

TOWN PLANNING ORDINANCE (Chapter 131)
AMENDMENTS TO THE APPROVED TSUEN WAN
OUTLINE ZONING PLAN NO. S/TW/33

In the exercise of the power conferred by section 12(1)(b)(ii) of the Town Planning Ordinance (the Ordinance), the Chief Executive in Council (CE in C) on 31 October 2017 referred the approved Tsuen Wan Outline Zoning Plan (the Plan) No. S/TW/33 to the Town Planning Board (the Board) for amendment.

The Board has made amendments to the Plan. The amendments are set out in the Schedule of Amendments. The descriptions of the areas affected by the amendments in the Schedule of Amendments are for general reference only. The exact locations of the areas affected by the amendments are more specifically shown on the draft Tsuen Wan Outline Zoning Plan No. S/TW/34.

The draft Tsuen Wan Outline Zoning Plan No. S/TW/34 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 26 February 2021 to 26 April 2021 during normal office hours at the following locations:—

- (i) the Secretariat of the Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (ii) the Planning Enquiry Counter, 17th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (iii) the Planning Enquiry Counter, 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (iv) the Tsuen Wan and West Kowloon District Planning Office, Planning Department, 27th Floor, Tsuen Wan Government Offices, 38 Sai Lau Kok Road, Tsuen Wan, New Territories;
- (v) the Tsuen Wan District Office, 1st Floor, Tsuen Wan Multi-storey Carpark Building, 174–208 Castle Peak Road, Tsuen Wan, New Territories; and
- (vi) the Tsuen Wan Rural Committee, 1st Floor, 277 Sha Tsui Road, Tsuen Wan, New Territories.

In accordance with section 6(1) of the Ordinance, any person may make representation to the Board in respect of any of the amendments. The representation should be made in writing to the Secretary, Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong not later than 26 April 2021.

In accordance with section 6(2) of the Ordinance, a representation shall indicate:—

- (a) the particular matter in any of the amendments to which the representation relates;
- (b) the nature of and reasons for the representation; and
- (c) the amendments (if any) proposed to the draft plan.

Any representation made to the Board will be available for public inspection under section 6(4) of the Ordinance until the CE in C has made a decision in respect of the draft plan in question under section 9 of the Ordinance.

Any person who intends to make representation is advised to read the revised Town Planning Board Guidelines No. 29B on ‘Submission and Publication of Representations, Comments on Representations and Further Representations under the Town Planning Ordinance’ (TPB PG-No. 29B). Submission of representation should comply with the requirements set out in TPB PG-No. 29B. In particular, if the representer fails to provide full name and the first four alphanumeric characters of HKID card/passport number as required under TPB PG-No. 29B, the representation submitted shall be treated as not having been made. The Secretariat of the Board reserves the right to require the representer to provide identity proof for verification. The Guidelines and the submission form are available at locations (i) to (iii) above and the Board’s website (<http://www.info.gov.hk/tpb/>).

Copies of the draft Tsuen Wan Outline Zoning Plan No. S/TW/34 incorporating the amendments are available on payment of a fee at the Survey and Mapping Office, Map Publications Centre (Hong Kong), 23rd Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong, and the Survey and Mapping Office, Map Publications Centre (Kowloon), Ground Floor, 382 Nathan Road, Kowloon. The electronic version of the plan can be viewed at the Board's website.

Statement on Personal Data

The personal data submitted to the Board in any representation will be used by the Secretary of the Board and Government departments for the following purposes:—

- (a) the verification of identity of the person making the representation (hereafter known as 'representer') and the authorized agent;
 - (b) the processing of the representation which includes making available the name of the 'representer' for public inspection when making available the representation for public inspection; and
 - (c) facilitating communication between the 'representer' and the Secretary of the Board/Government departments.
- in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

**SCHEDULE OF AMENDMENTS TO
THE APPROVED TSUEN WAN OUTLINE ZONING PLAN NO. S/TW/33
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. *Amendments to Matters shown on the Plan*

