# METRO PLANNING COMMITTEE
# OF THE TOWN PLANNING BOARD

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**CONFIDENTIAL**

**MPC Paper No. 2/12**
**For Consideration by**
**the Metro Planning Committee on 10.2.2012**

**PROPOSED AMENDMENTS TO**
**THE APPROVED TSUEN WAN OUTLINE ZONING PLAN NO. S/TW/28**

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## 1. Introduction

This paper is to seek Members' agreement that:

(a) the proposed amendments to the approved Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/28 (**Attachment I**) and its Notes (**Attachment II**) are suitable for exhibition under section 5 of the Town Planning Ordinance (the Ordinance);

(b) the Explanatory Statement (ES) of the OZP (**Attachment III**) is an expression of the Town Planning Board (the Board)'s planning intentions and objectives for the various land use zonings of the OZP.

## 2. Status of the Current OZP

On 4.10.2011, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance approved the draft Tsuen Wan OZP , which was subsequently renumbered as S/TW/28 (**Plan 1**). On 14.10.2011, the approved plan was exhibited for public inspection under section 9(5) of the Ordinance. On 7.2.2012, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP will be notified in the Gazette on 17.2.2012 under section 12(2) of the Ordinance.

## 3. Background and Scope of the Current OZP Amendments

### Imposition of Building Height Restrictions

3.1 In order to provide better planning control on the building height (BH) upon development / redevelopment and to meet the public aspirations for a better living environment, better air ventilation, and greater certainty and transparency in the statutory planning control, the Planning Department (PlanD) has been reviewing various OZPs with a view to incorporating building height restrictions (BHRs) for development zones to guide future development / redevelopment.

3.2 The Tsuen Wan (TW) Planning Scheme Area (the Area) is located at the north-western corner of the Victoria Harbour, comprising a mix of residential, commercial, industrial and Government, institution or community (GIC) developments (**Plan 2**). The Area has been well developed and is one of the oldest new towns in the Territory. There have been building plan submissions for

the development of tall buildings[1], and more building plan submissions are expected since there are some old buildings ripe for redevelopment (see paragraph 5.3 below). Thus, there is a need to incorporate BHRs into the OZP to provide proper guidance for developments in the Area.

3.3 In the absence of statutory BH control under the OZP, there could be a proliferation of high-rise buildings resulting in a competition for taller buildings for better view and hence a degradation in the overall visual quality of the Tsuen Wan area. Past experience has indicated that it is insufficient to rely solely on administrative measures or the lease conditions to control development height to achieve a good urban form. The stipulation of BHR on the OZP is considered a more open and effective measure to regulate the height profile of the built environment. Moreover, it involves the setting out of the rationale for the restrictions more clearly, making it more transparent and open to public scrutiny. The mechanism will ensure that all stakeholders have the opportunity to express their views on the BH restrictions in the statutory plan-making process. In view of this, PlanD has been reviewing the approved TW OZP No. S/TW/28 (the OZP) with a view to incorporating appropriate development restrictions in the OZP to achieve appropriate development intensity and building bulk in the Area.

3.4 Under the current Tsuen Wan OZP No. S/TW/28, statutory BHRs in terms of metres above Principal Datum (mPD) or number of storeys are already in force in the "Commercial (5)" ("C(5)"), "Comprehensive Development Area (2)" ("CDA(2)") to "CDA(6)", "Residential (Group B) 2" ("R(B)2"), "R(B)3", "Residential (Group C) 1" ("R(C)1"), "Village Type Development" ("V"), "Government, Institution or Community (1)" ("G/IC(1)") to "G/IC(8)", and "Other Specified Uses" annotated "Sports and Recreation Club" ("OU(Sports and Recreation Club)") zones (**Plan 3**). These BHRs are still valid and will be retained.

3.5 The current OZP review is to propose appropriate BHRs for the remaining development zones, except for the "Undetermined" ("U") zone. A separate land use review would be undertaken for the "Undetermined" zone and BHR will be incorporated upon completion of the land use review (see paragraphs 3.10 to 3.11 below).

**Rezoning Proposals**

Review of "Open Space" ("O") Zones

3.6 In considering the objections lodged by Real Estate Developers Association to 11 draft OZPs on 4.2.2005, the Board requested PlanD to separately review the sites zoned "O" which involved private land on OZPs. The Board considered that if there was no intention to develop the concerned "O" sites as public open space in the long term, they should be rezoned to other more appropriate zoning

[1] There has been building plan submissions for a 31-storey (146.64 mPD) industrial building at 6-28 Chai Wan Kok Street which was approved by the Building Authority on 26.10.2011, and a proposal for redevelopment of the Panda Hotel at Tsuen Wah Street into a 59-storey over 1 basement (about 218 mPD) residential building which was first submitted on 17.10.2011 but disapproved on 15.12.2011. The Authorized Person had re-submitted the building plans in January 2012 and is now being processed by the concerned departments.

when opportunity arose. An assessment has thus been undertaken to review "O" zones which involved private land on the current OZP (see paragraph 13 below).

Rezoning of Free-standing GIC Facilities

3.7 There are free standing GIC facilities, such as schools, market, cooked food centre, refuse collection point, clinic, municipal services building, church, public library, Government offices and electricity substations within the existing public rental housing developments in Tsuen Wan and various zonings. To clearly set out the planning intention that these sites should be retained for GIC use in long-term, it is proposed to rezone them to "G/IC" where appropriate (see paragraphs 14.3 to 14.8 and 14.11 below).

Rezoning to Reflect the Planning Intention

3.8 It is also proposed to rezone a sitting-out area at Wo Yi Hop Road, several electricity sub-station sites, a completed commercial development located in "I" zone, a completed comprehensive residential development at Kwok Shui Road and a section of Yeung Uk Road to "O", "G/IC", "C", "R(A)" and "Road" respectively to reflect their as-built condition and road alignment as well as to reflect the long-term planning intention of the respective sites for their current use (see paragraphs 14.7 to 14.11 and 14.15 below).

Revision to the Annotation of the "Other Specified Uses" ("OU") Zone for the Mass Transit Railway

3.9 Opportunity is taken to revise the annotation of the "OU" zone for Mass Transit Railway from "Mass Transit Railway" to "Railway", which would be subject to a maximum BH of one storey (see paragraph 14.12 below).

Land Use Review of TWTL 393

3.10 There is a piece of Government land at the junction of Yeung Uk Road and Ma Tau Pa Road, namely TWTL 393, which is zoned "C" on the current OZP subject to a maximum plot ratio of 9.5 and no BHR (**Plan 3**). The site was previously included in the 2008-09 Application List of the Land Sale Programme for hotel development.

3.11 Recently, there was concern from the Tsuen Wan District Council (TWDC) over the development intensity of the proposed development at TWTL 393. Having noted the TWDC's concern and considered the overall demand and supply condition of the hotel sites, the Administration decided to remove the site from the Application List so as to examine in more details the impact of the site towards the development of the local community. In this connection, the land use including the development parameters of this site is subject to further review The site is recommended to be rezoned to "U" pending the findings of the review (see paragraph 14.14 below).

## 4. The Area

### General Context

4.1 The Area (about 743.48 ha) is located in the north-western corner of the Victoria Harbour (**Plans 1 and 2**). It is defined by Fu Yung Shan, Wo Yi Hop and Tso Kung Tam to the north, Sheung Kwai Chung in the east, the Tsuen Wan Bay waterfront promenade to the south and Yau Kom Tau to the west. Topographically, the terrain of the Area is predominantly hilly, except the town centre area mainly on a piece of reclaimed land to the south of Castle Peak Road (**Plan 4**). The Area is served by a number of roads, including Route 9, Tuen Mun Road, Castle Peak Road and Tsuen Wan Road, which provide linkages to north-western and north-eastern New Territories and urban Kowloon. Apart from MTR Tai Wo Hau Station, it is mainly served by two MTR Stations, namely Tsuen Wan Station (Tsuen Wan Line) and Tsuen Wan West Station (West Rail Line).

4.2 Building developments are concentrated in the town centre area with high-rise commercial and residential developments above and around the two MTR stations (i.e. Tsuen Wan Station and Tsuen Wan West Station). The western (i.e. Tsuen Wan Bay Western Area) and north-western (i.e. Tsuen King Circuit) parts are two major extensions of the town centre and are mainly occupied by large-scale comprehensive residential developments, while the eastern part (i.e. Shing Mun Valley) is mainly occupied by public rental housing estates. Bounded by two industrial areas, the middle of the town centre mainly consists of low- to medium-rise old tenement buildings (**Plan 4**). The Area has largely been developed and major development opportunities mainly come from redevelopment in the town centre area and the industrial areas.

4.3 In general, developments within the old town centre are subject to a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5, as the case may be. Developments within the industrial areas are subject to a maximum plot ratio of 9.5.

4.4 Taking into account the topography, local character, existing BHs and road pattern, the Area can be divided into 5 sub-areas (**Plan 4**). The local context of these sub-areas is outlined in the following paragraphs.

### Sub-Area 1 – Tsuen Wan Town Centre (Plans 5A-1 to 5A-5)

4.5 Tsuen Wan Town Centre is the core of the Area and can be further subdivided into different regions attributable to their development pattern.

*Old Town Centre*

4.6 Located in the middle of this Sub-Area, the old town centre in general refers to those street blocks bounded by Castle Peak Road - Tsuen Wan, Kwan Mun Hau Street, Luen Yan Street, Yeung Uk Road, Hoi Shing Road and Tai Chung Road. It was reclaimed from the sea between the late 1950s and early 1960s and were mostly developed in 1960s and 1970s. Developments in which are subject to a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5,

as the case may be. The area around Chung On Street and Sha Tsui Road is the traditional commercial/residential centre characterized by low- to medium-rise buildings. The street blocks at Lo Tak Court and Hoi Pa Street are also predominantly occupied by similar old tenement buildings. Larger developments include Fuk Loi Estate and Moon Lok Dai Ha located at the fringe of the old Town Centre.

*Twin Town Nodes and Surrounding Areas*

4.7 With the completion and operation of MTR Tsuen Wan Station (Tsuen Wan Line) and Tsuen Wan West Station (West Rail Line) in the 1980s and 2000s respectively, the focus of development has shifted beyond the old town centre towards these two key transportation nodes and the surrounding areas. To the north inland across Castle Peak Road around MTR Tsuen Wan Station, major developments include the large-scale comprehensive residential developments of Luk Yeung Sun Chuen (up to about 106 mPD) and Discovery Park (up to about 157 mPD), the office tower cum public transport interchange of Nan Fung Centre (about 99 mPD) and various GIC facilities, such as Tsuen Wan Government Offices and Wai Tsuen Sports Centre and New Territories South Regional Police Headquarters and Operational Base, etc (**Plan 11B**).

4.8 Similarly, to the south around MTR Tsuen Wan West Station near and along the waterfront, newer developments have been completed, such as the super high-rise office/hotel cum public transport interchange of Nina Tower (about 310 mPD), which is the landmark building in the Area. Developments around Nina Tower and the Tsuen Wan West Station are generally high-rise with building height descending gradually from Nina Tower towards the surrounding areas. Other newer developments include the commercial/residential development of The Dynasty (about 203 mPD), Clague Garden Estate (up to about 120 mPD), Tsuen Wan Plaza (about 113 mPD), Skyline Plaza (about 132 mPD), Riviera Gardens (up to about 126 mPD) as well as GIC facilities and district open space including Tsuen Wan Town Hall and Tsuen Wan Park together with the adjoining waterfront promenade. There are also proposed commercial and residential developments at West Rail Sites TW5 (up to about 187 mPD), TW6 (up to about 179.5 mPD) and TW7 (up to about 152 mPD), resulting in a series of high-rise developments along the waterfront.

4.9 There is a comprehensive commercial/residential cum GIC and public open space (POS) development located at TWTL 398 next to Nina Tower, namely Vision City, which has a building height up to about 187 mPD. The subject site was previously zoned "CDA" on the then draft Tsuen Wan OZP No. S/TW/5 since 19.10.1990 to facilitate comprehensive redevelopment of the site for commercial-residential use with the provision of POS. The development including the POS, was completed in September 2007. The site was therefore rezoned from "CDA" to "R(A)12" on the OZP No. S/TW/25 in 2008 to reflect the planning intention and the as-built situation of the site.

4.10 There are also three service apartments at Yeung Uk Road, namely Indi Home (about 204 mPD), H-Cube (about 166 mPD) and Chelsea Court (about 175 mPD and 208 mPD), which were redeveloped from ex-industrial sites in 2005 to 2006. As service apartment is not a conventional type of residential developments,

these sites were rezoned from "CDA(1)" to "C(2)" , "C(3)' and "C(4)" with a maximum GFA restrictions of 54,406 $m^2$, 20,919 $m^2$ and 103,404 $m^2$ respectively in 2007 to reflect their long-term planning intention.

4.11 Over the past three decades, the above major developments (mostly of noticeable scale and/or with high-rise build form) as stated in paragraphs 4.7 to 4.10 above have radiated/extended from the two MTR stations outward, which result in the gradual evolution and formation of two new town centre areas at and around these two key transportation nodes accommodating a substantial local population, major GIC facilities, as well as key business and service activities. The two MTR stations have subsequently became the *de facto* twin town nodes of the Area. At present, the new twin town centres are characterised by high-rise commercial and residential developments and are the most vibrant areas of Tsuen Wan. In particular, Nina Tower with a BH of up to about 310 mPD, has widely been regarded as the landmark building of the Area.

*Industrial Areas*

4.12 Two major industrial areas, namely Tsuen Wan East and Chai Wan Kok Industrial Areas, are located to the immediate south-east and north-west of the old town centre respectively. Developments within the industrial areas are subject to a maximum plot ratio of 9.5. The industrial buildings are generally over 30 years and under 100 mPD in building height, with exceptions like Global Gateway (Hong Kong) (about 158 mPD), Dynamic Cargo Centre (about 159 mPD) in the Tsuen Wan East Industrial Area and Cable TV Tower (about 182 mPD) in the Chai Wan Kok Industrial Area, etc.

**Sub-Area 2 – Sheung Kwai Chung and Shing Mun Valley (Plans 5B-1 and 5B-2)**

*Shing Mun Valley*

4.13 This Sub-Area is characterized by three public rental housing estates along Shing Mun Valley and village settlements to the south and east. Apart from the hilltop located at the heart of the area, the terrain generally descends southward towards Kwai Chung and south-westward towards Tsuen Wan Town Centre along Shing Mun Valley from Lei Muk Shue Estate at a site formation level of about 80 mPD. The redevelopment of Lei Muk Shue Estate has recently been completed. The existing BHs range from about 141 to 193 mPD. Downhill along Cheung Pei Shan Road are Cheung Shan Estate (up to about 148 mPD) and Shek Wai Kok Estate (up to about 119 mPD) respectively.

4.14 The central portion of this Sub-Area, which is occupied by Shing Mun Valley Sports Ground and Shing Mun Valley Park and hillslopes covered by natural vegetation, serves as an important breathing space and visual relief due to its proximity to the town centre.

*Sheung Kwai Chung*

4.15 To the south and south-east over Shing Mun Valley, existing and former industrial developments located along Kwok Shui Road in Sheung Kwai Chung are zoned "R(E)" or "Other Specified Uses" annotated "Business" ("OU(B)") to

facilitate transformation of the area for residential and business uses. The Primrose Hill (up to about 227 mPD) has recently been completed and a residential development (about 174 mPD) located at the eastern edge of the "R(E)" zone is currently under construction.

4.16 Besides, large clusters of low-rise village settlements (such as Sheung Kwai Chung Village, Da Chuen Ping Village, Tai Pak Tin Village, Ham Tin Tsuen, Hoi Pa San Tsuen, Yeung Uk Tsuen, Ho Pui Tsuen and Kwan Mun Hau Tsuen, etc.) are located within the Sub-Area.

**Sub-Area 3 – Tsuen Wan Bay Western Area and Yau Kom Tau (Plans 5C-1 and 5C-2)**

4.17 Sub-Area 3 is located at the western corner of the Area and comprises Tsuen Wan Bay Western Area and Yau Kom Tau. Ha Fa Shan provides the natural backdrop of this Sub-Area and developments are mainly located to the south of Tuen Mun Road. Castle Peak Road is the main access road passing through this Sub-Area.

*Tsuen Wan Bay Western Area*

4.18 Tsuen Wan Bay Western Area is an extension of the town centre area. The configuration of this area is characterised by an elongated shape along the foothill of Ha Fa Shan, which also forms the natural backdrop of the area. Castle Peak Road broadly divides this area into two development platforms, with the relatively flat and low-lying development platform (about 5 mPD) to the south-east of Castle Peak Road and another upper development platform (about 11 mPD) resting on the gentle sloping areas to the north-west across the Road. The area is mainly occupied by large-scale high-density comprehensive residential developments (such as Serenade Cove, Belvedere Garden, Bayview Garden and the Panorama, etc.) ranging from about 106 to 158 mPD in building height. Besides, there are two existing industrial buildings (Kong Nam Industrial Building and Southeast Industrial Building of about 106 mPD) located at the north-eastern tip of the area.

*Yau Kom Tau*

4.19 Yau Kom Tau, which is located at the western fringe edge of the Area and mainly comprises hillslopes with low- to medium-density residential developments, has an urban fringe character. Development in the area has been guided by the Yau Kom Tau Layout Plan (LP) No. L/TWN6/2 endorsed by the then Development Progress Committee on 24.2.1992 (**Annex A**).

4.20 According to the LP, residential sites near Castle Peak Road are designated as "Residential Zone 3" ("R3")[2] for medium-density residential development subject to a maximum plot ratio of 2.1 and a maximum site coverage of 17.5%. These "R3" sites mainly correspond to the "R(B)" sites on the current OZP

[2] According to the Hong Kong Planning Standards and Guidelines (HKPSG), "Residential Zone 3" ("R3") is a low residential density zoning covering the areas which are imposed with a maximum plot ratio not exceeding 3.0.

subject to a maximum plot ratio of 2.1. The relevant medium-density residential developments include Long Beach Gardens of up to about 66 mPD located on a piece of low-lying coastal area to the south of Castle Peak Road and various similar residential developments (One Kowloon Peak, Greenview Terrace, Hanley Villa, Golden Villa, Sunny Villa and Keymount Lodge) situated on the hillslope of varying heights to the north of Castle Peak Road with BH ranging from about 87 to 151 mPD, except the recently completed residential tower, The Westminster Terrace, with a BH of 183 mPD (144.5 m). There is another site on the coastal area to the south of Castle Peak Road designated as "OU" for hotel development on the LP which was the subject of a planning application (No. A/TW/128) for hotel development with a BH not exceeding 60 mPD approved by the Board on 26.4.1991. The "OU" site corresponds to the "R(B)1" site on the OZP and is currently occupied by an existing hotel, The Bay Bridge, with a BH of about 59 mPD.

4.21 On the LP, sites at the upper hill slopes near Tuen Mun Road are designated as "Residential Zone 4" ("R4")[3] for low-density residential development subject to a maximum plot ratio of 0.4, a maximum site coverage of 20% and a maximum BH of 3 storeys over carports due to the topographic constraints of the area, the lack of a proper and standard access to individual sites, the adverse noise and air impacts from Tuen Mun Road as well as the planning intention of developing this area into a low-rise low-density "R4" area. These "R4" sites mainly correspond to the four "R(C)" sites on the current OZP subject to a maximum plot ratio of 0.4 and a maximum site coverage of 20%. Of these "R(C)" sites, two sites, namely Grandview Villa has been developed to two storeys over one storey of carport and Chiu's Garden has been developed to three storeys. To the further north-east across Tuen Mun Road, a cluster of low-rise village settlement (Yau Kom Tau Village) is found (**Plan 5C-2**).

**Sub-Area 4 – Tsuen King Circuit and Tso Kung Tam (Plans 5D-1 and 5D-2)**

4.22 In view of the distinctive land use pattern, Sub-Area 4 can further be divided into two regions, i.e. Tsuen King Circuit (an extension of the town centre comprising mainly large-scale residential developments) and Tso Kung Tam (a natural valley).

*Tsuen King Circuit*

4.23 Tsuen King Circuit is situated at the hillslope descending south-eastward to the town centre. The main access road passing through this area is also known as Tsuen King Circuit. Large-scale comprehensive residential developments (Tsuen King Garden, Tsuen Wan Centre, Kam Fung Garden, Tsuen Tak Gardens and Allway Gardens) have been developed along this access road with BHs from about 110 to 182 mPD (about 79.5 m to 112 m). In between, there are clusters of GIC facilities, such as schools, hospital, market and swimming pool, etc., serving the local residents and the wider area with heights of 9 storeys or below.

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[3] According to the HKPSG, "Residential Zone 4" ("R4") is a very low residential density zoning covering the areas which are imposed with a maximum plot ratio of 0.4. Within new towns, "R4" may be designated where justified by severe geotechnical / infrastructure constraints or compatibility with the adjacent rural low density developments.

An industrial building, Waylee Industrial Building (about 98 mPD), located at the south-eastern tip of the area adjoining Tsuen King Garden is zoned "R(A)" to facilitate its redevelopment for residential use. Besides, a large-scale residential development (Summit Terrace) (up to about 156 mPD) at Castle Peak Road has been completed recently.

*Tso Kung Tam*

4.24 Tso Kung Tam is a natural valley to the north of Tsuen King Circuit and is bounded by Route Twisk in the north-east. Being one of the major open space and visual relief of the Area, Tso Kung Tam is mainly reserved for the proposed Tso Kung Tam Ecological Park. There is as yet neither detailed proposal nor implementation programme for the proposed park. Within this valley, a large GIC cluster comprising Tsuen Wan West Low Level Fresh Water Service Reservoir, Ho Koon Nature Education cum Astronomical Centre and Tso Kung Tam Outdoor Recreation Centre with structures of about 1 to 8 storeys in height is found. There is only one low-rise residential development (i.e. Route Twisk Villa) with a BH of 2 storeys at Route Twisk.

**Sub-Area 5 – Fu Yung Shan and Wo Yi Hop (Plans 5E-1 and 5E-2)**

4.25 This Sub-Area is generally a sloping area with dense vegetation at the foothill of Tai Mo Shan providing visual relief of the Area. Developments in Fu Yung Shan are predominantly low-rise (under 4 storeys) including a number of long-established monasteries, such as Yuen Yuen Institute (圓玄學院), Western Monastery (西方寺) and Chuk Lam Sim Yuen (竹林禪院), etc, Hilltop Country Club and village settlements (such as Lo Wai and Wo Yi Hop). Besides, there are two medium-rise residential developments, namely The Cairnhill (223 mPD to 256 mPD, or 52.9 m to 85.9 m) and The Cliveden (213 mPD, or 56.3 m), near Route Twisk in the upper sloping areas.

## 5. Existing Development Profile

**Existing BHRs (Plan 3)**

5.1 Under the current approved TW OZP, there are BHRs in terms of mPD or number of storeys for the "Commercial (5)" ("C(5)") (100 mPD), "Comprehensive Development Area (2)" ("CDA(2)") to "CDA(6)" (all at 100 mPD), "Residential (Group B) 2" ("R(B)2") (256 mPD, 230 mPD and 223 mPD for sub-areas (A), (B) and (C) respectively), "R(B)3" (213 mPD), "Residential (Group C) 1" ("R(C)1") (2 storeys), "Village Type Development" ("V") (3 storeys (8.23 m)), "Government, Institution or Community (1)" ("G/IC(1)") to "G/IC(8)" (1 storey, 2 to 4 storeys including car park), and "Other Specified Uses" annotated "Sports and Recreation Club" ("OU(Sports and Recreation Club)") (4 storeys including car park for sub-area (A)) zones.

**Existing BHs (Plans 6A and 6B)**

5.2 The existing BH profile in the Area is rather mixed in character. In general, the existing BH profile is predominantly low- to medium-rise (under 100 mPD) in

character except for the high-rise commercial and residential developments around the two key transportation nodes (i.e. MTR Tsuen Wan Station and Tsuen Wan West Station) and the developments on the hilly areas (i.e. the large-scale comprehensive residential developments along Tsuen Wan Bay Western Area and Tsuen King Circuit, and the public rental housing estates in Shing Mun Valley). Major low-rise developments are the clusters of monasteries in Fu Yung Shan and village settlements scattered in Sheung Kwai Chung, Yau Kom Tau and Fu Yung Shan. The lower buildings include the older low-rise tenement buildings concentrated in the old town centre sandwiched between the two MTR stations as well as those low- to medium-rise industrial buildings at the flanks.

**Building Age (Plan 7)**

5.3 The majority of the buildings in the Area are between 31 to 50 years of age (55%) with some over 50 years (4%). Most of the older buildings are concentrated in the old town centre and the two main industrial areas at the flanks. Buildings of 10 years or under represent only about 10%. Newer private residential developments mainly concentrate in those areas around the two MTR stations in Tsuen Wan Town Centre, Tsuen Wan Bay Western Area and Yau Kom Tau as well as Tsuen King Circuit.

**Development / Redevelopment Potentials**

5.4 The Area is one of the first generation new towns in the Territory developed since 1960s. In particular, most of the buildings in the old town centre area and the industrial areas at the flanks are ripe for redevelopment.

5.5 For the purpose of assessing the development / redevelopment potentials of the Area, building age, number of storeys and ownership are major considerations. It is generally assumed that developments with building age over 30 years have greater potential for development / redevelopment, especially for sites that have not been developed to their full development potential. As high-rise and medium-rise buildings are mostly under multiple ownership, there would be more difficulties in undergoing ownership assembly for redevelopment. It is therefore assumed that developments with a building age of 30 years or over, BH of 8 storeys or below and ownership under 12 would more likely undergo assembly of ownership for redevelopment. Given most lots in the old town centre are small in size, it would not be unrealistic to assume some site amalgamation, which would result in taller buildings than those for piecemeal development on individual lots. The current review has identified around 70 buildings (mainly within the old town centre and the northern part of Tsuen Wan East Industrial Area) that might have potential for redevelopment.

**Cultural Heritage (Plan 8)**

5.6 There is an archaeological site, namely Chai Wan Kok Site of Archaeological Interest, at the junction of Castle Peak Road/Tsuen King Circuit and is zoned "GB" on the OZP.

5.7 Under the Antiquities and Monuments Ordinance (Cap. 53), there are two declared monuments, namely the walled village of Sam Tung Uk at Sai Lau Kok

Road zoned "G/IC" and an old house (former Lot 917 of Hoi Pa Village) within Tak Wah Park zoned "O" on the OZP.

5.8 In addition, a total of 11 heritage buildings are located in the Area as follows:

| **Heritage Building and Location** | **Zoning** |
|---|---|
| *Grade 2:* | |
| ➢ Tin Hau Temple, Wai Tsuen Road | "G/IC" |
| ➢ Tung Po Tor Monastery, Yuen Tung Po Din, Lo Wai Road | "V" |
| ➢ Tung Po Tor Monastery, Tin Wong Din & Wai Tor Din, Lo Wai Road | "V" |
| ➢ Chuk Lam Sim Yuen, Fu Yung Shan | "G/IC(5)" |
| *Grade 3:* | |
| ➢ Sun Old House, Nos. 38, 39 & 40 San Tsuen | "V" |
| ➢ Du Ancestral Hall, San Tsuen | "V" |
| ➢ Chan Yi Cheung Ancestral Hall (Former Lot 972 of Hoi Pa Village), Jockey Club Tak Wah Park, Tak Wah Street | "O" |
| ➢ Old House of the Former Hoi Pa Tsuen (Formerly Lot 956 of Hoi Pa Tsuen), Jockey Club Tak Wah Park, Tak Wa Street | "O" |
| ➢ Cheung Ancestral Hall, No. 82 Lo Wai | "V" |
| ➢ Law Ancestral Hall, No. 47 Sheung Kwai Chung Village | "V" |
| ➢ Lau Ancestral Hall, Wo Yi Hop | "V" |

(The above grading is based on the Antiquities and Monuments Office's list of Historic Buildings in Building Assessment as at 23.11.2011.)

## 6. Local Wind Environment and Air Ventilation Assessment

6.1 An air ventilation assessment (AVA) by expert evaluation has been undertaken to provide a qualitative assessment of the wind environment within the Area, to identify problem areas and propose mitigation measures. A copy of the Final Report of the AVA for the Area is attached at **Attachment VI**.

Findings of the AVA Report

6.2 In general, the major annual prevailing winds come from the north, north-east and east. In summer, the winds are from east, south and south-west (**Plan 9**).

6.3 The AVA has identified Castle Peak Road, Sha Tsui Road, Yeung Uk Road, Hoi Shing Road, Wo Yip Hop Road, Tuen Mun Road, Hoi On Road, Tai Chung Road, Tai Ho Road, Ma Tau Pa Road and Texaco Road as the key wind corridors to ventilate the Area.

6.4 The natural and vegetated hills and slopes, low-rise GIC developments, open space and villages, such as Sai Lau Kok Garden, Jockey Club Tak Wah Park, Sha Tsui Road Playground, Kam Mun Hau Garden, Tsuen Wan Riviera Park, Tsuen

Wan Park, Shing Mun Valley Sports Ground, Shing Mun Valley Park, Kwok Shui Road Park, Hoi On Playground are essential to maintain good air ventilation to the Area. These areas are encouraged to be maintained to allow penetration of wind inland. Likewise, the existing open areas at Vision City (TWTL 398) and Nina Tower (TWTL 353) should also be maintained to create local ventilation areas.

6.5 The Area is bounded by the foothills of Tai Mo Shan and the terrain of the Area is mostly hilly except the town centre. The majority of the Area is relatively ventilated all year round, benefitting from downhill wind and sea breeze. To further improve air ventilation, future developments are encouraged to adopt suitable design measures to minimize any possible adverse impacts. These include greater permeability of podium, wider gap between buildings, non-building area to create air paths, perforated building towers and podium design, positioning of building towers to align with the prevailing winds, as appropriate.

Recommendations of the AVA Report

6.6 Specific recommendations for the 5 Sub-Areas as identified in the AVA are summarized below (**Plan 9**):

*Tsuen Wan Town Centre (Sub-Area 1)*

(a) With the proposed maximum BH of 80 mPD to 100 mPD for the Tsuen Wan Town Centre, skimming flow is likely to occur in the centre of Tsuen Wan Town Centre, which means that little summer winds or downhill winds are likely to reach the pedestrian level. Therefore, Tai Chung Road, Tai Ho Road and Ma Tau Pa Road will be the key wind corridors in ventilating the region.

(b) The maximum proposed height for the industrial area in the region has been decreased from 180mPD to 100mPD. This decrease in maximum building height is a mitigation strategy that would be contribute to better air ventilation when coupled with future road widening[4] and suitable building design.

(c) Developments within the ex-Tai Wo Hau Factory Estate site (TWTL 415), which is zoned "CDA(2)"on the current OZP, are subject to a maximum BH of 100 mPD. As the subject site is large, the design and massing should include air path through the site to allow air movement.

(d) The proposed commercial and/or residential developments at West Rail Site TW5 to TW7 are located along the waterfront and might adversely impact the air ventilation as they present significant obstacles to the sea breeze. The Master Layout Plans (MLPs) of the approved schemes for these sites indicates a total of three building gaps above podium levels at West Rail Sites TW5 (50 m wide above 27 mPD at the Bayside portion)

[4] According to the Tsuen Wan Central Outline Development Plan, a setback of 3.5m from the respective lot boundaries abutting Chai Wan Kok Street for road widening is proposed in the Chai Wan Kok Industrial Area.

(**Plans 15-1A and 15-1B**), TW6 (20 m wide above 18 mPD) (**Plans 15-2A and 15-2B**) and TW7 (20 m wide above 19 mPD) (**Plans 15-3A and 15-3B**) which can serve the purpose of air paths to facilitate channeling of the south-westerlies to the town centre.

(e) A building gap of 20 m wide above 19 mPD at the Waterside Plaza to connect with the 20 m wide building gap above 19 mPD at the Site TW7 and the "G/IC" site at the opposite side of Wing Shun Street and Tsuen Wan Riviera Park all the way down to the waterfront to further facilitate channeling of the southerlies and south-easterlies to the town centre (**Plans 15-4A and 15-4B**).

(f) TWTL 393 is located to the north-east of Sites TW5 and TW6 and further across Yeung Uk Road is Chung On Street and the old town centre area. The recommendations of the AVA Consultancy Study commissioned by the PlanD in 2007 and completed in 2009 for TWTL 393 in relation to the proposed non-building areas (NBAs) are affirmed. To recap, it is proposed to designate three NBAs at street level to channel air penetration into the old town centre area, to further enhance ventilation between the adjoining residential development (The Dynasty), as well as to improve ventilation of the Tsuen Wan Park under northerly and easterly winds. As explained in paragraphs 3.10 to 3.11 above, the development parameters of the subject site is under review and therefore is recommended to be rezoned to "U". The review of the subject site will take into consideration the findings of the PlanD's AVA.

(g) There are two major residential developments in Sub-Area 1 occupying a sizeable area, namely Fuk Loi Estate and Luk Yeung Sun Chuen. Their future redevelopment may bring negative impact to the area if the disposition of the buildings forms an obstacle to the wind. Therefore, air paths of 20 m wide should be introduced.

*Shing Mun Valley and Sheung Kwai Chung (Sub-Area 2)*

(h) Sub-Area 2 is the gateway to the breeze for downhill wind and easterlies. It is therefore essential to maintain the green belt and open space in this Sub-Area.

(i) There is a proposed residential development with a BH of 174mPD adjacent to Sun Fung Centre at Kwok Shui Road. The negative air impact induced by this proposal is not severe due to the vast green belt nearby. However, a NBA (20 m wide) at the western boundary of Sun Fung Centre at 88 Kwok Shui Road (TWTL 344) should be introduced to improve the effectiveness of the ventilation.

(j) The large-scaled public housing estates in Shing Mun Valley do not have significant negative impacts on air ventilation mainly due to their high elevation and the nearby green belt at Sheung Kwai Chung. It is therefore proposed to maintain this green belt to improve air ventilation in the Area. However, care should be given to the disposition of the future redevelopment of these public housing estates. It is proposed to

incorporate air paths of 20 m wide and large courtyards in both Shek Wai Kok Estate and Lei Muk Shue Estate for better air ventilation.

(k) The sites under the "R(E)" zone along Kwok Shui Road with a maximum building height of 120mPD and the proposed Joint Universities Research Archive (**Annex D**) with a maximum BH of 90 mPD are considered acceptable. However, care should be taken in the disposition and massing of the future development to allow air ventilation.

*Tsuen Wan Bay Western Area and Yau Kom Tau (Sub-Area 3),*
*Tsuen King Circuit and Tso Kung Tam (Sub-Area 4) and*
*Fu Yung Shan and Wo Yi Hop (Sub-Area 5)*

(l) The existing high-rise developments, such as Belvedere Garden and Bayview Garden in Tsuen Wan Bay Western Area (Sub-Area 3), and Tsuen Wan Centre and Tsuen King Garden in Tsuen King Circuit (Sub-Area 4), create a wind wall and reduce ventilation to the hinterland. However, the negative impact on air ventilation is localised due to the openness offered by the connected green belts, GIC sites and open spaces.

(m) Fu Yung Shan and Wo Yi Hop (Sub-Area 5) are mostly undeveloped green belt interspersed with GIC developments and clusters of village settlements. The characteristics of the vast local villages should be maintained as these are upstream of wind to Sub-Areas 1, 2 and 4.

Proposals in response to the AVA Findings and Recommendations

6.7 In summary, the AVA concludes that as the town centre is a piece of flat land facing the Harbour and surrounded by the foothills of Tai Mo Shan, the Area is relatively ventilated all year round, benefitting from downhill wind and sea breeze. However, caution should be taken for the potential wind fence formed by the existing/proposed high-rise buildings at the waterfront. To achieve planning purposes and address the AVA issues, all the above AVA recommendations have been adopted in the formulation of BHRs and/ building gap requirements on the OZP as follows (**Plan 9**):

(a) Being the gateway to the breeze for downhill wind and easterlies, the green belt and open space at Sub-Area 2 (Shing Mun Valley and Sheung Kwai Chung) would be maintained.

(b) The green belts together with the GIC facilities and village settlements at Sub-Area 5 (Fu Yung Shan and Wo Yi Hop) occupying the upstream of all winds to the remaining Sub-Areas would be preserved.

(c) All the remaining open spaces / green belts in the Area would also be preserved and the heights of most of the GIC facilities would be restricted to the existing heights.

(d) All the major roads of the Area serving as the key wind corridors would not be built over to facilitate the air ventilation.

(e) The BH of the old town centre and the two industrial areas at the flanks would be restricted to a lower level to enhance air ventilation.

(f) A total of four building gaps above podium levels at West Rail Sites TW5 to TW7 and Waterside Plaza along the waterfront would be demarcated to facilitate channeling of the southerlies and south-easterlies to the town centre.

(g) A 20-m wide NBA would be designated at the western boundary of Sun Fung Centre at 88 Kwok Shui Road (TWTL 344) to facilitate penetration of southerlies to the village settlement to the north of Yau Ma Hom Road.

(h) The existing open area at Nina Tower (TWTL 353) would be designated as NBAs to provide local ventilation areas.

(i) For the proposal to introduce air paths / large courtyards in large residential sites, including Fuk Loi Estate, Luk Yeung Sun Chuen, Shek Wai Kok Estate and Lei Muk Shue Estate upon redevelopment, the detailed alignment, disposition and width of the proposed air paths/ courtyards should be considered under detailed AVAs to be prepared for the future redevelopment of these sites. Such requirements would be clearly stated in the ES of the OZP to provide guidance for future development / redevelopment.

(j) For the sites under the "R(E)" along Kwok Shui Road and the proposed Joint Universities Research Archive, care should be taken with the design and massing of the future developments to allow air permeability. Such proposal would be clearly stated in the ES of the OZP to provide guidance for future development/redevelopment.

(k) The ex-Tai Wo Hau Factory Estate site (TWTL 415), which is zoned "CDA(2)" on the current OZP, is subject to a maximum BH of 100 mPD. Such CDA site requires the submission of the Master Layout Plan together with the technical assessments including AVA for the Board's consideration.

(l) Despite that the AVA recommended that the BH of the old town centre and the two industrial areas should be restricted to a lower level to enhance air ventilation, in order to provide redevelopment incentive, it is suggested to allow a BHR of 80 and 100 mPD for the old town centre and 100 mPD for the industrial areas. Such BHR would meet the air ventilation requirements, accommodate the maximum permissible plot ratio under OZP for these areas[5] as well as to provide redevelopment incentive.

[5] The developments within the old town centre are restricted to a maximum domestic plot ratio of 5 and non-domestic plot ratio of 9.5, as the case may be. The industrial areas are restricted to a maximum plot ratio of 9.5.

## 7. Planning Intention

The Area is characterized by residential uses supported by local retail and community uses, with high-rise commercial and residential developments above and around the twin town nodes (i.e. the two main MTR stations), and two main industrial clusters bounding the old town centre (**Plan 4**). The extensive vegetated hills of Tai Mo Shan, Fu Yung Shan and Ha Fa Shan provide a natural scenic setting for the developments in the Area. The general planning intention is to maintain the existing general land use patterns and create a more discernible townscape, which would enhance the visual amenity and air ventilation in the Area.

## 8. Urban Design Principles for Formulating Building Height Restrictions (BHRs)

8.1 In conducting the BH review, the broad urban design principles set out in the Urban Design Guidelines, Chapter 11 of the Hong Kong Planning Standards and Guidelines (HKPSG) should be taken into consideration. Also, all relevant planning considerations, including the topography, site levels, local character, existing land use zoning and BH profile, the local wind environment and air ventilation improvement measures, BHRs under the lease and the compatibility in terms of BH with the surrounding areas including BHRs imposed on the adjoining areas, should be taken into account. The BHRs are formulated on the basis of the following urban design principles:

(a) The cityscape of the Tsuen Wan Town Centre (Sub-Area 1) with a landmark building of Nina Tower and high-rise commercial and residential developments at and around the twin town nodes (i.e. the MTR Tsuen Wan Station and Tsuen Wan West Station) and building height descending gradually towards the surrounding areas should be respected and consolidated.

(b) Further proliferation of high-rise buildings from redevelopment in the old town centre and the industrial areas at the flanks should be avoided to prevent overly congested building masses.

(c) Beyond Tsuen Wan Town Centre (Sub-Area 1), a stepped BH profile with lower buildings along the waterfront and taller buildings in the inland should be adopted wherever possible in Tsuen Wan Bay Western Area and Yau Kom Tau (Sub-Area 3) to echo with the natural topographical profile.

(d) Further excessively tall and out-of-context buildings along the waterfront should be avoided.

(e) For the hilly areas surrounding the town centre (Sub-Areas 2 to 4), a gradation of BHs or stepped height profile is adopted through designation of different height bands respecting the terrain.

(f) The overall height profile should create diversity and variety in the BH profile to enhance visual interest without compromising future development/redevelopment in the Area, in particular the old town centre and the two adjoining industrial areas.

(g) The height profile should be sympathetic and compatible in scale and proportion with the surrounding developments.

(h) Existing green/ visual corridors and major air paths should be preserved. Open spaces and low-rise GIC sites should be retained to serve as visual and spatial relief.

8.2 In addition, the review has taken into consideration the recommendations of the AVA, particularly the requirement to maintain the existing height profile of the low-rise "G/IC" sites and the "O" zones as visual and spatial relief, providing breathing space and air paths for the Area in general and the designation of building gaps and non-building areas to facilitate penetration of wind in the Area.

8.3 In formulating the BHRs, it should be ensured that upon incorporation of the restrictions, private development sites (except for "G/IC" and some "OU" sites) would be able to accommodate the maximum plot ratio / GFA permissible under the OZP, taking into account building design constraints and the development restrictions under the lease. The proposed BH bands would ensure that the urban design principles would not be negated while still accommodating the permissible development intensity under the OZP. For "G/IC" and "OU" sites (except "OU(B)" zone), they are planned for a wide range of uses of different nature and scale and should be considered on a case-by-case basis in determining their site utilization, making stipulation of plot ratio restriction on the OZP impractical. The considerations in formulating their BHRs for the "G/IC" and "OU" zones are further explained in paragraphs 10.23 to 10.29 below.

8.4 Moreover, as a general rule, for an existing building exceeding the proposed height limits, it will not be affected by the restriction. However, in view of the prominent waterfront location of The Westminster, redevelopment to its existing height of about 183 mPD is not recommended as further explained in paragraph 10.16(g) below.

## 9. Proposed Building Height (BH) Concept (Plan 10)

9.1 The topography of the Area is primarily hilly, except the town centre (Sub-Area 1) to the south of Castle Peak Road mainly on reclaimed land. The cityscape of the Tsuen Wan Town Centre is characterized with a landmark building of Nina Tower and high-rise commercial and residential developments at and around the twin town nodes (i.e. the MTR Tsuen Wan Station and Tsuen Wan West Station). The building height descending gradually from the landmark building towards the surrounding areas should be respected and consolidated. The two industrial areas are located to the immediate south-east and north-west of the Tsuen Wan Town Centre. Yau Kam Tau is located at the western edge of the Area with urban fringe character comprising low- to medium-density residential developments. Retention of the urban fringe character and a lower height profile in industrial areas and the old town centre would enhance air ventilation. The BH profile for upper Shing Mun Valley generally follows the natural topography.

9.2 In general, height bands which commensurate with the planning intention of the various land use zones as well as taking into consideration the majority of the existing buildings / committed developments is adopted, except for the high-rise buildings of the comprehensive commercial and residential developments (such as Nina Tower, Vision City, The Dynasty, Chelsea Court, H-Cube, Indi Home and the proposed comprehensive developments at West Rail Sites TW 5 to TW7, etc.) at and near the waterfront (Sub-Area 1) where their respective BHs are respected and incorporated in the height band (**Plan 5A-2**). As the existing floor-to-floor heights of the older developments (including residential, composite developments and industrial buildings, etc.) in the Area are generally low, in determining the BH restrictions for various development zones, reasonable floor-to-floor heights would be allowed upon redevelopment. For private residential developments, a typical floor height of 3m to 3.15 m depending on lot size would generally be achieved. For industrial and commercial/office developments in the "I" and "OU(B)" zones, the BHRs would generally allow a typical floor height of 4 m.

9.3 Taking into account the considerations mentioned in paragraph 8 above, the proposed BH concept for the Area is formulated based on the following concepts (**Plan 10**):

Tsuen Wan Town Centre (Sub-Area 1)

(a) The BH profile of the existing / proposed high-rise commercial and residential developments at and around the twin town nodes (including the landmark building of Nina Tower and the proposed comprehensive developments at West Rail Sites TW5 to TW7), which contribute to project a positive and recognizable image for the Tsuen Wan area (**Plan 5A-2**), should be respected.

(b) The old town centre sandwiched between the twin town nodes (or the two MTR stations) are mainly occupied by old tenement buildings in small lot size[6]. To cater for amalgamation of sites for larger developments with the provision of more design flexibility, inclusion of supporting facilities for the residents and to provide redevelopment incentive, a two-tier BHR with a maximum BH of 80 mPD / 100 mPD should be adopted. For residential sites with an area of 400 $m^2$ or more, which have scope for better design of non-domestic portion and ancillary facilities, an additional building height of 20 m would be allowed. Such BHR can also restrict the developments therein to a building height of lower level to prevent proliferation of piecemeal pencil-like redevelopment and to avoid overly congested building masses in the area. It is also in line with the recommendations of the AVA (**Attachment VI**) in meeting air ventilation requirements and can accommodate the permissible plot ratio for the area.

(c) For the industrial areas bounding the old town centre, a lower building height should be adopted as a mitigation strategy which would contribute

[6] Within the Tsuen Wan area, about 69% of the approximate 271 private residential lots are of a site of less than 400 $m^2$.

to better air ventilation when coupled with future road widening and suitable building design as recommended in the AVA (see paragraph 10.11 below).

Shing Mun Valley and Sheung Kwai Chung (Sub-Area 2)
Tsuen King Circuit and Tso Kung Tam (Sub-Area 4)
Fu Yung Shan and Wo Yi Hop (Sub-Area 5)

(d) Beyond the town centre, a stepped height concept respecting the terrain / to echo with the natural topographical profile is generally adopted for the hilly areas (Sub-Areas 2 to 4) surrounding the town centre. In general, the BH for the area follows the topography with the highest point at 256mPD in Tso Kung Tam descending to the village type developments in Fu Yung Shan.

Tsuen Wan Bay Western Area and Yau Kom Tau (Sub-Area 3)

(e) For the Tsuen Wan Bay Western Area, it is characterized by an elongated shape along the foothill of Ha Fa Shan. The area is mainly occupied by large-scale high-density comprehensive residential development. For the Yau Kom Tau area, it is located at the western fringe area of the Tsuen Wan area and mainly comprises hillslopes with low- to medium-density residential developments with an urban fringe character. A BH profile stepping up from the waterfront towards the mountain backdrop in the north is adopted for both Tsuen Wan Bay Western Area and Yau Kom Tau. Excessively tall and out-of-context buildings at the Yau Kom Tau waterfront should be avoided in view of the waterfront setting and urban fringe character of the Area.

(f) Nevertheless, the existing development, The Westminster Terrace (**Plans D-1 and D-2**), which is located near the Yau Kom Tau waterfront with its building height deviates significantly from the developments of the surrounding areas resulting in an incongruous height profile, redevelopment of such existing building should conform to the BHRs under the OZP so as to preserve the urban fringe character of the Sub-Area (see paragraph 10.16(g) below) as well as to help restore a waterfront setting with developments of appropriate scale and height in a long-term.

"G/IC", "OU" and "O" Sites

(g) As the Area has basically been developed, the "G/IC" and "OU" sites (except "OU(B)") apart from providing the necessary GIC facilities to serve the community or for specific purposes, serve to provide breathing space and visual relief in this dense built-up area. To provide clarity on the BH profile and to ensure compatibility of future developments/redevelopments with their surroundings, it is considered appropriate to impose BHRs for all the "G/IC" sites to contain their development scale and existing BHs. Taking into consideration the recommendations of the AVA, the existing low-rise "G/IC" and "OU" (except "OU(B)" and "OU(Mass Transit Railway Depot with Commercial

and Residential Development Above)") clusters would be maintained as far as possible to serve as spatial and visual relief. To provide clarity on the BH profile and to ensure compatibility of future development / redevelopments with their surroundings, it is considered appropriate to impose BH restrictions on all the "G/IC" and "OU" sites to contain their development scale and BHs.

(h) "O" sites will generally be retained in order that the existing greenery and open area can be preserved as breathing space. In particular, the open space at Sub-Area 2 (Sheung Kwai Chung and Shing Mun Valley) should be kept to facilitate air ventilation for the benefit of the Area.

Other Concepts

(i) The height profile should be sympathetic and compatible in scale and proportion with the surrounding developments. The BH of Tsuen Wan Town Centre (Sub-Area 1), except the developments of the twin town nodes, should be compatible with the existing BH of the adjoining Kwai Chung area situated on a higher platform. At the western fringe, the BH profile of the existing medium- to low-density residential developments in Yau Kom Tau should be maintained, which descends gradually towards to a low-rise BH profile in Ting Kau.

(j) The proposed BH bands would ensure that the urban design principles would not be negated while accommodating the permissible development intensity under the OZP.

## 10. Proposed Building Height Restrictions (BHRs)

10.1 Taking into account the BH concept, the various types and heights of developments and the topography of the Area, the proposed BHRs (**Plan 11A**) are expressed in terms of mPD for high- or medium-rise developments in the "C" (except "C(5)"), "CDA" (including "CDA(1)" but excluding "CDA(2)" to CDA(6)"), "R(A)", "R(B)" (except "R(B)2" and "R(B)3"), "R(E)", "I", "OU(B)" (including "OU(B)1"), "OU(Mass Transit Railway Depot with Commercial and Residential Development Above)" zones and high-rise "G/IC" uses. For the low-rise "R(C)", "G/IC" and low-rise "OU" developments or the buildings not taller than 13 storeys, they will be subject to restrictions in terms of number of storeys to allow design flexibility to cater for specific functional requirements (**Plan 12**). In counting the number of storeys for BH purpose for "G/IC" (except "G/IC(1)" to "G/IC(8)") and "OU" zones (except "OU(Sports and Recreation Club)"), basement floor(s) may be disregarded for developments.

10.2 In formulating the BHRs, it would be ensured that upon incorporation of the restrictions, private development sites (except for "G/IC" and "OU" sites) would be able to accommodate the maximum plot ratio/GFA as stipulated on the OZP, taking into account building design constraints and the development restrictions under the lease. Provision of basement may be required for accommodating ancillary uses and car parks, subject to the detailed design and site constraints. For "G/IC" and "OU" sites (other than "OU(B)" and "OU(Mass Transit Railway

Depot with Commercial and Residential Development above)" sites), the considerations in formulating the BHRs are further explained in paragraphs 10.23 to 10.28 below. A summary of the existing BH for "G/IC" and "OU" developments within "G/IC" and "OU" zones and the respective proposed BHRs is at **Appendices IV and V** respectively. As a general rule, existing buildings with heights exceeding the proposed BHRs will not be affected by the restrictions.

10.3 To allow for design flexibility, to provide incentive for developments / redevelopments with planning and design merits and to cater for circumstances with specific site constraints, a minor relaxation clause in respect of the BHRs is incorporated into the Notes of the Plan. Each planning application for minor relaxation under section 16 of the Ordinance will be considered on its own merits. However, minor relaxation of BHRs for sites with existing buildings already exceeding the specific BHRs are generally not supported unless under exceptional circumstances and with very strong justifications. The following criteria are proposed for incorporation into the ES of the OZP for consideration of applications for minor relaxation of BHs:

(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;

(e) accommodating building design to address specific site constraints in achieving the permissible plot ratio under the OZP; and

(f) other factors, such as need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality and would not cause adverse landscape and visual impacts.

10.4 Details of the proposed BHRs are set out below.

**Sub-Area 1 – Tsuen Wan Town Centre (Plans 10 and 11A)**

10.5 In general, the BH concept for Sub-Area 1 is to consolidate the twin town nodes by maintaining the BH profile of the existing/proposed high-rise commercial and residential developments above and around the two MTR stations (i.e. Tsuen Wan Station and Tsuen Wan West Station). However, further proliferation of high-rise buildings from redevelopment in the old town centre and the industrial areas at the flanks should be avoided to prevent overly congested building masses.

*Old Town Centre*

10.6 As discussed in paragraph 9.3 above, a two-tier BHR with a ***maximum BH of 80 mPD and 100 mPD under the two-tier height control*** (i.e. about 74 m to 94 m) is proposed for the old town centre. Such proposed BHRs can accommodate the development intensity in the area, which is subject to a with a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5, as the case may be. It is also proposed to rezone these areas from "R(A)" to "R(A)13" to incorporate this BH restriction. Maximum BH of 100 mPD would be permitted for sites with an area of 400 $m^2$ or more (see paragraph 14.1 below).

10.7 At the north-western fringe of the old town centre, there are mainly two existing public housing developments each occupying a sizeable area larger than 400$m^2$, namely Fuk Loi Estate and Moon Lok Dai Ha. To tally with the proposed two-tier height control above, a ***maximum BH of 100 mPD*** (i.e. about 94 m) is proposed.

*Twin Town Nodes and Surrounding Areas*

Areas around the MTR Tsuen Wan Station

10.8 The proposed BHRs for the developments around the MTR Tsuen Wan Station in the northern inland part of Tsuen Wan Town Centre are as follows:

(a) ***maximum BH of 100 mPD*** (i.e. about 93 m) for a number of commercial and residential developments to the east of MTR Tsuen Wan Station including, Tsuen Fung Centre (about 103 mPD), Waldorf Centre (about 86 mPD), Tsuen Cheong Centre (about 63 mPD), Ho Fai Garden (about 81 – 89 mPD), Wealthy Garden (about 84 – 92 mPD), East Asia Garden (about 84 mPD), Tsuen Wan Garden (about 66 – 69 mPD), New Haven (about 136 – 139 mPD) and Panda Hotel (about 103 mPD);

(b) ***maximum BH of 110 mPD*** (i.e. about 87- 103 m) for Fou Wah Centre (about 80 mPD), the Government office development of Tsuen Wan Station Multi-storey Carpark Building (about 49 mPD), the MTR Tsuen Wan Station together with Luk Yeung Sun Chuen (about 105 to 106 mPD) and Fairview Garden (about 107 to 109 mPD);

(c) ***maximum BH of 110 mPD*** (i.e. about 103 m) for Tsuen Kam Centre (about 111 mPD) together with various commercial and industrial developments to the west of the MTR Tsuen Wan Station, such as Nan Fung Centre (about 99 mPD), Grand City Plaza (about 65 mPD) and Mega Trade Centre (about 101 mPD), etc; and

(d) ***maximum BH of 150 mPD*** (i.e. about 143 m) for Discovery Park (about 144 to 157 mPD).

Areas around the MTR Tsuen Wan West Station

10.9 The proposed BHRs for the developments around the MTR Tsuen Wan West

Station in the southern part of Tsuen Wan Town Centre are as follows:

(a) ***maximum BH of 110 mPD*** (i.e. about 105 m) for Tsuen Wan Plaza (about 113 mPD);

(b) ***maximum BH of 120 mPD*** (i.e. about 114 m) for Clague Garden Estate (about 115 to 120 mPD), Waterside Plaza (about 107 to 123 mPD) and Riviera Garden (about 95 to 126 mPD);

(c) ***maximum BH of 130 mPD*** (i.e. about 126 m) for Skyline Plaza (about 132 mPD);

(d) ***maximum BH of 165 mPD*** (i.e. about 161 m) for the service apartment, H-Cube (about 166 mPD);

(e) ***maximum BH of 200 mPD*** (i.e. about 196 m) for the service apartment, Indi Home (204 mPD);

(f) ***maximum BH of 170 mPD and 205 mPD*** (i.e. about 166 - 201 m) for the service apartment, Chelsea Court (175 – 208 mPD);

(g) ***maximum BH of 185 mPD*** (i.e. about 181 m) for the commercial-residential development with GIC facilities and public open space (POS) at TWTL 398, Vision City (about 180 – 187 mPD). The development including the provision of POS, was completed in September 2007. On 11.4.2008, the site was rezoned from "CDA" to "R(A)12" on the then draft Tsuen Wan OZP No. S/TW/25 to reflect the as-built development and the "R(A)12" zoning has remained unchanged since then;

(h) ***maximum BH of 200 mPD*** (i.e. about 196 m) for the residential development, The Dynasty (about 203 mPD);

(i) ***maximum BH of 40 mPD (for the podium level), 170 mPD and 300 mPD (for the two building towers)*** (i.e. about 166 - 301 m) for the commercial development, Nina Tower (about 171 – 310 mPD) to reflect the landmark development in the area;

Waterfront area

10.10 The proposed BHRs for the developments Sites TW5, TW6 and TW7 at the West Rail Tsuen Wan West Station along the waterfront area are as follows:

(a) ***maximum BH of 80 mPD, 115 mPD, 150 mPD (for the Cityside portion) and 160 mPD (for the Bayside portion)*** (i.e. about 74.2 – 154.2 m) for the proposed comprehensive commercial and residential development at West Rail Site TW5 (about 151.55 - 186.75 mPD for the Bayside Portion and about 64 - 152 mPD for the Cityside Portion);

(b) ***maximum BH of 175 mPD*** (i.e. about 169.7 m) for the proposed comprehensive residential development at West Rail Site TW6 (about

169.5 mPD and 179.5 mPD);

(c) ***maximum BH of 150 mPD*** (i.e. about 147.8 m) for the proposed comprehensive residential development at West Rail Site TW7 (about 152 mPD);

*Industrial Areas*

10.11 As discussed in paragraph 9.3(d) above, for the industrial areas bounding the old town centre, taking into account the existing height profile, a ***maximum BH of 100 mPD*** (i.e. about 95m) for Chai Wan Kok Industrial Area and the southern part of Tsuen Wan East Industrial Area.

*Northern Part of the Tsuen Wan East Industrial Area*

10.12 On 24.12.2010, the northern part of the Tsuen Wan East Industrial Area covering the ex-Tai Wo Hau Factory Estate site was rezoned from "Industrial" ("I") to "CDA(2)", "CDA(3)", "CDA(4)", "CDA(5)", "CDA(6)", "C(5)" (all subject to a ***maximum BH of 100 mPD***) and "O" as well as area as shown as "Road" on the then draft Tsuen Wan OZP No. S/TW/27 and the concerned zonings have remained unchanged since then.

**Sub-Area 2 – Sheung Kwai Chung and Shing Mun Valley (Plans 10 and 11A)**

10.13 Taking into account the topography and existing height profile, a height profile stepping up from Kwok Shui Road (120 mPD) northward and Shek Wai Kok Estate (125 mPD) north-eastward to Lei Muk Shue Estate (190 mPD) is proposed as follows:

(a) ***maximum BH of 120 mPD*** (i.e. about 90 m to 107 m) for the industrial sites reserved for residential redevelopment (about 39 – 108 mPD) together with the 2 industrial buildings (Sun Fung Centre of about 57 mPD and Mita Centre of about 25 mPD) along Kwok Shui Road;

(b) ***maximum BH of 130 mPD*** (i.e. about 80 m to 95 m) for Shek Wai Kok Estate (about 71 - 119 mPD);

(c) ***maximum BH of 150 mPD*** (i.e. about 54 m to 68 m) for Cheung Shan Estate (about 126 – 148 mPD);

(d) ***maximum BH of 170 mPD*** (i.e. about 58 m to 70 m) for the western portion of Lei Muk Shue Estate (about 101 – 141 mPD); and

(e) ***maximum BH of 190 mPD*** (i.e. about 108 m to 114 m) for the eastern portion of Lei Muk Shue Estate recently redeveloped (about 101 – 193 mPD).

10.14 For the recently completed comprehensive residential development (Primrose Hill) at Kwok Shui Road, specific BHR is proposed as follows:

***maximum BH of 210 mPD*** (i.e. about 182 m) for the comprehensive residential

development, Primrose Hill (about 199 - 227 mPD). The site was the subject of a planning application (No. A/TW383) for comprehensive residential development (with domestic GFA of about 35,974 $m^2$ and non-domestic GFA of about 1,000 $m^2$) which was approved conditions by the Metro Planning Committee (the Committee) of the Town Planning Board on 16.6.2006. The development was completed in January 2010. The site is proposed to be rezoned to "R(A)14" with a maximum domestic GFA of 35,974 $m^2$ and a maximum non-domestic GFA of 1,000 $m^2$ to reflect the long-term planning intention and the as-built situation of the site (see Amendment Item N in paragraph 14.13 below).

10.15 For the clusters of village settlements in Sheung Kwai Chung, appropriate BHRs have already been incorporated into the current OZP for the relevant "V" zones (3 storeys (8.23m)). As such, these BHRs will be retained.

**Sub-Area 3 – Tsuen Wan Bay Western Area and Yau Kom Tau (Plans 10 and 11A)**

10.16 Tsuen Wan Bay Western Area is predominantly occupied by large-scale high-density comprehensive residential developments. The BH gradually descends westward to Yau Kom Tau with medium- to low-density developments on sloping areas of varying heights rendering an interesting transition height profile along the waterfront (**Plan 5C-2**). Taking into account the topography, existing height profile and its location fronting the Harbour, a height profile stepping up from the waterfront towards the north is proposed as follows:

*Tsuen Wan Bay Western Area*

(a) ***maximum BH of 100 mPD*** (i.e. about 93 m) for the two sites occupied by the industrial buildings (Kong Nam Industrial Building and Southeast Industrial Building of about 106 mPD) to the south of Castle Peak Road near the waterfront, which is in line with the general BH restriction proposed for the adjoining Chai Wan Kok Industrial Area to the immediate east;

(b) ***maximum BH of 120 mPD*** (i.e. about 107 m to 113 m) for the sites on the lower platform (about 5 mPD) to the south of Castle Peak Road along the waterfront occupied by the large-scale high-density comprehensive residential developments, including Serenade Cove (about 110 – 116 mPD), Belvedere Garden Phase III (about 128 – 132 mPD) and Bayview Garden (about 106 mPD);

(c) ***maximum BH of 140 mPD*** (i.e. about 114 m to 129 m) for the sites on the upper platform (about 11 mPD) to the north of Castle Peak Road occupied by the large-scale high-density comprehensive residential developments, such as The Panorama (about 158 mPD), Belvedere Garden Phase I (about 116 mPD), Belvedere Garden Phase II (about 130 – 142 mPD) and the medium-density residential development, Greenview Court (about 115 to 123 mPD);

*Yau Kom Tau*

(d) ***maximum BH of 60 mPD*** (i.e. about 57 m) for the medium-density residential development (Long Beach Gardens of about 61 – 66 mPD) and the hotel development (The Bay Bridge of about 59 mPD) to the south of Castle Peak Road on the coastal area fronting the Harbour;

(e) ***maximum BH of 110 mPD*** (i.e. about 59 m to 66 m) for the medium-density residential developments located at the eastern bound (One Kowloon Peak of about 111 mPD and Greenview Terrace of about 87 mPD) and western bound (Sunny Villa of about 96 – 97 mPD and Keymount Lodge of about 96 mPD) of Yau Kom Tau to the north of Castle Peak Road;

(f) ***maximum BH of 140 mPD*** (i.e. about 85 m to 110 m) for the medium-density residential developments (Golden Villa (about 134 mPD), Hanley Villa (about 131 – 151 mPD)) located at the centre of the Yau Kom Tau area to the north of Castle Peak Road to generalise the existing BHs;

(g) ***maximum BH of 140 mPD*** (i.e. about 102 m) for The Westminster Terrace (about 183 mPD) located to the immediate east of Hanley Villa (up to 151 mPD). The BH of the developments located at the centre of the Yau Kom Tau area to the north of Castle Peak Road (including Hanley Villa) ranges from 131 to 151 mPD, except for The Westminster Terrace.

Given the urban fringe character and waterfront setting of the area as well as there have been a growing public aspirations towards BH and built form of developments, it is considered that a lower height band would be more appropriate in this part of the sub-area (**Plans D1** and **D2**). Taking into account its prominent location at the waterfront facing the Harbour and the BH profile of the neighbourhood, a BH restriction of 140 mPD, which tallies with the existing BH of the adjacent Hanley Villa, is proposed for The Westminster Terrace. It is further proposed that the provision for redevelopment to the existing BH is not allowed so as to preserve the urban fringe character as well as to help restore a waterfront setting with developments of appropriate scale and height in a long-term. However, the BH of the existing building will not be affected by the proposed BHRs as minor addition, alteration or modification without affecting the BH of the existing building is allowed for design flexibility. To this end, it is proposed to rezone this site occupied by The Westminster Terrace from "R(B)" to "R(B)5" (see paragraph 14.2 below and **Plans D-1** and **D-2**); and

(h) ***maximum BH of 3 storeys over 1 storey of carport*** (i.e. about 14m) for the low-density residential developments (Grandview Villa and Chiu's Garden) (up to about 3 storeys including carport) in the upper slopes to the north of Castle Peak Road and two nearby sites reserved for low-density residential developments in accordance with the BH restriction of the adopted Yau Kom Tau LP (paragraphs 4.19 – 4.21

above).

10.17 For Yau Kom Tau Village to the north of Tuen Mun Road, appropriate BHRs have already been incorporated into the current OZP for the relevant "V" zone (3 storeys (8.23m)). As such, these BHRs will be retained.

**Sub-Area 4 – Tsuen King Circuit and Tso Kung Tam (Plans 10 and 11A)**

*Tsuen King Circuit*

10.18 Developments in this Sub-Area are mainly large-scale comprehensive residential developments concentrated along the access road, Tsuen King Circuit, on a hilly topography. Taking into account the topographical condition, local character and predominant land uses, a height profile stepping up north-westward following the access road, Tsuen King Circuit, is proposed:

(a) ***maximum BH of 120 mPD*** (i.e. about 86 m to 113 m) for the residential developments along the lower parts of Tsuen King Circuit, including Tsuen King Garden (about 110 – 120 mPD), Kam Fung Garden (about 120 mPD), Tsuen Tak Gardens (about 111 mPD), Joyful Building (about 111 – 114 mPD) and Sheeny Terrace (about 118 mPD);

(b) ***maximum BH of 130 mPD*** (i.e. about 76 m to 108 m) for the residential developments along the upper parts of Tsuen King Circuit, including Tsuen Wan Centre (about 121 – 134 mPD) and Allway Gardens Phase I (about 132 – 133 mPD);

(c) ***maximum BH of 140 mPD*** (i.e. about 78 m) for the residential development on a development platform further upwards of Tsuen King Circuit (Allway Gardens Phase II of about 144 mPD); and

(d) ***maximum BH of 180mPD*** (i.e. about 74 m) for the residential development along the upper-most part of Tsuen King Circuit (Allway Gardens Phase III of about 179 – 182 mPD).

10.19 For the recently completed large-scale comprehensive residential development (Summit Terrace) at Castle Peak Road opposite to Tsuen Wan Town Centre, a ***maximum BH of 150 mPD*** (i.e. about 138 m) is proposed to generalise the BH (about 144 – 156 mPD) of the as-built development on site. The site was previously zoned "CDA" on the then draft Tsuen Wan OZP No. S/TW/5 since 19.10.1990 to facilitate comprehensive redevelopment of the then factories for residential use. It was the subject of a number of planning permissions from 1992 to 2000. The latest redevelopment scheme (Application No. A/TW/288) with a proposed BH of about 144 – 156 mPD was approved with conditions by the Committee on 22.6.2000. The site is held under New Grant No. 7075 executed on 10.5.1999 subject to a BH of 315 mPD. The proposed comprehensive development, namely Summit Terrace, was completed in May 2005. On 5.9.2003, the site was rezoned from "CDA" to "R(A)11" on the then draft Tsuen Wan OZP No. S/TW/18 to reflect the as-built development. The "R(A)11" zoning of the site remains unchanged on the current OZP No. S/TW/28.

*Tso Kung Tam*

10.20 The only residential development within Tso Kung Tam is Route Twisk Villa, which is zoned "R(C)1" on the current OZP subject to appropriate BHRs of 2 storeys to reflect the long-term planning intention as well as the as-built situation of the site. As such, these BHRs will be retained.

**Sub-Area 5 – Fu Yung Shan and Wo Yi Hop (Plan 11A)**

10.21 Appropriate BHRs have been incorporated into the current OZP for all the development zones within Fu Yung Shan and Wo Yi Hop, including "R(B)2" (223 mPD, 230 mPD and 256 mPD), "R(B)3" (213 mPD), "R(C)1" (2 storeys) and "V" (3 storeys (8.23m)) zones. As such, these BHRs will be retained.

10.22 The effect of the proposed BHRs above are demonstrated by photomontages on **Drawings 1 to 7.**

***"G/IC" and "OU" Sites (Plan 12)***

*"G/IC" sites*

10.23 Other than those sites zoned "G/IC(1)" to "G/IC(8)", there are 99 "G/IC" sites (including those 26 sites proposed to be rezoned to "G/IC" in paragraphs 14.3 to 14.8 and 4.11 below) occupying a total area of about 80.2 ha in the Area. The majority of these "G/IC" sites have been developed to their designated uses or occupied by temporary uses. Of these, 14 sites for community uses, 30 sites are for educational uses, 17 sites for various Government uses and 38 sites for utility installation facilities/other uses (including two vacant sites, of which one site does not have designated use).

10.24 In formulating the proposed height restrictions for these "G/IC" and "OU" sites, due regard has been given to the nature of the existing facilities / uses on the sites, the existing BHs, the height restrictions on the land allocation / lease (if any), the need to meet the minimum height requirement for the designated GIC or OU facilities (e.g. standard requirement of 8 storeys for school development) and the need to maintain compatible building mass in the local setting. The proposed BH restrictions have also taken into consideration the existing BHs of the various GIC or OU developments, or to accommodate any committed development proposals[7]. For sites with unrestricted leases, redevelopment up to the level permissible under the Building (Planning) Regulations (B(P)R) may not be possible under the proposed BH restrictions. Relaxation of the BH restriction on individual sites can be considered on a case by case basis through planning application or plan amendment procedures when specific redevelopment proposal is available. In view of the various types of uses and diversified BHs, generalisation of the BH restrictions has been made for some GIC uses falling within the same cluster or of similar use in the vicinity as

[7] Committed GIC development proposals include the proposed Adventist Hospital redevelopment at Tsuen King Circuit (see paragraph 10.25(j)), the proposed Caritas Community Centre redevelopment at 9 Shing Mun Road (see paragraph 10.25(k)) and the proposed JURA at Kwok Shui Road (see paragraph 10.25 (l)).

appropriate.

10.25 The proposed BHRs for the "G/IC" zones will be in terms of number of storeys for low-rise development or the buildings not taller than 13 storeys to allow some flexibility for specific functional requirements of various GIC facilities, and in terms of mPD for office or institutional type medium- or high-rise development (**Plan 12**):

(a) ***maximum of 1 storey to 4 storeys***: this reflects the existing BH of Sam Tung Uk (a declared monument), Route Twisk Offtake and Pigging Station, Tsuen Wan Driving Test Centre, Ho Koon Nature Education cum Astronomical Centre, Hong Kong Examinations and Assessment Authority Tsuen Wan Assessment Centre and other "G/IC" uses, such as religious institution, cooked food market, community hall, town hall, sports centre, electricity sub-station, service reservoir and pumping station;

(b) ***maximum of 4 storeys to 7 storeys***: this mainly reflects the existing BH of "GIC" developments, including social centre, ambulance depot, market complex, church, fire station, electricity sub-station and related facilities, telephone exchange and clinic;

(c) ***maximum of 8 storeys***: this generalizes the BHs of school developments to be in line with the general requirement for standard school development and Tso Kung Tam Outdoor Recreation Centre;

(d) ***maximum of 9 storeys***: this is to reflect the existing BH of Tsuen Wan Baptist Church;

(e) ***maximum of 75 mPD*** (i.e. about 64 m) for Tsuen Wan Police Station;

(f) ***maximum of 77 mPD*** (i.e. about 71 m) for Maurine Grantham Health Centre and Yan Chai Hospital Chau Cheuk Ming School of Nursing;

(g) ***maximum of 78 mPD*** (i.e. about 73m) for Yan Chai Hospital;

(h) ***maximum of 93 mPD*** (i.e. about 82 m) for New Territories South Regional Police Headquarters and Operational Base;

(i) ***maximum of 132 mPD*** (i.e. about 124 m) for Tsuen Wan Central Public Library and Tsuen Wan Government Offices;

(j) ***maximum of 63 mPD and 157 mPD*** (i.e. about 22 m and 128 m) for the future redevelopment of Tsuen Wan Adventist Hospital at Tsuen King Circuit (**Annex B**). The Adventist Hospital redevelopment project involves the demolition of two existing buildings to make way for a new hospital extension. In July 2008, the Adventist Hospital applied for land exchange to facilitate the proposed redevelopment. In November 2008, the Tsuen Wan District Council (TWDC) was consulted on the proposed redevelopment. Subsequently, Liaison Group Meetings had been arranged to gather the views of the TWDC members, the residents concerned and the relevant Government departments in relation to the Hospital's extension

proposal. At the TWDC meeting held on 28.7.2009, majority of the TWDC members were in support of the extension project. The proposed land exchange was executed on 18.6.2010. The proposed BHR for the site is in accordance with the conditions of the relevant land exchange;

(k) ***maximum of 10 storeys*** for the future redevelopment of Caritas Community Centre at 9 Shing Mun Road (Lot No. 2121 in D.D. 449 and the Extension thereto) (**Annex C**). The existing Caritas Community Centre is a 5-storey (about 26 mPD) building with a GFA of about 1,560 m², which was completed in June 1962. In December 2010, Caritas applied for lease modification to facilitate the proposed redevelopment of the site into a 10-storey non-profit making social centre. In January 2011, the TWDC was consulted and agreed to the redevelopment proposal. The proposed lease modification to facilitate the said redevelopment scheme was approved by the Tsuen Wan & Kwai Tsing District Lands Conference (TW&KT DLC) on 27.4.2011. The proposed BHR for the subject site is to reflect the agreed redevelopment scheme of the site; and

(l) ***maximum of 90 mPD*** for the proposed development of a Joint Universities Research Archive (JURA) at the ex-Kwai Chung Public School site at Kwok Shui Road (**Annex D**). The proposed JURA development consists of two connected portions, namely the High Block and the Low Block. The High Block is an Automatic Retrieval System (ARS) Storage Compartment and the Low Block is an Administration Office Block. According to the building plans approved on 18.8.2011, the proposed ARS portion has a building height of 9 storeys (maximum building height at 75.4 mPD). The floor-to-floor height of the 3 ARS storage levels is 13.85 m each. It is noted that the high floor-to-floor height is to accommodate the mechanics of the ARS, which follows the requirements of the Technical Feasibility Statement for JURA. Due to the need to accommodate future extension of the development and the requirement of Early Suppression and Fast Response sprinklers system for firefighting, the applicant subsequently applied to the Lands Department for a private treaty grant with a building height of 89.25 mPD for the ARS portion. The proposed private treaty grant for the JURA with a maximum building height restriction of 90 mPD for the site was approved by the TW&KT DLC on 28.9.2011. The proposed BHR for the site is to reflect the agreed development proposal of the site.

10.26 A summary of the existing BH for GIC developments within "G/IC" zones and their respective proposed BHRs is at **Attachment IV**.

*"OU" Sites*

10.27 The intention of the "OU" sites is to provide/reserve land for specific purposes and uses. Other than "OU(Sports and Recreation Club)", "OU(Amenity)", "OU(B)" and "OU(Mass Transit Railway Depot with Commercial and Residential Development Above)" zones, there are four existing "OU" sites on the OZP annotated "MTR", "Petrol Filling Station" ("PFS"), "Pier" and "Ventilation Building". Proposed maximum BHs, which mainly follow/generalize the existing BHs for respective sites, are as follows (**Plan 12**):

(a) ***maximum of 1 storey*** for the MTR related facilities zoned "OU(MTR)", which is proposed to be rezoned to "OU(Railway)" (see paragraph 14.12 below), the petrol filling station sandwiched between Castle Peak Road and Kwok Shui Road zoned "OU(PFS)", and the two piers to the south of the MTR Tsuen Wan West Station zoned "OU (Pier)"; and

(b) ***maximum of 4 storeys*** for the Chai Wan Kok Ventilation Building of the MTR zoned "OU(Ventilation Building)".

1.28 A summary of the "OU" developments within "OU" zones and their respective proposed BHRs is at **Attachment V**.

## 11. Designation of Non-Building Areas and Demarcation of Building Gaps on the OZP

11.1 Taking into account the findings and recommendations of the AVA at paragraphs 6.7(f) to (h) above, building gaps and non-building areas (NBAs) are recommended to facilitate air ventilation of the Area with details below.

***Non-Building Area in Sun Fung Centre at 88 Kwok Shui Road (TWTL 344) (Item B1) (Plans B1-1 and B1-2)***

11.2 To facilitate penetration of southerlies to the village settlement to the north of Yau Ma Hom Road, it is proposed to designate a NBA (20 m wide) (**Item B1**) at the western boundary of Sun Fung Centre at 88 Kwok Shui Road (TWTL 344). The proposed NBA is now partly occupied by the building block of Sun Fung Centre and should be provided upon the redevelopment of the site.

***Non-Building Area in Nina Tower at 8 Yeung Uk Road (TWTL 353) (Item B2) (Plans B2-1 and B2-2)***

11.3 Nina Tower (TWTL 353) falls within an area zoned "C" on the TW OZP. According to the lease conditions of the site held under New Grant No. 6890 executed 20.11.1992, the grantee is required to provide a NBA at the north-western corner of the site (i.e. at the junction of Yeung Uk Road and Tai Ho Road). An open area has been provided at the NBA in accordance with the lease conditions. To provide local ventilation area, it is proposed to designate this existing open area of about 0.14 ha as a NBA on the OZP.

***Building Gaps in West Rail Sites TW5 to TW7 and Waterside Plaza (Items B3 to B6) (Plans B3-1 to B6-2)***

11.4 It is proposed to demarcate a total of four building gaps within the proposed developments in West Rail Sites TW5 (50m wide above 27mPD at the Bayside) (**Item B3, Plans B3-1 and B3-2**), TW6 (20m wide above 18mPD) (**Item B4, Plans B4-1 and B4-2**), TW7 (20m wide above 19mPD) (**Item B5, Plans B5-1 and B5-2**) and Waterside Plaza (TWTL 318) (20m wide above 19mPD) (**Item B6, Plans B6-1 and B6-2**) to create air paths to facilitate channeling of the southerlies and south-easterlies to the town centre. The alignment, width and height of the proposed building gaps in the West Rail Sites TW5 to TW7 are in

line with the respective approved MLPs for TW5 (Application No. A/TW/423 approved on 17.6.2011), TW6 (Application No. A/TW/430 submitted in January 2012) and TW7 (Application No. A/TW/373-1 approved on 24.7.2009). Therefore, the proposals would not jeopardize the implementation of these sites. For the proposed building gap in the Waterside Plaza (TWTL 318), the concerned area is currently occupied by an elevated bridge connecting the podiums of Block 1/Block 2 and Block 3/Block 4.

11.5 The above NBAs and building gaps should be taken into account upon future redevelopment of the sites. The NBAs are required for air ventilation above ground and will not apply to underground developments. For flexibility, a minor relaxation clause will be incorporated in the Notes for the relevant zones to allow minor relaxation of the stated NBAs and building gaps restrictions.

## 12. Visual Appraisal

Visual Context

12.1 The Tsuen Wan Planning Scheme Area (the Area) is defined by natural features. Situated on the waterfront of Tsuen Wan Bay, the Area is largely bounded by a continuous green mountain backdrop of Tai Mo Shan, Fu Yung Shan and Tso Kung Tam to the north. A small strip of land in the southeast is located next to Tai Wo Hau Estate in Kwai Chung.

12.2 The visual outlook of the Tsuen Wan Area is shaped by the combined composition of a number of natural and man-made visual elements. Key natural visual elements include the Tsuen Wan Bay and green mountain backdrop of Tai Mo Shan, Fu Yung Shan and Tso Kung Tam. Major man-made structures include the landmark building Nina Tower and the recently built/planned high-rise developments (e.g. TW5, 6 and 7) along the waterfront.

12.3 The visual character of individual Sub-Area is described below:-

*Tsuen Wan Town Centre (Sub-Area 1)*

12.4 There is a cluster of high-rise commercial and residential developments at the twin town nodes centered on the MTR Tsuen Wan Station and the Tsuen Wan West Station with building height gradually descending from the Nina Tower towards the surroundings. The three service apartments at Yeung Uk Road together with those at and around West Rail Tsuen Wan West Station and Nina Tower have formed a high-rise commercial belt in the south. Besides, prominent high-rise developments, which are subject of approved planning applications (Sites TW5, TW6 and TW7), are planned along the waterfront.

12.5 Sandwiched between the twin town nodes, the existing old town centre and industrial areas is characterized by a random mix of old and new, high and medium-rise developments

*Shing Mun Valley and Sheung Kwai Chung (Sub-Area 2)*
*Tsuen Wan Bay Western Area and Yau Kom Tau (Sub-Area 3)*
*Tsuen King Circuit and Tso Kung Tam (Sub-Area 4)*

12.6 Beyond the town centre, the Sub-Areas 2, 3 and 4 are largely in urban fringe character with extensive coverage of natural vegetation on hill slopes. Sub-Area 2 is characterized by three public rental housing estates along Shing Mun Valley and large clusters of low-rise village settlements to the south and east near Sheung Kwai Chung. The central portion of this Sub-Area is occupied by Shing Mun Valley Sports Ground, Shing Mun Valley Park and vegetated hill slopes. Situated in a waterfront setting of Yau Kom Tau, Sub-Area 3 mainly comprises low- to medium-density residential developments on hill slopes in its west and some high-density residential developments in the east. For Sub-Area 4, areas around Tsuen King Circuit are extension of the town centre comprising mainly large-scale residential developments, while the rest within this Sub-area are characterized by green belt and the natural slopes of Tso Kung Tam.

*Fu Yung Shan and Wo Yi Hop (Sub-Area 5)*

12.7 Setting against Tai Mo Shan Country Park and Shing Mun Country Park, Sub-Area 5 is characterized by low-rise and village type developments within a visually pleasant green setting.

Selection of Viewing Points

12.8 For a visual appraisal of the proposed BHR, a total of seven viewing points (VPs) are identified. The five VPs for Sub-Area 1 include VP1 at the promenade at Tsing Yi in front of a children playground near Cheung Fat Estate; VP2 at the footbridge across Castle Peak Road connecting Kwok Shui Road Park and the Tai Wo Hau Estate; VP3 at Yeung Uk Road near the entrance of Tsuen Wan Park; VP4 at the junction of Yeung Uk Road and Chung On Street; and VP5 at the footbridge at the junction of Sha Tsui Road/Tai Ho Road. All these five VPs are easily and frequently accessed by the public. VP6 at the promenade next to Tsing Yi Northeast Park provides panoramic view of Sub-Area 3. It is at a prominent location and easily accessible by the public. VP7 at Tso Kung Tam Outdoor Recreation Centre provides panoramic view over Sub-Area 4. It is a popular recreation center located at a high ground. Locations of these VPs are indicated in **Plan 14**.

12.9 Relatively more numbers of VPs (no. 1-5) are selected for illustrating the likely visual impacts of the proposed BHRs in Sub-Area 1 in view of the large stock of old buildings (both residential and industrial) ready for redevelopment thereat and hence the envisaged extensive visual change in the near future.

Appraisal of Visual Changes

*A Coherent Height Profile*

12.10 The existing town centre of Tsuen Wan (Sub-Area 1) is mix of all kinds of developments - old and new, medium- and high-rise, residential and commercial. In recent years, the area has undergone rapid urban redevelopment, which results

in excessively tall and out-of-context developments at some locations. If no BHR is imposed, it is expected that more developments of inappropriate scale and height will proliferate. The imposition of BHR would guide future developments in a more coherent manner. The townscape will be compatible and in harmony with the visual character within the local and wider context.

12.11 The respective BHRs of 80mPD and 100mPD for the old town centre and industrial areas in Sub-Area 1 have maintained a relatively lower building height to allow better air ventilation while respecting the development intensity permitted under the OZP. Redevelopment of these areas up to their respective maximum BHRs is considered acceptable in visual terms.

*A Distinct and Recognizable Town Centre*

12.12 Under the proposed BHR, the high-rise twin town nodes are respected with the building height gradually descending from the Nina Tower towards the surroundings. The proposed BHR for this commercial core will help reinforce a contrast with the residential developments and create visual interest within the Sub-Area 1, and more importantly, project a positive recognizable image for the Tsuen Wan town centre.

*Compatible Stepped-Height Profile in the Urban Fringe/Waterfront*

12.13 Beyond the town centre, the proposed stepped height profile has respected the terrain of the hilly areas and the urban fringe/waterfront setting for Sub-Areas 2, 3 and 4. The proposed BHRs for these areas are sympathetic and compatible with the existing building morphology, surrounding topography and landscape setting. The proposed BHR for an existing excessively tall building at Yau Kom Tau (i.e. the Westminster Terrace) is intentionally kept lower than the existing BH to help restore a waterfront setting with developments of appropriate scale and height in a long-term.

*Respect the Green Setting*

12.14 The proposed BHRs would retain the low-rise character of developments nested in Fu Yung Shan in Sub-Area 5, which is compatible with the green hill backdrop and the setting of the nearby Tai Mo Shan and Shing Mun Country Parks. This would preserve the existing visual character as well as the natural visual resources of this Sub-Area.

*Preserve Views to Mountain Backdrop*

12.15 The view to the mountain backdrop in the northern part of Tsuen Wan area has been partly obscured by some recent high-rise developments when viewing from the waterfront to the south (Drawing 1). With the imposition of BHRs, further proliferation of high-rise buildings in the town centre and along the waterfront will be avoided. Views to the remaining Tai Mo Shan ridgeline could be preserved.

*Effect on Public Viewers*

12.16 The impacts of the proposed BHR on the public viewers are shown in **Drawings 1 to 7.**

12.17 The proposed BHR has balanced the needs of preventing out-of-context buildings at inappropriate locations and reinforcing the local visual character, taking into account the planning intention, visual character of various Sub-Areas and their surrounding areas, possible impacts on the key public viewers, visual resources and visual amenities as well as development intensity permitted under the Tsuen Wan OZP.

## 13 Review of "Open Space" Sites

***Sites to be retained***

13.1 According to the findings of the review of the "O" sites as mentioned in paragraph 3.6 above, there are altogether 26 "O" sites in the Area. A summary of the findings is at **Attachment VIII**. Of these 26 "O" sites, 19 sites (No. 1 to 19) do not involve private land and seven sites (No. 20 to 26) involve private land (**Plan 13**). These 19 (No. 1 to 19) sites without private land together with the five sites involving private and (No. 20, 21, 23, 25 and 26) have been developed as open space and/or the long term planning intention of these sites for open space is still valid as detailed at **Attachment VIII**. The "O" zoning of these 24 sites is considered appropriate and would be retained.

***Sites to be rezoned***

13.2 For the remaining two "O" sites (No. 22 and 24) involving private land, there is no definite implementation programme and the planning intention for open space is no longer valid. Given that Tsuen Wan has adequate open space provision (**Attachment IX**), the Leisure and Cultural Services Department (LCSD) has no objection to the proposed rezoning. Therefore, the following rezoning proposals are recommended for these two sites:

(a) The majority of Site No. 22 is primarily Government land, which has been developed as open space, namely Sha Tsui Road Playground under GLA-TW343, and therefore the "O" zoning of this part of the site would be retained. The private land at the south-western corner has been granted to CLP Power HK Ltd. for an electricity substation (ESS) and has been developed to the said use (i.e. Sha Tsui Road Residential Substation). While there is no intention to re-develop the existing ESS into open space, it is proposed to rezone this piece of private land occupied by the existing ESS (about 0.08 ha) from "O" to "G/IC" to better reflect the planning intention of these sites and to reflect the as-built developments on site (see **Item G-2** in paragraph 15.8 below and **Plans G2-1** and **G2-2**).

(b) Adjacent to Tuen Mun Road, Site No. 24 is partly a piece of Government land and partly under private ownership, including part of an existing religious institution, Wang Fat Ching She (弘法精舍). The site is

primarily covered by dense vegetation with sporadic temporary structures. While there is no implementation programme for the "O" site, consideration may be given to rezone the site for other uses. In addition, the majority of the "G/IC" zone to the immediate west and a narrow strip of land within the adjoining "GB" zone to the south are also occupied by Wang Fat Ching She (弘法精舍). As the religious institution straddles across three different zones ("G/IC", "O" and "GB"), opportunity is also taken to rationalize the zoning boundaries to tally with the lot boundary. In light of the above, it is proposed to rezone the western part of the Site No. 24 and a narrow strip of land to the immediate south occupied by Wang Fat Ching She (弘法精舍) from "O" and "GB" to "G/IC" (**Item L1**) (about 0.3 ha) to rationalize the zoning boundaries of the said religious institution, and the remaining areas of Site No. 24 together with the strip of Government land sandwiched between Wang Fat Ching She (弘法精舍) and Tuen Mun Road mainly covered by dense vegetation from "O" and "G/IC" to "GB" (**Item L2**) (about 0.4 ha) to tally with the lot boundaries of the subject religious institution (**Plans L-1** and **L-2**).

13.3 After rezoning of the above two "O" sites, there is still adequate provision of open space in the Area according to the standards laid down in the HKPSG. The assessment of the existing and planned provision of open space in the Area is summarised in **Attachment IX**.

## 14 Other Rezoning Proposals

***Proposed rezoning of various areas in Tsuen Wan Town Centre bounded by Castle Peak Road, Kwan Mun Hau Street, Luen Yan Street, Yeung Uk Road, Hoi Shing Road and Tai Chung Road from "R(A)" to "R(A)13" to stipulate a BH restriction of 80mPD and 100mPD under the two-tier height control***
***(Item C) (Plans C-1 and C-2)***

14.1 Based on the consideration at paragraph 10.6 above, the proposed "R(A)13" sub-zone (with a total land area of about 23.6 ha) is subject to a maximum BH of 80 mPD while a BH of 100 mPD would be permitted for sites with an area of 400 $m^2$ or more.

***Proposed rezoning of a site occupied by The Westminster Terrace at Yau Kom Tau from "R(B)" to "R(B)5" to stipulate a BH restriction of 140 mPD without the provision of the claim for the existing BH***
***(Item D) (Plans D-1 and D-2)***

14.2 Based on the consideration at paragraph 10.16(g) above, the proposed "R(B)5" sub-zone (about 0.79 ha) for The Westminster Terrace is subject to a maximum BH of 140 mPD and the claim for the existing BH would not be allowed.

***Proposed rezoning of 8 free-standing GIC facilities in Cheung Shan Estate and Shek Wai Kok Estate from "R(A)" to "G/IC" to stipulate the respective BHRs***
***(Items E1 to E6) (Plans E1-1 to E6-2)***

14.3 The two public rental housing estates in Shing Mun Valley, namely Cheung Shan Estate and Shek Wai Kok Estate, are zoned "R(A)" to facilitate design and implementation in a comprehensive manner. Within these estates, there are 8 free-standing GIC facilities (i.e. mainly primary and secondary schools and a community hall) served by public access roads or located at the periphery. As these public rental housing estates have long been completed (mostly over 20 years), opportunity is taken to rezone these free-standing schools and community hall from "R(A)" to "G/IC" with appropriate BHRs to better reflect the planning intention of and the as-built developments on these sites.

14.4 The sites proposed to be rezoned from "R(A)" to "G/IC" and the respective proposed BHRs are summarised below:

| **Site** | **Proposed BH Restriction**(Note 1) |
|---|---|
| *Cheung Shan Estate* | |
| ➢ Tsuen Wan Lutheran School(Note 2) **(Item E1)** (about 0.46 ha) **(Plans E1-1 and E1-2)** | 8 storeys |
| ➢ Lui Ming Choi Lutheran College **(Item E2)** (about 0.54 ha) **(Plans E2-1 and E2-2)** | 8 storeys |
| *Shek Wai Kok Estate* | |
| ➢ AD & FDPOHL Leung Sing Tak College;<br>➢ Tsuen Wan Public Ho Chuen Yiu Memorial College; and<br>➢ Tsuen Wan Public Ho Chuen Yiu Memorial Primary School(Note 2) **(Item E3)** (about 1.33 ha) **(Plans E3-1 and E3-2)** | 8 storeys |
| ➢ Po Leung Kuk Yao Ling Sun College **(Item E4)** (about 0.56 ha) **(Plans E4-1 and E4-2)** | 8 storeys |
| ➢ HKTA Shek Wai Kok Primary School(Note 2) **(Item E5)** (about 0.34 ha) **(Plans E5-1 and E5-2)** | 8 storeys |
| ➢ Shek Wai Kok Community Hall **(Item E6)** (about 0.18 ha) **(Plans E6-1 and E6-2)** | 1 storey |

Note:

(1) The proposed BHRs have been explained in paragraphs 10.22 to 10.26 above.

(2) The basketball courts of these schools, which are zoned "R(A)", are for shared uses by the schools and the residents of the respective public rental housing estates.

***Proposed rezoning of 12 major free-standing GIC facilities interspersed among the commercial/residential developments in Tsuen Wan Town Centre from "R(A)" or "C" to "G/IC" to stipulate the respective BHRs (Items F1 to F12) (Plans F1-1 to F12-2)***

14.5 There are 12 major free-standing GIC facilities (mainly market, clinic, primary and secondary schools, church and Government offices, etc.) interspersed among the commercial/residential developments in the town centre area bounded by Sai Lau Kok Road, Kwan Mun Hau Street, Luen Yan Street, Yeung Uk Road, Hoi Shing Road and Tai Chung Road zoned "R(A)" or "C". To better reflect the planning intention of these sites and the as-built developments on site as well as to regularise the zoning boundaries, it is proposed to rezone these sites from "R(A)" or "C" to "G/IC" with appropriate BHRs.

14.6 The sites proposed to be rezoned from "R(A)" or "C" to "G/IC" and the respective proposed BHRs are summarised below:

| **Site** | **Location** | **Proposed BH Restriction**(Note 1) |
|---|---|---|
| Heung Che Street Market and Cooked Food Centre and Heung Che Street Refuse Collection Point (RCP) **(Item F1)** (about 0.35 ha) **(Plans F1-1 and F1-2)** | 8 Tso Kung Square | 2 storeys (for the market) 1 storey (for the RCP) |
| Tsuen Wan Caritas Clinic **(Item F2)** (about 0.08 ha) **(Plans F2-1 and F2-2)** | 146 Chung On Street | 4 storeys |
| Lady Trench Polyclinic **(Item F3)** (about 0.32 ha) **(Plans F3-1 and F3-2)** | 213 Sha Tsui Road | 5 storeys |
| Tsuen Wan Market **(Item F4)** (about 0.36 ha) **(Plans F4-1 and F4-2)** | 25 Chung On Street | 5 storeys |
| Yeung Uk Road Municipal Services Building **(Item F5)** (about 0.38 ha) **(Plans F5-1 and F5-2)** | 45 Yeung Uk Road | 6 storeys |
| Chuen Yuen Church and Chuen Yuen First Primary School, The Church of Christ in China **(Item F6)** (about 0.1 ha) **(Plans F6-1 and F6-2)** | 2 - 8 Tai Uk Street | 8 storeys (for the school) 4 storeys (for the church) |
| Holy Cross Lutheran School **(Item F7)** (about 0.21 ha) **(Plans F7-1 and F7-2)** | 31 Lo Tak Court | 8 storeys |
| St. Francis Xavier's School, Tsuen Wan **(Item F8)** (about 0.33 ha) **(Plans F8-1 and F8-2)** | 60 - 64 Ham Tin Street | 8 storeys |

| Site | Location | Proposed BH Restriction(Note 1) |
|---|---|---|
| Mary of Providence Primary School **(Item F9)** (about 0.1 ha) **(Plans F9-1 and F9-2)** | 68 Ho Pui Street | 8 storeys |
| Tsuen Wan Baptist Church **(Item F10)** (about 0.03 ha) **(Plans F10-1 and F10-2)** | 99 - 113 Castle Peak Road | 9 storeys |
| Maurine Grantham Health Centre and Yan Chai Hospital Chau Cheuk Ming School of Nursing **(Item F11)** (about 0.15 ha) **(Plans F11-1 and F11-2)** | 115 Castle Peak Road | 77 mPD (i.e.71m) |
| Tsuen Wan Central Public Library and Tsuen Wan Government Offices(Note 2) **(Item F12)** (about 0.73 ha) **(Plans F12-1 and F12-2)** | 38 Sai Lau Kok Road | 132 mPD (i.e.124m) |

Note:

(1) The proposed BHRs have been explained in paragraphs 10.22 to 10.26 above.

(2) On the current OZP, all the above sites are zoned "R(A)" except the Tsuen Wan Central Public Library and Tsuen Wan Government Offices which is zoned "C".

***Proposed rezoning of three electricity substations from "V", "O" or "I" to "G/IC" to stipulate the respective BHRs (Items G1 to G3) (Plans G1-1 to G3-2)***

14.7 There are three sites, which have been granted to CLP Power HK Ltd for development of ESSs, fall within areas zoned mainly "V" and partly "O", "O", and "I" respectively. As these ESSs have long been completed, it is proposed to rezone these sites from "V", "O" or "I" to "G/IC" with appropriate BHRs to better reflect the planning intention of these sites and to reflect the as-built developments on site as well as to regularise the zoning boundaries.

14.8 The sites proposed to be rezoned from "V", "O" or "I" to "G/IC" and the respective proposed BHRs are summarised below:

| Site | Location | Current Zoning | Proposed BH Restriction(Note 1) |
|---|---|---|---|
| Wo Yi Hop Road Substation **(Item G1)** (about 0.08ha) **(Plans G1-1 and G1-2)** | Wo Yi Hop Road, Sheung Kwai Chung | mainly "V" and partly "O" | 2 storeys |
| Sha Tsui Road Residential Substation **(Item G2)** (about 0.02 ha) **(Plans G2-1 and G2-2)** | Sha Tsui Road Playground, Sha Tsui Road | "O" | 1 storey |

| Site | Location | Current Zoning | Proposed BH Restriction(Note 1) |
|---|---|---|---|
| Sha Tsui Road Industrial Substation (**Item G3**) (about 0.01ha) (**Plans G3-1 and G3-2**) | near Superluck Industrial Centre Phase 2, Sha Tsui Road | "I" | 1 storey |

Note:

(1) The proposed BHRs have been explained in paragraphs 10.22 to 10.26 above.

***Proposed rezoning of Wo Yi Hop Road Garden from "V" to "O" (Item H) (Plans H-1 and H-2)***

14.9 To the immediate south of Wo Yi Hop Road Substation (**Item G1**), a piece of Government land has been allocated to LCSD and developed as a sitting-out area under GLA-TW455, namely Wo Yi Hop Road Garden. This sitting-out area and the adjoining small strip of Government land mainly covered by dense vegetation with a total land area of 0.03 ha are currently zoned "V" on the OZP. To better reflect the planning intention and the as-built development on site as well as to regularise the zoning boundaries, it is proposed to rezone the site from "V" to "O".

***Proposed rezoning of Chinachem Tsuen Wan Plaza from "I" to "C(6)" (Item J) (Plans J-1 and J-2)***

14.10 TWTL 350 (about 1,570 $m^2$) is located at the northern tip of Chai Wan Kok Industrial Area abutting Castle Peak Road, which has long been zoned "I" since the draft Tsuen Wan OZP No. LTW/146K gazetted on 30.10.1981. On 6.12.1991, a planning application (No. A/TW/136) for a proposed 20-storey office building with retail shop, car park and restaurant (with a total GFA of 14,915 $m^2$) at the site was approved with conditions by the Committee. In September 1993, the proposed office development, namely the existing Chinachem Tsuen Wan Plaza, was completed in accordance with the approved scheme. To better reflect the planning intention and the as-built commercial development of the site, it is proposed to rezone the site from "I" to "C(6)" subject to a maximum GFA of 14,915 $m^2$ and a maximum BH of 100 mPD.

***Proposed rezoning of two narrow strips of Government land occupied by Tsuen Wan Fresh Water Service Reservoir and Treatment Works from "V" and "O" to "G/IC" (Item K) (Plans K-1 and K-2)***

14.11 Tsuen Wan Fresh Water Service Reservoir and Treatment Works mainly fall within an area zoned "G/IC" and partly encroach upon the adjoining "V" and "O" zones. It is proposed to rezone two narrow strips of Government land occupied by the said water supplies facilities from "V" and "O" to "G/IC" subject to a maximum BH of two storeys to tally with the land allocation boundary of the Tsuen Wan Fresh Water Service Reservoir and Treatment Works.

***Proposed revision to the annotation of the "OU" zone for Mass Transit Railway from "Mass Transit Railway" to "Railway"***
***(Item M) (Plans M-1 and M-2)***

14.12 With the merger of the two railway corporations on 2.12.2007, the annotation of the "Other Specified Uses" zones along the railway lines currently annotated "Mass Transit Railway" on the OZP will be updated as "Railway". It is therefore proposed to revise the annotation of the "OU" zone for Mass Transit Railway from "Mass Transit Railway" to "Railway" and the said zoning is proposed to be subject to a maximum BH of one storey.

***Proposed rezoning of Primrose Hill from "R(E)" to "R(A)14"***
***(Item N) (Plans N-1 and N-2)***

14.13 Primrose Hill is a comprehensive residential development located at Kwok Shui Road approved by the Committee on 16.6.2006 under Application No. A/TW/383 (paragraph 10.14 refers). The development was completed in 2010. To reflect the development parameters under the approved scheme, the site is proposed to be rezoned to "R(A)14" with a domestic GFA of about 35,974 $m^2$ and non-domestic GFA of about 1,000 $m^2$, and a maximum building height of 210 mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.

***Proposed rezoning of TWTL 393 from "C" to "U"***
***(Item P) (Plans P-1 and P-2)***

14.14 Against the background at paragraphs 3.10 and 3.11 above, the land use including the development parameters and BH of TWTL 393 is subject to further review, it is proposed to rezone the site from "C" to "U".

***Proposed rezoning of a section of Yeung Uk Road from "C" and "R(A)" to area shown as 'Road'***
***(Item Q) (Plans Q-1 and Q-2)***

14.15 The widening works for a section of Yeung Uk Road fronting TWTL 393, The Dynasty and Nina Tower has been completed. It is therefore proposed to rezone the concerned strip of land from "C" and "R(A)" to area shown as 'Road' to reflect the as-built situation and alignment of the road.

## 15 Proposed Amendments to Matters Shown on the Plan

The proposed amendments to the OZP are shown on the draft Tsuen Wan OZP No. S/TW/28A (**Attachment I**) and summarised below:

**Item A: Incorporating Building Height Restrictions (BHRs)**

15.2 Stipulating the BHRs, in terms of mPD or number of storeys, on the Plan for the areas zoned "C" (except "C(5)"), "CDA" (including "CDA(1)" but excluding "CDA(2)" to "CDA(6)"), "R(A)", "R(B)" (except "R(B)2" and "R(B)3"), "R(C)" (except "R(C)1"), "R(E)", "I", "OU(B)", "OU(B)1", "OU(Mass Transit

Railway Depot with Commercial and Residential Development Above)", "G/IC" (except "G/IC(1)" to "G/IC(8)"), "OU(PFS)", "OU (Pier)", "OU(Railway)" and "OU(Ventilation Building)" zones in accordance with paragraphs 10.5 to 10.29 above. As the development parameters and BH for the "U" zone (TWTL 393) is still under review (paragraph 14.14 above), the BH restriction for which will be incorporated upon completion of the land use review.

**Items B1 to B6 (Plans B1-1 to B6-2)**

15.3 Designation of a strip of land along the western boundary of Sun Fung Centre at 88 Kwok Shui Road (TWTL 344) within the "OU(B)" zone as a NBA (**Item B1**) in accordance with paragraph 11.2 above.

15.4 Designation of the existing open area at the north-western corner of Nina Tower at 8 Yeung Uk Road (TWTL 353) within the "C" zone as a NBA (**Item B2**) in accordance with paragraph 11.3 above.

15.5 Demarcation of four strips of area in West Rail Sites TW5 (**Item B3**), TW6 (**Item B4**), TW7 (**Item B5**) and Waterside Plaza (TWTL 318) (**Item B6**) as building gaps in accordance with paragraph 11.4 above.

