

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED TSUEN WAN OUTLINE ZONING PLAN NO. S/TW/39

In the exercise of the power conferred by section 12(1A)(a)(ii) of the Town Planning Ordinance (the Ordinance), the Secretary for Development on 8 January 2026 referred the approved Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/39 (the Plan) 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 OZP No. S/TW/40.

The draft Tsuen Wan OZP No. S/TW/40 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 13 February 2026 to 13 April 2026 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, 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 13 April 2026.

In accordance with section 6(2) of the Ordinance, a representation must 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 plan.

Any representation made to the Board will be available for public inspection under section 6(4) of the Ordinance until the Chief Executive in Council has made a decision in respect of the plan or the part or parts of the plan to which the representation relates under section 9 of the Ordinance.

Any person who intends to make representation is advised to read the Town Planning Board Guidelines on “Submission and Processing of Representations and Further Representations under the Town Planning Ordinance” (the Guidelines). Submission of representation should comply with the requirements set out in the Guidelines. In particular, if the representer fails to provide full name and the first four alphanumeric characters of HKID card/passport number as required under the Guidelines, the representation submitted may 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.tpb.gov.hk/>).

Copies of the draft Tsuen Wan OZP No. S/TW/40 incorporating the amendments are available on payment of a fee at the Survey and Mapping Office, Map Publications Centre (Hong Kong), 6/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong. The information on the place and hours at which the draft Tsuen Wan OZP No. S/TW/40 can be inspected and the electronic version of the draft Tsuen Wan OZP No. S/TW/40 can be viewed at the Board’s website. The Town Planning Board Paper related to the proposed amendments to the Plan and relevant information are now available at the Board’s webpage (https://www.tpb.gov.hk/eng/plan_making/S_TW_40.html) for public inspection.

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/39
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 at Fu Yung Shan from “Green Belt” (“GB”) and “Village Type Development” to “Residential (Group B)9” (“R(B)9”) with stipulation of building height restriction (BHR) and designation of a non-building area.
- Item B1 – Rezoning of a site in Yau Kom Tau from “GB” and “Government, Institution or Community” (“G/IC”) to “R(B)10” with stipulation of BHR.
- Item B2 – Rezoning of a strip of land to the north of the “R(B)10” zone from “GB” to “G/IC”.

II. Amendments to the Notes of the Plan

- (a) Revision to paragraph (7)(a) of the covering Notes to allow provision, maintenance or repair of small unmanned aircraft take-off and landing facilities on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones.
- (b) Revision to the Remarks of the Notes for “R(B)” zone to incorporate development restrictions and requirements for the new “R(B)9” and “R(B)10” sub-zones.
- (c) Revision of ‘Social Welfare Facility (on land designated “R(B)6”, “R(B)7” and “R(B)8” only)’ to ‘Social Welfare Facility (on land designated “R(B)6”, “R(B)7”, “R(B)8”, “R(B)9” and “R(B)10” only)’ under Column 1 of the Notes for “R(B)” zone.
- (d) Incorporation of ‘Public Vehicle Park (excluding container vehicle) (on land designated “R(B)9” only)’ under Column 1 of the Notes for “R(B)” zone; and corresponding revision of ‘Public Vehicle Park (excluding container vehicle)’ to ‘Public Vehicle Park (excluding container vehicle) (not elsewhere specified)’ under Column 2 of the Notes for “R(B)” zone.
- (e) Incorporation of ‘Government Use (not elsewhere specified)’ under Column 1 of Schedule I of the Notes for “Other Specified Uses” annotated “Business” (“OU(B)”) zone; and corresponding deletion of ‘Government Use (Police Reporting Centre, Post Office only)’ under Column 1 and ‘Government Use (not elsewhere specified)’ under Column 2 of Schedule I of the Notes for “OU(B)” zone.

- (f) Revision of 'Eating Place (Restaurant only)' and 'Shop and Services (Bank, Fast Food Shop, Retail Shop, Service Trades, Showroom only)' to 'Eating Place' and 'Shop and Services' respectively under Column 2 of the Notes for "OU" annotated "Pier" zone.
- (g) Incorporation of 'Information Technology and Telecommunications Industries' and 'Training Centre' under Column 1 of the Notes for "OU" annotated "Commercial and Residential Development" ("OU(C&R)") zone; and revision of 'Shop and Services (not elsewhere specified)' to 'Shop and Services' under Column 1 and corresponding deletion of 'Shop and Services (Motor Vehicle Showroom only)' under Column 2 of the Notes for "OU(C&R)" zone.
- (h) Revision to the planning intention of "Commercial" ("C") zone and incorporation of 'Wholesale Trade' under Column 1 of the Notes for "C" zone.
- (i) Incorporation of 'Driving School', 'Place of Entertainment' and 'Private Club' under Column 2 of Schedule III of the Notes for "G/IC" zone for "G/IC(9)" sub-zone.
- (j) Revision to the Chinese translation of the user term 'Research, Design and Development Centre' from '研究所、設計及發展中心' to '研究、設計及發展中心' in the Notes for "Comprehensive Development Area (3)" ("CDA(3)") to "CDA(6)", "Residential (Group E)", "Industrial", "G/IC" and "OU(B)" zones in accordance with the Master Schedule of Notes to Statutory Plans.

Town Planning Board

13 February 2026