- Item A —Rezoning of a site near Yau Kom Tau Village from 'Green Belt' ('GB') to 'Residential (Group B) 6' ('R(B)6') with stipulation of building height restriction.
- Item B —Rezoning of a site at Po Fung Terrace from 'GB' to 'R(B)7' with stipulation of building height restriction.
- Item C1—Rezoning of a site near Cheung Shan Estate from 'Residential (Group A)' ('R(A)'), 'Open Space' ('O') and 'Government, Institution or Community' ('G/IC') to 'R(A)20' with stipulation of building height restriction.
- Item C2—Rezoning of a piece of land to the south-east of 'R(A)20' zone from 'G/IC' to 'O'.
- Item C3—Rezoning of a piece of land to the north-east of 'R(A)20' zone from 'O' to 'G/IC' with stipulation of building height restriction.
- Item D —Rezoning of a site to the south of Kwok Shui Road from 'G/IC' to 'R(A)21' with stipulation of building height restriction.
- Item E —Rezoning of a site at Hilltop Road from 'Other Specified Uses' annotated 'Sports and Recreation Club' ('OU(SRC)') to 'R(B)8' with stipulation of building height restrictions and designation of non-building area.
- Item F1—Rezoning of a portion of the West Rail Site TW5 (Bayside) from 'Comprehensive Development Area' ('CDA') to 'R(A)15'.
- Item F2—Rezoning of the north-western corner of the West Rail Site TW5 (Bayside) from 'CDA' to 'G/IC' with stipulation of building height restriction.
- Item F3—Rezoning of the West Rail Site TW5 (Cityside) from 'CDA' to 'R(A)16'.
- Item F4—Rezoning of the West Rail Site TW6 from 'CDA' to 'R(A)17'.
- Item F5—Rezoning of the West Rail Site TW7 from 'CDA' to 'R(A)18'.
- Item F6—Rezoning of the south-eastern corner of the West Rail Site TW7 from 'CDA' to 'G/IC' with stipulation of building height restriction.
- Item F7—Rezoning of a site to the west of the junction of Yeung Uk Road and Ma Tau Pa Road from 'CDA(7)' to 'Other Specified Uses' annotated 'Commercial and Residential Development' ('OU (C&RD)').
- Item F8—Rezoning of a site at the eastern end of Sha Tsui Road from 'CDA(2)' to 'R(A)19'.
- Item F9—Rezoning of a strip of land that forms part of the existing Wang Wo Tsai Street Garden from 'CDA(2)' to 'O' and deletion of the designation of non-building area.

Showing the railway alignment of the Hong Kong Section of Guangzhou-Shenzhen-Hong Kong Express Rail Link authorized by the Chief Executive in Council under the Railways Ordinance (Chapter 519) on the Plan for information. The authorized railway scheme shall be deemed to be approved pursuant to section 13A of the Town Planning Ordinance.

II. *Amendment to the Notes of the Plan*

- (a) Deletion of the Notes for 'CDA', 'CDA(2)' and 'CDA(7)' zones.
- (b) Revision to the Remarks of the Notes for 'CDA(3)' to 'CDA(6)' zones to incorporate new development restriction for addition, alteration and/or modification of existing building for non-domestic use.
- (c) Revision to the Notes for the 'R(A)' zone to incorporate 'Public Vehicle Park (excluding container vehicle) (on land designated 'R(A)16', 'R(A)19', 'R(A)20' and 'R(A)21' only)' under Column 1, and to correspondingly replace 'Public Vehicle Park (excluding container vehicle)' under Column 2 by 'Public Vehicle Park (excluding container vehicle) (not elsewhere specified)'.
- (d) Revision to the Remarks of the Notes for 'R(A)' zone to incorporate new development restrictions for 'R(A)15' to 'R(A)21' sub-zones and to specify the uses that may be disregarded when determining the maximum gross floor area or plot ratio in these sub-zones.
- (e) Revision to the Notes for the 'R(B)' zone to incorporate 'Social Welfare Facility (on land designated 'R(B)6', 'R(B)7' and 'R(B)8' only)' under Column 1, and to correspondingly replace 'Social Welfare Facility' under Column 2 by 'Social Welfare Facility (not elsewhere specified)'.
- (f) Revision to the Remarks of the Notes for 'R(B)' zone to incorporate new development restrictions for 'R(B)6' to 'R(B)8' sub-zones and to specify the uses that may be disregarded when determining the maximum gross floor area in the 'R(B)6' and 'R(B)7' sub-zones.
- (g) Addition of a remark in the Notes for the 'R(B)' zone to incorporate the provision for minor relaxation of the non-building area restriction.
- (h) Revision to the Notes for the 'Industrial' zone to update the planning intention.
- (i) Deletion of the Notes for the ('OU(SRC)') zone.
- (j) Addition of the 'OU (C&RD)' zone in the Notes with the incorporation of a new set of Schedule of Uses and Remarks.
- (k) Deletion of 'Market' from Column 2 of the Notes for the 'CDA(1)', 'CDA(3)' to 'CDA(6)', 'R(B)', 'Residential (Group E)' and 'G/IC(9)' zones.
- (l) Revision of 'Shop and Services' to 'Shop and Services (not elsewhere specified)' in Column 2 of the Notes for the 'R(A)', 'G/IC' and 'OU' annotated 'Mass Transit Railway Depot with Commercial and Residential Development Above' zones.