**Item C (Plans C-1 and C-2)**

15.6 Rezoning of various areas in Tsuen Wan Town Centre bounded by Castle Peak Road, Kwan Mun Hau Street, Luen Yan Street, Yeung Uk Road, Hoi Shing Road and Tai Chung Road from "R(A)" to "R(A)13" and stipulating a BH restriction of 80 mPD and 100 mPD under the two-tier height control in accordance with paragraph 14.1 above.

**Item D (Plans D-1 and D-2)**

15.7 Rezoning of a site occupied by The Westminster Terrace at Yau Kom Tau from "R(B)" to "R(B)5" and stipulating a BH restriction of 140 mPD without the provision to claim for the existing BH in accordance with paragraph 14.2 above.

**Items E1 to E6 (Plans E1-1 to E6-2)**

15.8 Rezoning of eight sites occupied by a total of 8 free-standing GIC facilities in Cheung Shan Estate and Shek Wai Kok Estate from "R(A)" to "G/IC" and stipulating the respective BHRs in accordance with paragraphs 14.3 and 14.4 above.

**Items F1 to F12 (Plans F1-1 to F12-2)**

15.9 Rezoning of 12 sites occupied by major free-standing GIC facilities interspersed among the commercial/residential developments in Tsuen Wan Town Centre bounded by Sai Lau Kok Road, Kwan Mun Hau Street, Luen Yan Street, Yeung Uk Road, Hoi Shing Road and Tai Chung Road from "R(A)" or "C" to "G/IC" and stipulating the respective BHRs in accordance with paragraphs 14.5 and 14.6 above.

**Items G1 to G3 (Plans G1-1 to G3-2)**

15.10 Rezoning of three sites occupied by the existing ESSs from "V", "O" or "I" to "G/IC" and stipulating the respective BHRs in accordance with paragraphs 14.7 and 14.8 above.

**Item H (Plans H-1 and H-2)**

15.11 Rezoning of a site occupied by the existing Wo Yi Hop Road Garden from "V" to "O" in accordance with paragraph 14.9 above.

**Item J (Plans J-1 and J-2)**

15.12 Rezoning of a site occupied by the existing Chinachem Tsuen Wan Plaza from "I" to "C(6)" subject to a maximum GFA of 14,915 $m^2$ and a maximum BH of 100 mPD and stipulating the BH restriction in accordance with paragraph 14.10 above.

**Item K (Plans K-1 and K-2)**

15.13 Rezoning of two narrow strips of Government land occupied by the existing Tsuen Wan Fresh Water Service Reservoir and Treatment Works from "V" and "O" to "G/IC" and stipulating the BH restriction in accordance with paragraph 14.11 above.

**Items L1 and L2 (Plans L-1 and L-2)**

15.14 Rezoning of two strips of land occupied by the existing religious institution, Wang Fat Ching She (弘法精舍), from "O" and "GB" to "G/IC" (**Item L1**) and stipulating the BH restriction, and the areas surrounding the said religious institution from "O" and "G/IC" to "GB" (**Item L2**) in accordance with paragraph 13.2(b) above.

**Item M (Plans M-1 and M-2)**

15.15 Revision of the annotation of the "OU" zone for Mass Transit Railway from "Mass Transit Railway" to "Railway" and stipulating the BH restriction in accordance with paragraph 14.12 above.

**Item N (Plans N-1 and N-2)**

15.16 Rezoning of a site occupied by Primrose Hill at Kwok Shui Road from "R(E)" to R(A)14" in accordance with paragraph 14.13 above.

**Item P (Plans P-1 and P-2)**

15.17 Rezoning of TWTL 393 from "C" to "U" in accordance with paragraph 14.14 above.

**Item Q (Plans Q-1 to Q-3)**

15.18 Rezoning of a section of Yeung Uk Road fronting TWTL 393, The Dynasty and Nina Tower from "C" and "R(A)" to area shown as 'Road' in accordance with paragraph 14.15 above.

## 16 Proposed Amendments to the Notes of the OZP

Copy of the proposed revised Notes of the OZP (with additions in ***bold and italics*** and deletions ~~crossed out~~) is at **Attachment II** for Members' consideration and summarized as follows:

***Amendments to the Notes for the "C" (except "C(5)"), "CDA" (including "CDA(1)" but excluding "CDA(2)" to "CDA(6)"), "R(A)", "R(B)" (except "R(B)2" and "R(B)3"), "R(C)" (except "R(C)1"), "R(E)", "I", "OU(B)", "OU(B)1", "OU(Mass Transit Railway Depot with Commercial and Residential Development Above)", "G/IC" (except "G/IC(1)" to "G/IC(8)"), "OU(Railway)", "OU(PFS)", "OU (Pier)" and "OU(Ventilation Building)" zones to incorporate BHRs***

16.2 The proposed amendments to the Notes for these zones to incorporate the BHRs as discussed in **Item A** above are shown on the revised Notes of the OZP in **Attachment II**.

***Amendments to the Notes for the "C" (except "C(5)"), "CDA"(including "CDA(1)" but excluding "CDA(2)" to "CDA(6)"), "R(A)", "R(E)", "I", "OU(B)", "OU(B)1", "OU(Mass Transit Railway Depot with Commercial and Residential Development Above)", "OU(Railway)", "OU(PFS)", "OU (Pier)" and "OU(Ventilation Building)" zones to incorporate minor relaxation clauses on BHRs***

16.3 A minor relaxation clause on the BHRs is proposed to be incorporated into the Notes of the Plan for the relevant zones.

***Incorporation of NBA requirements and the relevant minor relaxation clause into the Notes for the "C" and "OU(B)" zones/sub-zone***

16.4 The Remarks for the "C" and "OU(B)" zones/sub-zone are proposed to be revised to incorporate the requirements for NBA and the relevant minor relaxation clause in accordance with paragraphs 11.2 to 11.3 and 11.5 above (**Items B1 to B2**).

***Incorporation of building gap requirements and the relevant minor relaxation clause into the Notes for the "CDA" zone and "R(A)7" zone***

16.5 The Remarks for the "CDA" and "R(A)7" zones are proposed to be revised to incorporate the requirements for building gaps and the relevant minor relaxation clause in accordance with paragraphs 11.4 to 11.5 above (**Items B3 to B6**).

***Incorporation of the Notes for the proposed "C(6)" sub-zone***

16.6 The Remarks for the "C" zone are proposed to be revised to incorporate the GFA restrictions for the proposed "C(6)" zone in accordance with paragraphs 14.10

above (**Item J**).

***Amendments to the Notes for the "R(A)" zone to incorporate the proposed "R(A)13" sub-zone together with the two-tier BH control and minor relaxation clause***

16.7 A two-tier BH control for the proposed "R(A)13" sub-zone with minor relaxation clause is proposed to be incorporated into the Notes for the "R(A)" zone in accordance with paragraph 14.1 above (**Item C**).

***Amendments to the Notes for the "R(A)" zone to incorporate the proposed "R(A)14" sub-zone***

16.8 The Remarks for the "R(A)" zone are proposed to be revised to incorporate the GFA restrictions for the proposed "R(A)14" zone in accordance with paragraphs 14.13 above (**Item N**).

***Amendments to the Notes for the "R(B)" zone to incorporate the proposed "R(B)5" sub-zone without the provision for the claim of the existing BH***

16.9 The proposed "R(B)5" sub-zone without the provision for the claim of the existing BH is proposed to be incorporated into the Notes for the "R(B)" zone in accordance with paragraph 14.2 above (**Item D**).

***Amendments to the Notes for "G/IC" (except "G/IC(1)" to "G/IC(8)"), "OU(Railway)", "OU(PFS)", "OU (Pier)" and "OU(Ventilation Building)" zones to incorporate the provision to exempt basement floor(s) in determining the maximum BHRs in terms of number of storeys***

16.10 The Remarks of the relevant zones are proposed to be revised to include a clause to allow exemption of the basement floor(s) in determining the maximum BHRs in terms of number of storeys.

***Revision of the annotation of the "OU" zone for Mass Transit Railway from "Mass Transit Railway" ("OU(MTR)") to "Railway"***

16.11 The Notes of the "OU(MTR)" zone have been revised by amending the annotation of the "OU" zone from "Mass Transit Railway" to "Railway".

***Incorporation of relaxation of GIC requirements for "R(A)" and "OU(Mass Transit Railway Depot with Commercial and Residential Development Above)" zones***

16.12 Provision of GIC or social welfare facilities with respective GFAs are required under the current Notes of the OZP for "R(A)1", "R(A)2", "R(A)3", "R(A)4", "R(A)8" and "R(A)12" sub-zones as well as the "OU(Mass Transit Railway Depot with Commercial and Residential Development Above)" zone. The relaxation clause of the GIC or social welfare facilities requirement is proposed to be incorporated into the Notes for the relevant zones.

***Amendments to the Notes for "CDA", "R(A)", "R(B)", "R(C)", "R(E)" and "OU(Mass Transit Railway Depot with Commercial and Residential Development above)" zones***

16.13 The exemption clause on maximum PR / GFA of these zones has been revised to clarify that exemption of caretaker's quarters is only applicable to domestic building or domestic part of building.

***Amendments to the Notes for the "G/IC" zone other than "G/IC(1)" to "G/IC(9)" by adding 'Rural Committee/Village Office' into the list of Column 1 uses***

16.14 In accordance with the revised Master Schedule of Notes, the Notes of the "G/IC" zone has been revised by adding 'Rural Committee/Village Office' into the list of Column 1 uses of Schedule I for "G/IC" other than "G/IC(1)" to "G/IC(9)".

***Incorporation of a paragraph in the Covering Notes for the new "U" zone***

16.15 New paragraph for the "U" zone are proposed to be included in the Covering Notes as discussed in paragraphs 14.14 above.

***Technical Amendments to the Notes to reflect the latest revised Master Schedule of Notes for Statutory Plans (MSN)***

16.16 Some technical amendments to the Notes in accordance with the latest revised MSN are included.

## 17 Revision to the Explanatory Statement (ES) of the OZP

17.1 The ES of the OZP is proposed to be revised to take into account the proposed amendments as mentioned in the above paragraphs and to include a set of criteria for the consideration of planning applications for minor relaxation of the BHRs (paragraph 7.6 of the ES). Opportunity has also been taken to update the general information for the various land use zones to reflect the latest status and planning circumstances of the OZP.

17.2 Copy of the proposed revised ES of the OZP (with additions in ***bold and italics*** and deletions ~~crossed out~~) is at **Attachment III** for Members' consideration.

## 18 Plan Number

Upon exhibition for public inspection, the Plan will be renumbered as S/TW/29.

## 19 Consultation

***Departmental Circulation***

19.1 The proposed BHRs and the proposed rezoning of various sites have been circulated to relevant Government departments for comments. Departments do not have adverse comments on/have no objection to the proposals. The proposed BHRs have taken into consideration comments from relevant departments where appropriate.

***Public Consultation***

19.2 Since the amendment proposals involve imposition of BHRs, it is considered not appropriate to carry out prior public consultation. Any pre-mature release of the development control information may lead to the rushing in of building plan submissions before the control is incorporated into the OZP. This would defeat the purpose of development control. In any event, the publication of the proposed amendments to the OZP will be made under section 5 of the Ordinance for public inspection, which is a statutory consultation procedure to solicit public views.

19.3 The TWDC will be consulted on the amendments during the exhibition period of the draft OZP.

## 20 Decision Sought

Members are invited to:

(a) agree to the proposed amendments to the approved Tsuen Wan OZP and that the draft Tsuen Wan OZP No. S/TW/28A at **Attachment I** (to be renumbered to S/TW/29 upon exhibition) and its Notes at **Attachment II** are suitable for exhibition under section 5 of the Ordinance; and

(b) adopt the revised ES at **Attachment III** for the draft Tsuen Wan OZP No. S/TW/28A as an expression of the planning intentions and objectives of the Board of the various land use zonings on the Plan and the revised ES will be published together with the Plan.

## 21 Attachments

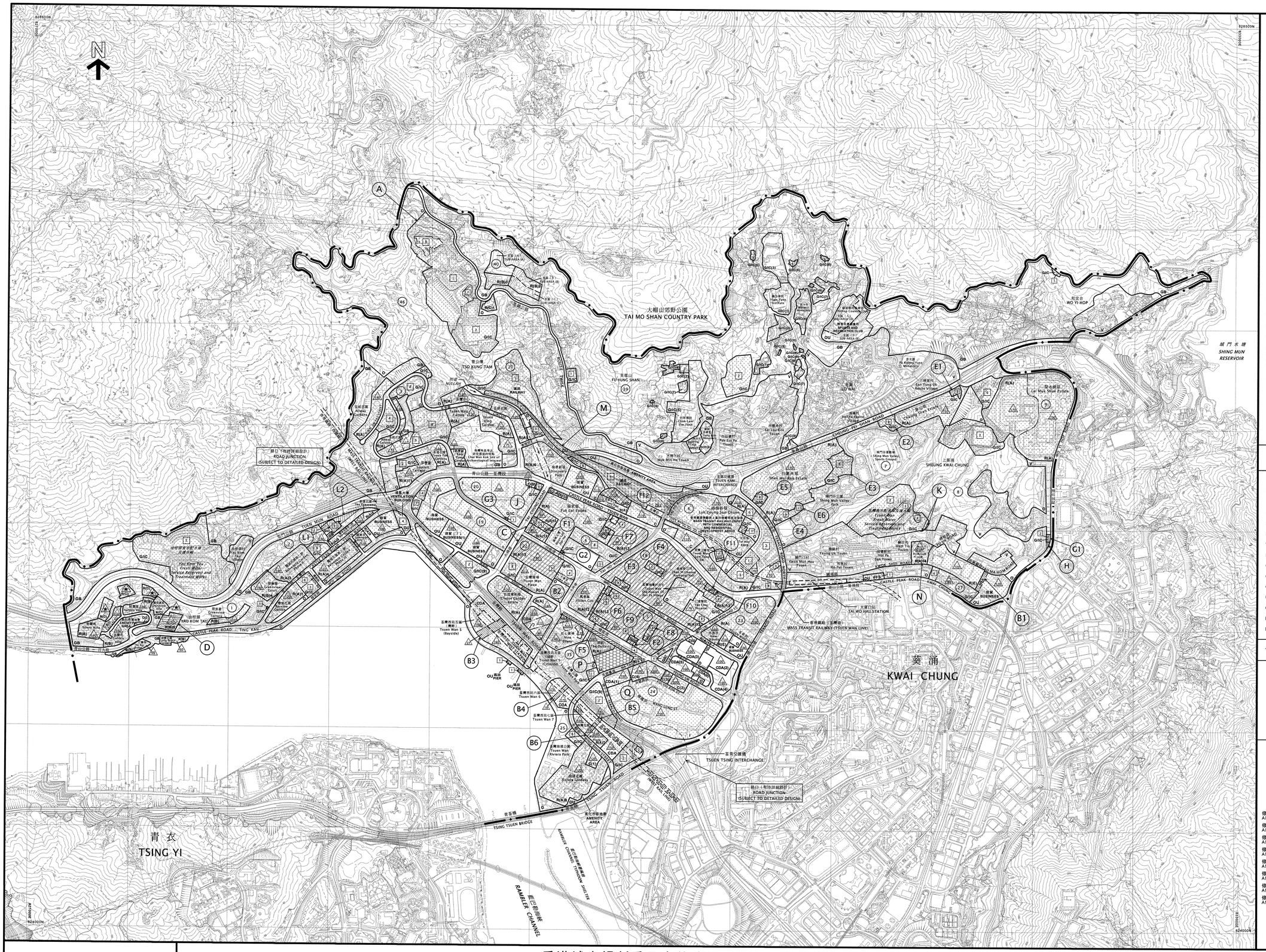
| | |
|---|---|
| Attachment I | Draft Tsuen Wan OZP No. S/TW/28A |
| Attachment II | Revised Notes of the draft Tsuen Wan OZP No. S/TW/28A |
| Attachment III | Revised Explanatory Statement of the draft Tsuen Wan OZP No. S/TW/28A |
| Attachment IV | Summary of existing building heights of developments within "G/IC" Zones in Tsuen Wan Planning Scheme Area and proposed building height restrictions |
| Attachment V | Summary of existing building heights of developments within "OU" Zones in Tsuen Wan Planning Scheme Area and proposed building height restrictions |
| Attachment VI | Expert Evaluation on Air Ventilation Assessment of the Area |
| Attachment VII | Urban Design Appraisal for the proposed amendments to the approved Tsuen Wan OZP No. S/TW/28 |
| Attachment VIII | Review of "Open Space" sites in Tsuen Wan |
| Attachment IX | Existing and planned provision of open space in Tsuen Wan |
| Annex A | Yau Kom Tau Layout Plan No. L/TWN6/2 |
| Annex B | Proposed redevelopment of Tsuen Wan Adventist Hospital |

| | |
|---|---|
| Annex C | Proposed redevelopment of Caritas Community Centre |
| Annex D | Proposed JURA development |
| Plan 1 | Approved Tsuen Wan OZP No. S/TW/28 (reduced) |
| Plan 2 | Aerial overview of the Tsuen Wan Planning Scheme Area |
| Plan 3 | Zonings with building height restrictions under the Approved Tsuen Wan OZP No. S/TW/28 |
| Plan 4 | Existing topography, Sub-Areas and major development areas |
| Plans 5A-1 to 5E-2 | Major developments within Sub-Areas 1 to 5 and site photos |
| Plans 6A & 6B | Building height profile for existing developments in number of storeys and in mPD |
| Plan 7 | Building age profile |
| Plan 8 | Archaeological site, declared monuments and graded historic buildings |
| Plan 9 | Major wind/air paths and recommendations of Air Ventilation Assessment |
| Plan 10 | The urban design concept |
| Plan 11A | Proposed building height restrictions for the "C" (except "C(5)"), "CDA" (including "CDA(1)" but excluding "CDA(2)" to "CDA(6)"), "R(A)", "R(B)" (except "R(B)2" and "R(B)3"), "R(C)" (except "R(C)1"), "R(E)", "I", "OU(B)", "OU(B)1", "OU(Mass Transit Railway Depot with Commercial and Residential Development Above)" Zones |
| Plan 11B | Existing and proposed developments with building heights in excess of proposed building height restrictions |
| Plan 12 | Proposed building height restrictions for "G/IC" and other "OU" Zones |
| Plan 13 | "Open Space" sites in Tsuen Wan |
| Plan 14 | Locations of Vantage Points |
| Plan A | Proposed rezoning – Index Plan |
| Plans B1-1 to B6-2 | Items B-1 to B-6: Proposed demarcation of building gaps in West Rail Sites TW5 to TW7 and Waterside Plaza (TWTL 318) and the designation of NBAs in Sun Fung Centre and Nina Tower - site plans and site photos |
| Plans C-1 & C-2 | Item C: Proposed rezoning of various sites in the town centre area from "R(A)" to "R(A)13" – site plan and aerial photo |
| Plans D-1 & D-2 | Item D: Proposed rezoning of The Westminster Terrace from "R(B)" to "R(B)5" – site plan and site photo |
| Plans E1-1 to E6-2 | Items E1 to E6: Proposed rezoning of 8 free-standing GIC facilities within public rental housing estates from "R(A)" to "G/IC" – site plan and site photo |
| Plans F1-1 to F12-2 | Items F1 to F12: Proposed rezoning of 12 major GIC facilities interspersed in the town centre from "R(A)" or "C" to "G/IC" – site plan and site photo |
| Plans G1-1 to G3-2 | Items G1 to G3: Proposed rezoning of three ESS from "V", "O" or "I" to "G/IC" – site plan and site photo |
| Plans H-1 & H-2 | Item H: Proposed rezoning of Wo Yi Hop Road Garden from "V" to "O" – site plan and site photo |
| Plans J-1 & J-2 | Item J: Proposed rezoning of Chinachem Tsuen Wan Plaza from "I" to "C" - site plan and site photo |
| Plans K-1 & K-2 | Item K: Proposed rezoning of two narrow strips of Government |

| | |
|---|---|
| | land occupied Tsuen Wan Fresh Water Service Reservoir and Treatment Works from "V" and "O" to "G/IC" - site plan and site photo |
| Plans L-1 & L-2 | Items L1 and L2: Proposed rezoning of two strips of land occupied by Wang Fat Ching She (弘法精舍) from "O" and "GB" to "G/IC" and the areas surrounding the said religious institution from "O" and "G/IC" to "GB" - site plan and site photo |
| Plans M-1 and M-2 | Item M: Revision of the annotation of the "OU" zone for Mass Transit Railway from "Mass Transit Railway" to "Railway" - site plan and site photo |
| Plans N-1 and N-2 | Item N: Rezoning of a site occupied by Primrose Hill at Kwok Shui Road from "R(E)" to R(A)14" - site plan and site photo |
| Plans P-1 and P-2 | Item P: Rezoning of TWTL 393 from "C" to "U" - site plan and site photo |
| Plans Q-1 to Q-2 | Item Q: Rezoning of a section of Yeung Uk Road from "C" and "R(A)" to area shown as "Road" - site plan and site photos |
| Drawings 1 to 7 | Photomontages |

**PLANNING DEPARTMENT**
**FEBRUARY 2012**

Attachment I




# 圖例
# NOTATION

## ZONES 地帶

| | | |
|---|---|---|
| COMMERCIAL | C | 商業 |
| COMPREHENSIVE DEVELOPMENT AREA | CDA | 綜合發展區 |
| RESIDENTIAL (GROUP A) | R(A) | 住宅（甲類） |
| RESIDENTIAL (GROUP B) | R(B) | 住宅（乙類） |
| RESIDENTIAL (GROUP C) | R(C) | 住宅（丙類） |
| RESIDENTIAL (GROUP E) | R(E) | 住宅（戊類） |
| VILLAGE TYPE DEVELOPMENT | V | 鄉村式發展 |
| INDUSTRIAL | I | 工業 |
| GOVERNMENT, INSTITUTION OR COMMUNITY | G/IC | 政府、機構或社區 |
| OPEN SPACE | O | 休憩用地 |
| OTHER SPECIFIED USES | OU | 其他指定用途 |
| UNDETERMINED | U | 未決定用途 |
| GREEN BELT | GB | 綠化地帶 |

## COMMUNICATIONS 交通

| | | |
|---|---|---|
| RAILWAY AND STATION (UNDERGROUND) | MTR STATION | 鐵路及車站（地下） |
| MAJOR ROAD AND JUNCTION | | 主要道路及路口 |
| ELEVATED ROAD | | 高架道路 |

## MISCELLANEOUS 其他

| | | |
|---|---|---|
| BOUNDARY OF PLANNING SCHEME | | 規劃範圍界線 |
| PLANNING AREA NUMBER | 1 | 規劃區編號 |
| BUILDING HEIGHT CONTROL ZONE BOUNDARY | | 建築物高度管制區界線 |
| MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM) | 120 | 最高建築物高度（在主水平基準上若干米） |
| MAXIMUM BUILDING HEIGHT RESTRICTION AS STIPULATED ON THE NOTES | ★ | 《註釋》內訂明最高建築物高度限制 |
| MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) | 8 | 最高建築物高度（樓層數目） |
| PETROL FILLING STATION | P F S | 加油站 |
| NON-BUILDING AREA | NBA | 非建築用地 |

# 土地用途及面積一覽表
# SCHEDULE OF USES AND AREAS

| USES | 大約面積及百分率 APPROXIMATE AREA & % 公頃 HECTARES | % 百分率 | 用途 |
|---|---|---|---|
| COMMERCIAL | 7.65 | 1.03 | 商業 |
| COMPREHENSIVE DEVELOPMENT AREA | 15.16 | 2.04 | 綜合發展區 |
| RESIDENTIAL (GROUP A) | 101.44 | 13.64 | 住宅（甲類） |
| RESIDENTIAL (GROUP B) | 11.01 | 1.48 | 住宅（乙類） |
| RESIDENTIAL (GROUP C) | 2.19 | 0.29 | 住宅（丙類） |
| RESIDENTIAL (GROUP E) | 3.23 | 0.43 | 住宅（戊類） |
| VILLAGE TYPE DEVELOPMENT | 71.18 | 9.57 | 鄉村式發展 |
| INDUSTRIAL | 22.78 | 3.06 | 工業 |
| GOVERNMENT, INSTITUTION OR COMMUNITY | 97.13 | 13.06 | 政府、機構或社區 |
| OPEN SPACE | 131.94 | 17.75 | 休憩用地 |
| OTHER SPECIFIED USES | 32.99 | 4.44 | 其他指定用途 |
| UNDETERMINED | 1.50 | 0.20 | 未決定用途 |
| GREEN BELT | 164.12 | 22.07 | 綠化地帶 |
| NULLAH | 0.44 | 0.06 | 明渠 |
| MAJOR ROAD ETC. | 80.72 | 10.88 | 主要道路等 |
| TOTAL PLANNING SCHEME AREA | 743.48 | 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/TW/28 的修訂
AMENDMENTS TO APPROVED PLAN No. S/TW/28

按照城市規劃條例第 5 條展示的修訂
AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE

- 修訂項目 A 項 AMENDMENT ITEM A
- 修訂項目 B 1 至 B 6 項 AMENDMENT ITEMS B1 TO B6
- 修訂項目 C 項 AMENDMENT ITEM C
- 修訂項目 D 項 AMENDMENT ITEM D
- 修訂項目 E 1 至 E 6 項 AMENDMENT ITEMS E1 TO E6
- 修訂項目 F 1 至 F 1 2 項 AMENDMENT ITEMS F1 TO F12
- 修訂項目 G 1 至 G 3 項 AMENDMENT ITEMS G1 TO G3
- 修訂項目 H 項 AMENDMENT ITEM H
- 修訂項目 J 項 AMENDMENT ITEM J
- 修訂項目 K 項 AMENDMENT ITEM K
- 修訂項目 L 1 至 L 2 項 AMENDMENT ITEMS L1 TO L2
- 修訂項目 M 項 AMENDMENT ITEM M
- 修訂項目 N 項 AMENDMENT ITEM N
- 修訂項目 P 項 AMENDMENT ITEM P
- 修訂項目 Q 項 AMENDMENT ITEM Q

（參看附表）
(SEE ATTACHED SCHEDULE)

# 香港城市規劃委員會依據城市規劃條例擬備的荃灣分區計劃大綱圖
# TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
# TSUEN WAN - OUTLINE ZONING PLAN

SCALE 1:7 500 比例尺

* METRES 200 0 200 400 600 800 1 000 1 200 1 400 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/TW/28A**

# ~~APPROVED~~ *DRAFT* TSUEN WAN OUTLINE ZONING PLAN NO. S/TW/28*A*

(Being ~~an Approved~~ ***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 where the uses or developments are specified in Column 2 of the Notes of individual zones:

(a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus stop or lay-by, cycle track, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, 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 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.

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

(10) 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 permission is required.

(11) 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).

**~~APPROVED~~ *DRAFT* TSUEN WAN OUTLINE ZONING PLAN NO. S/TW/28*A***

**Schedule of Uses**


| | Page |
|---|---|
| COMMERCIAL | 1 |
| COMPREHENSIVE DEVELOPMENT AREA | *4* |
| COMPREHENSIVE DEVELOPMENT AREA (1) | *7* |
| COMPREHENSIVE DEVELOPMENT AREA (2) TO COMPREHENSIVE DEVELOPMENT AREA (6) | *10* |
| RESIDENTIAL (GROUP A) | *13* |
| RESIDENTIAL (GROUP B) | *18* |
| RESIDENTIAL (GROUP C) | *20* |
| RESIDENTIAL (GROUP E) | *22* |
| VILLAGE TYPE DEVELOPMENT | *27* |
| INDUSTRIAL | *29* |
| GOVERNMENT, INSTITUTION OR COMMUNITY | *32* |
| OPEN SPACE | *36* |
| OTHER SPECIFIED USES | *37* |
| GREEN BELT | *49* |

## COMMERCIAL

| Column 1<br>Uses always permitted | Column 2<br>Uses that may be permitted with or without conditions on application to the Town Planning Board |
|---|---|
| Ambulance Depot<br>Commercial Bathhouse/Massage Establishment<br>Eating Place<br>Educational Institution<br>Exhibition or Convention Hall<br>Government Use (not elsewhere specified)<br>Hotel<br>Information Technology and Telecommunications Industries<br>Institutional Use (not elsewhere specified)<br>Library<br>Off-course Betting Centre<br>Office<br>Place of Entertainment<br>Place of Recreation, Sports or Culture<br>Private Club<br>Public Clinic<br>Public Convenience<br>Public Transport Terminus or Station<br>Public Utility Installation<br>Public Vehicle Park (excluding container vehicle)<br>Recyclable Collection Centre<br>Religious Institution<br>School<br>Shop and Services<br>Social Welfare Facility<br>Training Centre<br>Utility Installation for Private Project | Broadcasting, Television and/or Film Studio<br>Flat (excluding land designated "C(2)" to "C(4)")<br>Government Refuse Collection Point<br>Hospital (excluding land designated "C(2)" to "C(4)")<br>House (excluding land designated "C(2)" to "C(4)")<br>Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances<br>Petrol Filling Station<br>Residential Institution (excluding land designated "C(2)" to "C(4)") |

### Planning Intention

This zone is intended primarily for commercial developments, which may include office, shop, services, place of entertainment and eating place, functioning mainly as local commercial and shopping centre(s).

(Please see next page)

COMMERCIAL (cont'd)

Remarks

(1) On land designated "Commercial", 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.

(2) On land designated "Commercial (1)" to "Commercial ~~(4)~~ *(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 the maximum gross floor area (GFA) and in breach of any other restrictions specified below:

| Sub-zone | Restriction |
|---|---|
| C(1) | Maximum GFA of 45,166 $m^2$, of which 21,966 $m^2$ shall be provided for recreational/entertainment/retail purposes and 23,200 $m^2$ shall be provided for office purposes. A public transport terminus shall be provided. |
| C(2) | Maximum GFA of 54,406 $m^2$. A public open space of not less than 790 $m^2$ shall be provided. |
| C(3) | Maximum GFA of 20,919 $m^2$. A public open space of not less than 200 $m^2$ shall be provided. |
| C(4) | Maximum GFA of 103,404 $m^2$. |
| C(5) | Maximum GFA of 10,165 $m^2$. |
| ***C(6)*** | ***Maximum GFA of 14,915 $m^2$.*** |

(3) ~~On land designated "Commercial (5)", n~~*N*o 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*s*, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(4) In determining the maximum plot ratio or ~~gross floor area~~ ***GFA*** for the purposes of paragraphs (1) and (2) 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 public transport terminus, as required by the Government, may also be disregarded.

(5) 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 or gross floor area for the building on land to which paragraph (1) or (2) 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 or gross floor area specified in paragraphs (1) and (2) above may thereby be exceeded.

***(Please see next page)***

(6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio~~,~~ / ~~gross floor area~~ ***GFA*** ~~and~~ / building height restrictions stated in paragraphs (1) to (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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

COMPREHENSIVE DEVELOPMENT AREA

| Column 1<br>Uses always permitted | Column 2<br>Uses that may be permitted with or without conditions on application to the Town Planning Board |
|---|---|
| | Ambulance Depot<br>Commercial Bathhouse/Massage Establishment<br>Eating Place<br>Educational Institution<br>Exhibition or Convention Hall<br>Flat<br>Government Refuse Collection Point<br>Government Use (not elsewhere specified)<br>Hospital<br>Hotel<br>House<br>Information Technology and Telecommunications Industries<br>Institutional Use (not elsewhere specified)<br>Library<br>Market<br>Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances<br>Off-course Betting Centre<br>Office<br>Petrol Filling Station<br>Pier<br>Place of Entertainment<br>Place of Recreation, Sports or Culture<br>Private Club<br>Public Clinic<br>Public Convenience<br>Public Transport Terminus or Station<br>Public Utility Installation<br>Public Vehicle Park (excluding container vehicle)<br>Recyclable Collection Centre<br>Religious Institution<br>Research, Design and Development Centre<br>Residential Institution<br>School<br>Shop and Services<br>Social Welfare Facility<br>Training Centre<br>Utility Installation for Private Project |

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (cont'd)

Planning Intention

This zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of 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 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" 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 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.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (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 addition, alteration and/or modification to or redevelopment of an existing building for a domestic or non-domestic building shall result in a total development and/or redevelopment in excess of a maximum domestic plot ratio of 5.0 or a maximum non-domestic plot ratio of 9.5, as the case may be. For 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 5.0 divided by the maximum non-domestic plot ratio of 9.5.

***(4) 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 (mPD), as stipulated on the Plan, or the height of the existing building, whichever is the greater.***

***(5) On land demarcated for a 50m-wide building gap at the Bayside portion of the West Rail Site TW5, a 20m-wide building gap at the West Rail Site TW6 and a 20m-wide building gap at the West Rail Site TW7 as shown on the Plan, no new development (except minor addition, alteration and/or modification not affecting the building height of the existing building) or redevelopment of an existing building shall exceed the maximum building height restrictions of 27mPD, 18mPD and 19mPD respectively.***

*(6)* In determining the 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 ~~and~~ *, or* caretaker's quarters~~, or~~ *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 public transport facilities, railway station development, or Government, institution, community or social welfare facilities, as required by the Government, may also be disregarded.

*(7)* Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio */ building height / building gap* restrictions stated in paragraph*s* (3) *to (5)* 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<br>Uses always permitted | Column 2<br>Uses that may be permitted with or without conditions on application to the Town Planning Board |
|---|---|
| | Ambulance Depot<br>Commercial Bathhouse/Massage Establishment<br>Eating Place<br>Educational Institution<br>Exhibition or Convention Hall<br>Government Refuse Collection Point<br>Government Use (not elsewhere specified)<br>Hotel<br>Industrial Uses<br>Information Technology and Telecommunications Industries<br>Institutional Use (not elsewhere specified)<br>Library<br>Market<br>Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances<br>Off-course Betting Centre<br>Office<br>Petrol Filling Station<br>Pier<br>Place of Entertainment<br>Place of Recreation, Sports or Culture<br>Private Club<br>Public Clinic<br>Public Convenience<br>Public Transport Terminus or Station<br>Public Utility Installation<br>Public Vehicle Park (excluding container vehicle)<br>Recyclable Collection Centre<br>Religious Institution<br>Research, Design and Development Centre<br>School<br>Shop and Services<br>Social Welfare Facility<br>Training Centre<br>Utility Installation for Private Project<br>Warehouse (other than Dangerous Goods Godown) |

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (1) (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

(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 (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 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;

(iii) the nature and types of any industrial uses to be provided within the area, where applicable;

(iv) 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;

(v) the alignment, widths and levels of any roads, walkways and footbridges proposed to be constructed within the area;

(vi) the landscape and urban design proposals within the area;

(vii) programmes of development in detail;

(viii) 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;

(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 (1) (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 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 gross floor area (GFA) specified below:

| Site | Maximum GFA ($m^2$) |
|---|---|
| CDA(1) at 19-31 Ma Tau Pa Road | 52,513 |

***(4) 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, as stipulated on the Plan, or the height of the existing building, whichever is the greater.***

*(5)* In determining the maximum ~~gross floor area~~ ***GFA*** 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, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

*(6)* Based on the individual merits of a development or redevelopment proposal, minor relaxation of the ~~gross floor area~~ ***GFA and building height*** restrictions stated in paragraph*s* (3) ***and (4)*** above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

COMPREHENSIVE DEVELOPMENT AREA (2) TO
COMPREHENSIVE DEVELOPMENT AREA (6)

| Column 1<br>Uses always permitted | Column 2<br>Uses that may be permitted with or without conditions on application to the Town Planning Board |
|---|---|
| | Ambulance Depot<br>Commercial Bathhouse/Massage Establishment<br>Eating Place<br>Educational Institution<br>Exhibition or Convention Hall<br>Flat<br>Government Refuse Collection Point<br>Government Use (not elsewhere specified)<br>Hotel<br>House<br>Information Technology and Telecommunications Industries<br>Institutional Use (not elsewhere specified)<br>Library<br>Market<br>Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances<br>Off-course Betting Centre<br>Office<br>Place of Entertainment<br>Place of Recreation, Sports or Culture<br>Private Club<br>Public Clinic<br>Public Convenience<br>Public Transport Terminus or Station<br>Public Utility Installation<br>Public Vehicle Park (excluding container vehicle)<br>Recyclable Collection Centre<br>Religious Institution<br>Research, Design and Development Centre<br>Residential Institution<br>School<br>Shop and Services<br>Social Welfare Facility<br>Training Centre<br>Utility Installation for Private Project |

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## COMPREHENSIVE DEVELOPMENT AREA (2) 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 (2)" to "Comprehensive Development Area (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 (2) 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 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 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 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.

(5) 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.

(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 public transport facilities, or Government, institution, community or social welfare facilities, as required by the Government, shall be included for calculation.

(7) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio ~~and~~/ building height restrictions stated in paragraphs (3) and (4) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(8) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restriction as stipulated on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP A)

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

(Please see next page)

RESIDENTIAL (GROUP A) (cont'd)

| Column 1<br>Uses always permitted | Column 2<br>Uses that may be permitted with or without conditions on application to the Town Planning Board |
|---|---|
| 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<br>Educational Institution<br>Institutional Use (not elsewhere specified)<br>Off-course Betting Centre<br>Office<br>Place of Entertainment<br>Private Club<br>Public Convenience<br>Recyclable Collection Centre<br>School<br>Shop and Services<br>Training Centre | |

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.

(Please see next page)

RESIDENTIAL (GROUP A) (cont'd)

Remarks

(1) On land designated "Residential (Group A)" ***and "Residential (Group A)13"***, no new development for a domestic or non-domestic building shall exceed a maximum domestic plot ratio of 5.0 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 5.0 divided by the maximum non-domestic plot ratio of 9.5.

(2) On land designated "Residential (Group A)" ***and "Residential (Group A)13"***, 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 (1) above, or the domestic and/or non-domestic plot ratio(s) of the existing building, whichever is the greater, subject to, as applicable -

(a) 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

(b) the maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (1) 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)

(3) On land designated "Residential (Group A) 1" to "Residential (Group A) 12" ***and "Residential (Group A)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 the maximum gross floor areas (GFAs) and in breach of any other restrictions specified below:

| Sub-zone | Restriction |
|---|---|
| R(A)1 | Maximum domestic GFA of 88,879 $m^2$ and a maximum non-domestic GFA of 5,737 $m^2$ of which not less than 737 $m^2$ shall be provided for Government, institution or community (GIC) facilities. A public transport terminus shall be provided. |
| R(A)2 | Maximum domestic GFA of 52,264 $m^2$ and a maximum non-domestic GFA of 3,179 $m^2$ of which not less than 1,677 $m^2$ shall be provided for GIC facilities. A public light bus terminus shall be provided. |
| R(A)3 | Maximum domestic GFA of 191,297 $m^2$ and a maximum non-domestic GFA of 13,324 $m^2$ of which not less than 950 $m^2$ shall be provided for GIC facilities. |
| R(A)4 | Maximum domestic GFA of 186,280 $m^2$ and a maximum non-domestic GFA of 14,396 $m^2$ of which not less than 3,426 $m^2$ shall be provided for GIC facilities. |
| R(A)5 | Maximum domestic GFA of 23,960 $m^2$ and a maximum non-domestic GFA of 461 $m^2$. A public open space of 1,800 $m^2$ at Castle Peak Road level shall be provided. |
| R(A)6 | Maximum domestic GFA of 210,560 $m^2$ and a maximum non-domestic GFA of 43,330 $m^2$. |
| R(A)7 | Maximum domestic GFA of 50,850 $m^2$ and a maximum non-domestic GFA of 8,470 $m^2$. |
| R(A)8 | Maximum domestic GFA of 347,000 $m^2$ and a maximum non-domestic GFA of 15,234 $m^2$. In addition, kindergarten(s) consisting of not less than 18 classrooms and a minimum GFA of 5,204 $m^2$ for GIC facilities shall be provided. |
| R(A)9 | Maximum GFA of 49,690 $m^2$. |
| R(A)10 | Maximum GFA of 43,066 $m^2$. |
| R(A)11 | Maximum GFA of 67,500 $m^2$. A public light bus terminus shall be provided. |
| R(A)12 | Maximum domestic GFA of 107,400 $m^2$ and a maximum non-domestic GFA of 22,800 $m^2$. A public open space of not less than 3,700 $m^2$, a public light bus terminus, a Hostel for Moderately Mentally Handicapped and a District Elderly Community Centre shall be provided. |
| R(A)14 | ***Maximum domestic GFA of 35,974 $m^2$ and a maximum non-domestic GFA of 1,000 $m^2$.*** |

(Please see next page)

RESIDENTIAL (GROUP A) (cont'd)

Remarks (cont'd)

*(4)* ***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 (mPD), as stipulated on the Plan, or the height of the existing building, whichever is the greater.***

*(5)* ***On land designated "Residential (Group A) 13", a maximum building height of 100mPD would be permitted for sites with an area of 400m$^2$ or more.***

*(6)* ***On land designated "Residential (Group A)7", a 20m-wide strip of land at Waterdside Plaza is demarcated as a building gap as shown on the Plan. No new development (except minor addition, alteration and/or modification not affecting the building height of the existing building) or redevelopment of an existing building shall exceed the maximum building height restriction of 19mPD.***

*(7)* ***In determining the relevant maximum plot ratio for the purposes of paragraphs (1) and (2) above, 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 facilities including school(s) as may be required by Government shall be deducted in calculating the relevant site area.***

*(8)* In determining the maximum plot ratio or GFA for the purposes of paragraphs (1), (2) and (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 ~~and~~***, or*** caretaker's quarters~~, or~~ ***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.

*(9)* On land designated "R(A)1", "R(A)2", "R(A)8" and "R(A)11", in determining the maximum GFA or maximum non-domestic GFA for the purpose of paragraph (3) above, any floor space that is constructed or intended for use solely as public transport terminus and/or kindergarten(s) as stated in paragraph (3) above, as required by the Government, may also be disregarded.

*(10)* On land designated "R(A)12", in determining the maximum GFA for the purpose of paragraph (3) above, any floor space that is constructed or intended for use solely as public light bus terminus, Hostel for Moderately Mentally Handicapped and/or District Elderly Community Centre as stated in paragraph (3) above, as required by the Government, may also be disregarded.

*(11)* 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 or ~~gross floor area~~ ***GFA*** for the building on land to which paragraphs (1), (2) or (3) 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 or ~~gross floor area~~ ***GFA*** specified in paragraphs (1), (2) and (3) above may thereby be exceeded.

*(12)* Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio ~~and~~ / GFA / ***building height / building gap*** restrictions (except those on the GFA for GIC and public open space) stated in paragraphs (1)~~, (2) and (3)~~ ***to (6)*** above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP B)

| Column 1<br>Uses always permitted | Column 2<br>Uses that may be permitted with or without conditions on application to the Town Planning Board |
|---|---|
| Flat<br>Government Use (Police Reporting Centre, Post Office only)<br>House<br>Library<br>Residential Institution<br>School (in free-standing purpose-designed building only)<br>Utility Installation for Private Project | Ambulance Depot<br>Eating Place<br>Educational Institution<br>Government Refuse Collection Point<br>Government Use (not elsewhere specified)<br>Hospital<br>Hotel<br>Institutional Use (not elsewhere specified)<br>Market<br>Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances<br>Off-course Betting Centre<br>Office<br>Petrol Filling Station<br>Place of Entertainment<br>Place of Recreation, Sports or Culture<br>Private Club<br>Public Clinic<br>Public Convenience<br>Public Transport Terminus or Station<br>Public Utility Installation<br>Public Vehicle Park (excluding container vehicle)<br>Recyclable Collection Centre<br>Religious Institution<br>School (not elsewhere specified)<br>Shop and Services<br>Social Welfare Facility<br>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.

(Please see next page)

RESIDENTIAL (GROUP B) (cont'd)

Remarks

(1) On land designated "Residential (Group B)" ***and "Residential (Group 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 a maximum plot ratio of 2.1 or the plot ratio of the existing building, whichever is the greater.

(2) On land designated "Residential (Group B) 1" to "Residential (Group B) 4", 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 gross floor area (GFA) and***/or*** building height specified below:

| Sub-zone | Restriction |
|---|---|
| R(B)1 | Maximum GFA of 9,870 $m^2$ for domestic purposes or a maximum GFA of 20,470 $m^2$ for hotel purposes. |
| R(B)2 | Maximum GFA of 76,890 $m^2$ and a maximum building height of 256 mPD for sub-area (A), a maximum building height of 230 mPD for sub-area (B) and a maximum building height of 223 mPD for sub-area (C). |
| R(B)3 | Maximum GFA of 20,910 $m^2$ and a maximum building height of 213 mPD. |
| R(B)4 | Maximum domestic GFA of 47,520 $m^2$ and a maximum non-domestic GFA of 3,720 $m^2$. |

***(3) On land designated "Residential (Group B)", "Residential (Group B) 1" and "Residential (Group B) 4", 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.***

***(4) On land designated "Residential (Group B) 5", no new development (except minor addition, alteration and/or modification not affecting the building height of the existing building) 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.***

*(5)* In determining the maximum plot ratio and ~~gross floor area~~ ***GFA*** for the purposes of paragraphs (1) and (2) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room~~,~~ ***and*** caretaker's office ~~and~~, ***or*** caretaker's quarters~~, or~~ ***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.

*(6)* Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio~~,~~ / ~~gross floor area~~ ***GFA*** ~~and~~ / building height restrictions stated in paragraphs (1) ~~and (2)~~ ***to (4)*** above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP C)

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

(Please see next page)

RESIDENTIAL (GROUP C) (cont'd)

Remarks

(1) On land designated "Residential (Group 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 0.4 ~~and~~, a maximum site coverage of 20% ***and a maximum building height of 3 storeys over 1 storey of carport***, or the plot ratio ~~and~~ , site coverage ***and the height*** of the existing building, whichever is the greater.

(2) On land designated "Residential (Group 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 of 0.4, a maximum site coverage of 20% and a maximum building height of 2 storeys, or the plot ratio, site coverage and height of the existing building, whichever is the greater.

(3) In determining the maximum plot ratio and site coverage for the purposes of paragraphs (1) and (2) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room~~,~~ ***and*** caretaker's office ~~and~~, ***or*** caretaker's quarters~~, or~~ ***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.

(4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio~~,~~ / site coverage ~~and~~ / building height restrictions stated in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP E)

| Column 1<br>Uses always permitted | Column 2<br>Uses that may be permitted with or without conditions on application to the Town Planning Board |
|---|---|
| Schedule I: for open-air development or for building other than industrial or industrial-office building[@] | |
| Ambulance Depot<br>Government Use (not elsewhere specified)<br>Public Transport Terminus or Station (excluding open-air terminus or station)<br>Utility Installation for Private Project | Commercial Bathhouse/Massage Establishment<br>Eating Place<br>Educational Institution<br>Exhibition or Convention Hall<br>Flat<br>Government Refuse Collection Point<br>Hospital<br>Hotel<br>House<br>Institutional Use (not elsewhere specified)<br>Library<br>Market<br>Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances<br>Office<br>Petrol Filling Station<br>Place of Entertainment<br>Place of Recreation, Sports or Culture<br>Private Club<br>Public Clinic<br>Public Convenience<br>Public Transport Terminus or Station (not elsewhere specified)<br>Public Utility Installation<br>Public Vehicle Park (excluding container vehicle)<br>Religious Institution<br>Residential Institution<br>School<br>Shop and Services<br>Social Welfare Facility<br>Training Centre |

(Please see next page)

RESIDENTIAL (GROUP E) (cont'd)

| Column 1<br>Uses always permitted | Column 2<br>Uses that may be permitted with or without conditions on application to the Town Planning Board |
|---|---|
| Schedule I: for open-air development or for building other than industrial or industrial-office building[@] (cont'd) | |
| 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<br>Educational Institution<br>Institutional Use (not elsewhere specified)<br>Library<br>Off-course Betting Centre<br>Office<br>Place of Entertainment<br>Place of Recreation, Sports or Culture<br>Private Club<br>Public Clinic<br>Public Convenience<br>Recyclable Collection Centre<br>School<br>Shop and Services<br>Social Welfare Facility<br>Training Centre | |

(Please see next page)

RESIDENTIAL (GROUP E) (cont'd)

| Column 1<br>Uses always permitted | Column 2<br>Uses that may be permitted with or without conditions on application to the Town Planning Board |
|---|---|

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

Ambulance Depot
Cargo Handling and Forwarding Facility (not elsewhere specified)
Eating Place (Canteen only)
Government Refuse Collection Point
Government Use (not elsewhere specified)
Information Technology and Telecommunications Industries
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods[&])
Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only)
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
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)
Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistic Centre only)
Industrial Use (not elsewhere specified)
Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Off-course Betting Centre
Office (not elsewhere specified)
Petrol Filling Station
Place of Recreation, Sports or Culture
Private Club
Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom[#] which may be permitted on any floor)
Vehicle Repair Workshop
Wholesale Trade

(Please see next page)

RESIDENTIAL (GROUP E) (cont'd)

| Column 1<br>Uses always permitted | Column 2<br>Uses that may be permitted with or without conditions on application to the Town Planning Board |
|---|---|
| Schedule II: for existing industrial or industrial-office building@ (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: |
| Commercial Bathhouse/Massage Establishment<br>Eating Place<br>Educational Institution<br>Exhibition or Convention Hall<br>Institutional Use (not elsewhere specified)<br>Library<br>Off-course Betting Centre<br>Office<br>Place of Entertainment<br>Place of Recreation, Sports or Culture<br>Private Club<br>Public Clinic<br>Religious Institution<br>School (excluding kindergarten)<br>Shop and Services<br>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.

& 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)

RESIDENTIAL (GROUP E) (cont'd)

Planning Intention

This 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

(1) No new development or redevelopment of an existing building for a domestic or non-domestic building shall exceed a maximum domestic plot ratio of 5.0 or a maximum non-domestic plot ratio of 9.5, as the case may be. For new development of or redevelopment to 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 5.0 divided by the maximum non-domestic plot ratio of 9.5.

(2) 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 domestic and/or non-domestic plot ratio(s) stated in paragraph (1) above.

***(3) 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.***

*(4)* In determining the maximum plot ratio for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room~~,~~ ***and*** caretaker's office ~~and~~ ***, or*** caretaker's quarters~~, or~~ ***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.

*(5)* 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 (1) 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 (1) above may thereby be exceeded.

*(6)* Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio ***/ building height*** restrictions stated in paragraph*s* (1) ***and (3)*** above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

## VILLAGE TYPE DEVELOPMENT

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

(Please see next page)

VILLAGE TYPE DEVELOPMENT (cont'd)

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.

Remarks

(1) 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 (8.23 m) or the height of the existing building, whichever is the greater.

(2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

INDUSTRIAL

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

(Please see next page)

INDUSTRIAL (cont'd)

| Column 1<br>Uses always permitted | Column 2<br>Uses that may be permitted with or without conditions on application to the Town Planning Board |
|---|---|
| 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<br>Educational Institution<br>Exhibition or Convention Hall<br>Institutional Use (not elsewhere specified)<br>Off-course Betting Centre<br>Office<br>Place of Entertainment<br>Place of Recreation, Sports or Culture<br>Private Club<br>Public Clinic<br>Religious Institution<br>Shop and Services<br>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.

(Please see next page)

INDUSTRIAL (cont'd)

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.

Remarks

(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 9.5 or the plot ratio of the existing building, whichever is the greater.

*(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 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.***

*(3)* In determining the maximum plot ratio for the purposes of paragraph (1) 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.

*(4)* 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 (1) 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 (1) above may thereby be exceeded.

*(5)* Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio */ **building height*** restrictions stated in paragraph*s* (1) ***and (2)*** above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

| Column 1<br>Uses always permitted | Column 2<br>Uses that may be permitted with or without conditions on application to the Town Planning Board |
|---|---|

Schedule I: for "Government, Institution or Community" other than "Government, Institution or Community (1)" to "Government, Institution or Community (9)"

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)
Flat
Funeral Facility
Holiday Camp
House
Marine Fuelling Station
Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
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

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (cont'd)

| Column 1<br>Uses always permitted | Column 2<br>Uses that may be permitted with or without conditions on application to the Town Planning Board |
|---|---|

Schedule II: for "Government, Institution or Community (1)" to "Government, Institution or Community (8)"

Eating Place (Canteen only)
Government Refuse Collection Point
Government Use (not elsewhere specified)
Public Convenience
Public Transport Terminus or Station
Public Utility Installation
Public Vehicle Park (excluding container vehicle)
Religious Institution
Social Welfare Facility

Columbarium
Eating Place (Restaurant only)
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Refuse Disposal Installation
Residential Institution
Sewage Treatment/Screening Plant
Shop and Services (Retail Shop only)
Utility Installation for Private Project

Schedule III: for "Government, Institution or Community (9)"

Ambulance Depot
Government Refuse Collection Point
Government Use (Driving Test Centre, Police Reporting Centre/Police Post only)
Public Convenience
Public Transport Terminus or Station
Public Utility Installation
Public Vehicle Park (excluding container vehicle)
Recyclable Collection Centre

Animal Quarantine Centre
Government Use (not elsewhere specified)
Institutional Use (not elsewhere specified)
Market
Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Office
Petrol Filling Station (excluding those involving liquefied petroleum gas)
Place of Recreation, Sports or Culture
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Research, Design and Development Centre
Sewage Treatment/Screening Plant
Shop and Services
Social Welfare Facility (excluding those involving residential care)
Utility Installation for Private Project

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (cont'd)

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. In particular, the sub-zones "Government, Institution or Community (1)" to "Government, Institution or Community (8)" are intended primarily for the provision of religious institutional uses and associated social welfare facilities. The sub-zone "Government, Institution or Community (9)" covers land beneath flyover. Due to the physical constraints and environmental conditions of such land, only selected Government, institution or community facilities are permitted in this sub-zone. Some other community and social welfare facilities may be permitted on application to the Board.

Remarks

(1) On land designated "Government, Institution or Community (1)" to "Government, Institution or Community (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 the maximum gross floor area (GFA), building height and site coverage specified below, or the GFA, height and/or site coverage of the existing building, whichever is the greater, and in breach of any other restrictions specified below:

| Sub-zone | Restriction |
|---|---|
| G/IC(1) | Maximum building height of 2 storeys including car park and a maximum site coverage of 40%. |
| G/IC(2) | Maximum GFA of 7,407 $m^2$, a maximum building height of 4 storeys including car park and a maximum site coverage of 30%. |
| G/IC(3) | Maximum GFA of 6,400 $m^2$, a maximum building height of 4 storeys including car park and a maximum site coverage of 30%. A public coach park shall be provided. |
| G/IC(4) | Maximum GFA of 6,577 $m^2$, a maximum building height of 3 storeys including car park and a maximum site coverage of 30%. For the 9-storey pagoda, it is allowed to be redeveloped to its existing height provided its existing GFA of 751 $m^2$ is not exceeded. |
| G/IC(5) | Maximum GFA of 15,171 $m^2$, a maximum building height of 2 storeys including car park and a maximum site coverage of 25%. |
| G/IC(6) | Maximum GFA of 4,395 $m^2$, a maximum building height of 2 storeys including car park and a maximum site coverage of 35%. |
| G/IC(7) | Maximum building height of 1 storey and a maximum site coverage of 50%. |
| G/IC(8) | Maximum building height of 1 storey. |

(2) On land designated "G/IC(3)", in determining the maximum ~~gross floor area~~ ***GFA*** for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as a public coach park may be disregarded.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (cont'd)

Remarks (cont'd)

***(3)*** ***On land designated "Government, Institution or Community" and "Government, Institution or Community (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 the maximum building heights, in terms of number of storey(s) and/or metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.***

***(4)*** ***In determining the relevant maximum number of storey(s) for the purposes of paragraph (3) above, any basement floor(s) may be disregarded.***

***(5)*** Based on the individual merits of a development or redevelopment proposal, minor relaxation of the ~~gross floor area,~~ ***GFA*** / building height ~~and~~ / site coverage restrictions stated in paragraph***s*** (1) ***and (3)*** above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

## OPEN SPACE

| Column 1<br>Uses always permitted | Column 2<br>Uses that may be permitted with or without conditions on application to the Town Planning Board |
|---|---|
| Aviary<br>Barbecue Spot<br>Bathing Beach<br>Field Study/Education/Visitor Centre<br>Park and Garden<br>Pavilion<br>Pedestrian Area<br>Picnic Area<br>Playground/Playing Field<br>Promenade<br>Public Convenience<br>Sitting Out Area | Eating Place<br>Government Refuse Collection Point<br>Government Use (not elsewhere specified)<br>Holiday Camp<br>Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances<br>Pier<br>Place of Entertainment<br>Place of Recreation, Sports or Culture<br>Private Club<br>Public Transport Terminus or Station<br>Public Utility Installation<br>Public Vehicle Park (excluding container vehicle)<br>Religious Institution<br>Service Reservoir<br>Shop and Services<br>Tent Camping Ground<br>Utility Installation for Private Project |

### Planning Intention

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.

OTHER SPECIFIED USES

For "Business" Only

| Column 1<br>Uses always permitted | Column 2<br>Uses that may be permitted with or without conditions on application to the Town Planning Board |
|---|---|

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

Ambulance Depot
Commercial Bathhouse/Massage Establishment
Eating Place
Educational Institution
Exhibition or Convention Hall
Government Use (Police Reporting Centre, Post Office only)
Information Technology and Telecommunications Industries
Institutional Use (not elsewhere specified)
Library
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods[&])
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)
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
Broadcasting, Television and/or Film Studio
Cargo Handling and Forwarding Facility
Government Refuse Collection Point
Government Use (not elsewhere specified)
Hotel
Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Non-polluting Industrial Use (not elsewhere specified)
Petrol Filling Station
School (not elsewhere specified)
Social Welfare Facility (excluding those involving residential care)
Warehouse (excluding Dangerous Goods Godown)
Wholesale Trade

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "Business" Only (cont'd)

| Column 1<br>Uses always permitted | Column 2<br>Uses that may be permitted with or without conditions on application to the Town Planning Board |
|---|---|
| Schedule II: for industrial or industrial-office building[@] | |
| Ambulance Depot<br>Cargo Handling and Forwarding Facility (not elsewhere specified)<br>Eating Place (Canteen only)<br>Government Refuse Collection Point<br>Government Use (not elsewhere specified)<br>Information Technology and Telecommunications Industries<br>Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods[&])<br>Office (excluding those involving direct provision of customer services or goods)<br>Public Convenience<br>Public Transport Terminus or Station<br>Public Utility Installation<br>Public Vehicle Park (excluding container vehicle)<br>Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation<br>Recyclable Collection Centre<br>Research, Design and Development Centre<br>Shop and Services (Motor Vehicle Showroom on ground floor, Service Trades only)<br>Utility Installation for Private Project<br>Warehouse (excluding Dangerous Goods Godown) | Broadcasting, Television and/or Film Studio<br>Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)<br>Industrial Use (not elsewhere specified)<br>Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances<br>Off-course Betting Centre<br>Office (not elsewhere specified)<br>Petrol Filling Station<br>Place of Recreation, Sports or Culture<br>Private Club<br>Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom[#] which may be permitted on any floor)<br>Vehicle Repair Workshop<br>Wholesale Trade |
| In addition, for building without industrial undertakings involving offensive trades or the use/storage of Dangerous Goods[&], the following use is always permitted: | |
| Office | |

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "Business" Only (cont'd)

| Column 1<br>Uses always permitted | Column 2<br>Uses that may be permitted with or without conditions on application to the Town Planning Board |
|---|---|
| Schedule II: for industrial or industrial-office building@ (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: |
| Commercial Bathhouse/Massage Establishment<br>Eating Place<br>Educational Institution<br>Exhibition or Convention Hall<br>Institutional Use (not elsewhere specified)<br>Library<br>Off-course Betting Centre<br>Office<br>Place of Entertainment<br>Place of Recreation, Sports or Culture<br>Private Club<br>Public Clinic<br>Religious Institution<br>School (excluding kindergarten)<br>Shop and Services<br>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.

& 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

(1) 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 or the plot ratio of the existing building, whichever is the greater.

(2) On land designated "Other Specified Uses" annotated "Business (1)" ("OU(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 gross floor area (GFA) of 182,326 $m^2$.

***(3) 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.***

***(4)*** In determining the maximum plot ratio or ~~gross floor area~~ ***GFA*** for the purposes of paragraphs (1) and (2) 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.

***(5)*** 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 or ~~gross floor area~~ ***GFA*** for the building on land to which paragraphs (1) or (2) 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 or gross floor area specified in the paragraphs (1) and (2) above may thereby be exceeded.

***(6)*** Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio ~~and~~ ***/*** ~~gross floor area~~ ***GFA / building height*** restrictions stated in paragraphs (1) ~~and (2)~~ ***to (3)*** above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

***(7) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restriction as shown on the Plan 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<br>Uses always permitted | Column 2<br>Uses that may be permitted with or without conditions on application to the Town Planning Board |
|---|---|
| For "Amenity Area" Only | |
| Amenity Area | Government Use<br>Utility Installation not Ancillary to the Specified Use |
| Planning Intention | |
| This zone is intended primarily for the provision of land for the development of amenity areas. | |
| For ~~"Mass Transit Railway"~~ ***"Railway"*** Only | |
| Mass Transit Railway | Flat (Staff Quarters only)<br>Government Use (not elsewhere specified)<br>Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances<br>Utility Installation not Ancillary to the Specified Use |
| Planning Intention | |
| This zone is intended primarily for the provision of land for the development of Mass Transit Railway and the associated facilities. | |

***Remarks***

***(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 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.***

***(2) In determining the relevant maximum number of storey(s) for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.***

***(3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) 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)

For "Mass Transit Railway Depot with Commercial and Residential Development Above" Only

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

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "Mass Transit Railway Depot with Commercial and Residential Development Above" Only (cont'd)

| Column 1<br>Uses always permitted | Column 2<br>Uses that may be permitted with or without conditions on application to the Town Planning Board |
|---|---|
| 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:<br><br>Eating Place<br>Educational Institution<br>Institutional Use (not elsewhere specified)<br>Off-course Betting Centre<br>Office<br>Place of Entertainment<br>Private Club<br>Public Convenience<br>Recyclable Collection Centre<br>School<br>Shop and Services<br>Training Centre | |

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "Mass Transit Railway Depot with Commercial and Residential Development Above" Only (cont'd)

Planning Intention

This zone is intended primarily for the provision of land for Mass Transit Railway depot and station together with commercial and residential development above.

Remarks

(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 domestic gross floor area (GFA) of 215,000 $m^2$ and a maximum non-domestic GFA of 16,000 $m^2$. In addition, one 24-classroom primary school, one 24-classroom secondary school, a minimum of 1,090 $m^2$ GFA for Government, institution, community or social welfare facilities, and a minimum of 14,200 $m^2$ of open space shall be provided.

***(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 the maximum building height, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.***

*(3)* In determining the maximum GFA for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room~~,~~ ***and*** caretaker's office ~~and~~ ***, or*** caretaker's quarters~~, or~~ ***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 Mass Transit Railway depot/workshop and station, schools as well as Government, institution, community or social welfare facilities, as required by the Government, may also be disregarded.

*(4)* Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA ***/ building height*** restrictions (except those ~~on the GFA~~ ***area*** for ~~Government, institution, community or social welfare facilities, and~~ open space) stated in paragraph***s*** (1) ***and (2)*** above***, and any reduction in the total GFA provided for Government, institution, community or social welfare facilities stated in paragraph (1) 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<br>Uses always permitted | Column 2<br>Uses that may be permitted with or without conditions on application to the Town Planning Board |
|---|---|
| For "Petrol Filling Station" Only | |
| Petrol Filling Station | Flat (Staff Quarters only)<br>Government Use (not elsewhere specified)<br>Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances<br>Utility Installation not Ancillary to the Specified Use |

Planning Intention

This zone is intended primarily for the provision of land for the development of petrol filling stations.

***Remarks***

***(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 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.***

***(2) In determining the relevant maximum number of storey(s) for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.***

***(3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) 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<br>Uses always permitted | Column 2<br>Uses that may be permitted with or without conditions on application to the Town Planning Board |
|---|---|

For "Pier" Only

| | |
|---|---|
| Government Use<br>Pier | Eating Place (Restaurant only)<br>Marine Fuelling Station<br>Shop and Services (Bank, Fast Food Shop, Retail Shop, Service Trades, Showroom only) |

Planning Intention

This zone is intended primarily for the provision of land for the development of piers.

Remarks

(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 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.***

(2) Kiosks not greater than 5 m² each in area and not more than 10 in number for uses as retail shop and service trades are considered as ancillary to "Pier" use.

(3) ***In determining the relevant maximum number of storey(s) for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.***

(4) ***Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) 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)

For " Sports and Recreation Club" Only

| Column 1<br>Uses always permitted | Column 2<br>Uses that may be permitted with or without conditions on application to the Town Planning Board |
|---|---|
| Schedule I: for sub-area (A) | |
| Place of Recreation, Sports or Culture<br>Private Club | Government Refuse Collection Point<br>Government Use (not elsewhere specified)<br>Holiday Camp<br>Public Vehicle Park (excluding container vehicle)<br>Social Welfare Facility<br>Utility Installation not Ancillary to the Specified Use |
| Schedule II : for sub-area (B) | |
| Garden for Private Club | Government Use (not elsewhere specified)<br>Place of Recreation, Sports or Culture<br>Utility Installation not Ancillary to the Specified Use |

Planning Intention

This zone is intended primarily for the provision of land for the development of recreation club with ancillary overnight accommodations, sports and recreational facilities.

Remarks

(1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building for sub-area (A) shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) of 6,370 $m^2$ and a maximum building height of 4 storeys including car park, or the GFA and height of the existing building, whichever is the greater.

(2) In determining the maximum GFA for the purposes of paragraph (1) 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.

(3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA and building height restrictions stated in paragraph (1) 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<br>Uses always permitted | Column 2<br>Uses that may be permitted with or without conditions on application to the Town Planning Board |
|---|---|
| For "Ventilation Building" Only | |
| Ventilation Building | Government Use<br>Utility Installation not Ancillary to the Specified Use |

Planning Intention

This zone is intended primarily for provision of land for the development of ventilation buildings.

***Remarks***

***(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 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.***

***(2) In determining the relevant maximum number of storey(s) for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.***

***(3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.***

GREEN BELT

| Column 1<br>Uses always permitted | Column 2<br>Uses that may be permitted with or without conditions on application to the Town Planning Board |
|---|---|
| Agricultural Use<br>Barbecue Spot<br>Country Park*<br>Government Use (Police Reporting Centre only)<br>Nature Reserve<br>Nature Trail<br>On-Farm Domestic Structure<br>Picnic Area<br>Public Convenience<br>Tent Camping Ground<br>Wild Animals Protection Area | Animal Boarding Establishment<br>Broadcasting, Television and/or Film Studio<br>***Burial Ground***<br>Columbarium (within a Religious Institution or extension of existing Columbarium only)<br>Crematorium (within a Religious Institution or extension of existing Crematorium only)<br>Field Study/Education/Visitor Centre<br>Flat<br>Government Refuse Collection Point<br>Government Use (not elsewhere specified)<br>~~Grave~~<br>Holiday Camp<br>House<br>Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances<br>Petrol Filling Station<br>Place of Recreation, Sports or Culture<br>Public Transport Terminus or Station<br>Public Utility Installation<br>Public Vehicle Park (excluding container vehicle)<br>Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation<br>Religious Institution<br>Residential Institution<br>School<br>Service Reservoir<br>Social Welfare Facility<br>Utility Installation for Private Project |

* Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Town Planning Board is not required.

Planning Intention

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.

# ~~APPROVED~~ *DRAFT* TSUEN WAN OUTLINE ZONING PLAN NO. S/TW/28*A*

## EXPLANATORY STATEMENT

# EXPLANATORY STATEMENT

## ~~APPROVED~~ *DRAFT* TSUEN WAN OUTLINE ZONING PLAN NO. S/TW/28*A*

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**~~APPROVED~~ *DRAFT* TSUEN WAN OUTLINE ZONING PLAN NO. S/TW/28*A***

(Being a~~n Approved~~ ***Draft*** Plan for the Purposes of the Town Planning Ordinance)

## EXPLANATORY STATEMENT

Note : For the purposes of the Town Planning Ordinance, this explanatory 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 ~~approved~~ ***draft*** Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/28*A*. 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 PROCEDURES

2.1 On 1 September 1961, the first statutory plan for Tsuen Wan No. LTW/57, covering most of the existing Tsuen Wan district, was exhibited under section 5 of the Town Planning Ordinance (the Ordinance). On 13 November 1973, the then Governor in Council (G in C) approved the Tsuen Wan OZP No. LTW/138 under section 9(1) of the Ordinance. On 14 January 1975, the then G in C referred the approved OZP No. LTW/138 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance. On 18 August 1978, the draft Tsuen Wan OZP No. LTW/146C covering most of the existing planning scheme area was exhibited under section 7 of the Ordinance. On 7 June 1985, the draft Tsuen Wan OZP No. LTW/146N was renumbered to S/TW/1 and was exhibited under section 7 of the Ordinance. Since then, the plan had been amended several times.

2.2 On 12 October 1993, the then G in C, under section 9(1)(a) of the Ordinance, approved the draft Tsuen Wan OZP, which was subsequently renumbered as S/TW/6. On 27 September 1994, the then G in C referred the approved OZP No. S/TW/6 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended and exhibited for public inspection 4 times under section 5 or 7 of the Ordinance.

2.3 On 14 September 1999, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Tsuen Wan OZP, which was subsequently renumbered as S/TW/11. On 11 July 2000, the CE in C referred the approved OZP No. S/TW/11 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended and exhibited for public inspection 4 times under section 5 or 7 of the Ordinance.

2.4 On 11 June 2002, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tsuen Wan OZP, which was subsequently renumbered as S/TW/16. On 17 December 2002, the CE in C, ***referred the approved OZP No. S/TW/16 to the Board for amendment*** under section 12(1)(b)(ii) of the

Ordinance~~, referred the approved Tsuen Wan OZP No. S/TW/16 to the Board for amendment~~. ***Since then, the OZP had been amended and exhibited for public inspection 9 times under section 5 or 7 of the Ordinance.***

~~2.5 On 28 February 2003, the draft Tsuen Wan OZP No. S/TW/17 was exhibited for public inspection under section 5 of the Ordinance. It incorporated the zoning amendments mainly concerning the "Residential (Group A) 10" site at the junction of Sha Tsui Road and Kwan Mun Hau Street and the "Commercial (1)" site at Wing Shun Street to reflect the existing uses as well as the rezoning of the "Industrial" and "Industrial (Group 1)" sites at the western and southern street blocks of the Chai Wan Kok Industrial Area to "Other Specified Uses" annotated "Business". During the exhibition period, 1 invalid objection was received.~~

~~2.6 On 5 September 2003, the draft Tsuen Wan OZP No. S/TW/18 was exhibited for public inspection under section 7 of the Ordinance. It incorporated the zoning amendments mainly concerning the rezoning of a "Comprehensive Development Area" site in Planning Area 3 to "Residential (Group A)" ("R(A)"), "R(A)11", "Government, Institution or Community" ("G/IC") and "Open Space" to reflect the completed developments and existing uses, rezoning of some sloping areas to the north of Tuen Mun Road in Planning Area 3 to "Green Belt" ("GB") to reflect the current land form, rezoning of various sites at the foothill of Fu Yung Shan to "G/IC(1)" to "G/IC(8)" to reflect the existing religious institutional uses and social welfare facilities, rezoning of a strip of land between San Tsuen Pai Village and Lo Wai Village to "GB", rezoning of various sites in Fu Yung Shan area to "Other Specified Uses" annotated "Sports and Recreation Club" and "G/IC" to reflect the existing uses, and the adjustment of the boundary of the "Village Type Development" zone at Lo Wai Village to include land for the existing and planned small house developments. During the exhibition period, 1 objection was received. Upon giving considerations to the objection, the Board decided to propose an amendment to the OZP to meet the objection. The objection was subsequently withdrawn. On 2 July 2004, the proposed amendment was exhibited under section 6(7) of the Ordinance. As no further objection was received during the notification period, the Board had subsequently confirmed the proposed amendment to the OZP under section 6(9) of the Ordinance and agreed that the amendment should form part of the draft Tsuen Wan OZP No. S/TW/19.~~

~~2.7 On 19 December 2003, the draft Tsuen Wan OZP No. S/TW/19 was exhibited for public inspection under section 7 of the Ordinance. The zoning amendments were mainly on rezoning of all the "Commercial/Residential" sites to "Commercial", "Residential (Group A)" ("R(A)"), "Other Specified Uses" ("OU") annotated "Mass Transit Railway Depot with Commercial and Residential Development Above" or "OU" annotated "Mass Transit Railway". Other amendments included rezoning part of the "Comprehensive Development Area" near Tsuen Tsing Interchange to "G/IC", a hotel site in Yau Kom Tau to "Residential (Group B) 1", two residential sites at Route Twisk to "Residential (Group B) 2" and "Residential (Group B) 3" respectively, a number of existing recreation grounds and gardens at Tsuen King Circuit to "Open Space", the Tsuen King Circuit Wu Chung Public~~

~~Swimming Pool, the Tsuen King Circuit Sports Centre and the Tsuen Wan Adventist Hospital and its associated staff quarters to "G/IC", and the adjustment of the zoning boundaries of the existing "R(A)" sites in Tsuen King Circuit. The proposed Tsuen Wan Bay Further Reclamation area was deleted. In addition, amendments to the Notes of the OZP to reflect the revised Master Schedule of Notes to Statutory Plans endorsed by the Board were also incorporated. During the exhibition period, 2 objections were received. The Board gave considerations to the objections and decided not to amend the OZP to meet the objections.~~

~~2.8 On 17 September 2004, the draft Tsuen Wan OZP No. S/TW/20 was exhibited for public inspection under section 7 of the Ordinance. Amendments were made to the "Residential (Group B)" ("R(B)") zone at Yau Kom Tau by rezoning a number of sites to "R(B)4" or "Residential (Group C)" ("R(C)") and the residual area to "Green Belt" in accordance with the adopted Yau Kom Tau Layout Plan. The elevated sections of Tsuen Wan Road, Tai Ho Road North and proposed Route 9 Extension are indicated as elevated roads, and consequential zoning amendments have been made for those sites underneath. Other amendments are mainly pertaining to adjustments of zoning boundary to tally with the existing site conditions or to reflect as built developments. Besides, minor amendments to the Notes of the OZP in accordance with the refined Revised Master Schedule of Notes to Statutory Plans endorsed by the Board were also incorporated. Revision to the Notes for "R(B)" zone to incorporate development restrictions for "R(B)4" and addition of Notes for "R(C)" were made. During the exhibition period, 7 objections were received. Upon giving considerations to the objections, the Board decided to propose an amendment to the OZP to partially meet one of the objections, but not to propose any amendment to meet the remaining objections. One of the objections was subsequently withdrawn.~~

~~2.9 On 24 June 2005, the draft Tsuen Wan OZP No. S/TW/21 was exhibited for public inspection under section 7 of the Ordinance. It has incorporated the amendment on the rezoning of an existing telephone exchange building, i.e. Tsuen Wan Telephone Exchange Building, from "R(A)" to "G/IC", and the rezoning of 2 sites beneath the elevated Tsuen Wan Road from "G/IC" to "G/IC(9)". The Notes of the "G/IC" zone has been revised to incorporate the Notes of the "G/IC(9)" sub-zone. During the exhibition period, 1 objection was received and was subsequently withdrawn.~~

~~2.10 On 9 December 2005, the draft Tsuen Wan OZP No. S/TW/22, incorporating amendment to the definition of "existing building" in the covering Notes, was exhibited for public inspection under section 7 of the Ordinance. During the exhibition period, no objection was received.~~

~~2.11 On 29 September 2006, the draft Tsuen Wan OZP No. S/TW/23 was exhibited for public inspection under section 7 of the Ordinance. It has incorporated the amendments on the rezoning of an area occupied by the existing Route Twisk Villa from "R(B)" and "Open Space" ("O") to "Residential (Group C) 1" ("R(C)1"), and the rezoning of 2 pieces of Government land adjoining the east and west of Route Twisk Villa from "R(B)" to "O". The Notes for the "R(C)" zone has been revised to incorporate the Notes for the "R(C)1"~~

~~sub-zone. In addition, the Notes for the "Residential (Group E)" ("R(E)"), "Industrial" ("I") and "Other Specified Uses" annotated "Business" ("OU(Business)") zones have been amended in accordance with the refinements to the revised Master Schedule of Notes to Statutory Plans endorsed by the Board. During the exhibition period, no objection was received.~~

~~2.12 On 6 July 2007, the draft Tsuen Wan OZP No. S/TW/24 was exhibited for public inspection under section 7 of the Ordinance. It has incorporated the amendments on rezoning 3 sites occupied by Indi Home, H Cube and Chelsea Court at Yeung Uk Road from "Comprehensive Development Area (1)" ("CDA(1)") to "Commercial (2)" ("C(2)"), "Commercial (3)" ("C(3)") and "Commercial (4)" ("C(4)") respectively, and rezoning a small strip of land at Castle Peak Road along Ho Fai Garden from an area shown as 'Road' to "Residential (Group A)". The Notes for the "Commercial" zone have been revised to incorporate "C(2)" to "C(4)" sub-zones, and to exclude 'Flat', 'Hospital', 'House' and 'Residential Institution' uses from "C(2)" to "C(4)" sub-zones. The Notes for the "CDA(1)" zone are correspondingly revised. During the exhibition period, no objection was received.~~

~~2.13 On 11 April 2008, the draft Tsuen Wan OZP No. S/TW/25 was exhibited for public inspection under section 7 of the Ordinance. It has incorporated the amendments on the rezoning of Vision City at TWTL 398 from "Comprehensive Development Area" ("CDA") and an area shown as 'Road' to "Residential (Group A) 12" ("R(A)12"), two strips of Government land adjoining TWTL 398 from "CDA" to an area shown as 'Road', Luen Yan Street Cooked Food Hawker Bazaar and the adjoining Government land from "R(A)" to "G/IC", as well as Luen Yan Street, Kwu Hang Road and Kwan Mun Hau Street from "R(A)", "R(A)10", "I" and "G/IC" to an area shown as 'Road'. The Notes for the "R(A)" zone have been revised to incorporate the Notes of the new "R(A)12" sub-zone. In addition, the Notes have been amended in accordance with the refinements to the revised Master Schedule of Notes to Statutory Plans endorsed by the Board. During the exhibition period, no objection was received.~~

2.14 On 2 December 2008, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tsuen Wan OZP, which was subsequently re-numbered as S/TW/26. On 5 October 2010, the CE in C referred the approved Tsuen Wan OZP No. S/TW/26 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. ~~The reference back was notified in the Gazette on 15 October 2010 under section 12(2) of the Ordinance.~~ ***The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.***

~~2.15 On 24 December 2010, the draft Tsuen Wan OZP No. S/TW/27 mainly incorporating the rezoning of Tsuen Wan East Industrial Area to the north of Yeung Uk Road from "I" to "CDA(2)", "CDA(3)", "CDA(4)", "CDA(5)", "CDA(6)", "C(5)", "O" and areas shown as 'Road', and related amendments to the Notes of the OZP was exhibited under section 5 of the Ordinance. During the plan exhibition period, a total of eight representations and eight~~

~~comments were received. After giving consideration to the representations on 10.6.2011, the Board decided not to uphold the representations.~~

*2.16* On 4 October 2011, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tsuen Wan OZP, which was subsequently re-numbered as No. S/TW/28. ~~On 14 October 2011, the approved Tsuen Wan OZP No. S/TW/28 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance.~~ ***On 7 February 2012, the CE in C referred the approved Tsuen Wan OZP No. S/TW/28 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 17 February 2012 under section 12(2) of the Ordinance.***

2.17 ***On XX.XX.2012, the draft Tsuen Wan OZP No. S/TW/29 (the Plan) incorporating amendments mainly to impose building height restrictions for various development zones, to rezone Tsuen Wan Town Lot (TWTL) 393 from "Commercial" ("C") to "Undetermined" ("U"), to rezone several free-standing Government, institution or community (GIC) facilities from "Residential (Group A)" ("R(A)") to "Government, Institution or Community" ("G/IC"), to rezone several electricity sub-stations from various zones to "G/IC", to rezone Wo Yi Hop Road Garden from "Village Type Development" ("V") to "Open Space" ("O"), to designate sub-zone for various sites for the incorporation of appropriate development restrictions, to designate two non-building areas on the Plan and demarcate four building gaps, to rationalize the zoning boundaries of various sites and road alignment, and to revise the relevant parts of the Notes was exhibited 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 road networks within which the development and redevelopment of land can be put under statutory control.

3.2 The Plan is to illustrate the broad principles of development and to provide guidance for more detailed planning within the planning scheme area. It is a small-scale plan and the road alignments and boundaries between the land use zones may be subject to minor adjustments as detailed planning and development proceeds.

3.3 Since the Plan is to show broad land use zonings, there would be situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted as non-building area or 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 Tsuen Wan 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 Planning Scheme 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), about 743.48 hectares in size covering Tsuen Wan Valley and its adjoining areas, forms a part of Tsuen Wan New Town. It is located at the southern coast of the New Territories some 16 km by road from Tsim Sha Tsui, Kowloon. The Area extends from Wo Yi Hop Road in the east to Yau Kom Tau in the west. The boundary of the Area is shown in a heavy broken line on the Plan. The Area is the most densely populated part of the Tsuen Wan District Council area. For planning and reference purposes, the Area is subdivided into a number of smaller Planning Areas, each with an area number, which are shown on the Plan.

5.2 The areas to the south of Castle Peak Road were reclaimed from the sea between the late 1950's and early 1960's and were mostly developed in 1960's.

5.3 The Tsuen Wan Central Area could be divided into a number of sub-areas which are attributable to their individual characteristics. The town centre is mainly a commercial/residential area with provisions of various regional and district community facilities. The old town centre area used to be around Sha Tsui Road and Yeung Uk Road. With completion of the Mass Transit Railway (MTR) Tsuen Wan Line, the bulk of development activities has taken place around the MTR development at Luk Yeung Sun Chuen. The provision of major community facilities, such as ferry and bus terminus, the Tsuen Wan Town Hall and Magistracy, and future commercial/office development sites are located in the southern part of the area, adjacent to the old town centre. A strip of area to the south of Tsuen Wan Road was reclaimed and developed for the West Rail Tsuen Wan West Station. It is desirable to link up the two old and new commercial/residential cores at the northern and southern ends of the town through a well-integrated footbridge system.

5.4 The expansion of Tsuen Wan has resulted in a number of large scale comprehensive major residential redevelopments from old industrial lots at the fringe of the town, namely Bayview Garden, Belvedere Garden, The Panorama, Serenade Cove, Summit Terrace, Discovery Park, Waterside Plaza and Riviera Gardens. Sandwiched between the old and new commercial/residential cores are two main industrial areas, namely the Chai

Wan Kok Industrial Area at Chai Wan Kok and the Tsuen Wan East Industrial Area at Yeung Uk Road/Texaco Road.

5.5 To the north of the town centre area abutting the foothill of Tai Mo Shan lies a number of village zones and green belt areas. A number of well-known monasteries like Chuk Lam Sim Yuen and Yuen Yuen Institute, and the recreational Hilltop Country Club are also located in the area.

5.6 The Area covers land at the waterfront of the Victoria Harbour. For any development proposal affecting such land, due regard shall be given to the Vision Statement for Victoria Harbour published by the Board and the requirements under the Protection of the Harbour Ordinance (Cap. 531).

## 6. POPULATION

According to the 2006 By-census, the total population in the Area was about 248,000 persons. The planned population in the Area is expected to be about 280,000 persons.

## 7. BUILDING HEIGHT RESTRICTIONS

***7.1 In order to provide better planning control on the development intensity and building height upon development/redevelopment and to meet public aspirations for greater certainty and transparency in the statutory planning system, a review of the Tsuen Wan OZP has been undertaken with a view to incorporating appropriate building height restrictions for various development zones. In the absence of building height control, excessively 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. In order to prevent excessively tall or out-of-context buildings and to provide better control on the building heights of developments in the Area, appropriate building height restrictions are imposed on various development zones on the Plan.***

***7.2 The topography of the Area is basically hilly, except the town centre. With the completion and operation of the MTR Tsuen Wan Station (Tsuen Wan Line) in 1980s and the MTR Tsuen Wan West Station (West Rail Line) in 2000s in the town centre, high-rise commercial and residential developments have clustered above and around these two key transportation nodes accommodating a substantial local population as well as major business and service activities. In view of this, the building height restrictions in the town centre area are to maintain the existing and committed high-rise commercial and residential developments above and around these two MTR stations. However, further proliferation of high-rise buildings from redevelopment in the old town centre area and the industrial areas at the flanks should be avoided to prevent overly congested building masses. Beyond the town centre, the stepped building height concept has been adopted taking into account the hilly topography, local characteristics, local wind environment, compatibility of building masses in the wider settings, as well as the need to strike a balance between public interest and private development right.***

*7.3 Building height restrictions are also imposed on "G/IC" and "OU" zones in terms of metres above Principal Datum (mPD) or number of storeys which mainly reflect the existing building heights of the developments. Unless there are committed proposals for known developments or a need to meet the minimum height requirement, in general, the existing uses and the lower building heights will broadly be kept. Such developments, particularly for those which are low-rise, serve to provide visual and spatial relief to the densely built-up environment of the Area. Low-rise developments in "G/IC" and "OU" zones, normally with a height not more than 13 storeys, will be subject to building height restrictions in terms of number of storeys (excluding basement floor(s)) so as to allow more design flexibility, in particular for GIC facilities with specific functional requirements, unless such developments fall within visually more prominent locations and/or major breathing spaces. For taller developments, usually more than 13 storeys, the building height restrictions are specified in terms of mPD to provide certainty and clarity of the planning intentions.*

*7.4 An Expert Evaluation on Air Ventilation Assessment (AVA) has been undertaken to assess the existing wind environment and the likely impact of the proposed building heights of the development sites within the Area on the pedestrian wind environment. The building height and development restrictions, such as non-building areas and building gap requirements, incorporated into the Plan have taken the findings of the AVA into consideration.*

*7.5 To facilitate better air ventilation in the Area, the AVA has recommended that the existing major roads, open space and the low-rise GIC developments in the Area should be maintained. In particular, the existing open areas in Vision City and Nina Tower should be maintained as local ventilation pockets in the town centre area. Furthermore, in order to further improve air ventilation condition, future developments are encouraged to adopt suitable design measures to minimize any possible adverse impacts. These include greater permeability of podium, perforated building towers and podium design, wider gap between buildings, non-building area to create air path for better ventilation and minimizing the blocking of air flow through positioning of building towers and podiums to align with the prevailing wind directions, as appropriate.*

*7.6 In general, a minor relaxation clause in respect of building height restrictions is incorporated into the Notes of the Plan in order to provide incentive for developments/redevelopments with planning and design merits and to cater for circumstances with specific site constraints. Each planning application for minor relaxation of building height restriction under section 16 of the Ordinance 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 a 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;*

*(e) accommodating building design to address specific site constraints in achieving the permissible plot ratio under the Plan; and*

*(f) 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 and would not cause adverse landscape and visual impacts.*

*7.7 However, for any existing building with building height already exceeding the building height restrictions in terms of mPD and/or number of storeys as shown on the Plan and/or stipulated in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.*

*Building Gaps and Non-Building Areas*

*7.8 Taking into account the findings of the AVA, a total of four building gaps and two non-building areas are recommended to facilitate air ventilation of the Area. The proposed comprehensive commercial and/or residential developments at and around the MTR Tsuen Wan West Station (namely Sites TW5, TW6 and TW7) and the Waterside Plaza are located along the waterfront facing the sea breeze from the south and south-east. Gaps between buildings play a key role in creating air paths by appropriate design and disposition of building blocks. To facilitate channeling of the southerlies and south-easterlies to the town centre and to enhance visual permeability, a 50 m-wide building gap above 27 mPD at the Bayside portion of the West Rail Site TW5, a 20 m-wide building gap above 18 mPD at the West Rail Site TW6, a 20 m-wide building gap above 19 mPD at the West Rail TW7 and a 20m-wide building gap above 19 mPD at Waterside Plaza shall be provided.*

*7.9 Further inland at Sheung Kwai Chung, to facilitate penetration of southerlies to the village settlement to the north of Yau Ma Hom Road, a strip of land (20 m wide) along the western boundary of Sun Fung Centre at 88 Kwok Shui Road (TWTL 344) has been designated as a non-building area ("NBA"). Another NBA is designated at Nina Tower (TWTL 353) to provide local ventilation area. The intention for the designation of the NBAs is for air ventilation above ground and such a restriction will not apply to underground developments.*

*7.10 The above NBAs and building gaps should be taken into account upon future redevelopment of the sites. A minor relaxation clause has been*

***incorporated in the Notes of the relevant zones to allow minor relaxation of the stated NBA restrictions under exceptional circumstances.***

*Air Paths and Large Courtyards*

*7.11* ***Besides the above, air paths/large courtyards should be provided within large sites, including the Lei Muk Shue Estate, Shek Wai Kok Estate, Fuk Loi Estate and Luk Yeung Sun Chuen, upon future redevelopment of the sites. The exact alignment, disposition and width of the air paths across these residential sites should be considered under the detailed AVAs to be prepared for the future redevelopment of these sites.***

## 8. LAND USE ZONINGS

### *8.1* Commercial ("C"): Total Area ~~10.27~~ *7.65* ha

This zone is intended primarily for commercial developments, which may include office, shop, services, place of entertainment and eating place, functioning mainly as local commercial and shopping centre(s).

*8.1.1* This zoning mainly covers the existing commercial/non-residential developments along Sai Lau Kok Road and Castle Peak Road adjacent to the ***MTR*** Tsuen Wan ~~MTR~~ Station in Planning Areas 6 and 21. The commercial/non-residential developments in Planning Area 6 include ~~Tsuen Wan Government Offices and Tsuen Wan Public Library,~~ Nan Fung Centre~~,~~ ***and*** Tsuen Wan Station Multi-storey Carpark Building. The "C" site in Planning Area 21 west of Tsuen Kam Centre is occupied by two buildings, including a 16-storey commercial/office building (Grand City Plaza) and a 25-storey industrial building (Mega Trade Centre). With the easy access of the MTR, this area has become a commercial/retail node of Tsuen Wan. This area is zoned "C" to reflect the existing commercial/office development and to facilitate further commercial development in the long term.

*8.1.2* Development within this zone is restricted to a maximum plot ratio of 9.5 ***and the maximum building heights as stipulated on the Plan, or the plot ratio and the height of the existing building, whichever is the greater.***

*8.1.3* Fortune Commercial Building in Planning Area 23 is under this zoning. ~~Two~~ ***An***other "C" sites ~~are~~ ***is*** ~~at Yeung Uk Road in Planning Area 35. One site is occupied by~~ the Nina Tower ***at Yeung Uk Road***, which is a commercial, office and hotel development. ~~The other site is at the junction of Yeung Uk Road and Ma Tau Pa Road which is intended for commercial developments (including hotel).~~ Given the development scale of ~~these two~~ ***this*** sites and ~~their~~ ***its*** proximity to transport interchange including ~~West Rail~~ ***MTR*** Tsuen Wan West Station, this area may also have the potential for developing into a new commercial node. This commercial node may be linked up with the one around the existing ***MTR*** Tsuen Wan ~~MTR~~ Station through a commercial corridor along Chung On Street.

***8.1.4*** ***According to the lease of the TWTL 353 (Nina Tower), the grantee is required to provide an NBA at the north-western corner of the site (i.e. at the junction of Yeung Uk Road and Tai Ho Road). The whole Nina Tower development was completed in accordance with the lease in 2006. To provide local ventilation area, the concerned open area has been designated as an NBA. This NBA is required for air ventilation purpose and such restriction will not apply to underground developments. Under exceptional circumstances, minor relaxation of the NBA restriction may be considered by the Board under section 16 of the Ordinance.***

~~***8.1.5*** Development within this zone is restricted to a maximum plot ratio of 9.5 ***and the maximum building heights as stipulated on the Plan, or the plot ratio and the height of the existing building, whichever is the greater.***~~

"Commercial (1)" ("C(1)"): Total Area 0.44 ha

***8.1.6*** A site to the south of Wing Shun Street in Planning Area 25, the existing Riviera Plaza within Riviera Gardens, falls within this zoning. The Riviera Gardens including the Riviera Plaza was completed in 1991. The "C(1)" zoning is to reflect the existing uses of the Riviera Plaza which are purely commercial in nature. Development within this ***sub***-zone is restricted to a maximum GFA of 45,166 $m^2$, of which 21,966 $m^2$ shall be provided for recreational/entertainment/retail purposes and 23,200 $m^2$ shall be provided for office purposes. A public transport terminus shall also be provided. ***Development within this sub-zone is also restricted to a maximum building height of 120 mPD, or the height of the existing building, whichever is the greater.***

"Commercial (2)" ("C(2)"): Total Area 0.54 ha

***8.1.7*** A site at Yeung Uk Road, the existing Indi Home, falls within this zoning. Indi Home, which is a comprehensive commercial and service apartment development, was completed in 2006. The "C(2)" zoning is to reflect the existing use at the site. Development within this ***sub***-zone is restricted to a maximum GFA of 54,406 $m^2$. A public open space of not less than 790 $m^2$ shall be provided. ***Development within this sub-zone is also restricted to a maximum building height of 200 mPD, or the height of the existing building, whichever is the greater.***

"Commercial (3)" ("C(3)"): Total Area 0.23 ha

***8.1.8*** A site at Yeung Uk Road, the existing H Cube, falls within this zoning. H Cube, which is a comprehensive commercial and service apartment development, was completed in 2006. The "C(3)" zoning is to reflect the existing use at the site. Development within this ***sub***-zone is restricted to a maximum GFA of 20,919 $m^2$. A public open space of not less than 200 $m^2$ shall be provided. ***Development within this***

***sub-zone is also restricted to a maximum building height of 165 mPD, or the height of the existing building, whichever is the greater.***

"Commercial (4)" ("C(4)"): Total Area 1.23 ha

*8.1.9* A site at the junction of Yeung Uk Road and Ma Tau Pa Road, the existing Chelsea Court, falls within this zoning. Chelsea Court, which is a comprehensive service apartment development, was completed in 2005. The "C(4)" zoning is to reflect the existing use at the site. Development within this ***sub***-zone is restricted to a maximum GFA of 103,404 $m^2$ ***and maximum building heights of 170 mPD and 205 mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.***

"Commercial (5)" ("C(5)"): Total Area 0.1 ha

*8.1.10* A site at the junction of Sha Tsui Road and Luen Yan Street, Fortune Commercial Building, falls within this zoning. Fortune Commercial Building, which is a commercial/office building, was completed in 1994. The "C(5)" zoning is to reflect the existing use at the site. Development within this ***sub***-zone is restricted to a maximum GFA of 10,165 $m^2$~~. Development within this sub-zone is restricted to~~ ***and*** a maximum building height of 100 mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.

***"Commercial (6)" ("C(6)"): Total Area 0.16 ha***

*8.1.11* ***A site at the northern tip of Chai Wan Kok Industrial Area abutting Castle Peak Road, Chinachem Tsuen Wan Plaza, falls within this zoning. Chinachem Tsuen Wan Plaza, which is a commercial building, was completed in 1993. The "C(6)" zoning is to reflect the existing use at the site. Development within this sub-zone is restricted to a maximum GFA of 14,915 $m^2$ and a maximum building height of 100 mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.***

*8.1.12* ***In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratios or GFA 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.***

*8.1.13* ***Minor relaxation of the plot ratio / GFA / building height restrictions 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.***

*8.1.14* ***However, for any existing building with plot ratio / GFA / building height 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.***

~~*8.1.15* To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio, gross floor area and building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.~~

## *8.2* Comprehensive Development Area ("CDA"): Total Area 15.16 ha

"CDA" in Planning Areas 25 and 35: Total Area 9.76 ha

*8.2.1* This zoning is intended for comprehensive development/ redevelopment of the area for residential and/or commercial uses with the provision of 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 and other constraints.

*8.2.2* The area at the ~~West Rail~~ ***MTR*** Tsuen Wan West Station and some adjoining sites in Planning Areas 25 and 35 ***(the Sites TW5, TW6 and TW7)*** are designated as three separate "CDA" zones to facilitate the implementation of comprehensive commercial and/or residential developments at and around the ~~West Rail~~ ***MTR*** Tsuen Wan West Station and the associated public transport interchange. For these "CDA" sites, a maximum domestic plot ratio of 5.0 or a maximum non-domestic plot ratio of 9.5 is imposed which generally accords with the plot ratio control that has been incorporated in most of the lease conditions for new commercial/residential lots in Tsuen Wan.

*8.2.3* ***Development within this zone is restricted to the maximum building heights as stipulated on the Plan, or the height of the existing building, whichever is the greater.***

*8.2.4* ***To facilitate air ventilation in the area, a total of three building gaps above podium levels as stipulated on the Plan shall be provided within the proposed comprehensive commercial and/or residential developments at and around the MTR Tsuen Wan West Station as follows:***

| *Location* | *Building Gap* |
|---|---|
| *Site TW5 above Tsuen Wan West Station* | *50 m wide above 27 mPD* |
| *Site TW6 to the west of Wing Shun Street* | *20 m wide above 18 mPD* |
| *Site TW7 to the east of Wing Shun Street* | *20 m wide above 19 mPD* |

"CDA(1)" in Tsuen Wan East Industrial Area to the south of Ma Tau Pa Road: Total Area 0.77 ha

*8.2.5* 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, such as environment, traffic and infrastructure.

*8.2.6* One "CDA(1)" zone at the periphery of Tsuen Wan East Industrial Area is earmarked on the Plan. It may consist of retail, office and hotel developments together with public transport interchange and other supporting facilities. The proposed non-residential developments will act as a 'land use buffer' standing in-between the industrial area and the commercial/residential area to the north and will serve to alleviate the industrial/residential interface problem at the periphery of the industrial area. Residential use is not permitted as recommended by the Environmental Protection Department.

*8.2.7* The Plan restricts the development intensities of this "CDA(1)" site to the maximum ~~gross floor areas~~ ***GFA*** as stipulated in the Notes of the Plan. A maximum plot ratio restriction of 9.5 which generally accords with the plot ratio control that has been incorporated in most of the lease conditions for new non-residential lots in Tsuen Wan is adopted. This restriction is then translated to the maximum ~~gross floor area~~ ***GFA*** permitted for the "CDA(1)" site. Exemption to be given by the Building Authority under the Practice Note for Authorized Persons and Registered Structural Engineers No. 111 for hotel development will be excluded from the calculation of ~~gross floor area~~ ***GFA*** for the purpose of the maximum ~~gross floor area~~ ***GFA*** restriction stipulated in the Notes.

*8.2.8* ***Development within this sub-zone is restricted to a maximum building height of 100 mPD, or the height of the existing building, whichever is the greater.***

"CDA(2)" to "CDA(6)" in Tsuen Wan East Industrial Area to the north of Yeung Uk Road: Total Area 4.63 ha

*8.2.9* ~~This~~***These*** ***sub-***zone***s*** ~~is~~ ***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.

*8.2.10* The part of Tsuen Wan East Industrial Area to the north of Yeung Uk Road, which mainly covers the ex-Tai Wo Hau Factory Estate site and about 20 industrial buildings, is designated as "CDA(2)" 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(2)" 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 ~~this~~ ***these sub-zones*** ~~is~~ ***are*** also subject to a maximum building height of 100mPD as stipulated on the Plan. Ancillary car parking should be provided in the basement. A ~~Non-Building Area~~ ***NBA*** of 15 m wide is designated at the western boundary of the "CDA(2)" site for the provision of a landscaped walkway connecting Sha Tsui Road and the planned open space abutting Wang Wo Tsai Street. ***This NBA is required for the provision of a landscaped walkway above ground and such a restriction will not apply to underground developments. Under exceptional circumstances, minor relaxation of the NBA restriction may be considered by the Board on application under section 16 of the Ordinance.***

Master Layout Plan

*8.2.11* 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.

*8.2.12* ~~To provide flexibility for innovative design adapted to the of particular sites, minor relaxation of the plot ratio, gross floor area, building height and non-building area restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits. For the "CDA(1)" site, it is intended to provide flexibility for accommodating bonus plot ratio for surrendering part of a lot for road widening purpose, as the case may be applicable.~~

*8.2.13* ***Minor relaxation of the plot ratio / GFA / building height / building gap restrictions 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. For the "CDA(1)" site, it is intended to provide***

***flexibility for accommodating bonus plot ratio for surrendering part of a lot for road widening purpose, as the case may be applicable.***

*8.2.14* ***However, for any existing building with plot ratio / GFA / building height 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.***

*8.3* **Residential (Group A) ("R(A)"): Total Area ~~106.39~~ *101.44* 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 an existing building. Shop and services on other parts of the building will require planning permission from the Board.

*8.3.2* This zone mainly covers the existing developments (mainly composite developments) in Planning Areas 4, 5, 6, 18, 22 and 23 as well as the residential areas such as Fuk Loi Estate in Planning Area 4, Shek Wai Kok and Cheung Shan Estates in Planning Area 7, Lei Muk Shue Estate in Planning Area 9, the Hong Kong Housing Society Moon Lok Estate in Planning Area 4 and Clague Garden Estate in Planning Area 35. Large-scale private residential developments such as Bayview Garden, Belvedere Garden, The Panorama, Serenade Cove, Allway Gardens, Tsuen King Gardens, Tsuen Wan Centre, Summit Terrace, Discovery Park, Vision City, ~~t~~*T*he Dynasty, Waterside Plaza and Riviera Gardens in Planning Areas 2, 3, 21, 25 and 35 are also included in this zone.

*8.3.3* There are some existing commercial buildings within this zone, such as 99 Plaza, Emperor Plaza, Chau's Commercial Centre, Hang Seng Tsuen Wan Building, and City Landmark I. Redevelopment of the existing commercial buildings to new commercial developments will require permission from the Board.

*8.3.4* Development within this zone is restricted to a maximum domestic plot ratio of 5.0 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 5.0 divided by the maximum non-domestic plot ratio of 9.5.

*8.3.5* For the addition, alteration and/or modification to or redevelopment of an existing building, it shall not result in a total development and/or redevelopment in excess of the restrictions in paragraph ~~7.3.4~~ *8.3.4* above, or the domestic and/or non-domestic plot ratio(s) of the existing building, whichever is the greater, subject to, as applicable – (a) the

plot ratio 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, or (b) the maximum domestic and/or non-domestic plot ratio(s) stated in paragraph ~~7.3.4~~ ***8.3.4*** 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. This is to avoid the interchange of domestic and non-domestic plot ratios of an existing building.

