b**).

Amendment Item F: Rezoning 6 “Comprehensive Development Area” (“CDA”) sites to suitable land use zonings to reflect their as-built conditions and approved uses (**Plan 5**)

18. Through regular review of “CDA” sites, the TPB would consider re-designating completed “CDA” developments to other suitable land use zonings, taking the specific circumstances pertaining to each “CDA” site into account. The re-designation would provide flexibility in subsequent modification of use within the developments.
19. At present, there are a total of 6 “CDA” sites on the OZP with developments completed. They are mainly residential developments (including commercial uses at non-domestic portions) located at the Tsuen Wan West Station area, Yeung Uk Road and Sha Tsui Road. It is proposed to rezone the sites to suitable land use zonings to reflect their as-built conditions and approved uses. The proposed amendment items including the followings:

| <b>Amendment Item</b>  | <b>Proposed Land Use Zoning</b> |
|--|---------------------------------|
| F1 (Ocean Pride)   | “Residential (Group A) 15”      |
| F2 (Existing Water Pumping Station)  | “G/IC”                          |
| F3 (Parc City)   | “Residential (Group A) 16”      |
| F4 (Minor adjustment to the site boundary of Parc City to an area shown as ‘Road’)   |                                 |
| F5 (Pavilia Bay)   | “Residential (Group A) 17”      |
| F6 (City Point)  | “Residential (Group A) 18”      |
| F7 (Planned Primary School)  | “G/IC”                          |
| F8 (The Aurora)  | “Residential (Group A) 19”      |
| F9 (Sheung Chui Court)   | “Residential (Group A) 20”      |
| F10 (Minor adjustment to the site boundary of Sheung Chui Court and Wan Wo Tsai Street Garden to an area zoned “Residential (Group A) 20”) |                                 |

Other Amendments

20. With a view to optimising the use of existing industrial buildings, updates are proposed to the Notes of the OZP for “CDA(3)” to “CDA(6)” zones with provision to cater for partial/wholesale conversion of existing buildings for non-domestic use during the life

time of the buildings. In relation to the Amendment Items A to F as mentioned above, the Notes and Explanatory Statement of the OZP will also be updated accordingly.

21. In addition, the TPB promulgated the revised Master Schedule of Notes to Statutory Plans on 11 January 2019, in which 'Market' has been subsumed under 'Shop and Services' use. To reflect the above, technical amendments will be made to the Notes of the OZP for "CDA(3)" to "CDA(6)", "R(A)", "R(B)", "R(E)", "G/IC" and "Other Specified Uses" annotated "Mass Transit Railway Depot with Commercial and Residential Development Above" zones accordingly.

### **Next Stage**

22. Members are invited to comment on the amendments to the OZP as mentioned above. The relevant comments from the Members and Government departments will be submitted to the MPC for consideration. If the proposed amendments are agreed by the MPC, the draft OZP will be exhibited under section 5 of the Ordinance for public inspection. Members of the public can submit representations on the OZP to the TPB during the two-month statutory public inspection period.

### **Advice Sought**

23. Members are invited to comment on the amendments to the OZP. The relevant comments will be conveyed to the TPB for consideration.

### **Appendix**

#### **Plans 1 to 5** Location Plans and Aerial Photos of Proposed Amendment Items

Planning Department  
Civil Engineering and Development Department  
Housing Department  
**October 2020**