

**Appendix A –
Extract of Draft Tsuen Wan Outline Zoning Plan
No. S/TW/38**

COMPREHENSIVE DEVELOPMENT AREA (3) TO
COMPREHENSIVE DEVELOPMENT AREA (6)

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 Flat Government Refuse Collection Point Government Use (not elsewhere specified) Hotel House Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances 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 Research, Design and Development Centre Residential Institution School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (3) TO
COMPREHENSIVE DEVELOPMENT AREA (6) (cont'd)

Planning Intention

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

Remarks

- (1) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated “Comprehensive Development Area (3)” (“CDA(3)”) to “CDA(6)” shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
- (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
 - (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
 - (iii) the details and extent of commercial, 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) visual impact assessment and air ventilation assessment reports to examine any visual and air ventilation problems that may be caused to or by the proposed development and the proposed mitigation measures to tackle them;
 - (ix) 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;
 - (x) 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
 - (xi) such other information as may be required by the Town Planning Board.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (3) TO
COMPREHENSIVE DEVELOPMENT AREA (6) (cont'd)

Remarks (cont'd)

- (2) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (3) No new development or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a total maximum plot ratio of 5.0, of which a minimum plot ratio of 4.5 shall be for domestic use. Ancillary car parking should be provided in the basement.
- (4) No addition, alteration and/or modification to an existing building shall result in a total development in excess of the plot ratio of the existing building, except for modification of an existing non-domestic building to a domestic building or a building that is partly domestic and partly non-domestic, in which case the development shall not exceed the relevant maximum plot ratio and non-domestic plot ratio stated in paragraph (3) above.
- (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 building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (6) In determining the relevant total maximum plot ratio for the purposes of paragraph (3) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room 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.
- (7) In determining the relevant total maximum plot ratio for the purposes of paragraph (3) above, any floor space that is constructed or intended for use solely as public transport facilities, or GIC or social welfare facilities, as required by the Government, shall be included for calculation.
- (8) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio / building height restrictions stated in paragraphs (3) and (5) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

DRAFT TSUEN WAN
OUTLINE ZONING PLAN NO. S/TW/38

EXPLANATORY STATEMENT

8.2 Comprehensive Development Area (“CDA”): Total Area 3.61 ha

“CDA(3)” to “CDA(6)” in Tsuen Wan East Industrial Area to the north of Yeung Uk Road: Total Area 3.61 ha

- 8.2.1 These sub-zones are intended for comprehensive development/redevelopment of the area primarily for residential use with the provision of commercial facilities, open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure, visual impact, air ventilation and other constraints.
- 8.2.2 The part of Tsuen Wan East Industrial Area to the north of Yeung Uk Road, which mainly covers about 20 industrial buildings, is designated as “CDA(3)” to “CDA(6)” zones to facilitate comprehensive development/redevelopment of the industrial area into residential uses with commercial facilities, open space and other supporting facilities, such as local retail shops. The “CDA(3)” to “CDA(6)” sites are subject to a total maximum plot ratio of 5.0, of which a minimum plot ratio of 4.5 shall be for domestic use. Development within these sub-zones are also subject to a maximum building height of 100mPD as stipulated on the Plan. Ancillary car parking should be provided in the basement.

Master Layout Plan

- 8.2.3 Pursuant to section 4A(1) of the Ordinance, any development in the “CDA” sites 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 shall prepare a Master Layout Plan (MLP) together with an environmental assessment report, a traffic impact assessment report and other materials as specified in the Notes of the Plan for approval by the Board pursuant to section 4A(2) of the Ordinance. This will ensure that development proposals would be designed in a comprehensive manner taking into account various planning considerations such as environmental quality, neighbourhood compatibility, provision of shopping, community and recreational facilities as well as traffic and phasing requirements. When approved by the Board, a copy of the approved MLP certified by the Chairman of the Board shall be deposited in the Land Registry and made available for public inspection pursuant to section 4A(3) of the Ordinance.