***8.3.6*** ***Within the public housing estate, adequate community facilities and open spaces are provided in accordance with planning standards. The three primary schools in Lei Muk Shue Estate, which are free-standing buildings, are zoned "R(A)" on the OZP so as to allow for flexibility in the comprehensive planning and development of this large residential site. Should the Estate be redeveloped in future, the Housing Authority would assess the school requirements in consultation with the Education Bureau and other concerned departments and to reprovision these schools where appropriate within the Estate.***

***8.3.7*** ***Also, there would be cases that areas occupied by free-standing purpose-designed buildings that are solely accommodating schools or other Government, institution or community (GIC) facilities, including those located on ground and on podium level, are included in the residential zones, such as those covering public housing estates. Such areas should not be included into the plot ratio and site coverage calculations. Such free-standing GIC facilities should be kept as breathing spaces and visual relief to the building masses.***

***8.3.8*** ***Development within this zone is restricted to the maximum building heights as stipulated on the Plan, or the height of the existing building, whichever is the greater.***

***8.3.9*** ***For public rental housing developments, in accordance with the established administrative procedure, the future development/ redevelopment would be guided by a planning brief. To demonstrate that the development/ redevelopment is acceptable, the Housing Department would be required to undertake relevant assessments, including traffic impact assessment, visual impact assessment, AVA, etc., as appropriate. Low-rise free-standing GIC and ancillary facility buildings should be kept as breathing spaces and visual relief to the building masses. No new addition, alteration and/or modification to or redevelopment of these existing individual free-standing GIC and ancillary facility buildings shall result in a height exceeding that of the existing building. Upon the future redevelopment of the estates, the layout and design of these GIC and ancillary facility buildings should be comprehensively reviewed with the support of relevant impact assessments on air ventilation and visual aspects. In view of the larger site area of public rental housing development sites, caution should be exercised to ensure that***

***building blocks do not obstruct the wind flow and air paths should be reserved subject to AVA studies at building design stage. In particular, to maintain existing air paths and to improve air ventilation, the AVA for the redevelopment of the following estates should pay heed to the following issues:***

***(a) Lei Muk Shue Estate: air paths and large courtyard should be provided within the site to act as ventilation corridors and ventilation pocket. The exact alignment, disposition and width of the air paths across this residential site should be considered under the detailed AVAs to be prepared for the future redevelopment of these sites.***

***(b) Shek Wai Kok Estate: air paths and large courtyard should be provided within the site to act as ventilation corridors and ventilation pocket. The exact alignment, disposition and width of the air paths across this residential site should be considered under the detailed AVAs to be prepared for the future redevelopment of these sites.***

***(c) Fuk Loi Estate: air path should be provided within the site to further improve the ventilation in the area. The air path should connect to Sha Tsui Road Playground to create a wind corridor and minimize the wind fence effect of the large-scaled Fuk Loi Estate. This wind corridor can either be aligned with Tai Ho Road, or the centre of Sha Tsui Road Playground, to make use of the permeability of the open space. The exact alignment, disposition and width of the air path across this residential site should be considered under the detailed AVAs to be prepared for the future redevelopment of these sites.***

"Residential (Group A) 1" ("R(A)1"): Total Area 1.45 ha

*8.3.10* A site to the south of Castle Peak Road in Planning Area 2, the existing Bayview Garden, falls within this zoning. The Bayview Garden was completed in 1992. The "R(A)1" zoning is to reflect the completed residential development at the site. Development within this ***sub***-zone is restricted to a maximum domestic GFA of 88,879 $m^2$ and a maximum non-domestic GFA of 5,737 $m^2$ of which not less than 737 $m^2$ shall be provided for GIC facilities, including kindergarten and post office. A public transport terminus shall also be provided. ***Development within this sub-zone is also restricted to a maximum building height of 120 mPD, or the height of the existing building, whichever is the greater.***

"Residential (Group A) 2" ("R(A)2"): Total Area 0.62 ha

*8.3.11* A site to the north of Castle Peak Road in Planning Area 2, the existing Belvedere Garden Phase I, falls within this zoning. The Belvedere Garden Phase I was completed in 1987. The "R(A)2" zoning is to reflect the completed residential development at the site. Development within this ***sub***-zone is restricted to a maximum domestic

GFA of 52,264 $m^2$ and a maximum non-domestic GFA of 3,179 $m^2$ of which not less than 1,677 $m^2$ shall be provided for GIC facilities, including kindergarten, children and youth centre, and nursery. A public light bus terminus shall also be provided. ***Development within this sub-zone is also restricted to a maximum building height of 140 mPD, or the height of the existing building, whichever is the greater.***

"Residential (Group A) 3" ("R(A)3"): Total Area 2.28 ha

*8.3.12* A site to the north of Castle Peak Road in Planning Area 2, the existing Belvedere Garden Phase II, falls within this zoning. The Belvedere Garden Phase II was completed in 1989. The "R(A)3" zoning is to reflect the completed residential development at the site. Development within this ***sub***-zone is restricted to a maximum domestic GFA of 191,297 $m^2$ and a maximum non-domestic GFA of 13,324 $m^2$ of which not less than 950 $m^2$ shall be provided for GIC facilities, including kindergarten and social welfare facilities. ***Development within this sub-zone is also restricted to a maximum building height of 140 mPD, or the height of the existing building, whichever is the greater.***

"Residential (Group A) 4" ("R(A)4"): Total Area 1.94 ha

*8.3.13* A site to the south of Castle Peak Road in Planning Area 2, the existing Belvedere Garden Phase III, falls within this zoning. The Belvedere Garden Phase III was completed in 1991. The "R(A)4" zoning is to reflect the completed residential development at the site. Development within this ***sub***-zone is restricted to a maximum domestic GFA of 186,280 $m^2$ and a maximum non-domestic GFA of 14,396 $m^2$ of which not less than 3,426 $m^2$ shall be provided for GIC facilities, including market and kindergarten. ***Development within this sub-zone is also restricted to a maximum building height of 120 mPD, or the height of the existing building, whichever is the greater.***

"Residential (Group A) 5" ("R(A)5"): Total Area 0.36 ha

*8.3.14* A site to the north of Castle Peak Road in Planning Area 2, the existing Panorama, falls within this zoning. The Panorama was completed in 1998. The "R(A)5" zoning is to reflect the completed residential development at the site. Development within this ***sub***-zone is restricted to a maximum domestic GFA of 23,960 $m^2$ and a maximum non-domestic GFA of 461 $m^2$. A public open space of 1,800 $m^2$ at Castle Peak Road level shall also be provided. ***Development within this sub-zone is also restricted to a maximum building height of 140 mPD, or the height of the existing building, whichever is the greater.***

"Residential (Group A) 6" ("R(A)6"): Total Area 3.29 ha

*8.3.15* A site to the north of Castle Peak Road in Planning Area 21, the existing Discovery Park, falls within this zoning. The Discovery Park was completed in 1998. The "R(A)6" zoning is to reflect the completed residential development at the site. Development within

this ***sub***-zone is restricted to a maximum domestic GFA of 210,560 $m^2$ and a maximum non-domestic GFA of 43,330 $m^2$. ***Development within this sub-zone is also restricted to a maximum building height of 150 mPD, or the height of the existing building, whichever is the greater.***

"Residential (Group A) 7" ("R(A)7"): Total Area 1.14 ha

***8.3.16*** A site to the north of Wing Shun Street in Planning Area 25, the existing Waterside Plaza, falls within this zoning. The Waterside Plaza was completed in 1991. The "R(A)7" zoning is to reflect the completed residential development at the site. Development within this ***sub***-zone is restricted to a maximum domestic GFA of 50,850 $m^2$ and a maximum non-domestic GFA of 8,470 $m^2$. ***Development within this sub-zone is also restricted to a maximum building height of 120 mPD, or the height of the existing building, whichever is the greater.***

***8.3.17*** ***To facilitate air ventilation in the area, a 20m-wide building gap above podium level at 19 mPD as stipulated on the Plan shall be provided within the Waterside Plaza upon future redevelopment.***

"Residential (Group A) 8" ("R(A)8"): Total Area 5.28 ha

***8.3.18*** A site near the junction of Wing Shun Street and Tsing Tsuen Road in Planning Area 25, the existing Riviera Gardens, falls within this zoning. The Riviera Gardens was completed in 1991. The "R(A)8" zoning is to reflect the completed residential development at the site. Development within this ***sub***-zone is restricted to a maximum domestic GFA of 347,000 $m^2$ and a maximum non-domestic GFA of 15,234 $m^2$. In addition, kindergarten(s) consisting of not less than 18 classrooms and a minimum GFA of 5,204 $m^2$ for GIC facilities, including school, children and youth centre, social centre for the elderly, market, and nursery shall be provided. ***Development within this sub-zone is also restricted to a maximum building height of 120 mPD, or the height of the existing building, whichever is the greater.***

"Residential (Group A) 9" ("R(A)9"): Total Area 0.5 ha

***8.3.19*** A site to the east of Belvedere Garden Phase III at Castle Peak Road in Planning Area 2, the existing Serenade Cove, falls within this zoning. The Serenade Cove was completed in 2000. The "R(A)9" zoning is to reflect the completed residential development at the site. Development within this ***sub***-zone is restricted to a maximum GFA of 49,690 $m^2$. ***Development within this sub-zone is also restricted to a maximum building height of 120 mPD, or the height of the existing building, whichever is the greater.***

"Residential (Group A) 10" ("R(A)10"): Total Area 0.73 ha

***8.3.20*** A site at the junction of Sha Tsui Road and Kwan Mun Hau Street in Planning Area 23, including the existing New Haven, falls within this

zoning. The New Haven was completed in 2002. The "R(A)10" zoning is to reflect the completed residential development at the site. Development within this ***sub***-zone is restricted to a maximum GFA of 43,066 $m^2$ ***and a maximum building height of 100 mPD, or the height of the existing building, whichever is the greater.***

"Residential (Group A) 11" ("R(A)11"): Total Area 1.66 ha

*8.3.21* A site at the junction of Castle Peak Road and On Yuk Road in Planning Area 3, the existing Summit Terrace, falls within this zoning. The Summit Terrace was completed in 2003. The "R(A)11" zoning is to reflect the completed residential development at the site. Development within this ***sub***-zone is restricted to a maximum GFA of 67,500 $m^2$. A public light bus terminus shall be provided. ***Development within this sub-zone is also restricted to a maximum building height of 150 mPD, or the height of the existing building, whichever is the greater.***

"Residential (Group) 12" ("R(A)12"): Total Area 1.93 ha

*8.3.22* A site bounded by Yeung Uk Road, Tai Ho Road, Sha Tsui Road and Wo Tik Street in Planning Area 5, namely the existing Vision City, falls within this zoning. Vision City was completed in 2007. The "R(A)12" zone is to reflect the completed residential development at the site. Development within this ***sub***-zone is restricted to a maximum domestic GFA of 107,400 $m^2$ and a maximum non-domestic GFA of 22,800 $m^2$. A public open space of not less than 3,700 $m^2$, a public light bus terminus, a Hostel for Moderately Mentally Handicapped and a District Elderly Community Centre shall be provided. ***Development within this sub-zone is also restricted to a maximum building height of 185 mPD, or the height of the existing building, whichever is the greater.***

***"Residential (Group) 13" ("R(A)13"): Total Area 23.65 ha***

*8.3.23* ***A number of street blocks bounded by Castle Peak Road, Kwan Mun Hau Street, Luen Yan Street, Yeung Uk Road, Hoi Shing Road and Tai Chung Road, which are mainly occupied by low-rise older buildings on small sites, fall within this zoning. Developments and redevelopments within this sub-zone are subject to the building height restriction of 80 mPD, or the height of the existing building, whichever is the greater. To cater for amalgamation of sites and inclusion of supporting facilities for larger sites, addition allowance of 20 m (that is a maximum building height of 100 mPD) will be permitted for sites with an area of 400 $m^2$ or more.***

***"Residential (Group) 14" ("R(A)14"): Total Area 1.01 ha***

*8.3.24* ***A site at Kwok Shui Road, Primrose Hill, falls within this zoning. Primrose Hill, which is a comprehensive residential development, was completed in 2010. The "R(A)14" zoning is to reflect the existing use at the site. Development within this sub-zone is restricted to a***

***maximum domestic GFA of 35,974 $m^2$ and a maximum non-domestic GFA of 1,000 $m^2$ and a maximum building height of 210 mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.***

*8.3.25* ***In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratio 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.***

*8.3.26* ***Minor relaxation of the plot ratio / GFA / building height / building gap restrictions (except those on the area for public open space) and any reduction in the specified total GFA for GIC facilities 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.***

*8.3.27* ***However, for any existing building with plot ratio / GFA / building height 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.***

~~*8.3.28* To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio and, gross floor area restrictions (except those on the gross floor area for GIC and public open space) may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.~~

*8.4* **Residential (Group B) ("R(B)"): Total Area 11.01 ha**

*8.4.1* This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.

*8.4.2* Land zoned for this purpose are generally located at the hillside of Yau Kom Tau along Castle Peak Road (Planning Areas 1 & ***and*** 2) and along Route Twisk (Planning Area 40).

*8.4.3* Development within this zone is restricted to a maximum plot ratio of 2.1.

*8.4.4* ***Development within this zone is restricted to the maximum building heights as stipulated on the Plan, or the height of the existing building, whichever is the greater.***

"Residential (Group B) 1" ("R(B)1"): Total Area 0.47 ha

*8.4.5* A site at the Yau Kom Tau in Planning Area 1, an existing hotel development known as The Bay Bridge, falls within this zoning. The Bay Bridge was completed in 1997. The "R(B)1" zoning is to reflect the approved development parameters of the site. Development within this ***sub***-zone is restricted to a maximum gross floor area (GFA) of 9,870m$^2$ for residential purposes or a maximum GFA of 20,470 m$^2$ for hotel purposes which are also the permitted development parameters under the lease conditions. ***Development within this sub-zone is also restricted to a maximum building height of 60 mPD, or the height of the existing building, whichever is the greater.***

"Residential (Group B) 2" ("R(B)2"): Total Area 2.56 ha

*8.4.6* A site at Route Twisk in Planning Area 40, namely The Cairnhill completed in 2005, falls within this zoning. Development within this ***sub***-zone is restricted to a maximum GFA of 76,890 m$^2$, and a maximum building height of 256 mPD for sub-area (A), a maximum building height of 230 mPD for sub-area (B) and a maximum building height of 223 mPD for sub-area (C). The building height restriction is to avoid adverse visual impact of the development upon the Tai Mo Shan Country Park which is in close proximity.

"Residential (Group B) 3" ("R(B)3"): Total Area 0.70 ha

*8.4.7* A site at Route Twisk in Planning Area 40, the existing Cliveden, falls within this zoning. The Cliveden was completed in 2003. Development within this ***sub***-zone is restricted to a maximum GFA of 20,910 m$^2$ and a maximum building height of 213 mPD. The building height restriction is to avoid adverse visual impact of the development upon the Tai Mo Shan Country Park which is in close proximity.

"Residential (Group B) 4" ("R(B)4"): Total Area: 1.44 ha

*8.4.8* A site in Planning Area 2, namely Greenview Court, falls within this zone. The Greenview Court was completed in 1982. The "R(B)4" zoning is to reflect the completed residential development with ancillary commercial uses at the site. Development within this ***sub***-zone is restricted to a maximum domestic GFA of 47,520 m$^2$ and a maximum non-domestic GFA of 3,720 m$^2$. ***Development within this sub-zone is also restricted to a maximum building height of 140 mPD, or the height of the existing building, whichever is the greater.***

***"Residential (Group B) 5" ("R(B)5"): Total Area: 0.79 ha***

*8.4.9* ***A site zoned "R(B)5" at the waterfront of Yau Kom Tau has been developed into a residential development up to about 183mPD, namely The Westminster Terrace. Such building height is considered incongruous with the waterfront setting in the Yau Kom Tau area and the building heights of the existing developments in the surrounding areas. Thus, a maximum building height restriction of 140mPD is imposed. Development (except minor addition, alteration and/or modification not affecting the building height of the***

***existing building) or redevelopment of an existing building exceeding the height restriction (except with the permission granted by the Board for minor relaxation of the building height restriction) or up to the existing building heights is not permitted in the waterfront site.***

***8.4.10*** ***Minor relaxation of the plot ratio / GFA / building height restrictions 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.***

***8.4.11*** ***However, for any existing building with plot ratio / GFA / building height 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***

~~*8.4.12* To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio, gross floor area and building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.~~

## *8.5* Residential (Group C) ("R(C)"): Total Area 2.19 ha

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

***8.5.2*** The four sites including the existing Grandview Villa zoned for this purpose are generally located at the upper hillslopes of Yau Kom Tau, south of Tuen Mun Road in Planning Area 1. Due to topographical constraints, capacity of local access and the existing landscape characteristics, development within this zone is restricted to a maximum plot ratio of 0.4 ~~and~~, a maximum site coverage of 20% ***and a maximum building height of 3 storeys over 1 storey of carport, or the plot ratio, site coverage and the height of the existing building, whichever is the greater.***

"Residential (Group C) 1" ("R(C)1"): Total Area 0.35 ha

***8.5.3*** A site at Route Twisk in Planning Area 40, which is occupied by the existing Route Twisk Villa, falls within this zone. Route Twisk Villa was completed in 1989. Development within this ***sub***-zone is restricted to a maximum plot ratio of 0.4, a maximum site coverage of 20% and a maximum building height of 2 storeys.

***8.5.4*** ***Minor relaxation of the plot ratio / site coverage / building height restrictions 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.***

*8.5.5* ***However, for any existing building with plot ratio / site coverage / building height 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.***

~~*8.5.6* To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio, site coverage and building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.~~

*8.6* **Residential (Group E) ("R(E)"): Total Area ~~4.24~~ *3.23* ha**

*8.6.1* This 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. The developers will be required to submit adequate information to demonstrate that the new residential development will be environmentally acceptable, and suitable mitigation measures, if required, will be implemented to address the potential industrial/residential (I/R) interface problems.

*8.6.2* Under this zoning, the existing industrial uses will be tolerated but new industrial development will not be permitted upon redevelopment of the existing industrial buildings in order to avoid the perpetuation or aggravation of the I/R interface problems with the new residential development during the redevelopment process. In existing industrial buildings, new developments involving offensive trades will not be permitted. Any modification of use from non-industrial to industrial uses (other than non-polluting industrial uses) within existing industrial buildings will require the permission of the Board.

*8.6.3* The Young Ya Industrial Building at 381-389 Sha Tsui Road in Planning Area 23 and most of the industrial buildings along Kwok Shui Road in Planning Area 27 are zoned for this purpose with a view to phasing out the industrial uses in the long term and alleviating the I/R interface problems in the surrounding area. ~~The completion of the residential development, Primrose Hill, witness that the transformation of the area from industrial to residential is gradually taking place.~~

*8.6.4* For the sites at Kwok Shui Road Industrial Area which fall within the 400m Consultation Zone of the Tsuen Wan Water Treatment Works, the respective developers should prepare and submit a Hazard Assessment (HA) to the Coordinating Committee on Land-use Planning and Control relating to Potentially Hazardous Installations (CCPHI) for approval prior to the submission of ~~s.~~***section*** 16 application. ***Besides, as***

***these sites at Kwok Shui Road are substantial in size, care should be taken with the design and massing of the future developments to allow air permeability.***

*8.6.5* Within this zone, new developments or redevelopments are restricted to a maximum domestic plot ratio of 5.0 or a maximum non-domestic plot ratio of 9.5. Development ***within this zone is also restricted to the maximum building height as stipulated on the Plan, or the height of the existing building, whichever is the greater.***

*8.6.6* ***In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratio 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.***

*8.6.7* ***Minor relaxation of the plot ratio / building height restrictions 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.***

*8.6.8* ***However, for any existing building with plot ratio / building height 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.***

~~*8.6.9* To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.~~

*8.7* **Village Type Development ("V"): Total Area ~~71.29~~ *71.18* ha**

*8.7.1* 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.

*8.7.2* Sites zoned for such purposes are located mostly in Tsuen Wan North including Lo Wai, San Tsuen, San Tsuen Pai and Wo Yi Hop in

Planning Area 39, and Sheung Kwai Chung and Yau Ma Hom in Planning Area 8.

*8.7.3* In order to ensure that any future development or redevelopment within these villages will retain the village character, a restriction of a maximum building height of 3 storeys (8.23 m) or the height of the existing buildings, whichever is the greater, is imposed under this zoning.

*8.7.4* ***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 7.6 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.***

*8.7.5* ***However, for any existing building with building height 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.***

~~*8.7.6* To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.~~

*8.8* **Industrial ("I"): Total Area ~~22.95~~ *22.78* ha**

*8.8.1* 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. However, shop and services (wholesale conversion of an existing building or ground floor only), 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 basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room.

*8.8.2* Provision of industrial land in Tsuen Wan has been made in conjunction with the industrial land planned for Kwai Chung and Tsing Yi to ensure that sufficient land is set aside for industrial developments to provide employment for the labour force in Tsuen Wan New Town.

*8.8.3* Industrial areas are mainly clustered around the Tsuen Wan East Industrial Area (Planning Area 24) and the Chai Wan Kok Industrial Area (Planning Areas 19 & 20). As a whole, the industrial areas are

easily accessible by public transport and are distributed in such a way as to spread the vehicular traffic generated by industrial activities.

*8.8.4* The problems of traffic congestion and environmental pollution in the industrial areas in Tsuen Wan have caused much concern. After taking into consideration the traffic, environmental and infrastructural constraints and the trend of industries gradually moving towards high-technology production, a maximum plot ratio of 9.5 is imposed on all land designated "Industrial" on the Plan. The maximum plot ratio of 9.5 has been incorporated in most of the lease conditions for industrial lots in Tsuen Wan and Kwai Chung.

*8.8.5* It should also be pointed out that the stipulation of the maximum plot ratio of 9.5 in the Plan does not imply that existing industrial leases which restrict development to a lesser intensity will automatically be permitted to be relaxed to the plot ratio of 9.5. It will be necessary for the lot owner concerned to clearly demonstrate that any modifications to existing lease restriction to permit more intensive development will not have adverse impact on the surrounding environment and local road network. Where circumstances so required, a plot ratio of less than 9.5 may also be imposed through the lease conditions.

*8.8.6* ***Development within this zone is also restricted to the maximum building height as stipulated on the Plan, or the height of the existing building, whichever is the greater.***

*8.8.7* ***In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratio 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.***

*8.8.8* ***Minor relaxation of the plot ratio / building height restrictions 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.***

*8.8.9* ***However, for any existing building with plot ratio / building height 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.***

~~*8.8.10* To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits. Bonus plot ratios, e.g. arising from surrendering part of a lot for road widening purpose, may be permitted.~~

~~*8.8.11* It should also be pointed out that the stipulation of the maximum plot ratio of 9.5 in the Plan does not imply that existing industrial leases which restrict development to a lesser intensity will automatically be permitted to be relaxed to the plot ratio of 9.5. It will be necessary for the lot owner concerned to clearly demonstrate that any modifications to existing lease restriction to permit more intensive development will not have adverse impact on the surrounding environment and local road network. Where circumstances so require, a plot ratio of less than 9.5 may also be imposed through the lease conditions.~~

*8.9* **Government, Institution or Community ("G/IC"): Total Area ~~90.36~~ *97.13* ha**

*8.9.1* This zone is intended primarily for the provision of ~~Government, institution or community~~ ***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. Besides, such developments, especially for those which are low-rise, serve to provide visual and spatial relief to the densely built-up environment of the area. In particular, the sub-zones "G/IC(1)" to "G/IC(8)" are intended primarily for the provision of religious institutional uses and associated social welfare facilities.

*8.9.2* Most of the GIC facilities are to serve the community in Tsuen Wan. However, some major facilities, such as the water treatment works in Yau Kom Tau (Planning Area 2) and Shing Mun Valley (Planning Area 7), serve a much wider area.

*8.9.3* Other public utility and community facilities, like Tsuen Wan Adventist Hospital and Tsuen King Circuit Wu Chung Public Swimming Pool in Planning Area 3***; Heung Che Street Market and Cooked Food Centre; Tsuen Wan Telephone Exchange Building and Princess Alexandra Community Centre in Planning Area 4; Yeung Uk Road Municipal Services Building and Tsuen Wan Caritas Clinic in Planning Area 5; Tsuen Wan Central Public Library and Tsuen Wan Government Offices in Planning Area 6, Shek Wai Kok Community Hall and service reservoirs in Planning Area 7; Tsuen Wan Market; Lady Trench Polyclinic; Yan Chai Hospital and a Multi-service Complex in Planning Area 18;*** Tsuen King Circuit Sports Centre in Planning Area 21, Tsuen Wan Town Hall and Magistracy in Planning Area 22, Luen Yan Street Cooked Food Hawker Bazaar in Planning Area 23, ~~Yan Chai Hospital and a Multi-service Complex in Planning Area 18, Tsuen Wan Telephone Exchange Building and Princess Alexandra Community Centre in Planning Area 4,~~ Route Twisk Gas Off-take and Pigging Station and Wo Yi Hop Header Tank in Planning Area 39~~,~~***; and*** Tso Kung Tam Outdoor Recreation Centre in Planning Area 46 are also under this zoning.

*8.9.4* There are other "G/IC" sites in Planning Areas 3 and 39 reserved for the construction of a pumping station and a service reservoir respectively.

~~*8.9.5* Two sites underneath the elevated Tsuen Wan Road are zoned "G/IC(9)". Since there may be environmental concerns for uses under flyover, future uses of these sites should meet the requirements stipulated in the Hong Kong Planning Standards and Guidelines for the use of land beneath flyovers and footbridges.~~

*8.9.6* Apart from the above GIC facilities, there are a number of monasteries/temples and elderly homes scattered at the foothill of Fu Yung Shan area in Planning Area 39. Most of these religious institutes have been established in the area for decades. They have also formed a 'monastery belt" at Fu Yung Shan area. To better reflect their existing uses, these sites are designated as various "G/IC" sub-zones. The planning intention of these sub-zones is to reflect the existing religious institutional uses and their associated social welfare facilities, to facilitate the promotion of the unique 'monastery belt' as a tourist spot at Fu Yung Shan area and to ensure that the developments within these sub-zones should be compatible in scale and form with the surrounding low-rise and low-density characters and can be supported by the existing and planned infrastructures. They are therefore subject to more restrictions than other "G/IC" sites in Tsuen Wan area.

"Government, Institution or Community (1)" ("G/IC(1)"):
Total Area 1.65 ha

*8.9.7* The site of Yuen Yuen Institute in Planning Area 39 falls within this zoning. The Yuen Yuen Institute was established in the 1950s and 1960s. The "G/IC(1)" zoning is to reflect the existing religious uses at the site. Development within this ***sub***-zone is restricted to a maximum building height of 2 storeys including car park and a maximum site coverage of 40%.

"Government, Institution or Community (2)" ("G/IC(2)"):
Total Area 0.88 ha

*8.9.8* The sites of Yuen Yuen Care & Attention Home for the Aged and Yuen Yuen Home for the Aged in Planning Area 39 fall within this zoning. The two elderly homes were completed in 1993 and 1973 respectively. The "G/IC(2)" zoning is to reflect the existing social welfare facilities at the site. Development within this ***sub***-zone is restricted to a maximum GFA of 7,407 $m^2$, a maximum building height of 4 storeys including car park and a maximum site coverage of 30%.

"Government, Institution or Community (3)" ("G/IC(3)"):
Total Area 2.23 ha

*8.9.9* A site to the north of the existing Yuen Yuen Institute in Planning Area 39 falls within this zoning. The "G/IC(3)" zoning is to reflect an approved planning scheme for an extension of the Yuen Yuen Institute.

Development within this ***sub***-zone is restricted to a maximum GFA of 6,400 $m^2$, a maximum building height of 4 storeys including car park and a maximum site coverage of 30%. A public coach park shall also be provided.

"Government, Institution or Community (4)" ("G/IC(4)"):
Total Area 1.21 ha

***8.9.10*** The sites of the Western Monastery and its adjoining Hong Kong Bodhi Siksa Society Limited Care & Attention Home for the Aged (C&A Home) together with a site immediately south of the Western Monastery in Planning Area 39 fall within this zoning. The redevelopment of the Western Monastery including a 9-storey pagoda ~~has been~~ ***was*** completed in 2004 while the existing C&A Home was built in 1995. The "G/IC(4)" zoning is to reflect the existing religious uses and its associated social welfare facilities and to ensure ***that*** any future development at the site immediately south of the Western Monastery would not have any adverse visual and landscape impacts. Development within this ***sub***-zone is restricted to a maximum GFA of 6,577 $m^2$, a maximum building height of 3 storeys including car park except the existing pagoda and a maximum site coverage of 30%. For the 9-storey pagoda, it is allowed to be redeveloped to its existing height provided its existing GFA of 751 $m^2$ is not exceeded.

"Government, Institution or Community (5)" ("G/IC(5)"):
Total Area 3.85 ha

***8.9.11*** The site of Chuk Lam Sim Yuen in Planning Area 39 falls within this zoning. The Chuk Lam Sim Yuen was established in the 1920s and 1930s. The "G/IC(5)" zoning is to reflect the existing religious uses and to ensure ***that*** any future development at the site would not have any adverse visual and landscape impacts. Development within this ***sub***-zone is restricted to a maximum GFA of 15,171 $m^2$, a maximum building height of 2 storeys including car park and a maximum site coverage of 25%.

"Government, Institution or Community (6)" ("G/IC(6)"):
Total Area 0.78 ha

***8.9.12*** The sites of Tung Lum Monastery and its associated elderly home namely Tung Lum Home for the Aged in Planning Area 39 fall within this zoning. The developments on site were completed in 1999. The "G/IC(6)" zoning is to reflect the existing religious use and its associated social welfare facilities on site. Development within this ***sub***-zone is restricted to a maximum GFA of 4,395 $m^2$, a maximum building height of 2 storeys including car park and a maximum site coverage of 35%.

"Government, Institution or Community (7)" ("G/IC(7)"):
Total Area 2.33 ha

*8.9.13* There are 7 religious institutes in Planning Area 39 within this zoning which includes Nam Tin Chuk, Lung Mo Temple, Tei Chong Wong Temple, Wai Yuen & Wing Mau Yuen, Kwun Yum Ngan, Monk Hui Wan Memorial Hall and Fat Kwong Ching Sei. These developments, which consist of worshipping halls, ancestral halls, kitchens, dormitories and ancillary storage areas, were established in the 1970s. The "G/IC(7)" zoning is to reflect the existing uses of the sites. Development within this ***sub***-zone is restricted to a maximum building height of 1 storey and a maximum site coverage of 50%. In view of the limited capacity of the local road networks, it is the planning intention to discourage the provision of car parking spaces for these sites. Any floor that is intended solely for car parking areas will constitute as a storey under the current building height restriction of this zoning.

"Government, Institution or Community (8)" ("G/IC(8)"):
Total Area 1.12 ha

*8.9.14* The remaining sites of religious institutional developments in Planning Area 39 other than those developments as mentioned in "G/IC(1)" to "G/IC(7)" fall within this zoning. These religious uses are also established in the 1970s. The "G/IC(8)" zoning is to reflect the existing uses of the sites. Development within this ***sub***-zone is restricted to a maximum building height of 1 storey. In view of the limited capacity of local road networks, it is the planning intention to discourage the provision of car parking spaces for these sites. Any floor that is intended solely for car parking areas will constitute as a storey under the current building height restriction of this zoning.

"Government, Institution or Community (9)" ("G/IC(9)"):
Total Area 3.93 ha

*8.9.15* Two sites with a significant portion of their area underneath the elevated Tsuen Wan Road are zoned "G/IC(9)" ***subject to a maximum building height of 2 storeys, or the height of the existing building, whichever is the greater.*** One site is bounded by Hoi Kok Street, Hoi Hing Road, Tai Chung Road and Hoi Shing Road and another one is located at the junction of Texaco Road/Wing Shun Street. At present, both sites are mainly occupied by temporary uses.

*8.9.16* In view of the physical constraints and environmental conditions of these two sites, only selected Government, institution or community facilities are permitted. ***Since there may be environmental concerns for uses under flyover, future uses of these sites should meet the requirements stipulated in the Hong Kong Planning Standards and Guidelines for the use of land beneath flyovers and footbridges.***

*8.9.17* ***Development within this zone is restricted to the maximum building heights as stipulated on the Plan, or the height of the existing building, whichever is the greater.***

*8.9.18* ***Building height restrictions for most of the "G/IC" zones and all "G/IC" sub-zones are stipulated in terms of number of storeys except for the relatively high-rise GIC uses, such as the Tsuen Wan Adventist Hospital in Planning Area 3; the New Territories South Regional Police Headquarters and Operational Base, Tsuen Wan Central Public Library and Tsuen Wan Government Offices in Planning Area 6; Yan Chai Hospital in Planning Area 18; and the proposed Joint Universities Research Archive (JURA) at the ex-Kwai Chung Public School site in Planning Area 27, so as to provide a more clear control over the building height profile. Care should be taken with the design and massing of the future development of the JURA to allow air permeability.***

*8.9.19* ***Minor relaxation of the GFA / site coverage / building height restrictions 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.***

*8.9.20* ***However, for any existing building with building height 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.***

~~*8.9.21* To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the gross floor area, building height and site coverage restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.~~

*8.10* **Open Space ("O"): Total Area ~~132.47~~ *131.94* ha**

*8.10.1* 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. For the Tso Kung Tam area, it is also intended to provide land for possible alternative recreational uses such as ecological parks or urban fringe parks.

*8.10.2* There are three large sites zoned for this purpose. They included the one in Planning Area 7 in Shing Mun Valley which has been developed into a valley park with active sports and recreational facilities, the existing Tsuen Wan Park together with the waterfront promenade in Planning Area 35, and the northern part of Tso Kung Tam in Planning Area 46 which is intended to be developed for an ecological park with

a full range of passive recreational facilities including scenic walking trails.

*8.10.3* Other smaller open space sites are distributed throughout the built-up areas so as to provide sports and recreational facilities within walking distance of most of the potential users.

*8.10.4* Extensive stretches of open space, including an area to the south of Bayview Garden, the Hoi On Road Playground in Planning Area 2, the Tsuen King Circuit Recreation Ground and Rest Garden, and the Tsuen King Circuit Playground in Planning Area 3, the Tsuen King Circuit Garden in Planning Area 21, and the Riviera Park in Planning Area 25 have been developed for sitting-out areas and active recreational facilities. Other open space sites have been planned, such as the two sites in Tsuen Wan East Industrial Area to the north of Yeung Uk Road.

*8.10.5* Part of the Chai Wan Kok Archaeological Site which is located near the junction of Castle Peak Road and Tsuen King Circuit falls within this zoning. The Antiquities and Monuments Office of the Leisure and Cultural Services Department should be consulted for any development and redevelopment proposals affecting the archaeological site.

## *8.11* Other Specified Uses ("OU"): Total Area 32.99 ha

*8.11.1* This zoning covers land allocated for specified uses, which include business use, Mass Transit Railway depot with commercial and residential development above, sports and recreation club, ventilation building, Mass Transit Railway, amenity area, petrol filling station and ferry pier.

"Other Specified Uses" annotated "Business": Total Area 10.97 ha

*8.11.2* 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.

*8.11.3* The area to the south of Yau Ma Hom Road in Planning Area 27, an industrial building at the junction of Texaco Road and Sha Tsui Road in Planning Area 23, an area to the east of Discovery Park in Planning Area 21, the western and southern street blocks of the Chai Wan Kok Industrial Area in Planning Area 19 and two residual industrial buildings in Planning Area 2 are zoned for business use.

*8.11.4* In general, development within this zone is restricted to a maximum plot ratio of 9.5 as stipulated in the Notes. However, development at the site at 42-64 Chai Wan Kok Street and 9 Hoi Shing Road which is zoned "Other Specified Uses" annotated "Business (1)" is restricted to a maximum gross floor area of 182,326 $m^2$, which is the existing

building bulk at the site before the site is partly redeveloped into an industrial development.

*8.11.5* ***In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratio 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.***

*8.11.6* ***Development within this zone is restricted to the maximum building heights as stipulated on the Plan, or the height of the existing building, whichever is the greater.***

*8.11.7* ***To facilitate the air ventilation in the area, a strip of land (20 m wide) along the western boundary of Sun Fung Centre at 88 Kwok Shui Road (TWTL 344) has been designated as a NBA. This NBA is required for air ventilation purpose and such restriction will not apply to underground developments. Under exceptional circumstances, minor relaxation of the NBA restriction may be considered by the Board on application under section 16 of the Ordinance.***

*8.11.8* ***Minor relaxation of the plot ratio / GFA / building height restrictions 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.***

*8.11.9* ***However, for any existing building with plot ratio / GFA / building height 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.***

*8.11.10* As it is not possible to phase out the existing industrial uses all at once, it is necessary to ensure compatibility of the uses within the same industrial building or industrial-office building and the Tsuen Wan industrial areas. Development within this zone should make reference to the relevant Town Planning Board Guidelines.

~~*8.11.11* To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio and, gross floor area restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.~~

"Other Specified Uses" annotated "Mass Transit Railway Depot with Commercial and Residential Development Above" ("OU(MTR Depot with Commercial and Residential Development Above)"):
Total Area 8.37 ha

*8.11.12* This zone is intended primarily for the provision of land for Mass Transit Railway depot and station together with commercial and residential development above.

*8.11.13* This zoning covers the area occupied by the existing Luk Yeung Sun Chuen (completed in 1988), the MTR Depot and the Tsuen Wan Station. It reflects the specific characteristics of the existing MTR depot/workshop, station, commercial and residential development.

*8.11.14* Development within this zone is restricted to a maximum domestic gross floor area (GFA) of 215,000 $m^2$ ~~and~~, a maximum non-domestic GFA of 16,000 $m^2$ ***and a maximum building height of 110 mPD, or the height of the existing building, whichever is the greater.*** In addition, one 24-classroom primary school, one 24-classroom secondary school, a minimum of 1,090 $m^2$ GFA for Government, institution, community or social welfare facilities, and a minimum of 14,200 $m^2$ of open space shall be provided.

*8.11.15* ***Minor relaxation of the GFA / building height restrictions (except those on the area for open space), and any reduction in the specified total GFA for GIC or social welfare facilities 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.***

*8.11.16* ***However, for any existing building with GFA / building height 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.***

~~*8.11.17* To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the GFA restrictions (except those on the GFA for Government, institution, community or social welfare facilities, and open space) may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.~~

"Other Specified Uses" annotated "Sports and Recreation Club" ("OU(Sports and Recreation Club)"): Total Area 4.01 ha

*8.11.18* The site in Planning Area 39 is currently occupied by the Hilltop Country Club with ancillary sports and recreational facilities. The Country Club was completed in 1979. The planning intention of this zone is primarily for the provision of land for the development of recreation club with ancillary overnight accommodation, sports and recreational facilities. The "OU(Sports and Recreation Club)" zone is divided into two sub-areas. Sub-area (A) ~~is consisting~~ ***consists*** of a country club with ancillary facilities including swimming pools, gymnasium, tennis courts, restaurants, overnight accommodations and

car/coach parking spaces whilst sub-area (B) is currently used as a garden extension of the existing country club.

***8.11.19*** To better reflect the existing uses on site, club facilities and its associated parking areas should be confined to sub-area (A). Development within sub-area (A) of this zone is restricted to a maximum gross floor area of 6,370 $m^2$ and a maximum building height of 4 storeys including car park. To conserve the existing landscape character of the sub-area (B) which is mainly of hilly topography, it should be restricted to uses including garden and open space only. Building development at sub-area (B) is not envisaged.

***8.11.20*** To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the gross floor area and building height restrictions under sub-area (A) may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

***8.11.21*** Other land with a total area of 9.64 ha allocated for specified uses also include:

(a) Chai Wan Kok Ventilation Building in Planning Area 2 ***subject to a maximum building height of 4 storeys***;

(b) ~~Mass Transit Railway (MTR)~~ ***Railway*** ~~and part of the MTR Depot~~ in Planning Area 6 ***subject to a maximum building height of 1 storey***;

(c) the existing slopes adjoining Hanley Villa along Yau Lai Road in Planning Area 1, near MTR Depot in Planning Area 6, and to the southeast of Riviera Gardens along Tsing Tsuen Road in Planning Area 25 are zoned for amenity area;

(d) petrol filling stations in Planning Area 27 ***subject to a maximum building height of 1 storey***; and

(e) ferry piers in Planning Area 35 ***subject to a maximum building height of 1 storey.***

***8.11.22 Minor relaxation of the GFA / building height restrictions 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.***

***8.11.23 However, for any existing building with GFA / building height 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***

***8.12 Undetermined ("U"): Total Area 1.5 ha***

***This zone covers TWTL 393 at the junction of Yeung Uk Road and Ma Tau Pa Road. The land use of the site is still subject to further review.***

***8.13*** **Green Belt ("GB"): Total Area ~~163.81~~ *164.12* ha**

***8.13.1*** 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.

***8.13.2*** 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.

***8.13.3*** 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.

***8.13.4*** A large portion of the Chai Wan Kok Archaeological Site which is located near the junction of Castle Peak Road and Tsuen King Circuit falls within this zoning. The Antiquities and Monuments Office of the Leisure and Cultural Services Department should be consulted for any development and redevelopment proposals affecting the archaeological site.

## 9. COMMUNICATIONS

### 9.1 Roads

***9.1.1*** Tuen Mun Road, Castle Peak Road and Tsuen Wan Road (Tsuen Wan By-pass) provide the main linkage from Tsuen Wan to the North-western New Territories and urban Kowloon. The Tsing Yi North Bridge at Tsing Tsuen Road provides the second crossing to Tsing Yi Island. In the north, Route 9 (previously known as Route 5) provides a direct connection to Sha Tin and is planned to be extended westward to connect with Tuen Mun Road. 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.

***9.1.2*** The Route 9 Extension project was authorized by then Governor in Council on 20 June 1997 under the Roads (Works, Use and Compensation) Ordinance (Chapter 370). The Route 9 – Extension Section between Shek Wai Kok and Chai Wan Kok is a dual 2-lane road. The said road section has been completed in February 2007.

***9.1.3*** To cater for the increase in population in the Tsuen Wan as well as Tsuen Wan West areas resulting from residential developments, the sections of Castle Peak Road between Tsuen Wan Planning Area 2 to Sham Tseng and Sham Tseng to Ka Loon Tsuen have been upgraded to dual 2-lane carriageway. The section between Planning Area 2 to Sham Tseng under the Castle Peak Road Improvement Works Project was authorized by the CE in C on 23 May 2000 under the Roads (Works, Use and Compensation) Ordinance (Chapter 370). The construction works have been completed in 2006.

***9.1.4*** Pursuant to section 13A of the Ordinance, the authorized alignments of Route 9 Extension and Castle Peak Road between Planning Area 2 to Sham Tseng shall be deemed to be approved under the Ordinance and are shown on the Plan for information only.

9.2 Mass Transit Railway (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 of the Tsuen Wan Station is the tail fan and depot of the Mass Transit Railway Corporation.

9.3 MTR (West Rail Line)

The MTR West Rail Line provides a sub-regional passenger rail link connecting the North West New Territories (NWNT) to the urban area. Phase I of the West Rail provides a domestic passenger line from Nam Cheong Station in West Kowloon to Tuen Mun Centre via Mei Foo, Tsuen Wan West, Kam Tin, Yuen Long, Long Ping, Tin Shui Wai and Tuen Mun North, and has been in operation since 20 December 2003. With the opening of the Kowloon Southern Link on 16 August 2009, the West Rail Line is extended to Hung Hom via Austin and Tsim Sha Tsui East.

## 10. CULTURAL HERITAGE

Within the boundary of the Plan, there are several sites of archaeological and historical interests which are worthy of preservation. These sites include ~~Chai Wan Kok Archaeological Site~~ ***Chai Wan Kok Site of Archaeological Interest***, two declared monuments, i.e. the walled village of Sam Tung Uk and an old house (formerly Lot 917) at Hoi Pa Village (now Tak Wah Park), and 11 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 Wah Park (Grade 3), Cheung Ancestral Hall at No. 82 Lo Wai (Grade 3), Law Ancestral Hall at No. 47 Sheung Kwai Chung Village (Grade 3) and Lau Ancestral Hall at Wo Yi Hop (Grade 3). ***All the above archaeological sites and graded historical buildings /***

***structures are worthy of preservation.*** Prior consultation with the Antiquities and Monuments Office ***(AMO)*** of the Leisure and Cultural Services Department ***(LCSD)*** should be made if any development, redevelopment or and rezoning proposals might affect the above site of archaeological interest, historic buildings/structures and their immediate environs.

## 11. UTILITY SERVICES

11.1 Two existing fresh water service reservoirs and one salt water service reservoir are provided in Tso Kung Tam in Planning Area 46. In addition, the Yau Kom Tau Water Treatment Works is located in Planning Area 1 adjacent to Tuen Mun Road. There are two existing fresh water service reservoirs and the Tsuen Wan Water Treatment Works are located in Shing Mun Valley in Planning Area 7. An existing gas off-take and pigging station is located in Planning Area 39.

11.2 The Tsuen Wan Sewage Pumping Station is located in Planning Area 25. Sewage from Tsuen Wan will be diverted to the existing sewage screening plant in Planning Area 37 of Kwai Chung for preliminary treatment. The treated sewage will then be collected and conveyed to Stonecutters Island for chemically enhanced primary treatment before discharge into the sea.

11.3 It is envisaged that there will be no problem in the supply of electricity and gas to meet the needs of the District. The existing telephone exchanges in Planning Areas 4 and 27 can also cope with the evolving needs of Tsuen Wan.

## 12. IMPLEMENTATION

12.1 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.

12.2 The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area are prepared by the Planning Department. These detailed plans are used as the basis for public works planning and site reservation within the Government. 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 relevant client departments and the works departments, such as the Highways Department and the Architectural Services Department. In the course of implementing the Plan, the Tsuen Wan District Council would also be consulted as and when appropriate.

12.3 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/layout plans, and 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, 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 them.

**TOWN PLANNING BOARD**
**~~OCTOBER 2011~~** ***FEBRUARY 2012***

# Confidential

## Summary of Existing Building Heights of Developments and Proposed Building Height Restrictions within "Government, Institution or Community" Zone in Tsuen Wan Planning Scheme Area

| Site Ref. No. | Existing Use / Planned Use | Height of Existing Building / Structure# | | Proposed Building Height Restrictions on OZP (in no. of storey* or mPD) | Remarks / Justification |
|---|---|---|---|---|---|
| | | (mPD at main roof) | No. of storey(s)* | | |
| **Community Uses (14 Sites)** | | | | | |
| C01 | PRINCESS ALEXANDRA COMMUNITY CENTRE<br>雅麗珊社區中心<br>(GLA-TW 286) | 25.0 | 5 | 5 storeys | - To reflect the existing building height |
| C02 | CARITAS SOCIAL CENTRE-TSUEN WAN<br>荃灣明愛社區中心<br>(DD 449 LOT 2121) | 27.0 | 5 | 10 storeys | - To reflect the future redevelopment on the site |
| C03 | TSUEN WAN ADVENTIST HOSPITAL<br>荃灣港安醫院<br>(DD 355 LOT 342, 350, 351 & 351 Ext.) | 46.0 - 67.0 | 1-9+2B | 63.0 mPD & 157.0 mPD | - To cater for the redevelopment of the hospital in accordance with the land exchange |
| C04 | YAN CHAI HOSPITAL MULTI-SERVICES COMPLEX<br>仁濟醫院綜合服務大樓<br>(TWTL 368) | 54.0 | 13+1B | 78.0 mPD | - To reflect the existing building height of the Yan Chai Hospital |
| C05 | CHURCH OF THE ANNUNCIATION<br>聖母領報堂<br>(TWTL 314) | 50.0 | 6 | 6 storeys | - To reflect the existing building height |
| C06 | YAN CHAI HOSPITAL<br>仁濟醫院<br>(TWTL 288RP) | 20.0 - 78.0 | 1-18+1B | 78.0 mPD | - To reflect the existing building height of the Yan Chai Hospital |

| Site Ref. No. | Existing Use / Planned Use | Height of Existing Building / Structure# | | Proposed Building Height Restrictions on OZP (in no. of storey* or mPD) | Remarks / Justification |
|---|---|---|---|---|---|
| | | (mPD at main roof) | No. of storey(s)* | | |
| C07 | SAM TUNG UK MUSEUM<br>三棟屋博物館<br>(GLA-TW 206) | 18.0 - 21.0 | 1 | 1 storey | - To reflect the existing building height<br>- Declared monument |
| C08 | WANG FAT CHING SHE<br>弘法精舍<br>(DD 355 LOT 259-262,271A,RP) | 35.0 | 1-2 | 2 storeys | - To reflect/generalize the existing building height<br>- Partly to be rezoned from "O" and "GB" to "G/IC" |
| C09 | TSUEN WAN TIN HAU KUNG<br>荃灣天后宮<br>(TWTL 287) | 28.0 | 1 | 1 storey | - To reflect the existing building height<br>- Historic building (Grade II) |
| C10 | SHEK WAI KOK ESTATE, SHEK WAI KOK COMMUNITY HALL<br>石圍角邨 石圍角社區會堂 | 40.0 | 1 | 1 storey | - Within Shek Wai Kok Estate<br>- To reflect the existing building height<br>- To be rezoned from "R(A)" to "G/IC" to reflect the existing use |
| C11 | LADY TRENCH POLYCLINIC<br>戴麟趾夫人分科診療所<br>(GLA-TTWNT368/56) | 8.0 - 21.0 | 1-5 | 5 storeys | - To reflect the existing building height<br>- To be rezoned from "R(A)" to "G/IC" to reflect the existing use |
| C12 | TSUEN WAN BAPTIST CHURCH<br>荃灣浸信會<br>(TWTL 284) | 38.0 | 9 | 9 storeys | - To reflect the existing building height<br>- To be rezoned from "R(A)" to "G/IC" to reflect the existing use |
| C13 | MAURINE GRANTHAM HEALTH CENTRE AND<br>YAN CHAI HOSPITAL<br>CHAU CHEUK MING SCHOOL OF NURSING<br>葛量洪夫人健康院及<br>仁濟醫院周卓明護士學校<br><br>(TWTL 288A) | 77.0 | 22 | 77.0 mPD | - To reflect the existing building height<br>- To be rezoned from "R(A)" to "G/IC" to reflect the existing use |

| Site Ref. No. | Existing Use / Planned Use | Height of Existing Building / Structure# | | Proposed Building Height Restrictions on OZP (in no. of storey* or mPD) | Remarks / Justification |
|---|---|---|---|---|---|
| | | (mPD at main roof) | No. of storey(s)* | | |
| C14 | CARITAS JOCKEY CLUB INSTITUTE OF COMMUNITY EDUCATION - TSUEN WAN<br>荃灣明愛診所<br>(DD 449 LOT 2078) | 13.0 - 17.0 | 1 - 4 | 4 storeys | - To reflect the existing building height<br>- To be rezoned from "R(A)" to "G/IC" to reflect the existing use |
| **Educational Use (27 Sites)** | | | | | |
| E01 | TSUEN WAN OUR LADY KINDERGARTEN<br>荃灣聖母幼稚園<br>(TWTL 79) | 26.0 | 5 | 8 storeys | - To tally with the proposed building height restriction for Tsuen Wan Catholic Primary School (E06) within the same lot |
| E02 | SHAK CHUNG SHAN MEMORIAL CATHOLIC PRIMARY SCHOOL<br>天主教石鐘山紀念小學<br>(GLA-TW 359) | 8.0 - 30.0 | 1-7 | 8 storeys | - Building height in line with general requirement for standard school development |
| E03 | TSUEN WAN GOVERNMENT SECONDARY SCHOOL<br>荃灣官立中學<br>(GLA-TW 427) | 27.0 | 1-7 | 8 storeys | - Building height in line with general requirement for standard school development |
| E04 | TSUEN WAN CHIU CHOW PUBLIC SCHOOL<br>荃灣潮州公學<br>(DD449 LOT 2159) | 20.0 | 1-4 | 8 storeys | - Building height in line with general requirement for standard school development |
| E05 | HOI PA STREET GOVERNMENT PRIMARY SCHOOL<br>海霸街官立小學<br>(GLA-TW 429) | 29.0 | 1-8 | 8 storeys | - Building height in line with general requirement for standard school development |
| E06 | TSUEN WAN CATHOLIC PRIMARY SCHOOL<br>荃灣天主教小學<br>(TWTL 79) | 22.0 - 26.0 | 5 | 8 storeys | - Building height in line with general requirement for standard school development |
| E07 | YCH LIM POR YEN SECONDARY SCHOOL<br>仁濟醫院林百欣中學<br>(TWTL 282) | 82.0 | 1-6 | 8 storeys | - Building height in line with general requirement for standard school development |

| Site Ref. No. | Existing Use / Planned Use | Height of Existing Building / Structure# | | Proposed Building Height Restrictions on OZP (in no. of storey* or mPD) | Remarks / Justification |
|---|---|---|---|---|---|
| | | (mPD at main roof) | No. of storey(s)* | | |
| E08 | CCC KEI WAI PRIMARY SCHOOL<br>中華基督教會基慧小學<br>(TWTL 277) | 86.0 | 1-8 | 8 storeys | - Building height in line with general requirement for standard school development |
| E09 | PLK LEE SHING PIK COLLEGE<br>保良局李城璧中學<br>(TWTL 283) | 54.0 - 65.0 | 1-7 | 8 storeys | - Building height in line with general requirement for standard school development |
| E10 | CHAI WAN KOK CATHOLIC PRIMARY SCHOOL<br>柴灣角天主教小學<br>(TWTL 279) | 64.0 | 1-7 | 8 storeys | - Building height in line with general requirement for standard school development |
| E11 | TEXTILE INT ACC WOO HON FAI SECONDARY SCHOOL<br>紡織學會美國商會胡漢輝中學<br>(TWTL 272 RP) | 37.0 - 49.0 | 1-6 | 8 storeys | - Building height in line with general requirement for standard school development |
| E12 | HONG KONG BAPTIST CONVENTION PRIMARY SCHOOL<br>香港浸信會聯會小學<br>(GLA-TW 291) | 31.0 | 7 | 8 storeys | - Building height in line with general requirement for standard school development |
| E13 | PO ON COMM ASSN WONG SIU CHING SECONDARY SCHOOL<br>寶安商會王少清中學<br>(TWTL 275) | 8.0 - 27.0 | 1-6 | 8 storeys | - Building height in line with general requirement for standard school development |
| E14 | TSUEN WAN GOVERNMENT PRIMARY SCHOOL<br>荃灣官立小學<br>(GLA-TW 362) | 16.0 - 44.0 | 1-7 | 8 storeys | - Building height in line with general requirement for standard school development |
| E15 | SI YUAN SCHOOL OF THE PRECIOUS BLOOD<br>寶血會思源學校<br>(GLA-TW 460) | 28.0 | 5 | 8 storeys | - Building height in line with general requirement for standard school development |

| Site Ref. No. | Existing Use / Planned Use | Height of Existing Building / Structure# | | Proposed Building Height Restrictions on OZP (in no. of storey* or mPD) | Remarks / Justification |
|---|---|---|---|---|---|
| | | (mPD at main roof) | No. of storey(s)* | | |
| E16 | HO KOON NATURE EDUCATION CUM ASTRONOMICAL CENTRE<br>可觀自然教育中心暨天文館<br>(TWTL 359) | 156.0 - 158.0 | 2-3+1B | 3 storeys | - To reflect the existing building height |
| E17 | AD & FDPOHL LEUNG SING TAK COLLEGE<br>博愛醫院歷屆總理聯誼會梁省德中學 | 41.0 - 67.0 | 1-5 | 8 storeys | - Within Shek Wai Kok Estate<br>- Building height in line with general requirement for standard school development<br>- To be rezoned from "R(A)" to "G/IC" to reflect the existing use |
| E18 | TSUEN WAN PUBLIC HO CHUEN YIU MEMORIAL COLLEGE<br>荃灣公立何傳耀紀念中學 | 40.0 - 62.0 | 1-5 | 8 storeys | - Within Shek Wai Kok Estate<br>- Building height in line with general requirement for standard school development<br>- To be rezoned from "R(A)" to "G/IC" to reflect the existing use |
| E19 | TSUEN WAN PUBLIC HO CHUEN YIU MEMORIAL PRIMARY SCHOOL<br>荃灣公立何傳耀紀念小學 | 41.0 - 61.0 | 1-5 | 8 storeys | - Within Shek Wai Kok Estate<br>- Building height in line with general requirement for standard school development<br>- To be rezoned from "R(A)" to "G/IC" to reflect the existing use |
| E20 | PLK YAO LING SUN COLLEGE<br>保良局姚連生中學 | 34.0 - 53.0 | 1-5 | 8 storeys | - Within Shek Wai Kok Estate<br>- Building height in line with general requirement for standard school development<br>- To be rezoned from "R(A)" to "G/IC" to reflect the existing use |
| E21 | LUI MING CHOI LUTHERAN COLLEGE<br>路德會呂明才中學 | 72.0 - 84.0 | 1-6 | 8 storeys | - Within Cheung Shan Estate<br>- Building height in line with general requirement for standard school development<br>- To be rezoned from "R(A)" to "G/IC" to reflect the existing use |
| E22 | TSUEN WAN LUTHERAN SCHOOL<br>荃灣信義學校 | 115.0 | 7 | 8 storeys | - Within Cheung Shan Estate<br>- Building height in line with general requirement for standard school development<br>- To be rezoned from "R(A)" to "G/IC" to reflect the existing use |

| Site Ref. No. | Existing Use / Planned Use | Height of Existing Building / Structure# | | Proposed Building Height Restrictions on OZP (in no. of storey* or mPD) | Remarks / Justification |
|---|---|---|---|---|---|
| | | (mPD at main roof) | No. of storey(s)* | | |
| E23 | HKTA SHEK WAI KOK PRIMARY SCHOOL<br>香港道教聯合會石圍角小學 | 34.0 - 55.0 | 1-7 | 8 storeys | - Within Shek Wai Kok Estate<br>- Building height in line with general requirement for standard school development<br>- To be rezoned from "R(A)" to "G/IC" to reflect the existing use |
| E24 | CHUEN YUEN CHURCH AND CHUEN YUEN FIRST PRIMARY SCHOOL, THE CHURCH OF CHRIST IN CHINA<br>中華基督教會全完堂 ,中華基督教會全完第一小學<br>(DD449 LOT 2094 and 2093) | 20.0 | 4 | 8 storeys,<br>4 storeys | - Building height of 8 storeys for the primary school in line with general requirement for standard school development<br>- Building height of 4 storeys to reflect the existing building height of the church<br>- To be rezoned from "R(A)" to "G/IC" to reflect the existing use |
| E25 | HOLY CROSS LUTHERAN SCHOOL<br>路德會聖十架學校<br>(TWTL 91) | 27.0 | 1-6 | 8 storeys | - Building height in line with general requirement for standard school development<br>- To be rezoned from "R(A)" to "G/IC" to reflect the existing use |
| E26 | ST FRANCIS XAVIER'S SCHOOL, TSUEN WAN<br>荃灣聖芳濟中學<br>(DD449 LOT 2150) | 23.0 | 6 | 8 storeys | - Building height in line with general requirement for standard school development<br>- To be rezoned from "R(A)" to "G/IC" to reflect the existing use |
| E27 | MARY OF PROVIDENCE PRIMARY SCHOOL<br>天佑小學<br>(DD449 LOT 2074) | 21.0 | 4 | 8 storeys | - Building height in line with general requirement for standard school development<br>- To be rezoned from "R(A)" to "G/IC" to reflect the existing use |
| **Government Uses (17 Sites)** | | | | | |
| G01 | TSUEN WAN AMBULANCE DEPOT<br>荃灣救護站<br>(GLA-TW 203) | 25.0 - 34.0 | 5 | 5 storeys | - To reflect the existing building height |
| G02 | WAI TSUEN SPORTS CENTRE<br>蕙荃體育館<br>(GLA-TW 279) | 21.0 - 32.0 | 2 | 2 storeys | - To reflect the existing building height |
| G03 | TSUEN WAN MAGISTRACY<br>荃灣裁判法院<br>(GLA-TW 16) | 14.0 | 1-4 | 4 storeys | - To reflect the existing building height |

| Site Ref. No. | Existing Use / Planned Use | Height of Existing Building / Structure# | | Proposed Building Height Restrictions on OZP (in no. of storey* or mPD) | Remarks / Justification |
|---|---|---|---|---|---|
| | | (mPD at main roof) | No. of storey(s)* | | |
| G04 | TSUEN WAN TOWN HALL<br>荃灣大會堂<br>(GLA-TW 165) | 23.0 | 1-3 | 3 storeys | - To reflect the existing building height |
| G05 | TSUEN WAN WEST SPORTS CENTRE<br>荃灣西約體育館<br>(GLA-TW 290) | 21.0 | 2 | 2 storeys | - To reflect the existing building height |
| G06 | TSUEN KING CIRCUIT SPORTS CENTRE<br>荃景圍體育館<br>(GLA-TW 376) | 31.0 | 3 | 3 storeys | - To reflect the existing building height |
| G07 | TSUEN KING CIRCUIT WU CHUNG SWIMMING POOL<br>荃景圍胡忠公眾游泳池<br>TSUEN KING CIRCUIT MARKET<br>荃景圍街市<br>(GLA-TW 169) | 74.0 - 91.0 | 4 | 4 storeys | - To reflect the existing building height |
| G08 | NTS REGIONAL POLICE HQS AND OPERATIONAL BASE<br>新界南總區警察總部及行動基地<br>(GLA-TW 406) | 14.0 -93.0 | 16 | 93.0 mPD | - To reflect the existing building height |
| G09 | TSUEN WAN POLICE STATION<br>荃灣警察警署<br>(GLA-TW 232) | 75.0 | 1-16 | 75.0 mPD | - To reflect the existing building height |
| G10 | TSUEN WAN FIRE STATION<br>荃灣消防局<br>(GLA-TW 456) | 9.0 - 25.0 | 1-6 | 6 storeys | - To reflect the existing building height |
| G11 | HONG KONG EXAMINATIONS AND ASSEMENT AUTHORITY TSUENWAN ASSEMENT CENTRE<br>香港考試及評核局荃灣評核中心<br>(GLA-TTW 782) | 15.0 - 22.0 | 1-3 | 3 storeys | - To reflect the existing building height |

| Site Ref. No. | Existing Use / Planned Use | Height of Existing Building / Structure# | | Proposed Building Height Restrictions on OZP (in no. of storey* or mPD) | Remarks / Justification |
|---|---|---|---|---|---|
| | | (mPD at main roof) | No. of storey(s)* | | |
| G12 | TSO KUNG TAM OUTDOOR RECREATION CENTRE<br>曹公潭戶外康樂中心<br>(GLA-TW 285) | 153.0 | 1-8 | 8 storeys | - To reflect the existing building height |
| G13 | TSUEN WAN DRIVING TEST CENTRE<br>荃灣駕駛考試中心<br>(GLA-TTW 695) | - | - | 2 storeys | - To tally with the proposed building height restriction of 2 storeys of another "G/IC(9)" zone also under the elevated Tsuen Wan Road |
| G14 | HEUNG CHE STREET MARKET AND COOKED FOOD CENTRE, HEUNG CHE STREET REFUSE COLLECTION POINT<br>香車街街市及熟食中心, 香車街垃圾收集站<br>(GLA-TW 15), (GLA - TW 186) | 16.0, 14.0 | 2, 1 | 2 storeys,<br>1 storey | - To reflect the existing building height of the market (2 storeys) and the refuse collection point (1 storey)<br>- To be rezoned from "R(A)" to "G/IC" to reflect the existing use |
| G15 | TSUEN WAN MARKET<br>荃灣街市<br>(GLA-TW 4) | 15.0 | 5 | 5 storeys | - To reflect the existing building height<br>- To be rezoned from "R(A)" to "G/IC" to reflect the existing use |
| G16 | YEUNG UK ROAD MUNICIPAL SERVICES BUILDING<br>楊屋道市政大廈<br>(GLA-TW 241) | 33.0 | 6 | 6 storeys | - To reflect the existing building height<br>- To be rezoned from "R(A)" to "G/IC" to reflect the existing use |
| G17 | TSUEN WAN CENTRAL PUBLIC LIBRARY & TSUEN WAN GOVERNMENT OFFICES<br>荃灣公共圖書館及荃灣政府合署<br>(GLA - TW 283) | 132.0 (Gov't Office)<br>42.0 (Library) | 29 (Not Incl. Basement) (Gov't Offices)<br>6 (Not Incl. Basement) (Library) | 132.0 mPD | - To reflect the existing building height<br>- To be rezoned from "C" to "G/IC" to reflect the existing use |
| **Utility & Others (38 Sites)** | | | | | |
| U01 | CHAI WAN KOK SUBSTATION<br>柴灣角街變電站<br>(TWTL 257) | 20.0 | 4 | 4 storeys | - To reflect the existing building height |

| Site Ref. No. | Existing Use / Planned Use | Height of Existing Building / Structure# | | Proposed Building Height Restrictions on OZP (in no. of storey* or mPD) | Remarks / Justification |
|---|---|---|---|---|---|
| | | (mPD at main roof) | No. of storey(s)* | | |
| U02 | MEI WAN STREET SUBSTATION<br>美環街變電站<br>(TWTL 354) | 22.0 | 4 | 4 storeys | - To reflect the existing building height |
| U03 | CLP POWER HOI SHING ROAD SUBSTATION<br>中華電力有限公司海盛路變電站<br>(TWTL 405) | 21.0 | 1-2+1B | 2 storeys | - To reflect the existing building height |
| U04 | ROUTE TWISK OFFTAKE AND PIGGING STATION<br>荃錦煤氣調壓及檢管站<br>(TWTL 358) | 112.0 | 1 | 1 storey | - To reflect the existing building height |
| U05 | SHING MUN ROAD SUBSTATION<br>城門路變電站<br>(TWTL 342) | 29.0 | 3 + 1B | 3 storeys | - To reflect the existing building height |
| U06 | LEI MUK SHUE 400KV SUBSTATION<br>梨木樹4000仟伏變電站<br>(KCTL 394) | 132.0 | 6 | 6 storeys | - To reflect the existing building height |
| U07 | TSUEN WAN SOUTH ELECTRIC SUBSTATION<br>荃灣南變電站<br>(TWTL 336) | 15.0 | 2 | 2 storeys | - To reflect the existing building height |
| U08 | TSUEN WAN TELEPHONE EXCHANGE BUILDING<br>荃灣電話機樓<br>(TWTL 178) | 25.0 | 4+1B | 4 storeys | - To reflect the existing building height |
| U09 | TELEPHONE EXHANGE AT KOWK SHUI ROAD<br>國瑞路電話機樓<br>(KCTL 82) | 28.0 - 47.0 | 6+1B | 6 storeys | - To reflect the existing building height |
| U10 | WO YI HOP ROAD SUBSTATION<br>和宜合道變電站<br>(TWTL 331) | 45.0 | 2 | 2 storeys | - To reflect the existing building height<br>- To be rezoned from "V" to "G/IC" to reflect the existing use |

| Site Ref. No. | Existing Use / Planned Use | Height of Existing Building / Structure# | | Proposed Building Height Restrictions on OZP (in no. of storey* or mPD) | Remarks / Justification |
|---|---|---|---|---|---|
| | | (mPD at main roof) | No. of storey(s)* | | |
| U11 | SHA TSUI ROAD RESIDENTIAL SUBSTATION<br>沙咀道住宅區變電站<br>(DD449 LOT 2201) | 10.0 | 1 | 1 storey | - To reflect the existing building height<br>- To be rezoned from "O" to "G/IC" to reflect the existing use |
| U12 | SHAT TSUI ROAD INDUSTRIAL SUBSTATION<br>沙咀道工業區變電站<br>(TWIL 47) | 10.0 | 1 | 1 storey | - To reflect the existing building height<br>- To be rezoned from "I" to "G/IC" to reflect the existing use |
| O01 | YAU KAM TAU FRESEH WATER SERVICE RESERVIOR AND TREATMENT WORKS<br>油柑頭食水配水庫及濾水廠<br>(GLA-TW 185) | 82.0 - 87.0 | 1-2 | 2 storeys | - To reflect the existing building height<br>- To cater for the future development / redevelopment in accordance with the lastest design of service reserviors as advised by WSD |
| O02 | TSUEN WAN WEST LOW LEVEL FRESH WATER SERVICE RESERVIOR<br>荃灣西下食水配水庫<br>(GLA-TW6/495/62) | 92.0 - 127.0 | 1 | 2 storeys | - To reflect the existing building height<br>- To cater for the future development / redevelopment in accordance with the lastest design of service reserviors as advised by WSD |
| O03 | TSUEN WAN SEWAGE PUMPING STATION<br>荃灣污水抽水站<br>(GLA-TW 322) | 12.0 | 1 | 1 storey | - To reflect the existing building height |
| O04 | TSUEN WAN FRESH WATER SERVICE RESERVIOR AND TREATMENT WORKS<br>荃灣食水配水庫及濾水廠 | 91.0 - 115.0 | 1-4 | 2-4 storeys | - To reflect the existing building height |
| O05 | TSUEN WAN NO.2 FRESH WATER SERVICE RESERVIOR<br>荃灣二號食水配水庫<br>(GLA-TW 265) | 98.0 | 2 | 2 storeys | - To allow single storey ancillary structure<br>- To cater for the future development / redevelopment in accordance with the lastest design of service reservoirs as advised by WSD |
| O06 | TSUEN WAN RAW WATER PUMPING STATION<br>荃灣原水抽水站<br>(GLA-TW 195) | 21.0 | 1 | 1 storey | - To reflect the existing building height |

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|---|---|---|---|---|---|
| | | (mPD at main roof) | No. of storey(s)* | | |
| O07 | WO YI HOP VILLAGE SUPPLY TANK<br>(GLA-TW 387) | - | 1 | 1 storey | - To reflect the existing building height |
| O08 | PUMP HOUSE NEAR BAYVIEW GARDEN<br>(GLA-TW 253) | 18.0 | 1 | 1 storey | - To reflect the existing building height |
| O09 | WSD TUNNEL PORTAL VALVE HOUSE AND PROPOSED PUMPING STATION | 23.0 | 2 | 2 storeys | - To reflect the existing building height<br>- To cater for future development of the proposed pumping station |
| O10 | NURSERY BEHIND TSUEN WAN PARK<br>(GLA-TTW 689) | 15.0 - 19.0 | 1 | 1 storey | - To reflect exisitng building height |
| O11 | PROPOSED SERVICES RESERVOIR IN PLANNING AREA 39 | - | - | 2 storeys | - To cater for the future development / redevelopment in accordance with the lastest design of service reserviors as advised by WSD |
| O12 | WORKS AREA FOR HIGHWAYS DEPARTMENT<br>(Guangzhou - Shenzhen HK XRL)<br>(TGLA-TKL 1866) | - | - | 4 storeys | - To tally with the proposed building height restriction for the porposed Joint University Research Archive (O13) within the same "G/IC" zone |
| O13 | PROPOSED JOINT UNIVERSITIES RESEARCH ARCHIVE<br>(at the ex-Kwai Chung Public School Site) | 28.0 - 32.0 | 1 | 90 mPD | - To cater for the proposed Joint Universities Research Archive development |
| O14 | CHAI WAN KOK COOKED FOOD MARKET<br>柴灣角熟食市場<br>(GLA-TW 130) | 8.0 - 10.0 | 1 | 1 storey | - To reflect the existing building height |
| O15 | LUEN YAN STREET COOKED FOOD HAWKER BAZAR<br>聯仁街熟食小販市場<br>(GLA-TW 228) | 9.0 - 11.0 | 1 | 1 storey | - To reflect the existing building height |

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|---|---|---|---|---|---|
| | | (mPD at main roof) | No. of storey(s)* | | |
| O16 | FEE-PAYING PUBLIC CARPARK (STT 1476) | - | - | 2 storeys | - To tally with the proposed building height restriction for the existing CLP Power Hoi Shing Road Substation (U03) within the same "G/IC(9)" zone |
| O17 | FEE-PAYING PUBLIC CARPARK (STT 1481) | - | - | 2 storeys | - To tally with the proposed building height restriction for the existing CLP Power Hoi Shing Road Substation (U03) within the same "G/IC(9)" zone |
| O18 | FEE-PAYING PUBLIC CARPARK (STT 1471 TW) | - | - | 2 storeys | - To tally with the proposed building height restriction for the existing CLP Power Hoi Shing Road Substation (U03) within the same "G/IC(9)" zone |
| O19 | DEPOT AREA FOR LANDS DEPARTMENT (TGLA-TTW 866) | - | - | 2 storeys | - To tally with the proposed building height restriction for the existing CLP Power Hoi Shing Road Substation (U03) within the same "G/IC(9)" zone |
| O20 | WORKS AREA FOR HYD (STT 1443 TW) | - | - | 2 storeys | - To tally with the proposed building height restriction for the existing CLP Power Hoi Shing Road Substation (U03) within the same "G/IC(9)" zone |
| O21 | FEE-PAYING PUBLIC CARPARK (STT 1394) | - | - | 2 storeys | - To tally with the proposed building height restriction of 2 storeys of another "G/IC(9)" zone also under the elevated Tsuen Wan Road |
| O22 | FEE-PAYING PUBLIC CARPARK (STT 1460) | - | - | 2 storeys | - To tally with the proposed building height restriction of 2 storeys of another "G/IC(9)" zone also under the elevated Tsuen Wan Road |
| O23 | WORKS AREA FOR CEDD (TGLA-TTW 812) | - | - | 2 storeys | - To tally with the proposed building height restriction of 2 storeys of another "G/IC(9)" zone also under the elevated Tsuen Wan Road |
| O24 | FEE-PAYING CARPARK (STT 1453 TW) | - | - | 2 storeys | - To tally with the proposed building height restriction of 2 storeys of another "G/IC(9)" zone also under the elevated Tsuen Wan Road |

| Site Ref. No. | Existing Use / Planned Use | Height of Existing Building / Structure# | | Proposed Building Height Restrictions on OZP (in no. of storey* or mPD) | Remarks / Justification |
|---|---|---|---|---|---|
| | | (mPD at main roof) | No. of storey(s)* | | |
| O25 | TSUEN WAN TSO KUNG TAM NURSERY<br>荃灣曹公潭苗圃<br>(GLA-TW 275) | 15.0 - 19.0 | 1 | 1 storey | - To reflect the existing building height<br>- Within the proposed Tso Kung Tam Ecological Park |
| O26 | TGLA FOR CAR PARK OF HK POLICE FORCE<br>(GLA-TTW 702) | - | - | 1 storey | - To cater for future possible low-rise G/IC development taking into account the surrounding environment<br>- Within the proposed Tso Kung Tam Ecological Park |

* No. of storeys above ground (i.e. basement level(s), if any, is excluded)

# Confidential

**Summary of Existing Building Heights of Developments and Proposed Building Height Restrictions within "Other Specified Uses" ("OU") Zone in Tsuen Wan Planning Scheme Area**

| Site Ref. No. | Existing Use / Planned Use | Height of Existing Building / Structure# | | Proposed Building Height Restrictions on OZP (in no. of storeys* or mPD) | Remarks / Justifications |
|---|---|---|---|---|---|
| | | (mPD at main roof) | (No. of storeys*) | | |
| **"OU" annotated "Petrol Filling Station" (1 Site)** | | | | | |
| OU01 | PETROL FILLING STATION (KCTL 413, 414 & 415) | - | 1 | 1 storey | - To reflect existing building height |
| **"OU" annotated "Pier" (1 Site)** | | | | | |
| OU02 | PIER | - | - | 1 storey | - To reflect existing building height |
| **"OU" annotated "Ventilation Building" (1 Site)** | | | | | |
| OU03 | CHAI WAN KOK VENTILATION BUILDING 柴灣角通風大樓 (West Rail Vesting Order) | 39.9 | 4 | 4 storeys | - To reflect existing building height |
| **"OU" annotated "Railway" (1 Site)** | | | | | |
| OUO4 | MASS TRANSIT RAILWAY RELATED FACILITIES 香港鐵路有關設施 (TWTL 256) | 12.0 - 17.0 | 1 -2 | 1 storey | - To generalise the building heights of the existing structures which are mostly 1 storey in height |

* No. of storeys above ground (i.e. basement level(s), if any, is excluded)

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**Term Consultancy for Expert Evaluation and Advisory Services on Air Ventilation Assessment Services under Agreement No. PLNQ 35/2009**

# Expert Evaluation and Advisory Report for

# An Instructed Project for Tsuen Wan Area

January 2012



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## EXECUTIVE SUMMARY

$CO_2$nnsulting was commissioned by the Planning Department of HKSARG under the Term Consultancy for Expert Evaluation on Air Ventilation Assessment Services to assess the air ventilation impacts of the building height restrictions incorporated in the approved Tsuen Wan Outline Zoning Plan No. S/TW/28 and recommend mitigation measures to alleviate the impacts.

The methodology adopted here follows that for an expert evaluation in the "Technical Guide for Air Ventilation Assessment for Developments in Hong Kong" as well as those requirements in the Project Brief.

The wind data in Tsuen Wan is obtained from the CLP Power Wind / Wave Tunnel Facility (WWTF) at The Hong Kong University of Science and Technology for the Tsuen Wan Study Area. The annual prevailing wind directions for the Project Area are: northerlies, north-easterlies and easterlies. The summer prevailing wind directions for the Project Area are: easterlies, southerlies, and south-westerlies.

### Recommendations on Existing Scenario

Tsuen Wan is bounded by the foothills of Tai Mo Sha and the terrain of Tsuen Wan is mostly hilly except its centre. The majority of Tsuen Wan is relatively ventilated all year round, benefitting from downhill wind and sea breeze. Existing non-building areas in the form of vast green belts, G/IC sites and district / local open spaces and villages, such as Sai Lau Kok Garden, Jockey Club Tak Wah Park, Sha Tsui Road Playground, Kam Mun Hau Garden, Tsuen Wan Riviera Park, Tsuen Wan Park, Shing Mun Valley Sports Ground, Shing Mun Valley Park, Kwok Shui Road Park, Hoi On Playground are essential to maintain good air ventilation to the Project Area. These areas are encouraged to be maintained to allow penetration of wind inland. Castle Peak Road, Sha Tsui Road, Yeung Uk Road, Hoi Shing Road, Wo Yi Hop Road, Tuen Mun Road, Hoi On Road, Tai Chung Road, Tai Ho Road, Ma Tau Pa Road and Texaco Road are key wind corridors to ventilate the region.

Care should be taken the possibility when high-rises and super-high rises amalgamate and form a wind fence, such as those in Riviera Garden, Vision City, Chelsea Court, Discovery Park, the committed TW 5, the committed TW 6 and the committed TW 7 along the

waterfront. The adverse air ventilation impact is not severe at present as there are minimal surrounding buildings of similar scale. Future developments along the waterfront will adversely impact the air ventilation as they present significant obstacles to the sea breeze. Air paths are recommended for the committed TW 5, the committed TW 6, the committed TW 7 and the Waterside Plaza to minimise the adverse impact on air ventilation. Review of the layout plans show possibility of building gaps which can serve the purpose of air paths. Building gaps of about 50m at TW 5, 20m at TW6, 20m at TW7 and 20m at Waterside Plaza can encourage the south-westerlies to permeate through to the Tsuen Wan Town Centre. The podium-free design together with 3 non-building areas in the TWTL 393 help to minimise the adverse air ventilation. The subject site is under land use review and future studies would take into account the findings of the AVA study for the site. Quantitative AVA studies are recommended for these large sites.

The large-scaled housing estates, Cheung Shan Estate, Lei Muk Shue Estate, Shek Wai Kok Estate, are located around the north-eastern boundary of the Project Area, and do not have significant negative impacts on air ventilation in the region due to their location as well as the nearby natural green belt. It is therefore recommended to maintain the Sheung Kwai Chung green belt to improve air ventilation in the Project Area. However, since the sites of these housing estates are large, care should be given to the disposition of future redevelopment. Suggested Layouts with introduction of air paths and a large courtyard have been provided in the Study Report.

The existing Belvedere Garden and Bayview Garden, Tsuen Wan Centre, Tsuen King Garden of under forty to fifty storeys respectively create a wind fence and reduce ventilation to the hinterland. However the negative impact on air ventilation is localised due to the relatively undeveloped green belts, G/IC sites and open spaces.

The site adjacent to Sun Fung Centre is under construction, a residential development of under 174 mPD is already committed. This development will adversely impact on the air ventilation of the nearby Yau Ma Hom Tsuen, however the negative air ventilation impact is not as severe due to the vast open green belt available. The proposed non-building area of 20m to the western side of Sun Fung Centre will improve the effectiveness of the ventilation.

**Recommendations on Planned Scenario**

Where podia are allowed, it is recommended to have smaller-scaled, permeable podia, or to align the edge of the podia to the building façade to encourage downdraft to reach pedestrian levels.

The maximum proposed height for the industrial area in the region has been decreased from 180mPD to 100mPD. This decrease in maximum building height is a mitigation strategy that would contribute to better air ventilation when coupled with future road widening and suitable building design.

Air paths are recommended for Fuk Loi Estate and Luk Yeung Sun Chuen respectively to minimise obstacles to wind and improve air ventilation for the Project Area. The existing open area at Nina Tower / Nina Hotel is recommended to be maintained in future development to create local ventilation pockets.

The height band of the existing industrial development intended for residential redevelopment along Kwok Shui Road is at 120mPD for "Residential (Group E)" ("R(E)") zone compared to the rather open nature of the ex- Kwai Chung Public School. As the sites under the "R(E)" zone are substantial in size, care should be taken with the design and massing of the future developments to allow air permeability.

The Proposed Joint Universities Research Archive (JURA) at the ex-Kwai Public Chung School Site at Kwok Shui Road (TWTL 416) is a large site. The existing condition is open with a maximum 60 mPD. The proposed maximum height of 90mPD is acceptable, but care should be taken in the disposition and massing of future development to allow air permeability.

The proposed maximum building height of ex-Tai Wo Hau Factory Estate Site (TWTL 415) reaches 100 mPD. The disposition and massing at the subject site are under planning. As the site is large, the design and massing should include an air path through the site to allow air movement.

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# 1. INTRODUCTION

$CO_2$nnsulting was commissioned by the Planning Department of HKSARG under Category A Service of the Term Consultancies for Air Ventilation Assessment Services (AVAs). The objective is to assess the air ventilation impacts of the plot ratio / gross floor area and building height restrictions under the approved Outline Zoning Plan (OZP) No. S/TW/28 Tsuen Wan Area and recommend mitigation measures to alleviate the impacts.

The main tasks are to provide the followings:

- Site inspection and analysis of the wind data and environment of the Project Area;
- A qualitative evaluation of the air ventilation impacts of the development as illustrated under the planned scenario as compared to the existing scenario; and
- Recommendations of mitigation and improvement measures.

Figure 1 shows the boundary of the Project Area. Figure 2 shows aerial photos of the Project Area. Figure 3 shows various views within the Project Area. The methodology adopted here follows that for an expert evaluation in the "Technical Guide for Air Ventilation Assessment for Developments in Hong Kong" as well as those requirements in the Project Brief.

## 2. SITE INFORMATION

The Project Area covers Tsuen Wan area which is located at the southern coast of the New Territories around 16km by road from Tsim Sha Tsui, Kowloon, with an area of approximately 743.48 hectares (according to S/TW/28). See Figure 1. The Project Area descends from the foothills of Tai Mo Shan in the North to the waterfront of the Victoria Harbour in the south. It is bounded by Wo Yi Hop Road in the east and Yau Kom Tau in the west. Kwai Chung is the adjacent district (outside of the Project Area) in the south-east direction.

For the purpose of referencing in the study report, the total Project Area is dissected into the following regions, as shown in Figure 1. Figure 2 shows the landmarks of the Project Area, in terms of air ventilation assessments.

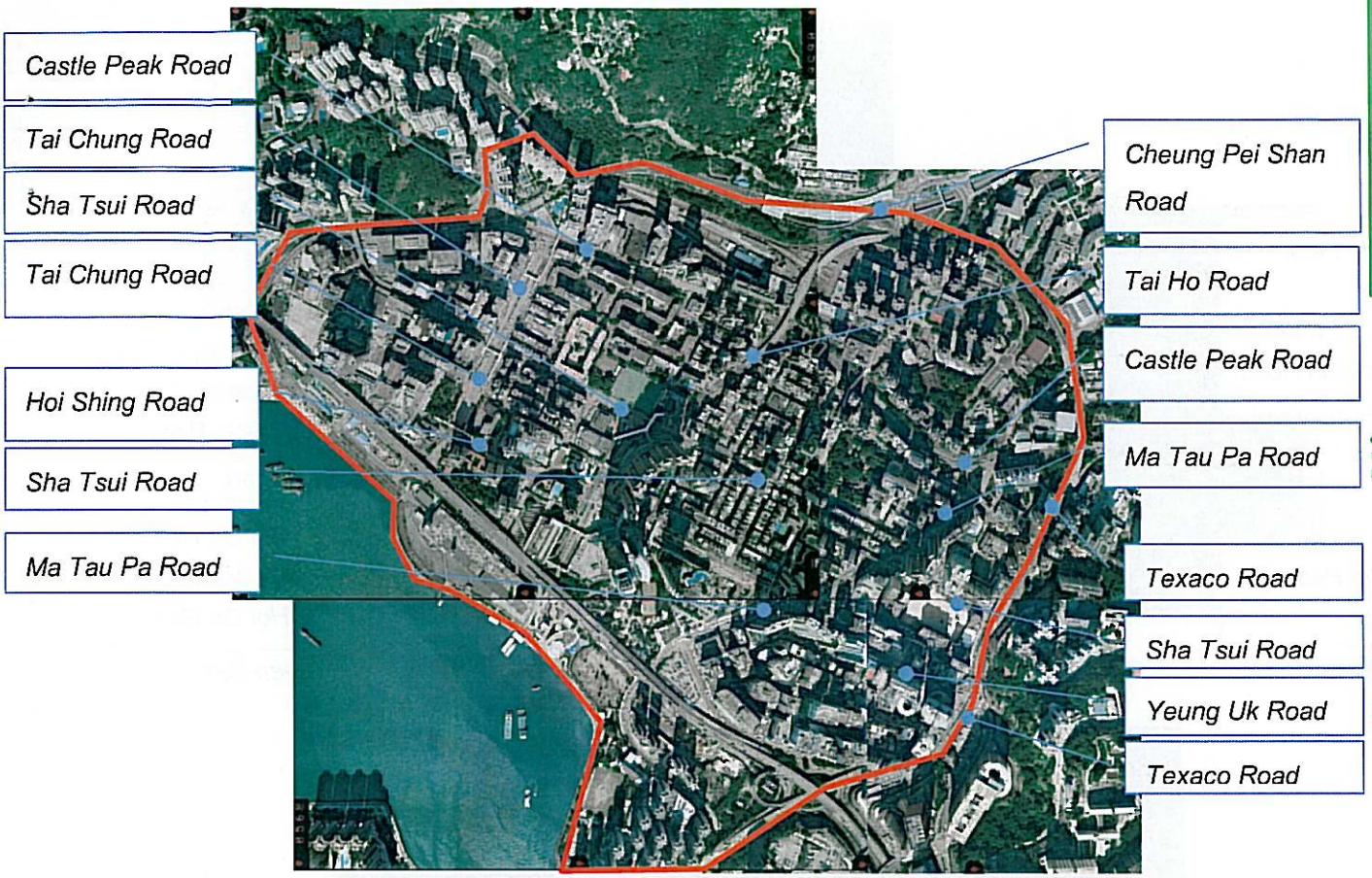
| Sub areas | Location | Descriptions | Terrain |
|---|---|---|---|
| Tsuen Wan Town Centre | Bounded by Castle Peak Road – Tsuen Wan, Cheung Pei Shan Road, Texaco Road, Hoi Hing Road and the waterfront. | Mixed land use of residential developments (R1, R2) and Comprehensive Development Area (CDA), Industrial (I), with some Open Space (O), Other Specified Uses (OU) and Government /Institution or Community (G/IC). | flat (2.8 mPD to 26 mPD) |
| Sheung Kwai Chung and Shing Mun Valley | Bounded by Cheung Pei Shan Road, Wo Yi Hop Road, Castle Peak Road – Kwai Chung and Texaco Road North. | Majority are open space, in terms of Green Belt (GB), District Open Space (DO), or Local Open Space (LO); Residential developments (R2, RS) and villages (V). | hilly (7 mPD to 105.8 mPD) |
| Tsuen Wan Bay Western Area and Yau Kom Tau | Bounded by Tai Mo Shan and Hoi On Road and the waterfront. | Majority are Green Belts (GB) with some residential developments (R), Open Space (DO or LO) and G/IC. | foothill (2.9 mPD to 130.1 mPD) |
| Tsuen King Circuit and Tso Kung Tam | Bounded by Tai Mo Shan, Route Twisk, Castle Peak Road – Tsuen Wan, Cheung Pei Shan Road and Mass Transit Railway (West Rail Line). | Majority are Green Belts (GB), District Open Space (DO) with some residential developments (R), and G/IC. | hilly (6.6 mPD to 199 mPD) |
| Fu Yung Shan and Wo Yi Hop | Bounded by Tai Mo Shan, Cheung Pei Shan Road and Route Twisk. | Majority are Green Belts (GB), District Open Space (DO) with some Government / Institution or Community Uses (G/IC), and residential developments (R), villages (V). | hilly (28.7 mPD to 206 mPD) |

*Table 1 Characteristics of Sub-Areas within Project Area*

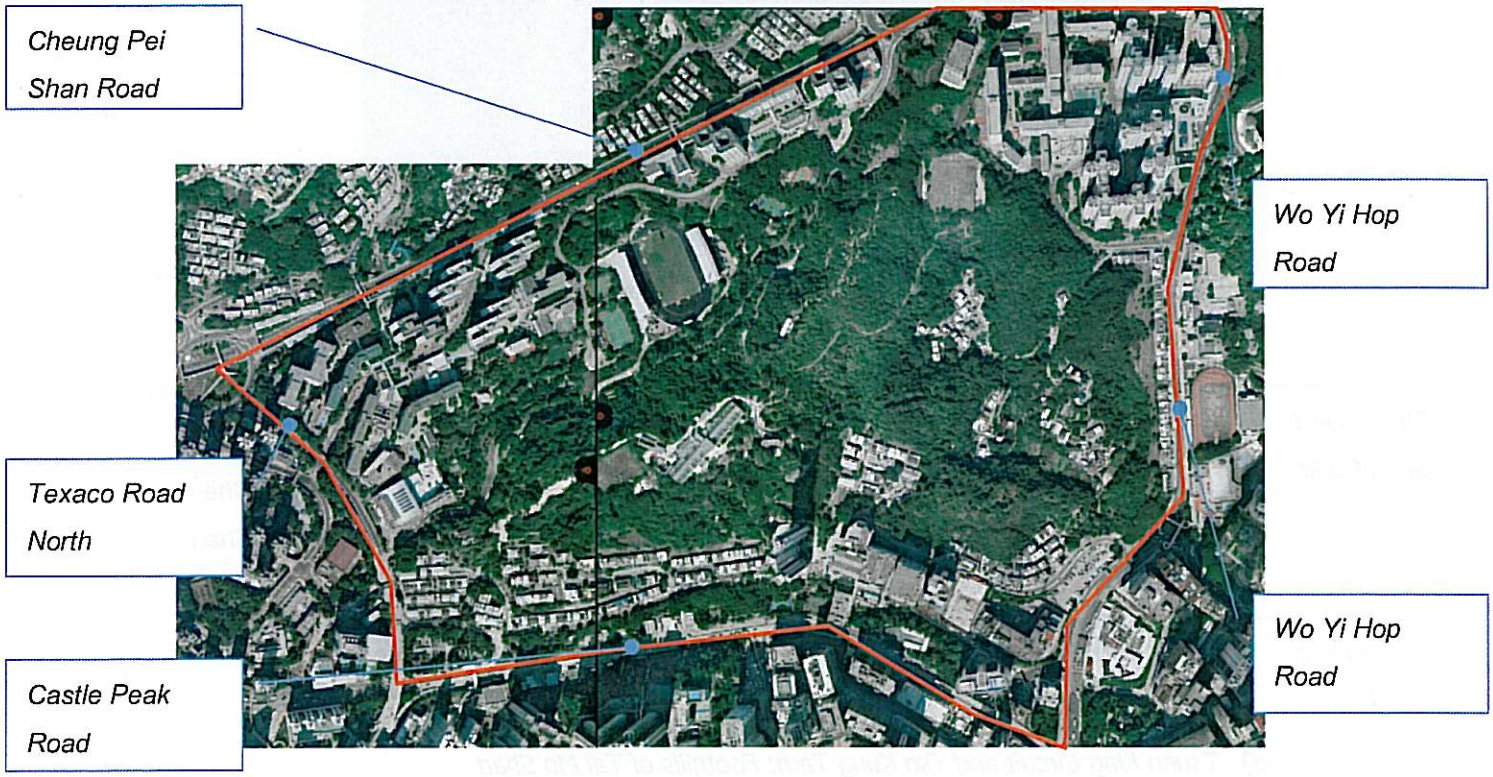



*Figure 1 The Project Area of Tsuen Wan*

*(Image source: Google maps, http://maps.google.com.hk)*




*a) Tsuen Wan Town Centre: The Centre of Tsuen Wan*



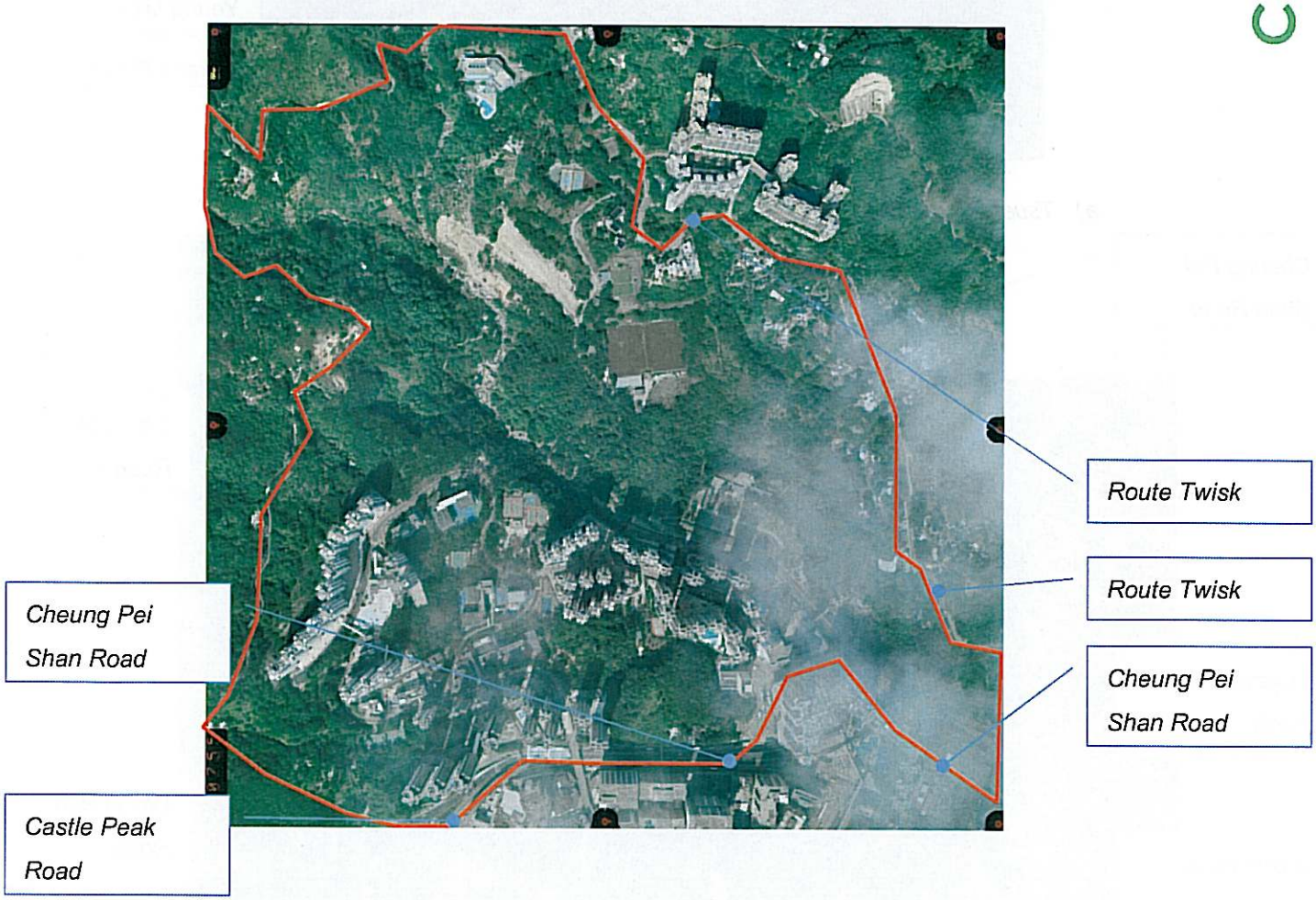

*b) Sheung Kwai Chung and Shing Mun Valley: Housing Estate with Abundant Green Belt*

*Figure 2 Aerial Photos of the Project Area*

*(Image source: Survey & Mapping Office, Lands Department, The Government of HKSAR)*




*c) Tsuen Wan Bay Western Area and Yau Kom Tau: Sea front strip with the Green Belt*




*d) Tsuen King Circuit and Tso Kung Tam: Foothills of Tai Mo Shan*

*Figure 2 Aerial Photos of the Project Area (continued)*

*(Image source: Survey & Mapping Office, Lands Department, The Government of HKSAR)*




*e) Fu Yung Shan and Wo Yi Hop: Foothills of Tai Mo Shan with some Villages*

*Figure 2 Aerial Photos of the Project Area (continued)*

*(Image source: Survey & Mapping Office, Lands Department, The Government of HKSAR)*



*Figure 3a Views of Tai Chung Road (a key air path) Looking Northeastward showing Discovery Park*

*(Image source: $CO_2$nnsulting Ltd.)*



*Figure 3b Views of Tai Chung Road (a key air path) Looking Southwestward showing Clague Garden Estate*

*(Image source: $CO_2$nnsulting Ltd.)*



*Figure 3c View of Tai Ho Road (a key air path) Looking Southwestward showing Vision City*
*(Image source: $CO_2$nnsulting Ltd.)*



*Figure 3d Castle Peak Road – Tsuen Wan (a key air path) Looking Northwestward Showing Allway Gardens on the slope of Fu Yung Shan*
*(Image source: $CO_2$nnsulting Ltd.)*



*Figure 3e Sai Lau Kok Garden on Castle Peak Road – Tsuen Wan*

*(Image source: $CO_2$nnsulting Ltd.)*



*Figure 3f Sha Tsui Road Playground on Sha Tsui Road*

*(Image source: $CO_2$nnsulting Ltd.)*



*Figure 3g Sha Tsui Road (air path) Looking Northwestward*

*(Image source: $CO_2$nnsulting Ltd.)*



*Figure 3h Nina Tower and Nina Hotel*

*(Image source: $CO_2$nnsulting Ltd.)*



*Figure 3i View of Industrial Developments and Riviera Gardens in Tsuen Wan Town Centre (left) and Tsing Yi outside Project Area (right) from Nina Hotel*

*(Image source: $CO_2$nnsulting Ltd.)*



*Figure 3j View Towards Tsuen King Circuit showing Allway Gardens and Tsuen Wan Centre from Fu Yung Shan*

*(Image source: $CO_2$nnsulting Ltd.)*



*Figure 3k View Towards Tsuen Wan Town Centre, Sheung Kwai Chung and Shing Mun Valley from Fu Yung Shan*

*(Image source: $CO_2$nnsulting Ltd.)*



*Figure 3l Jockey Club Tak Wah Park on Tsuen Wan Market Street*

*(Image source: $CO_2$nnsulting Ltd.)*



*Figure 3m Tsuen Wan Riviera Park and Riviera Garden Facing the Waterfront*

*(Image source: $CO_2$nnsulting Ltd.)*



*Figure 3n Tsuen Wan Riviera Park Providing Access to Breeze*

*(Image source: $CO_2$nnsulting Ltd.)*



*Figure 3o View Towards Tsuen Wan Bay Western Area (Belvedere Garden and Serenade Cove) from Hoi Hing Road*

*(Image source: $CO_2$nnsulting Ltd.)*



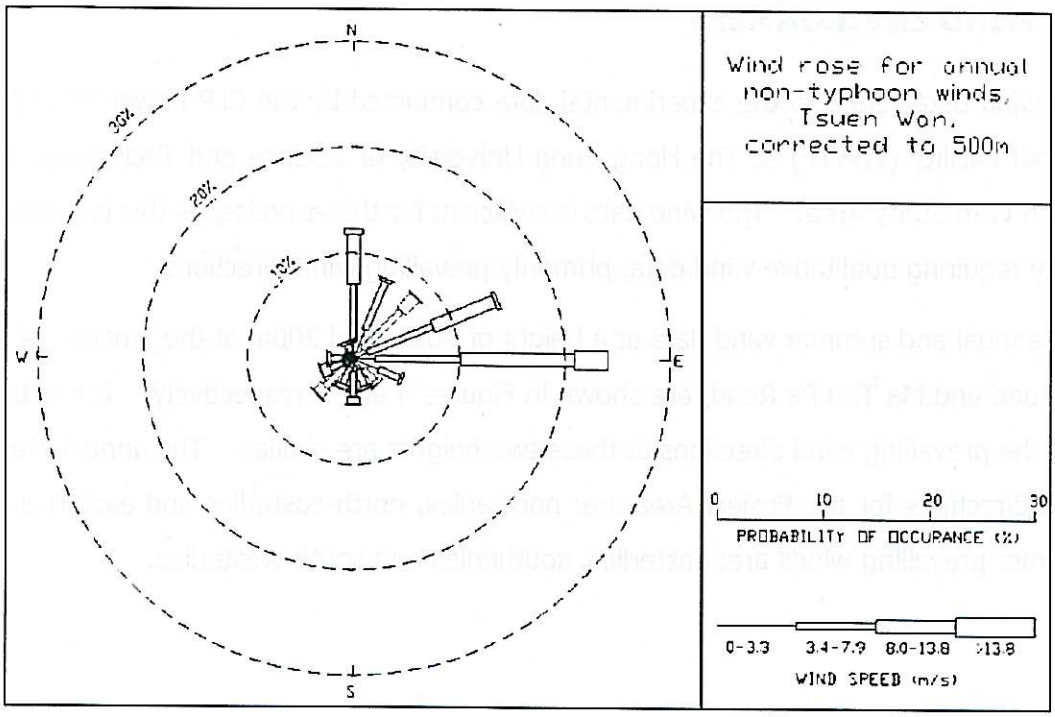
*Figure 3p Lei Muk Shue Estate*

*(Image source: $CO_2$nnsulting Ltd.)*

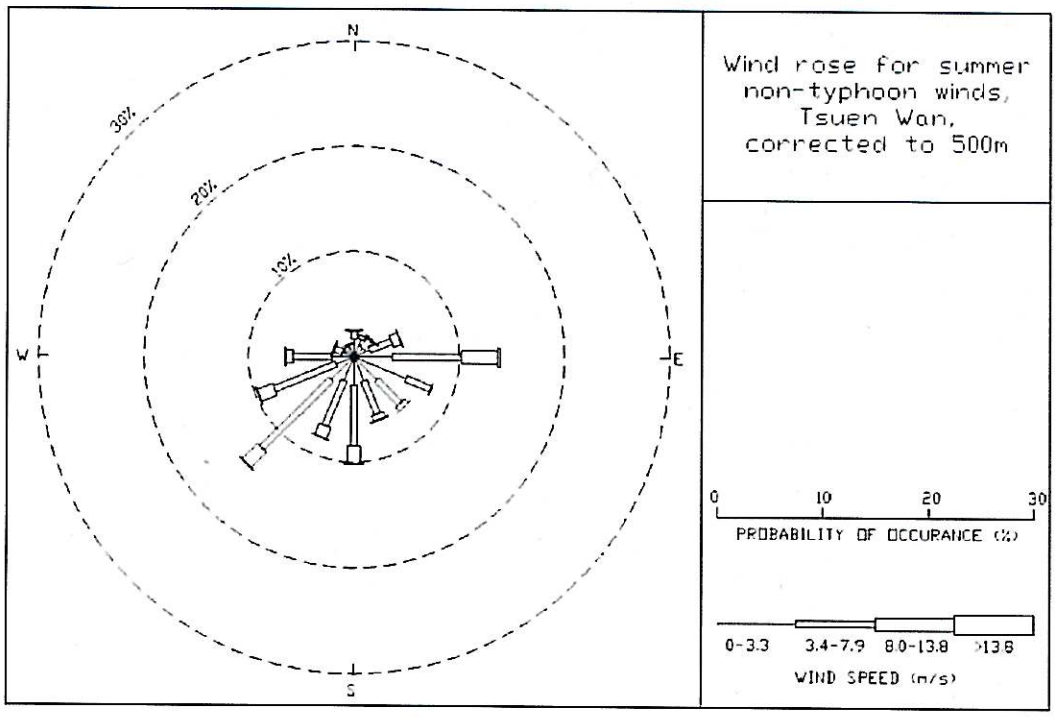
## 3. WIND ENVIRONMENT

The wind data refers to the experimental data conducted by the CLP Power Wind / Wave Tunnel Facility (WWTF) at The Hong Kong University of Science and Technology for the Tsuen Wan Study Area. The wind data is sufficient for this exercise, as this is a qualitative study requiring qualitative wind data, primarily prevailing wind directions.

The annual and summer wind data at a height of 500m and 200m at the junction of Yeung Uk Road and Ma Tau Pa Road, are shown in Figures 4 and 5 respectively. It can be seen that the prevailing wind directions at these two heights are similar. The annual prevailing wind directions for the Project Area are: northerlies, north-easterlies and easterlies. The summer prevailing winds are: easterlies, southerlies and south-westerlies.



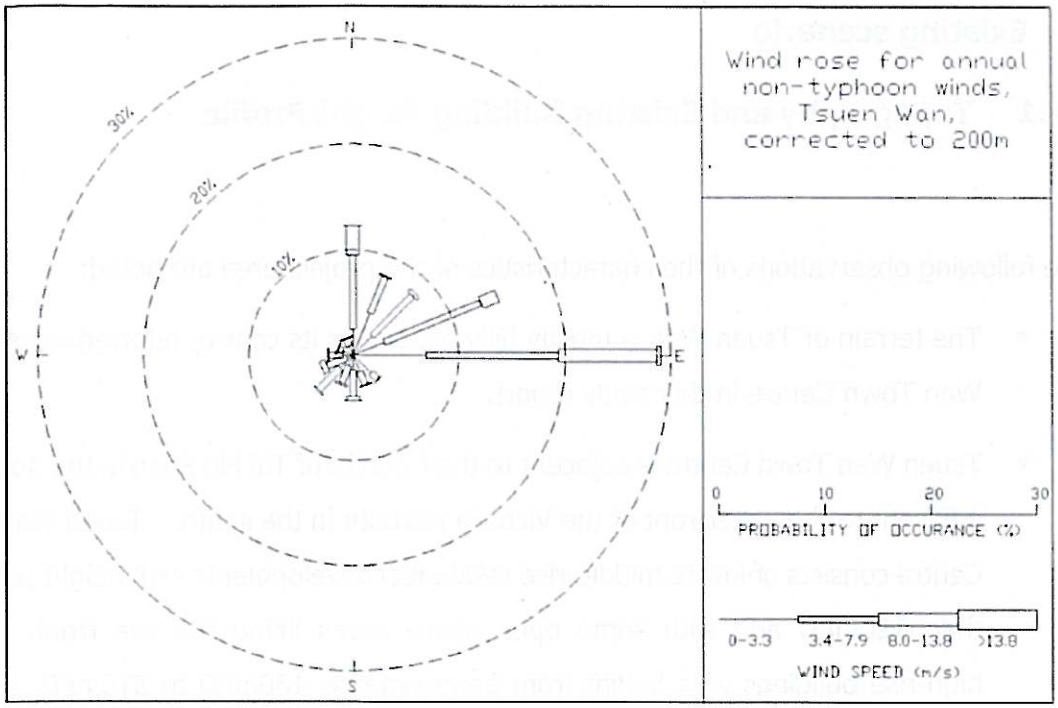

*a. Annual*



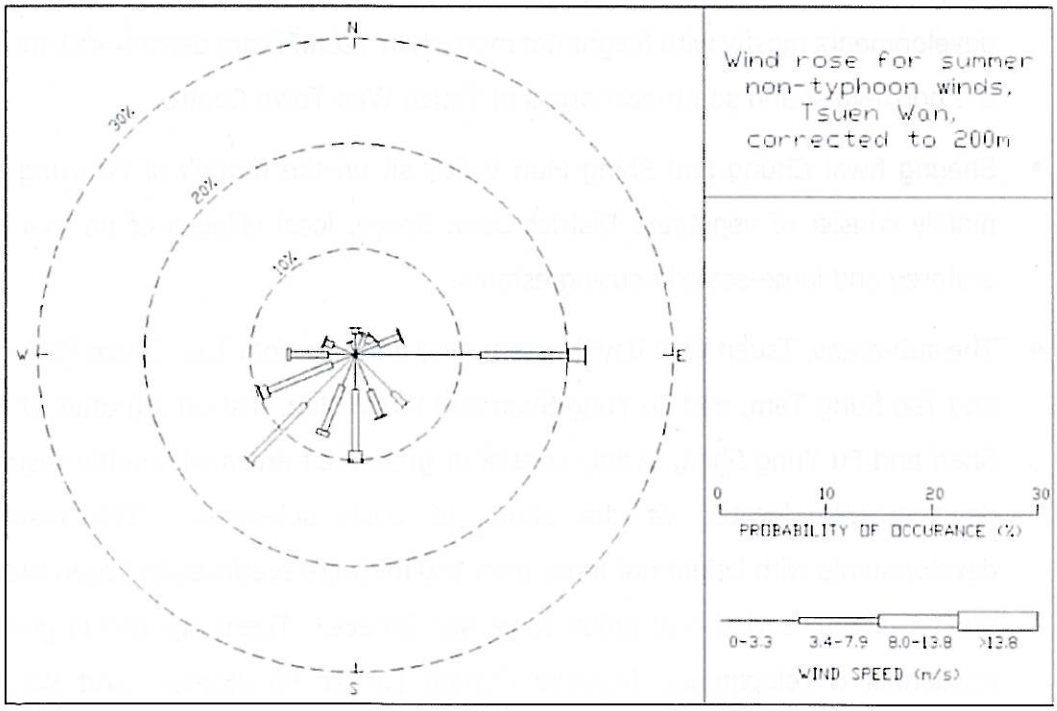

*b. Summer*

*Figure 4 Wind Rose for Tsuen Wan at 500m*

*(Wind roses source: CLP Power Wind / Wave Tunnel Facility (WWTF) at The Hong Kong University of Science and Technology)*




*a. Annual*




*b. Summer*

*Figure 5 Wind Rose for Tsuen Wan at 200m*

*(Wind roses source: CLP Power Wind / Wave Tunnel Facility (WWTF) at The Hong Kong University of Science and Technology)*

# 4. Existing scenario

## 4.1 Topography and Existing Building Height Profile

The following observations of the characteristics of the project area are noted:

- The terrain of Tsuen Wan is mostly hilly except for its centre, referred to as Tsuen Wan Town Centre in this study report.
- Tsuen Wan Town Centre is adjacent to the foothills of Tai Mo Shan in the north and adjacent to the waterfront of the Victoria Harbour in the south. Tsuen Wan Town Centre consists of low to middle-rise residential developments with height not more than 120mPD and with some open space areas lining the sea front. Some high-rise buildings with height from approximately 180mPD to 310mPD, such as Nina Tower, Vision City, are scattered in the region. The committed CDAs with height under 186.75mPD are located at the waterfront. The industrial developments mostly with height not more than 120mPD are densely distributed at the north-west and south-east areas of Tsuen Wan Town Centre.
- Sheung Kwai Chung and Shing Mun Valley sit on the foothill of Fu Yung Shan, mainly consist of vegetated District Open Space, local villages of no more than 3-storey and large-scaled housing estates.
- The sub-areas, Tsuen Wan Bay Western Area and Yau Kom Tau, Tsuen King Circuit and Tso Kung Tam, and Fu Yung Shan and Wo Yi Hop, rest on a foothill of Ha Fa Shan and Fu Yung Shan, mainly consist of green belt areas with some residential developments located at the south of each sub-area. The residential developments with height not more than 150 mPD are scattered in Tsuen Wan Bay Western Area, and should enjoy some sea breeze. There are two large-scaled residential developments, Bayview Garden (under 40 storeys) and Belvedere Garden (under 50 storeys) along the waterfront. The residential developments in Tsuen King Circuit are sparsely distributed on the slope with height approximately from 90 mPD and 210 mPD. The large-scaled developments include Tsuen Wan Centre and Tsuen King Garden. Most of the residential developments in Fu Yung Shan and Wo Yi Hop are local villages of 3-storey dwellings except for some

middle-rise residential developments such as The Cliveden (within the range of 11 to 20 storeys) and The Cairnhill (over 20 storeys).

The wind flow in the project area is impacted not only by the disposition, massing, site coverage and height of buildings, but also the water mass nearby and the surrounding hills. The proximity of water mass will bring cooler breeze. The land heats up more rapidly than the water, causing the air over the land to rise and be replaced by the cool air from over the water. Existing non-building areas in the form of open space, such as Sha Tsui Road Playground, Sai Lau Kok Garden, Jockey Club Tak Wah Park, Kam Mun Hau Garden. Tsuen Wan Park, Tsuen Wan Riviera Park, Hoi On Road Playground, Shing Mun Valley Sports Ground, Shing Mun Valley Park and Kwok Shui Road Park are essential wind corridors[1] to the Project Area. These regions are encouraged to be maintained to allow penetration of wind inland.

The Project Area benefits from the occupation of the hills of Fu Yung Shan, and the proximity of the Tai Mo Shan Country Park. As the northerlies and north-easterlies meet the hills, it creates a zone of increased velocity on the windward side of the hills, and a region of decreased velocity on the leeward side of the hill. The velocity is increased as the wind sweeps around the sides and over the top of the hill as shown in Figure 6. Even on a calm day, upward air movement can be created as the sun warms the hills slopes, and creates a thermal gradient between the top of the hill and its base. The air movement cycle reverses when the air cools in the evening; it descends the hills and brings cooler wind to the base of the hills. The natural green belt provided by Fu Yung Shan is a good example. Winds descend the faces of these green slopes and bring coolth to the base of the hill.

[1] Wind corridors are passages which allow wind breeze to permeate. Wind corridors can be in the form of open space areas, major air paths, non-building areas or building gaps with street width of at least 15 to 20m (measured by building face to building face).

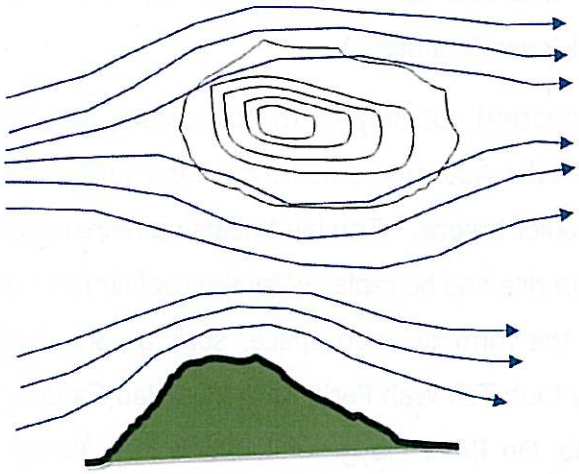


*Figure 6 Influence of Terrain on Wind Flow*

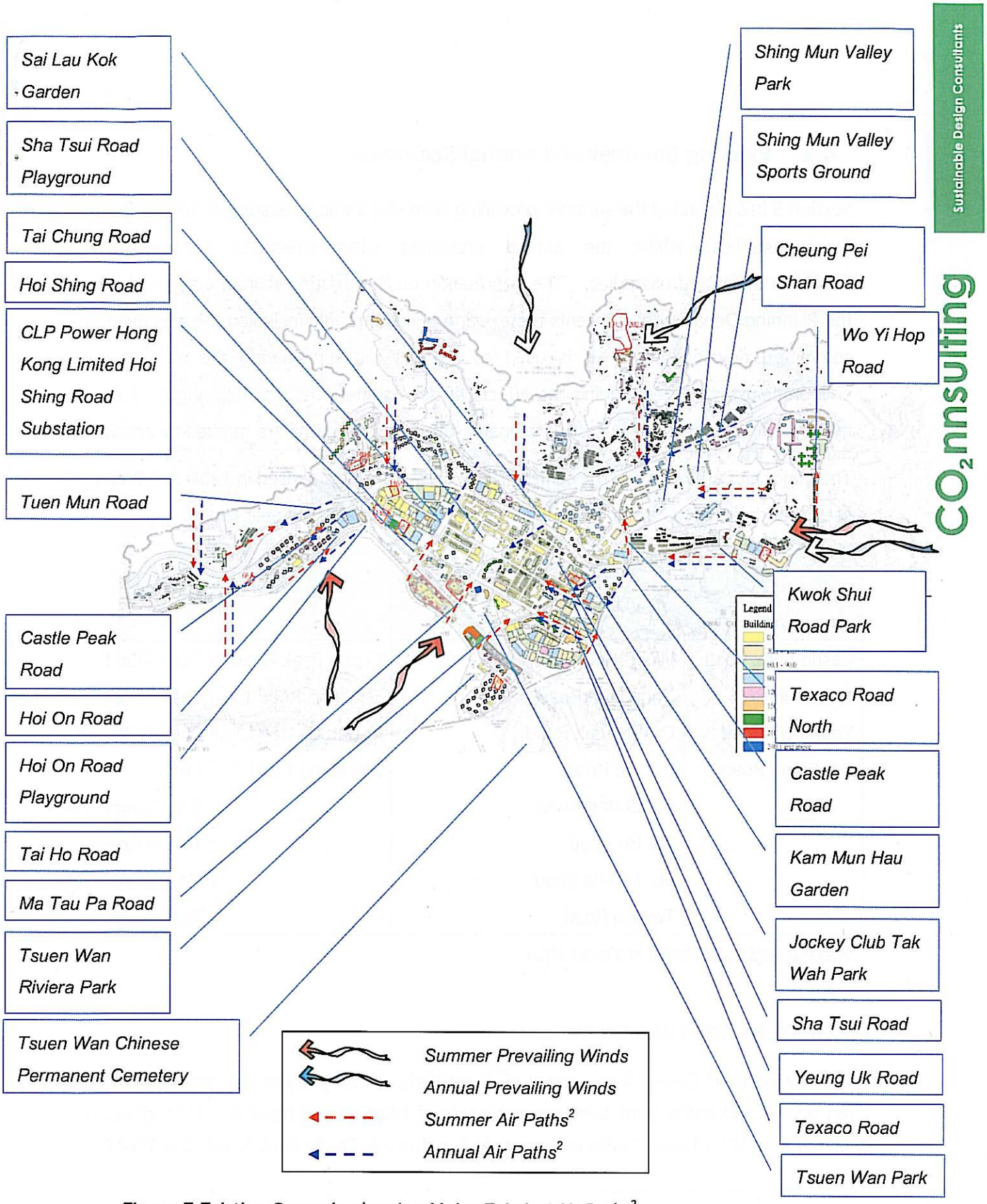



*Figure 7 Existing Scenario showing Major Existing Air Paths[2]*

[2] Air paths can bring prevailing winds, sea breeze, or downhill wind.

## 4.2 Existing Summer and Annual Scenarios

Section 3 has identified the summer prevailing wind directions as easterlies, southerlies and south-westerlies; whilst the annual prevailing wind directions are northerlies, north-easterlies and easterlies. The information on the existing scenario, as provided by the Planning Department, presents the existing building profile including the approved and committed developments. It is used as a basis for appreciating the existing wind environment and understanding the effects of development restrictions. Figure 7 shows the prevailing winds for the existing scenario, the major air paths are marked by arrows.

The major air paths towards the centre of Tsuen Wan are summarised in Table 2. It can be seen that these wind corridors[3] are essential for air ventilation all year round.

| Summer air paths | | Annual air paths | |
|---|---|---|---|
| *Easterlies* | *Southerlies and Southwesterlies* | *Easterlies* | *Northeasterlies* |
| Castle Peak Road | Wo Yi Hop Road | Castle Peak Road | Tuen Mun Road |
| Sha Tsui Road | Tuen Mun Road | Sha Tsui Road | Castle Peak Road |
| Yeung Uk Road | Castle Peak Road | Yeung Uk Road | Cheung Pei Shan |
| Hoi Shing Road | Hoi On Road | Hoi Shing Road | Road |
| | Tai Chung Road | | Tai Chung Road |
| | Tai Ho Road | | Tai Ho Road |
| | Ma Tau Pa Road | | Ma Tau Pa Road |
| | Texaco Road | | Texaco Road |

*Table 2 Major Air Paths in Tsuen Wan*

### 4.2.1 Tsuen Wan Town Centre

Tsuen Wan Town Centre is the centre of Tsuen Wan, the majority of the developments are ten storeys (30 mPD), with some developments of 120mPD and beyond. Throughout the year, Tsuen Wan Town Centre enjoys easterlies through Castle Peak Road, Sha Tsui Road

[3] Wind corridors are passages which allow wind breeze to permeate. Wind corridors can be in the form of open space areas, major air paths, non-building areas or building gaps with street width of at least 15 to 20m (measured by building face to building face).

and Yeung Uk Road, north-easterlies through Cheung Pei Shan Road, Tai Ho Road, Ma Tau Pa Road and Texaco Road. This area also benefits from downhill wind from Tai Mo Shan and sea breeze coming from its southwest. Tsuen Wan Town Centre enjoys ample sea breeze due to its proximity to the waterfront coupled with the open space such as Tsuen Wan Park and Tsuen Wan Riviera Park, the G/IC site at the intersection of Hoi Shing Road and Tai Chung Road, i.e. CLP Power Hong Kong Limited Hoi Shing Road Substation, as well as the Tsuen Wan Chinese Permanent Cemetery outside of the Project Area.

The open spaces, Jockey Club Tak Wah Park, Sha Tsui Road Playground, Sai Lau Kok Garden, Kam Mun Hau Garden assist in creating ventilation pockets[4] in the region, when the neighbouring buildings are typically 30 to 60mPD. These open areas will help to minimise skimming flow and improve the local air ventilation. There are isolated super high-rise developments such as the Nina Tower (310 mpD) and Nina Hotel (above 150 mPD), which create downdraft locally and ventilate the nearby streets. However, care should be taken when high-rises or super-high rises amalgamate and form a potential wind fence[5], such as those in Riviera Garden, Vision City, Chelsea Court, Discovery Park, the committed TW 5, the committed TW 6 and the committed TW7 along the waterfront which would impede summer and annual winds somewhat in Tsuen Wan Town Centre. See Figure 8. Table 3 summarises the impacts of these developments. The air ventilation is sufficient at present as the majority of the developments in the centre of Tsuen Wan Town Centre are around 30mPD. In the case of Discovery Park, the adverse air ventilation impact is not severe as there are currently minimal surrounding buildings. Future developments along the waterfront will adversely impact the air ventilation as they present significant obstacles to the sea breeze.

[4] Ventilation pockets are usually formed by the open space areas or areas with low-density and low-rise developments with access of wind breeze. The positive impacts of ventilation pockets on air ventilation are localised.

[5] Wind fences or breaks are obstacles formed by inappropriate dispositions or slab-type of large scale developments. These wind fences inhibit permeability of wind breeze.

| Developments | Function | Height | Negative Impact due to | Wind Directions |
|---|---|---|---|---|
| Riviera Garden | Residential | 120 mPD to 150 mPD | Large-scale and dense distribution | Southerlies, south-westerlies and sea breeze |
| Vision City | Residential | 180 mPD to 210 mPD | Fence-type buildings disposition | Easterlies |
| Chelsea Court | Residential | 180 mPD to 210 mPD | Fence-type buildings disposition | Southerlies |
| Discovery Park | Residential | 150 mPD to 180 mPD | Fence-type buildings disposition | Downhill wind, northerlies and north-westerlies |
| Committed TW 5 | Residential | Under 186.75 mPD | Large-scale and large podia | Southerlies, south-westerlies and sea breeze |
| Committed TW 6 | Residential | Under 179.5 mPD | Large-scale and large podia | Southerlies, south-westerlies and sea breeze |
| Committed TW 7 | Residential | Under 152 mPD | Large-scale and large podia | Southerlies, south-westerlies and sea breeze |

*Table 3 Summary of Negative Impacts due to Individual Developments in Tsuen Wan Town Centre*

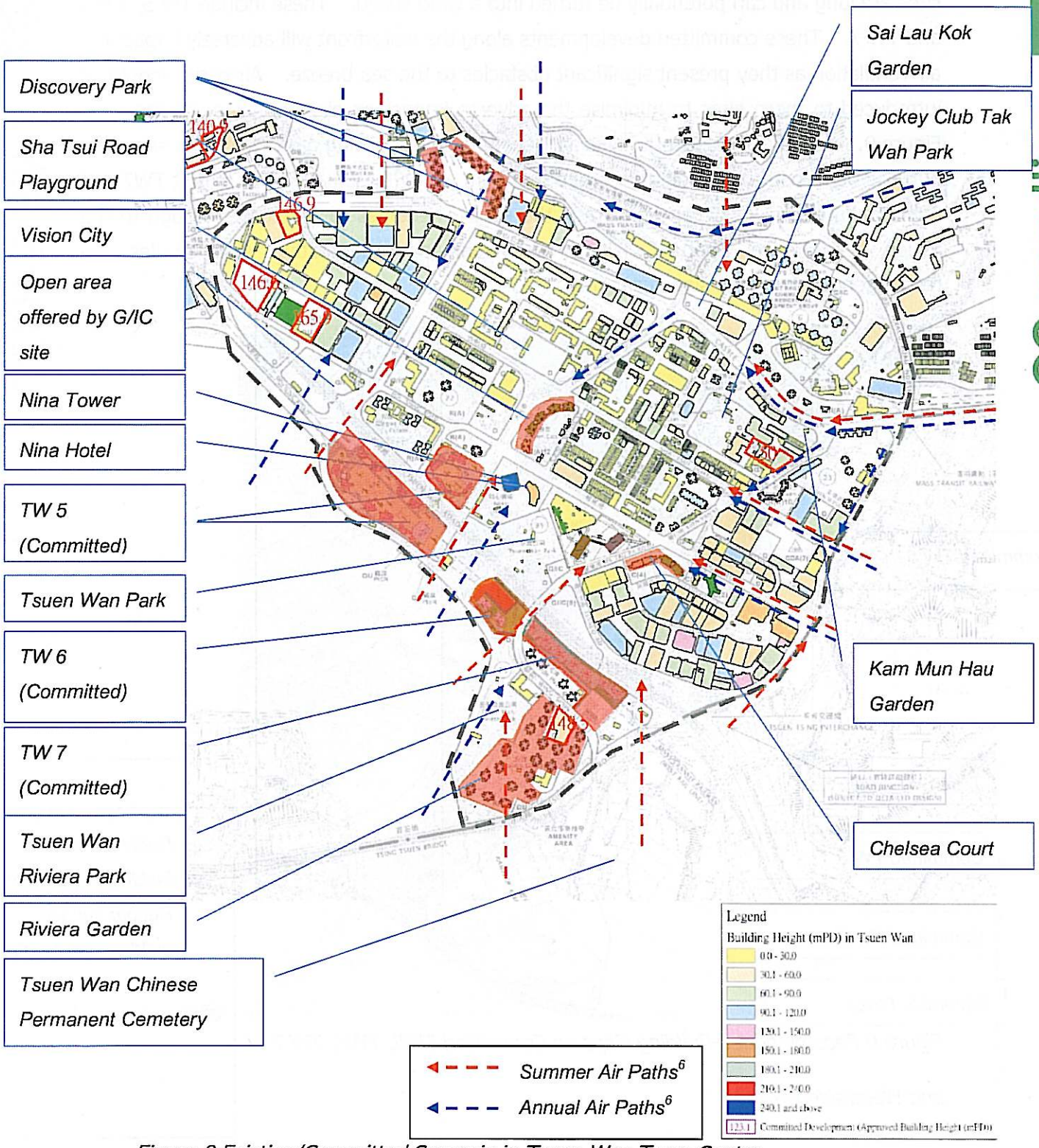



*Figure 8 Existing/Committed Scenario in Tsuen Wan Town Centre*

[6] Air paths can bring prevailing winds, sea breeze, or downhill wind.

Figure 9 shows the committed CDA development sites in Tsuen Wan Town Centre, these sites are long and can potentially be turned into a wind shield. These include TW 5, TW 6 and TW 7. These committed developments along the waterfront will adversely impact the air ventilation as they present significant obstacles to the sea breeze. Air paths should be introduced to these sites to minimise the adverse impact on air ventilation, as shown in Figure 9. Review of the layout plans show possibility of building gaps which can serve the purpose of air paths. Building gaps of about 50m at TW 5, 20m at TW6, 20m at TW7 and 20m at Waterside Plaza can encourage the south-westerlies to permeate through to the Tsuen Wan Town Centre. Upon redevelopment, quantitative AVA studies are recommended for these significant sites.

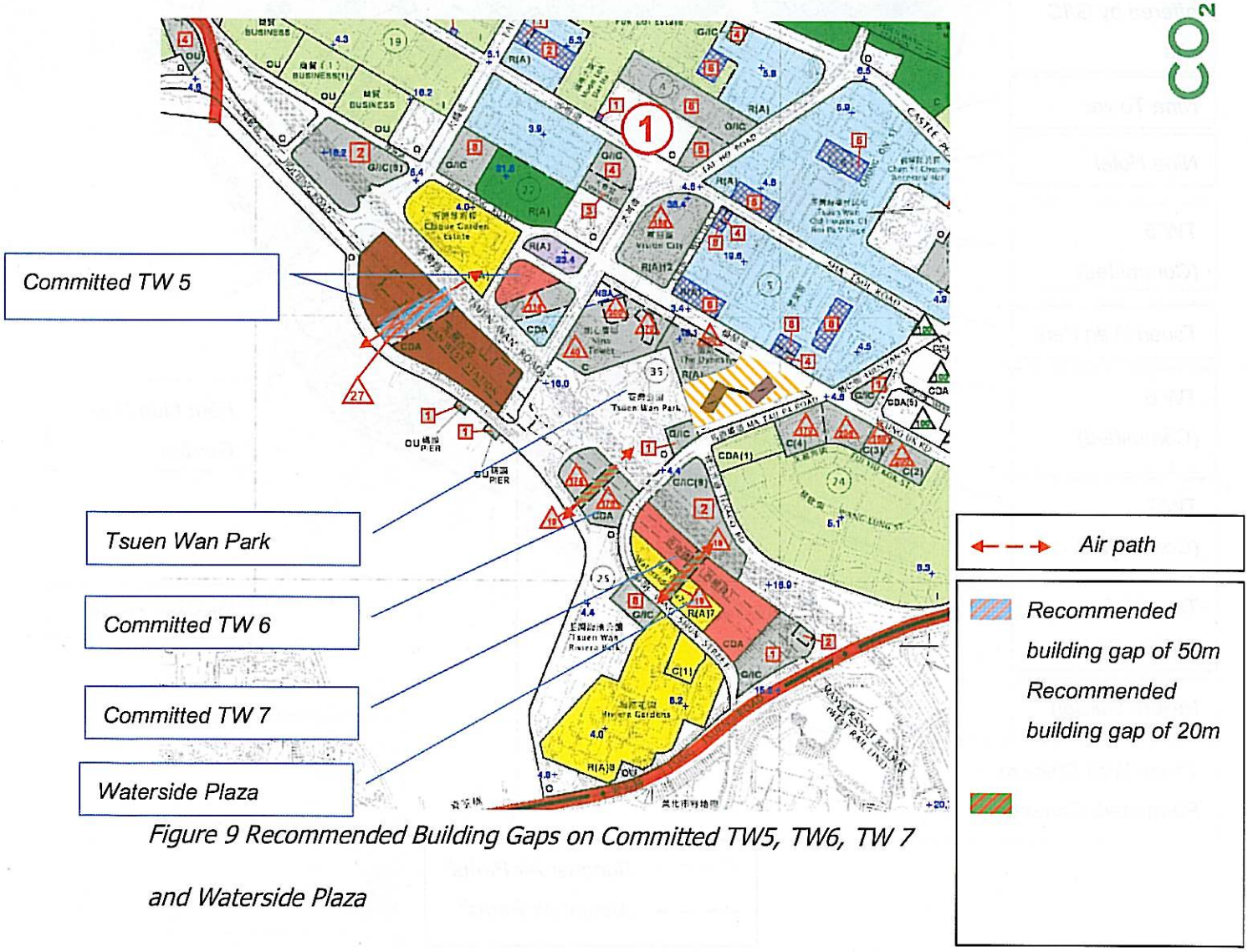



*Figure 9 Recommended Building Gaps on Committed TW5, TW6, TW 7 and Waterside Plaza*

The Tsuen Wan Town Lot 393 has incorporated a systematic study on parameters to minimise the negative impact on air ventilation. The proposed design is podium free and has incorporated 3 non-building areas: a non-building area of approximately 38m; a ventilation corridor at the lower level of Tower 2; and a non-building area of 15m on the north-west boundary of the site. The combination of these strategies help to improve the permeability of breeze to the areas inland. The subject site is under land use review and future studies would take into account the findings of the AVA study for the site. See Figure 10. Quantitative AVA studies are recommended for this site.

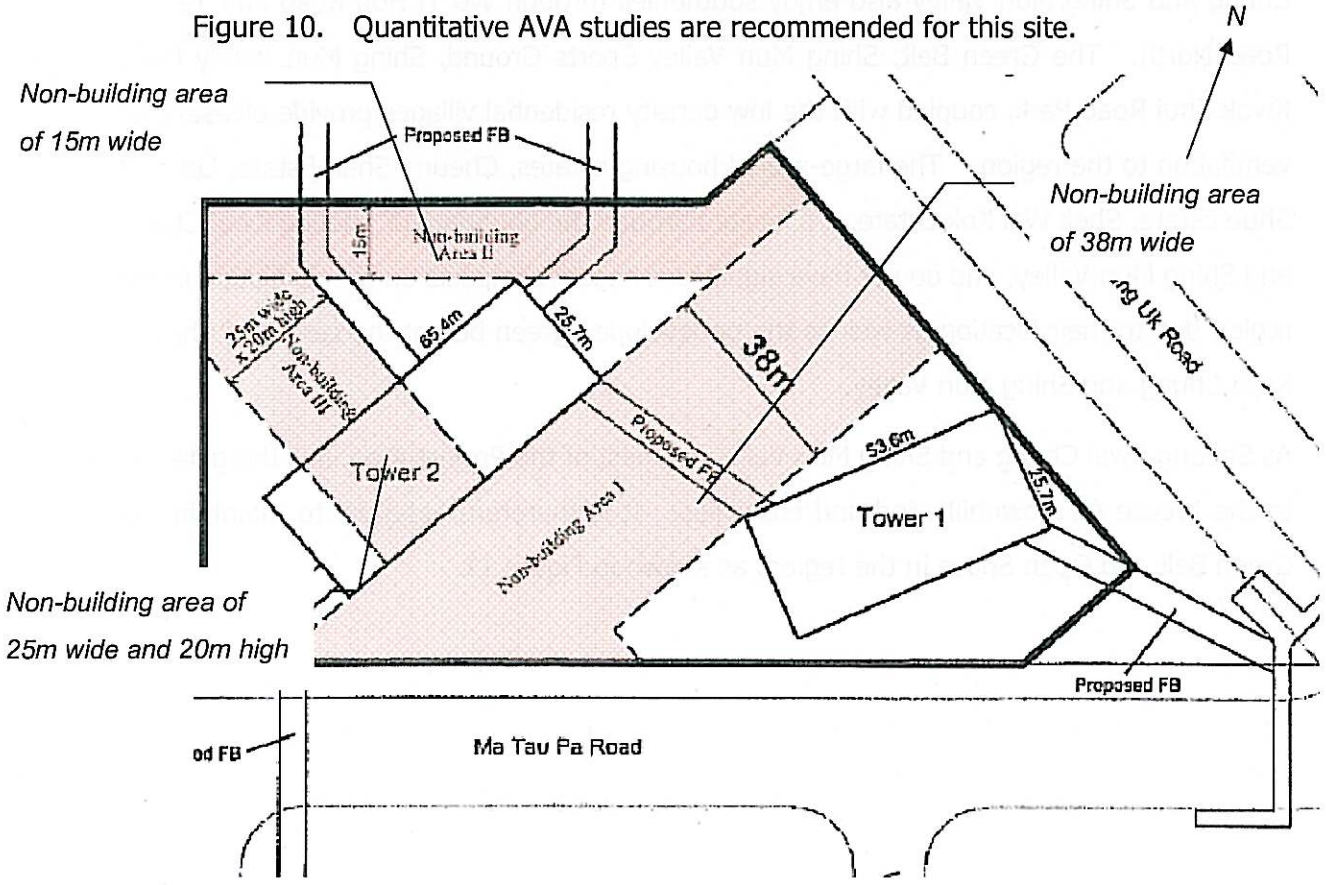



*Figure 10 TWTL 393 with Non-building Areas*

### 4.2.2 Sheung Kwai Chung and Shing Mun Valley

Sheung Kwai Chung and Shing Mun Valley are hilly, with the majority of natural vegetated slopes. See Figure 11. Annually, Sheung Kwai Chung and Shing Mun Valley enjoy easterlies through Castle Peak Road, north-easterlies through Cheung Pei Shan Road, the downhill wind coming from its north and east, and also benefits from any transpiration cooling effect from the vegetated land and hill side. In the summer months, Sheung Kwai Chung and Shing Mun Valley also enjoy southerlies through Wo Yi Hop Road and Texaco Road North. The Green Belt, Shing Mun Valley Sports Ground, Shing Mun Valley Park, Kwok Shui Road Park, coupled with the low density residential villages provide pleasant air ventilation to the region. The large-scaled housing estates, Cheung Shan Estate, Lei Muk Shue Estate, Shek Wai Kok Estate, are located around the boundary of Sheung Kwai Chung and Shing Mun Valley, and do not have significant negative impacts on air ventilation in the region due to their location as well as the undeveloped green belt at the centre of Sheung Kwai Chung and Shing Mun Valley.

As Sheung Kwai Chung and Shing Mun Valley are east of the Project Area, it is the gateway to the breeze for downhill wind and easterlies. It is therefore essential to maintain the Green Belt and Open Space in the region, as shown in Figure 11.

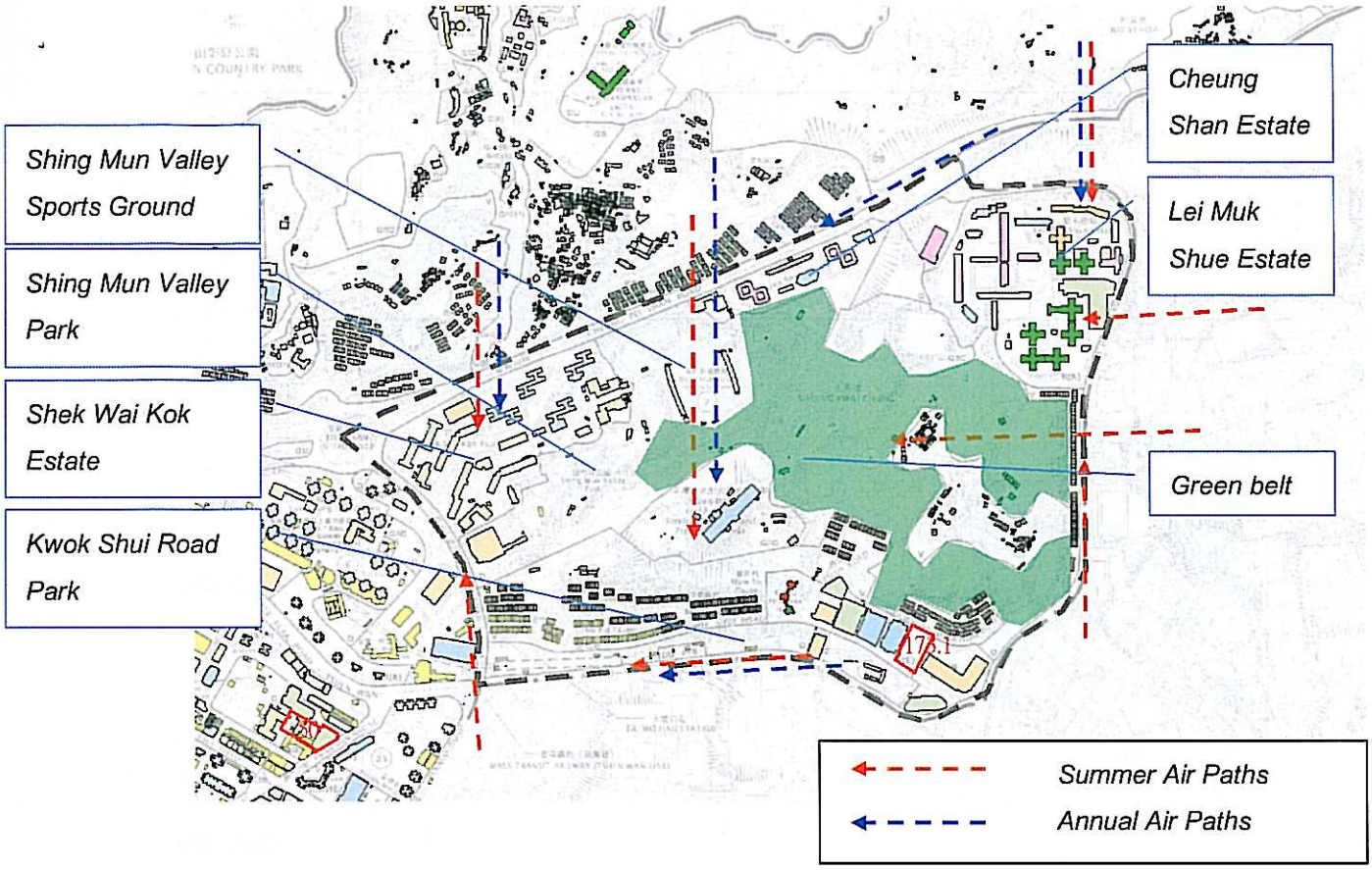



*Figure 11 Existing/Committed Scenario in Sheung Kwai Chung and Shing Mun Valley*

### 4.2.3 Tsuen Wan Bay Western Area and Yau Kom Tau

Tsuen Wan Bay Western Area and Yau Kom Tau are located on the foothill and is on the seafront, with ample green belt areas and open space along the sea front, such as Hoi On Road Playground, and natural vegetated lands in the hinterland. Throughout the year, Tsuen Wan Bay Western Area and Yau Kom Tau enjoy abundant wind: downhill wind from its north and north-easterlies; and south-westerlies through Tuen Mun Road, Hoi On Road and Castle Peak Road, as well as sea breeze. There are sufficient wind breeze to permeate throughout the region. Of most concern with the existing/ committed development are the Belvedere Gardens (under 50 storeys) and the Bayview Garden (under 40 storeys), however the negative impact on air ventilation is localised due to the relatively undeveloped green belts, G/IC sites and open spaces.

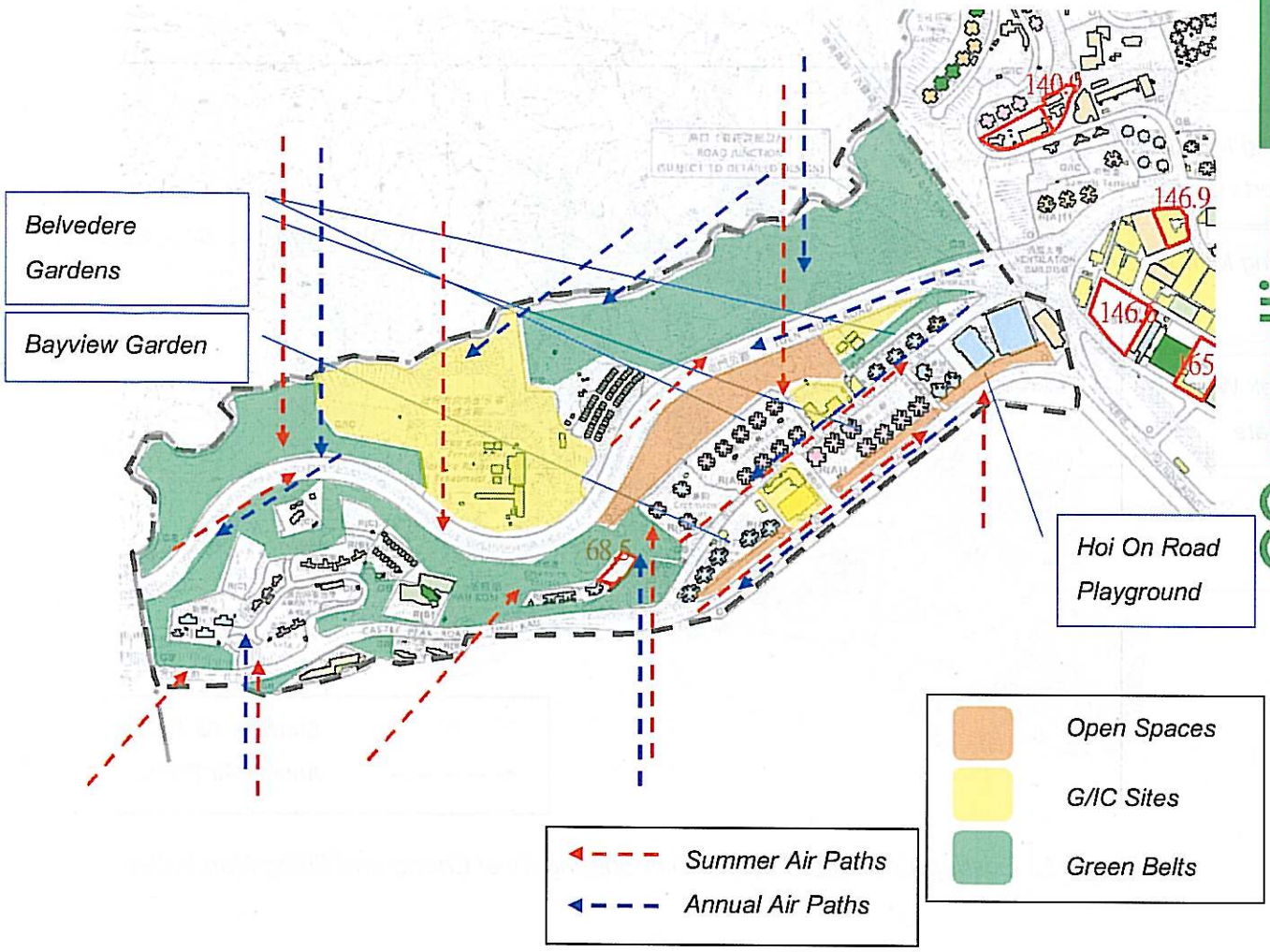



*Figure 12 Existing/Committed Scenario in Tsuen Wan Bay Western Area and Yau Kom Tau*

### 4.2.4 Tsuen King Circuit and Tso Kung Tam

Tsuen King Circuit and Tso Kung Tam are hilly with the majority of land use being green belts and natural slopes. The residential developments located at the foothill would enjoy the downhill wind, and benefit from any transpiration cooling effect from the vegetated hillside throughout the year. It is essential to maintain this sparse distribution of the middle to high-rise residential developments to allow sufficient downhill wind going through to Tsuen Wan Town Centre, Tsuen Wan Bay Western Area and Yau Kom Tau. Care should be given to the disposition of Tsuen Wan Centre, Tsuen King Garden, as these twenty to

forty storeys high rises can potentially form a wind fence[7] as shown in Figure 13 (marked in red) and impede air ventilation.

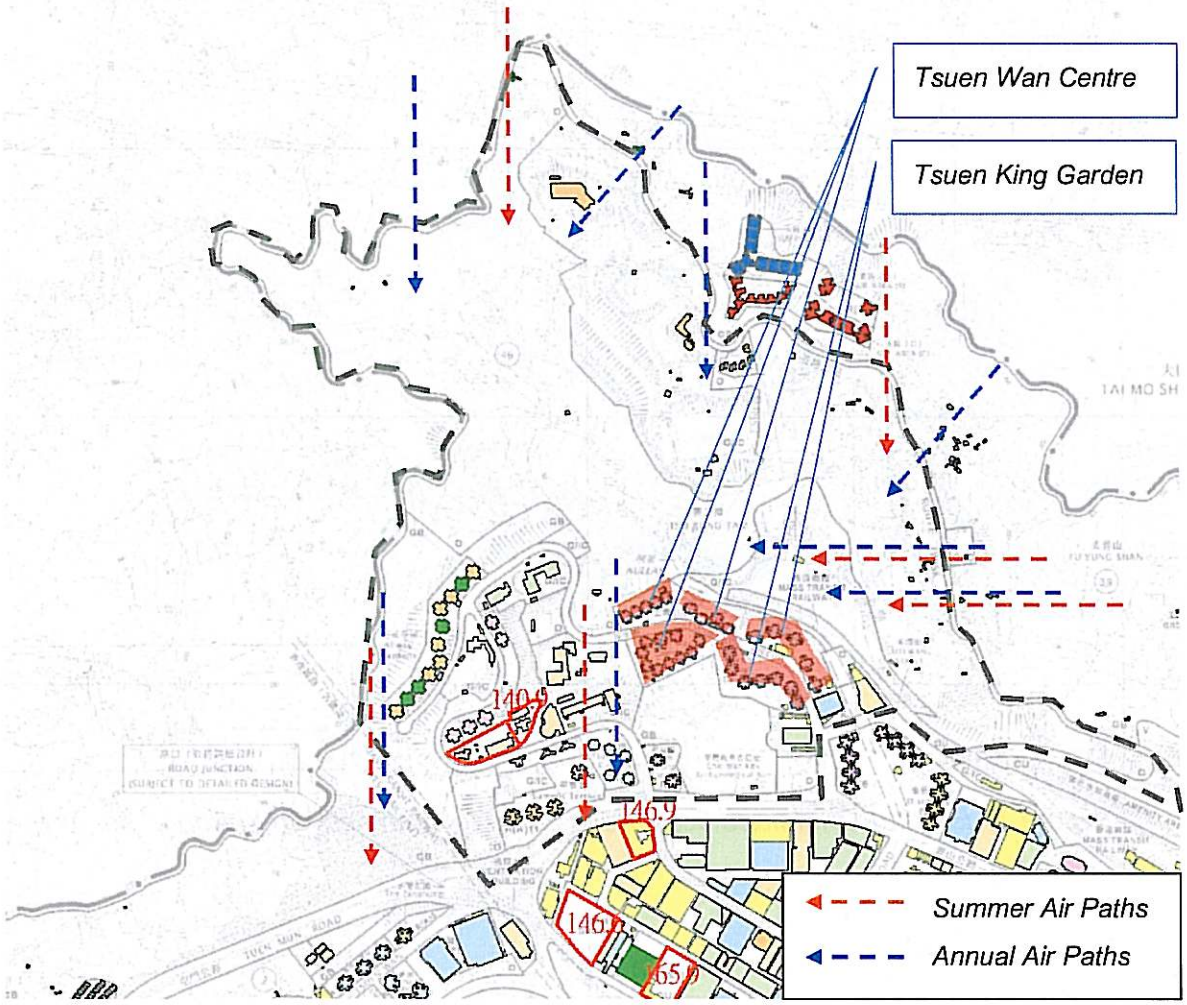



*Figure 13 Existing/Committed Scenario in Tsuen King Circuit and Tso Kung Tam*

### 4.2.5 Fu Yung Shan and Wo Yi Hop

Fu Yung Shan and Wo Yi Hop lie on the vegetated hill, similar to Tsuen King Circuit and Tso Kung Tam, with the majority of land use being green belts and natural slopes, thus Fu Yung Shan and Wo Yi Hop also enjoy similar wind breeze and transpiration cooling effect as Tsuen

[7] Wind fences or breaks are obstacles formed by inappropriate dispositions or slab-type of large scale developments. These wind fences inhibit permeability of wind breeze.

King Circuit and Tso Kung Tam. In general, the majority of the developments are villages of residential dwellings not more than three storeys at the foothill, except for the two substantial developments, The Cliveden (under 20 storeys) and The Cairnhill (over 20 storeys).

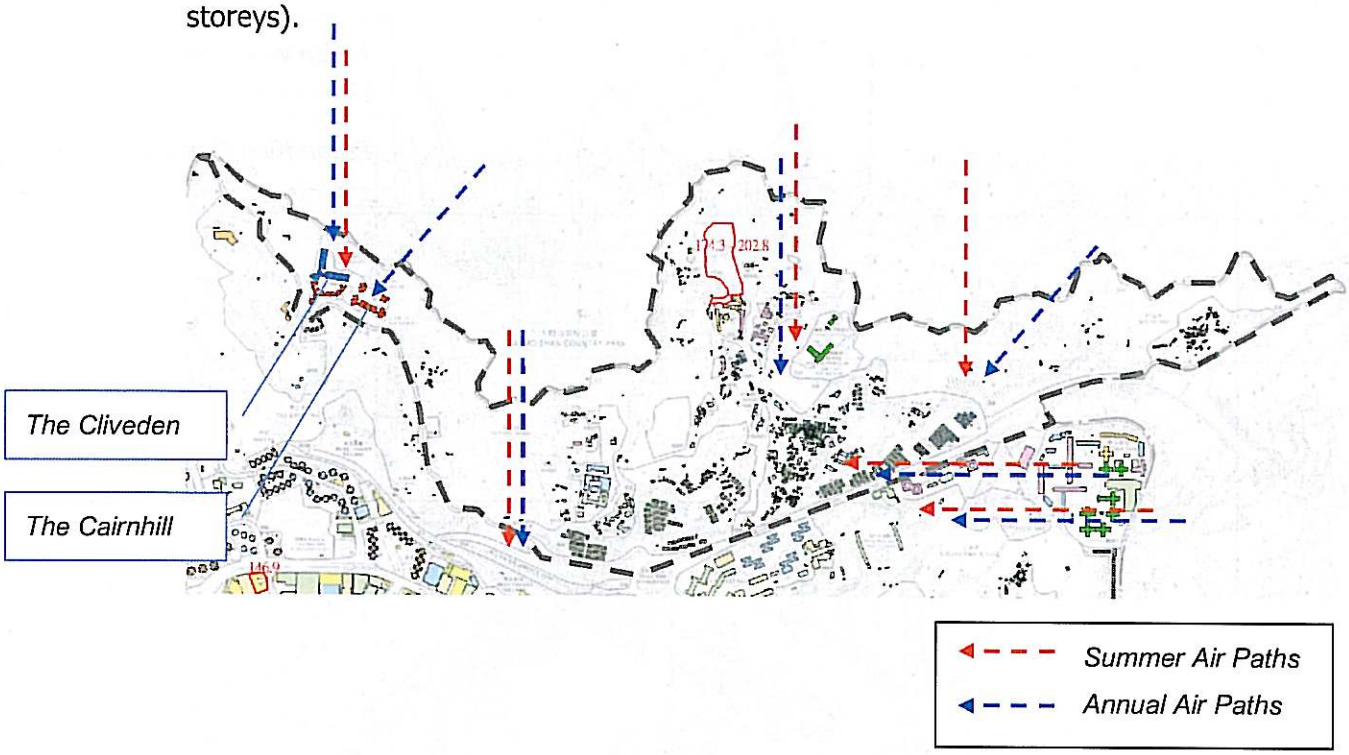



*Figure 14 Existing/Committed Scenario in Fu Yung Shan and Wo Yi Hop*

# 5. PLANNED SCENARIO

## 5.1 Observations

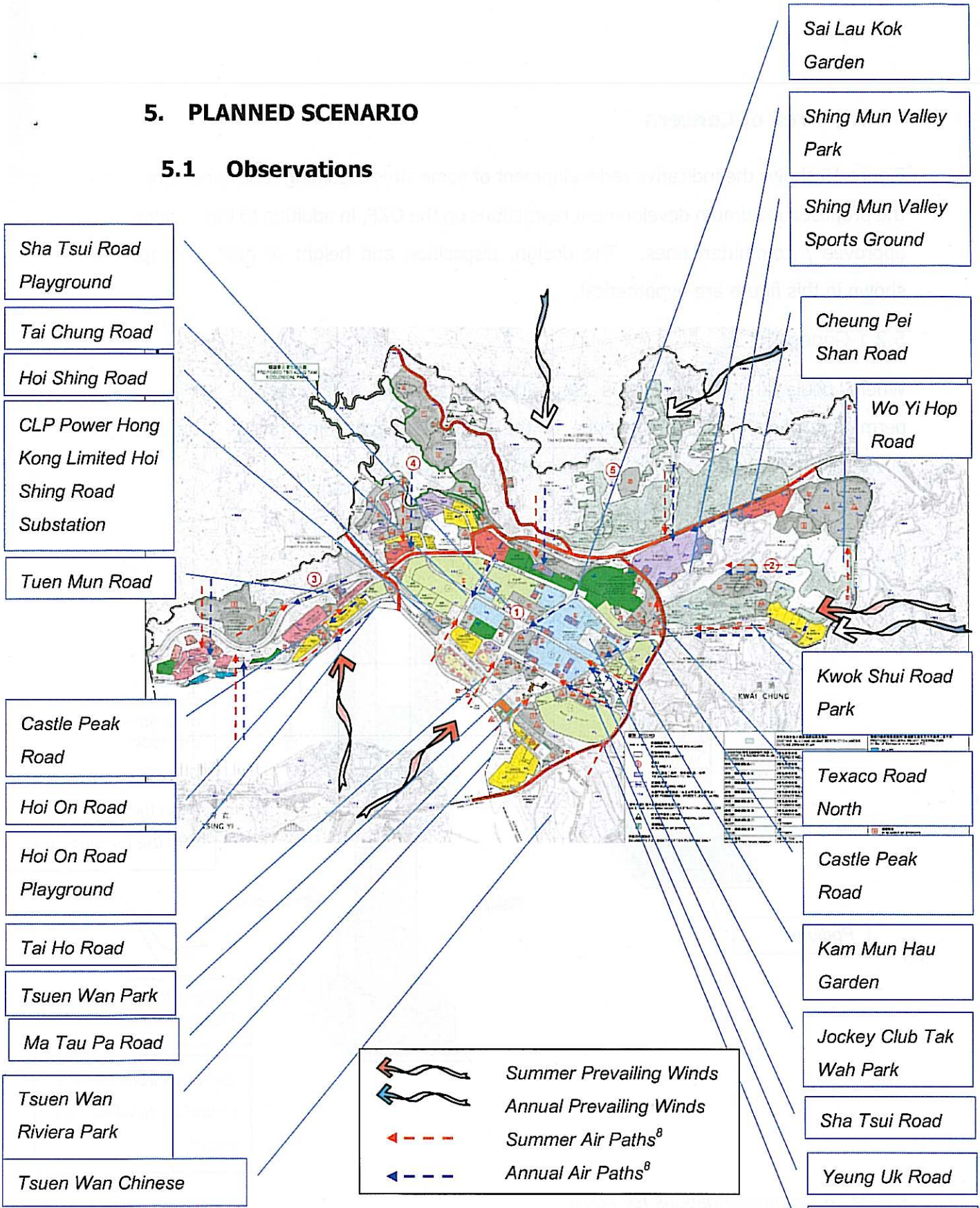



*Figure 15 Planned Scenario showing Major Existing Air Paths*

[8] Air paths can bring prevailing winds, sea breeze, or downhill wind.

## 5.2 Area of Concern

Figure 15 shows the indicative redevelopment of some sites assuming redevelopment up to the proposed maximum development restrictions on the OZP, in addition to the existing and approved / committed ones. The design, disposition and height of new development shown in this figure are hypothetical.

### 5.2.1 General

Where podia are allowed, it is recommended to have smaller-scaled podia, create permeable podia, or align the edge of the podia to the building façade to encourage downdraft to reach pedestrian levels, as shown in Figure 16.

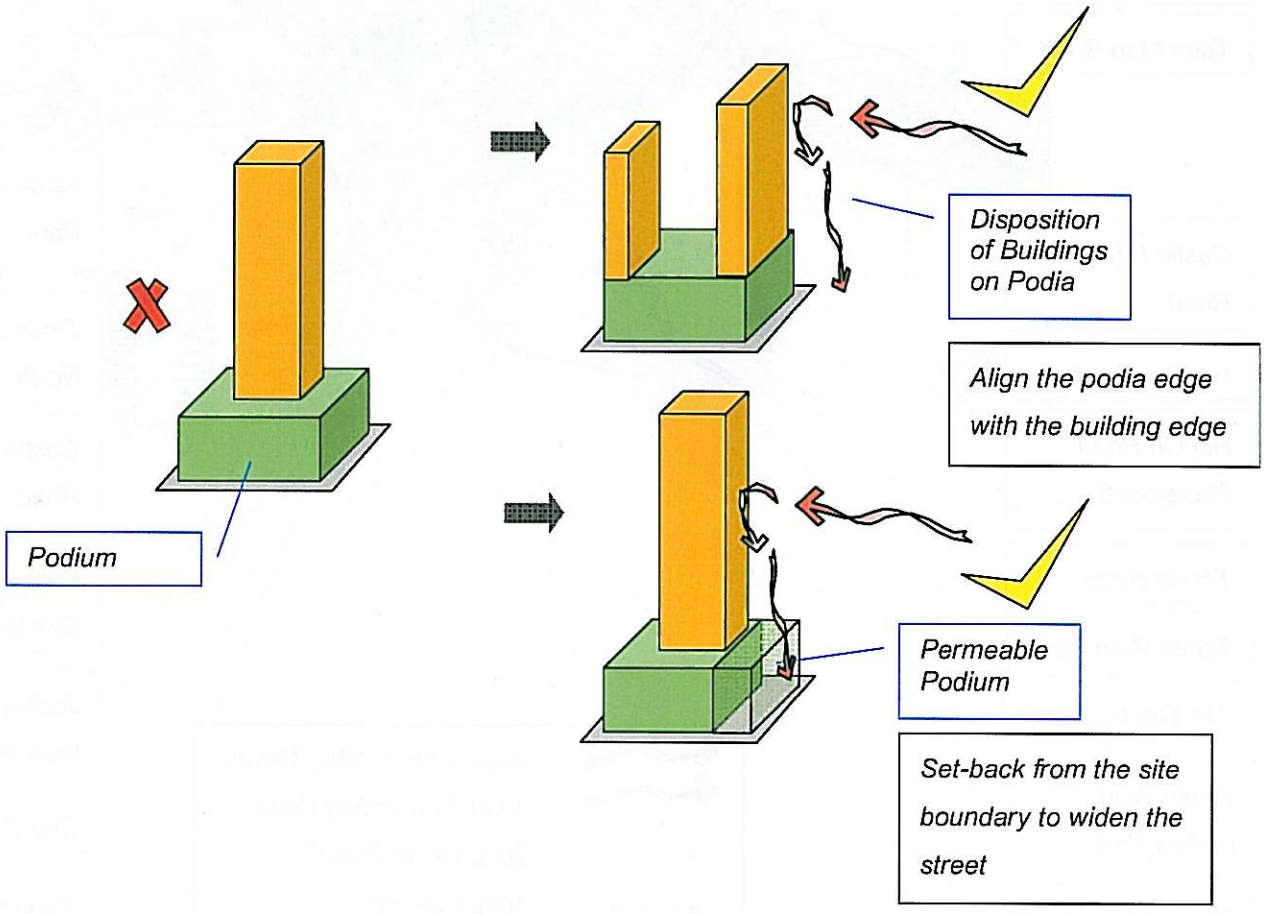



*Figure 16 Recommendations for Podia*

### 5.2.2 Tsuen Wan Town Centre

Figure 18 shows the planned scenario for Tsuen Wan Town Centre. The majority of the existing residential developments are in the height of 30mPD to 90mPD in the centre of Tsuen Wan Town Centre. The street widths in this area are typically 15 m to 20m, measured from building face to building face. With existing and committed building heights of 30mPD to 90mPD, or the proposed maximum building height of 80 to 100 mPD, skimming flow is likely to occur in the centre of Tsuen Wan Town Centre, which means that little Summer winds or downhill winds are likely to reach the pedestrian level, as shown in Figure 17. Therefore, Tai Chung Road, Tai Ho Road and Ma Tau Pa Road, will be key wind corridors[9] in ventilating the region, as shown in Figures 18 and 19. The dimensions provided in Figure 19 are guidelines to improve the effectiveness of such wind corridors based on the principle of minimising blockage to wind flow.

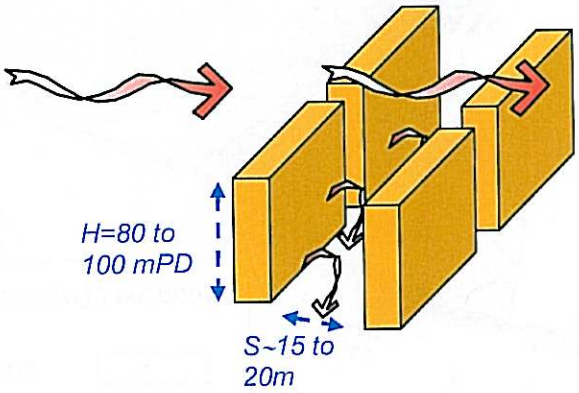



*Figure 17 Skimming Flow in the centre of Tsuen Wan Town Centre*

[9] Wind corridors are passages which allow wind breeze to permeate. Wind corridors can be in the form of open space areas, major air paths, non-building areas or building gaps with street width of at least 15 to 20m (measured by building face to building face).

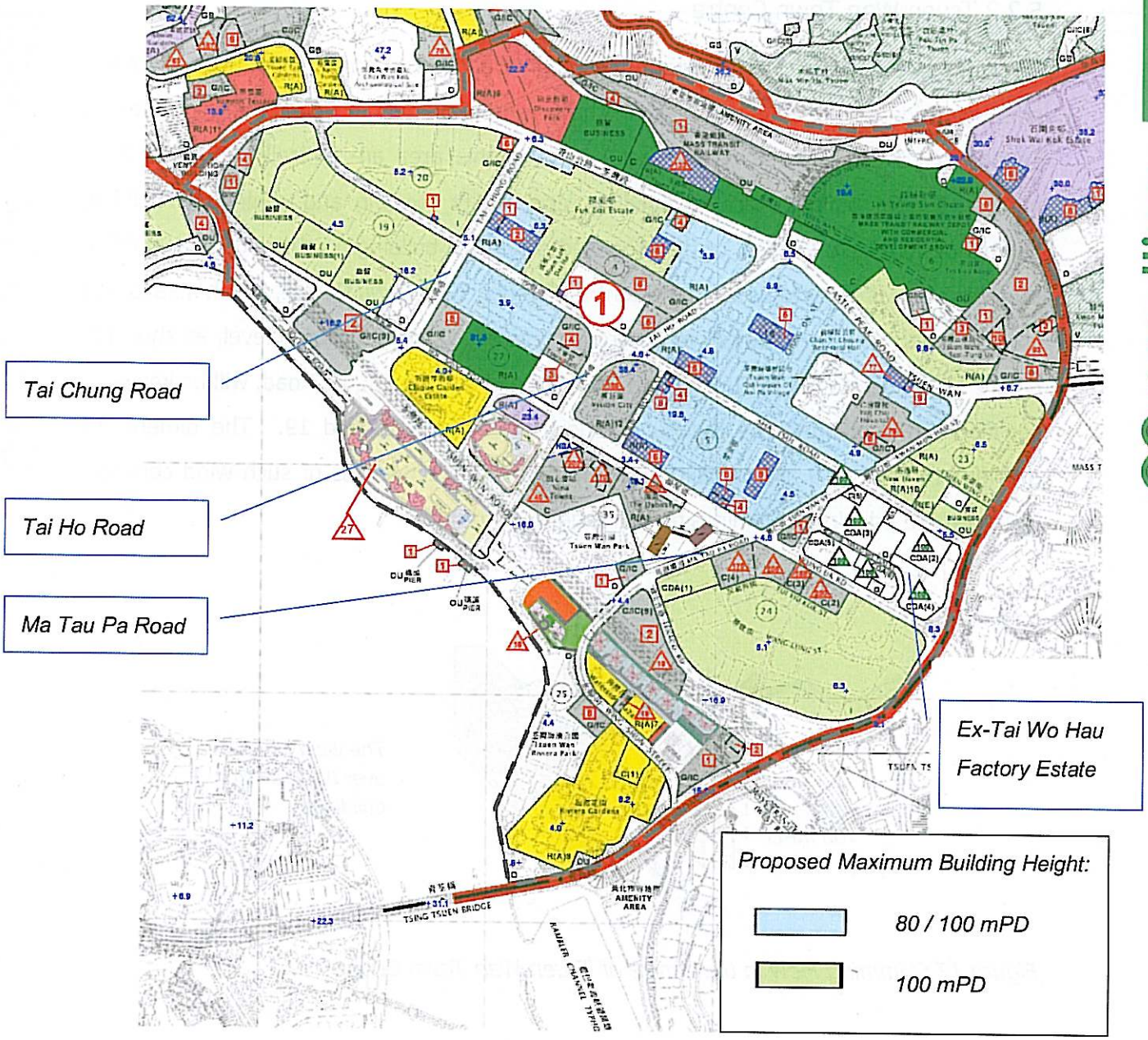
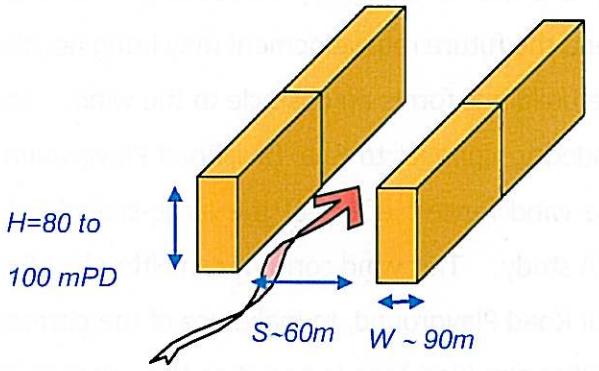
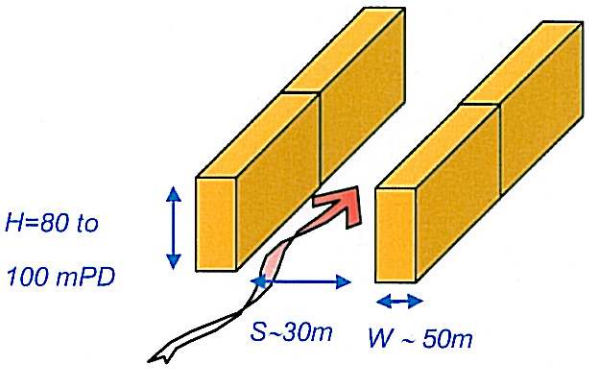



*Figure 18 Planned Scenario for Tsuen Wan Town Centre*

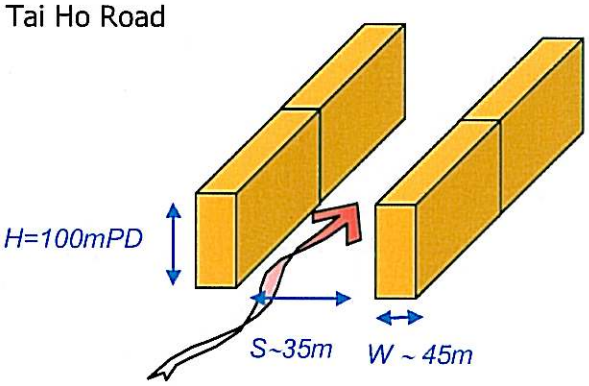
The existing building height in the industrial area ranges from 15.8mPD to 180.4mPD. To provide better air ventilation when coupled with future road widening and suitable building design, the proposed maximum building height of 100mPD in the industrial area in the region is considered appropriate.




(a) Tai Chung Road




(b) Tai Ho Road




(c) Ma Tau Pa Road

*Proposed Maximum Building Height of 80 to 100mPD for residential area, and 100mPD for industrial Area in Tsuen Wan Town Centre*

*H – Height of the Building*
*S – Street Width (Measured from building face to building face)*
*W – Width of the Buildings (distributed continuously without building gap)*

*Figure 19 Recommended Maximum Building Height and Minimum Building-to-Building Face Road Widths for Tsuen Wan Town Centre*

It is recommended to further improve the ventilation by introducing an air path within Fuk Loi Estate, as this is a large site, and the future redevelopment may bring negative impact to the region if the disposition of the buildings forms an obstacle to the wind. See Figure 21. An air path of 20m is recommended to connect to Sha Tsui Road Playground to create a wind corridor[10] and minimise the wind fence[11] effect of the large-scaled Fuk Loi Estate, subject to further quantitative AVA study. This wind corridor can either be aligned with Tai Ho Road, or the centre of Sha Tsui Road Playground, to make use of the permeability of the Open Space. The dimension of 20m provided here is based on the principle of minimising blockage to wind flow.

[10] Wind corridors are passages which allow wind breeze to permeate. Wind corridors can be in the form of open space areas, major air paths, non-building areas or building gaps with street width of at least 15 to 20m (measured by building face to building face).

[11] Wind fences or breaks are obstacles formed by inappropriate dispositions or slab-type of large scale developments. These wind fences inhibit permeability of wind breeze.

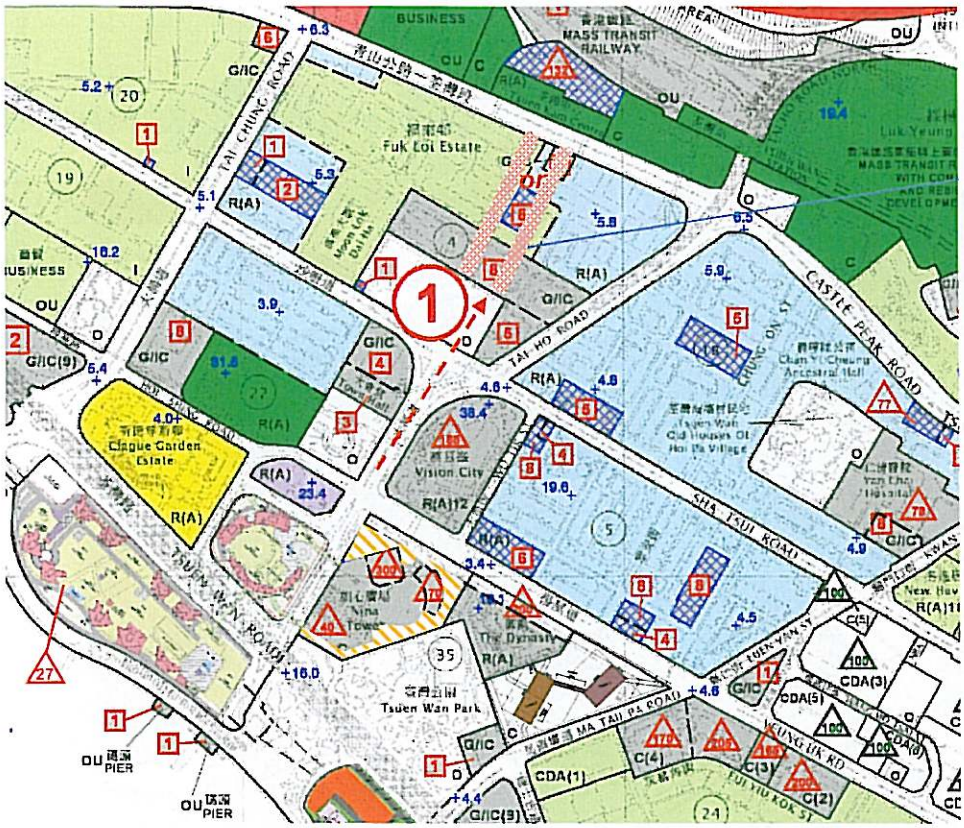



*Figure 21 Recommended Air Path in Fuk Loi Estate and open plaza near Nina Tower / Nina Hotel*

Care must be taken for large sites such as Nina Tower / Nina Hotel to include the existing open area in future redevelopment. These open area is recommended to be maintained, as shown in Figure 21. The podia for these developments should also be kept to a minimal, or made permeable as shown in Figure 16.

Another large-scaled development is Luk Yeung Sun Chuen. An air path is recommended to be introduced in this large site to prevent wind fence[12] effect, as shown in Figure 22. The existing building gaps in Luk Yeung Sun Chuen are approximately 10m, introduction of an air path to 20m in the centre of the site, as shown in Figure 22 can improve the air

[12] Wind fences or breaks are obstacles formed by inappropriate dispositions or slab-type of large scale developments. These wind fences inhibit permeability of wind breeze.

ventilation by creating a wind corridor[13], subject to the redevelopment of the comprehensive development.

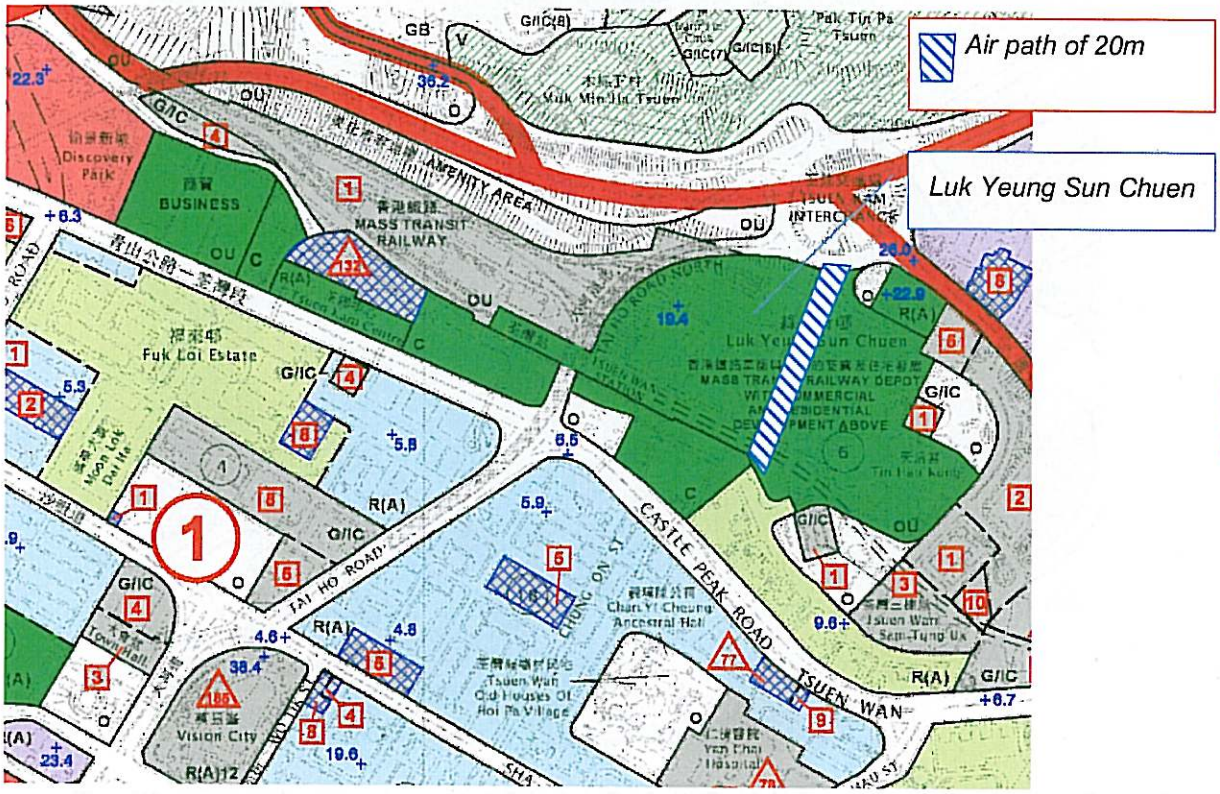



*Figure 22 Recommended Air Path for Luk Yeung Sun Chuen*

[13] Wind corridors are passages which allow wind breeze to permeate. Wind corridors can be in the form of open space areas, major air paths, non-building areas or building gaps with street width of at least 15 to 20m (measured by building face to building face).

### 5.2.3 Sheung Kwai Chung and Shing Mun Valley

Figure 23 shows the planned scenario for Sheung Kwai Chung and Shing Mun Valley. Sheung Kwai Chung and Shing Mun Valley consist of ample open space in terms of Shing Mun Valley Sports Ground and Shing Mun Valley Park and vast green belt. The air ventilation in the region is acceptable, ample breeze is enjoyed by local residents, in particular the villagers. The larger scaled and substantial development includes Lei Muk Shue Estate, Shek Wai Kok Estate and Cheung Shan Estate, as well as the industrial Sun Fung Centre and its neighbours on Kwok Shui Road. The proposed Lei Muk Shue Estate consists of two height bands, and these are 170mPD and 190mPD. As the site itself is large, disposition such as the existing one can adversely impact on the air ventilation, it is therefore recommended to incorporate air paths and introduce a large courtyard within the site as shown in Figure 24, to act as ventilation corridors and ventilation pocket[14] respectively, subject to further quantitative AVA study.

[14] Ventilation pockets are usually formed by the open space areas or areas with low-density and low-rise developments with access of wind breeze. The positive impacts of ventilation pockets on air ventilation are localised.

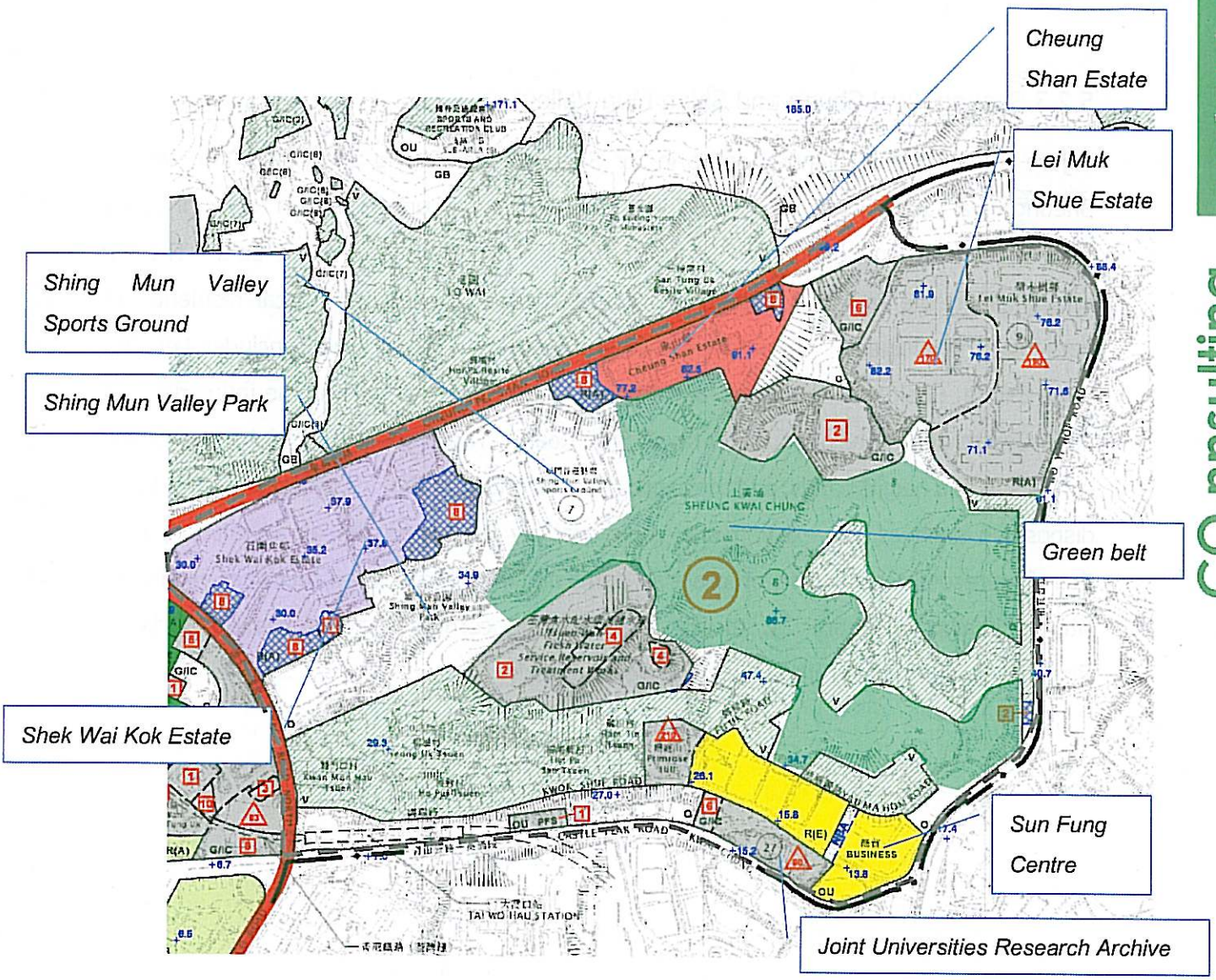
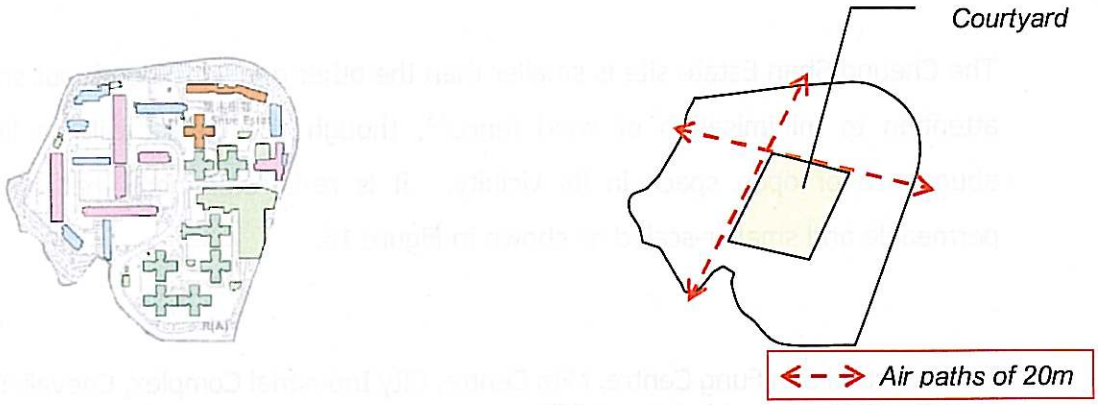


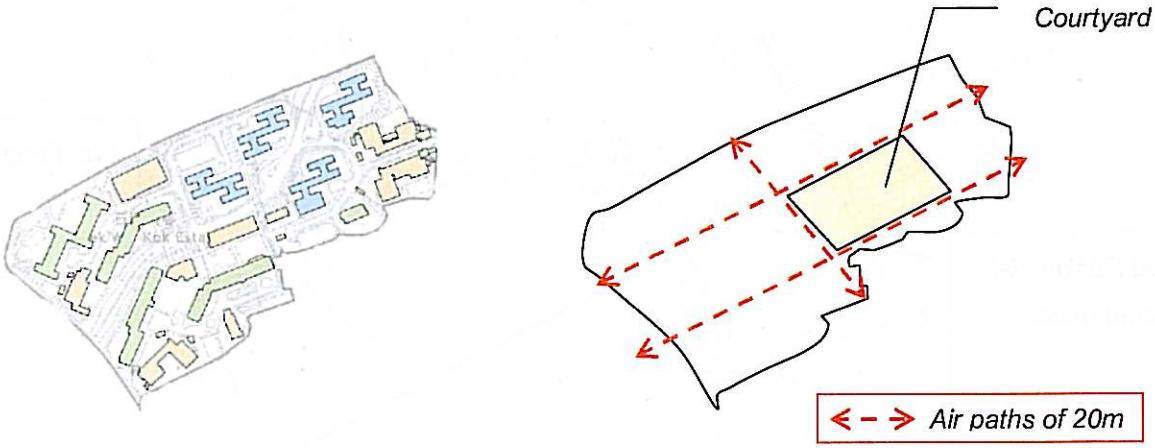

*Figure 23 Planned Scenario for Sheung Kwai Chung and Shing Mun Valley*




*(a) Existing Layout* *(b) Suggested Layout with Ventilation*

*Figure 24 Layout of Lei Muk Shue Estate*

The existing maximum building height in Shek Wai Kok Estate is approximately 120 mPD. The proposed maximum building height of 130 mPD is similar to the existing one. Of more importance here is the disposition of building blocks within the site. The existing slab type build-form and disposition are not ideal, and if possible, the planned scenario should adopt the arrangement as shown in Figure 25, subject to further quantitative AVA study.




*(a) Existing Layout* *(b) Suggested Layout with Ventilation*

*Figure 25 Layout of Shek Wai Kok Estate*

The Cheung Shan Estate site is smaller than the other ones described, but should also pay attention to minimisation of wind fence[15], though the impact will be limited by the abundance of open space in its vicinity. It is re-iterated here that podia should be permeable and smaller-scaled as shown in Figure 16.

The industrial Sun Fung Centre, Mita Centre, City Industrial Complex, Chevalier Cold Storage Building, Safety Godown and North East Warehouse along Kwok Shui Road can potentially amalgamate to be a large-scaled development, and form a wind screen. The site adjacent to Sun Fung Centre is under construction, a residential development of under 174 mPD is already committed. This development will adversely impact on the air ventilation of the nearby Yau Ma Hom Resite Village, however the negative air ventilation impact is not as severe due to the vast open green belt available. The proposed non-building area of 20m to the western side of Sun Fung Centre will improve the effectiveness of the ventilation. See Figure 26.

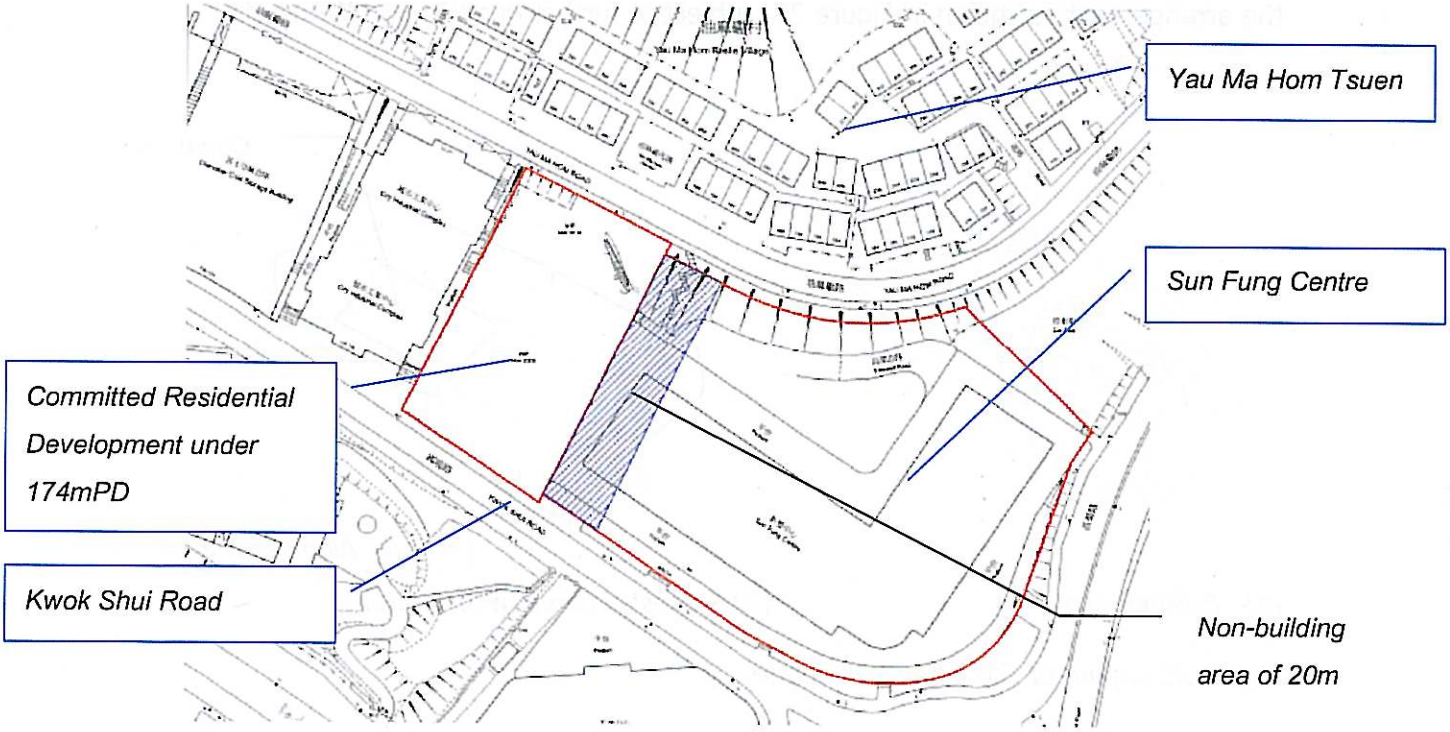



*Figure 26 Proposed Non-building Area on Sun Fung Centre*

[15] Wind fences or breaks are obstacles formed by inappropriate dispositions or slab-type of large scale developments. These wind fences inhibit permeability of wind breeze.

The green belt and villages such as Tai Pak Tin Tsuen, Shek Wai Kok Sun Village, Kwu Hang Tsuen, Hoi Pa Sun Tsuen, Da Chuen Ping Village and Sheung Kwai Chung Wai, consist of village houses of three storeys or less, these areas shall be maintained as they are in the wind corridor[16] to ventilate the region.

The height band of the existing industrial development intended for residential redevelopment along Kwok Shui Road is at 120mPD for "R(E)" zone compared to the rather open nature of the ex- Kwai Chung Public School. As the sites under the "R(E)" zone are substantial in size, care should be taken with the design and massing of the future developments to allow air permeability.

The Proposed Joint Universities Research Archive (JURA) at the ex-Kwai Public Chung School Site at Kwok Shui Road (TWTL 416) is a large site. The existing condition is open with a maximum 60 mPD. The proposed maximum height of 90mPD is acceptable, but care should be taken in the disposition and massing of future development to allow air permeability.

The proposed maximum building height of ex-Tai Wo Hau Factory Estate Site (TWTL 415) reaches 100 mPD. The disposition and massing at the subject site are under planning. As the site is large, the design and massing should include an air path through the site to allow air movement.

[16] Wind corridors are passages which allow wind breeze to permeate. Wind corridors can be in the form of open space areas, major air paths, non-building areas or building gaps with street width of at least 15 to 20m (measured by building face to building face).

### 5.2.4 Tsuen Wan Bay Western Area and Yau Kom Tau

Figure 27 shows the planned scenario of Tsuen Wan Bay Western Area and Yau Kom Tau with recommendations. The waterfront Tsuen Wan Bay Western Area enjoys ample wind for a great part of the year. Most development is scattered along the sea front, with a green belt as its back drop. These waterfront sites can however form a wall to the sea breeze, if disposition and air ventilation are not considered together. The existing Belvedere Garden and Bayview Garden of under 50 and 40 storeys respectively create a wind fence[17], preventing ventilation to the hinterland. However, the adverse air ventilation is not significant since the majority of the land behind these substantial waterfront sites are green belt, and contain no or little developments. It is recommended that the vast green belt, villages and low-rise G/IC sites at Yau Kom Tau are to be maintained.

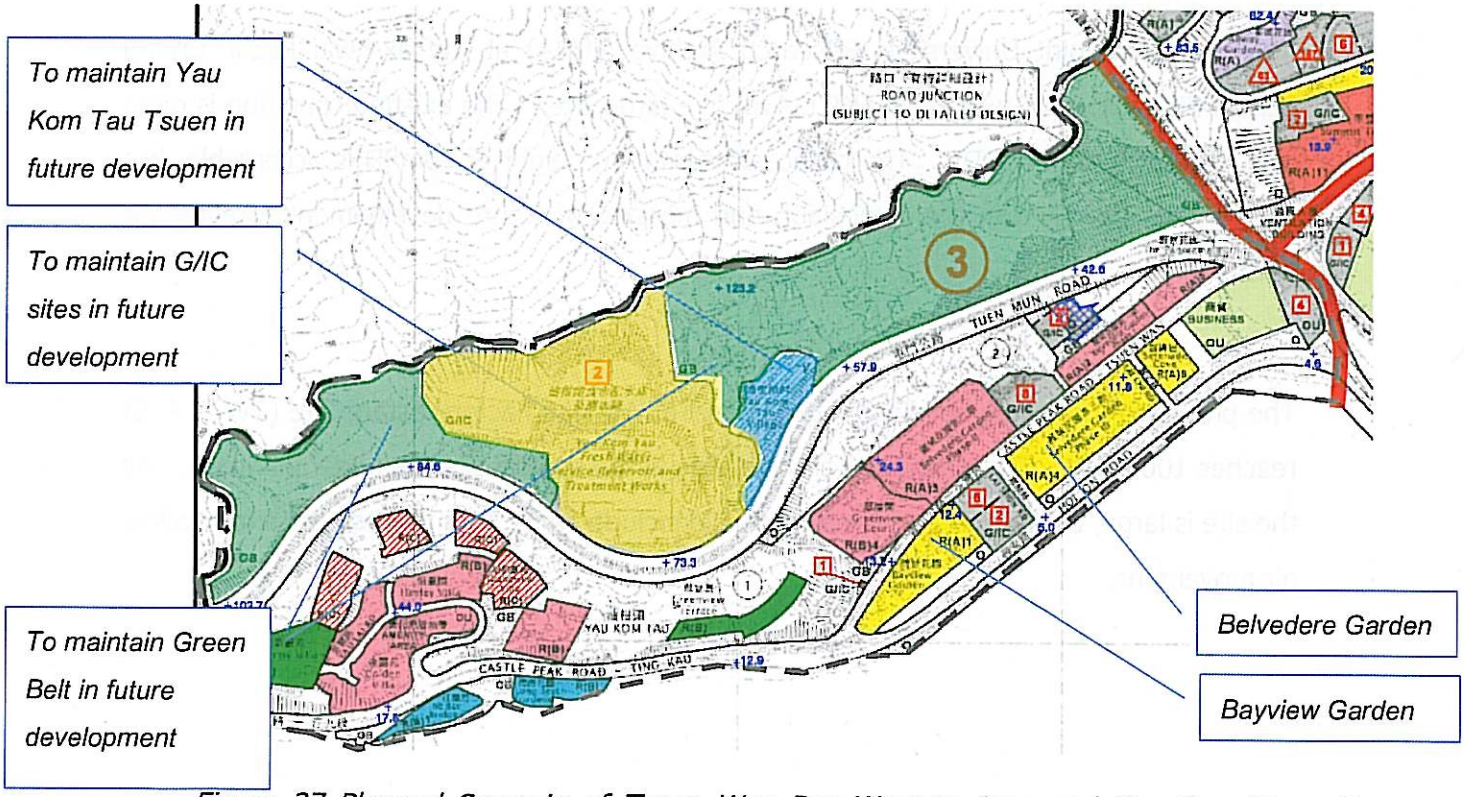



*Figure 27 Planned Scenario of Tsuen Wan Bay Western Area and Yau Kom Tau with Recommendations*

[17] Wind fences or breaks are obstacles formed by inappropriate dispositions or slab-type of large scale developments. These wind fences inhibit permeability of wind breeze.

### 5.2.5 Tsuen King Circuit and Tso Kung Tam

Figure 28 shows the planned scenario of Tsuen King Circuit and Tso Kung Tam. The majority of Tsuen King Circuit and Tso Kung Tam is green belt and open space with sufficient air ventilation. There is no major concern with the planned scenario in the region. Care should be given to the disposition to Tsuen Wan Centre and Tsuen King Centre, though the maximum building height remains similar. The adverse impact however is not significant due to the proposed Tso Kung Tam Ecological Park and Chai Wan Kok Archaeological Site in its vicinity.

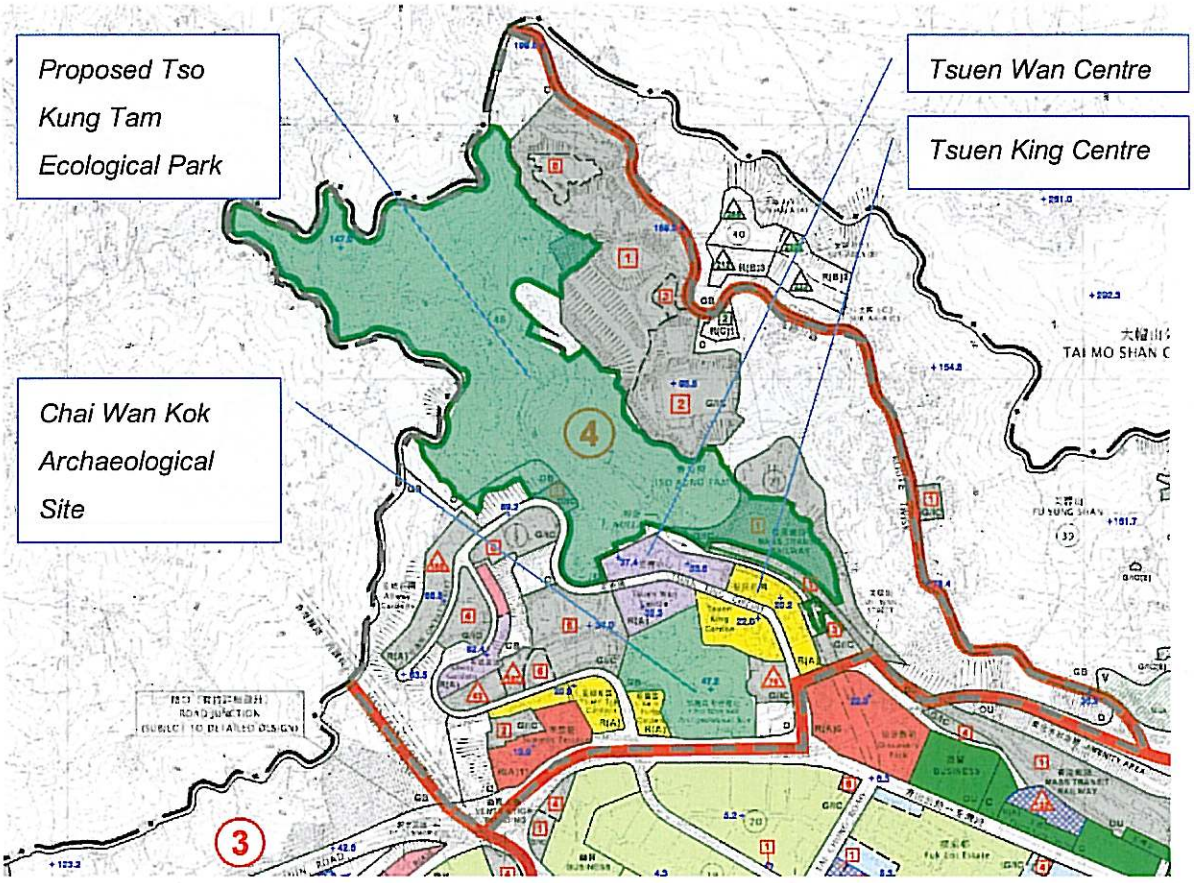



*Figure 28 Planned Scenario of Tsuen King Circuit and Tso Kung Tam*

### 5.2.6 Fu Yung Shan and Wo Yi Hop

Fu Yung Shan and Wo Yi Hop are mostly undeveloped with green belt and G/IC sites. The two more substantial developments are The Cliveden and The Cairnhill. These two developments are isolated and do not have significant adverse impact to air ventilation in the region. The characteristics of the vast local villages should be maintained as these are upstream of any wind to the sub-areas: Tsuen Wan Town Centre, Sheung Kwai Chung and Shing Mun Valley, and Tsuen King Circuit and Tso Kung Tam. See Figure 29.

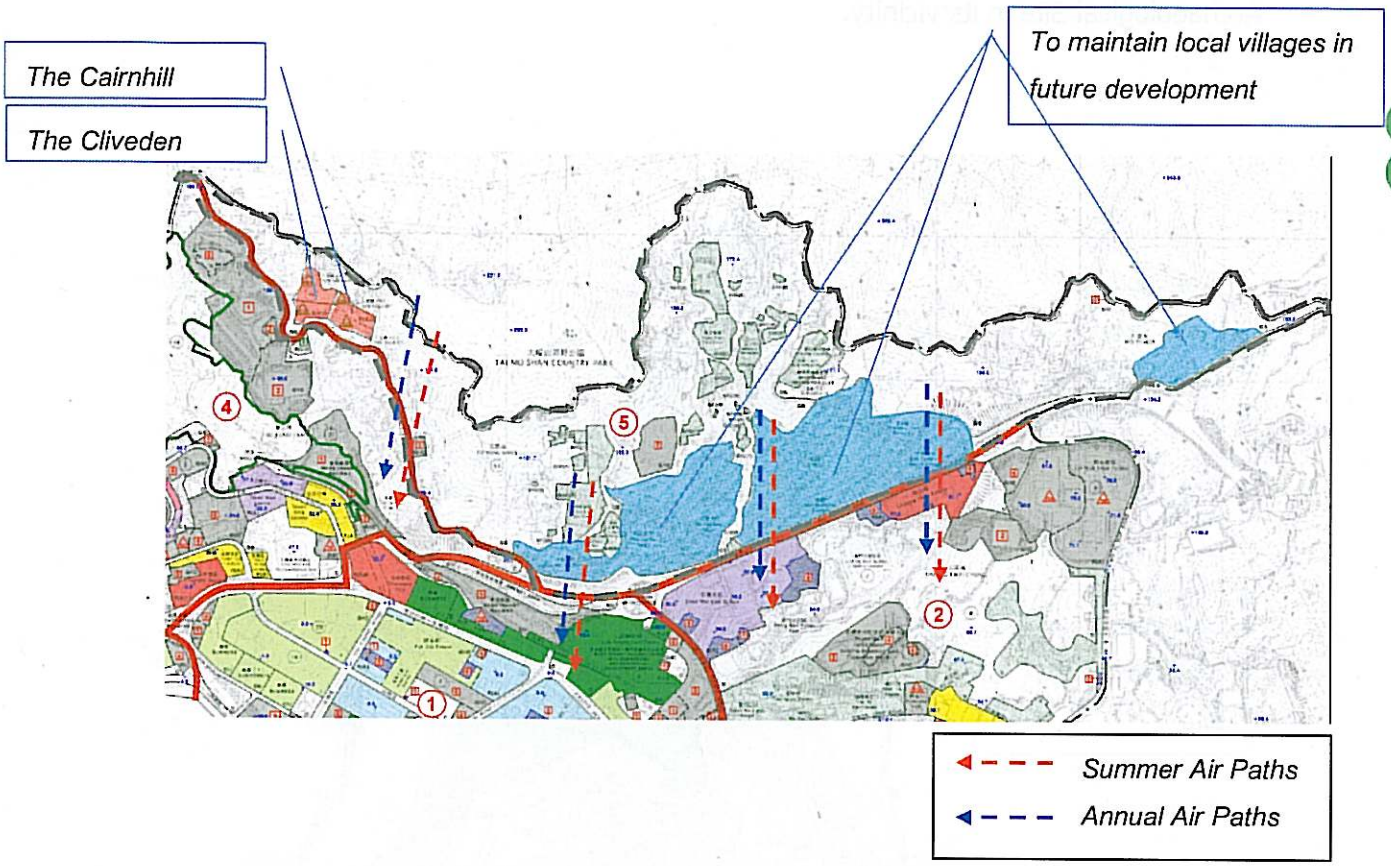



*Figure 29 Planned Scenario of Fu Yung Shan and Wo Yi Hop with Recommendations*

## 5.3 Further Study

Given the consideration of development right which will lead to high-rise buildings, control of building height in itself is not an effective means for better air ventilation. This study only provides an overview of the existing wind environment and recommends broad measures to minimise negative impacts and where appropriate, improvement to the existing conditions.

The Project Area benefits from vast undeveloped area and sufficiently wide streets with relatively low building height. The high-rise building and super-high rise structures are scattered rather than concentrated in the Project Area. Non-building area, air paths and building gap have been recommended throughout the Project Area to prevent blockages of wind corridors[18] caused by future amalgamation of adjacent sites. Further AVA studies are recommended for the large committed development sites and the large-scaled estates in Figure 30. The sites are along the waterfront.