8.3 Residential (Group A) (“R(A”): Total Area 118.78 ha

- 8.3.1 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. Shop and services such as banks, fast food shop and retail shops are always permitted on the lowest three floors of a building or the purpose-designed non-residential portion of

8.12 Green Belt (“GB”): Total Area 158.14 ha

- 8.12.1 The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone.
- 8.12.2 This zoning establishes the limits of urban expansion of Tsuen Wan to the north and west and also covers a strip of coastal area at Yau Kom Tau in Planning Area 1. It makes provision for the retention of some existing rural land uses and the conservation of prominent landscape features, scenic spots and ‘fung shui’ areas. It also provides opportunities for additional outdoor passive recreational outlets.
- 8.12.3 Development within this zone will be carefully controlled and each application will be considered on its individual merits taking into account relevant Town Planning Board Guidelines.
- 8.12.4 A large portion of the Chai Wan Kok SAI located near the junction of Castle Peak Road – Tsuen Wan and Tsuen King Circuit falls within this zoning. The AMO should be consulted for any works, development, redevelopment or rezoning proposals affecting the SAI.

8.13 Minor Relaxation Clause

- 8.13.1 For the zone(s) where minor relaxation of relevant restriction(s) is applicable, based on individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA/building height/site coverage/building gap restrictions (except those area for public open space), and any reduction in the provision of GIC facilities/the total GFA provided for GIC or social welfare facilities as stated in the relevant paragraphs above or as shown on the Plan may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.6 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 8.13.2 However, for any existing building with plot ratio/GFA/building height/site coverage already exceeding the relevant restrictions as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.
- 8.13.3 For the zone(s) where minor relaxation of relevant restriction(s) is applicable, under exceptional circumstances, minor relaxation of NBA restriction as stated in the relevant paragraph(s) above may be considered by the Board on application under section 16 of the Ordinance. The NBA restriction will not apply to underground development and within the NBAs stipulated on the Plan, landscaping, street furniture, underground structures, boundary fence/wall,

footbridge, covered walkway and minor structure with high air porosity/ with visual permeability will be permitted.

9. COMMUNICATIONS

9.1 Roads

Tuen Mun Road, Castle Peak Road and Tsuen Wan Road provide the main linkage from Tsuen Wan to the North West New Territories and urban Kowloon. The road scheme of the proposed project Widening of Tsuen Wan Road and the Associated Junction Improvement Works was authorised in November 2023. The Tsing Yi North Bridge at Tsing Tsuen Road provides the second crossing to Tsing Yi Island. In the north, Shing Mun Tunnel provides a direct connection to Sha Tin. Route Twisk on the other hand links up Tsuen Wan with Shek Kong. Apart from Tuen Mun Road, Castle Peak Road serves as a main primary distributor effectively connecting Tsuen Wan with Tuen Mun and other parts of the territory.

9.2 MTR Tsuen Wan Line

The Area is served by MTR Tsuen Wan Line with two stations, namely Tsuen Wan Station and Tai Wo Hau Station. The MTR alignment generally runs parallel to Castle Peak Road as shown on the Plan. It terminates at Planning Area 6 with a major transport interchange for buses, green minibuses and taxis. Car parking facilities are also provided near the terminus. To the west and north of the Tsuen Wan Station is the tail fan and depot of the MTR Corporation.

9.3 MTR Tuen Ma Line

The MTR Tuen Ma Line (TML) was fully commissioned on 27 June 2021. TML is approximately 56 km long with 27 stations. It links up the original Ma On Shan Line and West Rail Line with the east end at Wu Kai Sha Station and west end at Tuen Mun Station. Upon the commissioning, TML has 6 interchanging stations, including Tai Wai, Diamond Hill, Ho Man Tin, Hung Hom, Nam Cheong and Mei Foo Stations, connecting East Rail Line, Kwun Tong Line, Tung Chung Line and Tsuen Wan Line. The Tsuen Wan West Station of TML is located at the waterfront area of the Tsuen Wan area.

10. CULTURAL HERITAGE

- 10.1 Within the boundary of the Area, there are currently Chai Wan Kok SAI, two declared monuments, i.e. the walled village of Sam Tung Uk and an old house (formerly Lot 917) at Hoi Pa Village (now Jockey Club Tak Wah Park), and some historic buildings, i.e. Tin Hau Temple at Wai Tsuen Road (Grade 2), Yuen Tung Po Din at Tung Po Tor Monastery (Grade 2), Tin Wong Din and Wai Tor Din at Tung Po Tor Monastery (Grade 2), Chuk Lam Sim Yuen (Grade 2), Sun Old House at Nos. 38, 39 & 40 San Tsuen (Grade 3), Du Ancestral Hall at San Tsuen (Grade 3), Chan Yi Cheung Ancestral Hall (Former Lot 972 of Hoi Pa Village) at Jockey Club Tak Wah Park (Grade 3), Old House of the Former Hoi Pa Tsuen (Former Lot 956 of Hoi Pa Tsuen) at Jockey Club Tak