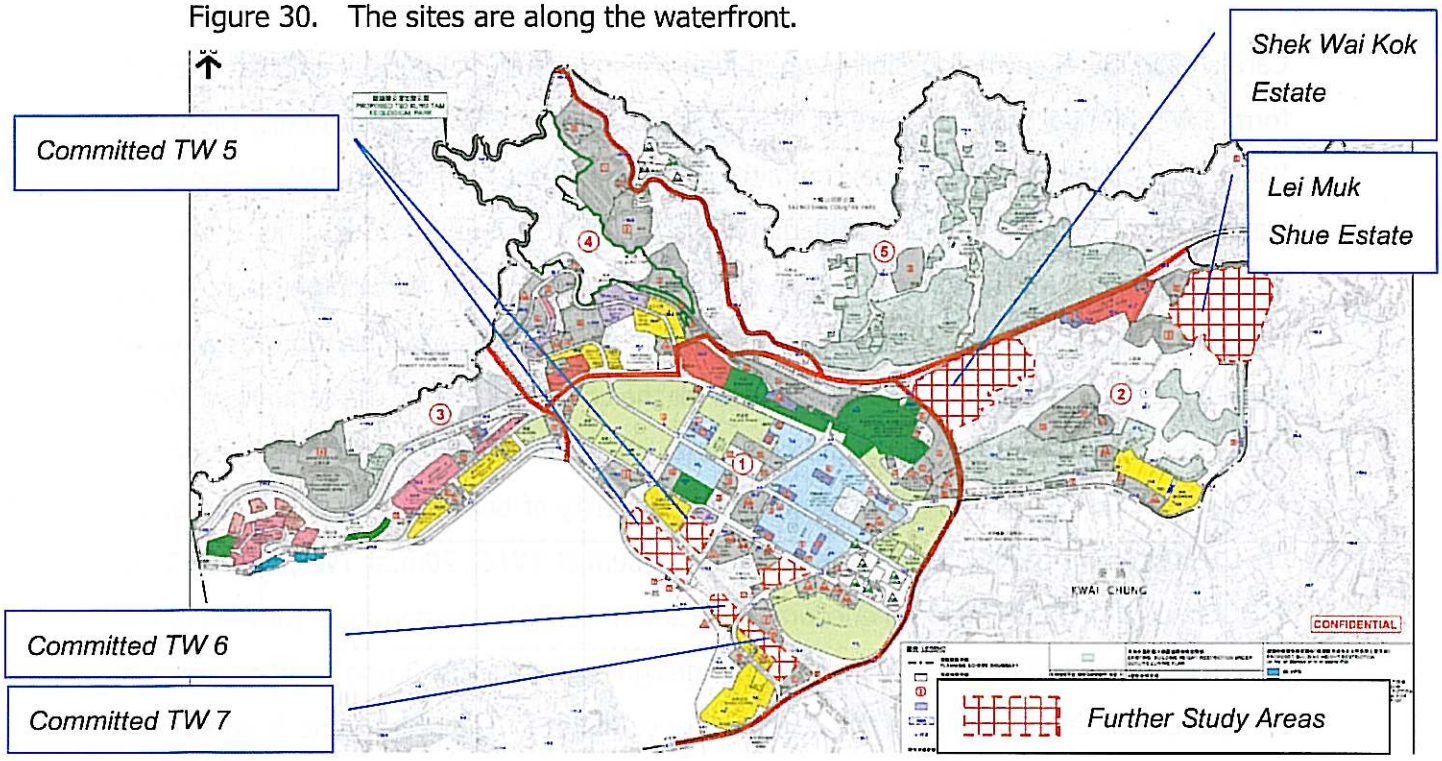



*Figure 30 Further Study Areas*

[18] Wind corridors are passages which allow wind breeze to permeate. Wind corridors can be in the form of open space areas, major air paths, non-building areas or building gaps with street width of at least 15 to 20m (measured by building face to building face).

## 6. Conclusions

Tsuen Wan is bounded by the foothills of Tai Mo Shan and the terrain of Tsuen Wan is mostly hilly except its centre. The majority of Tsuen Wan is relatively ventilated all year round, benefitting from downhill wind and sea breeze. Existing non-building areas in the form of vast green belts, G/IC sites and district / local open spaces and villages, such as Sai Lau Kok Garden, Jockey Club Tak Wah Park, Sha Tsui Road Playground, Kam Mun Hau Garden, Tsuen Wan Riviera Park, Tsuen Wan Park, Shing Mun Valley Sports Ground, Shing Mun Valley Park, Kwok Shui Road Park, Hoi On Playground are essential to maintain good air ventilation to the Project Area. These areas are encouraged to be maintained to allow penetration of wind inland. Castle Peak Road, Sha Tsui Road, Yeung Uk Road, Hoi Shing Road, Wo Yi Hop Road, Tuen Mun Road, Hoi On Road, Tai Chung Road, Tai Ho Road, Ma Tau Pa Road and Texaco Road are key wind corridors to ventilate the region.

Care should be taken the possibility when high-rises and super-high rises amalgamate and form a wind fence, such as those in Riviera Garden, Vision City, Chelsea Court, Discovery Park, the committed TW 5, the committed TW 6 and the committed TW 7 along the waterfront. The adverse air ventilation impact is not severe at present as there are currently minimal surrounding buildings of similar scale. Future developments along the waterfront will adversely impact the air ventilation as they present significant obstacles to the sea breeze. Air paths are recommended for the committed TW 5, the committed TW 6, the committed TW 7 and the Waterside Plaza to minimise the adverse impact on air ventilation. Review of the layout plans show possibility of building gaps which can serve the purpose of air paths. Building gaps of about 50m at TW 5, 20m at TW6, 20m at TW7 and 20m at Waterside Plaza can encourage the south-westerlies to permeate through to the Tsuen Wan Town Centre. The podium-free design together with 3 non-building areas in the TWTL 393 help to minimise the adverse air ventilation. The subject site is under land use review and future studies would take into account the findings of the AVA study for the site. Quantitative AVA studies are recommended for these large sites.

The large-scaled housing estates, Cheung Shan Estate, Lei Muk Shue Estate, Shek Wai Kok Estate, are located around the north-eastern boundary of the Project Area, and do not have significant negative impacts on air ventilation in the region due to their location as well as

the nearby natural green belt. It is therefore recommended to maintain the Sheung Kwai Chung green belt to improve air ventilation in the Project Area. However, since the sites of these housing estates are large, care should be given to the disposition of future redevelopment. Suggested Layouts with introduction of air paths and a large courtyard have been provided in the Study Report.

The existing Belvedere Garden and Bayview Garden, Tsuen Wan Centre, Tsuen King Garden of under forty to fifty storeys respectively create a wind fence and reduce ventilation to the hinterland. However the negative impact on air ventilation is localised due to the relatively undeveloped green belts, G/IC sites and open spaces.

The site adjacent to Sun Fung Centre is under construction, a residential development of under 174 mPD is already committed. This development will adversely impact on the air ventilation of the nearby Yau Ma Hom Resite Village, however the negative air ventilation impact is not as severe due to the vast open green belt available. The proposed non-building area of 20m to the western side of Sun Fung Centre will improve the effectiveness of the ventilation.

Where podia are allowed, it is recommended to have smaller-scaled, permeable podia, or to align the edge of the podia to the building façade to encourage downdraft to reach pedestrian levels.

The maximum proposed height for the industrial area in the region has been decreased from 180mPD to 100mPD. This decrease in maximum building height is a mitigation strategy that would contribute to better air ventilation when coupled with future road widening and suitable building design.

Air paths are recommended for Fuk Loi Estate and Luk Yeung Sun Chuen respectively to minimise obstacles to wind and improve air ventilation for the Project Area. The existing open area at Nina Tower / Nina Hotel is recommended to be maintained in future development to create local ventilation pockets.

The height band of the existing industrial development intended for residential redevelopment along Kwok Shui Road is at 120mPD for "R(E)" zone compared to the rather open nature of the ex- Kwai Chung Public School. As the sites under the "R(E)" zone are

substantial in size, care should be taken with the design and massing of the future developments to allow air permeability.

The Proposed JURA at the ex-Kwai Public Chung School Site at Kwok Shui Road (TWTL 416) is a large site. The existing condition is open with a maximum 60 mPD. The proposed maximum height of 90mPD is acceptable, but care should be taken in the disposition and massing of future development to allow air permeability.

The proposed maximum building height of ex-Tai Wo Hau Factory Estate Site (TWTL 415) reaches 100 mPD. The disposition and massing at the subject site are under planning. As the site is large, the design and massing should include an air path through the site to allow air movement.

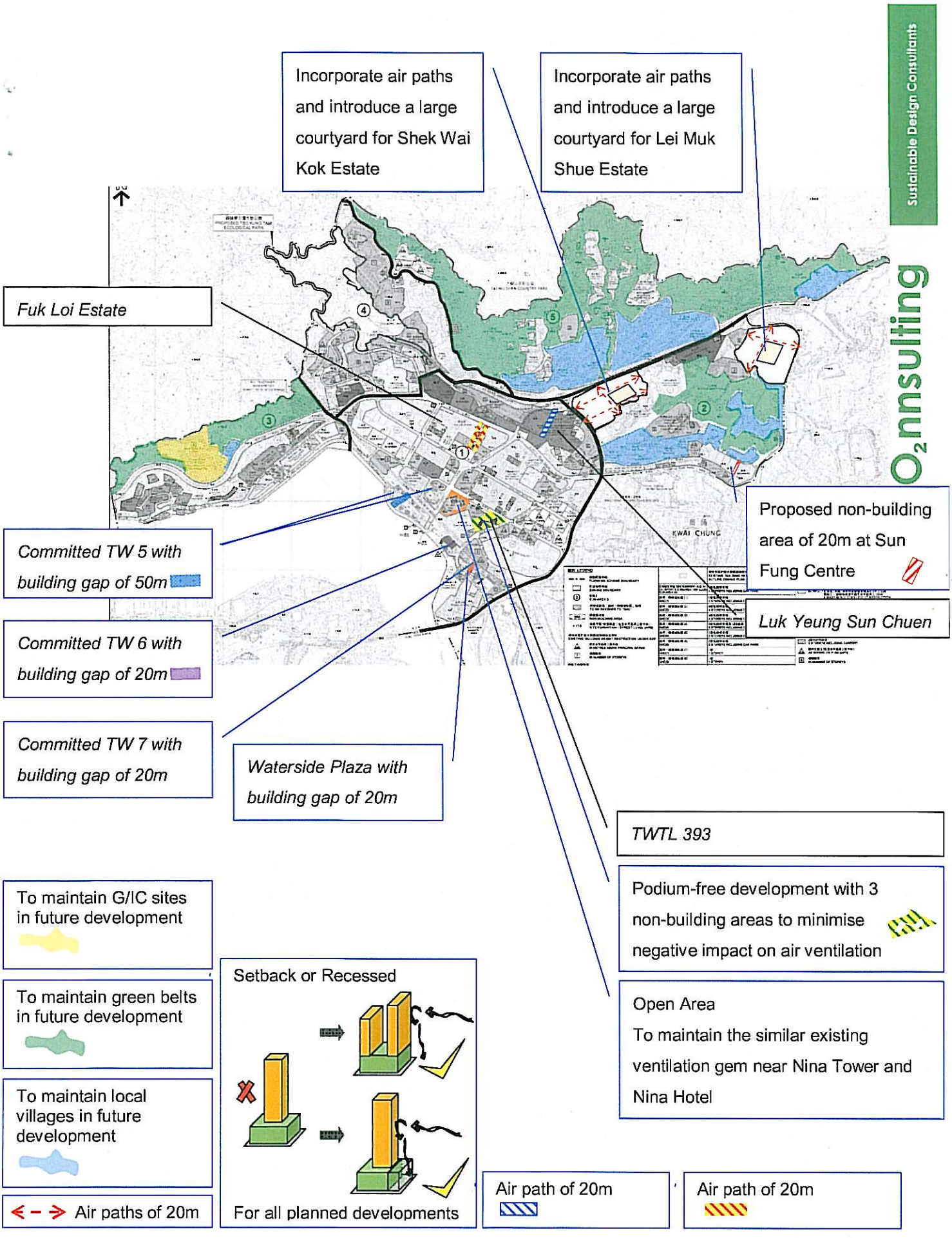



*Figure 31 Summary of Recommendations to Minimise the Impact*

CONFIDENTIAL

Attachment VII of
MPC Paper No. 2/12

# URBAN DESIGN APPRAISAL FOR PROPOSED AMENDMENTS TO THE APPROVED TSUEN WAN OUTLINE ZONING PLAN NO. S/TW/28

## 1. Background and Purpose

1.1 In order to provide better planning control on the building height (BH) upon development / redevelopment and to meet public aspirations for better living environment, better air ventilation, and greater certainty and transparency in the statutory planning control, the Planning Department (PlanD) has been reviewing the approved Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/28 with a view to incorporating building height restrictions (BHRs) for various development zones to guide future development / redevelopment.

1.2 The main objectives of this paper are to provide principles and considerations from urban design perspectives for guiding the formulation of BHRs for the Tsuen Wan Planning Scheme Area (the Area) and to assess the visual impacts of the proposed BHRs.

## 2. Spatial Context and Profile of the Area

### General Context

2.1 The Area is located at the northwest corner of the Victoria Harbour with a total area of about 743.48 hectares (ha) covering Tsuen Wan Valley and its adjoining areas. It is geographically defined by Fu Yung Shan, Wo Yi Hop and Tso Kung Tam to the north, Sheung Kwai Chung to the east, the Tsuen Wan Bay waterfront promenade to the south and Yau Kom Tau to the west (**Plans 1 and 2 of MPC Paper No. 2/12 (the Paper)**). Tai Mo Shan, which lies to the north of the Area, forms a green mountain backdrop for the northern part of the Area. Topographically, the terrain of the Area is predominantly hilly, except the town centre area which was reclaimed from the sea between the late 1950's and early 1960's. The Area is served by a number of roads, including Route 9, Tuen Mun Road, Castle Peak Road and Tsuen Wan Road, which provide linkages to the north-western and north-eastern New Territories and the Kowloon urban area. Apart from the Mass Transit Railway (MTR) Tai Wo Hau Station, it is mainly served by two MTR stations, namely Tsuen Wan Station (Tsuen Wan Line) and Tsuen Wan West Station (West Rail Line).

2.2 Building developments are concentrated in the town centre area with high-rise commercial and residential developments above and around the two MTR stations (i.e. the Tsuen Wan Station and the Tsuen Wan West Station). Large-scale comprehensive residential developments are found in the western (i.e. Tsuen Wan Bay Western Area) and northwestern (i.e. Tsuen King Circuit) parts of the Area, which are two major extensions of the town centre. Public rental housing estates are located at the eastern (i.e. Shing Mun Valley) part of the Area. Industrial areas are mainly

clustered around the Tseun Wan East Industrial Area and the Chai Wan Kok Industrial Area. Bounded by two industrial areas, the midst of the town centre mainly consists of low- to medium-rise old tenement buildings. The provision of major community facilities, such as ferry pier and bus terminus, the Tsuen Wan Town Hall and Magistracy, and future commercial/office development sites are located in the southern part of the area, adjacent to the old town centre. To the north of the town centre area abutting the foothill of Tai Mo Shan lies a number of village zones and green belt areas. A number of well-known monasteries like Chuk Lam Sim Yuen (竹林禪院) and Yuen Yuen Institute (圓玄學院), and the recreational Hilltop Country Club are also located in the area. The Area has largely been developed and major development opportunities mainly come from redevelopment in the town centre area and the industrial areas.

2.3 In general, the Area is characterized by residential uses supported by local retail and community uses, with high-rise commercial and residential developments above and around the twin town nodes (i.e. the two main MTR stations), and two main industrial clusters bounding the old town centre (**Plan 4 of the Paper**). The extensive vegetated hills of Tai Mo Shan, Fu Yung Shan and Ha Fa Shan provide a natural scenic setting for the developments in the Area. The general planning intention is to maintain the existing general land use patterns and create a more discernible townscape, which would enhance the visual amenity and air ventilation in the Area.

2.4 Based on the existing physical features and land use pattern, the Area can be broadly divided into 5 sub-areas (**Plan 4 of the Paper**) as follows:

- Tsuen Wan Town Centre;
- Sheung Kwai Chung and Shing Mun Valley;
- Tsuen Wan Bay Western Area and Yau Kom Tau;
- Tsing King Circuit and Tso Kung Tam; and
- Fu Yung Shan and Wo Yi Hop.

**Local Context**

**<u>Sub-Area 1 – Tsuen Wan Town Centre</u> (Plans 5A-1 to 5A-5 of the Paper)**

2.5 Tsuen Wan Town Centre is the core of the Area and can be further subdivided into different regions attributable to their development pattern.

*<u>Old Town Centre</u>*

2.6 Located in the middle of this Sub-Area, the old town centre in general refers to those street blocks bounded by Castle Peak Road - Tsuen Wan, Kwan Mun Hau Street, Luen Yan Street, Yeung Uk Road, Hoi Shing Road and Tai Chung Road. It was reclaimed from the sea between the late 1950s and early 1960s and were mostly developed in 1960s and 1970s. Developments in which are subject to a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5, as the case may be. The area around Chung On Street and Sha Tsui Road is the traditional commercial/residential centre characterized by low- to medium-rise buildings. The street blocks at Lo Tak Court and Hoi Pa Street are also predominantly occupied by similar old tenement buildings. Larger developments include Fuk Loi Estate and Moon Lok Dai Ha located at the fringe of the old Town Centre.

*Twin Town Nodes and Surrounding Areas*

2.7 With the completion and operation of MTR Tsuen Wan Station (Tsuen Wan Line) and Tsuen Wan West Station (West Rail Line) in the 1980s and 2000s respectively, the focus of development has shifted beyond the old town centre towards these two key transportation nodes and the surrounding areas. To the north inland across Castle Peak Road around MTR Tsuen Wan Station, major developments include the large-scale comprehensive residential developments of Luk Yeung Sun Chuen (up to about 106 mPD) and Discovery Park (up to about 157 mPD), the office tower cum public transport interchange of Nan Fung Centre (about 99 mPD) and various Government, institution or community (GIC) facilities, such as Tsuen Wan Government Offices and Wai Tsuen Sports Centre and New Territories South Regional Police Headquarters and Operational Base, etc (Plan 11B).

2.8 Similarly, to the south around MTR Tsuen Wan West Station near and along the waterfront, newer developments have been completed, such as the super high-rise office/hotel cum public transport interchange of Nina Tower (about 310 mPD), which is the landmark building in the Area. Developments around Nina Tower and the Tsuen Wan West Station are generally high-rise with building height descending gradually from Nina Tower towards the surrounding areas. Other newer developments include the commercial/residential development of The Dynasty (about 203 mPD), Clague Garden Estate (up to about 120 mPD), Tsuen Wan Plaza (about 113 mPD), Skyline Plaza (about 132 mPD), Riviera Gardens (up to about 126 mPD) as well as GIC facilities and district open space including Tsuen Wan Town Hall and Tsuen Wan Park together with the adjoining waterfront promenade. There are also proposed commercial and residential developments at West Rail Sites TW5 (up to about 187 mPD), TW6 (up to about 179.5 mPD) and TW7 (up to about 152 mPD), resulting in a series of high-rise developments along the waterfront.

2.9 There is a comprehensive commercial/residential cum GIC and public open space (POS) development located at TWTL 398 next to Nina Tower, namely Vision City, which has a building height up to about 187 mPD. The subject site was previously zoned "CDA" on the then draft Tsuen Wan OZP No. S/TW/5 since 19.10.1990 to facilitate comprehensive redevelopment of the site for commercial-residential use with the provision of POS. The development including the POS was completed in September 2007. The site was therefore rezoned from "CDA" to "R(A)12" on the OZP No. S/TW/25 in 2008 to reflect the as-built situation.

2.10 There are also three service apartments at Yeung Uk Road, namely Indi Home (about 204 mPD), H-Cube (about 166 mPD) and Chelsea Court (about 175 mPD and 208 mPD), which were redeveloped from ex-industrial sites in 2005 to 2006. As service apartment is not the conventional type of residential developments, these sites were rezoned from "CDA(1)" to "C(2)" , "C(3)' and "C(4)" with a maximum GFA restrictions of 54,406 $m^2$, 20,919 $m^2$ and 103,404 $m^2$ respectively in 2007 to reflect their long-term planning intention.

2.11 On 24.12.2010, the northern part of the Tsuen Wan East Industrial Area covering the ex-Tai Wo Hau Factory Estate site was rezoned from "Industrial" ("I") to "Comprehensive Development Area (2)" (CDA(2)"), "CDA(3)", "CDA(4)", "CDA(5)", "CDA(6)", "Commercial (5)" ("C(5)") (all subject to a maximum BH of 100 mPD) and "Open Space" ("O") as well as area as shown as "Road" on the then

draft Tsuen Wan OZP No. S/TW/27 and the concerned zonings have remained unchanged since then.

2.12 Over the past three decades, the above major developments (mostly of noticeable scale and/or with high-rise build form) as stated in **paragraphs 4.7 to 4.10 of the Paper** have radiated/extended from the two MTR stations outward, which result in the gradual evolution and formation of two new town centre areas at and around these two key transportation nodes accommodating a substantial local population, major GIC facilities, as well as key business and service activities. The two MTR stations have subsequently became the *de facto* twin town nodes of the Area. At present, the new twin town centres are characterized by high-rise commercial and residential developments and are the most vibrant areas of Tsuen Wan. In particular, Nina Tower with a BH of up to about 310 mPD, has widely been regarded as the landmark building of the Area.

*Industrial Areas*

2.13 Two major industrial areas, namely Tsuen Wan East and Chai Wan Kok Industrial Areas, are located to the immediate south-east and north-west of the old town centre respectively. Developments within the industrial areas are subject to a maximum plot ratio of 9.5. The industrial buildings are generally over 30 years and under 100 mPD in building height, with exceptions like Global Gateway (Hong Kong) (about 158 mPD), Dynamic Cargo Centre (about 159 mPD) in the Tsuen Wan East Industrial Area and Cable TV Tower (about 182 mPD) in the Chai Wan Kok Industrial Area, etc.

*TWTL 393*

2.14 There is a piece of Government land at the junction of Yeung Uk Road and Ma Tau Pa Road, namely TWTL 393, which is zoned "C" on the current OZP subject to a maximum plot ratio of 9.5 and no BHR (**Plan 3 of the Paper**). As explained in **paragraphs 3.10 to 3.11 of the Paper**, the land use including the development parameters of this site is subject to further review The site is recommended to be rezoned to "Undetermined" at the juncture pending the findings of the review (see paragraph 4.3 below).

**Sub-Area 2 – Sheung Kwai Chung and Shing Mun Valley (Plans 5B-1 and 5B-2 of the Paper)**

*Shing Mun Valley*

2.15 This Sub-Area is characterized by three public rental housing estates along Shing Mun Valley and village settlements to the south and east. Apart from the hilltop located at the heart of the area, the terrain generally descends southward towards Kwai Chung and south-westward towards Tsuen Wan Town Centre along Shing Mun Valley from Lei Muk Shue Estate at a site formation level of about 80 mPD. The redevelopment of Lei Muk Shue Estate has recently been completed. The existing BHs range from about 141 to 193 mPD. Downhill along Cheung Pei Shan Road are Cheung Shan Estate (up to about 148 mPD) and Shek Wai Kok Estate (up to about 119 mPD) respectively.

2.16 The central portion of this Sub-Area, which is occupied by Shing Mun Valley Sports Ground and Shing Mun Valley Park and hillslopes covered by natural vegetation,

serves as an important breathing space and visual relief due to its proximity to the town centre. It serves as a green / visual corridor (**Plan 10 of the Paper**) and is an essential wind corridor / air path to the Area (**Plan 9 of the Paper**).

*Sheung Kwai Chung*

2.17 To the south and south-east over Shing Mun Valley, existing and former industrial developments located along Kwok Shui Road in Sheung Kwai Chung are zoned "R(E)" or "OU(B)" to facilitate transformation of the area for residential and business uses. The Primrose Hill (up to about 227 mPD) has recently been completed and a residential development (about 174 mPD) located at the eastern edge of the "R(E)" zone is currently under construction.

2.18 Besides, large clusters of low-rise village settlements (such as Sheung Kwai Chung Village, Da Chuen Ping Village, Tai Pak Tin Village, Ham Tin Tsuen, Hoi Pa San Tsuen, Yeung Uk Tsuen, Ho Pui Tsuen and Kwan Mun Hau Tsuen, etc.) are located within the sub-area.

**Sub-Area 3 – Tsuen Wan Bay Western Area and Yau Kom Tau (Plans 5C-1 and 5C-2 of the Paper)**

2.19 Sub-Area 3 is located at the western corner of the Area and comprises Tsuen Wan Bay Western Area and Yau Kom Tau. Ha Fa Shan provides the natural backdrop of this Sub-Area and serves as green backdrop / visual amenity areas (**Plan 10 of the Paper**). It is a major wind corridor / air path for the downhill wind from its north and north-easterlies (**Plan 9 of the Paper**). Developments are mainly located to the south of Tuen Mun Road. Castle Peak Road is the main access road passing through this Sub-Area.

*Tsuen Wan Bay Western Area*

2.20 Tsuen Wan Bay Western Area is an extension of the town centre area. The configuration of this area is characterized by an elongated shape along the foothill of Ha Fa Shan, which also forms the natural backdrop of the area. Castle Peak Road broadly divides this area into two development platforms, with the relatively flat and low-lying development platform (about 5 mPD) to the south-east of Castle Peak Road and another upper development platform (about 11 mPD) resting on the gentle sloping areas to the north-west across the Road. The area is mainly occupied by large-scale high-density comprehensive residential developments (such as Serenade Cove, Belvedere Garden, Bayview Garden and the Panorama, etc.) ranging from about 106 to 158 mPD in building height. Besides, there are two existing industrial buildings (Kong Nam Industrial Building and Southeast Industrial Building of about 106 mPD) located at the north-eastern tip of the area.

*Yau Kom Tau*

2.21 Yau Kom Tau, which is located at the western fringe area of the Tsuen Wan area and mainly comprises hillslopes with low- to medium-density residential developments, has a sub-urban fringe character. Development in the area has been guided by the Yau Kom Tau Layout Plan (LP) No. L/TWN6/2 endorsed by the then Development Progress Committee on 24.2.1992 (**Annex A of the Paper**).

2.22 According to the LP, residential sites near Castle Peak Road are designated as "Residential Zone 3" ("R3")[1] for medium-density residential development subject to a maximum plot ratio of 2.1 and a maximum site coverage of 17.5%. These "R3" sites mainly correspond to the "R(B)" sites on the current OZP subject to a maximum plot ratio of 2.1. The relevant medium-density residential developments include Long Beach Gardens of up to about 66 mPD located on a piece of low-lying coastal area to the south of Castle Peak Road and various similar residential developments (One Kowloon Peak, Greenview Terrace, Hanley Villa, Golden Villa, Sunny Villa and Keymount Lodge) situated on the hillslope of varying heights to the north of Castle Peak Road with BH ranging from about 87 to 151 mPD, except the recently completed residential tower, The Westminster Terrace, with a BH of 183 mPD (144.5 m). There is another site on the coastal area to the south of Castle Peak Road designated as "OU" for hotel development on the LP which was the subject of a planning application (No. A/TW/128) for hotel development with a BH not exceeding 60 mPD approved by the Board on 26.4.1991. The "OU" site corresponds to the "R(B)1" site on the OZP and is currently occupied by an existing hotel, The Bay Bridge, with a BH of about 59 mPD.

2.23 On the LP, sites at the upper hill slopes near Tuen Mun Road are designated as "Residential Zone 4" ("R4")[2] for low-density residential development subject to a maximum plot ratio of 0.4, a maximum site coverage of 20% and a maximum BH of 3 storeys over carports due to the topographic constraints of the area, the lack of a proper and standard access to individual sites, the adverse noise and air impacts from Tuen Mun Road as well as the planning intention of developing this area into a low-rise low-density "R4" area. These "R4" sites mainly correspond to the four "R(C)" sites on the current OZP subject to a maximum plot ratio of 0.4 and a maximum site coverage of 20%. Of these "R(C)" sites, two sites, namely Grandview Villa has been developed to two storeys over one storey of carport and Chiu's Garden has been developed to three storeys. To the further north-east across Tuen Mun Road, a cluster of low-rise village settlement (Yau Kom Tau Village) is found (**Plan 5C-2 of the Paper**).

**<u>Sub-Area 4 – Tsuen King Circuit and Tso Kung Tam</u> (Plans 5D-1 and 5D-2 of the Paper)**

2.24 In view of the distinctive land use pattern, Sub-Area 4 can further be divided into two regions, i.e. Tsuen King Circuit (an extension of the town centre comprising mainly large-scale residential developments) and Tso Kung Tam (a natural valley).

*<u>Tsuen King Circuit</u>*

2.25 Tsuen King Circuit is situated at the hillslope descending south-eastward to the town centre. The main access road passing through this area is also known as Tsuen King Circuit. Large-scale comprehensive residential developments (Tsuen King Garden, Tsuen Wan Centre, Kam Fung Garden, Tsuen Tak Gardens and Allway Gardens) have been developed along this access road with BHs from about 110 to 182 mPD (about 79.5 m to 112 m). In between, there are clusters of GIC facilities, such as schools, hospital, market and swimming pool, etc., serving the local residents and the wider

[1] According to the Hong Kong Planning Standards and Guidelines (HKPSG), "Residential Zone 3" ("R3") is a low residential density zoning covering the areas which are imposed with a maximum plot ratio not exceeding 3.0.

[2] According to the HKPSG, "Residential Zone 4" ("R4") is a very low residential density zoning covering the areas which are imposed with a maximum plot ratio of 0.4. Within new towns, "R4" may be designated where justified by severe geotechnical / infrastructure constraints or compatibility with the adjacent rural low density developments.

area with heights of 9 storeys or below. An industrial building, Waylee Industrial Building (about 98 mPD), located at the south-eastern tip of the area adjoining Tsuen King Garden is zoned "R(A)" to facilitate its redevelopment for residential use. Besides, a large-scale residential development (Summit Terrace) (up to about 156 mPD) at Castle Peak Road has been completed recently.

*Tso Kung Tam*

2.26 Tso Kung Tam is a natural valley to the north of Tsuen King Circuit and is bounded by Route Twisk in the north-east. The green belt and natural slopes at Tso Kung Tam serve as green backdrop / visual amenity areas (**Plan 10 of the Paper**) and is a major wind corridor / air path for the downhill wind breeze from its north (**Plan 9 of the Paper**). Being one of the major open space and visual relief of the Area, Tso Kung Tam is mainly reserved for the proposed Tso Kung Tam Ecological Park. There is as yet neither detailed proposal nor implementation programme for the proposed park. Within this valley, a large GIC cluster comprising Tsuen Wan West Low Level Fresh Water Service Reservoir, Ho Koon Nature Education cum Astronomical Centre and Tso Kung Tam Outdoor Recreation Centre with structures of about 1 to 8 storeys in height is found. There is only one low-rise residential development (i.e. Route Twisk Villa) with a BH of 2 storeys at Route Twisk.

**Sub-Area 5 – Fu Yung Shan and Wo Yi Hop (Plans 5E-1 and 5E-2 of the Paper)**

2.27 This Sub-Area is generally a sloping area with dense vegetation at the foothill of Tai Mo Shan providing visual relief of the Area. The green belt and vegetated hill at Fu Yung Shan and Wo Yi Hop serve as green backdrop / visual amenity areas (**Plan 10 of the Paper**). It is a major wind corridor / air path for the downhill wind from its north (**Plan 9 of the Paper**). Developments in Fu Yung Shan are predominantly low-rise (under 4 storeys) including a number of long-established monasteries, such as Yuen Yuen Institute (圓玄學院), Western Monastery (西方寺) and Chuk Lam Sim Yuen (竹林禪院), etc, Hilltop Country Club and village settlements (such as Lo Wai and Wo Yi Hop). Besides, there are two medium-rise residential developments, namely The Cairnhill (223 mPD, 230 mPD and 256 mPD, or 52.9 m – 85.9 m) and The Cliveden (213 mPD, or 56.3 m), near Route Twisk in the upper sloping areas.

2.28 The building height profile of the existing and committed developments in the Area is shown on **Plan 11B of the Paper**.

## 3. Urban Design Principles and Considerations

3.1 In conducting the BH review, the broad urban design principles set out in the Urban Design Guidelines, Chapter 11 of the Hong Kong Planning Standards and Guidelines (HKPSG) should be taken into consideration. Also, all relevant planning considerations, including the topography, site levels, local character, existing land use zoning and BH profile, the local wind environment and air ventilation improvement measures, BHRs under the lease and the compatibility in terms of BH with the surrounding areas including BHRs imposed on the adjoining areas, should be taken into account. The BHRs are formulated on the basis of the following urban design principles:

(a) The cityscape of the Tsuen Wan Town Centre (Sub-Area 1) with a landmark

building of Nina Tower and high-rise commercial and residential developments at and around the twin town nodes (i.e. the MTR Tsuen Wan Station and Tsuen Wan West Station) and building height descending gradually towards the surrounding areas should be respected and consolidated.

(b) Further proliferation of high-rise buildings from redevelopment in the old town centre and the industrial areas at the flanks should be avoided to prevent overly congested building masses.

(c) Beyond Tsuen Wan Town Centre (Sub-Area 1), a stepped BH profile with lower buildings along the waterfront and taller buildings in the inland should be adopted wherever possible in Tsuen Wan Bay Western Area and Yau Kom Tau (Sub-Area 3) to echo with the natural topographical profile.

(d) Further excessively tall and out-of-context buildings along the waterfront should be avoided.

(e) For the hilly areas surrounding the town centre (Sub-Areas 2 to 4), a gradation of BHs or stepped height profile is adopted through designation of different height bands respecting the terrain.

(f) The overall height profile should create a stepped height profile to enhance visual interest without compromising future development/redevelopment in the Area, in particular the old town centre and the two adjoining industrial areas.

(g) The height profile should be sympathetic and compatible in scale and proportion with the surrounding developments.

(h) Existing green backdrop / visual amenity areas and major air paths should be preserved. Open spaces and low-rise GIC sites should be retained to serve as visual and spatial relief.

3.2 In addition, the review has taken into consideration the recommendations of the AVA (**Attachment VI of the Paper**), particularly the requirement to maintain the existing height profile of the low-rise "G/IC" sites and the "O" zones as visual and spatial relief, providing breathing space and air paths for the Area in general and the designation of several building gaps and non-building areas to facilitate penetration of wind in the Area.

3.3 In formulating the BHRs, it should be ensured that upon incorporation of the restrictions, private development sites (except for "G/IC" and some "OU" sites) would be able to accommodate the maximum plot ratio / GFA permissible under the OZP, taking into account building design constraints and the development restrictions under the lease. The proposed BH bands would ensure that the urban design principles would not be negated while still accommodating the permissible development intensity under the OZP. For "G/IC" and "OU" sites, they are planned for a wide range of uses of different nature and scale and should be considered on a case-by-case basis in determining their site utilization, making stipulation of plot ratio restriction on the OZP impractical (except "OU(B)" zone).

3.4 Moreover, as a general rule, for an existing building exceeding the proposed height

limits, it will not be affected by the restriction. However, in view of the prominent waterfront location of The Westminster, redevelopment to its existing height of about 183 mPD is not recommended as further explained in paragraph 10.16(g) below.

## 4. Urban Design Concept (Plan 10 of the Paper)

4.1 Taking into account the considerations mentioned in paragraph 3 above, the proposed BH concept for the Area is formulated based on the following concepts (**Plan 10 of the Paper**):

Tsuen Wan Town Centre (Sub-Area 1)

(a) The BH profile of the existing / proposed high-rise commercial and residential developments at and around the twin town nodes (including the landmark building of Nina Tower and the proposed comprehensive developments at West Rail Sites TW5 to TW7), which contribute to project a positive and recognizable image for the Tsuen Wan area (**Plan 5A-2 of the Paper**), should be preserved.

(b) To allow air from the waterfront to penetrate inland, a total of four building gaps above podium levels at the West Rail Sites TW5 to TW7 and Waterside Plaza should be provided.

(c) The old town centre sandwiched between the twin town nodes (or the two MTR stations) are mainly occupied by old tenement buildings in small lot size. A two-tier BHR should be adopted to restrict the developments therein to a building height of lower level to prevent proliferation of high-rise buildings from redevelopment and to avoid overly congested building masses in the area.

(d) For the industrial areas bounding the old town centre, a lower building height should be adopted as a mitigation strategy which would contribute to better air ventilation when coupled with wide streets and appropriate non-slab type building disposition as recommended in the Air Ventilation Assessment (AVA) (**Attachment VI of the Paper**).

Shing Mun Valley and Sheung Kai Chung (Sub-Area 2)
Tsuen King Circuit and Tso Kung Tam (Sub-Area 4)
Fu Yung Shan and Wo Yi Hop (Sub-Area 5)

(e) Beyond the town centre, a stepped height concept respecting the terrain / natural topography is generally adopted for the hilly areas (Sub-Areas 2 to 4) surrounding the town centre.

Tsuen Wan Bay Western Area and Yau Kom Tau (Sub-Area 3)

(f) For the Tsuen Wan Bay Western Area, it is characterized by an elongated shape along the foothill of Ha Fa Shan. The area is mainly occupied by large-scale high-density comprehensive residential developments. For the Yau Kom Tau area, it is located at the western fringe area of the Tsuen Wan area and mainly comprises hillslopes with low- to medium-density residential developments with urban fringe character. A BH profile stepping up from the waterfront

towards mountain backdrop in the north is adopted for both Tsuen Wan Bay Western Area and Yau Kom Tau. Excessive tall and out-of-context buildings at the Yau Kom Tau waterfront should be avoided in view of the waterfront setting and urban fringe character of the Area.

(g) Nevertheless, the existing development, The Westminster Terrace (**Plans D-1 and D-2 of the Paper**), which is located near the Yau Kom Tau waterfront with its building height deviates significantly from the developments of the surrounding areas resulting in an incongruous height profile, redevelopment of such existing building should conform to the BHRs under the OZP so as to preserve the urban fringe character of the Sub-Area as well as to help restore a waterfront setting with developments of appropriate scale and height in a long-term.

"G/IC", "OU" and "O" Sites

(h) As the Area has basically been developed, the "G/IC" and "OU" sites apart from providing the necessary GIC facilities to serve the community or for specific purposes, serve to provide breathing space and visual relief in this dense built-up area. Taking into consideration the recommendations of the AVA, the existing low-rise "G/IC" and "OU" (except "OU(B)" and "OU(Mass Transit Railway Depot with Commercial and Residential Development Above)") clusters would be maintained as far as possible to serve as spatial and visual relief. To provide clarity on the BH profile and to ensure compatibility of future development / redevelopments with their surroundings, it is considered appropriate to impose BH restrictions on all the "G/IC" and "OU" sites to contain their development scale and BHs.

(i) "O" sites will generally be retained in order that the existing greenery and open area can be preserved as breathing space. In particular, the open space at Sub-Area 2 (Shing Mun Valley and Sheung Kwai Chung) should be kept to facilitate air ventilation for the benefit of the Area.

Other Concepts

(j) The height profile should be sympathetic and compatible in scale and proportion with the surrounding developments. The BH of Tsuen Wan Town Centre (Sub-Area 1), except the developments of the twin town nodes, should be compatible with the existing BH of the adjoining Kwai Chung area situated on a higher platform. At the western fringe, the BH profile of the existing medium to low-density residential developments in Yau Kom Tau should be maintained, which descends gradually towards to a low-rise BH profile in Ting Kau.

(k) The proposed BH bands would ensure that the urban design principles would not be negated while accommodating the permissible development intensity under the OZP.

4.2 BHRs have already been imposed on the "C(5)", "CDA(2)" to "CDA(6)", "Residential (Group B) 2" ("R(B)2"), "R(B)3", "Residential (Group C) 1" ("R(C)1"), "Village Type Development" ("V"), "Government, Institution or Community (1)" ("G/IC(1)") to "G/IC(8)", and "Other Specified Uses" annotated "Sports and Recreation Club" ("OU(Sports and Recreation Club)") zones (**Plan 3 of the Paper**). These BHRs are still

valid and will be retained.

4.3 As the development parameters and BH for the "Undetermined" zone (TWTL 393) is still under review, the BH restriction for which will be incorporated upon completion of the land use review.

## 5. Proposed Building Height Restrictions (BHRs)

The proposed BHRs for the "C" (except "C(5)"), "CDA" (including "CDA(1)" but excluding "CDA(2)" to CDA(6)"), "R(A)", "R(B)" (except "R(B)2" and "R(B)3"), "R(E)", "I", "OU(B)" (including "OU(B)1") and "OU(Mass Transit Railway Depot with Commercial and Residential Development Above)" Zones are shown in **Plan 11A of the Paper**. The photomontages showing the existing and committed / potential developments are shown in **Drawings 1 to 7 of the Paper**.

## 6. Visual Assessment

### Scope of Assessment

6.1 This assessment encompasses the built-up areas and evaluates the visual effects of the proposed BHRs from identified vantage points (VPs) at the promenade at Tsing Yi, the footbridge across Castle Peak Road connecting Kwok Shui Road Park and the Tai Wo Hau Estate, Yeung Uk Road near the entrance of Tsuen Wan Park, at the junction of Yeung Uk Road and Chung On Street, the footbridge at the junction of Sha Tsui Road / Tai Ho Road and Tso Kung Tam Outdoor Recreation Centre. For the purpose of visual assessment, sites with development / redevelopment potential are identified in **paragraphs 5.4 and 5.5 of the Paper**. The potential development / redevelopment sites are assumed to be developed / redeveloped to the proposed maximum BHs and developments under construction are also included to show the possible built-form in the Area.

### Selection of Local Vantage Points

6.2 For a visual appraisal of the proposed BHR, a total of seven viewing points (VPs) are identified. The five VPs for Sub-Area 1 include **VP1** at the promenade at Tsing Yi in front of a children playground near Cheung Fat Estate; **VP2** at the footbridge across Castle Peak Road connecting Kwok Shui Road Park and the Tai Wo Hau Estate; **VP3** at Yeung Uk Road near the entrance of Tsuen Wan Park; **VP4** at the junction of Yeung Uk Road and Chung On Street; and **VP5** at the footbridge at the junction of Sha Tsui Road/Tai Ho Road. All these five VPs are easily and frequently accessed by the public. **VP6** at the promenade next to Tsing Yi Northeast Park provides panoramic view of Sub-Area 3. It is at a prominent location and easily accessible by the public. **VP7** at Tso Kung Tam Outdoor Recreation Centre provides panoramic view over Sub-Area 4. It is a popular recreation center located at a high ground. Locations of these VPs are indicated in **Plan 14 of the Paper**.

6.3 Relatively more numbers of VPs (no. 1-5) are selected for illustrating the likely visual impacts of the proposed BHRs in Sub-Area 1 in view of the large stock of old buildings (both residential and industrial) ready for redevelopment thereat and hence the envisaged extensive visual change in the near future.

**Appraisal of Visual Changes (Photomontages at Drawings 1 to 7 of the Paper)**

The Promenade at Tsing Ti Next to Villa Esplanade (**VP1**)

6.4 A panoramic view and photomontage of the Sub-Area 1 from the vantage point at the promenade at Tsing Yi in front of a children playground near Cheung Fat Estate (**VP1**) is shown in **Drawing 1 of the Paper**. As shown on the photomontage, a number of existing developments (including Waterside Plaza, Chelsea Court, Nina Tower and Cable TV Tower) and committed developments (including the proposed comprehensive residential developments at the Sites TW5 to TW7 and the committed industrial buildings redevelopment next to Cable TV Tower) along / near the waterfront in Sub-Area 1 have significant impact on the waterfront view. However, as explained in **paragraphs 12.4 to 12.5 of the Paper**, the cluster of high-rise commercial and residential developments at the twin town nodes (i.e. the MTR Tsuen Wan Station and the Tsuen Wan West Station) and the three high-rise service apartments at Yeung Uk Road (namely Indi Home, H-Cube and Chelsea Court) together with those at and around the Tsuen Wan West Station and Nina Tower have formed a high-rise commercial belt in the south. Building heights of the developments are descending from the landmark building, Nina Tower, to the surrounding areas. Such cityscape of the twin town nodes has contributed to project a positive and recognizable image for the Tsuen Wan area. The building height of these developments should therefore be acknowledged. The proposed BHR for this commercial core will help reinforce the contrast, punctuate the space and break the visual monotony within the town centre, and more importantly, project a positive recognizable image for the Tsuen Wan Area.

The footbridge across Castle Peak Road connecting Kwok Shui Road Park and the Tai Wo Hau Estate (**VP2**)

6.5 The view over Sub-Area 1 from the VP at the footbridge across Castle Peak Road connecting Kwok Shui Road Park and the Tai Wo Hau Estate (**VP2**) clearly shows the potential development / redevelopment of this sub-area after the imposition of the proposed BHRs (**Drawing 2 of the Paper**). Currently, a set of building plans for redevelopment of the Panda Hotel at Tsuen Wah Street, which is zoned "R(A)" on the approved Tsuen Wan OZP No. S/TW/28, is being processed by the concerned departments. According to the building plan submission, the existing Panda Hotel of about 100 mPD will be redeveloped into a residential building of about 218 mPD (+ 118 m, + 118%). If no BHR is imposed, it is expected that more developments of inappropriate scale and height will proliferate within the town centre and create visual incompatibility with the surroundings. With the imposition of the two-tier BHR in the Tsuen Wan Town Centre[3], the resultant local townscape will achieve coherence, compatibility and harmony with the overall visual character within the local and wider context. In view of this, there is a need to incorporate BHRs into the OZP to provide proper guidance for developments in the Area.

[3] Under the proposed two-tier BHRs, developments and redevelopments are subject to the building height restriction of 80 mPD, or the height of the existing building, whichever is the greater. To cater for amalgamation of sites and inclusion of supporting facilities for larger sites, addition allowance of 20 m (that is a maximum building height of 100 mPD) will be permitted for sites with an area of 400 $m^2$ or more.

Yeung Uk Road near the entrance of Tsuen Wan Park (VP3) and the junction of Yeung Uk Road and Chung On Street (VP4)

6.6 The VPs at Yeung Uk Road near the entrance of Tsuen Wan Park (**VP3**) and the junction of Yeung Uk Road and Chung On Street (**VP4**) provide two additional views over Sub-Area 1, which also show the potential development / redevelopment of the old town centre in this sub-area after the imposition of the proposed BHRs (**Drawings 3 and 4 of the Paper**). As shown on **Drawings 3 and 4**, there are a lot of old tenement buildings in small lots within the old town centre. Buildings on small sites would more likely become "pencil-like" and very often do not develop to the maximum plot ratio permitted under the OZP due to building design constraints. The proposed two-tier BHR for the Tsuen Wan Town Centre would not only prevent excessively tall and out-of-context developments in the area but would also encourage site amalgamation for better building design.

The footbridge at the junction of Sha Tsui Road / Tai Ho Road (VP5)

6.7 The VP at the footbridge at the junction of Sha Tsui Road / Tai Ho Road (**VP5**) provides a view over the town centre in Sub-Area 1 (**Drawing 5 of the Paper**). As shown on **Drawing 5 of the Paper**, the area further behind Tsuen Wan Plaza and Moon Lok Dai Ha to the northwest is the Chai Wan Kok Industrial Area where Cable TV Tower is located. The proposed incorporation of a height band of 100 mPD for the Chai Wan Kok Area and Tsuen Wan East Industrial Area at the flanks of the Sub-Area 1 and a two-tier height band of 80 – 100 mPD for the residential developments in the old town centre have struck a balance of maintaining the areas to a lower level to enhance air ventilation and accommodating the permissible plot ratio of the areas, without stifling redevelopment incentive. Redevelopment of these areas up to the proposed BHRs is considered acceptable in visual terms. It can avoid overly congested building masses as a result of potential redevelopment in the concerned areas which are mainly on reclaimed land with little or no variation in topography.

The Promenade at Tsing Yi next to Tsing Yi Northeast Park (VP6)

6.8 The photomontage of Sub-Area 3 from the the promenade at Tsing Yi next to Tsing Yi Northeast Park (**VP6**) is shown in **Drawing 6 of the Paper**. As shown on **Drawing 6**, developments at the waterfront (such as The Bay Bridge Gardens) are of low-rise (around 60 mPD) and the developments located inland (such as Hanley Villa) are higher in height (over 130 mPD). A proposed BH profile stepping up from the waterfront towards the mountain backdrop is adopted for this sub-area to echo with the natural topographical profile (**Drawing 11A of the Paper**). It would ensure that future developments will be compatible with the waterfront setting of the area. The proposed BHR for an existing excessively tall building at Yau Kom Tau (i.e. the Westminster Terrace) not permitting its future development up to its existing building height to preserve the urban fringe character as well as to help restore a waterfront setting with developments of appropriate scale and height in a long-term.

Tso Kung Tam Outdoor Recreation Centre (VP7)

6.9 The photomontage of Sub-Area 4 from Tso Kung Tam Outdoor Recreation Centre (**VP7**) is shown in **Drawing 7 of the Paper**. A stepped height concept respecting the

terrain is generally adopted for this Sub-Area. The height variation and stepped height profile character is compatible with the surrounding topographical and landscape setting. The proposed height bands would help preserve the character.

Overall Visual Changes

*A Coherent Height Profile*

6.10 The existing town centre of Tsuen Wan (Sub-Area 1) is mix of all kinds of developments - old and new, medium- and high-rise, residential and commercial. In recent years, the area has undergone rapid urban redevelopment, which results in excessively tall and out-of-context developments at some locations. If no BHR is imposed, it is expected that more developments of inappropriate scale and height will proliferate. The imposition of BHR would guide future developments in a more coherent manner. The townscape will be compatible and in harmony with the visual character within the local and wider context.

6.11 The respective BHRs of 80mPD and 100mPD for the old town centre and industrial areas in Sub-Area 1 have maintained a relatively lower building height to allow better air ventilation while respecting the development intensity permitted under the OZP. Redevelopment of these areas up to their respective maximum BHRs is considered acceptable in visual terms.

*A Distinct and Recognizable Town Centre*

6.12 Under the proposed BHRs, the high-rise twin town nodes are respected with the building height gradually descending from the Nina Tower towards the surroundings. The proposed BHR for this commercial core will help reinforce a contrast with the residential developments and create visual interest within the Sub-Area 1, and more importantly, project a positive recognizable image for the Tsuen Wan town centre.

*Compatible Stepped-Height Profile in the Urban Fringe/Waterfront*

6.13 Beyond the town centre, the proposed stepped height profile has respected the terrain of the hilly areas and the urban fringe/waterfront setting for Sub-Areas 2, 3 and 4. The proposed BHRs for these areas are sympathetic and compatible with the existing building morphology, surrounding topography and landscape setting. The proposed BHR for an existing excessively tall building at Yau Kom Tau (i.e. the Westminster Terrace) is intentionally kept lower than the existing BH to help restore a waterfront setting with developments of appropriate scale and height in a long-term.

*Respect the Green Setting*

6.14 The proposed BHRs would retain the low-rise character of developments nested in Fu Yung Shan in Sub-Area 5, which is compatible with the green hill backdrop and the setting of the nearby Tai Mo Shan and Shing Mun Country Parks. This would preserve the existing visual character as well as the natural visual resources of this Sub-Area.

*Preserve Views to Mountain Backdrop*

6.15 The view to the mountain backdrop in the northern part of Tsuen Wan area has been partly obscured by some recent high-rise developments when viewing from the waterfront to the south (**Drawing 1 of the Paper**). With the imposition of BHRs, further proliferation of high-rise buildings in the town centre and along the waterfront will be avoided. Views to the remaining Tai Mo Shan ridgeline could be preserved.

*Effect on Public Viewers*

6.16 The impacts of the proposed BHR on the public viewers are discussed in paragraphs 6.4 to 6.9 above and shown in **Drawings 1 to 7 of the Paper**.

**Appraisal of Urban Design Changes**

Consolidation of the Special Cityscape of the Twin Town Nodes and the Surrounding Areas

6.17 In general, the proposed BHRs for Sub-Area 1 is to consolidate the twin town nodes by maintaining the BH profile of the existing / proposed high-rise commercial and residential developments above and around the two MTR Stations (i.e. the Tsuen Wan Station and the Tsuen Wan West Station). Building height of developments gradually descend from the landmark building of Nina Tower towards the surrounding areas. The proposed BHR for this commercial core will help reinforce the contrast, punctuate the space and break the visual monotony within the town centre, and more importantly, project a positive recognizable image for the Tsuen Wan Area. The imposition of a two tier BHRs of 80 mPD and 100 mPD for the "R(A)" developments and 100 mPD for the industrial areas at the flanks of Sub-Area 1 can prevent proliferation of high-rise buildings from redevelopment in the surrounding areas further away from the twin town nodes. The resultant local townscape will achieve coherence, compatibility and harmony with the overall visual character within the local and wider context.

Stepped Height Profile

6.18 A stepped BH profile with lower buildings along the waterfront and taller buildings in the inland is generally adopted in areas beyond Sub-Area 1.

Avoid Excessively Tall Buildings at the Sub-Urban Fringe Waterfront

6.19 Restricting the development at The Westminster Terrace in Sub-Area 3 to a maximum BH of 140 mPD and without the provision for redevelopment to the existing BH, has respected the urban design principle to avoid excessively tall and out-of-context buildings on the waterfront.

Preserve View / Wind Corridors

6.20 The proposed BHRs in the Area ensure the BHs of the development / redevelopments are commensurate with the character of the Area and to preserve the existing view / wind corridors at main streets. In particular, building gaps located at the Site TW5 to TW7 and Waterside Plaza have been designated as view / wind corridors. These building gaps can create air paths to facilitate channeling of the southerlies and

south-easterlies to the town centre. Besides, non-building areas (NBA) is designated in an inland site within the town centre at Nina Tower with a view to providing local ventilation areas. Also, to facilitate penetration of southerlies to the village settlement to the north of Yau Ma Hom Road, a NBA of 20 m wide is also designated at the western boundary of Sun Fung Centre at 88 Kwok Shui Road.

Provide Visual Relief at "GB", "O", "GIC" and "OU" sites

6.21 The open space, green belt, low-rise Government, institution or community (GIC) facilities and "Other Specified Uses" (OU) developments scattered throughout the Area will be retained to serve as visual relief and breathing spaces in the Area. The GIC and OU developments in the Area generally are low-rise in nature. It is intended to integrate these developments with the greenery in the "GB" zone to enhance visual permeability and visual relief. The low-rise developments within the "R(C)" and "V" zones would also help to serve these purposes.

## 7. Conclusion

The proposed BHR has balanced the needs of preventing out-of-context buildings at inappropriate locations and reinforcing the local visual character, taking into account the planning intention, visual character of various Sub-Areas and their surrounding areas, possible impacts on the key public viewers, visual resources and visual amenities as well as development intensity permitted under the Tsuen Wan OZP.

**PLANNING DEPARTMENT**
**FEBRUARY 2012**

# REVIEW OF "OPEN SPACE" SITES IN TSUEN WAN

| "O" Site No.* | Location | Ownership (Government (G) or Private (P)) | Existing Use | Remarks |
|---|---|---|---|---|
| 1 | At the junction of Castle Peak Road – Tsuen Wan and Kwok Shui Road | G (100%) | • Kwok Shui Road Park | • The site has been developed as open space.<br>• GLA-TW 212 Permanent Government Land Allocation for the park. |
| 2 | At the junction of Texaco Road North and Wai Tsuen Road | G (100%) | • Wai Tsuen Road Rest Garden | • The site has been developed as open space.<br>• GLA-TW 276 Permanent Government Land Allocation for the garden. |
| 3 | To the Northeast of Tsuen Wan Tin Hau Temple | G (100%) | • Tsuen Wan Tin Hau Temple Garden | • The site has been developed as open space.<br>• GLA-TW 214 Permanent Government Land Allocation for the garden. |
| 4 | At the junction of Wai Tsuen Road and Sai Lau Kok Road | G (100%) | • Sam Tung Uk Garden | • The site has been developed as open space.<br>• GLA-TW 206 Permanent Government Land Allocation for the garden. |
| 5 | At the junction of Sai Lau Kok Road and Tai Ho Road | G (100%) | • Sai Lau Kok Garden | • The site has been developed as open space.<br>• GLA-TW 233 Permanent Government Land Allocation for the garden. |

* Please refer to **Plan 13** for location.

| "O" Site No.* | Location | Ownership (Government (G) or Private (P)) | Existing Use | Remarks |
|---|---|---|---|---|
| 6 | At Tsuen Wing Street | G (100%) | • Tsuen Wing Street Playground<br>• Dog Inoculation & Licensing Centre | • The site has been developed as open space.<br>• GLA-TW 200 Permanent Government Land Allocation for the playground.<br>• GLA-TW134 Permanent Government Land Allocation for the dog inoculation and licensing centre. |
| 7 | At the junction of Tak Hoi Street and Tsuen Wan Market Street | G (100%) | • Jockey Club Tak Wah Park<br>• Public toilet<br>• Environment Resources Centre | • The site has been developed as open space.<br>• GLA-TW 440 Permanent Government Land Allocation for the park.<br>• GLA-TW 441 Permanent Government Land Allocation for the public toilet.<br>• GLA-TW 371 Permanent Government Land Allocation for the environment resources centre. |
| 8 | To the South of Tsuen Wan Town Hall | G (100%) | • Open Space | • The site has been developed as open space.<br>• GLA-TW 165 Permanent Government Land Allocation for Tsuen Wan Town Hall and garden.<br>• GLA-TW 354 Permanent Government Land Allocation for the open space. |

* Please refer to **Plan 13** for location.

| "O" Site No.* | Location | Ownership (Government (G) or Private (P)) | Existing Use | Remarks |
|---|---|---|---|---|
| 9 | Tsuen Wan Park, Tsuen Wan Riviera Park and the adjoining Waterfront Promenade | G (100%) | • Tsuen Wan Riviera Park<br>• Tsuen Wan Park<br>• Pump house<br>• Public toilet | • The site has been developed as open space and waterfront promenade with some ancillary facilities.<br>• GLA-TW 293 Permanent Government Land Allocation for Tsuen Wan Riviera Park.<br>• GLA-TW 341 Permanent Government Land Allocation for Tsuen Wan Park Phase I.<br>• GLA-TW 448 Permanent Government Land Allocation for Tsuen Wan Park Phase II.<br>• GLA-TW 424 Permanent Government Land Allocation for the pump house.<br>• GLA-TW 449 Permanent Government Land Allocation for the public toilet. |
| 10 | At the junction of Hoi Shing Road and Tai Ho Road | G (100%) | • Chai Wan Kok Rest Garden | • The site has been developed as open space.<br>• GLA-TW 492 Permanent Government Land Allocation for the garden. |

* Please refer to **Plan 13** for location.

| "O" Site No.* | Location | Ownership (Government (G) or Private (P)) | Existing Use | Remarks |
|---|---|---|---|---|
| 11 | At the junction of Hoi Shing Road and Hoi Hing Road | G (100%) | • Hoi Shing Garden<br>• Temporary uses of the Highways Department and the Drainage Services Department | • Part of the site has been developed as open space, namely Hoi Shing Garden (under GLA-TW 278 Permanent Government Land Allocation for the garden).<br>• The remaining areas are currently occupied by various temporary uses of the Government, such as works areas. However, the long term planning intention for open space is still valid.<br>• The existing Hoi Shing Garden (GLA-TW278) would be demolished and relocated in the adjoining areas within the same zone currently occupied by the above temporary use. As such, the long term planning intention for open space is still valid. |
| 12 | At Hoi On Road, to the South of Belvedere Garden Phase 3 | G (100%) | • Part of Hoi On Road Playground | • The site has been developed as open space.<br>• GLA-TW 347 Permanent Government Land Allocation for the playground. |
| 13 | To the South of Bayview Garden | G (100%) | • Open space with landscaping | • The site has been developed as open space with landscaping. |

* Please refer to **Plan 13** for location.

| "O" Site No.* | Location | Ownership (Government (G) or Private (P)) | Existing Use | Remarks |
|---|---|---|---|---|
| 14 | To the West of Summit Terrace | G (100%) | • Chai Wan Kok Playground | • The site has been developed as open space.<br>• GLA-TW 447 Permanent Government Land Allocation for the playground. |
| 15 | At the junction of Castle Peak Road – Tusen Wan and Tsuen King Circuit | G (100%) | • Vacant Government land<br>• Part of Chai Wan Kok Archaeological Site | • The northern part of the site also falls within the Chai Wan Kok Archaeological Site. The Antiquities and Monuments Office of the Leisure and Cultural Services Department (LCSD) would be consulted for any development and redevelopment proposals affecting the archaeological site.<br>• The southern part of the site is be allocated to the Hong Kong Police Force on a temporary basis for a vehicle pound.<br>• In the long-run, the site is reserved for open space and the planning intention for open space is still valid. |
| 16 | To the East of Tsuen King Garden | G (100%) | • Tsuen King Circuit Garden | • The site has been developed as open space.<br>• GLA-TW 375 Permanent Government Land Allocation for the garden. |

* Please refer to **Plan 13** for location.

| "O" Site No.* | Location | Ownership (Government (G) or Private (P)) | Existing Use | Remarks |
|---|---|---|---|---|
| 17 | To the North of Po Leung Kuk Lee Shing Pik College, Tsuen King Circuit | G (100%) | • Tsuen King Circuit Recreation Ground and Rest Garden | • The site has been developed as open space.<br>• GLA-TW 187 Permanent Government Land Allocation for the garden. |
| 18 | To the East of Cheung Shan and to the West of Lei Muk Shun Estate | G (100%) | • Temporary works area for XRL | • The site is currently occupied a temporary use under GLA-TTW 856 temporary allocation for works area (Guangzhou-Shenzhen-Hong Kong Express Rail Link (XRL)).<br>• In the long run, the site is reserved for open space and the planning intention for open space is still valid. |
| 19 | Ex-Tai Wo Hau Factory Estate | G (100%) | • Temporary fee-paying carpark | • The site is currently occupied by temporary use under STT1429TW short term tenancy for fee-paying carpark.<br>• The site will be developed for open space use by the developer of the adjacent "CDA(2)" site and be returned to LCSD for management and maintenance upon completion. |

* Please refer to **Plan 13** for location.

| "O" Site No.* | Location | Ownership (Government (G) or Private (P)) | Existing Use | Remarks |
|---|---|---|---|---|
| 20 | 171 Yeung Uk Road | P (100%) | • Petro Filling Station (PFS) | • The site is currently occupied by a PFS under single private ownership. The PFS has a term of 21 years and its lease will be expired on 28.5.2025.<br>• In the long run, the site is reserved for open space and the planning intention for open space is still valid. |
| 21 | Shing Mun Valley and Sheung Kwai Chung | G (90%)<br>P (10%) | • Shing Mun Valley Park<br>• Shing Mun Valley Swimming Pool<br>• Shing Mun Valley Sports Ground<br>• Auxilliary Medical Service Tsuen Wan Training Camp | • The western portion of the site has been developed as open space, namely Shing Mun Valley Park (under GLA-TW 333 Permanent Government Land Allocation for the swimming pool, park and sports ground and GLA-TW 295 Permanent Government Land Allocation for the training camp).<br>• The remaining eastern portion is mainly Government land interspersed with sporadic private lots. While this portion is predominantly natural hillslopes covered by dense vegetation, it is intended to reserve the area as open space forming the natural extension of the adjoining Shing Mun Valley Park. Therefore, the long term planning intention for open space is still valid. |

* Please refer to **Plan 13** for location.

| "O" Site No.* | Location | Ownership (Government (G) or Private (P)) | Existing Use | Remarks |
|---|---|---|---|---|
| 22 | At the junction of Sha Tsui Road and Tai Ho Road | G (99%)<br>P (1%) | • Sha Tsui Road playground<br>• Sha Tsui Road Residential Substation | • The majority of the site is Government land, which has been developed for open space, namely Sha Tsui Road Playground (under GLA-TW 343 Permanent Government Land Allocation for the playground), whereas a small piece of private lot at the south-western corner is occupied by an electricity substation (ESS), i.e. Sha Tsui Road Residential Substation.<br>• While there is no intention to redevelop this ESS into open space, it is proposed to rezone this piece of private land (about 0.08 ha) from "O" to "G/IC" to reflect the as-built development on site (see **Item G-2** and **Plans G2-1 and G2-2**). |

* Please refer to **Plan 13** for location.

| "O" Site No.* | Location | Ownership (Government (G) or Private (P)) | Existing Use | Remarks |
|---|---|---|---|---|
| 23 | Tso Kung Tam to the north of Allway Gardens | G (99%)<br>P (1%) | • A natural river valley, Tso Kung Tam<br>• Tsuen King Circuit Playground | • The site is predominantly Government land with sporadic private lots.<br>• Currently, the site has partly been developed as open space, namely Tsuen King Circuit Playground (under GLA-TW 170 Permanent Government Land Allocation for playground).<br>• The western portion of the site (including Tsuen King Circuit Playground under GLA-TW 170) falls within the proposed Tso Kung Tam Ecological Park, which is one of the 25 projects identified for priority implementation in the Chief Executive's 2005 Policy Address. The scope of the project is still under active planning.<br>• The remaining eastern portion is natural hillslopes mainly covered by dense vegetation. It is intended to reserve the area as open space forming the natural extension of the adjoining proposed ecological park. Therefore, the long term planning intention for open space is still valid. |

* Please refer to **Plan 13** for location.

| "O" Site No.* | Location | Ownership (Government (G) or Private (P)) | Existing Use | Remarks |
|---|---|---|---|---|
| 24 | To the Northwest of Belvedere Garden Phase 1 | G (58%)<br>P (42%) | • Areas covered by dense vegetation with some temporary structures<br>• Part of Wang Fat Ching She (弘法精舍) | • Adjacent to Tuen Mun Road, the site is partly Government land and partly under private ownership, including part of a religious institution, Wan Fat Ching She (弘法精舍). The site is also primarily covered by dense vegetation with sporadic temporary structures.<br>• While there is no implementation programme for the "O" site, consideration may be given to rezone the site for other uses.<br>• In addition, the majority of the "G/IC" zone to the immediate west of this site and a narrow strip of land within the adjoining "GB" zone to the south are also occupied by Wang Fat Ching She (弘法精舍). As the religious institution straddle across three different zones, i.e. "G/IC", "O" and "GB", opportunity is also taken to tally with the lot boundary.<br>• In light of the above, it is proposed to rezone the western part of the site and a narrow strip of land to the immediate south occupied by Wang Fat Ching She (弘法精舍) from "O" and "GB" to "G/IC" (**Item L1**) (about 0.3 ha) to tally with the lot boundary of the said religious institution, and the remaining areas of this "O" site together with the strip of Government land sandwiched between Wang Fat Ching She (弘法精舍) and Tuen Mun Road mainly covered by dense vegetation from "O" and "G/IC" to "GB" (**Item L2**) (about 0.4 ha) to reflect the predominant land use on site (**Plans L-1 and L-2**). |

* Please refer to **Plan 13** for location.

| "O" Site No.* | Location | Ownership (Government (G) or Private (P)) | Existing Use | Remarks |
|---|---|---|---|---|
| 25 | To the East and South of Serenade Cove | G (71%)<br>P (29%) | • Part of Hoi On Road Playground (south-eastern portion)<br>• Open areas (north-western portion) | • The south-eastern portion of the site is Government land and has been developed as open space, namely part of Hoi On Road Playground (under GLA-TW 347 Permanent Government Land Allocation for the playground).<br>• The north-western portion is a piece of private land (TWIL 17&EXT B) and the owner agreed to surrender the lot to the Government. Subject to the land surrender exercise and availability of resources, the LCSD would undertake its implementation. Therefore, the long term planning intention for open space is still valid. |
| 26 | To the North of Belvedere Garden Phase 2 and Greenview Court | G (57%)<br>P (43%) | • Areas covered by dense vegetation with sporadic temporary structures | • The site is partly Government land and partly under private ownership.<br>• It is reserved for the Capital Works Project "Development of Open Space in Area 2, Tsuen Wan". Therefore, the long term planning intention for open space is still valid. |

* Please refer to **Plan 13** for location.

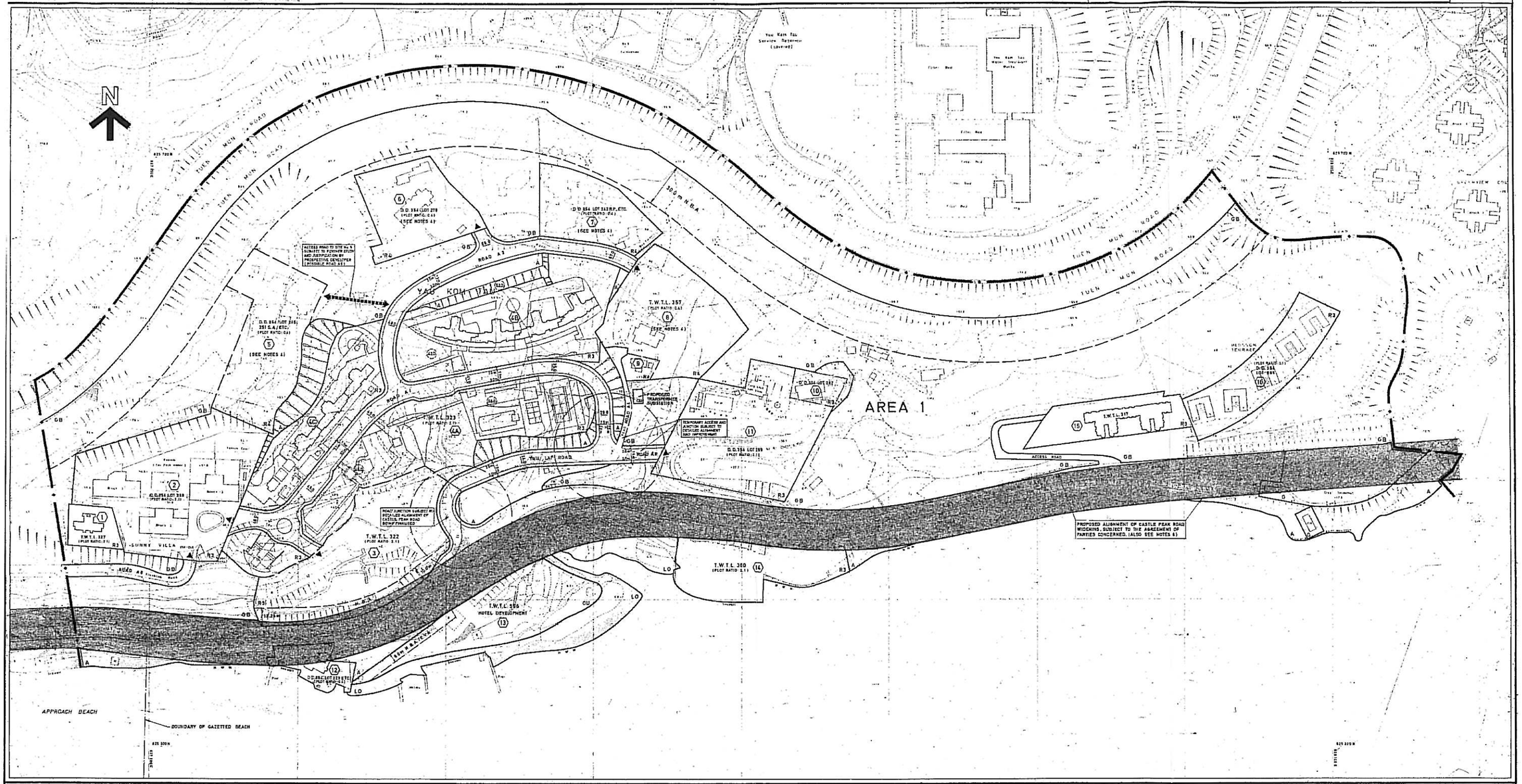
# EXISTING AND PLANNED PROVISION OF OPEN SPACE IN TSUEN WAN PLANNING SCHEME AREA

**EXISTING POPULATION: (AS AT 2006) 248,300**
**PLANNED POPULATION: 280,366 (including 25,530 transients)**

| TYPE OF FACILITY | HONG KONG PLANNING STANDARDS & GUIDELINES | EXISTING | | | PLANNED | | |
|---|---|---|---|---|---|---|---|
| | | THEORETICAL MINIMUM REQUIREMENTS | PROVISION | SURPLUS/ DEFICIT | THEORETICAL MINIMUM REQUIREMENTS* | PROVISION | SURPLUS/ DEFICIT |
| **OPEN SPACE** | | | | | | | |
| 1. Local Open Space | 10 ha per 100,000 persons | 24.83 ha | 26.80 | 1.97 | 25.48 ha | 29.15 | 3.67 |
| 3. District Open Space | 10 ha per 100,000 persons | 24.83 ha | 23.95 | -0.88 | 25.48 ha | 36.95 | 11.47 |

**Notes:**
1. Existing population figure based on 2006 By-Census
2. Planned population based on Explanatory Statement of OZP No. S/TW/26A
* For the purpose of open space provision, the transients population is excluded ( i.e. 25,530 for calculating the theoretical minimum requirements)

附件 A
ANNEX A




## SCHEDULE OF USES AND AREAS 各種土地之用途及面積列表

| USES 土地之用途 | | NET SITE AREA & % 淨用地面積及百分率 HECTARES 公頃 | % |
|---|---|---|---|
| R3 | RESIDENTIAL - ZONE 3 住宅用地第三類 | 5.78 | 35.88 |
| R4 | RESIDENTIAL - ZONE 4 住宅用地第四類 | 1.96 | 12.17 |
| G | GOVERNMENT RESERVATION 政府保留用地 | 0.32 | 1.99 |
| LO | LOCAL OPEN SPACE 鄰舍遊樂用地 | 0.41 | 2.54 |
| A | AMENITY AREA 美化環境地帶 | 0.98 | 6.14 |
| OU | OTHER SPECIFIED USES 其他指定用途 | 0.52 | 3.23 |
| | ROADS, JUNCTIONS, ETC. 道路、連接交通處及其他 | 6.13 | 38.05 |
| | TOTAL DEVELOPMENT AREA 發展區之總面積 | 16.11 | 100.00 |
| GB | GREEN BELT 綠化地帶 | 9.11 | |

## NOTATION 註釋

| | | |
|---|---|---|
| +40.5 | EXISTING LEVELS (IN METRES ABOVE P.D.) | 現時水平(在基準圖以上若干米) |
| 48.0 OR (45.0) | PROPOSED LEVELS (IN METRES ABOVE P.D.) | 建議水平(在基準圖以上若干米) |
| (6) | SITE NUMBER | 地盤號數 |
| N.B.A. | NON-BUILDING AREA | 非建築用地 |
| AREA 1 | PLANNING AREA NUMBER | 城市規劃區編號 |
| | PROPOSED ROAD WIDENING ALIGNMENT | 建議道路擴闊線 |
| | BOUNDARY OF PLANNING SCHEME | 城市規劃範圍之界線 |
| ▲ | ACCESS POINT | 入口 |
| E.V.A. | EMERGENCY VEHICULAR ACCESS | 緊急車輛通道 |

## NOTES 附註

一 本區的用途分區刻於法定圖則第S/TW/5號內。所有發展或重建計劃須依照存於法定圖的經文，本圖所示的用途分區，符合法定圖的經文外，還表明細節，與配合該法定圖力。個別計劃地段各異時，一般均會遵守，但土地監管局上，或與有關政府部門的協定或決定土地用途，本圖所示的土地用途設定區界線S/TW/5號所表示詳細，如發展計劃的條件附近等的用途有所影響，本圖表示用途，只可作為發展設計有參照用的用途分配圖。

二 所有道路交通處理等詳細設計同意。

三 本圖根據土地測量圖6-SE-19D及6-SE-19D繪製。

四 所有建築物的高度必須獲得民航處的審批，並與在該區或其附近運作的任何飛行場有關的限制一致。第5、6、7及8號地盤須受到限制，以確保住宅的監察不得超過可內公眾，實地設施範圍的地區，或設立在附近的一切電訊傳播。

五 發展或重建區內位於油柑頭污水廠所產生的臭氣超過1000米範圍內，該土地用途的修訂及發展前提，如發現對該區內人口增加或聚集人口的影響，必須諮詢環境保護署署長的意見。

六 圖則上所顯示道路的連接與路線，或將來實行前必須作進一步研究及詳細，與該兩項有關的擬建用地上地，以便進行道路平整/或施工時，須與地政署及有關政府部門協商，不應視為既定地/路線的界線。

1. The use zoning of this district is set out in Plan No. S/TW/5. All development or redevelopment should normally conform with the requirements of that statutory plan. The use zoning set out in this plan conforms with the statutory plan but shows more detail. This detail has no statutory effect but will generally be followed in land transactions where government is in a position to determine the user of land by way of lease modification or sales of government land. Where the use zoning on this plan, which is more detailed than that set out in statutory Plan No.S/TW/5 conflicts with the use permitted under existing lease conditions, the zoning on this plan cannot be used other than as a guide to the development which government wishes to encourage.
2. All road intersections subject to detailed design.
3. This plan was compiled from survey plans no. 6-SE-19C & 6-SE-19D.
4. All building heights are subject to the satisfaction of DPO/TW, PM/TW AND EEP. Sites no.5,6,7 & 8 are restricted to that no line of sight from the dwellings to Tuen Mun Road should be allowed. Sites located adjacent to Castle Peak Road should make maximum use of podia/platforms for traffic noise screening.
5. The Yau Kom Tau area is entirely within the 1000m Consultation Zone of the Yau Kom Tau Water Treatment Works. The Director of Environmental Protection should be consulted on future land use modification and development proposals which will result in a population increase or encourage congregation of people within the Consultation Zone.
6. The proposed Road Widening alignment as shown on the plan is subject to further assessment and agreement by parties concerned. Additional land will be required alongside this alignment for road formation / construction. The preliminary road alignment shall not be taken as the basis for preparing land exchange / grant.

## TABLE OF AMENDMENTS 修訂紀錄表

| 附號 SUFFIX LETTER | AMENDMENTS 修訂 | 簽署 SIGNATURE | 日期 DATE |
|---|---|---|---|
| B | THIS LAYOUT PLAN WITH A LARGER COVERAGE (T.W.T.L.317 & LOT 388 IN D.D.384 ALSO INCLUDED) SUPERCEDES LAYOUT PLAN No. L/TWN6/1, WHICH WAS RENUMBERED FROM TWNT/88. | J.Bourke | 14-6-91 |
| C | MINOR BOUNDARY ADJUSTMENT FOR SITES No. 8, 15 & 16. COASTAL OPEN SPACE REZONED FROM 'OU' TO 'LO'. JUNCTION OF ROAD A2 & CASTLE PEAK ROAD REVISED. PROPOSED 'COASTAL PROTECTION AREA (CPA)' DESIGNATED AS 'A'. PROPOSED 'PFS' SITE DELETED AND REZONED TO 'A'. | J.Bourke | 11-11-91 |
| D | REVISED T-JUNCTION OF ROADS A1 & A3 AND MINOR AMENDMENTS INCLUDED AS PER DECISION OF TSUEN WAN DISTRICT PLANNING CONFERENCE ON 19.11.91 (REF. PD/TW 4/1/291 B) | J.Bourke | 3-1-92 |
| L/TWN6/2 | THIS LAYOUT PLAN ADOPTED WITH EFFECTIVE FROM 31.3.92 AND RENUMBERED ACCORDINGLY. | J.Bourke | 31-3-92 |

城市規劃委員會於一九九二年二月二十四日通過
APPROVED BY DEVELOPMENT PROGRESS COMMITTEE ON 24 FEB 1992

核准 ADOPTED

SD. G. BARNES — 11.3.92
規劃環境及地政司 SECRETARY FOR PLANNING, ENVIRONMENT & LANDS — 日期 DATE

# 油 柑 頭 詳 細 藍 圖
# YAU KOM TAU - LAYOUT PLAN

SCALE 1:1000 比例尺

米 METRES 50 0 50 100 150 200 250 METRES 米

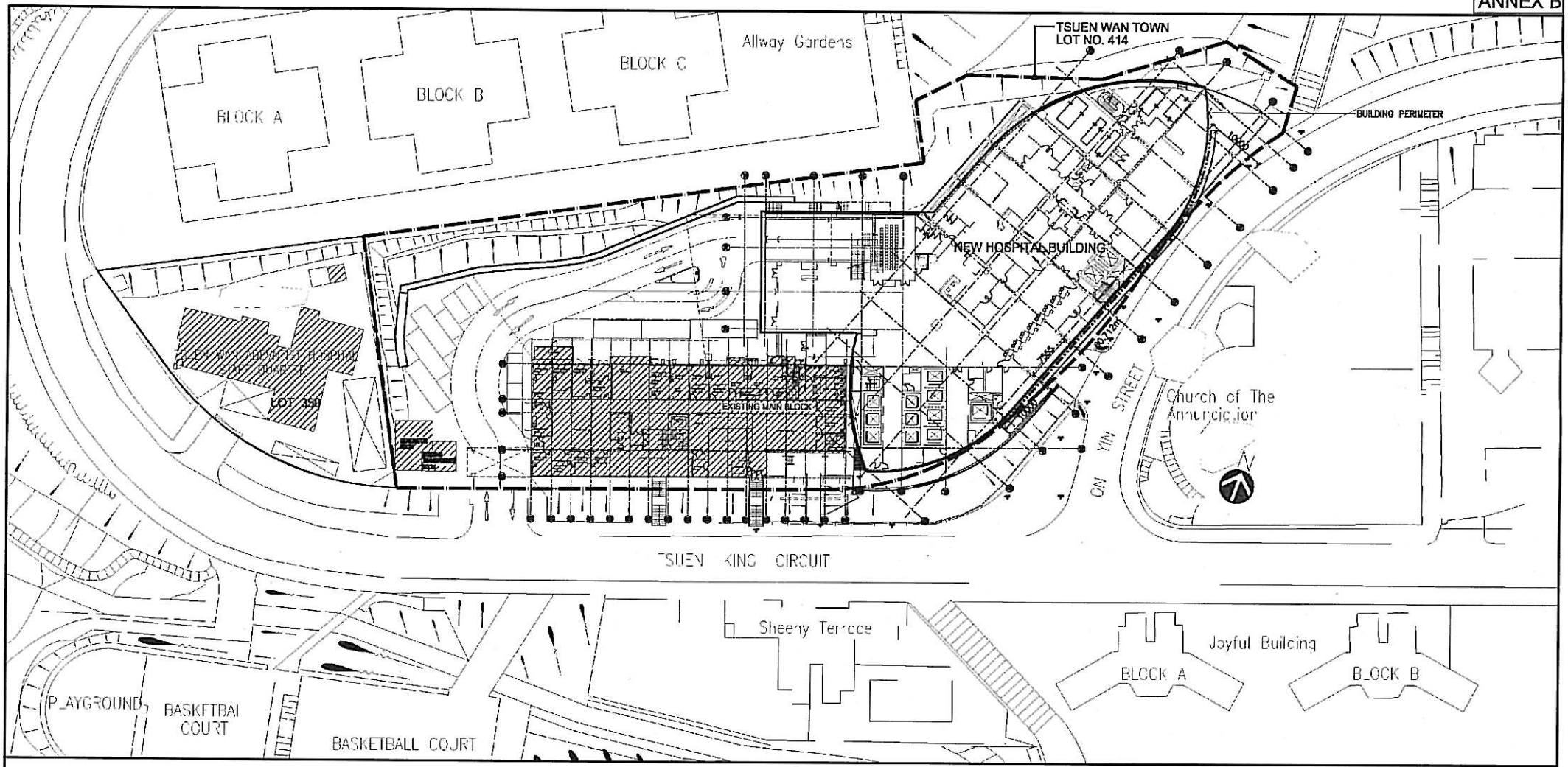
| 程序 ACTION | 簽署 SIGNATURE | 日期 DATE | 檔號 REFERENCE |
|---|---|---|---|
| 批准當局 SUBMISSION AUTHORIZED | SD. M.F. LAI 城市規劃委員會/屯門鎮 S.T.P./Metro | 6-1-92 | 檔案號碼 FILE No. PD/TW1/2/19(IV), |
| 批准當局 CIRCULATION AUTHORIZED | J.Bourke 地政總署 D.P.O. | 14-6-91 | 首次展示日期 DATE OF FIRST CIRCULATION 19-6-91 |
| 擬備 PREPARED | 城市規劃委員會/屯門鎮規劃師 S.T.P./T.P. | 14-6-91 | 最新展示日期 DATE OF LATEST CIRCULATION 31-3-92 |

規劃署 荃灣規劃處
TSUEN WAN
DISTRICT PLANNING OFFICE
PLANNING DEPARTMENT

圖則編號 PLAN No. L/TWN6/2

# 荃灣港安醫院擬議重建計劃
# PROPOSED REDEVELOPMENT OF TSUEN WAN ADVENTIST HOSPITAL

附件 B
ANNEX B




## BLOCK PLAN ~~SCALE 1:750~~
## TSUEN WAN ADVENTIST HOSPITAL EXTENSION

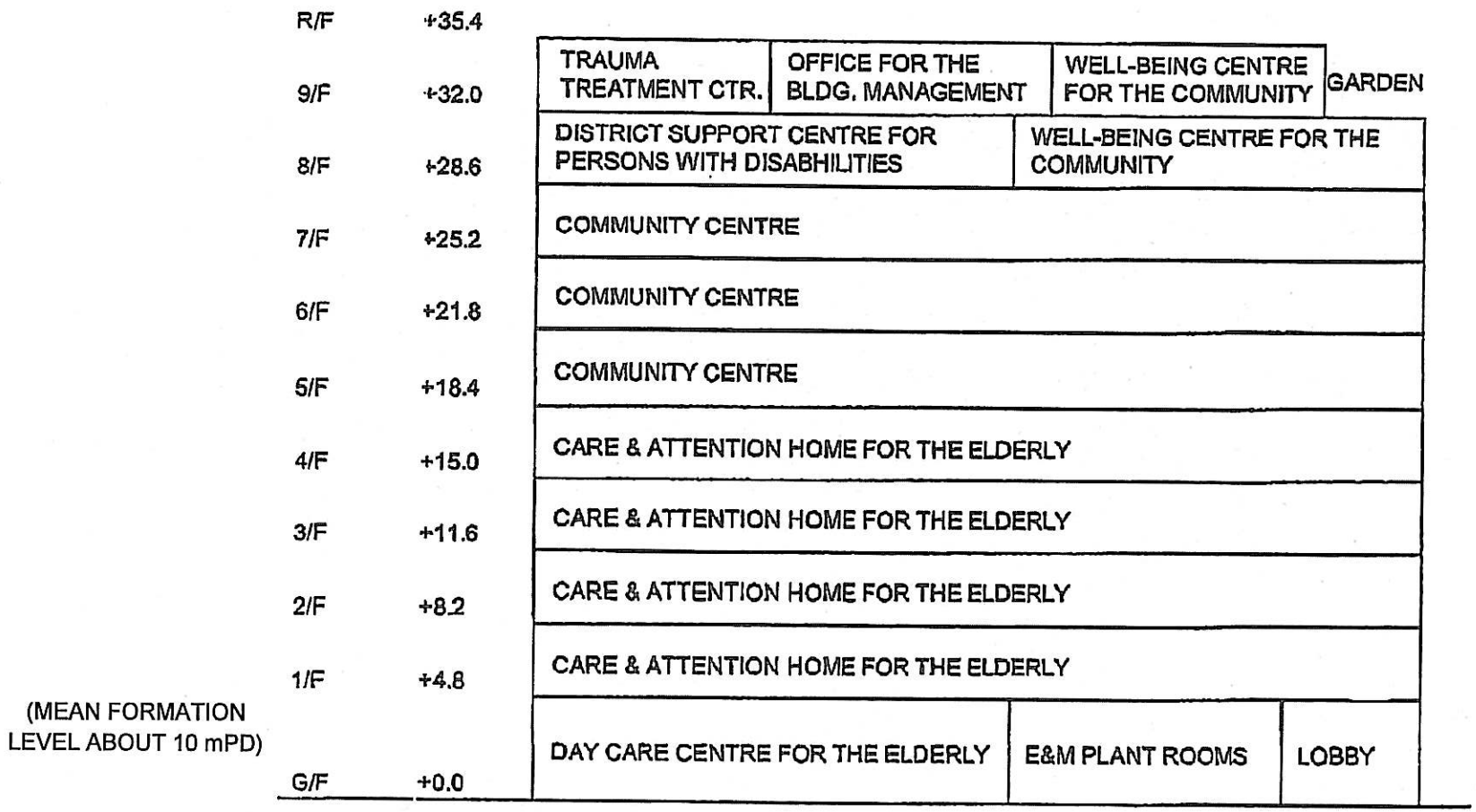
## SITE INFORMATION

TSUEN WAN TOWN LOT NO. 414
CLASS OF SITE : CLASS B
SITE AREA : 6705 $m^2$ (FROM LEASE DOCUMENT OF T.W.T.L. NO.414)
MEAN STREET LEVEL : (30.96 + 30.06) / 2 = 30.51
PROPOSED BUILDING HEIGHT : NOT MORE THAN +157.00mPD

擬議明愛荃灣服務中心重建計劃

PROPOSED CARITAS SOCIAL CENTRE - TSUEN WAN REDEVELOPMENT

附件 C
ANNEX C



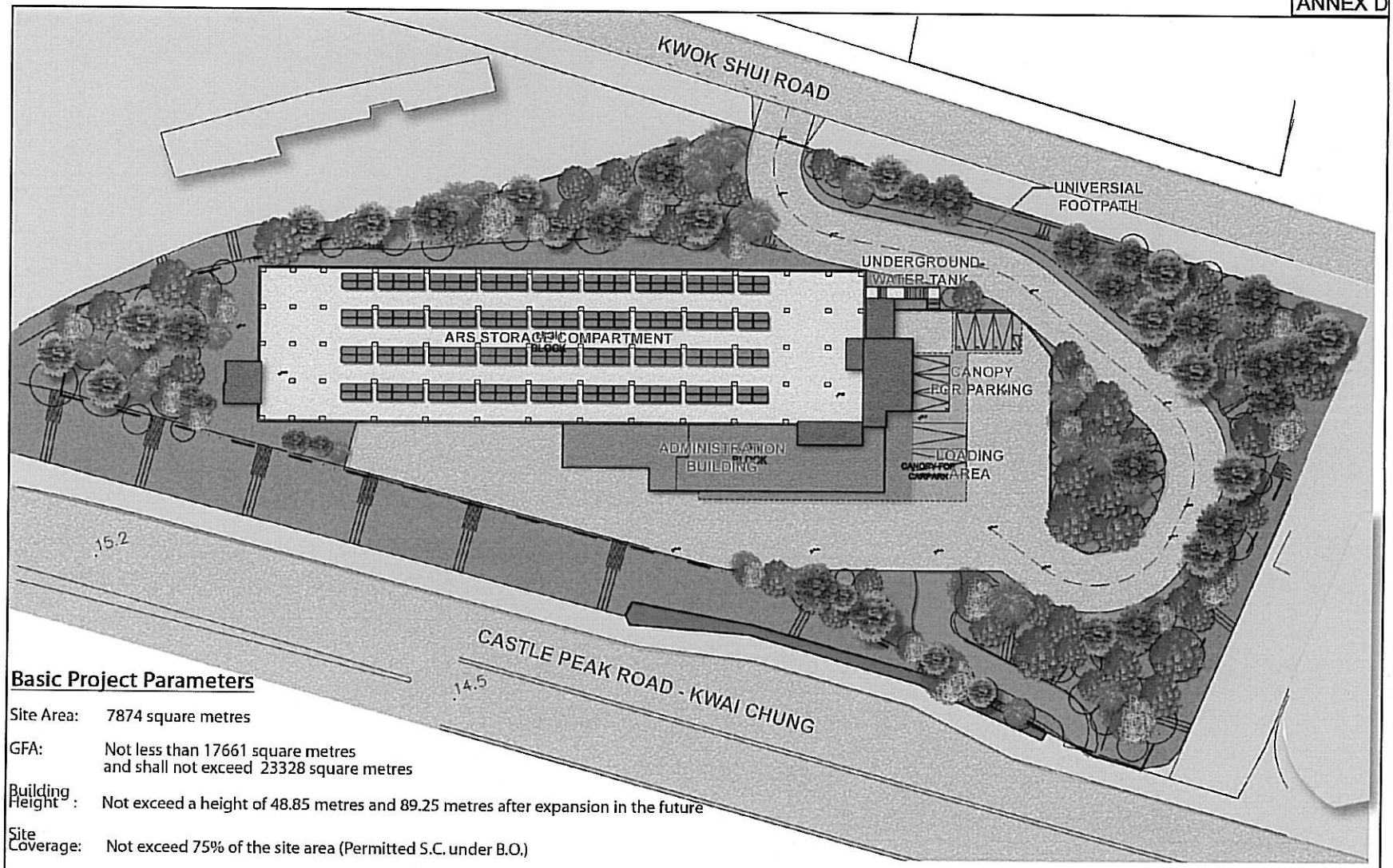

Schematic Section

(Not to Scale)

Redevelopment Proposal
Caritas Social Centre - Tsuen Wan
8 December 2010

# 大學聯合典藏學術書庫擬議發展計劃
# PROPOSED JURA DEVELOPMENT

附件 D
ANNEX D



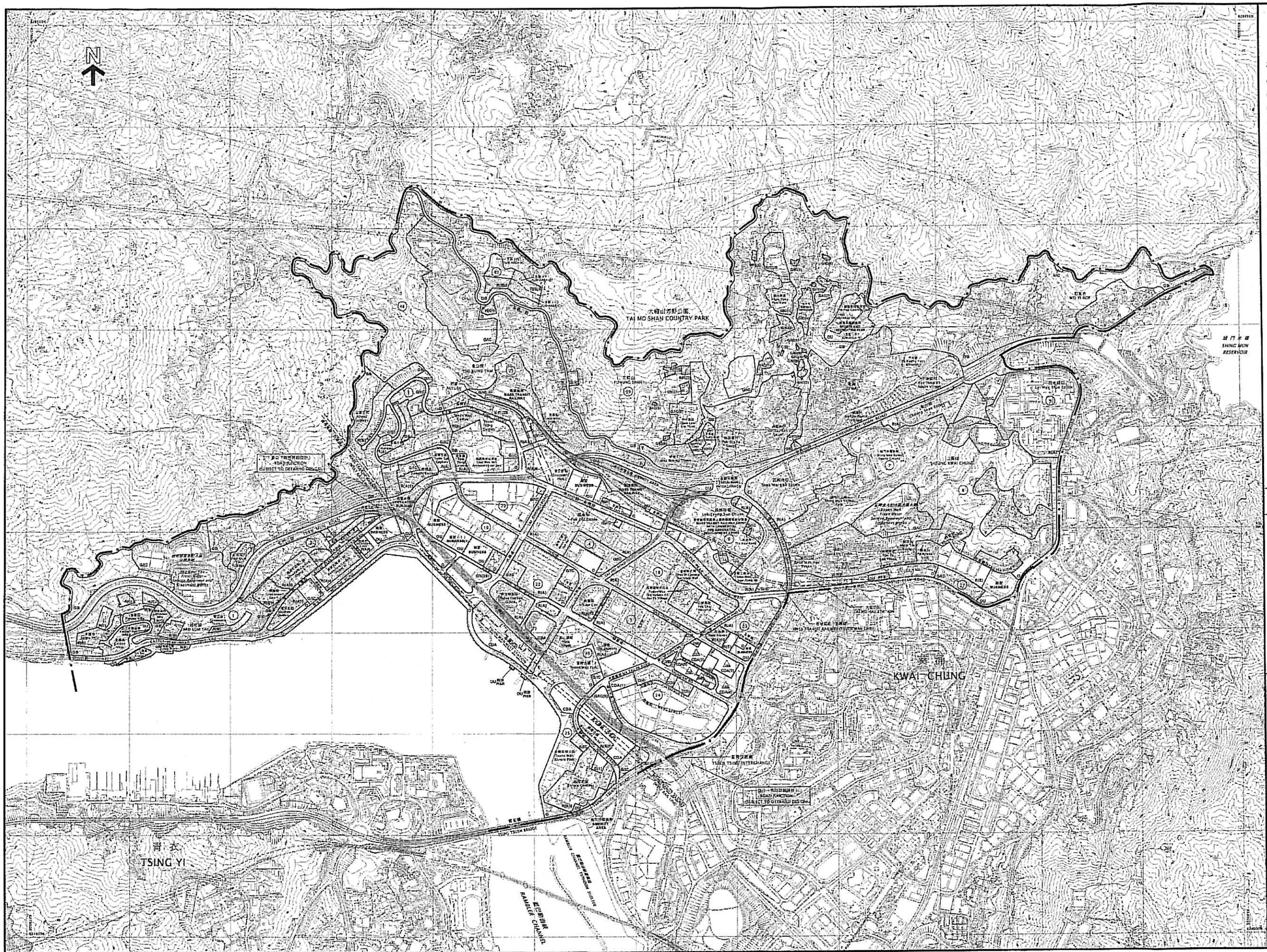

## Basic Project Parameters

| | |
|---|---|
| Site Area: | 7874 square metres |
| GFA: | Not less than 17661 square metres and shall not exceed 23328 square metres |
| Building Height : | Not exceed a height of 48.85 metres and 89.25 metres after expansion in the future |
| Site Coverage: | Not exceed 75% of the site area (Permitted S.C. under B.O.) |
| Vehicular Parking : | 6 visitor parkings + 1 motor cycle parking + 2 loading and unloading parkings. |

**SITE PLAN**

N

0 5 10 15 20 25 30m




## 圖例 NOTATION

| ZONES | | 地帶 |
|---|---|---|
| COMMERCIAL | C | 商業 |
| COMPREHENSIVE DEVELOPMENT AREA | CDA | 綜合發展區 |
| RESIDENTIAL (GROUP A) | R(A) | 住宅（甲類） |
| RESIDENTIAL (GROUP B) | R(B) | 住宅（乙類） |
| RESIDENTIAL (GROUP C) | R(C) | 住宅（丙類） |
| RESIDENTIAL (GROUP E) | R(E) | 住宅（戊類） |
| VILLAGE TYPE DEVELOPMENT | V | 鄉村式發展 |
| INDUSTRIAL | I | 工業 |
| GOVERNMENT, INSTITUTION OR COMMUNITY | G/IC | 政府、機構或社區 |
| OPEN SPACE | O | 休憩用地 |
| OTHER SPECIFIED USES | OU | 其他指定用途 |
| GREEN BELT | GB | 綠化地帶 |

| COMMUNICATIONS | | 交通 |
|---|---|---|
| RAILWAY AND STATION (UNDERGROUND) | | 鐵路及車站（地下） |
| MAJOR ROAD AND JUNCTION | | 主要道路及路口 |
| ELEVATED ROAD | | 高架道路 |

| MISCELLANEOUS | | 其他 |
|---|---|---|
| BOUNDARY OF PLANNING SCHEME | | 規劃範圍界線 |
| PLANNING AREA NUMBER | (1) | 規劃區編號 |
| MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM) | 120 | 最高建築物高度（在主水平基準上若干米） |
| PETROL FILLING STATION | P F S | 加油站 |
| NON-BUILDING AREA | NBA | 非建築用地 |

## 土地用途及面積一覽表 SCHEDULE OF USES AND AREAS

| USES | APPROXIMATE AREA & % 大約面積及百分率 | | |
|---|---|---|---|
| | 公頃 HECTARES | % 百分率 | 用途 |
| COMMERCIAL | 10.27 | 1.38 | 商業 |
| COMPREHENSIVE DEVELOPMENT AREA | 15.16 | 2.04 | 綜合發展區 |
| RESIDENTIAL (GROUP A) | 106.29 | 14.31 | 住宅（甲類） |
| RESIDENTIAL (GROUP B) | 11.01 | 1.48 | 住宅（乙類） |
| RESIDENTIAL (GROUP C) | 2.19 | 0.29 | 住宅（丙類） |
| RESIDENTIAL (GROUP E) | 4.24 | 0.57 | 住宅（戊類） |
| VILLAGE TYPE DEVELOPMENT | 71.29 | 9.59 | 鄉村式發展 |
| INDUSTRIAL | 22.95 | 3.09 | 工業 |
| GOVERNMENT, INSTITUTION OR COMMUNITY | 90.35 | 12.15 | 政府、機構或社區 |
| OPEN SPACE | 132.47 | 17.82 | 休憩用地 |
| OTHER SPECIFIED USES | 32.99 | 4.44 | 其他指定用途 |
| GREEN BELT | 163.81 | 22.03 | 綠化地帶 |
| MULLAH | 0.44 | 0.06 | 明園 |
| MAJOR ROAD ETC. | 78.91 | 10.75 | 主要道路等 |
| TOTAL PLANNING SCHEME AREA | 743.46 | 100.00 | 規劃範圍總面積 |

夾附的《註釋》是這份圖則的一部分
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

行政長官會同行政會議於２０１１年１０月４日 根據城市規劃條例第９（１）（ａ）條核准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON 4 OCTOBER 2011

Ms Manda CHAN 陳詩雯女士
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

# 香港城市規劃委員會依據城市規劃條例擬備的荃灣分區計劃大綱圖
# TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
# TSUEN WAN - OUTLINE ZONING PLAN

SCALE 1:7500 比例尺

0 100 200 300 400 500 600 800 1000 1200 1400 METRES 米

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/TW/28

參考編號 REFERENCE No. M/TW/12/1 圖 PLAN 1




本摘要圖於2012年1月3日擬備，所根據的資料為地政總署於2010年拍得的正射影像圖

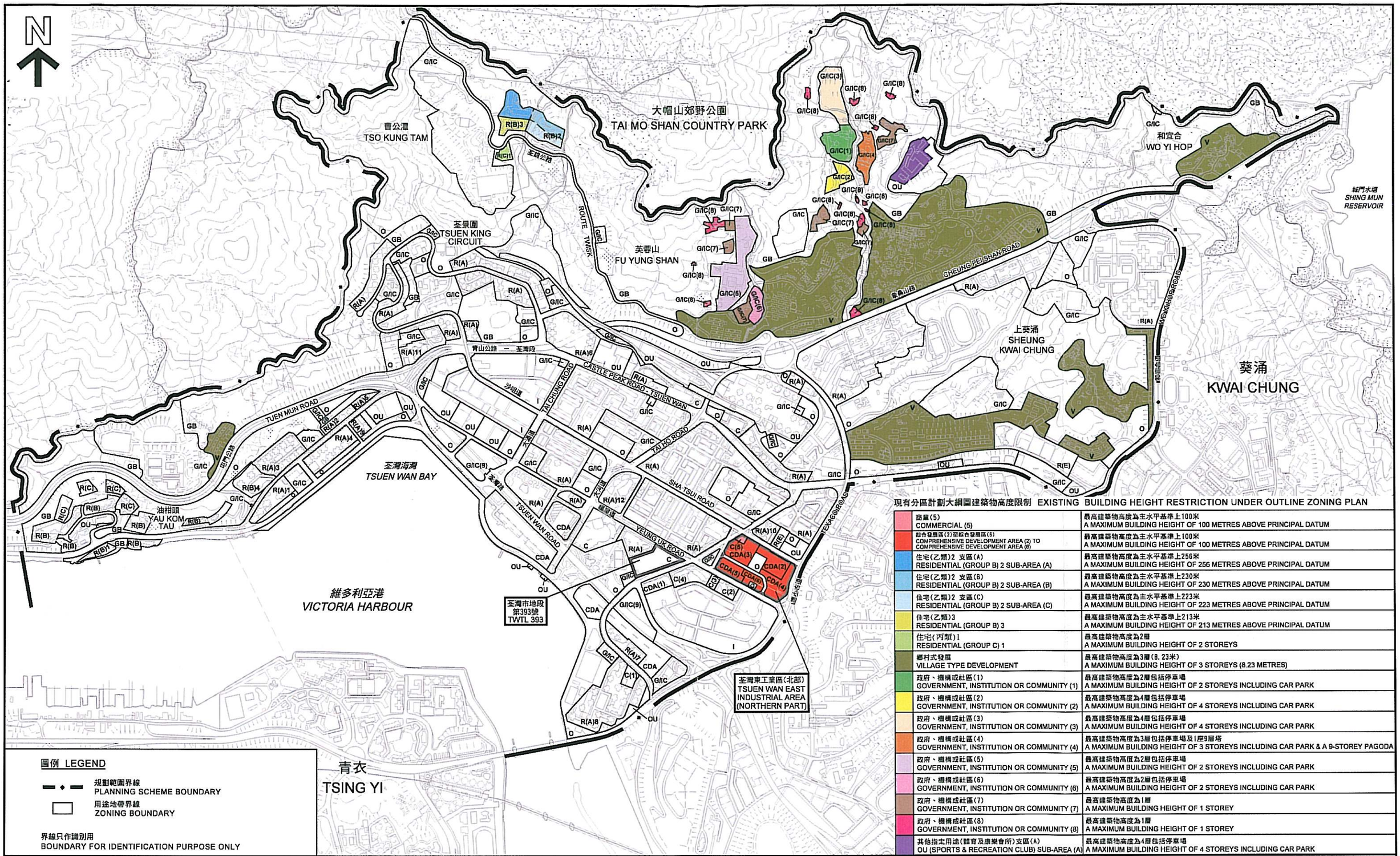
EXTRACT PLAN PREPARED ON 3.1.2012
BASED ON ORTHOPHOTO TAKEN ON 2010
BY LANDS DEPARTMENT

# 荃灣規劃區空中鳥瞰圖
# AERIAL OVERVIEW OF TSUEN WAN PLANNING SCHEME AREA

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
2




圖例 LEGEND

規劃範圍界線
PLANNING SCHEME BOUNDARY

用途地帶界線
ZONING BOUNDARY

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

現有分區計劃大綱圖建築物高度限制 EXISTING BUILDING HEIGHT RESTRICTION UNDER OUTLINE ZONING PLAN

| | |
|---|---|
| 商業(5)<br>COMMERCIAL (5) | 最高建築物高度為主水平基準上100米<br>A MAXIMUM BUILDING HEIGHT OF 100 METRES ABOVE PRINCIPAL DATUM |
| 綜合發展區(2)至綜合發展區(6)<br>COMPREHENSIVE DEVELOPMENT AREA (2) TO COMPREHENSIVE DEVELOPMENT AREA (6) | 最高建築物高度為主水平基準上100米<br>A MAXIMUM BUILDING HEIGHT OF 100 METRES ABOVE PRINCIPAL DATUM |
| 住宅(乙類)2 支區(A)<br>RESIDENTIAL (GROUP B) 2 SUB-AREA (A) | 最高建築物高度為主水平基準上256米<br>A MAXIMUM BUILDING HEIGHT OF 256 METRES ABOVE PRINCIPAL DATUM |
| 住宅(乙類)2 支區(B)<br>RESIDENTIAL (GROUP B) 2 SUB-AREA (B) | 最高建築物高度為主水平基準上230米<br>A MAXIMUM BUILDING HEIGHT OF 230 METRES ABOVE PRINCIPAL DATUM |
| 住宅(乙類)2 支區(C)<br>RESIDENTIAL (GROUP B) 2 SUB-AREA (C) | 最高建築物高度為主水平基準上223米<br>A MAXIMUM BUILDING HEIGHT OF 223 METRES ABOVE PRINCIPAL DATUM |
| 住宅(乙類)3<br>RESIDENTIAL (GROUP B) 3 | 最高建築物高度為主水平基準上213米<br>A MAXIMUM BUILDING HEIGHT OF 213 METRES ABOVE PRINCIPAL DATUM |
| 住宅(丙類)1<br>RESIDENTIAL (GROUP C) 1 | 最高建築物高度為2層<br>A MAXIMUM BUILDING HEIGHT OF 2 STOREYS |
| 鄉村式發展<br>VILLAGE TYPE DEVELOPMENT | 最高建築物高度為3層(8.23米)<br>A MAXIMUM BUILDING HEIGHT OF 3 STOREYS (8.23 METRES) |
| 政府、機構或社區(1)<br>GOVERNMENT, INSTITUTION OR COMMUNITY (1) | 最高建築物高度為2層包括停車場<br>A MAXIMUM BUILDING HEIGHT OF 2 STOREYS INCLUDING CAR PARK |
| 政府、機構或社區(2)<br>GOVERNMENT, INSTITUTION OR COMMUNITY (2) | 最高建築物高度為4層包括停車場<br>A MAXIMUM BUILDING HEIGHT OF 4 STOREYS INCLUDING CAR PARK |
| 政府、機構或社區(3)<br>GOVERNMENT, INSTITUTION OR COMMUNITY (3) | 最高建築物高度為4層包括停車場<br>A MAXIMUM BUILDING HEIGHT OF 4 STOREYS INCLUDING CAR PARK |
| 政府、機構或社區(4)<br>GOVERNMENT, INSTITUTION OR COMMUNITY (4) | 最高建築物高度為3層包括停車場及1座9層塔<br>A MAXIMUM BUILDING HEIGHT OF 3 STOREYS INCLUDING CAR PARK & A 9-STOREY PAGODA |
| 政府、機構或社區(5)<br>GOVERNMENT, INSTITUTION OR COMMUNITY (5) | 最高建築物高度為2層包括停車場<br>A MAXIMUM BUILDING HEIGHT OF 2 STOREYS INCLUDING CAR PARK |
| 政府、機構或社區(6)<br>GOVERNMENT, INSTITUTION OR COMMUNITY (6) | 最高建築物高度為2層包括停車場<br>A MAXIMUM BUILDING HEIGHT OF 2 STOREYS INCLUDING CAR PARK |
| 政府、機構或社區(7)<br>GOVERNMENT, INSTITUTION OR COMMUNITY (7) | 最高建築物高度為1層<br>A MAXIMUM BUILDING HEIGHT OF 1 STOREY |
| 政府、機構或社區(8)<br>GOVERNMENT, INSTITUTION OR COMMUNITY (8) | 最高建築物高度為1層<br>A MAXIMUM BUILDING HEIGHT OF 1 STOREY |
| 其他指定用途(體育及康樂會所)支區(A)<br>OU (SPORTS & RECREATION CLUB) SUB-AREA (A) | 最高建築物高度為4層包括停車場<br>A MAXIMUM BUILDING HEIGHT OF 4 STOREYS INCLUDING CAR PARK |

本摘要圖於2012年1月19日擬備，所根據的資料為地圖組別HM20C圖則編號6及7

EXTRACT PLAN PREPARED ON 19.1.2012
BASED ON MAP SERIES HM20C SHEETS
No. 6 AND 7

# 分區計劃大綱圖內已有建築物高度限制的地帶
# ZONINGS WITH BUILDING HEIGHT RESTRICTIONS UNDER THE OUTLINE ZONING PLAN

SCALE 1 : 15 000 比例尺

米 METRES 200 0 200 400 600 800 1 000 1 200 1 400 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
3

N

大帽山郊野公園
TAI MO SHAN COUNTRY PARK

曹公潭
TSO KUNG TAM

芙蓉山
FU YUNG SHAN

荃景園
TSUEN KING CIRCUIT

荃威花園
ALLWAY GARDENS

荃錦公路
ROUTE TWISK

青山公路 — 荃灣段

下坡 SLOPING DOWN

和宜合
WO YI HOP

城門水塘
SHING MUN RESERVOIR

CHEUNG PEI SHAN ROAD

長山邨
CHEUNG SHAN ESTATE

梨木樹邨
LEI MUK SHUE ESTATE

WO YI HOP ROAD

和宜合道

城門谷
SHING MUN VALLEY

石圍角邨
SHEK WAI KOK ESTATE

葵涌
KWAI CHUNG

上葵涌
SHEUNG KWAI CHUNG

鑽石山
PRIMROSE HILL

柴灣角工業區
CHAI WAN KOK INDUSTRIAL AREA

荃灣站
TSUEN WAN STATION

新市中心
NEW TOWN CENTRE

CASTLE PEAK ROAD - TSUEN WAN

TAI CHUNG ROAD

沙咀道

TUEN MUN ROAD

青山公路

荃灣海灣西部地區
TSUEN WAN BAY WESTERN AREA

BELVEDERE GARDEN

BAYVIEW GARDEN

荃灣海灣
TSUEN WAN BAY

HOI SHING ROAD

TAI PA STREET

大涌道

TAI HO ROAD

舊市中心
OLD TOWN CENTRE

SHA TSUI ROAD

CLAGUE GARDEN ESTATE

新德興新邨

荃灣西站
TSUEN WAN WEST STATION

如心廣場
NINA TOWER

新市中心
NEW TOWN CENTRE

TW5

TW6

TW7

YEUNG UK ROAD

THE DYNASTY

KWAN MUN HAU ST

LUEN YAN ST

TEXACO ROAD

TSUEN WAN ROAD

荃灣東工業區
TSUEN WAN EAST INDUSTRIAL AREA

海濱花園
RIVIERA GARDENS

油柑頭
YAU KOM TAU

THE WESTMINSTER TERRACE

荃灣市中心
TSUEN WAN TOWN CENTRE

維多利亞港
VICTORIA HARBOUR

青衣
TSING YI

1 2 3 4 5

圖例 LEGEND

- 規劃範圍界線 PLANNING SCHEME BOUNDARY
- 支區3 SUB-AREA 3
- 市鎮樞紐 TOWN NODE
- 香港鐵路車站 MASS TRANSIT RAILWAY STATION
- 主要商業發展 MAJOR COMMERCIAL DEVELOPMENT
- 主要綜合住宅發展 / 租住公屋 MAJOR COMPREHENSIVE RESIDENTIAL DEVELOPMENT / PUBLIC RENTAL HOUSING
- 主要中至低高度住宅發展 MAJOR MEDIUM TO LOW-RISE RESIDENTIAL DEVELOPMENT
- 主要工業發展 MAJOR INDUSTRIAL DEVELOPMENT

本摘要圖於2012年1月3日擬備，所根據的資料為地圖組別HM20C圖則編號6及7

EXTRACT PLAN PREPARED ON 3.1.2012
BASED ON MAP SERIES HM20C SHEETS No. 6 AND 7

# 支區、現有地形及主要發展區
# SUB-AREAS, EXISTING TOPOGRAPHY AND MAJOR DEVELOPMENT AREAS

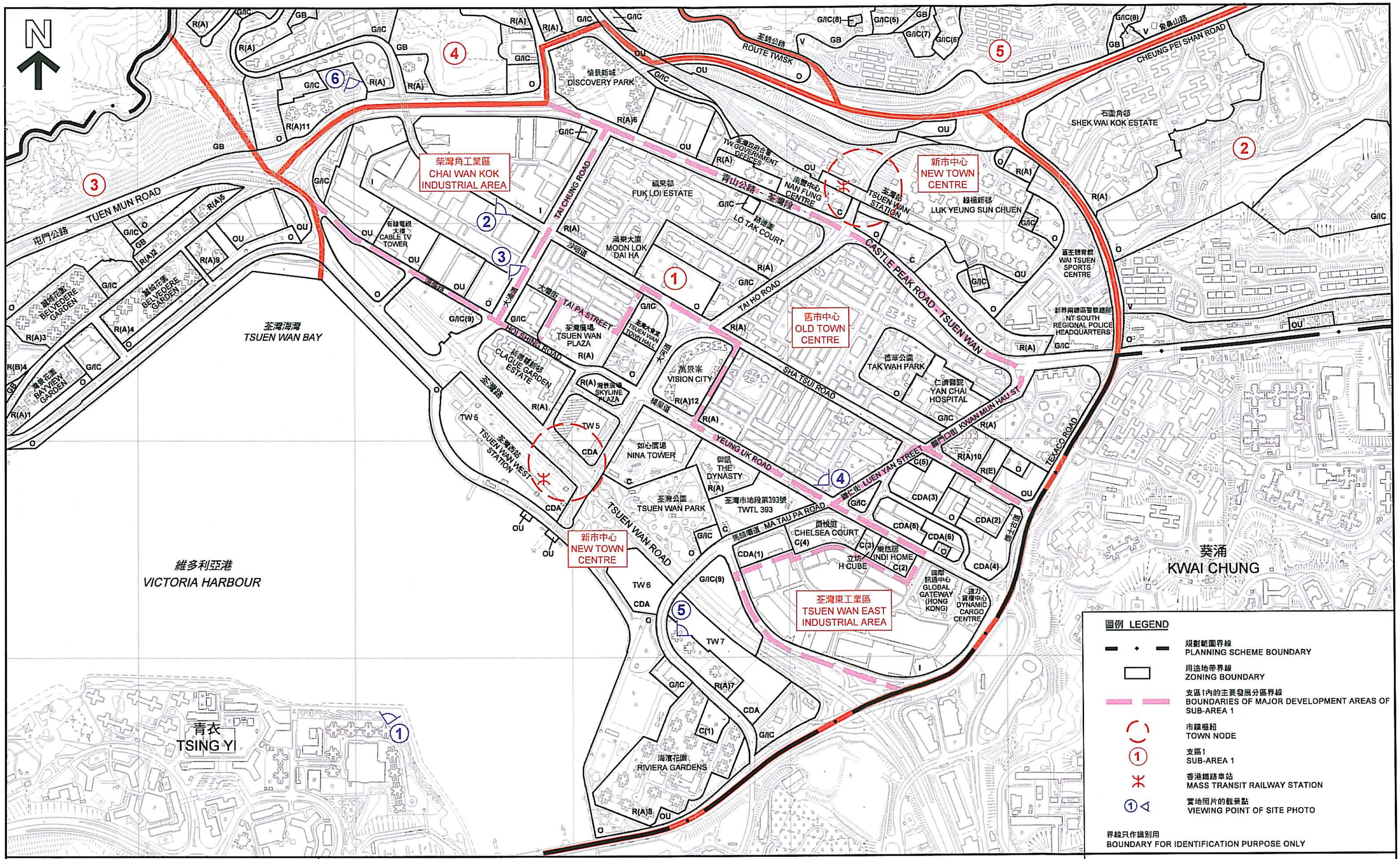
SCALE 1 : 15 000 比例尺

米 METRES 200 0 200 400 600 800 1 000 1 200 1 400 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
4




圖例 LEGEND

- 規劃範圍界線 PLANNING SCHEME BOUNDARY
- 用途地帶界線 ZONING BOUNDARY
- 支區1內的主要發展分區界線 BOUNDARIES OF MAJOR DEVELOPMENT AREAS OF SUB-AREA 1
- 市鎮樞紐 TOWN NODE
- ① 支區1 SUB-AREA 1
- 香港鐵路車站 MASS TRANSIT RAILWAY STATION
- ①◁ 實地照片的觀景點 VIEWING POINT OF SITE PHOTO

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2012年1月3日擬備，所根據的資料為測量圖編號6-SE-D及7-SW-C

EXTRACT PLAN PREPARED ON 3.1.2012
BASED ON SURVEY SHEETS No.
6-SE-D AND 7-SW-C

# 支區1(荃灣市中心)的主要發展
# MAJOR DEVELOPMENTS WITHIN SUB-AREA 1 (TSUEN WAN TOWN CENTRE)

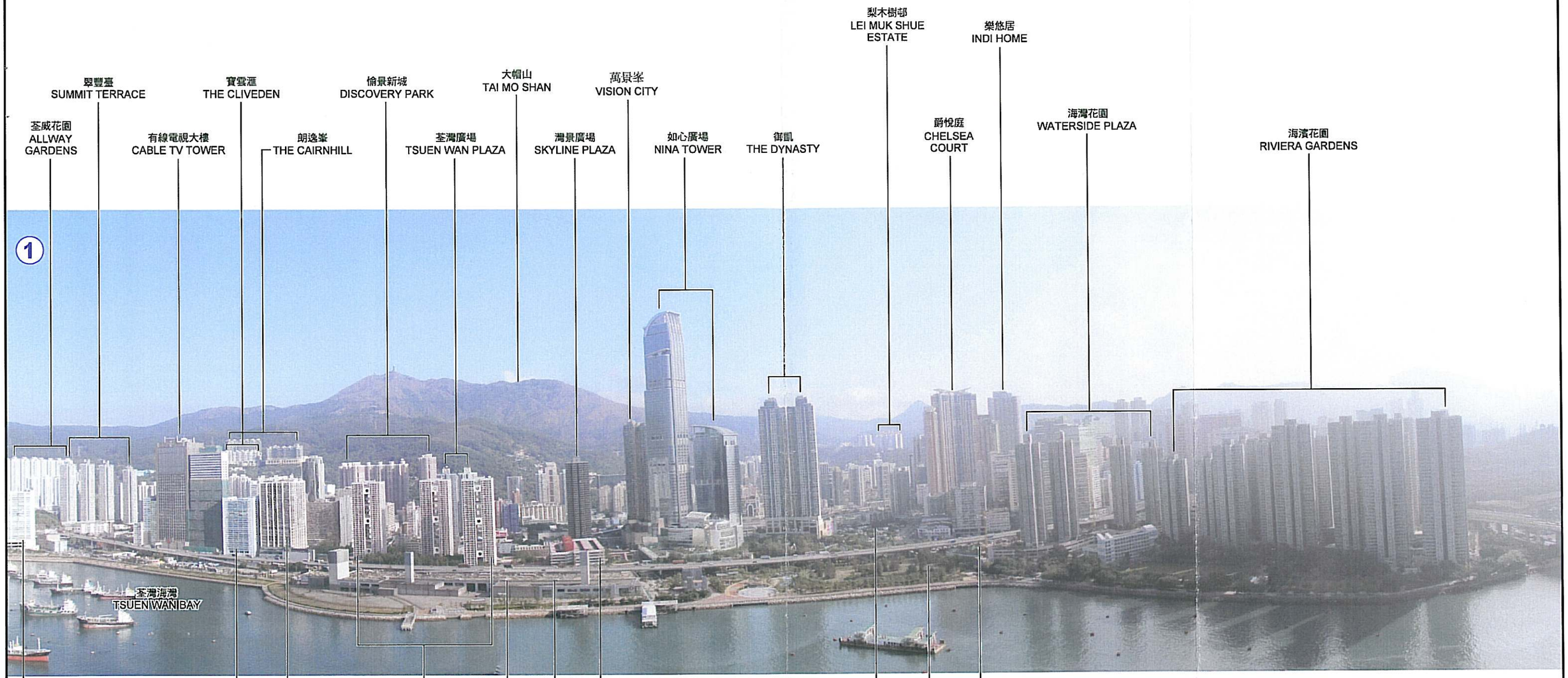
SCALE 1 : 8 000 比例尺

米 METRES 80 0 80 160 240 320 400 480 560 640 720 800 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
5A-1




香港鐵路荃灣西站的市鎮樞紐
TOWN NODE AT MTR TSUEN WAN WEST STATION

本圖於2012年1月30日擬備，所根據的資料為攝於2012年1月19日的實地照片

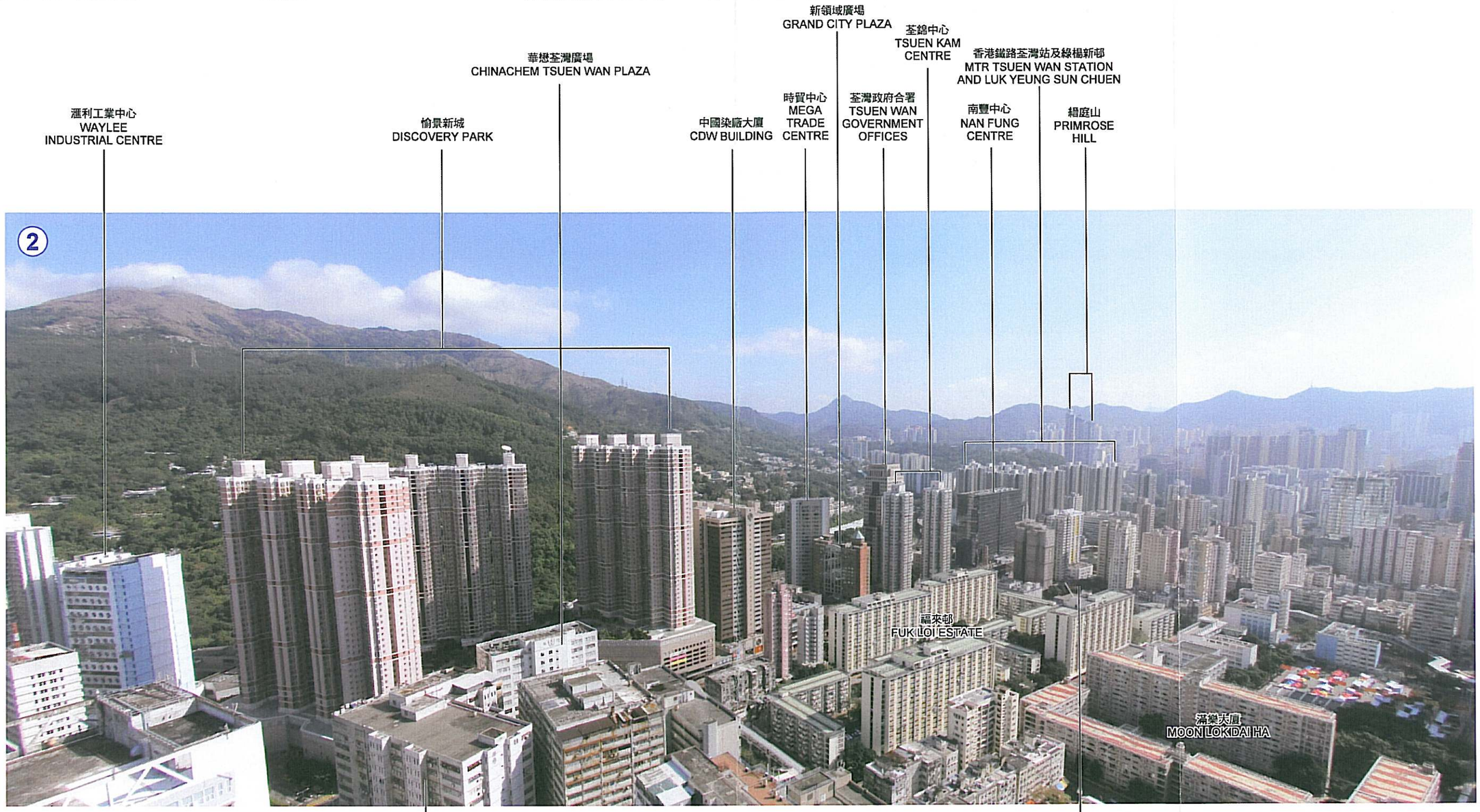
PLAN PREPARED ON 30.1.2012
BASED ON SITE PHOTO TAKEN ON 19.1.2012

支區1(荃灣市中心)的實地照片
SITE PHOTO OF SUB-AREA 1 (TSUEN WAN TOWN CENTRE)

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
5A-2




香港鐵路荃灣站的市鎮樞紐
TOWN NODE AT MTR TSUEN WAN STATION

本圖於2012年1月30日擬備，所根據的資料為攝於2012年1月17日的實地照片

PLAN PREPARED ON 30.1.2012
BASED ON SITE PHOTO TAKEN ON 17.1.2012

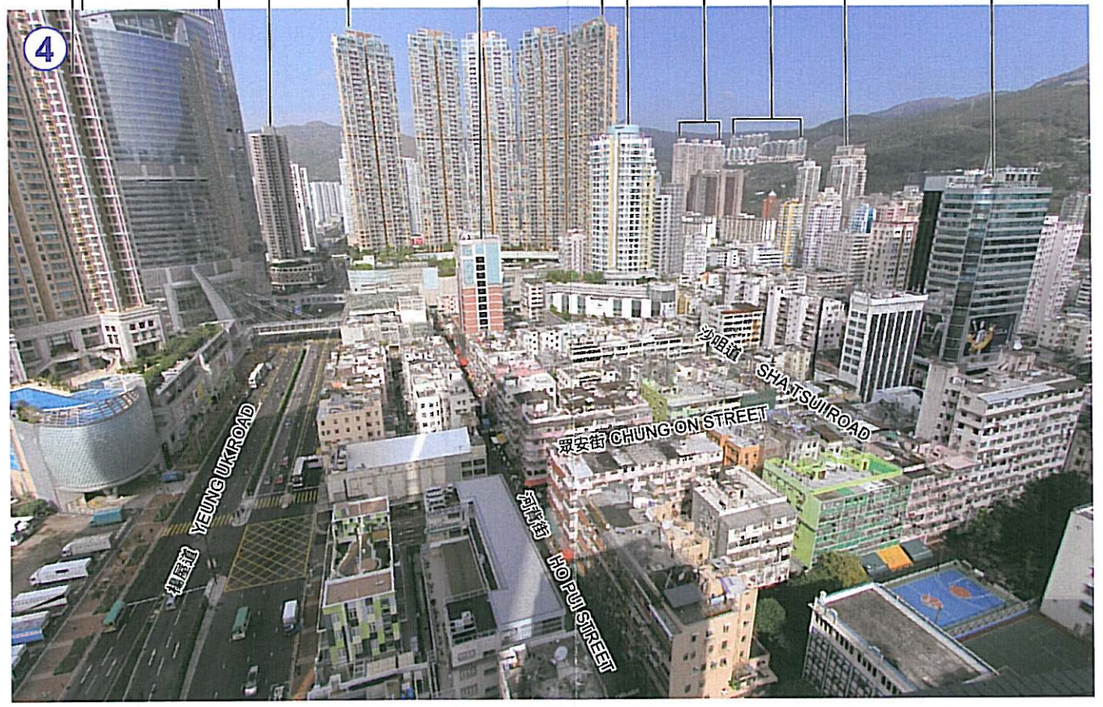
支區1(荃灣市中心)的實地照片
SITE PHOTO OF SUB-AREA 1 (TSUEN WAN TOWN CENTRE)

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
5A-3




舊市中心
OLD TOWN CENTRE

本圖於2012年1月30日擬備，所根據的資料為攝於2012年1月17日及2012年1月19日的實地照片

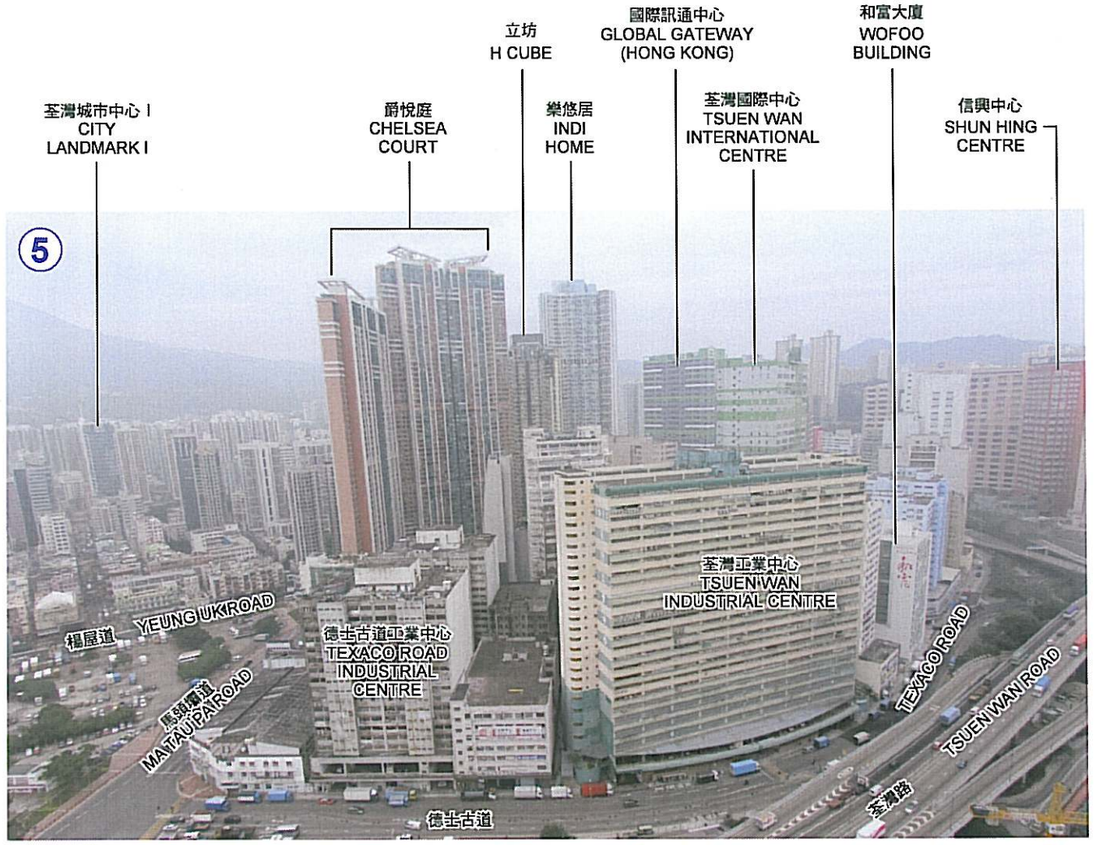
PLAN PREPARED ON 30.1.2012
BASED ON SITE PHOTOS TAKEN ON 17.1.2012
AND 19.1.2012

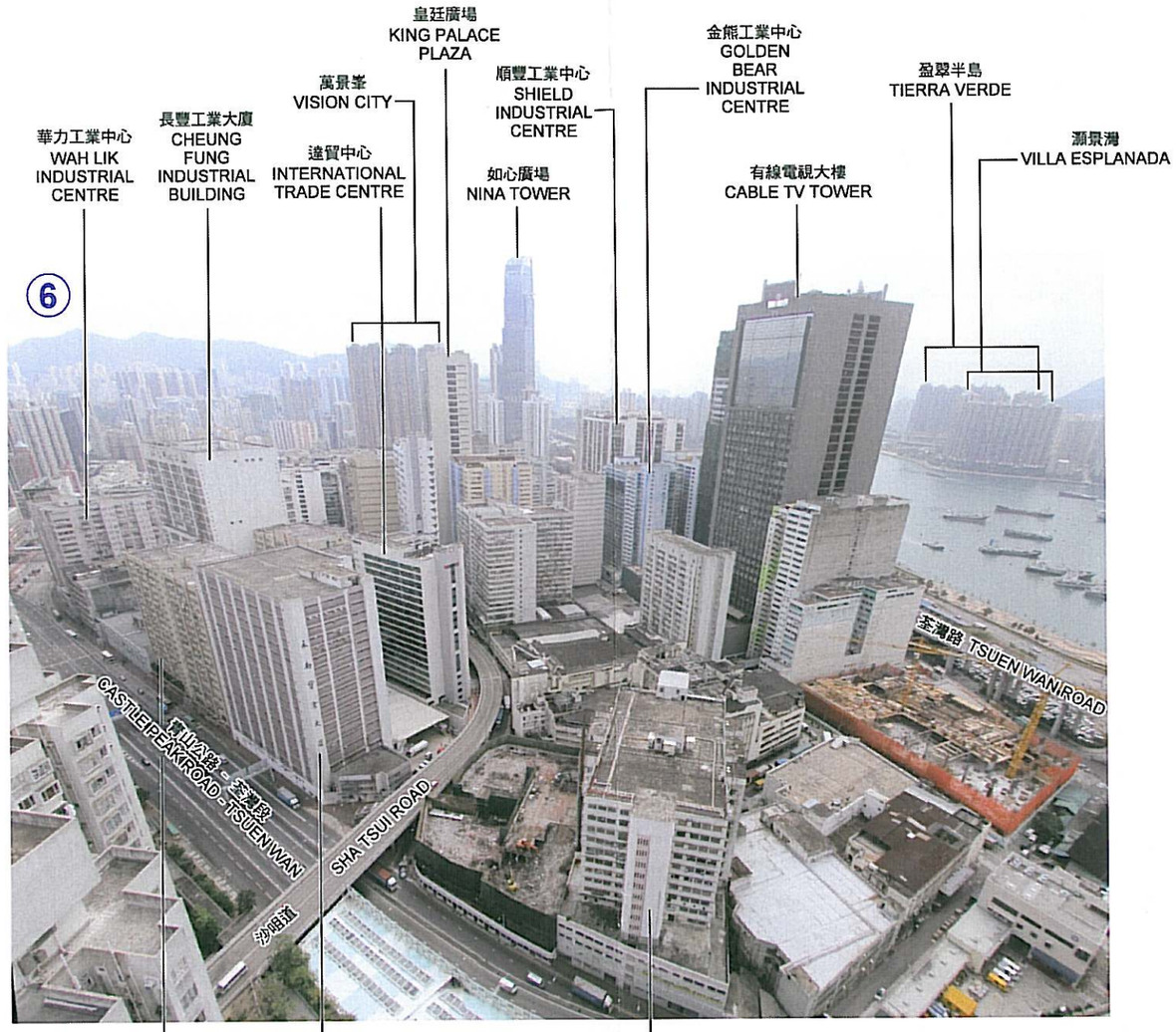
支區1(荃灣市中心)的實地照片
SITE PHOTOS OF SUB-AREA 1 (TSUEN WAN TOWN CENTRE)

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
5A-4




荃灣東工業區
TSUEN WAN EAST INDUSTRIAL AREA

柴灣角工業區
CHAI WAN KOK INDUSTRIAL AREA

本圖於2012年1月30日擬備，所根據的資料為攝於2012年1月13日及2012年1月19日的實地照片

PLAN PREPARED ON 30.1.2012
BASED ON SITE PHOTOS TAKE ON 13.1.2012
AND 19.1.2012

支區1(荃灣市中心)的實地照片
SITE PHOTOS OF SUB-AREA 1 (TSUEN WAN TOWN CENTRE)

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
5A-5

N

CHEUNG PEI SHAN ROAD

象鼻山路

CHEUNG SHAN ESTATE
象山邨

LEI MUK SHUE ESTATE
梨木樹邨

WO YI HOP ROAD
和宜合道

城門谷
SHING MUN VALLEY

SHEK WAI KOK ESTATE
石圍角邨

SHING MUN VALLEY PARK
城門谷公園

WATER SUPPLIES DEPARTMENT TSUEN WAN TREATMENT WORKS
水務署荃灣濾水廠

SHING MUN VALLEY SWIMMING POOL
城門谷游泳池

TEXACO ROAD - NORTH
德士古道北

DA CHUEN PING VILLAGE
打磚坪村

TAI PAK TIN VILLAGE
大白田村

KWAI CHUNG
葵涌

CHUNG KWAI CHUNG VILLAGE
中葵涌村

上葵涌
SHEUNG KWAI CHUNG

YAU MA HOM RESITE VILLAGE
油麻磡村

PRIMROSE HILL
翠屏山

HAM TIN TSUEN
鹹田村

YEUNG UK TSUEN
楊屋村

HOI PA SAN TSUEN
海壩新村

KWAN MUN HAU TSUEN
關門口村

HO PUI TSUEN
河背村

KWOK SHUI ROAD PARK
國瑞路公園

CASTLE PEAK ROAD - TSUEN WAN
青山公路 - 荃灣段

PROPOSED RESIDENTIAL DEVELOPMENT (174mPD) UNDER CONSTRUCTION
在建築中的擬議住宅發展
(主水平基準以上174米)

GB, OU, V, R(A), R(E), O, G/IC, G/IC(2), G/IC(4), G/IC(5), G/IC(6), G/IC(7), G/IC(8)

圖例 LEGEND

- 規劃範圍界線 PLANNING SCHEME BOUNDARY
- 用途地帶界線 ZONING BOUNDARY
- 支區2 SUB-AREA 2
- 實地照片的觀景點 VIEWING POINT OF SITE PHOTO

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2012年1月3日擬備，所根據的資料為測量圖編號7-SW-C

EXTRACT PLAN PREPARED ON 3.1.2012
BASED ON SURVEY SHEET No. 7-SW-C

# 支區2(城門谷及上葵涌)的主要發展
# MAJOR DEVELOPMENTS WITHIN SUB-AREA 2 (SHING MUN VALLEY AND SHEUNG KWAI CHUNG)

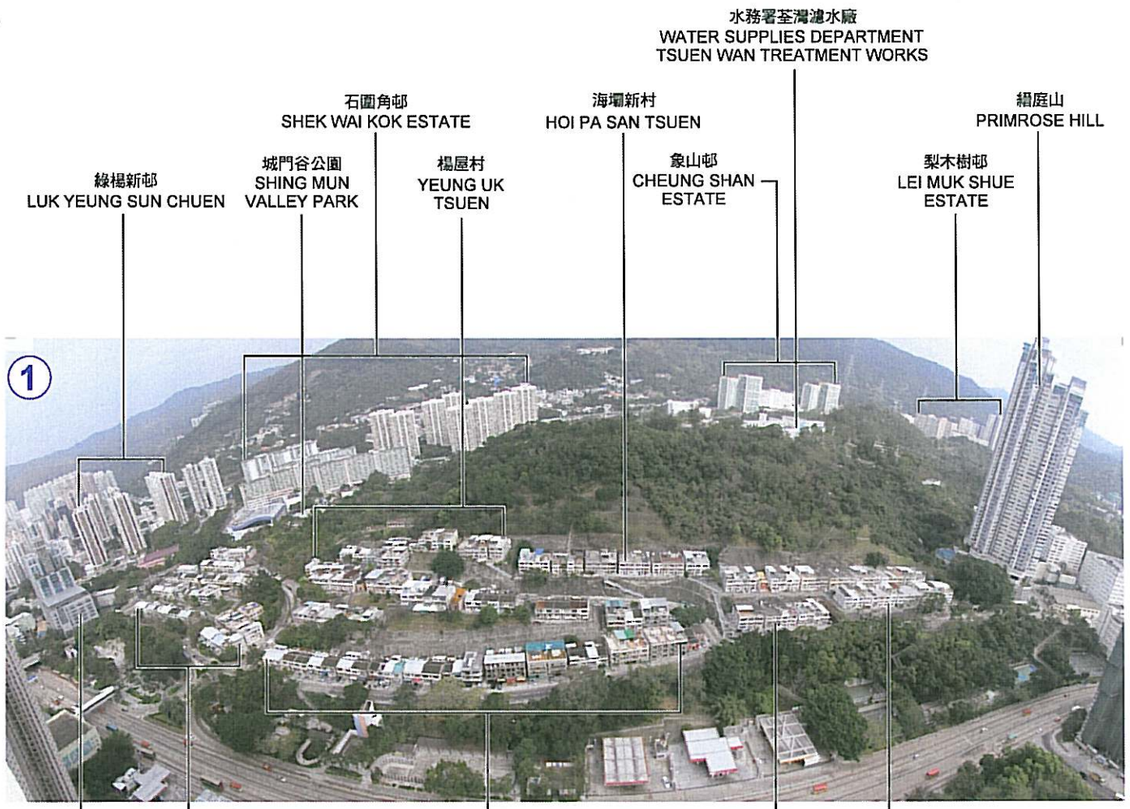
SCALE 1 : 6 000 比例尺

米 METRES 60 0 60 120 180 240 300 360 420 480 540 600 米 METRES

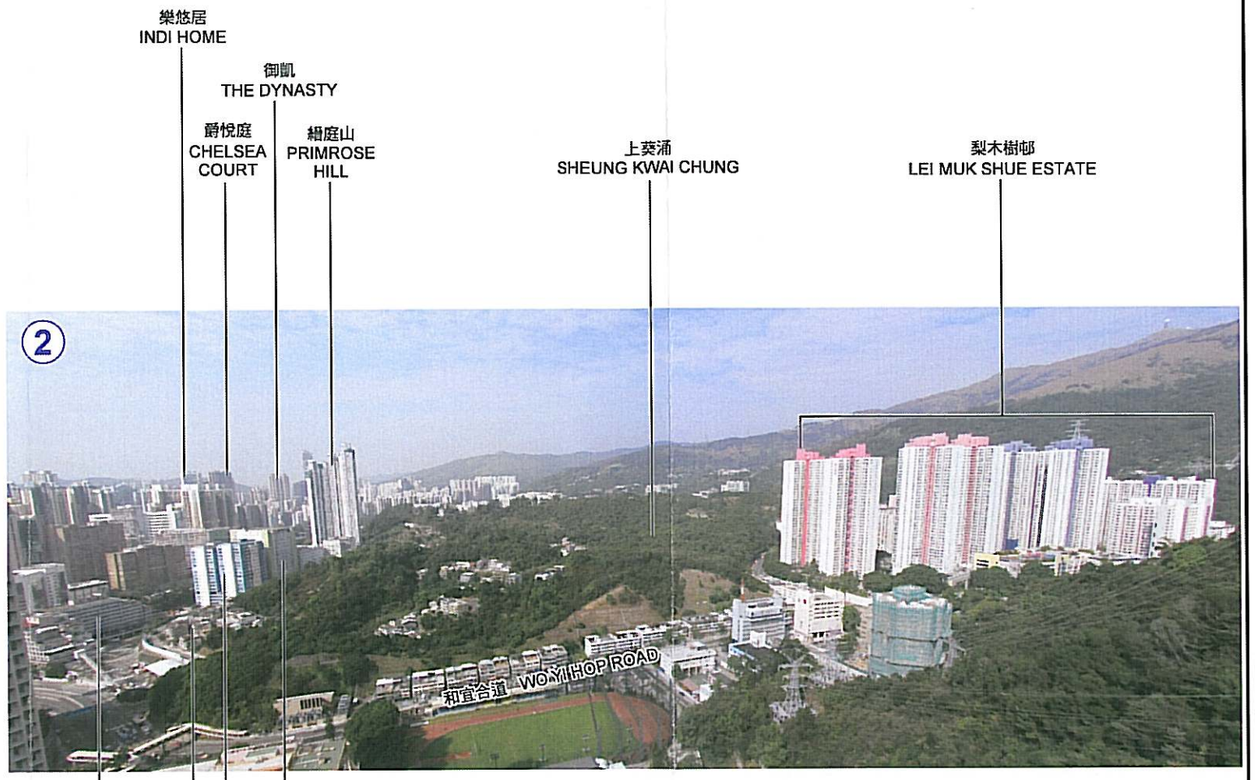
規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

PLAN
5B-1




城門谷
SHING MUN VALLEY




上葵涌
SHEUNG KWAI CHUNG

本圖於2012年1月31日擬備，所根據的資料為攝於2012年1月31日的實地照片

PLAN PREPARED ON 31.1.2012
BASED ON SITE PHOTOS TAKEN ON 31.1.2012

支區2(城門谷及上葵涌)的實地照片
SITE PHOTOS OF SUB-AREA 2 (SHING MUN VALLEY AND SHEUNG KWAI CHUNG)

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
5B-2

N

下花山
HA FA SHAN

插圖 INSERT

荃灣
TSUEN WAN

青衣
TSING YI

TUEN MUN ROAD

荃灣海灣西部地區
TSUEN WAN BAY WESTERN AREA

油柑頭村
YAU KOM TAU VILLAGE

油柑頭灣水廠
YAU KOM TAU WATER TREATMENT WORKS

油柑頭
YAU KOM TAU

荃灣海灣
TSUEN WAN BAY

CASTLE PEAK ROAD - TING KAU

青山公路 - 汀九段

CASTLE PEAK ROAD - TSUEN WAN

青山公路 - 荃灣段

HOI ON ROAD

海安路

LAI SHUN ROAD

LAI CHI ROAD

荔枝莊道

屯門公路

秋苑 CHIU'S GARDEN

碧翠苑 GRANDVIEW VILLA

恒麗園 HANLEY VILLA

新麗苑 SUNNY VILLA

金麗苑 GOLDEN VILLA

疊翠苑 KEYMOUNT LODGE

皇璧 THE WESTMINSTER TERRACE

翠景臺 GREENVIEW TERRACE

一號九龍山頂 ONE KOWLOON PEAK

海濱花園 LONG BEACH GARDENS

汀蘭居 THE BAY PRIDGE

翠湖園 GREENVIEW COURT

灣景花園 BAYVIEW GARDEN

貝沙灣 SERENADE COVE

蔚景花園 THE PANORAMA

威利華花園 ALLWAY GARDENS

嘉豐臺 SUMMIT TERRACE

東南工業大廈 SOUTHEAST INDUSTRIAL BUILDING

江南工業大廈 KONG NAM INDUSTRIAL BUILDING

柴灣角通風大樓 CHAI WAN KOK VENTILATION BUILDING

貝沙灣第一期 BELVEDERE GARDEN PHASE I

貝沙灣第二期 BELVEDERE GARDEN PHASE II

貝沙灣第三期 BELVEDERE GARDEN PHASE III

R(A) R(A)11 R(A)12 R(A)9 R(A)5 R(A)4 R(A)3 R(A)1
R(B) R(B)4 R(B)1
R(C)
G/IC
GB
O
OU
I
V

圖例 LEGEND

- 規劃範圍界線 PLANNING SCHEME BOUNDARY
- 用途地帶界線 ZONING BOUNDARY
- 支區3 SUB-AREA 3
- 實地照片的觀景點 VIEWING POINT OF SITE PHOTO

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2012年1月3日擬備，所根據的資料為測量圖編號6-SE-D

EXTRACT PLAN PREPARED ON 3.1.2012
BASED ON SURVEY SHEET No. 6-SE-D

# 支區3(油柑頭及荃灣海灣西部地區)的主要發展
# MAJOR DEVELOPMENTS WITHIN SUB-AREA 3 (YAU KOM TAU AND TSUEN WAN BAY WESTERN AREA)

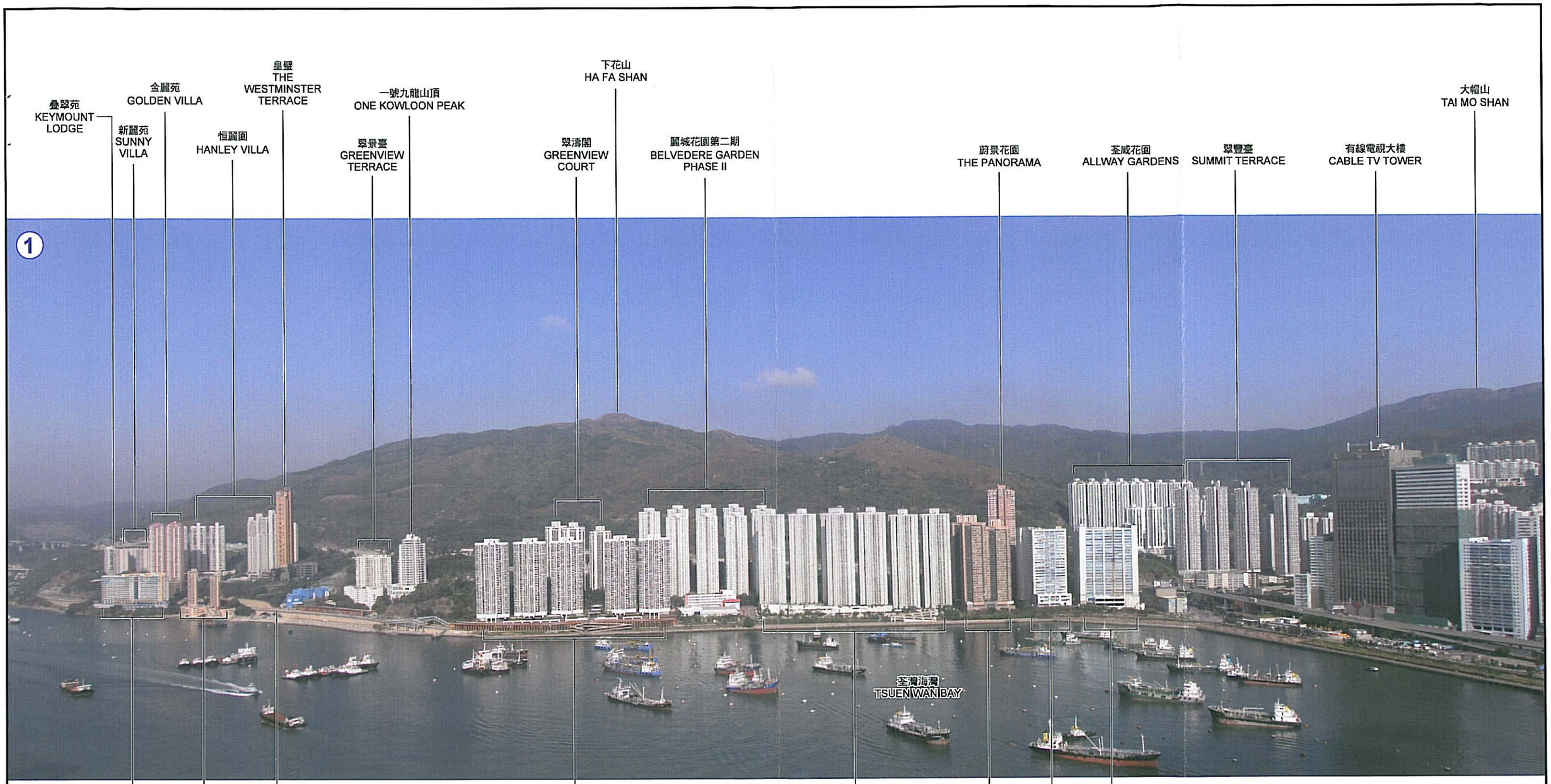
SCALE 1 : 5 000 比例尺

米 METRES 50 0 50 100 150 200 250 300 350 400 450 500 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
5C-1




本圖於2012年1月30日擬備，所根據的資料為攝於2012年1月19日的實地照片

PLAN PREPARED ON 30.1.2012
BASED ON SITE PHOTO TAKEN ON 19.1.2012

支區3(荃灣海灣西部及油柑頭地區)的實地照片
SITE PHOTO OF SUB-AREA 3 (TSUEN WAN BAY WESTERN AREA AND YAU KOM TAU)

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
5C-2

N

曹公潭郊野公園活動中心
TSO KUNG TAM OUTDOOR RECREATION CENTRE

曹公潭
TSO KUNG TAM

4

可觀自然教育中心暨天文館
HO KOON NATURE EDUCATION CUM ASTRONOMICAL CENTRE

GB

R(C)1

栢廬
ROUTE TWISK VILLA

荃錦公路

ROUTE TWISK

THE CLIVEDEN
R(B)3

朗逸峯
THE CAIRNHILL
R(B)2

大帽山郊野公園
TAI MO SHAN COUNTRY PARK

荃灣西有蓋食水配水庫
TSUEN WAN WEST COVERED FRESH WATER SERVICE RESERVOIR

G/IC

荃威花園
ALLWAY GARDENS

荃灣中心

荃景園

TSUEN WAN CENTRE

TSUEN KING CIRCUIT

荃景花園

荃景園
TSUEN KING CIRCUIT

TSUEN KING GARDEN

R(A)

R(A)11

威利工業中心
WAYLEE INDUSTRIAL CENTRE

荃德花園
TSUEN TAK GARDENS

錦豐園
KAM FUNG GARDEN

景雲臺
SUMMIT TERRACE

3

青山公路 — 荃灣段

CASTLE PEAK ROAD - TSUEN WAN

1

5

芙蓉山
FU YUNG SHAN

G/IC(8)
G/IC(7)
G/IC(5)
G/IC(6)

V

C

OU

R(A)5

愉景新城
DISCOVERY PARK

R(A)6

圖例 LEGEND

- 規劃範圍界線 PLANNING SCHEME BOUNDARY
- 用途地帶界線 ZONING BOUNDARY
- 擬議曹公潭生態公園 PROPOSED TSO KUNG TAM ECOLOGICAL PARK
- 4 支區4 SUB-AREA 4
- ①◁ 實地照片的觀景點 VIEWING POINT OF SITE PHOTO

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2012年1月3日擬備，所根據的資料為測量圖編號6-SE-B/D及7-SW-A/C

EXTRACT PLAN PREPARED ON 3.1.2012 BASED ON SURVEY SHEETS No. 6-SE-B/D AND 7-SW-A/C

# 支區4(曹公潭及荃景園)的主要發展
# MAJOR DEVELOPMENTS WITHIN SUB-AREA 4 (TSO KUNG TAM AND TSUEN KING CIRCUIT)

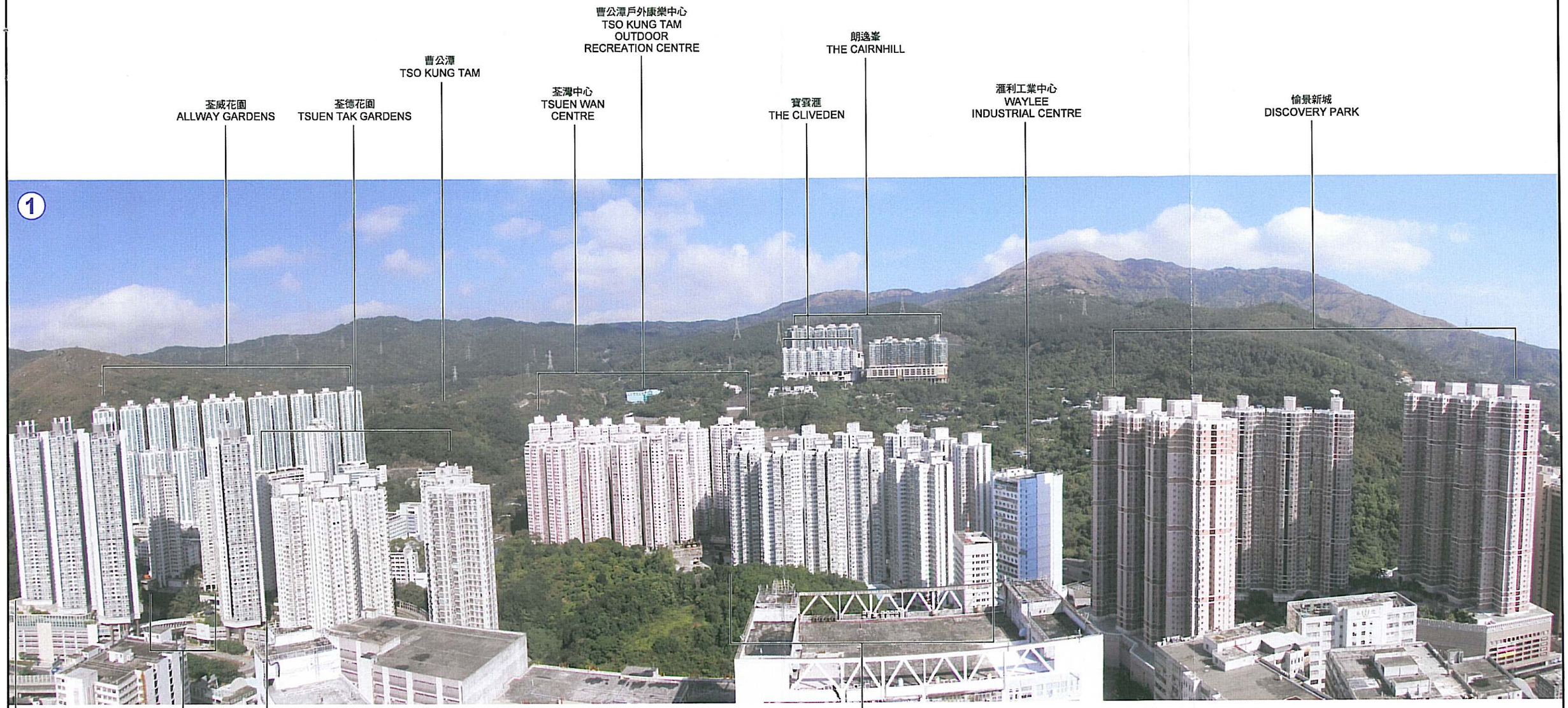
SCALE 1 : 7 000 比例尺

米 METRES 70 0 70 140 210 280 350 420 490 560 630 700 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
5D-1




本圖於2012年1月30日擬備，所根據的資料為
攝於2012年1月17日的實地照片

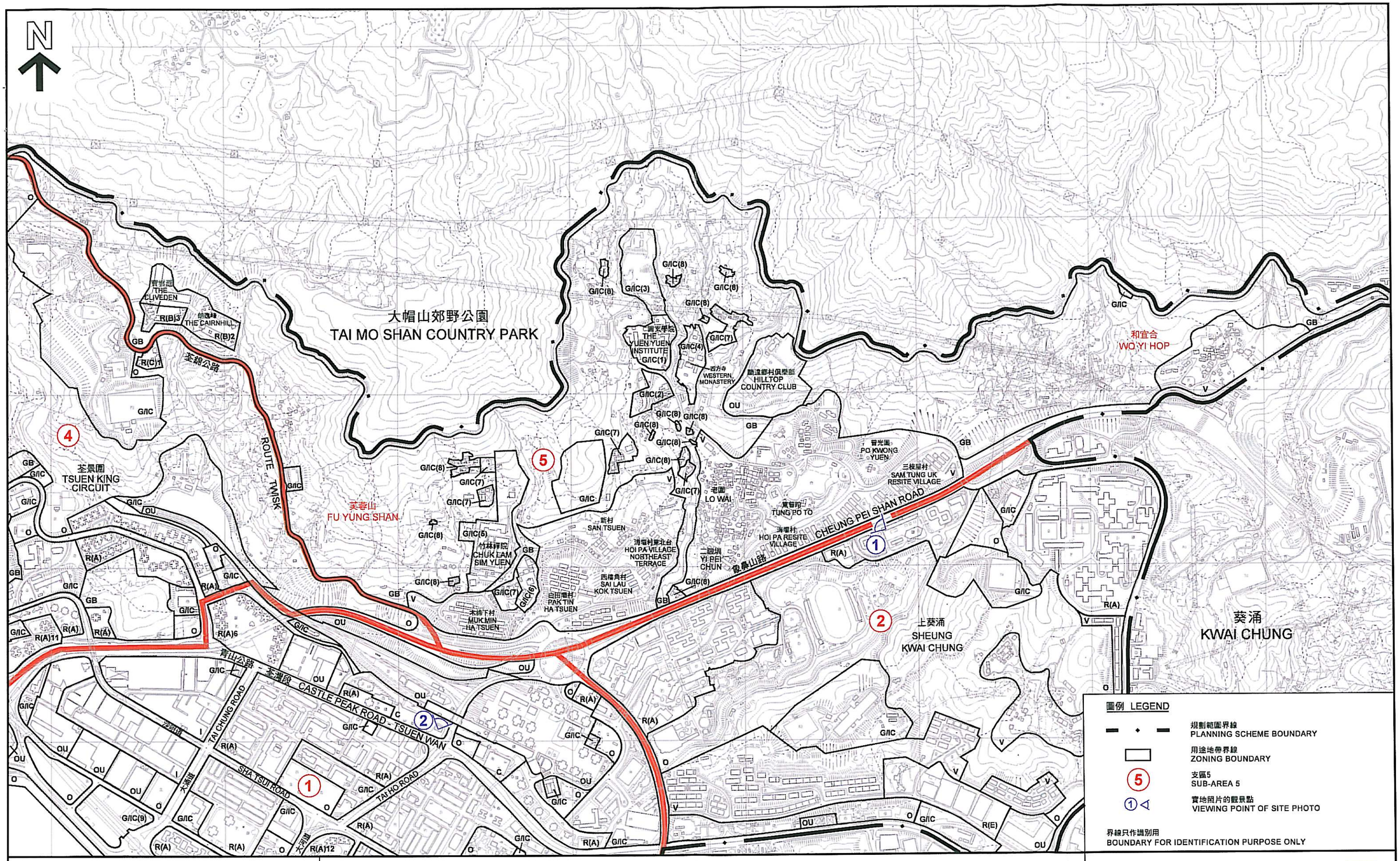
PLAN PREPARED ON 30.1.2012
BASED ON SITE PHOTO TAKEN ON 17.1.2012

支區4(荃景園及曹公潭)的實地照片
SITE PHOTO OF SUB-AREA 4 (TSUEN KING CIRCUIT AND TSO KUNG TAM)

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
5D-2




圖例 LEGEND

- 規劃範圍界線 PLANNING SCHEME BOUNDARY
- 用途地帶界線 ZONING BOUNDARY
- 5 支區5 SUB-AREA 5
- ① 實地照片的觀景點 VIEWING POINT OF SITE PHOTO

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2012年1月3日擬備，所根據的資料為測量圖編號6-SE-B/D及7-SW-A/C

EXTRACT PLAN PREPARED ON 3.1.2012
BASED ON SURVEY SHEETS No.
6-SE-B/D AND 7-SW-A/C

# 支區5(芙蓉山及和宜合)的主要發展
# MAJOR DEVELOPMENTS WITHIN SUB-AREA 5 (FU YUNG SHAN AND WO YI HOP)

SCALE 1 : 10 000 比例尺

米 METRES 100 0 100 200 300 400 500 600 700 800 900 1 000 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
5E-1

荃灣政府合署
TSUEN WAN GOVERNMENT OFFICES

有線電視大樓
CABLE TV TOWER

愉景新城
DISCOVERY PARK

荃威花園
ALLWAY GARDENS

芙蓉山
FU YUNG SHAN

顯達鄉村俱樂部
HILLTOP COUNTRY CLUB

1




海壩村
HOI PA RESITE VILLAGE

三棟屋村
SAM TUNG UK RESITE VILLAGE

朗逸峯
THE CAIRNHILL

象鼻山路
CHEUNG PEI SHAN ROAD

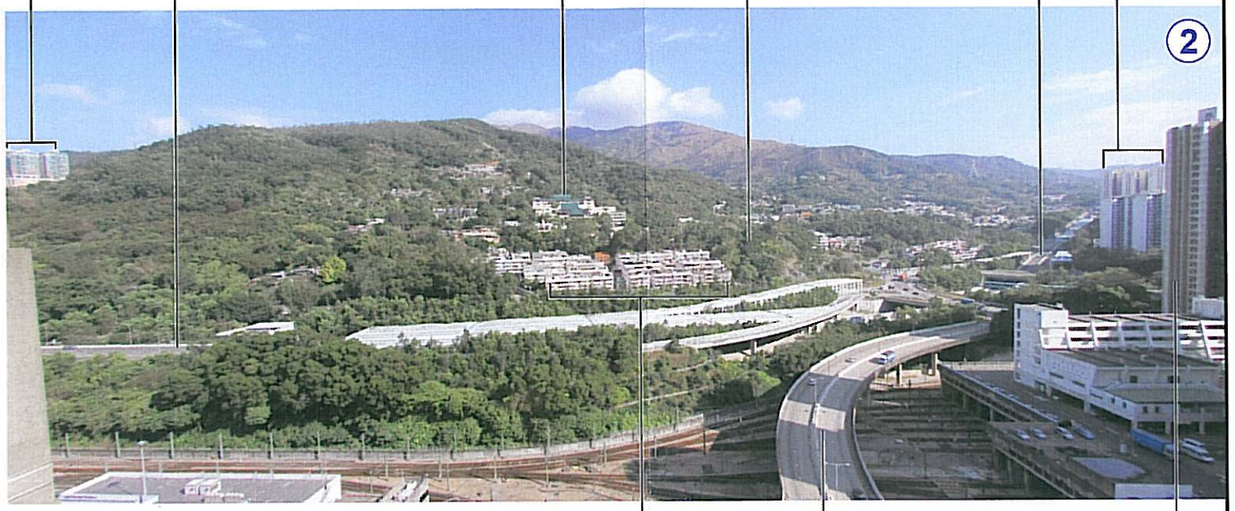
竹林禪院
CHUK LAM SIM YUEN

芙蓉山
FU YUNG SHAN

象鼻山路
CHEUNG PEI SHAN ROAD

石圍角邨
SHEK WAI KOK ESTATE

2



木棉下村
MUK MIN HA TSUEN

大河道北
TAI HO ROAD NORTH

綠楊新邨
LUK YEUNG SAN CHUEN

本圖於2012年2月1日擬備，所根據的資料為
攝於2012年1月17日及2012年1月31日的實地照片

PLAN PREPARED ON 1.2.2012
BASED ON SITE PHOTOS TAKEN ON 17.1.2012
AND 31.1.2012

支區5(芙蓉山及和宜合)的實地照片
SITE PHOTOS OF SUB-AREA 5 (FU YUNG SHAN AND WO YI HOP)

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
5E-2

N

大帽山郊野公園
TAI MO SHAN COUNTRY PARK

曹公潭
TSO KUNG TAM

荃景圍
TSUEN KING CIRCUIT

芙蓉山
FU YUNG SHAN

和宜合
WO YI HOP

城門水塘
SHING MUN RESERVOIR

上葵涌
SHEUNG KWAI CHUNG

葵涌
KWAI CHUNG

荃灣海灣
TSUEN WAN BAY

油柑頭
YAU KOM TAU

維多利亞港
VICTORIA HARBOUR

青衣
TSING YI

ROUTE TWISK

CHEUNG PEI SHAN ROAD

WO YI HOP ROAD

TUEN MUN ROAD

CASTLE PEAK ROAD - TSUEN WAN

TAI CHUNG ROAD

TAI HO ROAD

SHA TSUI ROAD

YEUNG UK ROAD

TSUEN WAN ROAD

TEXACO ROAD

圖例 LEGEND

規劃範圍界線
PLANNING SCHEME BOUNDARY

用途地帶界線
ZONING BOUNDARY

現有層數（不包括地庫）
EXISTING No. OF STOREYS ( EXCLUDING BASEMENTS)

- 0 - 10
- 11 - 20
- 21 - 30
- 31 - 40
- 41 - 50
- 51 - 60
- 61 - 70
- Over 70

+ 17.8 地盤平整/街道高度（在主水平基準上若干米）
SITE FORMATION / STREET LEVEL (mPD)

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2012年2月3日擬備，所根據的資料為
地圖組別HM20C圖則編號6及7

EXTRACT PLAN PREPARED ON 3.2.2012
BASED ON MAP SERIES HM20C SHEETS
No. 6 AND 7

現有建築物高度概況（樓層數目）
EXISTING BUILDING HEIGHT PROFILE (NUMBER OF STOREYS)

SCALE 1 : 15 000 比例尺

米 METRES 200 0 200 400 600 800 1 000 1 200 1 400 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
6A

N

大帽山郊野公園
TAI MO SHAN COUNTRY PARK

曹公潭
TSO KUNG TAM

荃景圍
TSUEN KING CIRCUIT

芙蓉山
FU YUNG SHAN

和宜合
WO YI HOP

城門水塘
SHING MUN RESERVOIR

上葵涌
SHEUNG KWAI CHUNG

葵涌
KWAI CHUNG

荃灣海灣
TSUEN WAN BAY

油柑頭
YAU KOM TAU

維多利亞港
VICTORIA HARBOUR

青衣
TSING YI

ROUTE TWISK

CASTLE PEAK ROAD - TSUEN WAN

TUEN MUN ROAD

TAI CHUNG ROAD

TAI HO ROAD

SHA TSUI ROAD

TSUEN WAN ROAD

YEUNG UK ROAD

CHEUNG PEI SHAN ROAD

MIU KWAI ROAD

TEMC ROAD

荃錦公路

青山公路 — 荃灣段

大涌道

荃灣道

屯門公路

葵涌公路

## 圖例 LEGEND

規劃範圍界線
PLANNING SCHEME BOUNDARY

用途地帶界線
ZONING BOUNDARY

現有高度在主水平基準上若干米
EXISTING HEIGHT IN METRES ABOVE PRINCIPAL DATUM

- < 30
- 30.1 - 60
- 60.1 - 80
- 80.1 - 100
- 100.1 - 120
- 120.1 - 140
- 140.1 - 160
- 160.1 - 200
- Over 200

+ 17.8 地盤平整/街道高度（在主水平基準上若干米）
SITE FORMATION / STREET LEVEL (mPD)

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2012年2月3日擬備，所根據的資料為
地圖組別HM20C圖則編號6及7

EXTRACT PLAN PREPARED ON 3.2.2012
BASED ON MAP SERIES HM20C SHEETS
No. 6 AND 7

# 現有建築物高度概況（高度在主水平基準上若干米的）
# EXISTING BUILDING HEIGHT PROFILE (HEIGHTS IN METRES ABOVE PRINCIPAL DATUM)

SCALE 1 : 15 000 比例尺

米 METRES 200 0 200 400 600 800 1 000 1 200 1 400 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
6B

N

大帽山郊野公園
TAI MO SHAN COUNTRY PARK

曹公潭
TSO KUNG TAM

荃景圍
TSUEN KING CIRCUIT

芙蓉山
FU YUNG SHAN

和宜合
WO YI HOP

城門水塘
SHING MUN RESERVOIR

上葵涌
SHEUNG KWAI CHUNG

葵涌
KWAI CHUNG

荃灣海灣
TSUEN WAN BAY

維多利亞港
VICTORIA HARBOUR

油柑頭
YAU KOM TAU

青衣
TSING YI

TUEN MUN ROAD
TAI CHUNG ROAD
CASTLE PEAK ROAD - TSUEN WAN
TAI HO ROAD
SHA TSUI ROAD
TSUEN WAN ROAD
YEUNG UK ROAD
ROUTE TWISK
CHEUNG PEI SHAN ROAD
TEXACO ROAD

圖例 LEGEND

規劃範圍界線
PLANNING SCHEME BOUNDARY

用途地帶界線
ZONING BOUNDARY

建築物樓齡(年)
BUILDING AGE (YEARS)

| | |
|---|---|
| 0 - 10 | 41 - 50 |
| 11 - 20 | Over 50 |
| 21 - 30 | |
| 31 - 40 | |

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2012年2月3日擬備，所根據的資料為地圖組別HM20C圖則編號6及7

EXTRACT PLAN PREPARED ON 3.2.2012
BASED ON MAP SERIES HM20C SHEETS
No. 6 AND 7

# 現有建築物樓齡概況
# EXISTING BUILDING AGE PROFILE

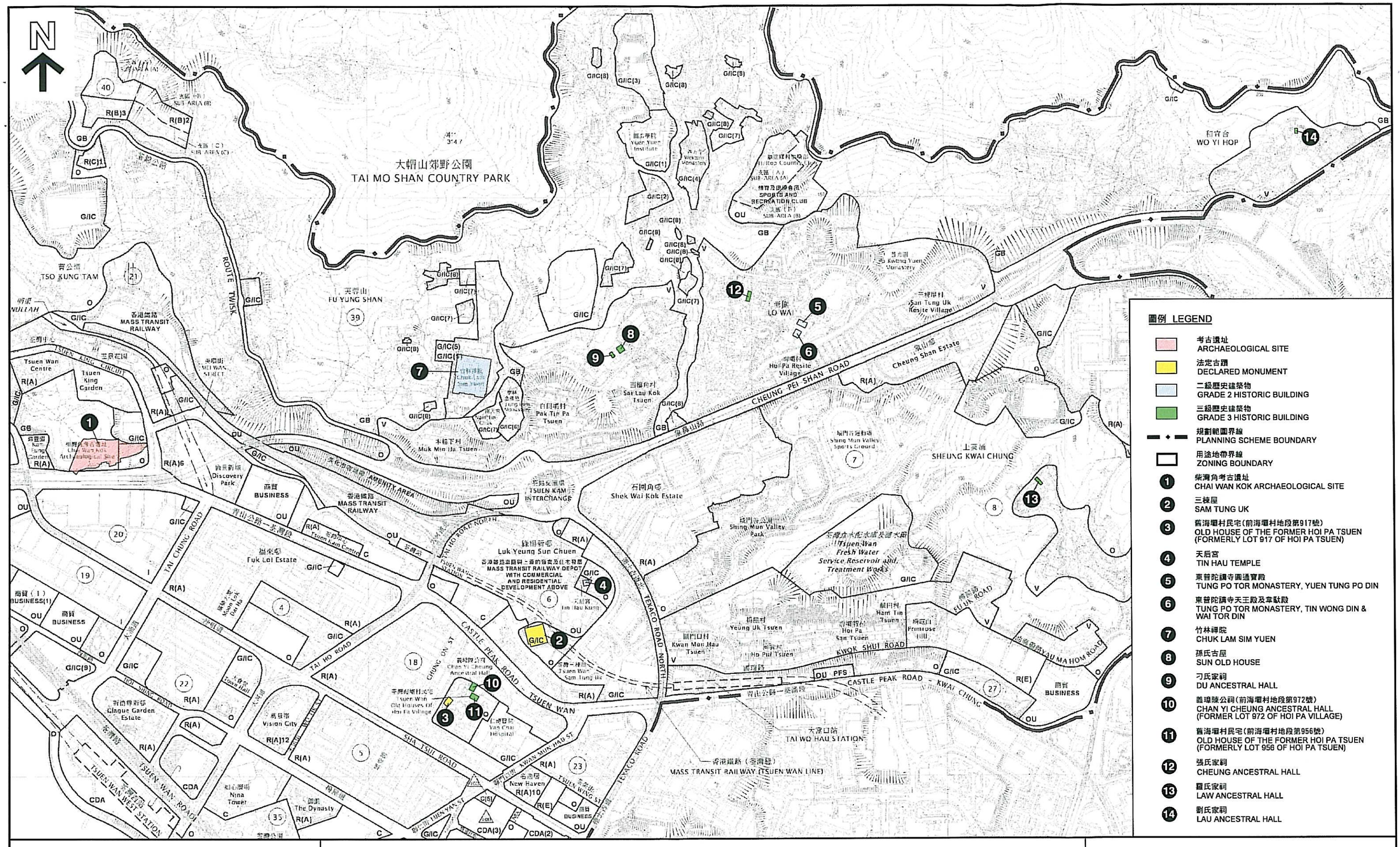
SCALE 1 : 15 000 比例尺

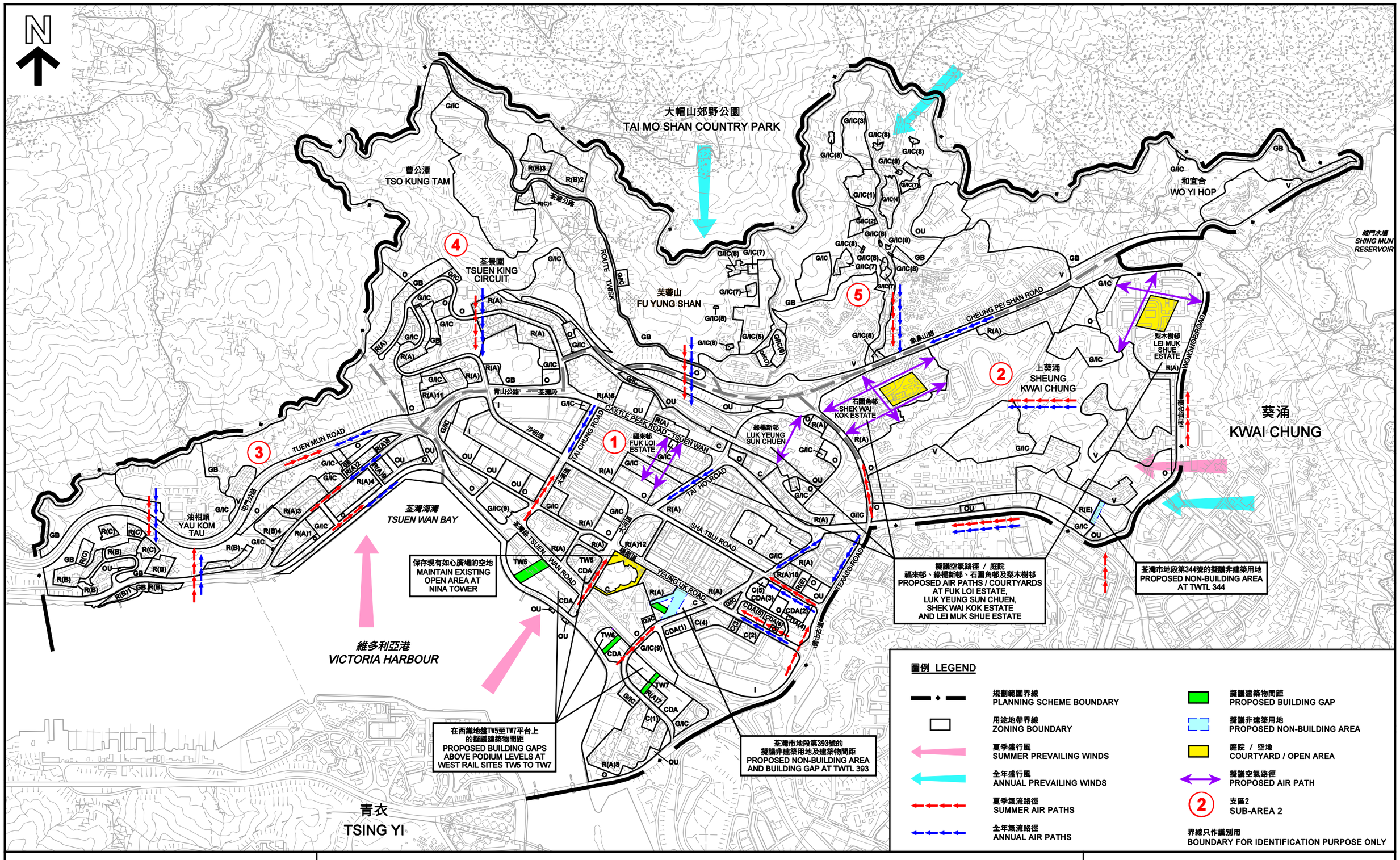
米 METRES 200 0 200 400 600 800 1 000 1 200 1 400 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
7


N
大帽山郊野公園
TAI MO SHAN COUNTRY PARK
青公園
TSO KUNG TAM
荃灣
TSUEN WAN
荃灣公路
ROUTE TWISK
芙蓉山
FU YUNG SHAN
美環街
MEI WAN STREET
荃灣中心
Tsuen Wan Centre
荃景花園
Tsuen King Garden
荃景圍
Tsuen King Circuit
荃灣西
TSUEN WAN WEST
荃灣西站
TSUEN WAN WEST STATION
荃灣道
TSUEN WAN ROAD
荃灣路
TSUEN KAM ROAD
荃灣公園
TSUEN KAM GARDEN
荃灣市政大廈
TSUEN KAM GOVERNMENT OFFICES
荃灣政府合署
TSUEN WAN GOVERNMENT OFFICES
荃灣公園
TSUEN WAN PARK
荃灣市政大廈
TSUEN WAN TOWN HALL
荃灣官立小學
TSUEN WAN GOVERNMENT PRIMARY SCHOOL
荃灣天后廟
TSUEN WAN TIN HAU TEMPLE
荃灣街市
TSUEN WAN MARKET
荃灣公園
TSUEN WAN PARK




本摘要圖於2012年2月22日擬備，所根據的資料為地圖組別HM20C圖則編號6及7

EXTRACT PLAN PREPARED ON 22.2.2012
BASED ON MAP SERIES HM20C SHEETS No. 6 AND 7

# 主要氣流/風向路徑及空氣流通評估內的建議
# MAJOR AIR / WIND PATHS AND RECOMMENDATIONS OF AIR VENTILATION ASSESSMENT

SCALE 1 : 15 000 比例尺

METRES 200 0 200 400 600 800 1 000 1 200 1 400 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
9

N

大帽山郊野公園
TAI MO SHAN COUNTRY PARK

曹公潭
TSO KUNG TAM

荃錦公路

ROUTE TWISK

荃景圍
TSUEN KING CIRCUIT

階梯式減降 STEP DOWN

(180)

(120)

(120)

青山公路 — 荃灣段

下花山
HA FA SHAN

芙蓉山
FU YUNG SHAN

和宜合
WO YI HOP

城門水塘
SHING MUN RESERVOIR

CHEUNG PEI SHAN ROAD

(190)

WO YI HOP ROAD

(130)

城門谷
SHING MUN VALLEY

葵涌
KWAI CHUNG

上葵涌
SHEUNG KWAI CHUNG

(120)

CASTLE PEAK ROAD - TSUEN WAN

荃灣站
TSUEN WAN STATION

市鎮樞紐
TOWN NODE

(100)

(110)

TAI CHUNG ROAD

向周邊遞減
DESCEND DOWN

80/100

向周邊遞減
DESCEND DOWN

向周邊遞減
DESCEND DOWN

向周邊遞減
DESCEND DOWN

TUEN MUN ROAD

荃灣海灣西部地區
TSUEN WAN BAY WESTERN AREA

荃灣海灣
TSUEN WAN BAY

荃灣路

SHA TSUI ROAD

荃灣市中心
TSUEN WAN TOWN CENTRE

TEXACO ROAD

荃灣西站
TSUEN WAN WEST STATION

市鎮樞紐
TOWN NODE

YEUNG UK ROAD

(100)

TSUEN WAN ROAD

油柑頭
YAU KOM TAU

TRANSITION ZONE

過渡地帶

(140)

(110)

(60)

維多利亞港
VICTORIA HARBOUR

青衣
TSING YI

圖例 LEGEND

- 規劃範圍界線 PLANNING SCHEME BOUNDARY
- 支區3 SUB-AREA 3
- 綠化背景 / 景觀美化市容地帶 GREEN BACKDROP / VISUAL AMENITY AREAS
- (120) 擬議的建築物高度限制（在主水平基準上若干米） PROPOSED BUILDING HEIGHT RESTRICTION (mPD)
- 香港鐵路車站 MASS TRANSIT RAILWAY STATION

本摘要圖於2012年2月2日擬備，所根據的資料為
地圖組別HM20C圖則編號6及7

EXTRACT PLAN PREPARED ON 2.2.2012
BASED ON MAP SERIES HM20C SHEETS
No. 6 AND 7

# 城市設計概念
# URBAN DESIGN CONCEPT

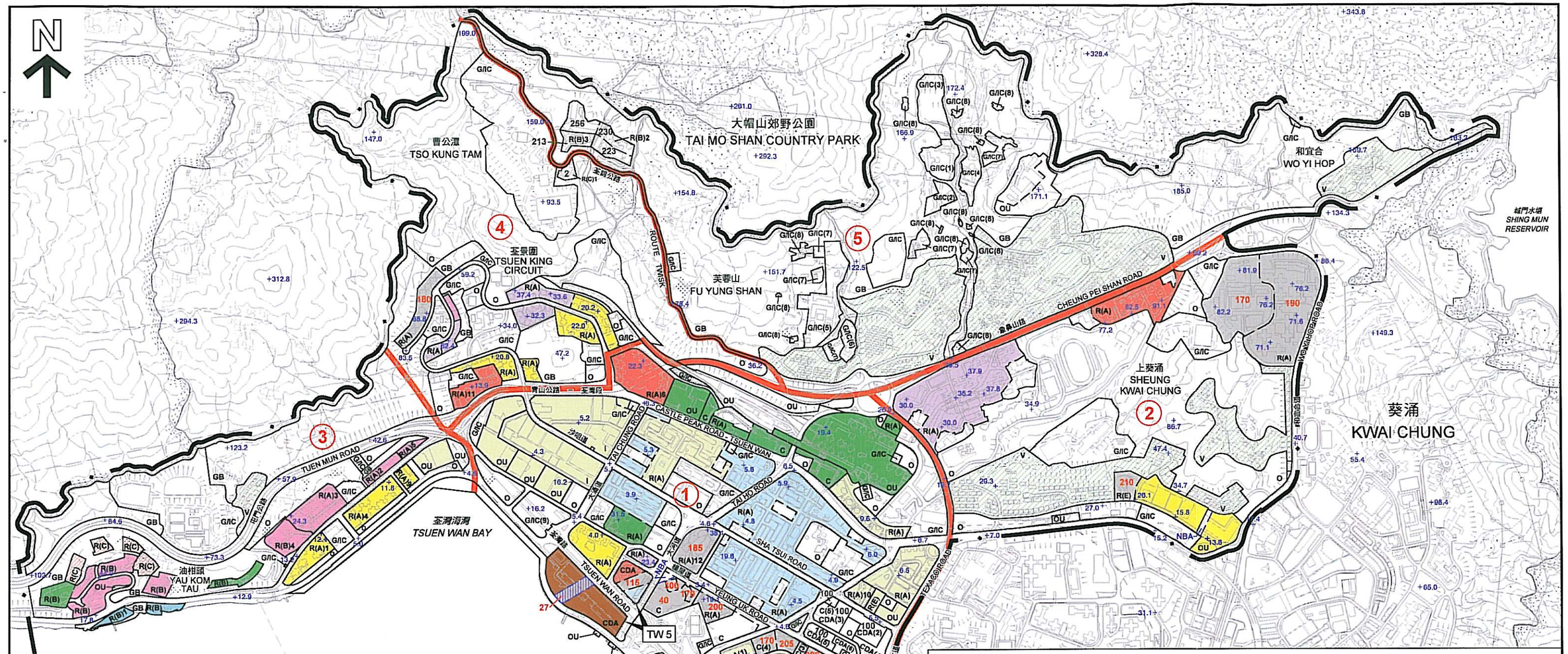
SCALE 1 : 15 000 比例尺

米 METRES 200 0 200 400 600 800 1 000 1 200 1 400 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
10




圖例 LEGEND

- 規劃範圍界線 PLANNING SCHEME BOUNDARY
- 用途地帶界線 ZONING BOUNDARY
- 支區3 SUB-AREA 3
- NBA 非建築用地 NON-BUILDING AREA
- 建築物間距 BUILDING GAP
- + 17.8 地盤平整/街道高度（在主水平基準上若干米） SITE FORMATION / STREET LEVEL (mPD)

現有分區計劃大綱圖建築物高度限制
EXISTING BUILDING HEIGHT RESTRICTION UNDER OZP

- 256 在主水平基準上若干米 IN METRES ABOVE PRINCIPAL DATUM
- 2 樓層數目 IN NUMBER OF STOREYS
- 3層 (8.23米) 3 STOREYS (8.23 m)

擬議的建築物高度限制（樓層數目或在主水平基準上若干米）
PROPOSED BUILDING HEIGHT RESTRICTION (In No. of Storeys or in m above PD)

- 60 mPD
- 80 mPD （*在住宅(甲類)地帶內若地盤面積為400平方公米或以上，建築物高度可達主水平基準上100米 A MAXIUM BUILDING HEIGHT RESTRICTION OF 100 mPD WOULD BE PERMITTED FOR SITES ZONED "R(A)" WITH AN AREA OF 400m² OR MORE)
- 100 mPD
- 110 mPD
- 120 mPD
- 130 mPD
- 140 mPD
- 150 mPD
- 160 mPD
- 170 顯示在圖上(在主水平基準上若干米) AS SHOWN ON PLAN (mPD)
- 1層開敞式停車間上加3層 3 STOREYS OVER 1 STOREY OF CARPORTS

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2012年2月2日擬備，所根據的資料為地圖組別HM20C圖則編號6及7

EXTRACT PLAN PREPARED ON 2.2.2012 BASED ON MAP SERIES HM20C SHEETS No. 6 AND 7

「商業」、「綜合發展區」、「住宅(甲類)」、「住宅(乙類)」、「住宅(丙類)」、「住宅(戊類)」、「工業」、「其他指定用途(商貿)」及「其他指定用途(香港鐵路車廠與上蓋的商業及住宅發展)」用途地帶擬議建築物高度限制
PROPOSED BUILDING HEIGHT RESTRICTIONS FOR "C", "CDA", "R(A)", "R(B)", "R(C)", R(E)", "I", "OU(BUSINESS)" AND "OU(MASS TRANSIT RAILWAY DEPOT WITH COMMERCIAL AND RESIDENTIAL DEVELOPMENT ABOVE)" ZONES

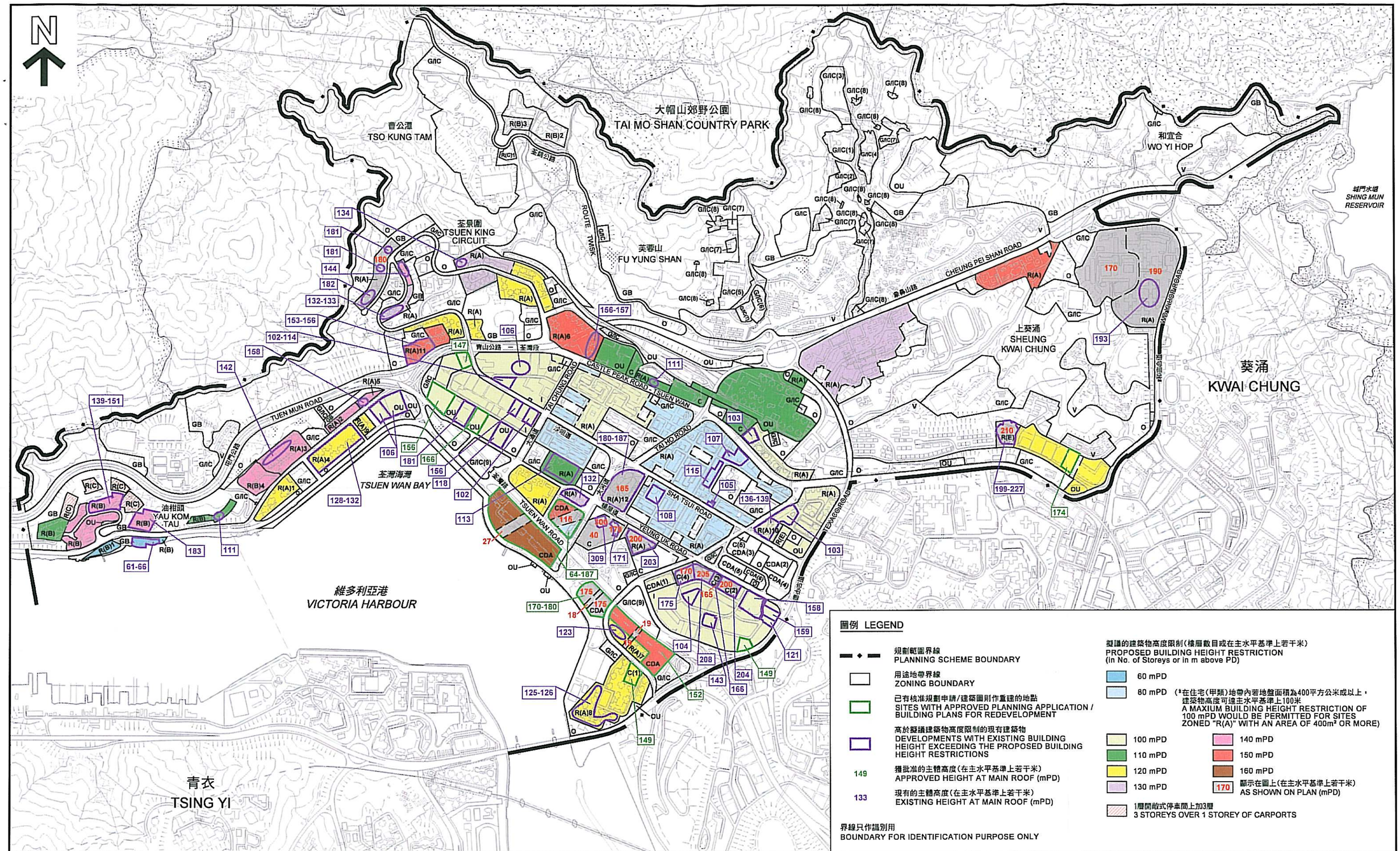
SCALE 1 : 15 000 比例尺

米 METRES 200 0 200 400 600 800 1 000 1 200 1 400 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號 REFERENCE No.
M/TW/12/1

圖 PLAN
11A




本摘要圖於2012年2月2日擬備，所根據的資料為地圖組別HM20C圖則編號6及7

EXTRACT PLAN PREPARED ON 2.2.2012 BASED ON MAP SERIES HM20C SHEETS No. 6 AND 7

現有及已承諾發展的建築物高度超出擬議的建築物高度限制

EXISTING AND COMMITTED DEVELOPMENTS WITH BUILDING HEIGHTS IN EXCESS OF PROPOSED BUILDING HEIGHT RESTRICTIONS

SCALE 1 : 15 000 比例尺

米 METRES 200 0 200 400 600 800 1 000 1 200 1 400 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號 REFERENCE No.
M/TW/12/1

圖 PLAN
11B

N

擬議曹公潭生態公園
PROPOSED TSO KUNG TAM ECOLOGICAL PARK

曹公潭
TSO KUNG TAM

大帽山郊野公園
TAI MO SHAN COUNTRY PARK

芙蓉山
FU YUNG SHAN

荃景圍
TSUEN KING CIRCUIT

荃錦公路
ROUTE TWISK

青山公路 — 荃灣段
CASTLE PEAK ROAD – TSUEN WAN

荃灣海灣
TSUEN WAN BAY

維多利亞港
VICTORIA HARBOUR

青衣
TSING YI

油柑頭
YAU KOM TAU

上葵涌
SHEUNG KWAI CHUNG

葵涌
KWAI CHUNG

和宜合
WO YI HOP

城門水塘
SHING MUN RESERVOIR

TUEN MUN ROAD

TAI CHUNG ROAD

TAI HO ROAD

SHA TSUI ROAD

TSUEN WAN ROAD

YEUNG UK ROAD

CHEUNG PEI SHAN ROAD

TEXACO ROAD

KWAI HEI ROAD

## 圖例 LEGEND

- 規劃範圍界線 PLANNING SCHEME BOUNDARY
- 用途地帶界線 ZONING BOUNDARY
- ③ 支區3 SUB-AREA 3
- + 17.8 地盤平整/街道高度（在主水平基準上若干米） SITE FORMATION / STREET LEVEL (mPD)

地點參考編號 SITE REFERENCE NUMBER

- E01 學校 SCHOOL
- U01 公用設施 UTILITY
- C01 社區用途 COMMUNITY USES
- OU01 其他指定用途 OTHER SPECIFIED USES
- G01 政府用途 GOVERNMENT USES
- O01 其他 OTHERS

擬議的建築物高度限制（樓層數目或在主水平基準上若干米）
PROPOSED BUILDING HEIGHT RESTRICTION (in No. of Storeys or in m above PD)

- 1 層 STOREY
- 2 層 STOREYS
- 3 層 STOREYS
- 4 層 STOREYS
- 5 層 STOREYS
- 6 層 STOREYS
- 8 層 STOREYS
- 9 層 STOREYS
- 10 層 STOREYS
- 157 圖示在圖上（在主水平基準上若干米） AS SHOWN ON PLAN (mPD)

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

| | 現有分區計劃大綱圖建築物高度限制 EXISTING BUILDING HEIGHT RESTRICTION UNDER OUTLINE ZONING PLAN |
|---|---|
| 其他指定用途（體育及康樂會所）支區（A） OU (SPORTS & RECREATION CLUB) SUB-AREA (A) | 4層包括停車場 4 STOREYS INCLUDING CAR PARK |
| 政府、機構或社區（1） G/IC(1) | 2層包括停車場 2 STOREYS INCLUDING CAR PARK |
| 政府、機構或社區（2） G/IC(2) | 4層包括停車場 4 STOREYS INCLUDING CAR PARK |
| 政府、機構或社區（3） G/IC(3) | 4層包括停車場 4 STOREYS INCLUDING CAR PARK |
| 政府、機構或社區（4） G/IC(4) | 3層包括停車場及1座9層塔 3 STOREYS INCLUDING CAR PARK & A 9-STOREY PAGODA |
| 政府、機構或社區（5） G/IC(5) | 2層包括停車場 2 STOREYS INCLUDING CAR PARK |
| 政府、機構或社區（6） G/IC(6) | 2層包括停車場 2 STOREYS INCLUDING CAR PARK |
| 政府、機構或社區（7） G/IC(7) | 1層 1 STOREY |
| 政府、機構或社區（8） G/IC(8) | 1層 1 STOREY |

本摘要圖於2012年2月2日擬備，所根據的資料為地圖組別HM20C圖則編號6及7

EXTRACT PLAN PREPARED ON 2.2.2012 BASED ON MAP SERIES HM20C SHEETS No. 6 AND 7

「政府、機構或社區」、「其他指定用途(加油站)」、「其他指定用途(通風大樓)」、「其他指定用途(碼頭)」、「其他指定用途(體育及康樂會所)」及「其他指定用途(香港鐵路)」用途地帶擬議建築物高度限制
PROPOSED BUILDING HEIGHT RESTRICTIONS FOR "G/IC", "OU(PFS)", "OU(VENTILATION BUILDING)", "OU(PIER)", "OU(SPORTS AND RECREATION CLUB)" AND "OU(MTR)" ZONES

SCALE 1 : 15 000 比例尺

米 METRES 200 0 200 400 600 800 1 000 1 200 1 400 米 METRES

規劃署 PLANNING DEPARTMENT

參考編號 REFERENCE No. M/TW/12/1

圖 PLAN 12

N

擬議曹公潭生態公園
PROPOSED TSO KUNG TAM ECOLOGICAL PARK

荃景圍遊樂場
TSUEN KING CIRCUIT PLAYGROUND (GLA-TW 170)

大帽山郊野公園
TAI MO SHAN COUNTRY PARK

城門谷公園
SHING MUN VALLEY PARK (GLA-TW 333)

沙咀道遊樂場
SHA TSUI ROAD PLAYGROUND (GLA-TW 343)

海安路遊樂場
HOI ON ROAD PLAYGROUND (GLA-TW 347)

葵涌

TSUEN TSING INTERCHANGE

ROAD JUNCTION (SUBJECT TO DETAILED DESIGN)

圖例 LEGEND

- 規劃範圍界線 PLANNING SCHEME BOUNDARY
- 用途地帶界線 ZONING BOUNDARY
- 沒有私人土地的「休憩用地」地盤 "OPEN SPACE" SITES WITHOUT PRIVATE LAND
- 有私人土地的「休憩用地」地盤 "OPEN SPACE" SITES WITH PRIVATE LAND
- 私人土地 PRIVATE LAND
- (17) 地盤編號 SITE NUMBER

本摘要圖於2012年1月3日擬備，所根據的資料為於2011年10月4日核准的分區計劃大綱圖編號 S/TW/28

EXTRACT PLAN PREPARED ON 3.1.2012 BASED ON OUTLINE ZONING PLAN No. S/TW/28 APPROVED ON 4.10.2011

# 荃灣規劃區的「休憩用地」地盤
# "OPEN SPACE" SITES IN TSUEN WAN PLANNING SCHEME AREA

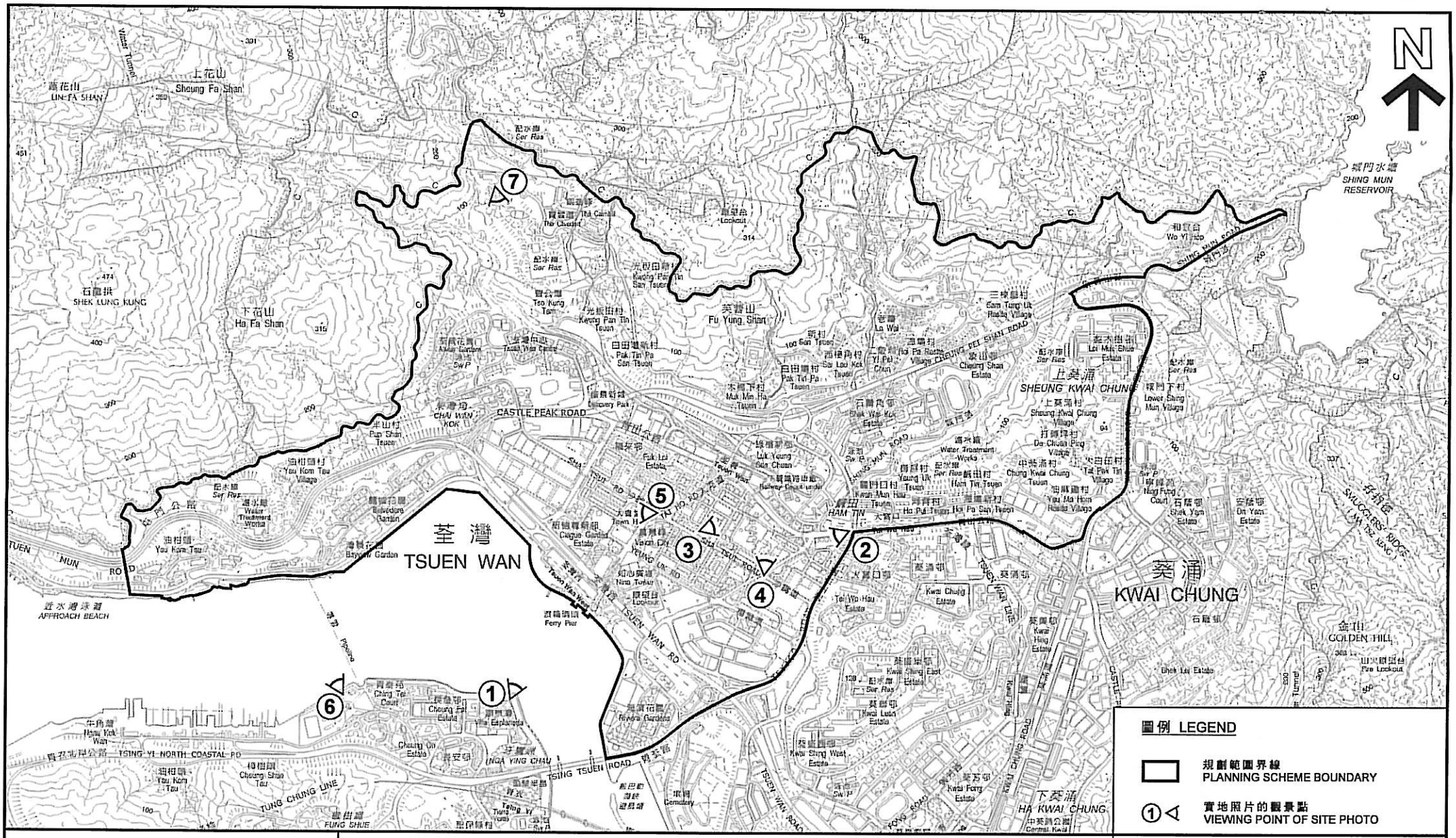
SCALE 1 : 13 000 比例尺

米 METRES 200 0 200 400 600 800 1 000 1 200 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
13




本摘要圖於2012年1月3日擬備，所根據的資料為地圖組別HM20C圖則編號6及7

EXTRACT PLAN PREPARED ON 3.1.2012
BASED ON MAP SERIES HM20C SHEETS
No. 6 AND 7

# 瞭望點的位置
# LOCATIONS OF VANTAGE POINT

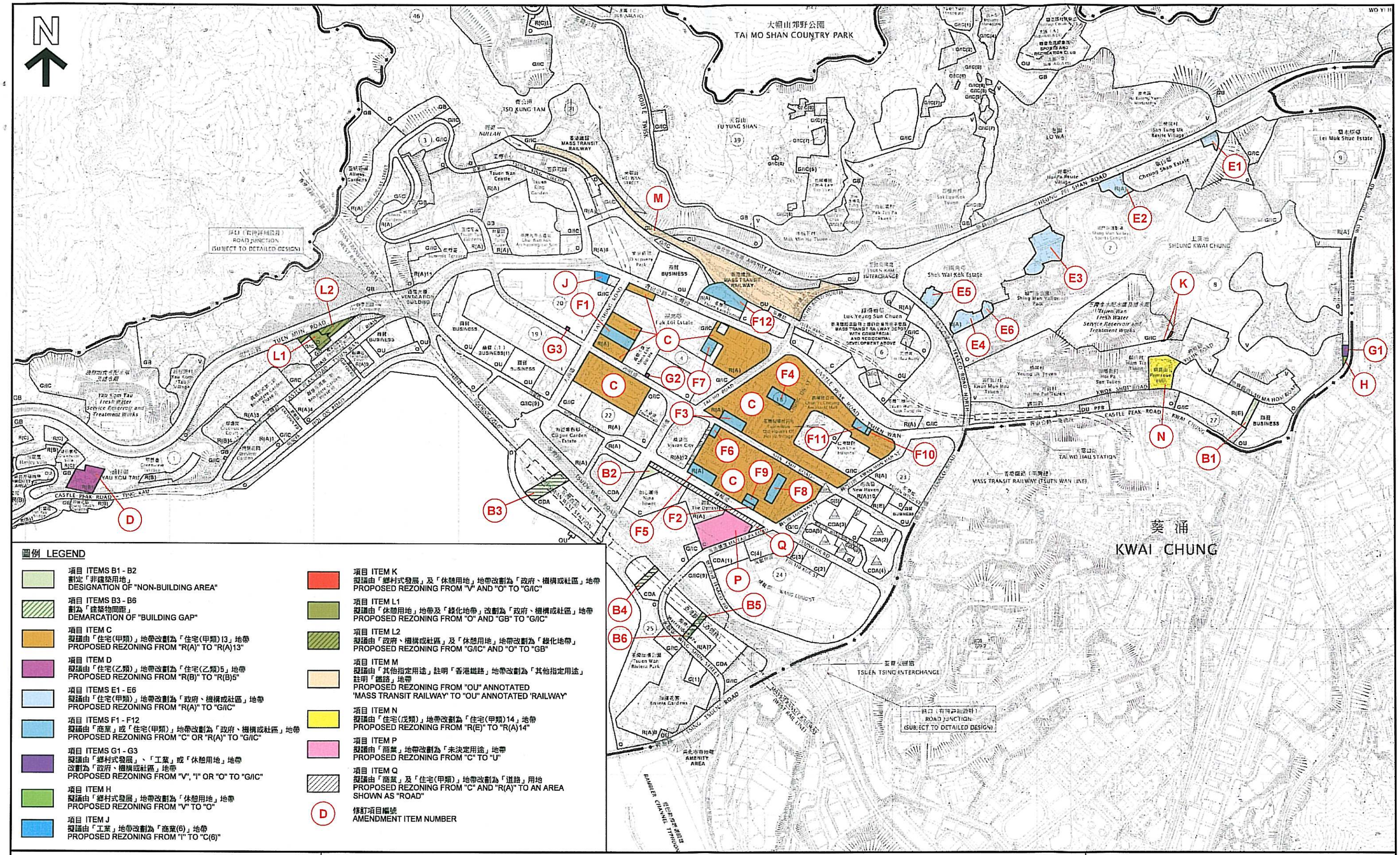
SCALE 1 : 25 000 比例尺

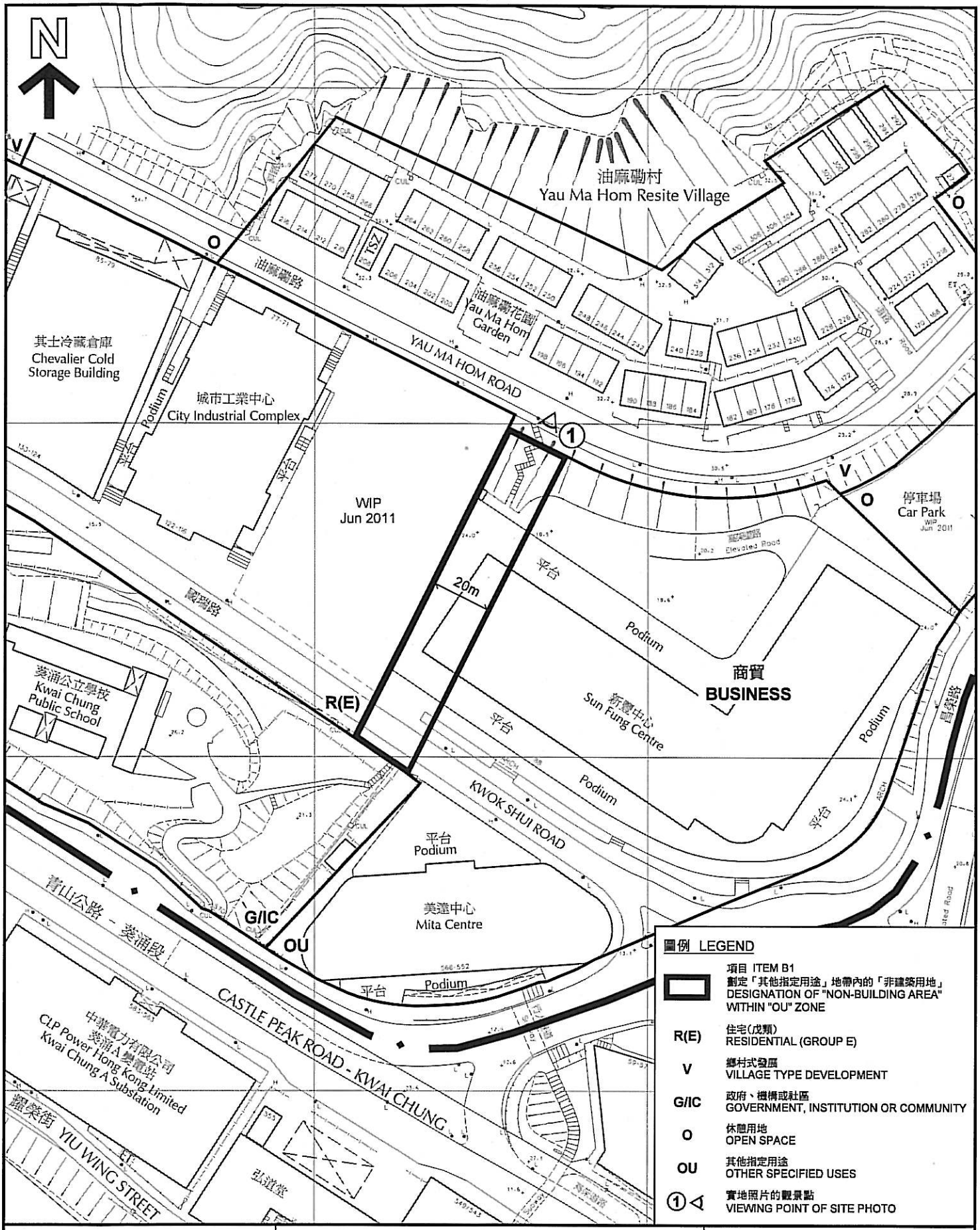
米 METRES 500 0 500 1 000 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
14


N
大帽山郊野公園
TAI MO SHAN COUNTRY PARK
TSO KUNG TAM
NULLAH
ROUTE TWISK
MASS TRANSIT RAILWAY
Tsuen Wan Centre
Tsuen King Garden
Allway Gardens
ROAD JUNCTION (SUBJECT TO DETAILED DESIGN)
TUEN MIN ROAD
TSUEN KING CIRCUIT
CASTLE PEAK ROAD - TING KAU
TAU KOM TAU
Tau Kom Tau Fresh Water Service Reservoir and Treatment Works
Yau Kom Tau Village
Greenview Court
Cayman Rise
Belvedere Garden
Pride of Place
Hillsborough Court
Hillsborough Hill
Tsuen Wan Hill
Tsuen Wan Hill Park
Tsuen Wan Hill Sitting Out Area
Tsuen Wan Hill Children's Playground
Tsuen Wan Hill Public Toilet
Tsuen Wan Hill Service Reservoir
Tsuen Wan Hill Footpath
Tsuen Wan Hill Footbridge
Tsuen Wan Hill Footbridge (Tsuen Wan Hill Park)
Tsuen Wan Hill Footbridge (Tsuen Wan Hill Sitting Out Area)
Tsuen Wan Hill Footbridge (Tsuen Wan Hill Children's Playground)
Tsuen Wan Hill Footbridge (Tsuen Wan Hill Public Toilet)
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Tsuen Wan Hill Footbridge (




圖例 LEGEND

| | |
|---|---|
| | 項目 ITEM B1<br>劃定「其他指定用途」地帶內的「非建築用地」<br>DESIGNATION OF "NON-BUILDING AREA" WITHIN "OU" ZONE |
| R(E) | 住宅(戊類)<br>RESIDENTIAL (GROUP E) |
| V | 鄉村式發展<br>VILLAGE TYPE DEVELOPMENT |
| G/IC | 政府、機構或社區<br>GOVERNMENT, INSTITUTION OR COMMUNITY |
| O | 休憩用地<br>OPEN SPACE |
| OU | 其他指定用途<br>OTHER SPECIFIED USES |
| ① | 實地照片的觀景點<br>VIEWING POINT OF SITE PHOTO |

本摘要圖於2012年1月20日擬備，所根據的資料為測量圖編號 7-SW-17A/C

EXTRACT PLAN PREPARED ON 20.1.2012 BASED ON SURVEY SHEETS No. 7-SW-17A/C

# 平面圖
# SITE PLAN

## 擬議修訂項目B1
## PROPOSED AMENDMENT ITEM B1

SCALE 1 : 1 500 比例尺

米 METRES 25 0 25 50 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
B1-1




圖例 LEGEND

項目 ITEM B1

本圖於2012年1月27日擬備，所根據的資料為攝於2012年1月16日的實地照片

PLAN PREPARED ON 27.1.2012
BASED ON SITE PHOTO TAKEN ON 16.1.2012

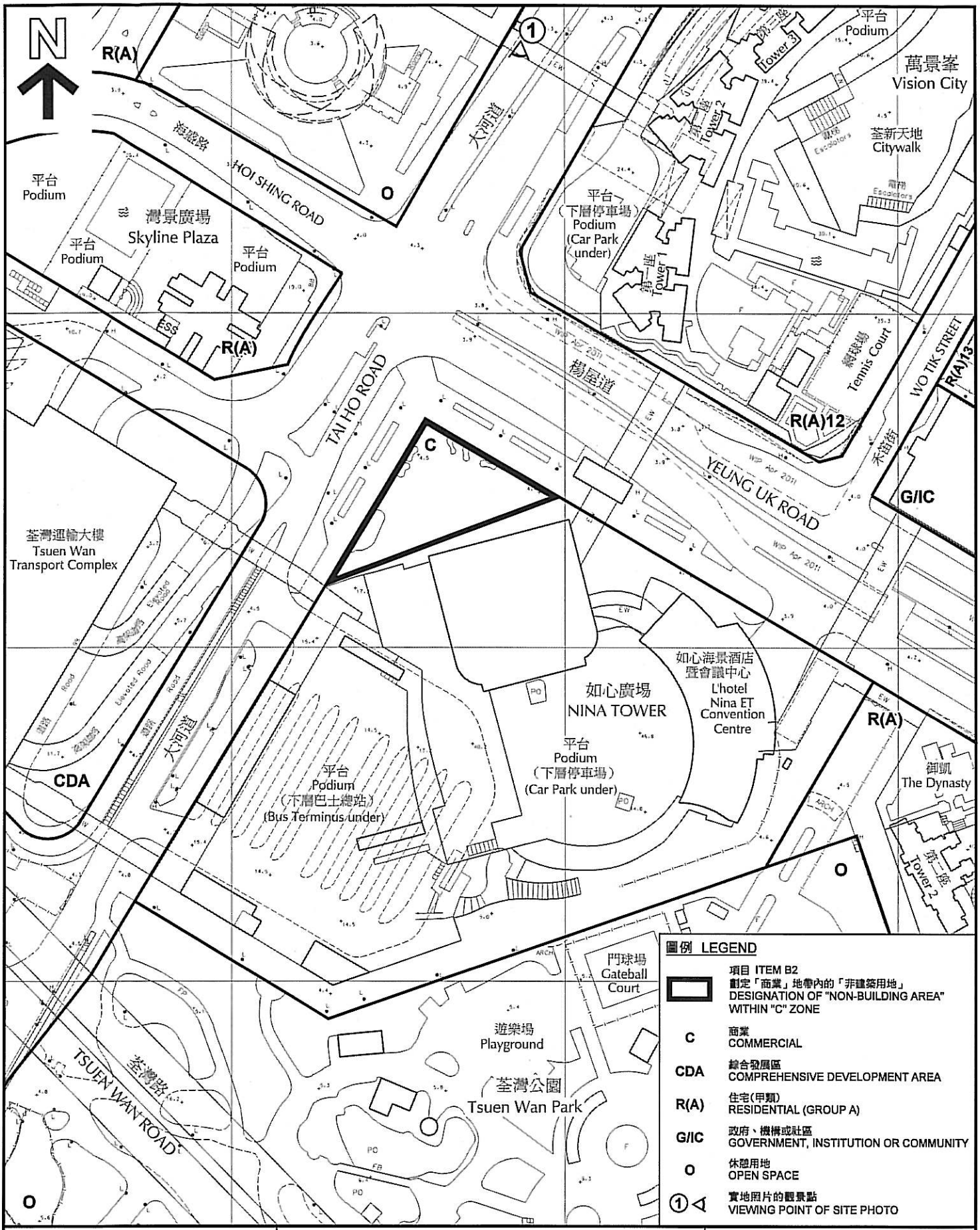
實地照片
SITE PHOTO

擬議修訂項目B1
PROPOSED AMENDMENT ITEM B1

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
B1-2




圖例 LEGEND

| | |
|---|---|
| | 項目 ITEM B2<br>劃定「商業」地帶內的「非建築用地」<br>DESIGNATION OF "NON-BUILDING AREA" WITHIN "C" ZONE |
| C | 商業<br>COMMERCIAL |
| CDA | 綜合發展區<br>COMPREHENSIVE DEVELOPMENT AREA |
| R(A) | 住宅(甲類)<br>RESIDENTIAL (GROUP A) |
| G/IC | 政府、機構或社區<br>GOVERNMENT, INSTITUTION OR COMMUNITY |
| O | 休憩用地<br>OPEN SPACE |
| ① | 實地照片的觀景點<br>VIEWING POINT OF SITE PHOTO |

本摘要圖於2012年1月30日擬備，所根據的資料為測量圖編號 6-SE-20D

EXTRACT PLAN PREPARED ON 30.1.2012 BASED ON SURVEY SHEET No. 6-SE-20D

# 平面圖
# SITE PLAN

## 擬議修訂項目B2
## PROPOSED AMENDMENT ITEM B2

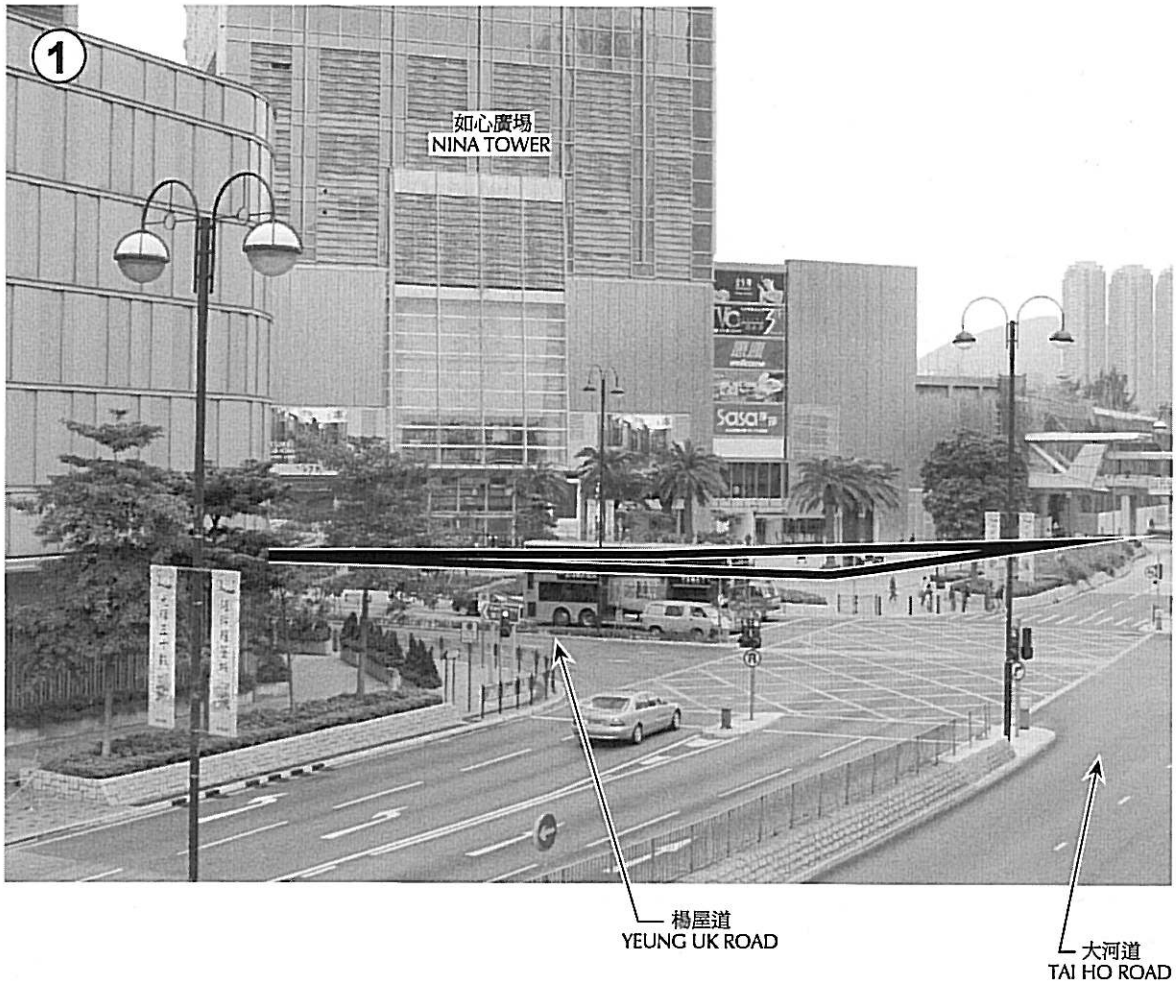
SCALE 1 : 1 500 比例尺

米 METRES 25 0 25 50 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
B2-1




圖例 LEGEND

項目 ITEM B2

本圖於2012年1月27日擬備，所根據的資料為攝於2012年1月4日的實地照片

PLAN PREPARED ON 27.1.2012
BASED ON SITE PHOTO TAKEN ON 4.1.2012

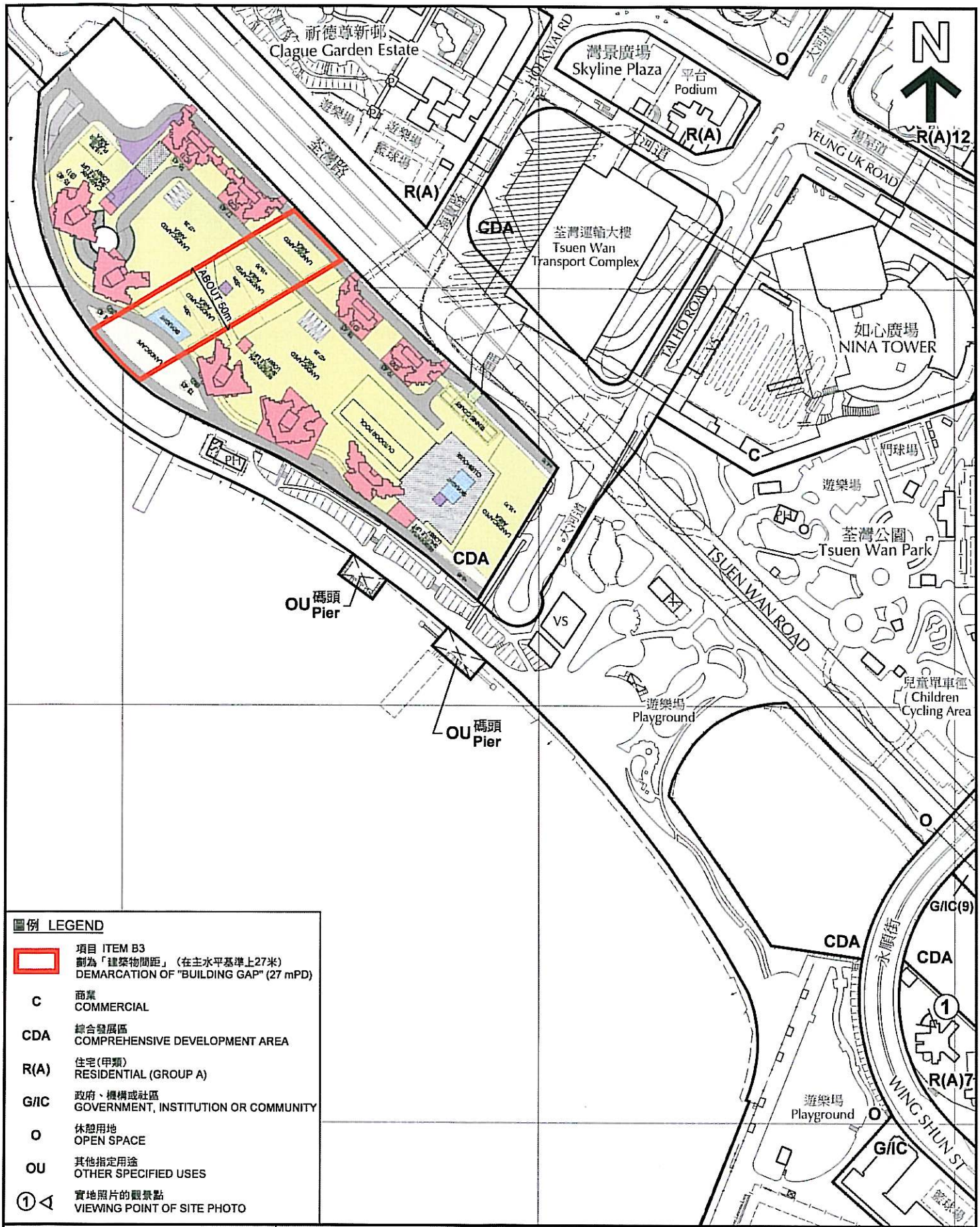
# 實地照片
# SITE PHOTO

擬議修訂項目B2
PROPOSED AMENDMENT ITEM B2

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
B2-2




圖例 LEGEND

| | |
|---|---|
| | 項目 ITEM B3<br>劃為「建築物間距」（在主水平基準上27米）<br>DEMARCATION OF "BUILDING GAP" (27 mPD) |
| C | 商業<br>COMMERCIAL |
| CDA | 綜合發展區<br>COMPREHENSIVE DEVELOPMENT AREA |
| R(A) | 住宅(甲類)<br>RESIDENTIAL (GROUP A) |
| G/IC | 政府、機構或社區<br>GOVERNMENT, INSTITUTION OR COMMUNITY |
| O | 休憩用地<br>OPEN SPACE |
| OU | 其他指定用途<br>OTHER SPECIFIED USES |
| ① | 實地照片的觀景點<br>VIEWING POINT OF SITE PHOTO |

本摘要圖於2012年1月19日擬備，所根據的資料為測量圖編號 6-SE-20C/D 和 25A/B

EXTRACT PLAN PREPARED ON 19.1.2012 BASED ON SURVEY SHEETS No. 6-SE-20C/D & 25A/B

# 平面圖
# SITE PLAN

## 擬議修訂項目B3
## PROPOSED AMENDMENT ITEM B3

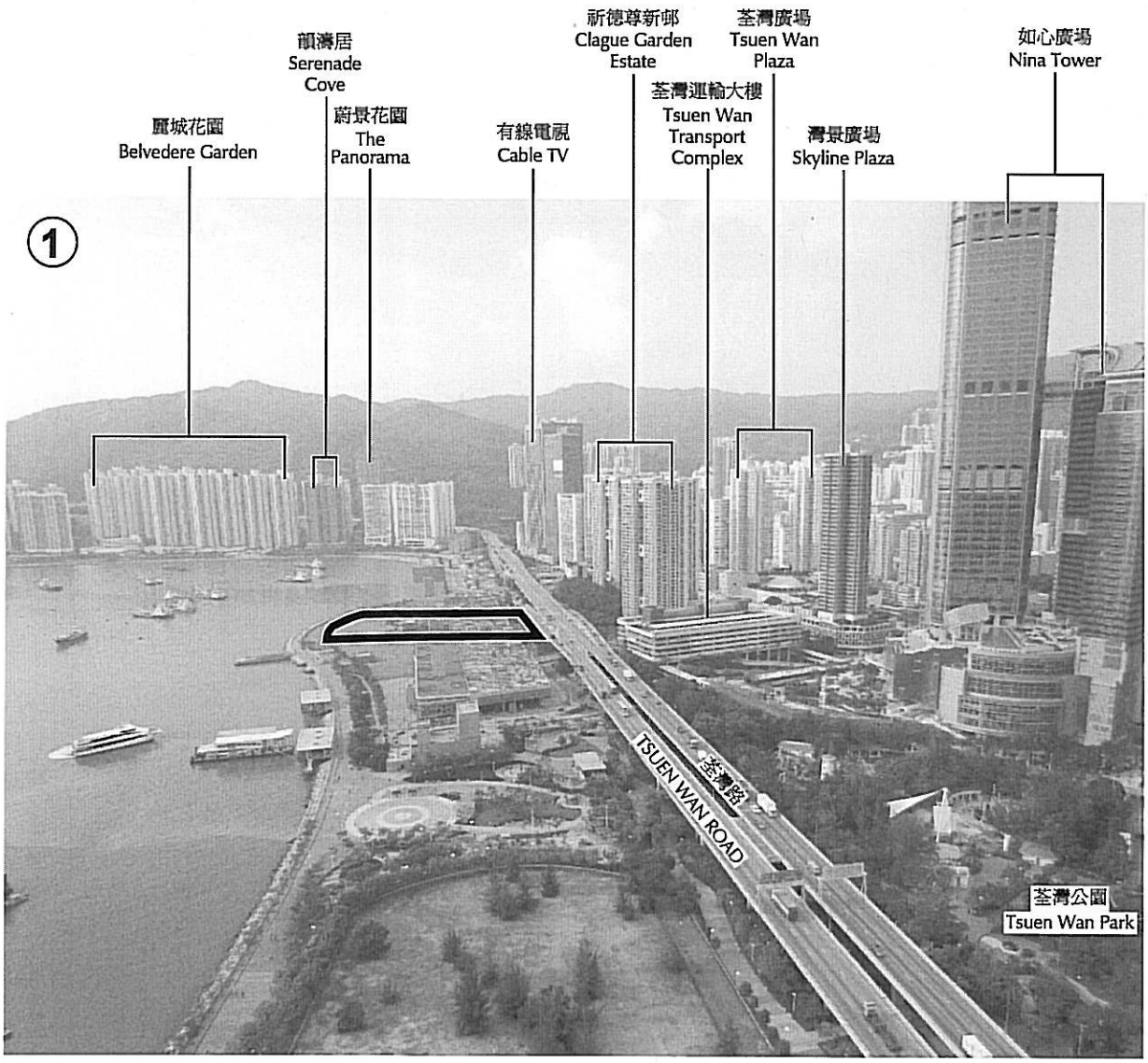
SCALE 1 : 3 000 比例尺

米 METRES 50 0 50 100 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
B3-1




圖例 LEGEND

項目 ITEM B3

本圖於2012年1月30日擬備，所根據的資料為攝於2011年11月24日的實地照片

PLAN PREPARED ON 30.1.2012
BASED ON SITE PHOTO TAKEN ON 24.11.2012

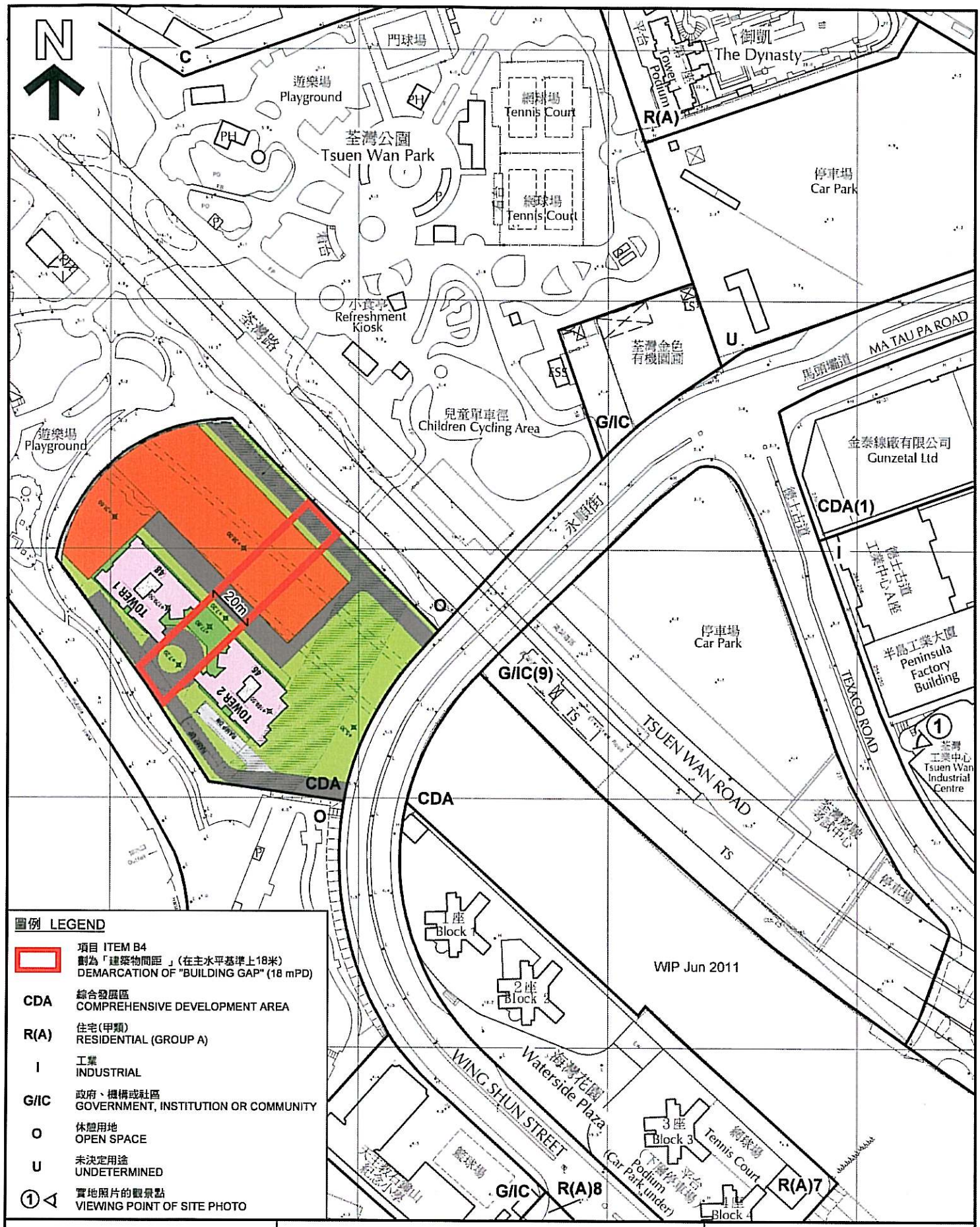
實地照片
SITE PHOTO

擬議修訂項目B3
PROPOSED AMENDMENT ITEM B3

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
B3-2




圖例 LEGEND

| | |
|---|---|
| | 項目 ITEM B4<br>劃為「建築物間距」(在主水平基準上18米)<br>DEMARCATION OF "BUILDING GAP" (18 mPD) |
| CDA | 綜合發展區<br>COMPREHENSIVE DEVELOPMENT AREA |
| R(A) | 住宅(甲類)<br>RESIDENTIAL (GROUP A) |
| I | 工業<br>INDUSTRIAL |
| G/IC | 政府、機構或社區<br>GOVERNMENT, INSTITUTION OR COMMUNITY |
| O | 休憩用地<br>OPEN SPACE |
| U | 未決定用途<br>UNDETERMINED |
| ① | 實地照片的觀景點<br>VIEWING POINT OF SITE PHOTO |

本摘要圖於2012年1月19日擬備，所根據的資料為測量圖編號 6-SE-20D/25B

EXTRACT PLAN PREPARED ON 19.1.2012 BASED ON SURVEY SHEETS No. 6-SE-20D/25B

# 平面圖
# SITE PLAN

## 擬議修訂項目B4
## PROPOSED AMENDMENT ITEM B4

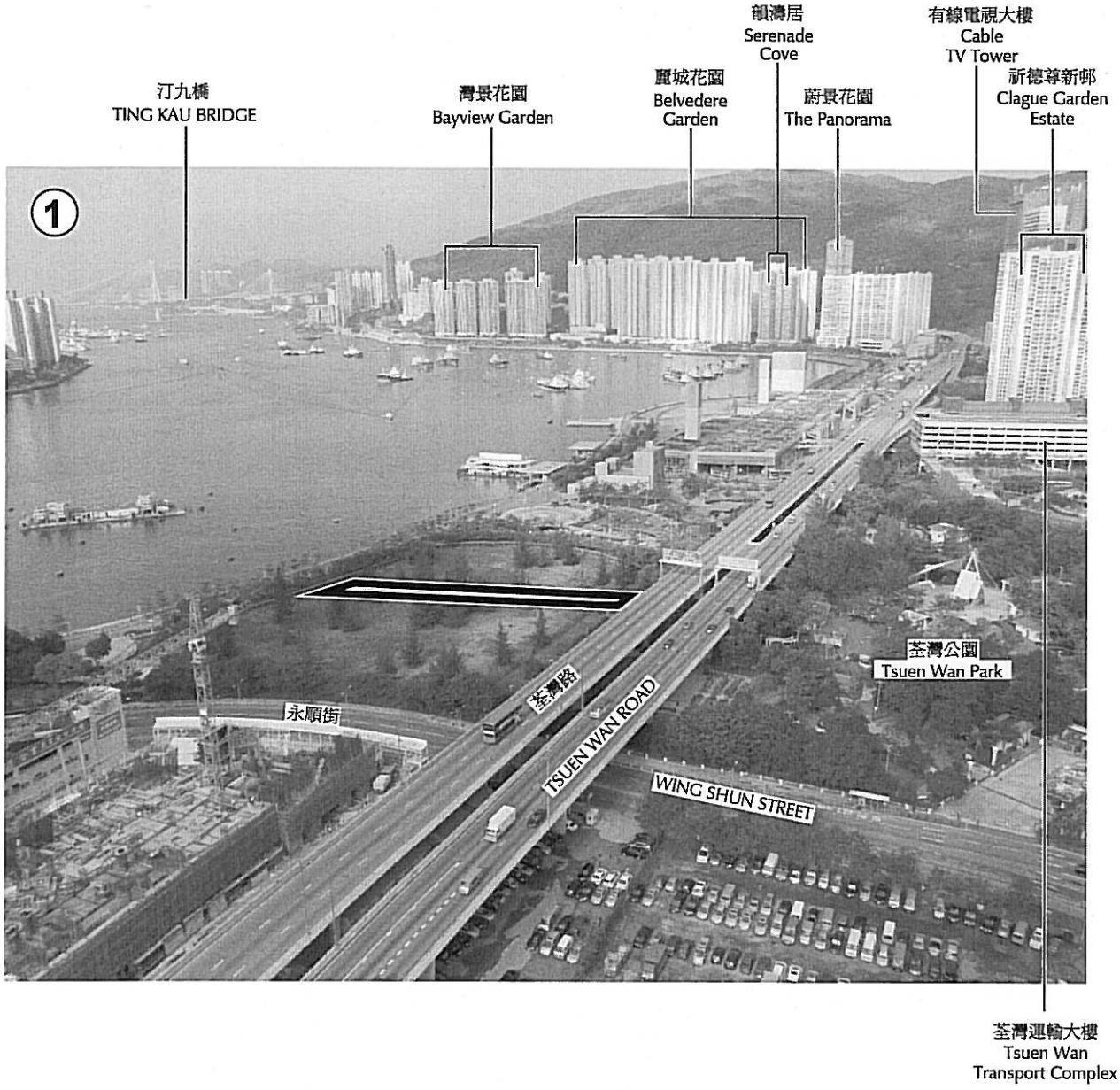
SCALE 1 : 2 000 比例尺

米 METRES 40 0 40 80 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號 REFERENCE No.
M/TW/12/1

圖 PLAN
B4-1




圖例 LEGEND

項目 ITEM B4

本圖於2012年1月30日擬備，所根據的資料為攝於2012年1月17日的實地照片

PLAN PREPARED ON 30.1.2012
BASED ON SITE PHOTO TAKEN ON 17.1.2012

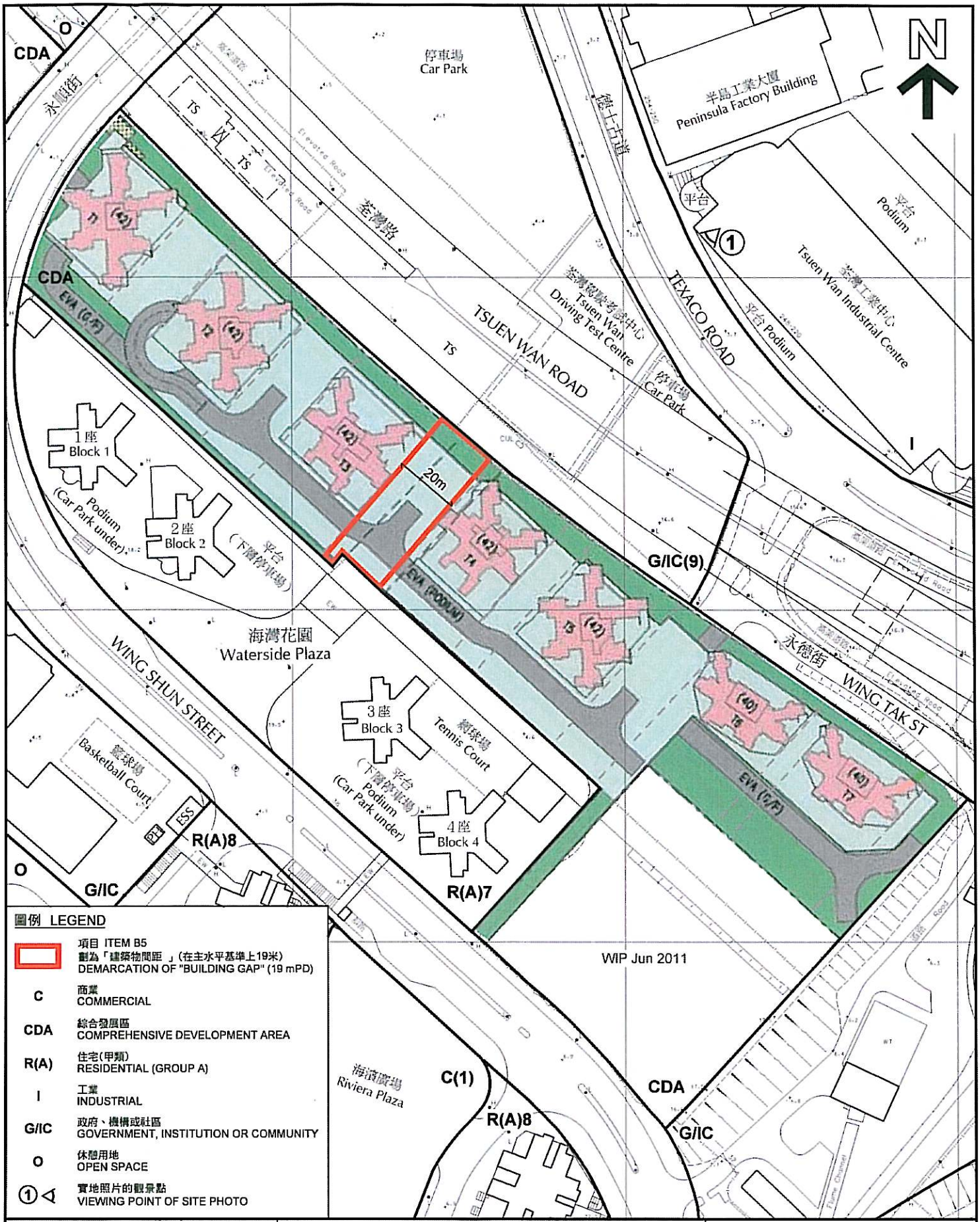
# 實地照片
# SITE PHOTO

擬議修訂項目B4
PROPOSED AMENDMENT ITEM B4

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
B4-2




圖例 LEGEND

| | |
|---|---|
| | 項目 ITEM B5<br>劃為「建築物間距」(在主水平基準上19米)<br>DEMARCATION OF "BUILDING GAP" (19 mPD) |
| C | 商業<br>COMMERCIAL |
| CDA | 綜合發展區<br>COMPREHENSIVE DEVELOPMENT AREA |
| R(A) | 住宅(甲類)<br>RESIDENTIAL (GROUP A) |
| I | 工業<br>INDUSTRIAL |
| G/IC | 政府、機構或社區<br>GOVERNMENT, INSTITUTION OR COMMUNITY |
| O | 休憩用地<br>OPEN SPACE |
| ① | 實地照片的觀景點<br>VIEWING POINT OF SITE PHOTO |

本摘要圖於2012年1月19日擬備，所根據的資料為測量圖編號 6-SE-25B 及 7-SW-21A

EXTRACT PLAN PREPARED ON 19.1.2012 BASED ON SURVEY SHEETS No. 6-SE-25B AND 7-SW-21A

# 平面圖
# SITE PLAN

## 擬議修訂項目B5
## PROPOSED AMENDMENT ITEM B5

SCALE 1 : 1 500 比例尺

米 METRES 25 0 25 50 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
B5-1




圖例 LEGEND

項目 ITEM B5

本圖於2012年1月30日擬備，所根據的資料為攝於2012年1月17日的實地照片

PLAN PREPARED ON 30.1.2012
BASED ON SITE PHOTO TAKEN ON 17.1.2012

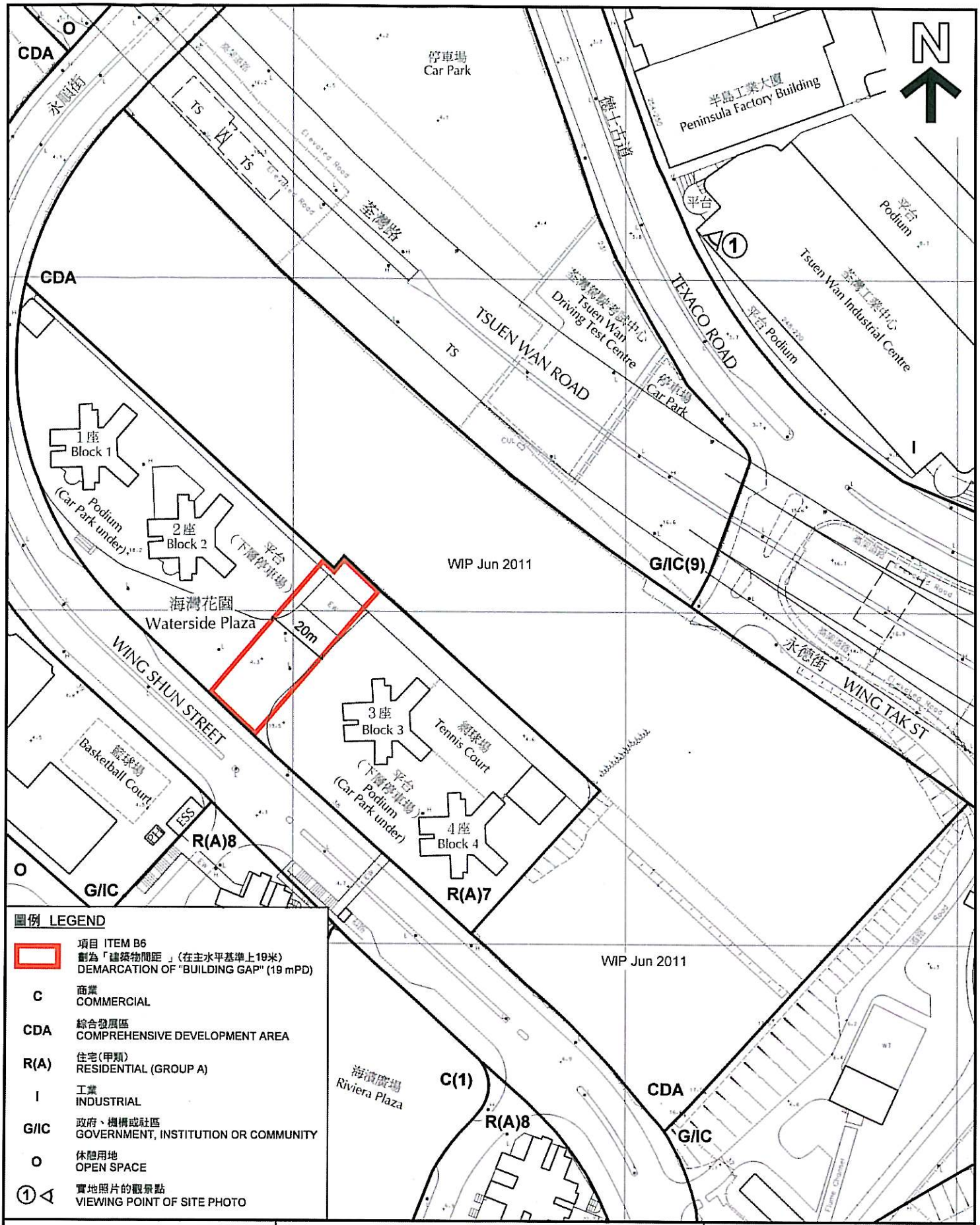
實地照片
SITE PHOTO

擬議修訂項目B5
PROPOSED AMENDMENT ITEM B5

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
B5-2




圖例 LEGEND

| | |
|---|---|
| | 項目 ITEM B6<br>劃為「建築物間距」(在主水平基準上19米)<br>DEMARCATION OF "BUILDING GAP" (19 mPD) |
| C | 商業<br>COMMERCIAL |
| CDA | 綜合發展區<br>COMPREHENSIVE DEVELOPMENT AREA |
| R(A) | 住宅(甲類)<br>RESIDENTIAL (GROUP A) |
| I | 工業<br>INDUSTRIAL |
| G/IC | 政府、機構或社區<br>GOVERNMENT, INSTITUTION OR COMMUNITY |
| O | 休閒用地<br>OPEN SPACE |
| ①◁ | 實地照片的觀景點<br>VIEWING POINT OF SITE PHOTO |

本摘要圖於2012年2月2日擬備，所根據的資料為測量圖編號 6-SE-25B 及 7-SW-21A

EXTRACT PLAN PREPARED ON 2.2.2012 BASED ON SURVEY SHEETS No. 6-SE-25B AND 7-SW-21A

# 平面圖
# SITE PLAN

## 擬議修訂項目B6
## PROPOSED AMENDMENT ITEM B6

SCALE 1 : 1 500 比例尺

米 METRES 25 0 25 50 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
B6-1




圖例 LEGEND

項目 ITEM B6

本圖於2012年2月2日擬備，所根據的資料為攝於2012年1月17日的實地照片

PLAN PREPARED ON 2.2.2012
BASED ON SITE PHOTO TAKEN ON 17.1.2012

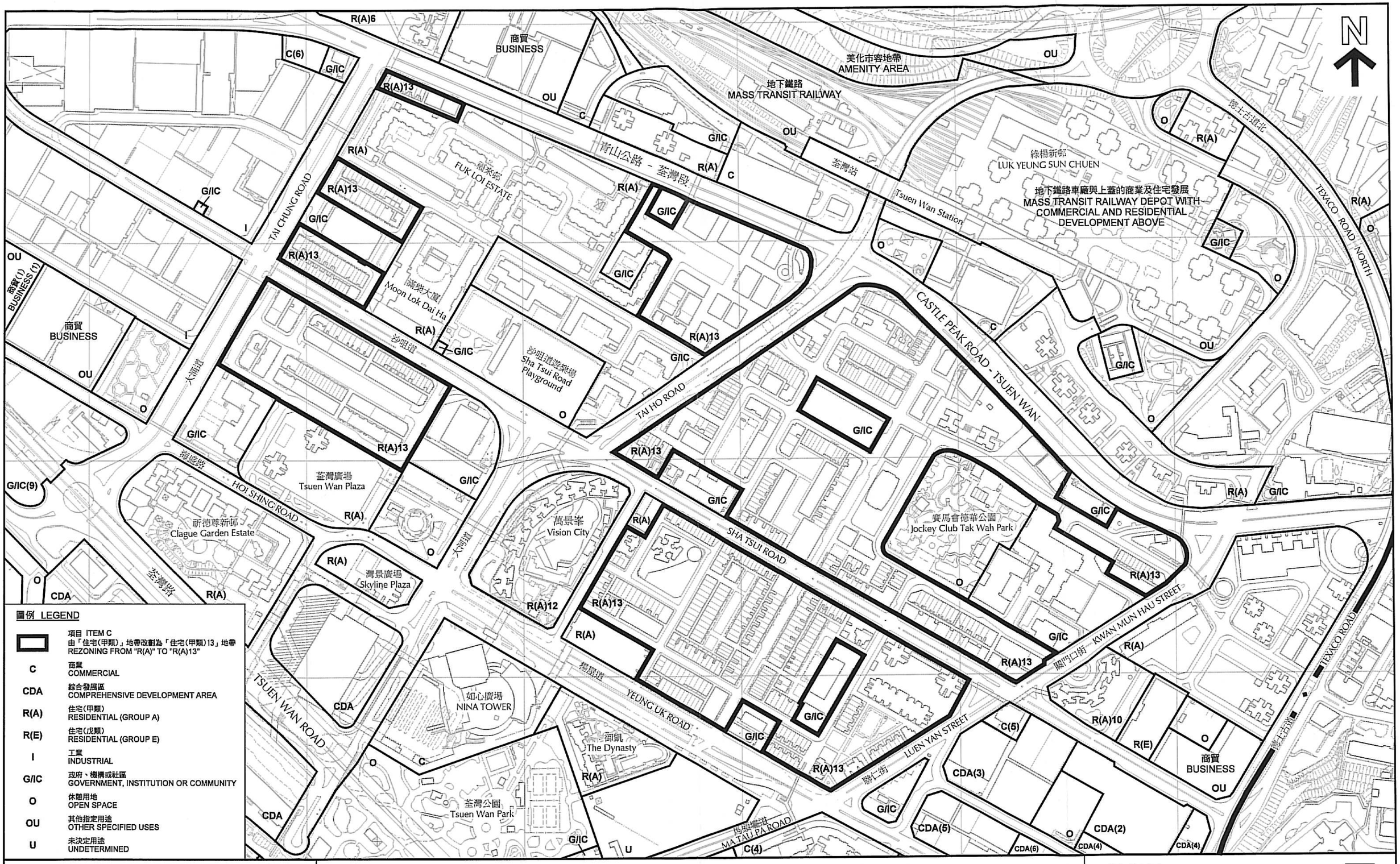
# 實地照片
# SITE PHOTO

擬議修訂項目B6
PROPOSED AMENDMENT ITEM B6

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
B6-2




圖例 LEGEND

| | |
|---|---|
| | 項目 ITEM C<br>由「住宅(甲類)」地帶改劃為「住宅(甲類)13」地帶<br>REZONING FROM "R(A)" TO "R(A)13" |
| C | 商業<br>COMMERCIAL |
| CDA | 綜合發展區<br>COMPREHENSIVE DEVELOPMENT AREA |
| R(A) | 住宅(甲類)<br>RESIDENTIAL (GROUP A) |
| R(E) | 住宅(戊類)<br>RESIDENTIAL (GROUP E) |
| I | 工業<br>INDUSTRIAL |
| G/IC | 政府、機構或社區<br>GOVERNMENT, INSTITUTION OR COMMUNITY |
| O | 休閒用地<br>OPEN SPACE |
| OU | 其他指定用途<br>OTHER SPECIFIED USES |
| U | 未決定用途<br>UNDETERMINED |

本摘要圖於2012年1月30日擬備，所根據的資料為
測量圖編號 6-SE-20A/B/C/D 及 7-SW-16A/C

EXTRACT PLAN PREPARED ON 30.1.2012
BASED ON SURVEY SHEETS No.
6-SE-20A/B/C/D AND 7-SW-16A/C

平面圖
SITE PLAN
擬議修訂項目C
PROPOSED AMENDMENT ITEM C

SCALE 1 : 4 000 比例尺

米 METRES 80 0 80 160 240 320 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
C-1




圖例 LEGEND

項目 ITEM C

本摘要圖於2012年1月3日擬備，所根據的資料為地政總署於2010年拍得的正射影像圖

EXTRACT PLAN PREPARED ON 3.1.2012 BASED ON ORTHOPHOTO TAKEN ON 2010 BY LANDS DEPARTMENT

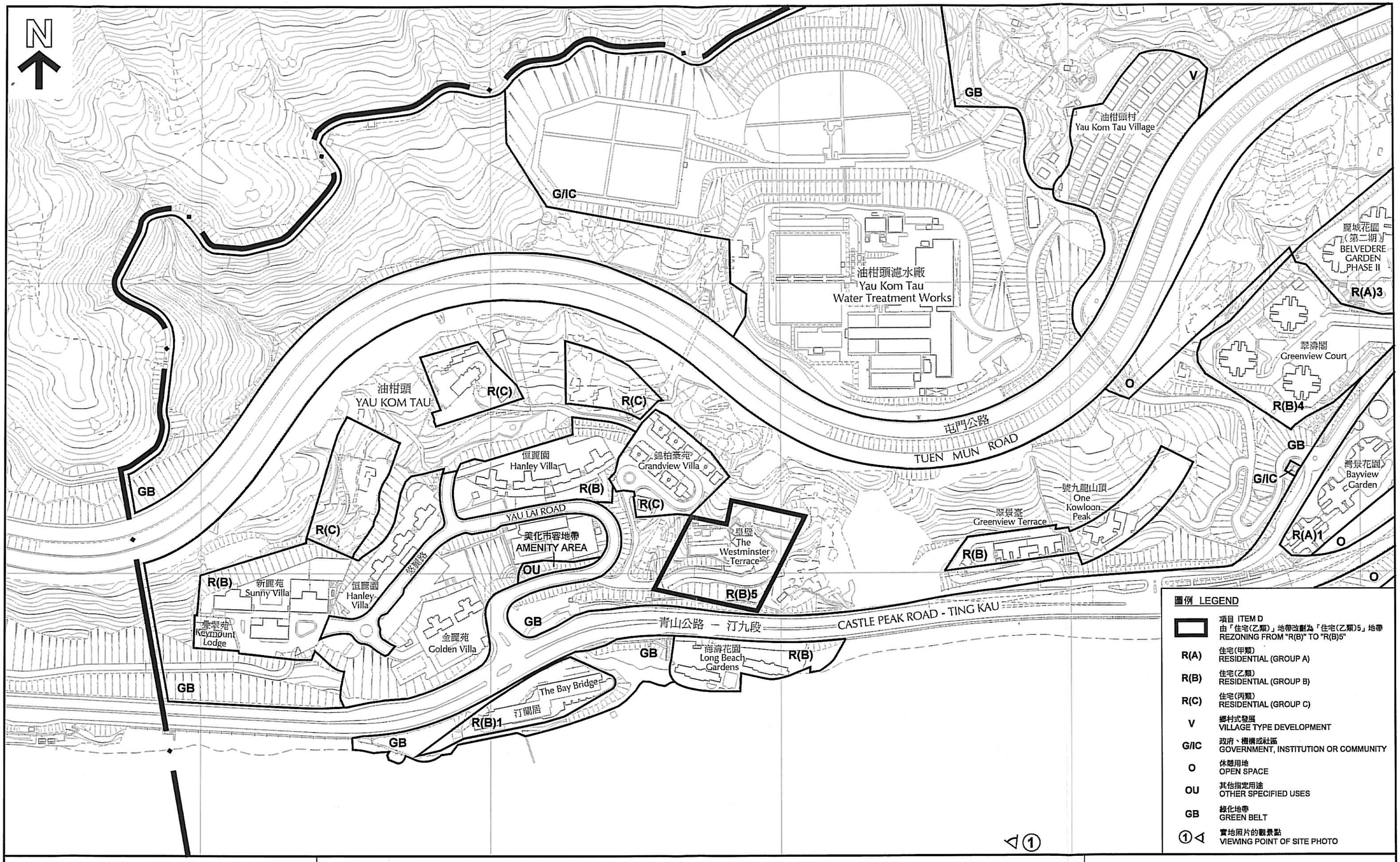
航攝照片
AERIAL PHOTO

擬議修訂項目C
PROPOSED AMENDMENT ITEM C

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
C-2




本摘要圖於2012年1月3日擬備，所根據的資料為
測量圖編號 6-SE-19A/B/C/D

EXTRACT PLAN PREPARED ON 3.1.2012
BASED ON SURVEY SHEETS No.
6-SE-19A/B/C/D

# 平面圖
# SITE PLAN

## 擬議修訂項目D
## PROPOSED AMENDMENT ITEM D

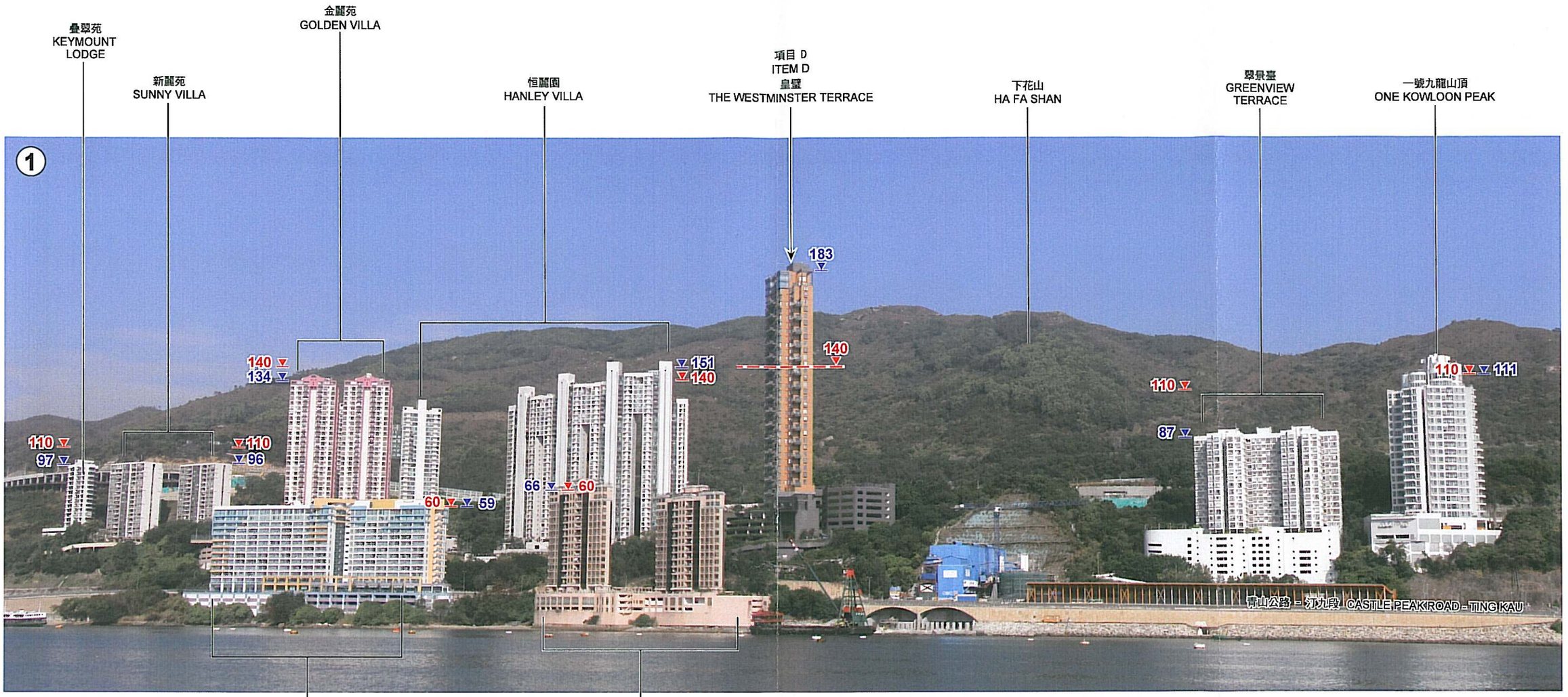
SCALE 1 : 3 000 比例尺

米 METRES 60 0 60 120 180 240 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
D-1




圖例 LEGEND

96 ▼ 現在建築物的主體高度在主水平基準上96米
EXISTING BUILDING HEIGHT OF ABOUT 96 mPD

140 ▼ 擬議建築物的主體高度限制在主水平基準上150米
PROPOSED BUILDING HEIGHT RESTRICTION OF ABOUT 150 mPD

本圖於2012年1月31日擬備，所根據的資料為攝於2012年1月19日的實地照片

PLAN PREPARED ON 31.1.2012
BASED ON SITE PHOTO TAKEN ON 19.1.2012

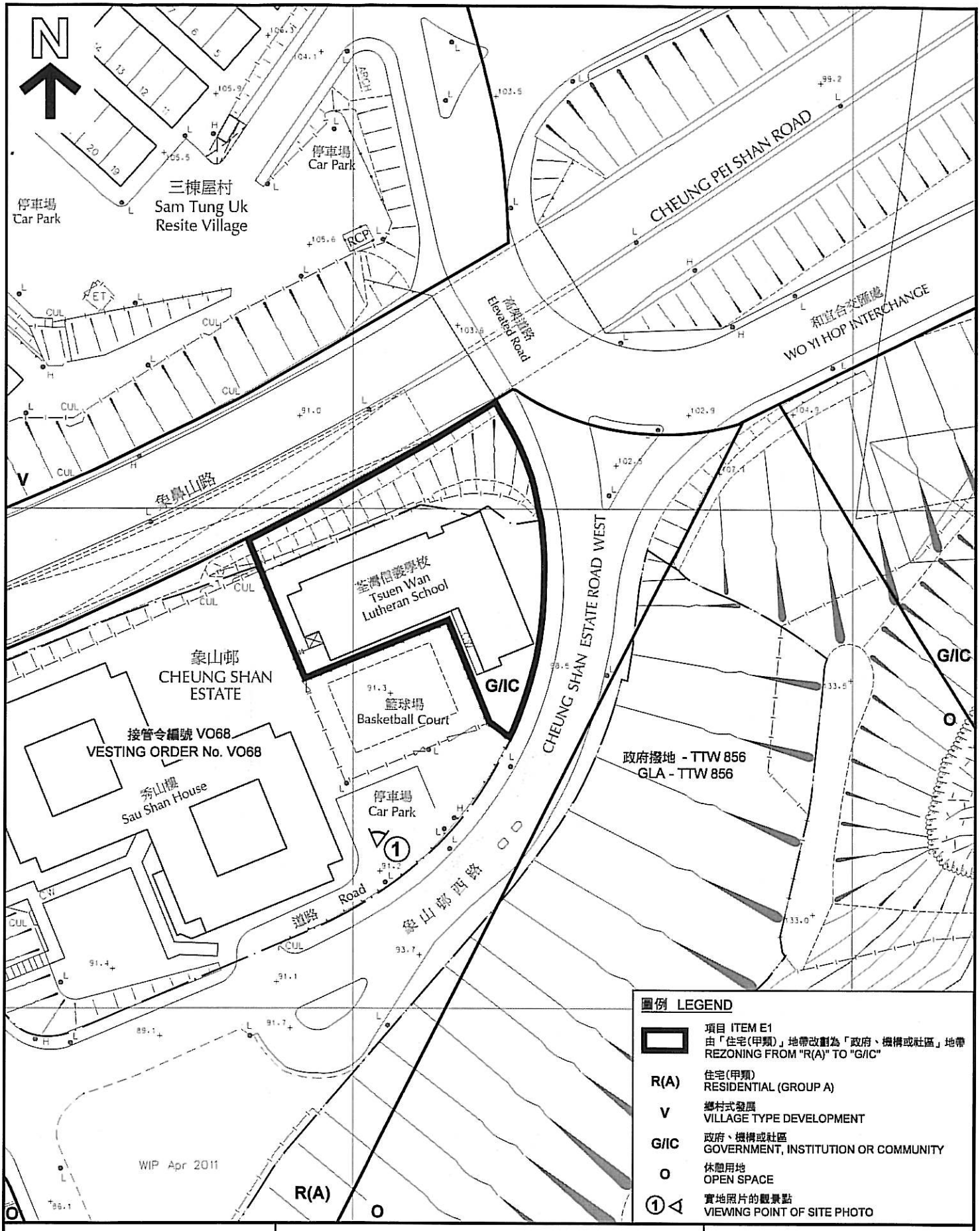
實地照片
SITE PHOTO

擬議修訂項目D
PROPOSED AMENDMENT ITEM D

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
D-2




本摘要圖於2012年2月2日擬備，所根據的資料為測量圖編號 7-SW-12C

EXTRACT PLAN PREPARED ON 2.2.2012 BASED ON SURVEY SHEET No. 7-SW-12C

# 平面圖
# SITE PLAN
## 擬議修訂項目E1
## PROPOSED AMENDMENT ITEM E1

SCALE 1 : 1 000 比例尺

米 METRES 20 0 20 40 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
E1-1

①



荃灣信義學校
TSUEN WAN LUTHERAN SCHOOL

本圖於2012年2月2日擬備，所根據的資料為攝於2012年1月16日的實地照片

PLAN PREPARED ON 2.2.2012
BASED ON SITE PHOTO TAKEN ON 16.1.2012

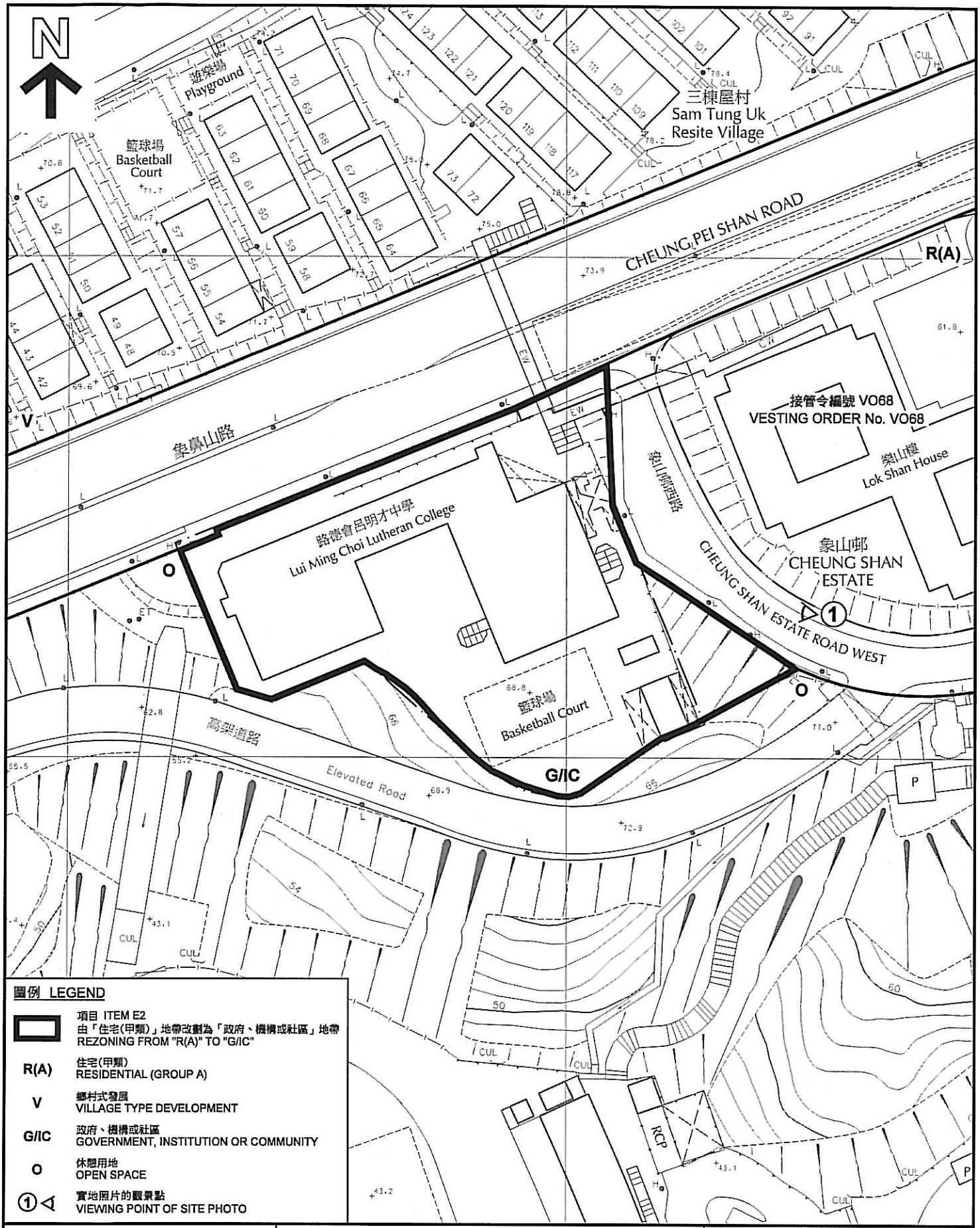
實地照片
SITE PHOTO

擬議修訂項目E1
PROPOSED AMENDMENT ITEM E1

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
E1-2




圖例 LEGEND

| | |
|---|---|
| | 項目 ITEM E2<br>由「住宅(甲類)」地帶改劃為「政府、機構或社區」地帶<br>REZONING FROM "R(A)" TO "G/IC" |
| R(A) | 住宅(甲類)<br>RESIDENTIAL (GROUP A) |
| V | 鄉村式發展<br>VILLAGE TYPE DEVELOPMENT |
| G/IC | 政府、機構或社區<br>GOVERNMENT, INSTITUTION OR COMMUNITY |
| O | 休憩用地<br>OPEN SPACE |
| ①◁ | 實地照片的觀景點<br>VIEWING POINT OF SITE PHOTO |

本摘要圖於2012年2月2日擬備，所根據的資料為測量圖編號 7-SW-11D

EXTRACT PLAN PREPARED ON 2.2.2012 BASED ON SURVEY SHEET No. 7-SW-11D

# 平面圖
# SITE PLAN

擬議修訂項目E2
PROPOSED AMENDMENT ITEM E2

SCALE 1 : 1 000 比例尺

米 METRES 20 0 20 40 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
E2-1




路德會呂明才中學
LUI MING CHOI LUTHERAN COLLEGE

本圖於2012年2月2日擬備，所根據的資料為攝於2012年1月16日的實地照片

PLAN PREPARED ON 2.2.2012
BASED ON SITE PHOTO TAKEN ON 16.1.2012

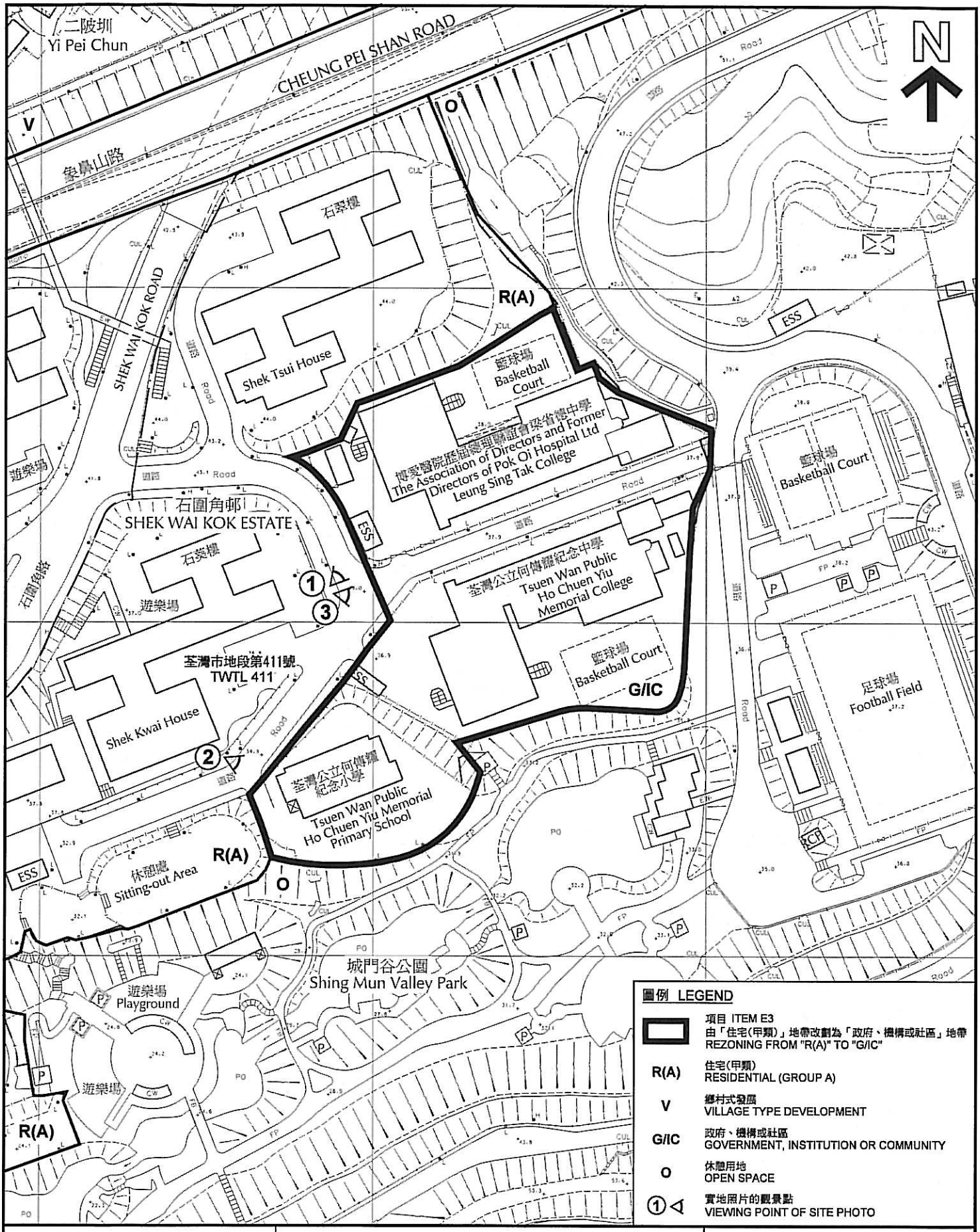
實地照片
SITE PHOTO

擬議修訂項目E2
PROPOSED AMENDMENT ITEM E2

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
E2-2




圖例 LEGEND

| | |
|---|---|
| | 項目 ITEM E3<br>由「住宅(甲類)」地帶改劃為「政府、機構或社區」地帶<br>REZONING FROM "R(A)" TO "G/IC" |
| R(A) | 住宅(甲類)<br>RESIDENTIAL (GROUP A) |
| V | 鄉村式發展<br>VILLAGE TYPE DEVELOPMENT |
| G/IC | 政府、機構或社區<br>GOVERNMENT, INSTITUTION OR COMMUNITY |
| O | 休閒用地<br>OPEN SPACE |
| ①◁ | 實地照片的觀景點<br>VIEWING POINT OF SITE PHOTO |

本摘要圖於2012年2月2日擬備，所根據的資料為測量圖編號 7-SW-11D/16B

EXTRACT PLAN PREPARED ON 2.2.2012 BASED ON SURVEY SHEETS No. 7-SW-11D/16B

# 平面圖
# SITE PLAN

擬議修訂項目E3
PROPOSED AMENDMENT ITEM E3

SCALE 1 : 1 500 比例尺

米 METRES 25 0 25 50 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

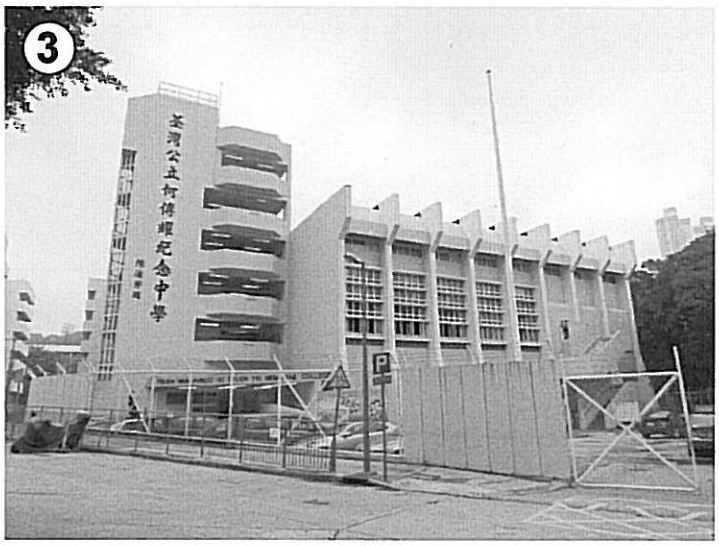
圖 PLAN
E3-1




博愛醫院歷屆總理聯誼會梁省德中學
THE ASSOCIATION OF DIRECTORS AND FORMER DIRECTORS OF POK OI HOSPITAL LTD LEUNG SING TAK COLLEGE




荃灣公立何傳耀紀念小學
TSUEN WAN PUBLIC HO CHUEN YIU MEMORIAL PRIMARY SCHOOL




荃灣公立何傳耀紀念中學
TSUEN WAN PUBLIC HO CHUEN YIU MEMORIAL COLLEGE

本圖於2012年2月2日擬備，所根據的資料為攝於2012年1月16日的實地照片

PLAN PREPARED ON 2.2.2012 BASED ON SITE PHOTOS TAKEN ON 16.1.2012

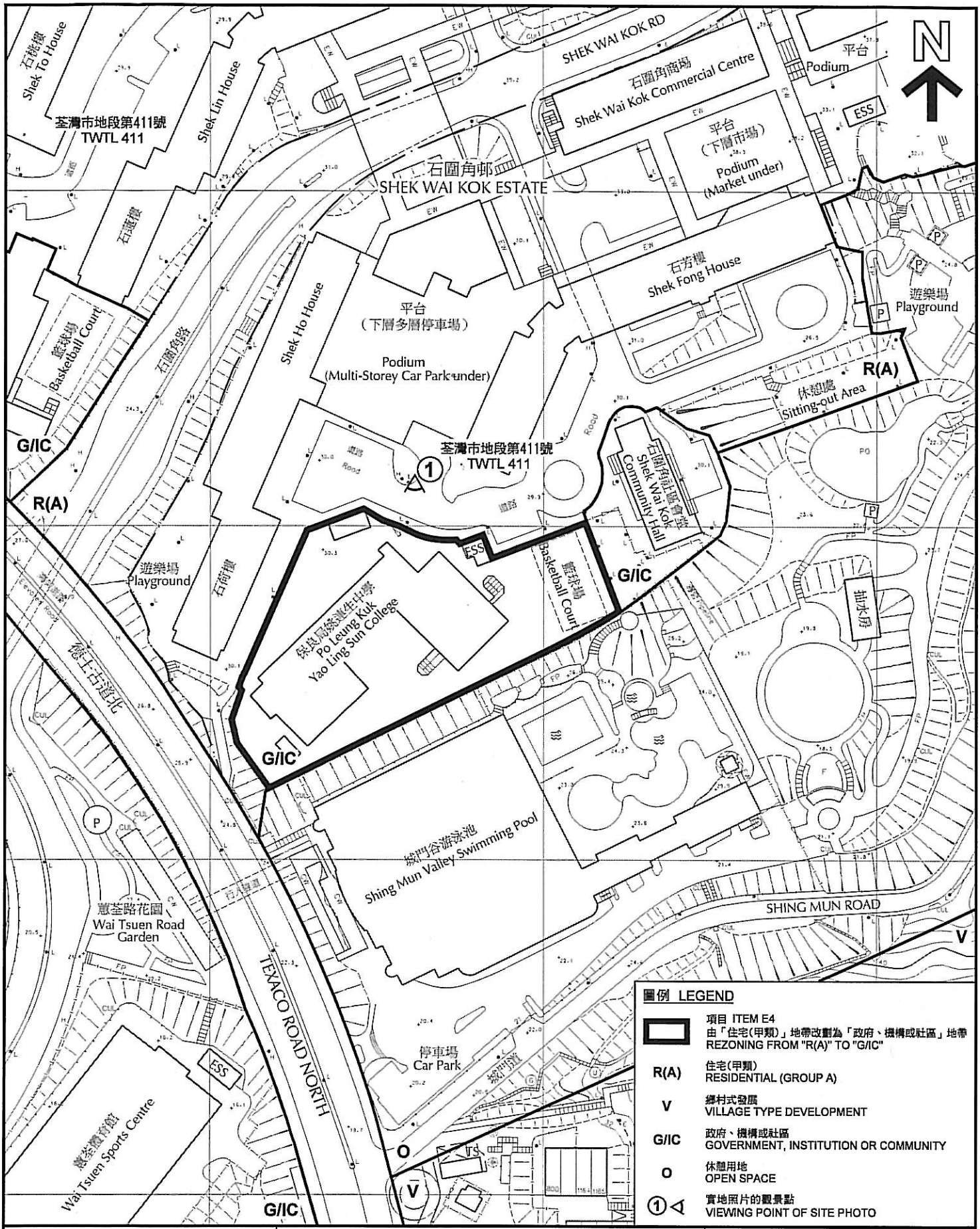
實地照片
SITE PHOTOS

擬議修訂項目E3
PROPOSED AMENDMENT ITEM E3

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
E3-2




本摘要圖於2012年2月2日擬備，所根據的資料為測量圖編號 7-SW-16A/B

EXTRACT PLAN PREPARED ON 2.2.2012 BASED ON SURVEY SHEETS No. 7-SW-16A/B

# 平面圖
# SITE PLAN

## 擬議修訂項目E4
## PROPOSED AMENDMENT ITEM E4

SCALE 1 : 1 500 比例尺

米 METRES 25 0 25 50 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
E4-1




保良局姚連生中學
PO LEUNG KUK YAO LING SUN COLLEGE

本圖於2012年2月2日擬備，所根據的資料為攝於2012年1月16日的實地照片

PLAN PREPARED ON 2.2.2012
BASED ON SITE PHOTO TAKEN ON 16.1.2012

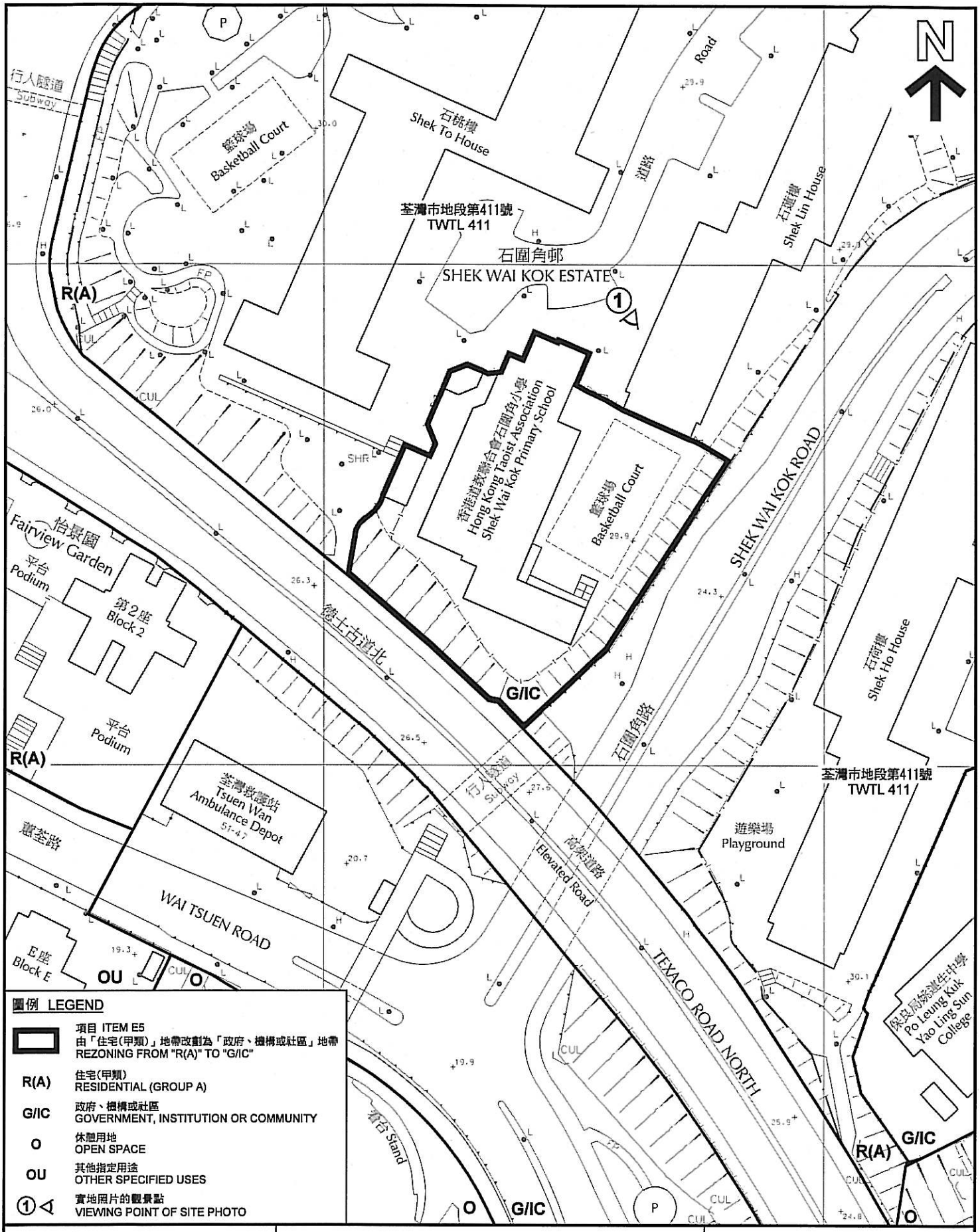
實地照片
SITE PHOTO

擬議修訂項目E4
PROPOSED AMENDMENT ITEM E4

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
E4-2




圖例 LEGEND

| | |
|---|---|
| | 項目 ITEM E5<br>由「住宅(甲類)」地帶改劃為「政府、機構或社區」地帶<br>REZONING FROM "R(A)" TO "G/IC" |
| R(A) | 住宅(甲類)<br>RESIDENTIAL (GROUP A) |
| G/IC | 政府、機構或社區<br>GOVERNMENT, INSTITUTION OR COMMUNITY |
| O | 休憩用地<br>OPEN SPACE |
| OU | 其他指定用途<br>OTHER SPECIFIED USES |
| ① | 實地照片的觀景點<br>VIEWING POINT OF SITE PHOTO |

本摘要圖於2012年2月2日擬備，所根據的資料為測量圖編號 7-SW-16A

EXTRACT PLAN PREPARED ON 2.2.2012
BASED ON SURVEY SHEET No.
7-SW-16A

# 平面圖
# SITE PLAN

## 擬議修訂項目E5
## PROPOSED AMENDMENT ITEM E5

SCALE 1 : 1 000 比例尺

米 METRES 20 0 20 40 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
E5-1




香港道教聯合會石圍角小學

HONG KONG TAOIST ASSOCIATION SKEK WAI KOK PRIMARY SCHOOL

本圖於2012年2月2日擬備，所根據的資料為攝於2012年1月16日的實地照片

PLAN PREPARED ON 2.2.2012
BASED ON SITE PHOTO TAKEN ON 16.1.2012

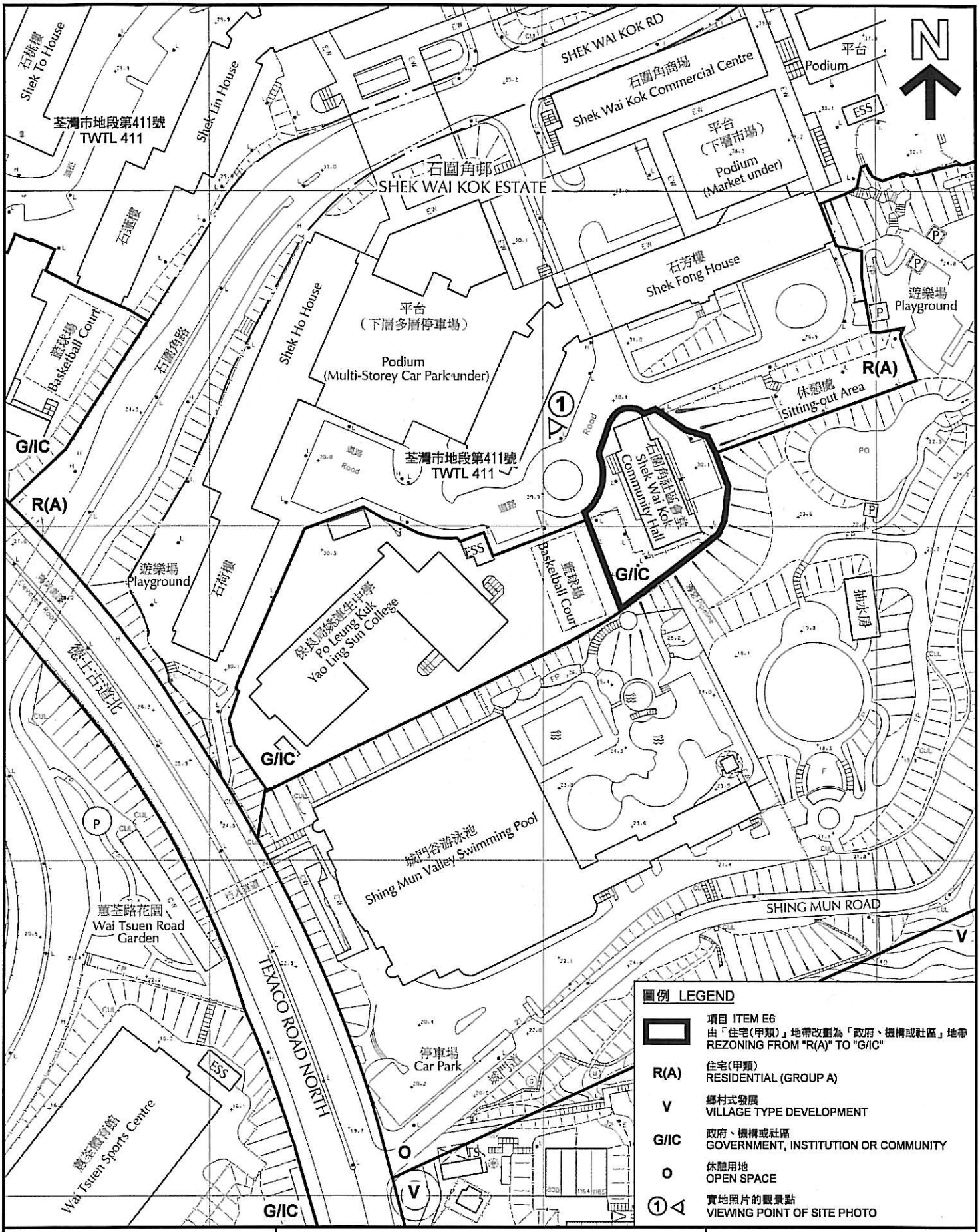
實地照片
SITE PHOTO

擬議修訂項目E5
PROPOSED AMENDMENT ITEM E5

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
E5-2




本摘要圖於2012年2月2日擬備，所根據的資料為測量圖編號 7-SW-16A/B

EXTRACT PLAN PREPARED ON 2.2.2012
BASED ON SURVEY SHEETS No.
7-SW-16A/B

# 平面圖
# SITE PLAN

## 擬議修訂項目E6
## PROPOSED AMENDMENT ITEM E6

SCALE 1 : 1 500 比例尺

米 METRES 25 0 25 50 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
E6-1




石圍角社區會堂
SHEK WAI KOK COMMUNITY HALL

本圖於2012年2月2日擬備，所根據的資料為攝於2012年1月16日的實地照片

PLAN PREPARED ON 2.2.2012
BASED ON SITE PHOTO TAKEN ON 16.1.2012

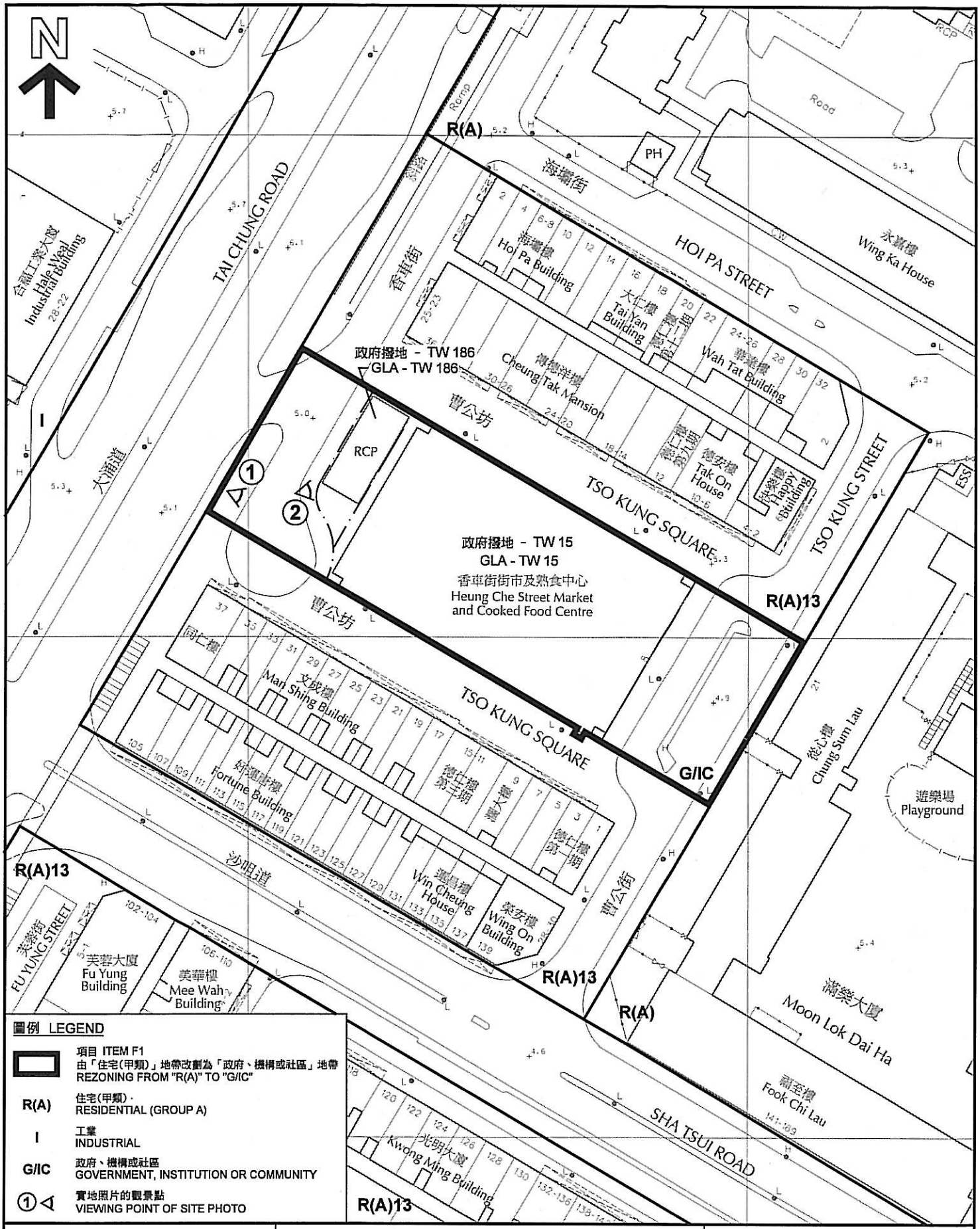
實地照片
SITE PHOTO

擬議修訂項目E6
PROPOSED AMENDMENT ITEM E6

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
E6-2




圖例 LEGEND

| | |
|---|---|
| | 項目 ITEM F1<br>由「住宅(甲類)」地帶改劃為「政府、機構或社區」地帶<br>REZONING FROM "R(A)" TO "G/IC" |
| R(A) | 住宅(甲類)<br>RESIDENTIAL (GROUP A) |
| I | 工業<br>INDUSTRIAL |
| G/IC | 政府、機構或社區<br>GOVERNMENT, INSTITUTION OR COMMUNITY |
| ①◁ | 實地照片的觀景點<br>VIEWING POINT OF SITE PHOTO |

本摘要圖於2012年1月3日擬備，所根據的資料為測量圖編號 6-SE-20B

EXTRACT PLAN PREPARED ON 3.1.2012 BASED ON SURVEY SHEET No. 6-SE-20B

# 平面圖
# SITE PLAN

## 擬議修訂項目F1
## PROPOSED AMENDMENT ITEM F1

SCALE 1 : 1 000 比例尺

米 METRES 20 0 20 40 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
F1-1




香車街街市及熟食中心
HEUNG CHE STREET MARKET AND COOKED FOOD CENTRE




香車街垃圾收集站
HEUNG CHE STREET REFUSE COLLECTION POINT

本圖於2012年1月27日擬備，所根據的資料為攝於2012年1月4日的實地照片

PLAN PREPARED ON 27.1.2012
BASED ON SITE PHOTOS TAKEN ON 4.1.2012

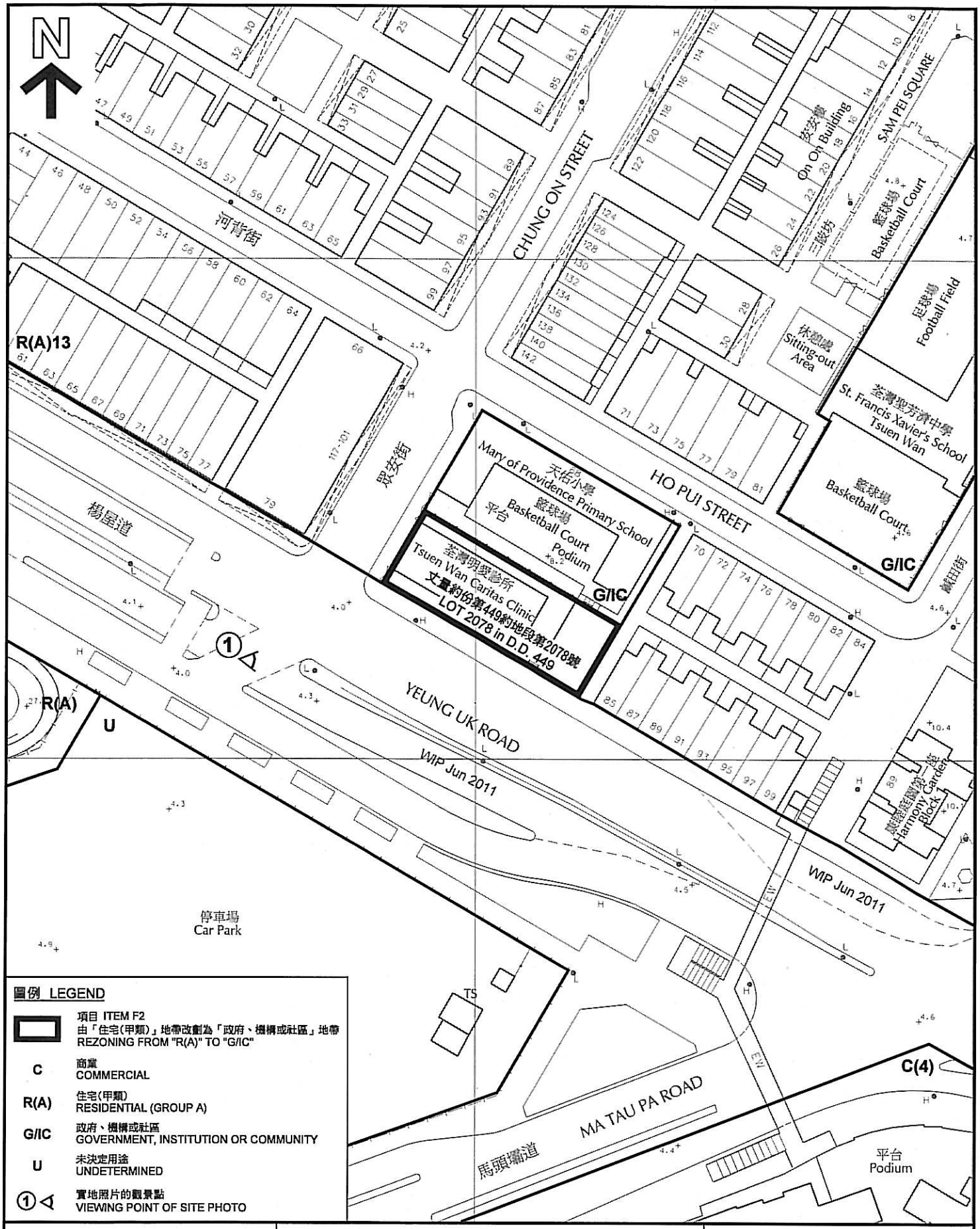
實地照片
SITE PHOTOS

擬議修訂項目F1
PROPOSED AMENDMENT ITEM F1

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
F1-2




本摘要圖於2012年1月30日擬備，所根據的資料為測量圖編號 6-SE-20D 和 7-SW-16C

EXTRACT PLAN PREPARED ON 30.1.2012
BASED ON SURVEY SHEETS No.
6-SE-20D & 7-SW-16C

# 平面圖
# SITE PLAN

## 擬議修訂項目F2
## PROPOSED AMENDMENT ITEM F2

SCALE 1 : 1 000 比例尺

米 METRES 20 0 20 40 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
F2-1

①



明愛賽馬場會社區教育中心-荃灣

CARITAS JOCKEY CLUB INSTITUTE OF COMMUNITY EDUCATION - TSUEN WAN

本圖於2012年1月27日擬備，所根據的資料為攝於2012年1月4日的實地照片

PLAN PREPARED ON 27.1.2012 BASED ON SITE PHOTO TAKEN ON 4.1.2012

實地照片

SITE PHOTO

擬議修訂項目F2

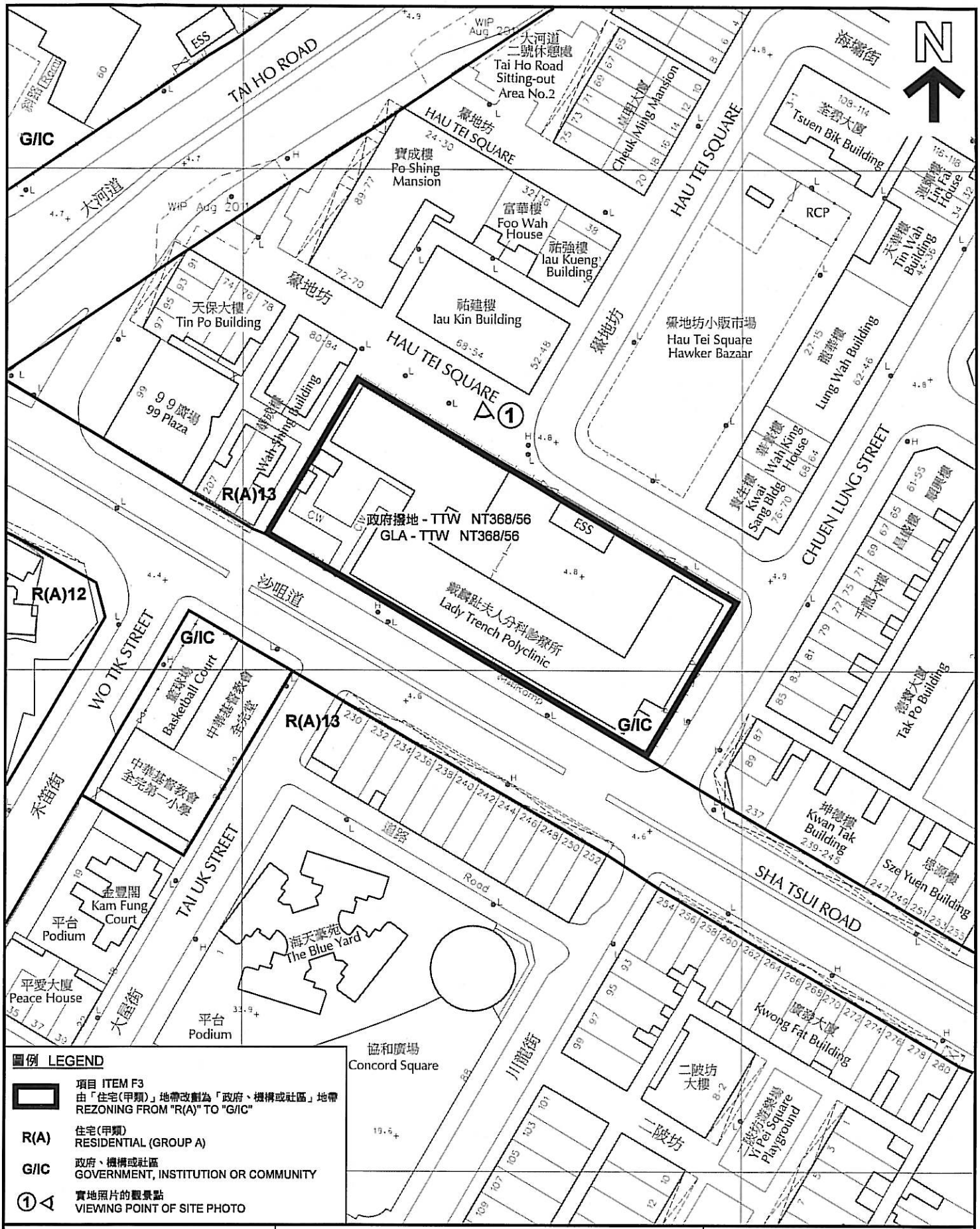
PROPOSED AMENDMENT ITEM F2

規劃署

PLANNING DEPARTMENT

參考編號 REFERENCE No. M/TW/12/1

圖 PLAN F2-2




圖例 LEGEND

- 項目 ITEM F3 — 由「住宅(甲類)」地帶改劃為「政府、機構或社區」地帶 REZONING FROM "R(A)" TO "G/IC"
- R(A) 住宅(甲類) RESIDENTIAL (GROUP A)
- G/IC 政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
- ①◁ 實地照片的觀景點 VIEWING POINT OF SITE PHOTO

本摘要圖於2012年1月3日擬備，所根據的資料為測量圖編號 6-SE-20B/D 和 7-SW-16A/C

EXTRACT PLAN PREPARED ON 3.1.2012 BASED ON SURVEY SHEETS No. 6-SE-20B/D & 7-SW-16A/C

# 平面圖
# SITE PLAN
## 擬議修訂項目F3
## PROPOSED AMENDMENT ITEM F3

SCALE 1 : 1 000 比例尺

米 METRES 20 0 20 40 米 METRES

規劃署 PLANNING DEPARTMENT

參考編號 REFERENCE No. M/TW/12/1

圖 PLAN F3-1




戴麟趾夫人分科診療所
LADY TRENCH POLYCLINIC

本圖於2012年1月27日擬備，所根據的資料為攝於2012年1月4日的實地照片

PLAN PREPARED ON 27.1.2012
BASED ON SITE PHOTO TAKEN ON 4.1.2012

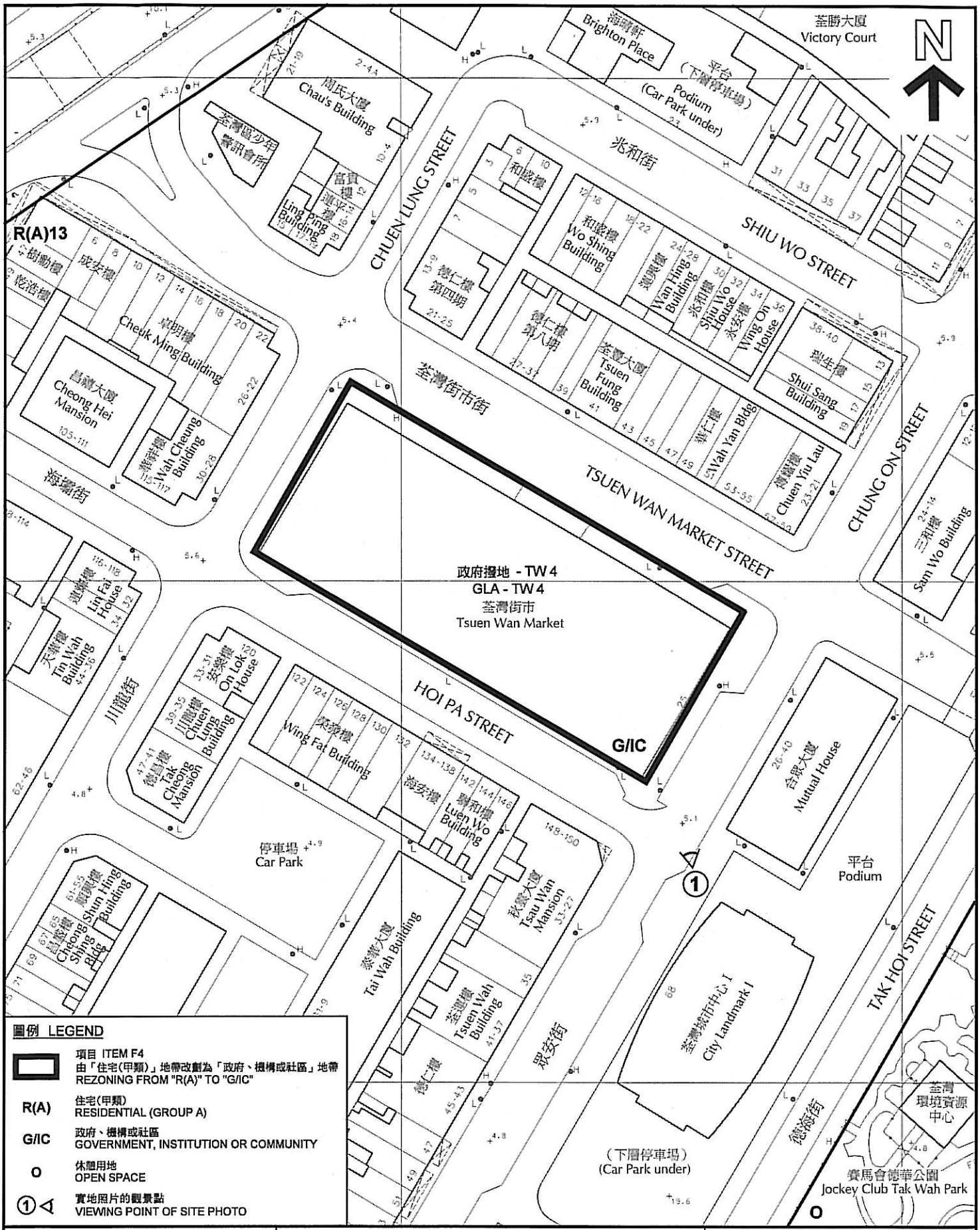
實地照片
SITE PHOTO

擬議修訂項目F3
PROPOSED AMENDMENT ITEM F3

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
F3-2




本摘要圖於2012年1月3日擬備，所根據的資料為測量圖編號 7-SW-16A/C

EXTRACT PLAN PREPARED ON 3.1.2012 BASED ON SURVEY SHEETS No. 7-SW-16A/C

# 平面圖
# SITE PLAN

## 擬議修訂項目F4
## PROPOSED AMENDMENT ITEM F4

SCALE 1 : 1 000 比例尺

米 METRES 20 0 20 40 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
F4-1

①




荃灣街市
TSUEN WAN MARKET

本圖於2012年1月27日擬備，所根據的資料為攝於2012年1月4日的實地照片

PLAN PREPARED ON 27.1.2012
BASED ON SITE PHOTO TAKEN ON 4.1.2012

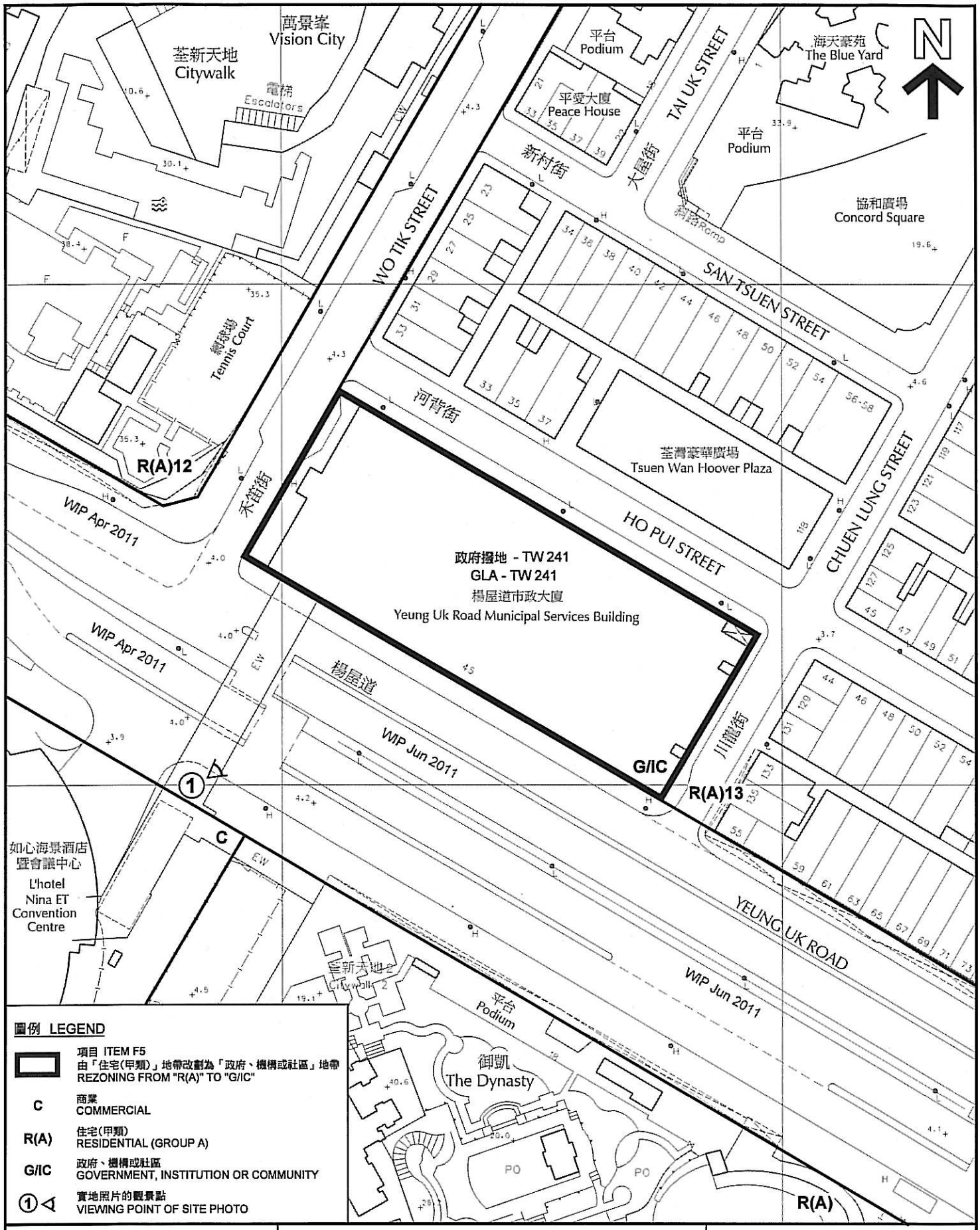
實地照片
SITE PHOTO

擬議修訂項目F4
PROPOSED AMENDMENT ITEM F4

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
F4-2




圖例 LEGEND

| | |
|---|---|
| | 項目 ITEM F5<br>由「住宅(甲類)」地帶改劃為「政府、機構或社區」地帶<br>REZONING FROM "R(A)" TO "G/IC" |
| C | 商業<br>COMMERCIAL |
| R(A) | 住宅(甲類)<br>RESIDENTIAL (GROUP A) |
| G/IC | 政府、機構或社區<br>GOVERNMENT, INSTITUTION OR COMMUNITY |
| ①◁ | 實地照片的觀景點<br>VIEWING POINT OF SITE PHOTO |

本摘要圖於2012年1月30日擬備，所根據的資料為測量圖編號 6-SE-20D

EXTRACT PLAN PREPARED ON 30.1.2012 BASED ON SURVEY SHEET No. 6-SE-20D

# 平面圖
# SITE PLAN

擬議修訂項目F5
PROPOSED AMENDMENT ITEM F5

SCALE 1 : 1 000 比例尺

米 METRES 20 0 20 40 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
F5-1




楊屋道市政大廈
YEUNG UK ROAD MUNICIPAL SERVICES BUILDING

本圖於2012年1月27日擬備，所根據的資料為攝於2012年1月4日的實地照片

PLAN PREPARED ON 27.1.2012
BASED ON SITE PHOTO TAKEN ON 4.1.2012

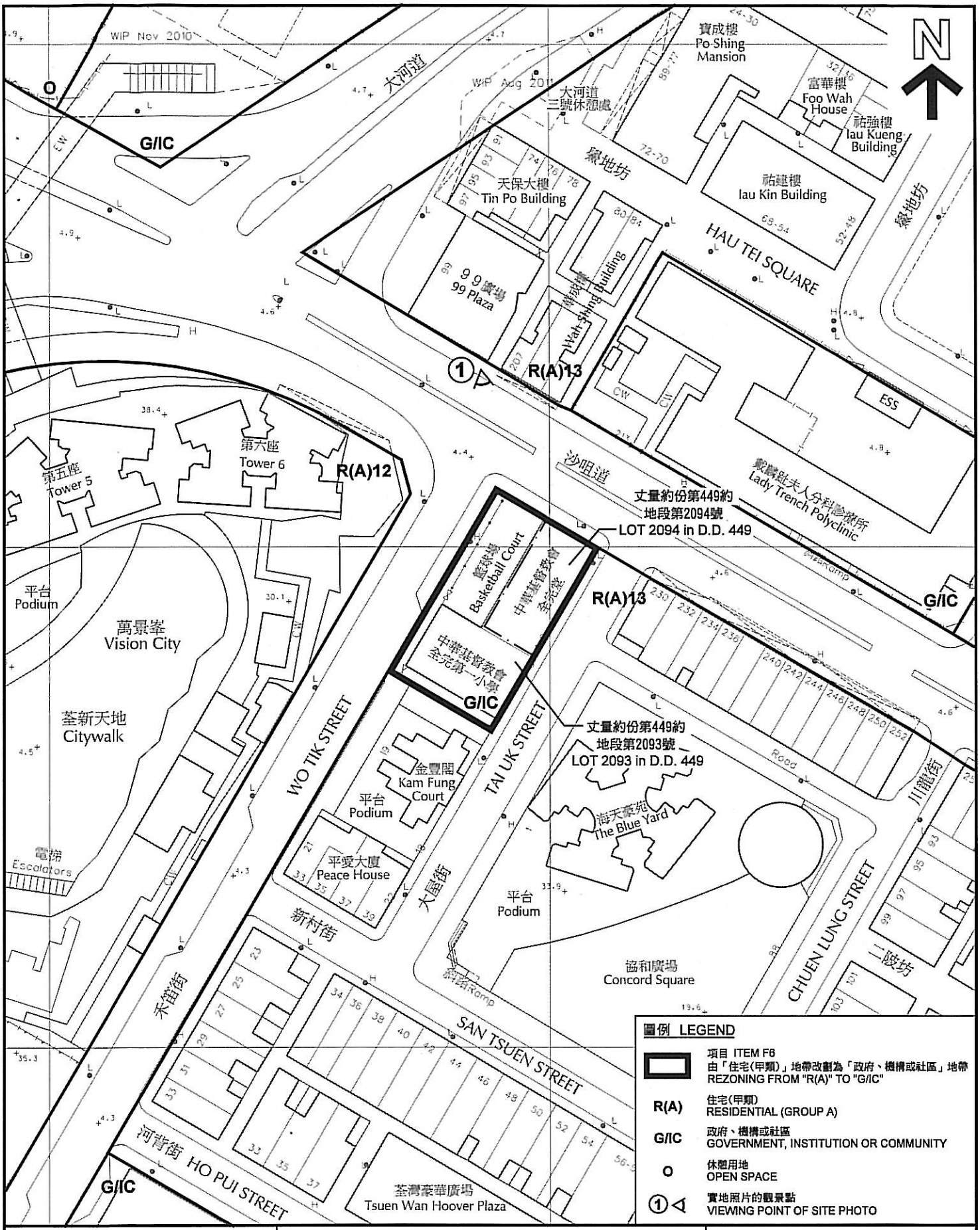
實地照片
SITE PHOTO

擬議修訂項目F5
PROPOSED AMENDMENT ITEM F5

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
F5-2




本摘要圖於2012年1月3日擬備，所根據的資料為測量圖編號 6-SE-20B/D

EXTRACT PLAN PREPARED ON 3.1.2012 BASED ON SURVEY SHEETS No. 6-SE-20B/D

# 平面圖
# SITE PLAN

## 擬議修訂項目F6
## PROPOSED AMENDMENT ITEM F6

SCALE 1 : 1 000 比例尺

米 METRES 20 0 20 40 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
F6-1




中華基督教會全完堂及全完第一小學
CHUEN YUEN CHURCH AND CHUEN YUEN FIRST PRIMARY SCHOOL
THE CHURCH OF CHRIST IN CHINA

本圖於2012年1月27日擬備，所根據的資料為攝於2012年1月4日的實地照片

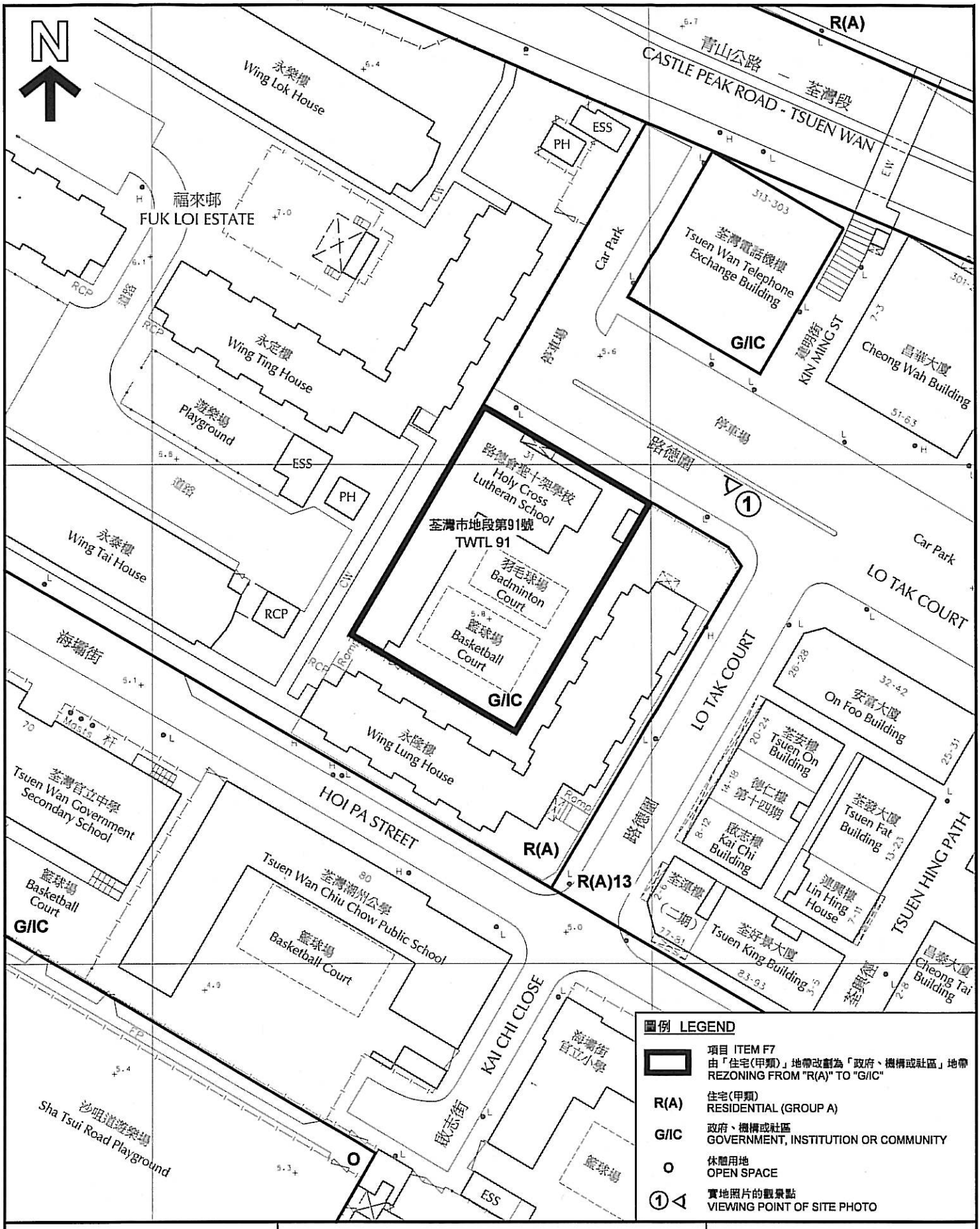
PLAN PREPARED ON 27.1.2012
BASED ON SITE PHOTO TAKEN ON 4.1.2012

實地照片
SITE PHOTO
擬議修訂項目F6
PROPOSED AMENDMENT ITEM F6

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
F6-2




圖例 LEGEND

| | |
|---|---|
| | 項目 ITEM F7<br>由「住宅(甲類)」地帶改劃為「政府、機構或社區」地帶<br>REZONING FROM "R(A)" TO "G/IC" |
| R(A) | 住宅(甲類)<br>RESIDENTIAL (GROUP A) |
| G/IC | 政府、機構或社區<br>GOVERNMENT, INSTITUTION OR COMMUNITY |
| O | 休閒用地<br>OPEN SPACE |
| ①◁ | 實地照片的觀景點<br>VIEWING POINT OF SITE PHOTO |

本摘要圖於2012年1月3日擬備，所根據的資料為測量圖編號 6-SE-20B

EXTRACT PLAN PREPARED ON 3.1.2012 BASED ON SURVEY SHEET No. 6-SE-20B

# 平面圖
# SITE PLAN

## 擬議修訂項目F7
## PROPOSED AMENDMENT ITEM F7

SCALE 1 : 1 000 比例尺

米 METRES 20 0 20 40 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
F7-1




路德會聖十架學校
HOLY CROSS LUTHERAN SCHOOL

本圖於2012年1月27日擬備，所根據的資料為攝於2012年1月4日的實地照片

PLAN PREPARED ON 27.1.2012
BASED ON SITE PHOTO TAKEN ON 4.1.2012

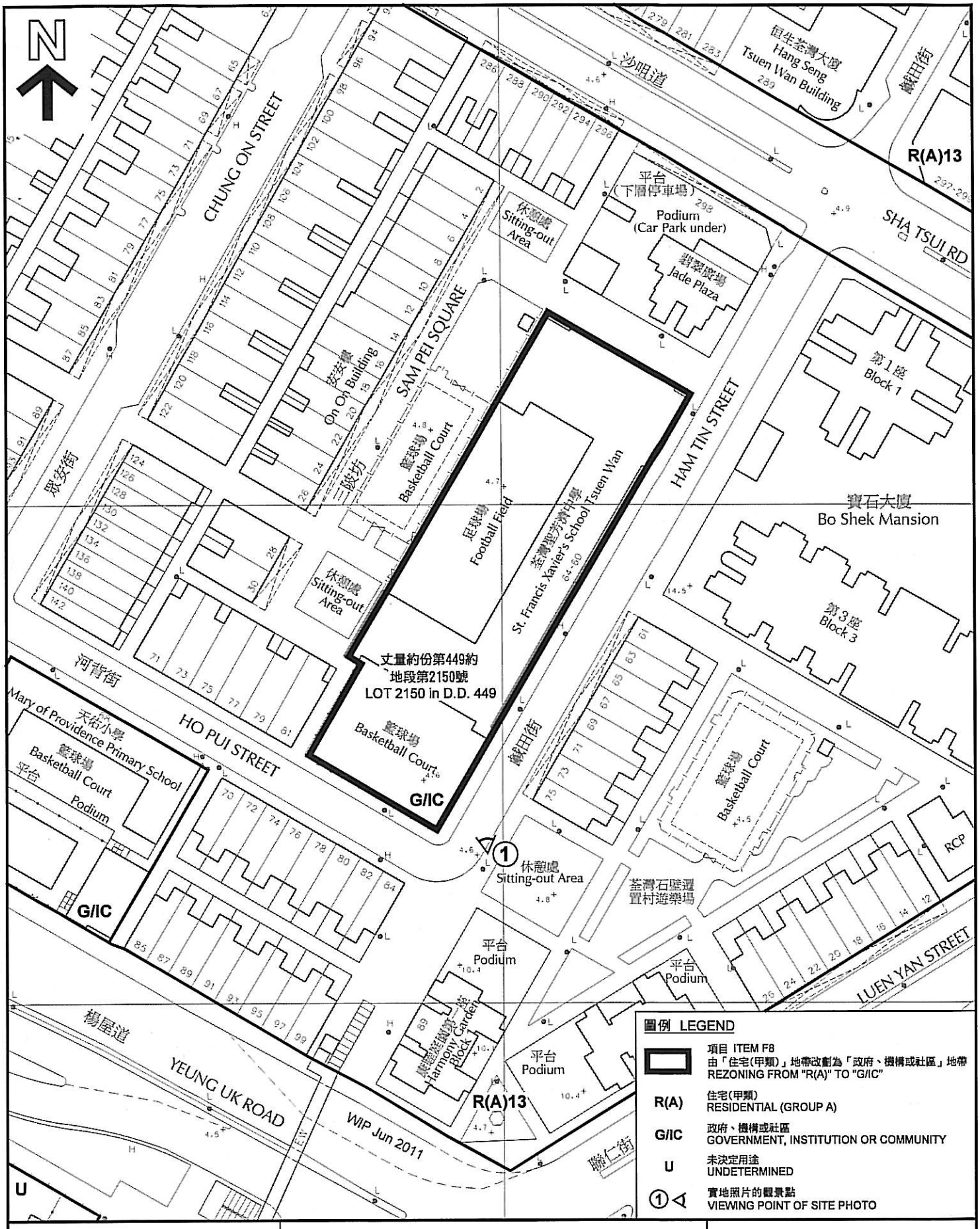
實地照片
SITE PHOTO

擬議修訂項目F7
PROPOSED AMENDMENT ITEM F7

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
F7-2




本摘要圖於2012年1月30日擬備，所根據的資料為測量圖編號 7-SW-16C

EXTRACT PLAN PREPARED ON 30.1.2012 BASED ON SURVEY SHEET No. 7-SW-16C

# 平面圖
# SITE PLAN

擬議修訂項目F8
PROPOSED AMENDMENT ITEM F8

SCALE 1 : 1 000 比例尺

米 METRES 20 0 20 40 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
F8-1

①




荃灣聖芳濟中學
ST. FRANCIS XAVIER'S SCHOOL TSUEN WAN

本圖於2012年1月27日擬備，所根據的資料為攝於2012年1月4日的實地照片

PLAN PREPARED ON 27.1.2012
BASED ON SITE PHOTO TAKEN ON 4.1.2012

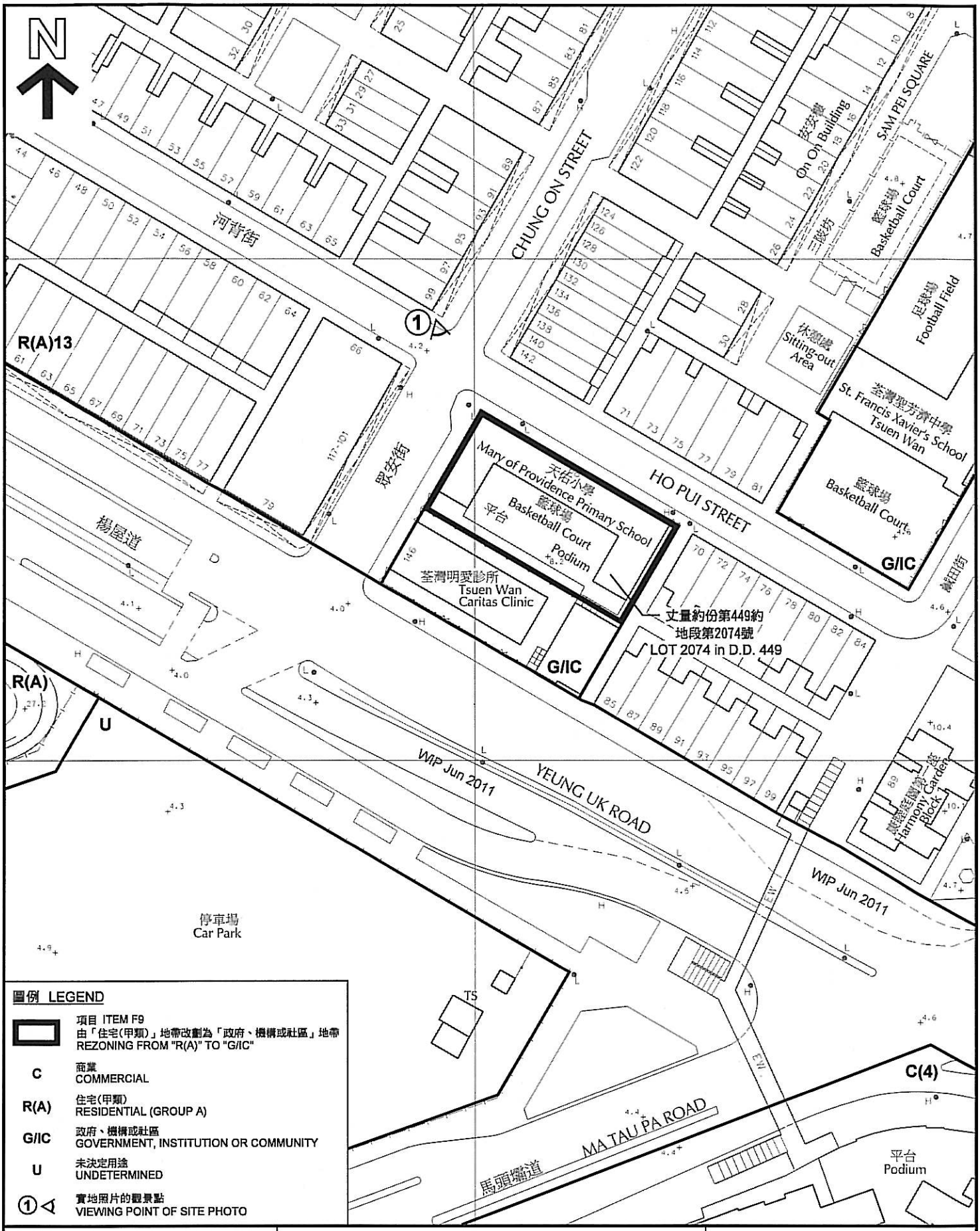
實地照片
SITE PHOTO

擬議修訂項目F8
PROPOSED AMENDMENT ITEM F8

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
F8-2




本摘要圖於2012年1月30日擬備，所根據的資料為測量圖編號 6-SE-20D 和 7-SW-16C

EXTRACT PLAN PREPARED ON 30.1.2012 BASED ON SURVEY SHEETS No. 6-SE-20D & 7-SW-16C

# 平面圖
# SITE PLAN
## 擬議修訂項目F9
## PROPOSED AMENDMENT ITEM F9

SCALE 1 : 1 000 比例尺

米 METRES 20 0 20 40 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號 REFERENCE No. M/TW/12/1

圖 PLAN F9-1




天佑小學
MARY OF PROVIDENCE PRIMARY SCHOOL

本圖於2012年1月27日擬備，所根據的資料為攝於2012年1月4日的實地照片

PLAN PREPARED ON 27.1.2012
BASED ON SITE PHOTO TAKEN ON 4.1.2012

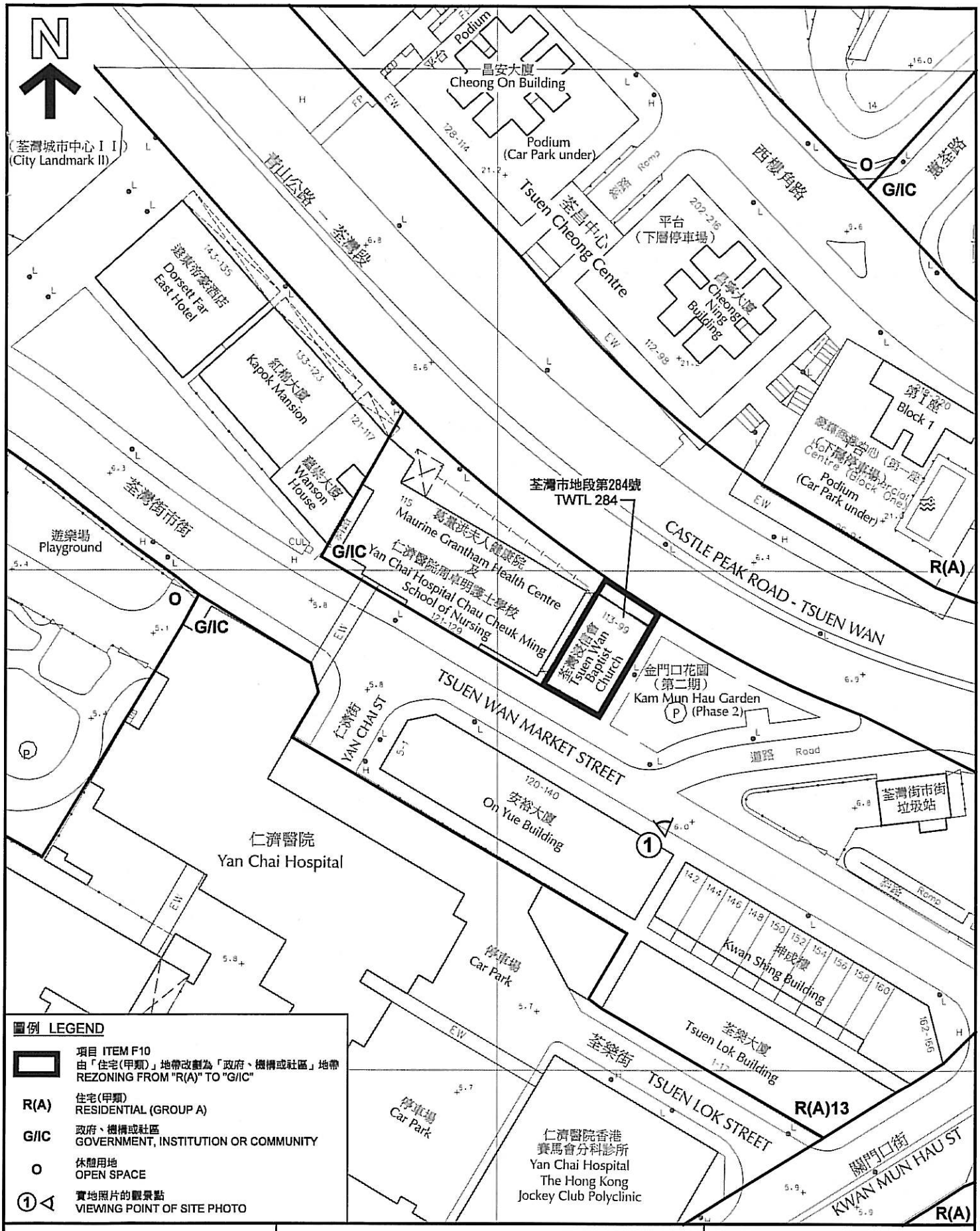
實地照片
SITE PHOTO

擬議修訂項目F9
PROPOSED AMENDMENT ITEM F9

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
F9-2




圖例 LEGEND

| | |
|---|---|
| | 項目 ITEM F10<br>由「住宅(甲類)」地帶改劃為「政府、機構或社區」地帶<br>REZONING FROM "R(A)" TO "G/IC" |
| R(A) | 住宅(甲類)<br>RESIDENTIAL (GROUP A) |
| G/IC | 政府、機構或社區<br>GOVERNMENT, INSTITUTION OR COMMUNITY |
| O | 休憩用地<br>OPEN SPACE |
| ① | 實地照片的觀景點<br>VIEWING POINT OF SITE PHOTO |

本摘要圖於2012年1月3日擬備，所根據的資料為測量圖編號 7-SW-16A/C

EXTRACT PLAN PREPARED ON 3.1.2012 BASED ON SURVEY SHEETS No. 7-SW-16A/C

# 平面圖
# SITE PLAN

擬議修訂項目F10
PROPOSED AMENDMENT ITEM F10

SCALE 1 : 1 000 比例尺

米 METRES 20 0 20 40 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

PLAN
F10-1




荃灣浸信會
TSUEN WAN BAPTIST CHURCH

本圖於2012年1月27日擬備，所根據的資料為攝於2012年1月4日的實地照片

PLAN PREPARED ON 27.1.2012
BASED ON SITE PHOTO TAKEN ON 4.1.2012

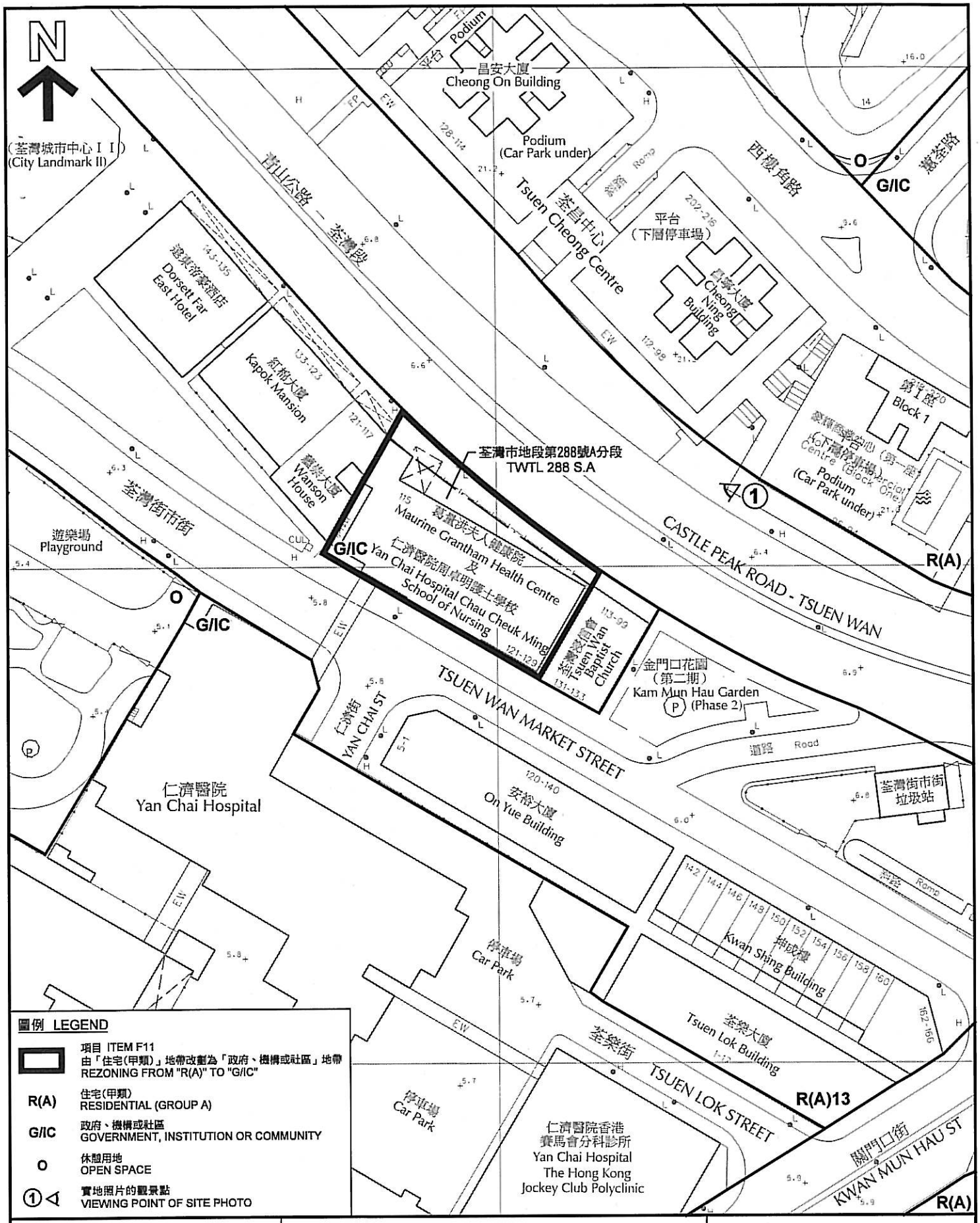
實地照片
SITE PHOTO

擬議修訂項目F10
PROPOSED AMENDMENT ITEM F10

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
F10-2




本摘要圖於2012年1月3日擬備，所根據的資料為測量圖編號 7-SW-16A/C

EXTRACT PLAN PREPARED ON 3.1.2012 BASED ON SURVEY SHEETS No. 7-SW-16A/C

# 平面圖
# SITE PLAN

## 擬議修訂項目F11
## PROPOSED AMENDMENT ITEM F11

SCALE 1 : 1 000 比例尺

米 METRES 20 0 20 40 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號 REFERENCE No. M/TW/12/1

PLAN F11-1




葛量洪夫人健康院及仁濟醫院周卓明護士學校
MAURINE GRANTHAM HEALTH CENTRE AND
YAN CHAI HOSPITAL CHAU CHEUK MING SCHOOL OF NURSING

本圖於2012年1月27日擬備，所根據的資料為攝於2012年1月4日的實地照片

PLAN PREPARED ON 27.1.2012
BASED ON SITE PHOTO TAKEN
ON 4.1.2012

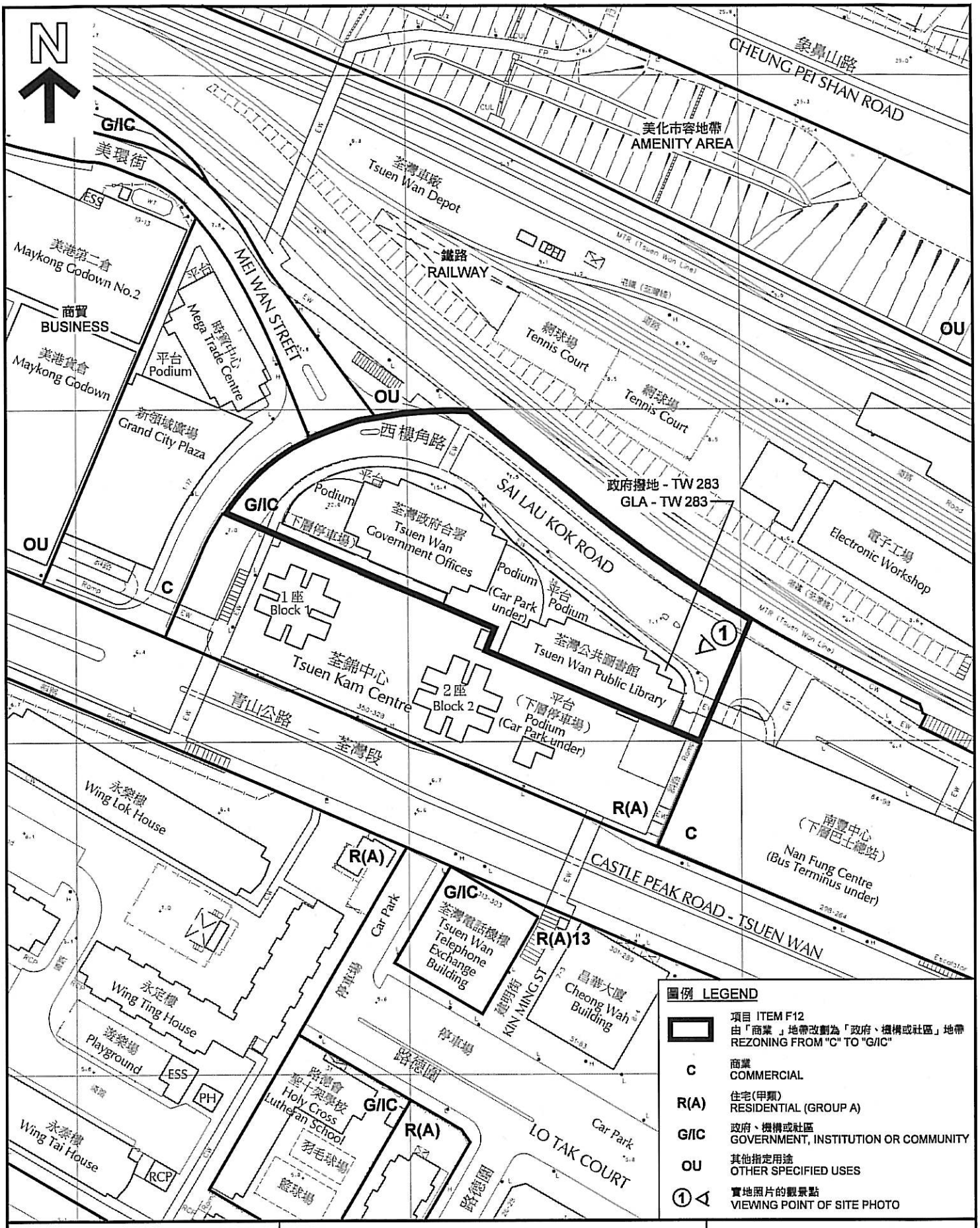
實地照片
SITE PHOTO

擬議修訂項目F11
PROPOSED AMENDMENT ITEM F11

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
F11-2




本摘要圖於2012年1月3日擬備，所根據的資料為測量圖編號 6-SE-20B 和 7-SW-16A

EXTRACT PLAN PREPARED ON 3.1.2012 BASED ON SURVEY SHEETS No. 6-SE-20B & 7-SW-16A

# 平面圖
# SITE PLAN

## 擬議修訂項目F12
## PROPOSED AMENDMENT ITEM F12

SCALE 1 : 1 500 比例尺

米 METRES 25 0 25 50 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
F12-1

①



荃灣政府合署及荃灣公共圖書館
TSUEN WAN GOVERNMENT OFFICES
AND TSUEN WAN PUBLIC LIBRARY

本圖於2012年1月27日擬備，所根據的資料為攝於2012年1月4日的實地照片

PLAN PREPARED ON 27.1.2012
BASED ON SITE PHOTO TAKEN
ON 4.1.2012

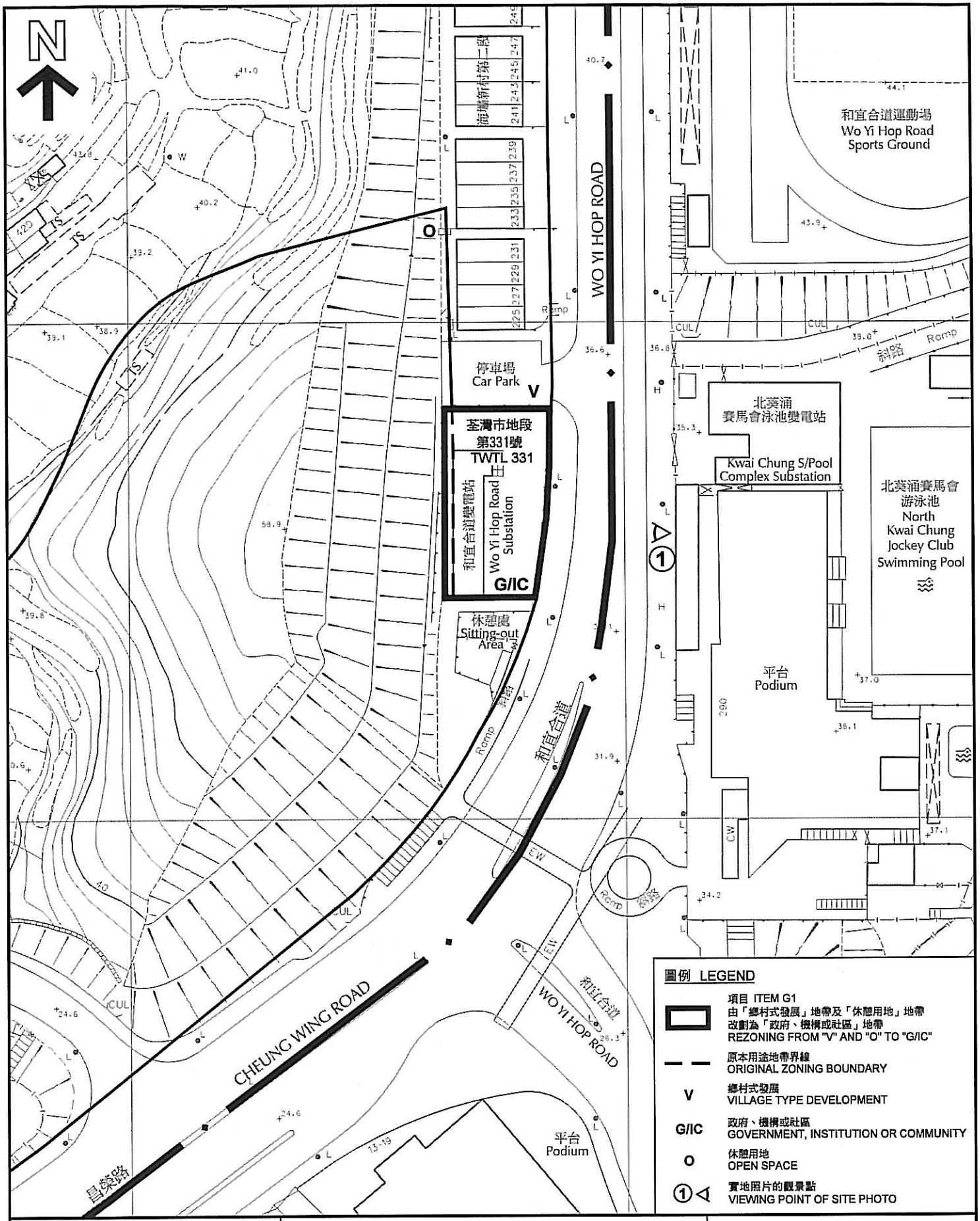
實地照片
SITE PHOTO

擬議修訂項目F12
PROPOSED AMENDMENT ITEM F12

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
F12-2




本摘要圖於2012年1月3日擬備，所根據的資料為測量圖編號 7-SW-17A

EXTRACT PLAN PREPARED ON 3.1.2012
BASED ON SURVEY SHEET No.
7-SW-17A

# 平面圖
# SITE PLAN

## 擬議修訂項目G1
## PROPOSED AMENDMENT ITEM G1

SCALE 1 : 1 000 比例尺

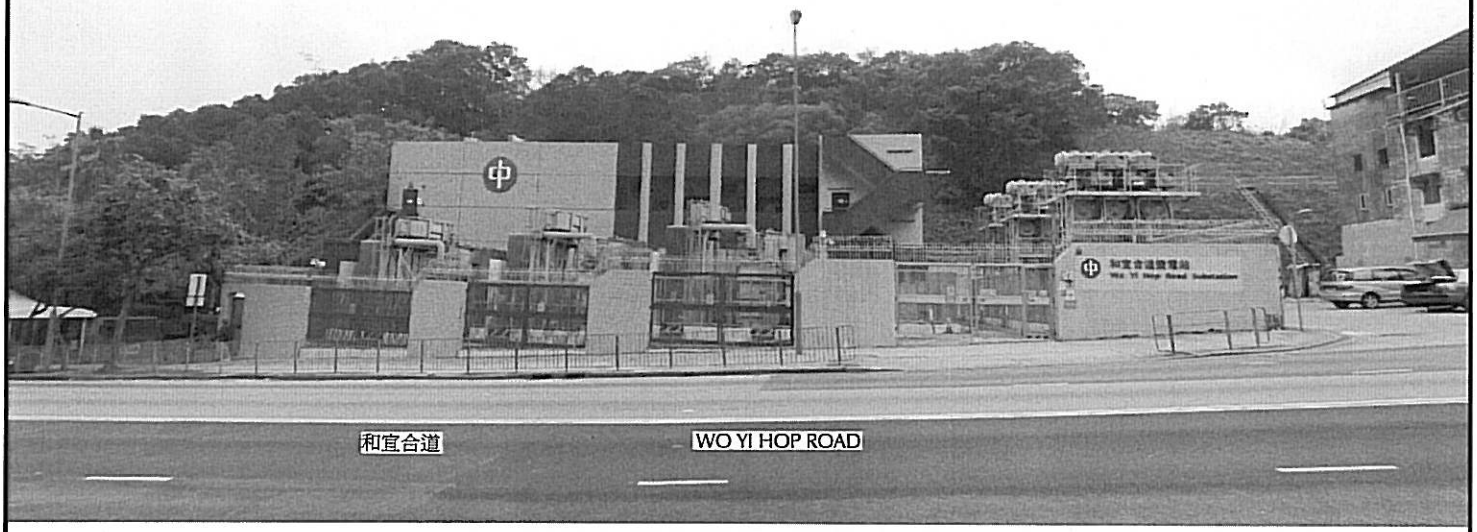
米 METRES 20 0 20 40 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/11/2

圖 PLAN
G1-1

①




和宜合道變電站
WO YI HOP ROAD SUBSTATION

本圖於2012年1月27日擬備，所根據的資料為攝於2012年1月16日的實地照片

PLAN PREPARED ON 27.1.2012
BASED ON SITE PHOTO TAKEN ON 16.1.2012

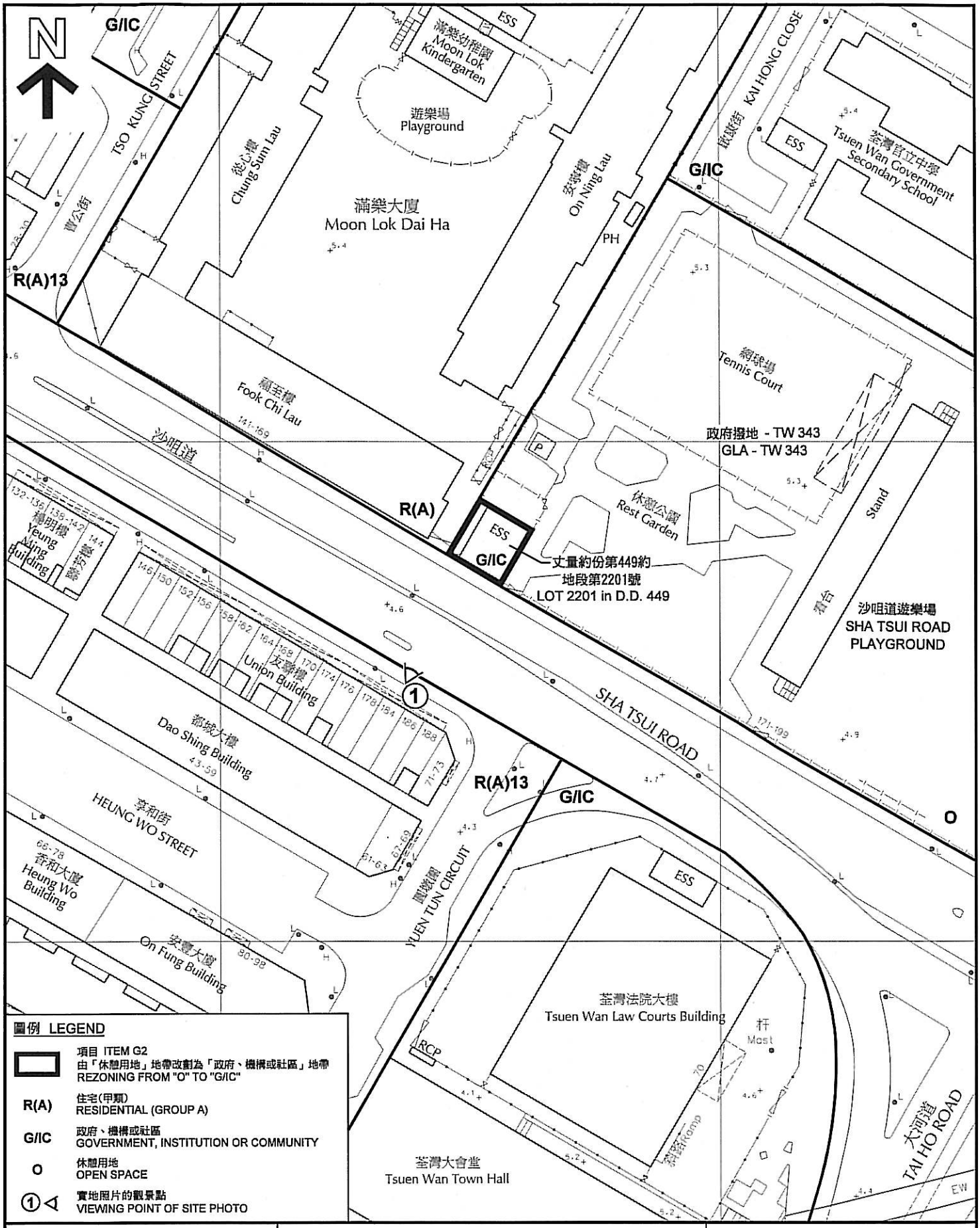
實地照片
SITE PHOTO

擬議修訂項目G1
PROPOSED AMENDMENT ITEM G1

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
G1-2




圖例 LEGEND

| | |
|---|---|
| | 項目 ITEM G2<br>由「休憩用地」地帶改劃為「政府、機構或社區」地帶<br>REZONING FROM "O" TO "G/IC" |
| R(A) | 住宅(甲類)<br>RESIDENTIAL (GROUP A) |
| G/IC | 政府、機構或社區<br>GOVERNMENT, INSTITUTION OR COMMUNITY |
| O | 休憩用地<br>OPEN SPACE |
| ①◁ | 實地照片的觀景點<br>VIEWING POINT OF SITE PHOTO |

本摘要圖於2012年1月3日擬備，所根據的資料為測量圖編號 6-SE-20B/D

EXTRACT PLAN PREPARED ON 3.1.2012 BASED ON SURVEY SHEETS No. 6-SE-20B/D

# 平面圖
# SITE PLAN

## 擬議修訂項目G2
## PROPOSED AMENDMENT ITEM G2

SCALE 1 : 1 000 比例尺

米 METRES 20 0 20 40 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
G2-1




沙咀道住宅區變電站
SHA TSUI ROAD RESIDENTIAL SUBSTATION

本圖於2012年1月27日擬備，所根據的資料為攝於2012年1月4日的實地照片

PLAN PREPARED ON 27.1.2012
BASED ON SITE PHOTO TAKEN ON 4.1.2012

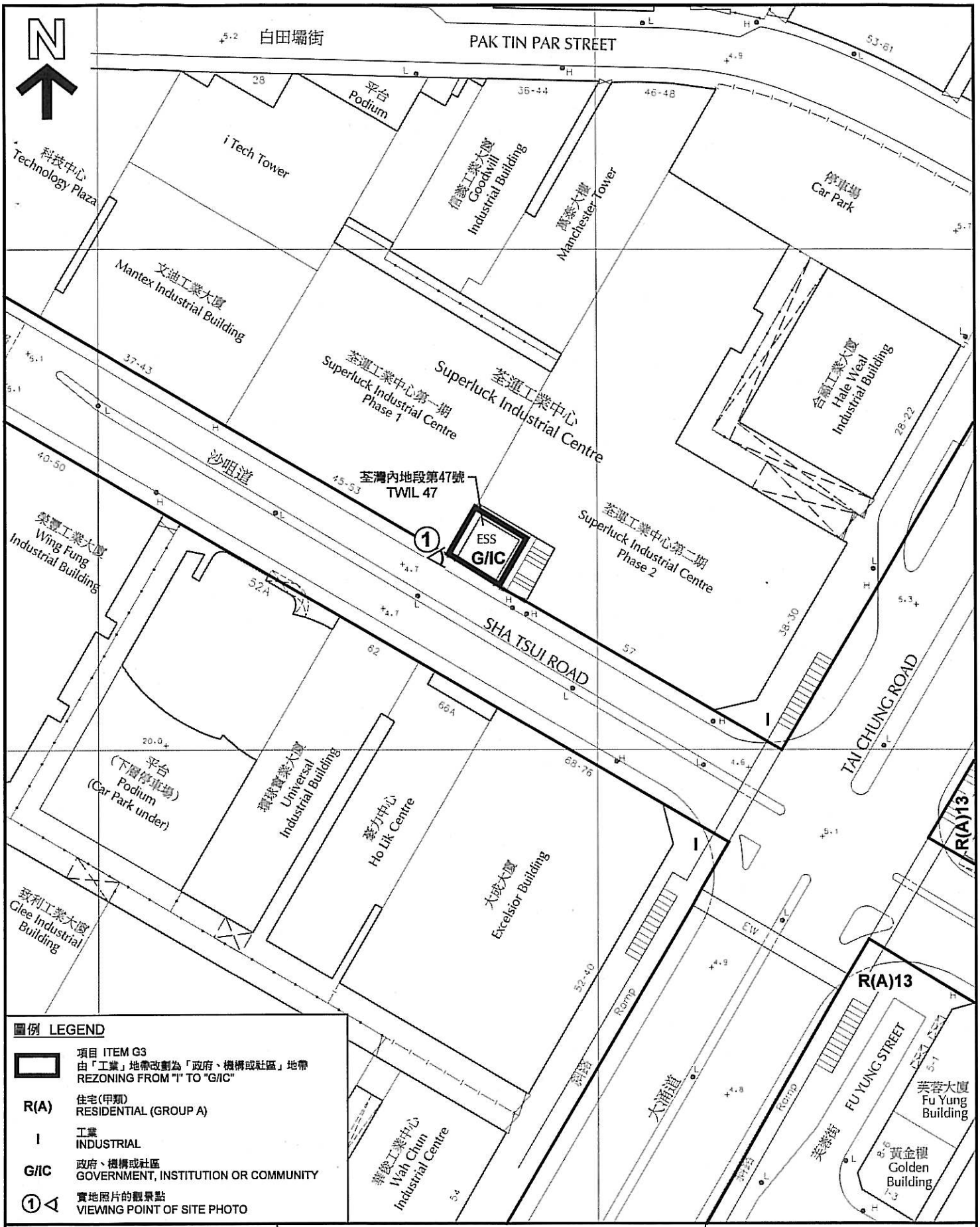
實地照片
SITE PHOTO

擬議修訂項目G2
PROPOSED AMENDMENT ITEM G2

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
G2-2




圖例 LEGEND

| | |
|---|---|
| | 項目 ITEM G3<br>由「工業」地帶改劃為「政府、機構或社區」地帶<br>REZONING FROM "I" TO "G/IC" |
| R(A) | 住宅(甲類)<br>RESIDENTIAL (GROUP A) |
| I | 工業<br>INDUSTRIAL |
| G/IC | 政府、機構或社區<br>GOVERNMENT, INSTITUTION OR COMMUNITY |
| ①◁ | 實地照片的觀景點<br>VIEWING POINT OF SITE PHOTO |

本摘要圖於2012年1月3日擬備，所根據的資料為測量圖編號 6-SE-20B

EXTRACT PLAN PREPARED ON 3.1.2012 BASED ON SURVEY SHEET No. 6-SE-20B

# 平面圖
# SITE PLAN
## 擬議修訂項目G3
## PROPOSED AMENDMENT ITEM G3

SCALE 1 : 1 000 比例尺

米 METRES 20 0 20 40 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號 REFERENCE No.
M/TW/12/1

圖 PLAN
G3-1




沙咀道工業區變電站
SHA TSUI ROAD INDUSTRIAL SUBSTATION

本圖於2012年1月27日擬備，所根據的資料為攝於2012年1月4日的實地照片

PLAN PREPARED ON 27.1.2012
BASED ON SITE PHOTO TAKEN ON 4.1.2012

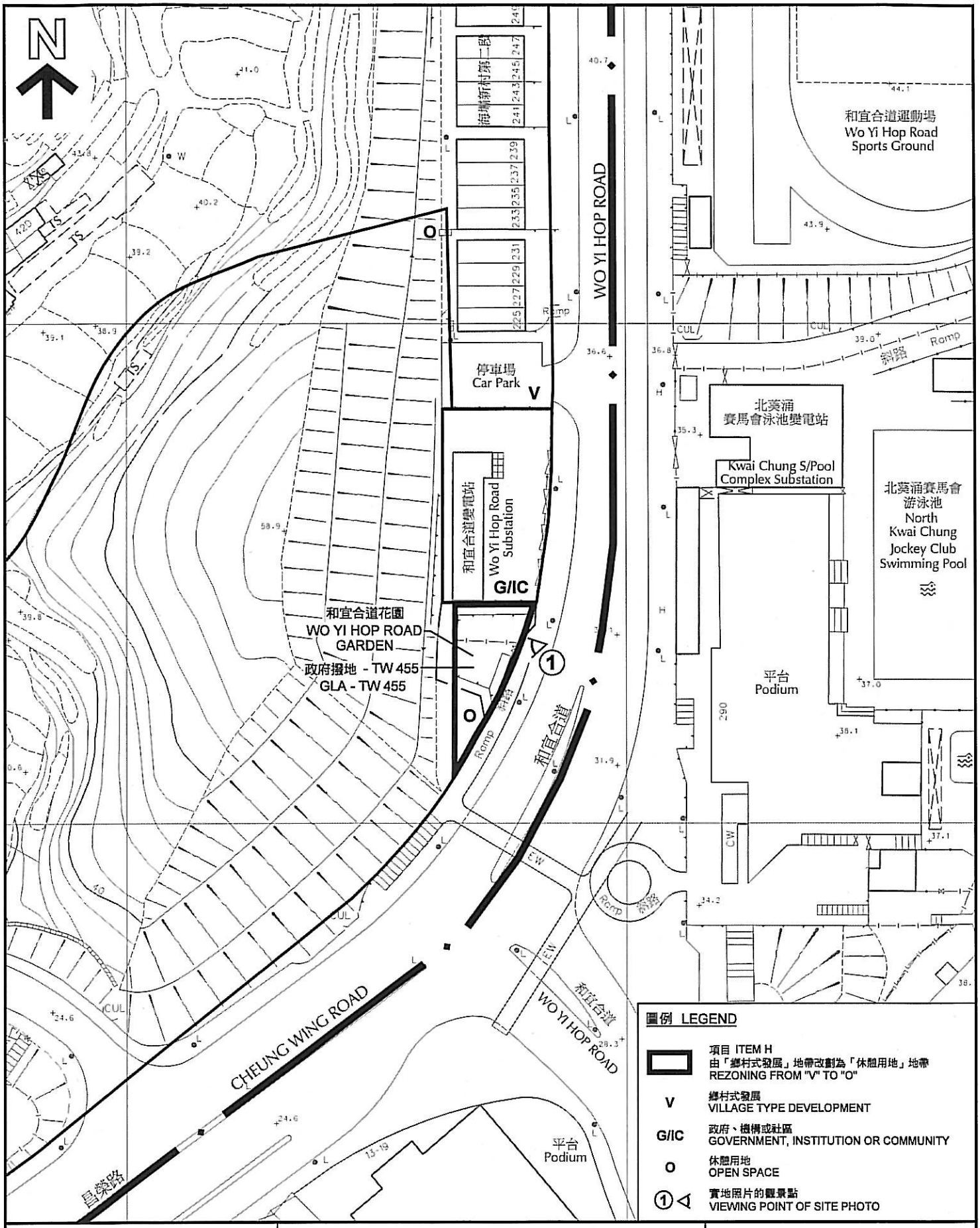
實地照片
SITE PHOTO

擬議修訂項目G3
PROPOSED AMENDMENT ITEM G3

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
G3-2




本摘要圖於2012年1月20日擬備，所根據的資料為測量圖編號 7-SW-17A

EXTRACT PLAN PREPARED ON 20.1.2012
BASED ON SURVEY SHEET No.
7-SW-17A

# 平面圖
# SITE PLAN
## 擬議修訂項目H
## PROPOSED AMENDMENT ITEM H

SCALE 1 : 1 000 比例尺

米 METRES 20 0 20 40 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
H-1




和宜合道花園
WO YI HOP ROAD GARDEN

本圖於2012年1月27日擬備，所根據的資料為攝於2012年1月16日的實地照片

PLAN PREPARED ON 27.1.2012
BASED ON SITE PHOTO TAKEN ON 16.1.2012

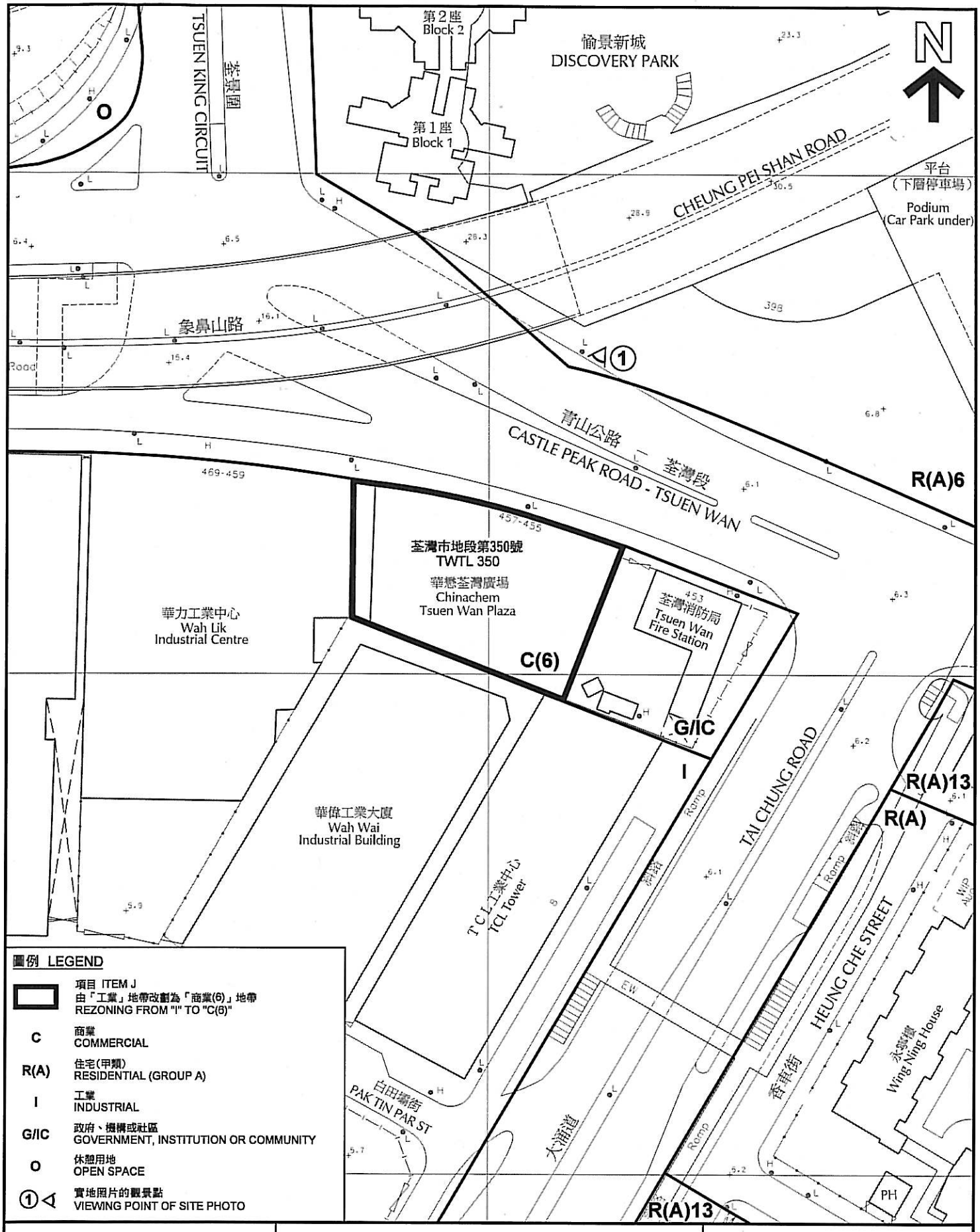
實地照片
SITE PHOTO

擬議修訂項目H
PROPOSED AMENDMENT ITEM H

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
H-2




本摘要圖於2012年1月26日擬備，所根據的資料為測量圖編號 6-SE-20B

EXTRACT PLAN PREPARED ON 26.1.2012
BASED ON SURVEY SHEET No.
6-SE-20B

# 平面圖
# SITE PLAN
## 擬議修訂項目J
## PROPOSED AMENDMENT ITEM J

SCALE 1 : 1 000 比例尺

米 METRES 20 0 20 40 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
J-1

①



華懋荃灣廣場
CHINACHEM TSUEN WAN PLAZA

圖例 LEGEND

項目 ITEM J

本圖於2012年1月27日擬備，所根據的資料為攝於2012年1月16日的實地照片

PLAN PREPARED ON 27.1.2012
BASED ON SITE PHOTO TAKEN ON 16.1.2012

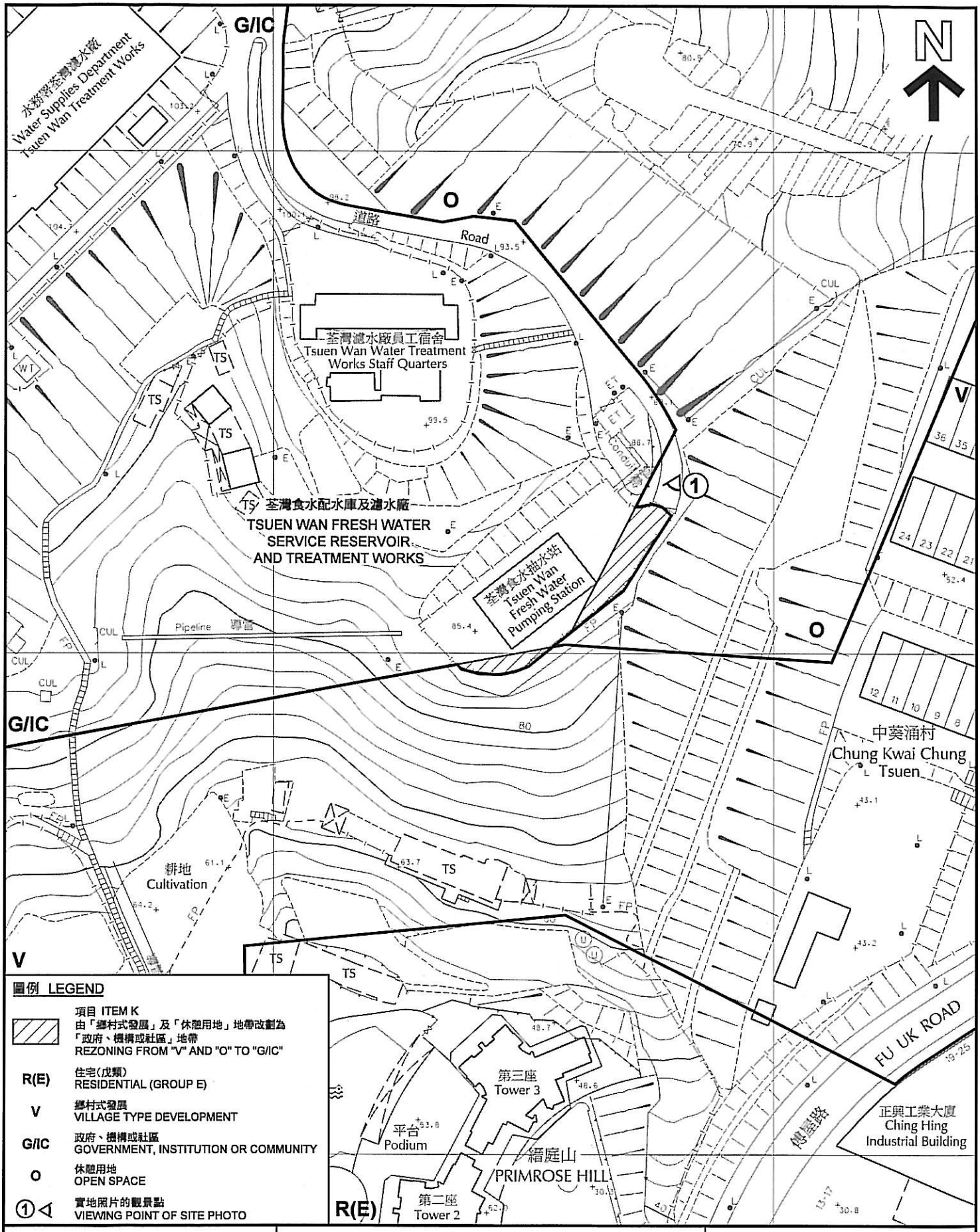
實地照片
SITE PHOTO

擬議修訂項目J
PROPOSED AMENDMENT ITEM J

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
J-2




圖例 LEGEND

| | |
|---|---|
| | 項目 ITEM K<br>由「鄉村式發展」及「休閒用地」地帶改劃為「政府、機構或社區」地帶<br>REZONING FROM "V" AND "O" TO "G/IC" |
| R(E) | 住宅(戊類)<br>RESIDENTIAL (GROUP E) |
| V | 鄉村式發展<br>VILLAGE TYPE DEVELOPMENT |
| G/IC | 政府、機構或社區<br>GOVERNMENT, INSTITUTION OR COMMUNITY |
| O | 休閒用地<br>OPEN SPACE |
| ① | 實地照片的觀景點<br>VIEWING POINT OF SITE PHOTO |

本摘要圖於2012年1月20日擬備，所根據的資料為測量圖編號 7-SW-16B/17A

EXTRACT PLAN PREPARED ON 20.1.2012 BASED ON SURVEY SHEETS No. 7-SW-16B/17A

# 平面圖
# SITE PLAN
## 擬議修訂項目K
## PROPOSED AMENDMENT ITEM K

SCALE 1 : 1 000 比例尺

米 METRES 20 0 20 40 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
K-1




荃灣食水配水庫及濾水廠
TSUEN WAN FRESH WATER SERVICE RESERVOIR
AND TREATMENT WORKS

圖例 LEGEND

項目 ITEM K

本圖於2012年1月27日擬備，所根據的資料為攝於2012年1月16日的實地照片

PLAN PREPARED ON 27.1.2012
BASED ON SITE PHOTO TAKEN
ON 16.1.2012

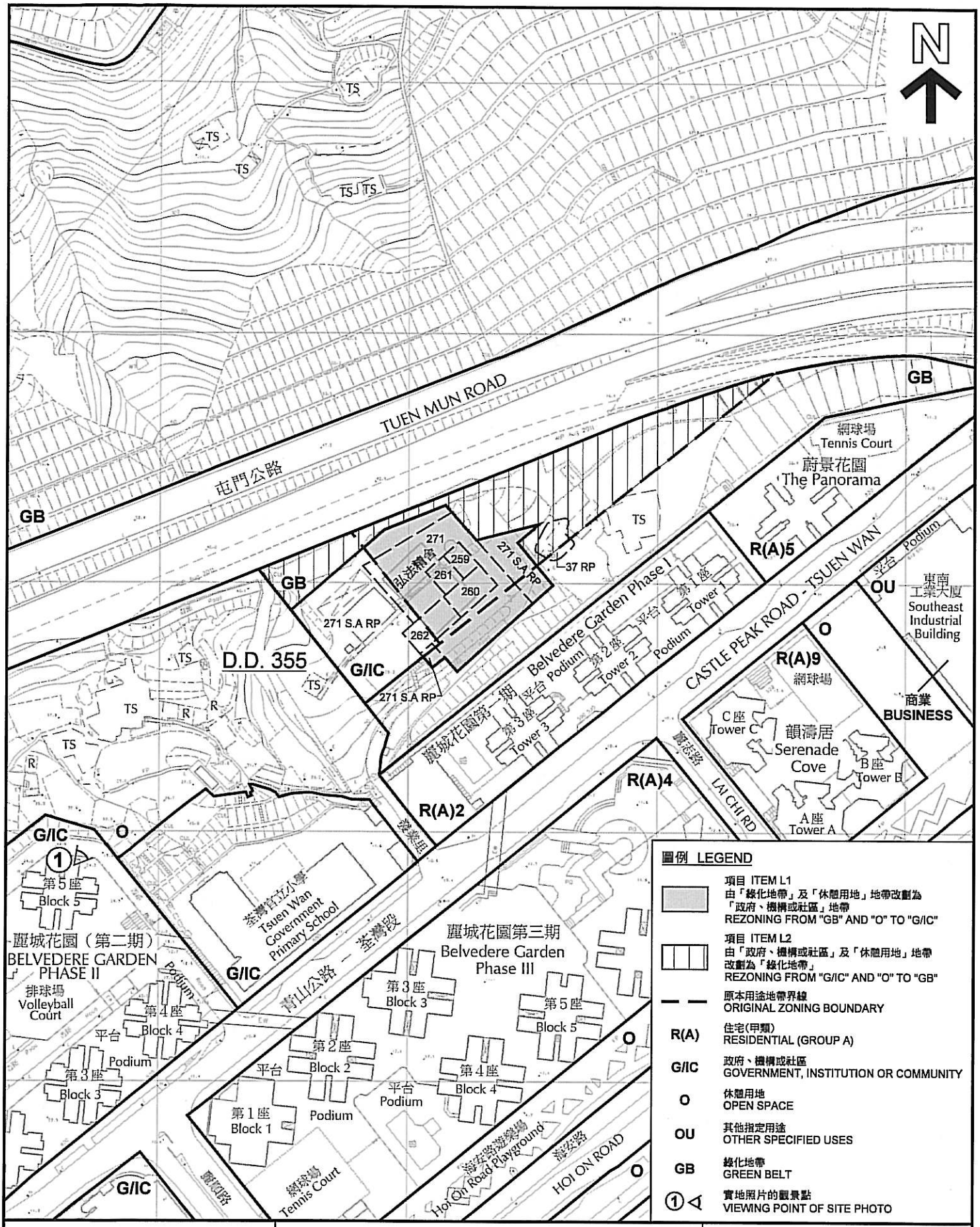
實地照片
SITE PHOTO

擬議修訂項目K
PROPOSED AMENDMENT ITEM K

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
K-2




圖例 LEGEND

| | |
|---|---|
| | 項目 ITEM L1<br>由「綠化地帶」及「休閒用地」地帶改劃為「政府、機構或社區」地帶<br>REZONING FROM "GB" AND "O" TO "G/IC" |
| | 項目 ITEM L2<br>由「政府、機構或社區」及「休閒用地」地帶改劃為「綠化地帶」<br>REZONING FROM "G/IC" AND "O" TO "GB" |
| — — | 原本用途地帶界線<br>ORIGINAL ZONING BOUNDARY |
| R(A) | 住宅(甲類)<br>RESIDENTIAL (GROUP A) |
| G/IC | 政府、機構或社區<br>GOVERNMENT, INSTITUTION OR COMMUNITY |
| O | 休閒用地<br>OPEN SPACE |
| OU | 其他指定用途<br>OTHER SPECIFIED USES |
| GB | 綠化地帶<br>GREEN BELT |
| ① | 實地照片的觀景點<br>VIEWING POINT OF SITE PHOTO |

本摘要圖於2012年1月3日擬備，所根據的資料為測量圖編號 6-SE-19B/D 及 20A/C

EXTRACT PLAN PREPARED ON 3.1.2012 BASED ON SURVEY SHEETS No. 6-SE-19B/D AND 20A/C

# 平面圖
# SITE PLAN

擬議修訂項目 L1 至 L2
PROPOSED AMENDMENT ITEMS L1 TO L2

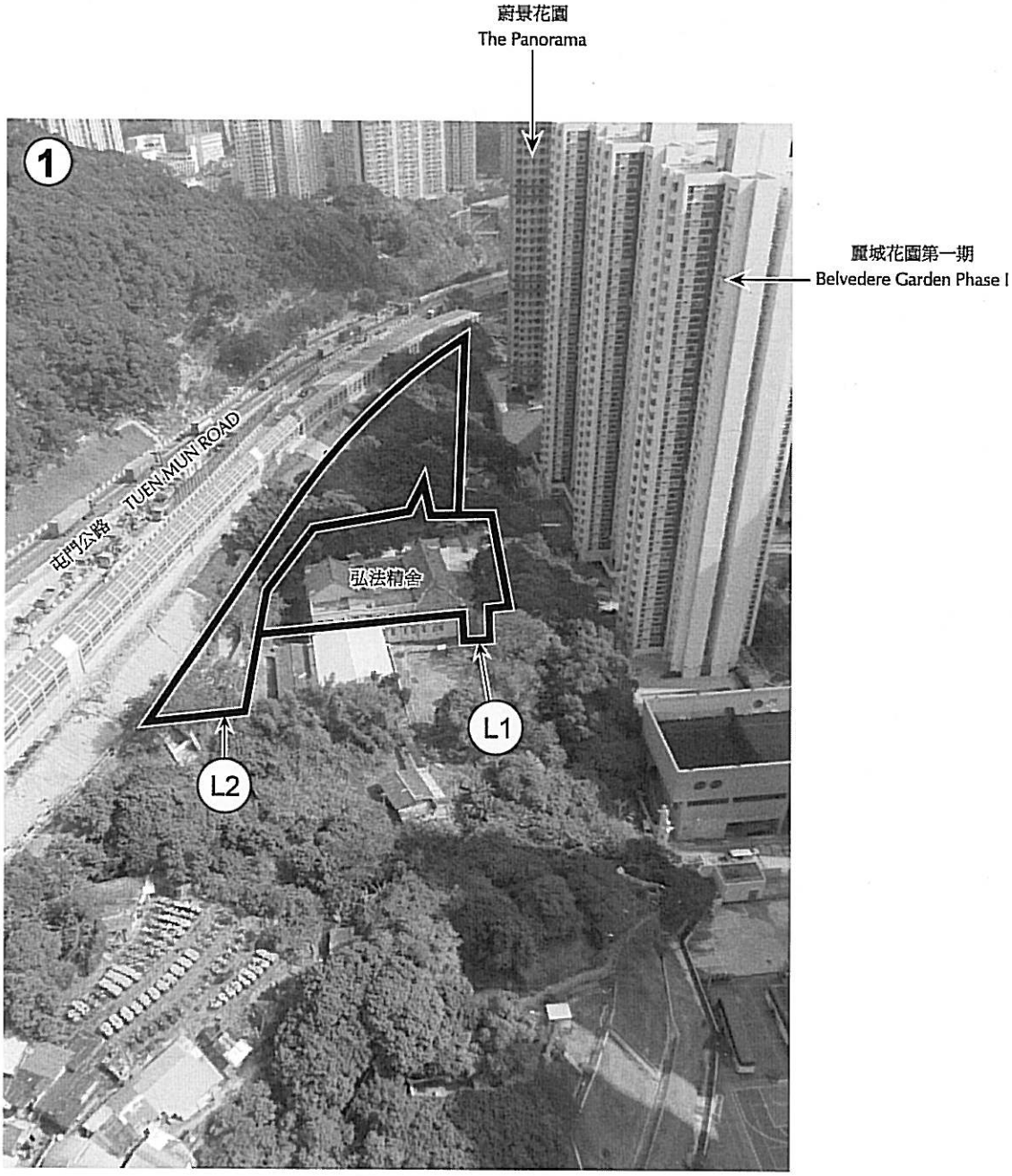
SCALE 1 : 2 000 比例尺

米 METRES 40 0 40 80 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
L-1




圖例 LEGEND

修訂項目 AMENDMENT ITEMS

本圖於2012年1月27日擬備，所根據的資料為攝於2012年1月19日的實地照片

PLAN PREPARED ON 27.1.2012
BASED ON SITE PHOTO TAKEN ON 19.1.2012

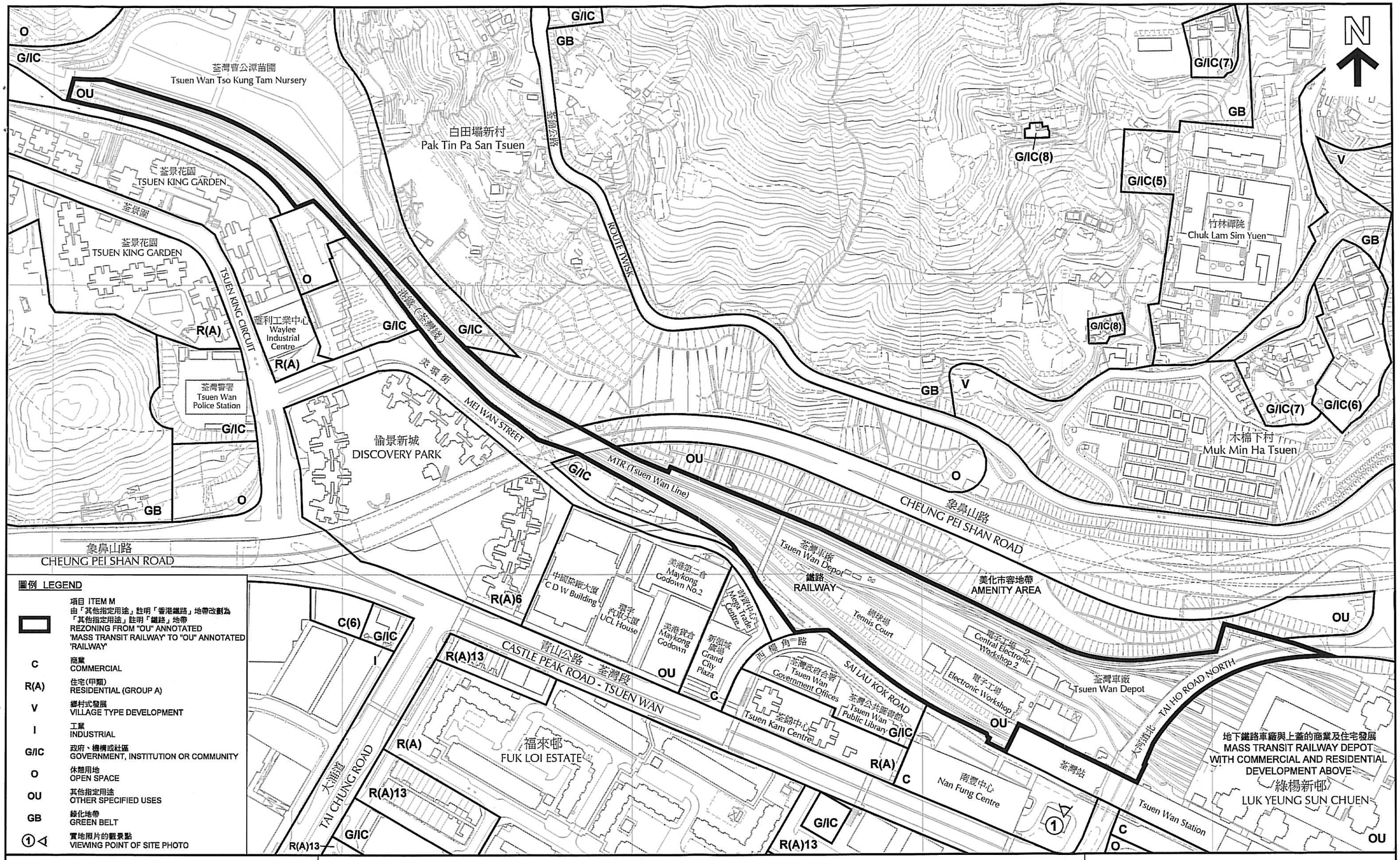
# 實地照片
# SITE PHOTO

擬議修訂項目 L1 至 L2
PROPOSED AMENDMENT ITEMS L1 AND L2

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
L-2




圖例 LEGEND

| | |
|---|---|
| | 項目 ITEM M<br>由「其他指定用途」註明「香港鐵路」地帶改劃為「其他指定用途」註明「鐵路」地帶<br>REZONING FROM "OU" ANNOTATED 'MASS TRANSIT RAILWAY' TO "OU" ANNOTATED 'RAILWAY' |
| C | 商業<br>COMMERCIAL |
| R(A) | 住宅(甲類)<br>RESIDENTIAL (GROUP A) |
| V | 鄉村式發展<br>VILLAGE TYPE DEVELOPMENT |
| I | 工業<br>INDUSTRIAL |
| G/IC | 政府、機構或社區<br>GOVERNMENT, INSTITUTION OR COMMUNITY |
| O | 休憩用地<br>OPEN SPACE |
| OU | 其他指定用途<br>OTHER SPECIFIED USES |
| GB | 綠化地帶<br>GREEN BELT |
| ① | 實地照片的觀景點<br>VIEWING POINT OF SITE PHOTO |

本摘要圖於2012年1月26日擬備，所根據的資料為測量圖編號 6-SE-15C/15D/20A/20B 及 7-SW-11C/16A

EXTRACT PLAN PREPARED ON 26.1.2012
BASED ON SURVEY SHEETS No.
6-SE-15C/15D/20A/20B AND 7-SW-11C/16A

# 平面圖
# SITE PLAN
## 擬議修訂項目M
## PROPOSED AMENDMENT ITEM M

SCALE 1 : 3 000 比例尺

米 METRES 60 0 60 120 180 240 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
M-1




圖例 LEGEND

項目 ITEM N

本圖於2012年1月27日擬備，所根據的資料為攝於2012年1月17日的實地照片

PLAN PREPARED ON 27.1.2012
BASED ON SITE PHOTO TAKEN ON 17.1.2012

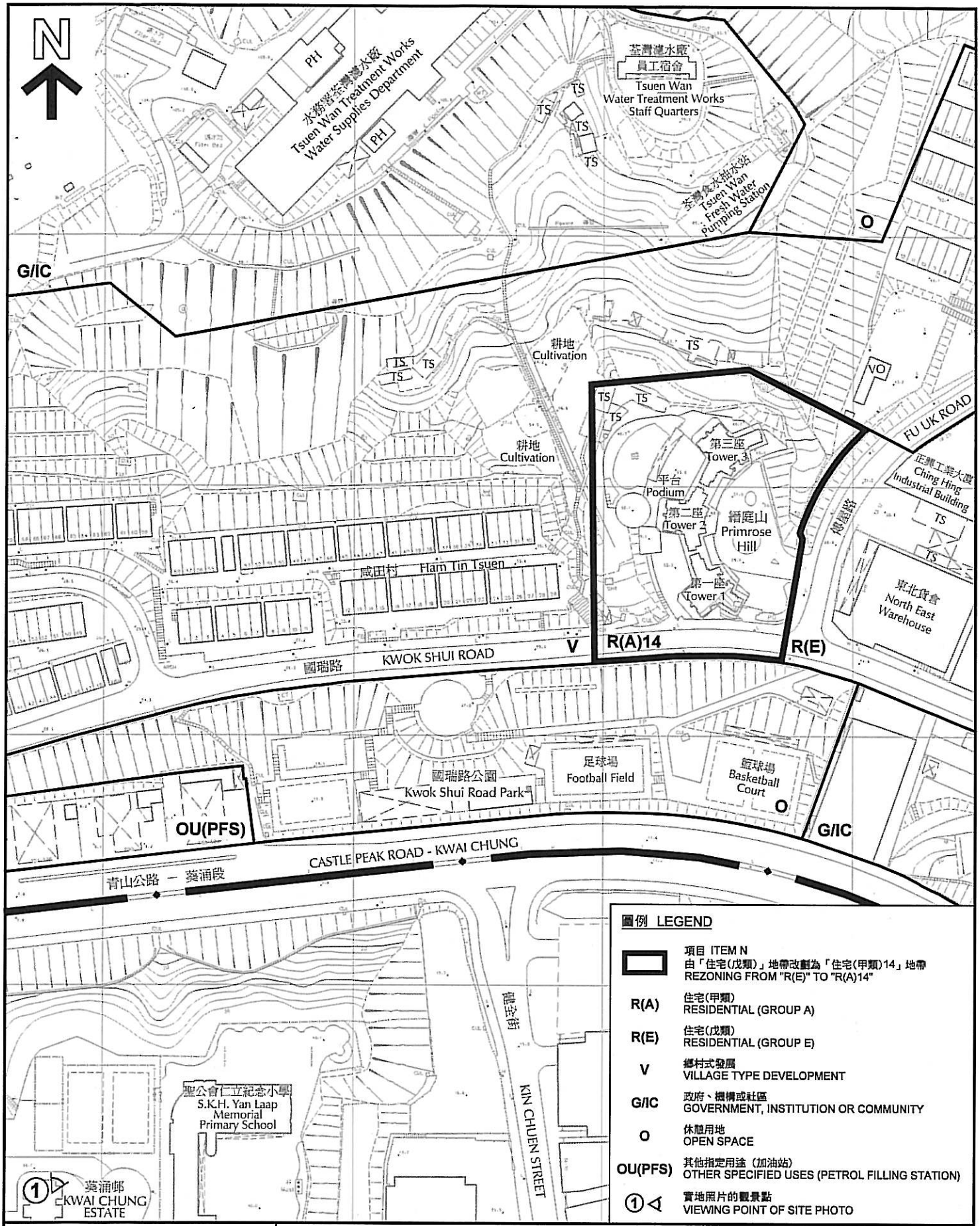
實地照片
SITE PHOTO

擬議修訂項目M
PROPOSED AMENDMENT ITEM M

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
M-2




圖例 LEGEND

| | |
|---|---|
| | 項目 ITEM N<br>由「住宅(戊類)」地帶改劃為「住宅(甲類)14」地帶<br>REZONING FROM "R(E)" TO "R(A)14" |
| R(A) | 住宅(甲類)<br>RESIDENTIAL (GROUP A) |
| R(E) | 住宅(戊類)<br>RESIDENTIAL (GROUP E) |
| V | 鄉村式發展<br>VILLAGE TYPE DEVELOPMENT |
| G/IC | 政府、機構或社區<br>GOVERNMENT, INSTITUTION OR COMMUNITY |
| O | 休憩用地<br>OPEN SPACE |
| OU(PFS) | 其他指定用途（加油站）<br>OTHER SPECIFIED USES (PETROL FILLING STATION) |
| ①◁ | 實地照片的觀景點<br>VIEWING POINT OF SITE PHOTO |

本摘要圖於2012年1月31日擬備，所根據的資料為測量圖編號 7-SW-16B/16D/17A/17C

EXTRACT PLAN PREPARED ON 31.1.2012 BASED ON SURVEY SHEETS No. 7-SW-16B/16D/17A/17C

# 平面圖
# SITE PLAN
## 擬議修訂項目N
## PROPOSED AMENDMENT ITEM N

SCALE 1 : 2 000 比例尺

米 METRES 40 0 40 80 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號 REFERENCE No. M/TW/12/1

圖 PLAN N-1




繙庭山
PRIMROSE HILL

本圖於2012年1月31日擬備，所根據的資料為攝於2012年1月31日的實地照片

PLAN PREPARED ON 31.1.2012
BASED ON SITE PHOTO TAKEN ON 31.1.2012

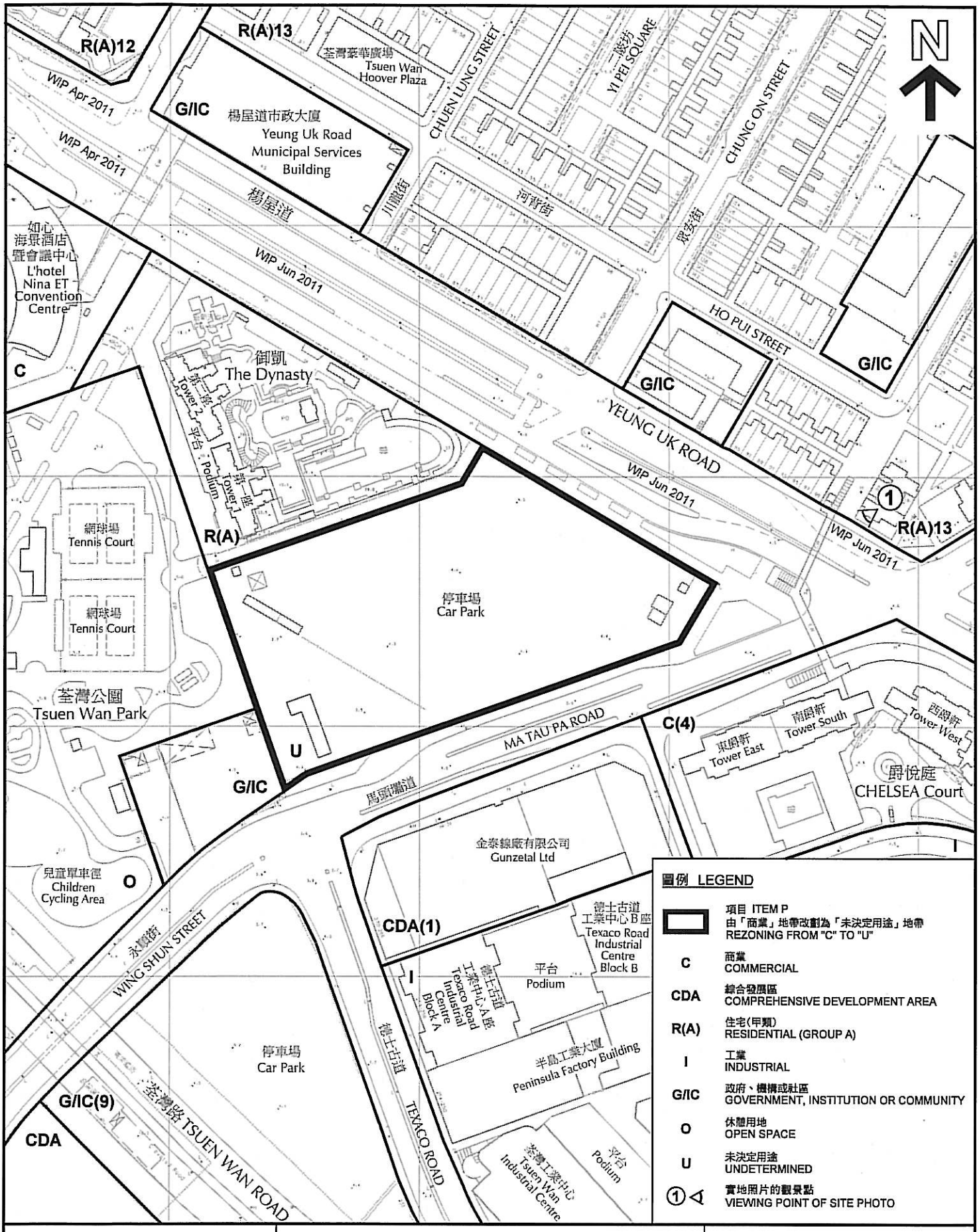
實地照片
SITE PHOTO

擬議修訂項目N
PROPOSED AMENDMENT ITEM N

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
N-2




圖例 LEGEND

| | |
|---|---|
| | 項目 ITEM P<br>由「商業」地帶改劃為「未決定用途」地帶<br>REZONING FROM "C" TO "U" |
| C | 商業<br>COMMERCIAL |
| CDA | 綜合發展區<br>COMPREHENSIVE DEVELOPMENT AREA |
| R(A) | 住宅(甲類)<br>RESIDENTIAL (GROUP A) |
| I | 工業<br>INDUSTRIAL |
| G/IC | 政府、機構或社區<br>GOVERNMENT, INSTITUTION OR COMMUNITY |
| O | 休閒用地<br>OPEN SPACE |
| U | 未決定用途<br>UNDETERMINED |
| ① | 實地照片的觀景點<br>VIEWING POINT OF SITE PHOTO |

本摘要圖於2012年1月31日擬備，所根據的資料為測量圖編號 6-SE-20D/25B 及 7-SW-16C/21A

EXTRACT PLAN PREPARED ON 31.1.2012 BASED ON SURVEY SHEETS No. 6-SE-20D/25B AND 7-SW-16C/21A

# 平面圖
# SITE PLAN
## 擬議修訂項目P
## PROPOSED AMENDMENT ITEM P

SCALE 1 : 2 000 比例尺

米 METRES 40 0 40 80 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
P-1




圖例 LEGEND

項目 ITEM P

本圖於2012年1月31日擬備，所根據的資料為攝於2012年1月19日的實地照片

PLAN PREPARED ON 31.1.2012
BASED ON SITE PHOTO TAKEN ON 19.1.2012

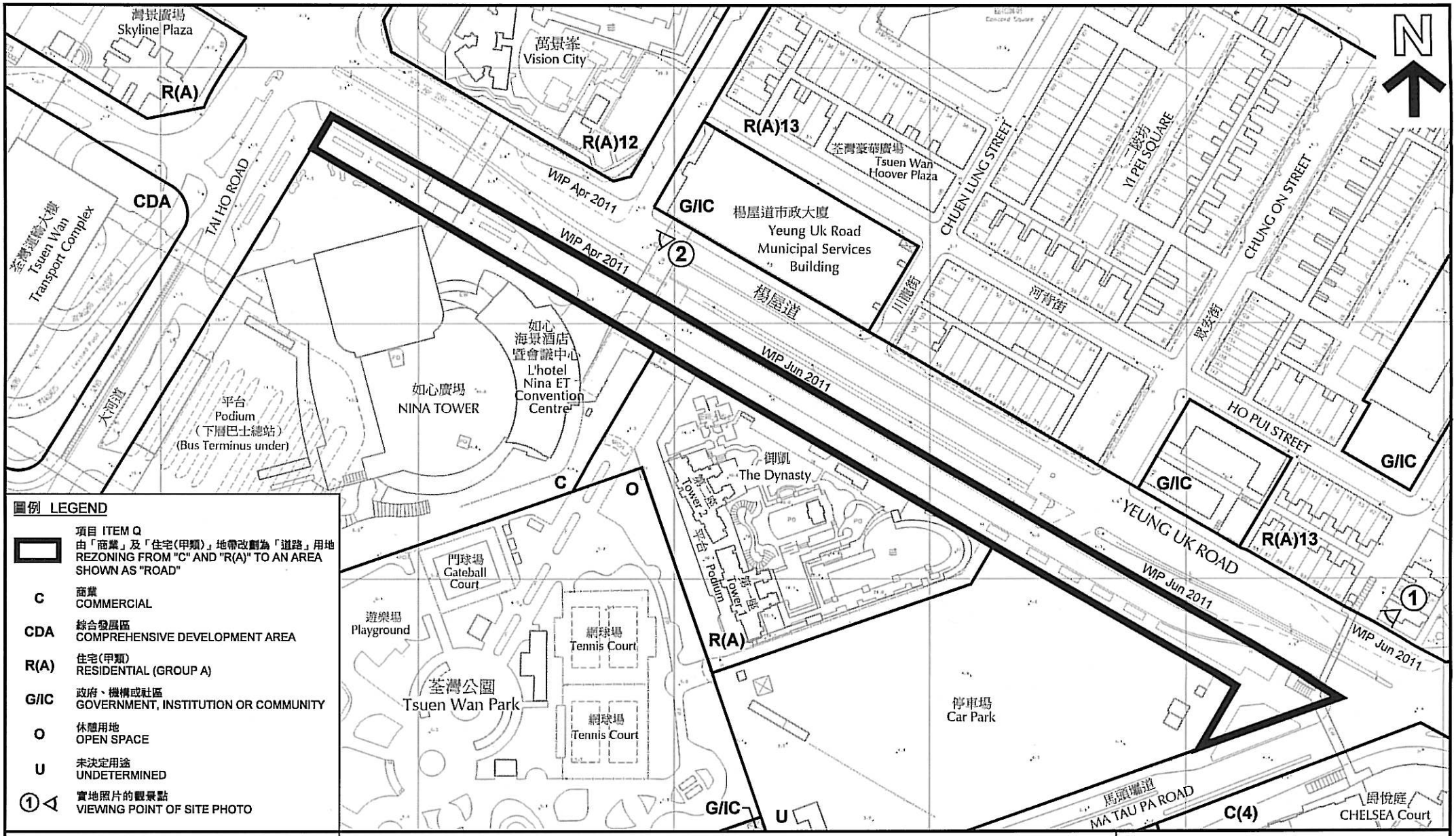
實地照片
SITE PHOTO

擬議修訂項目P
PROPOSED AMENDMENT ITEM P

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
P-2




圖例 LEGEND

| | |
|---|---|
| | 項目 ITEM Q<br>由「商業」及「住宅(甲類)」地帶改劃為「道路」用地<br>REZONING FROM "C" AND "R(A)" TO AN AREA SHOWN AS "ROAD" |
| C | 商業<br>COMMERCIAL |
| CDA | 綜合發展區<br>COMPREHENSIVE DEVELOPMENT AREA |
| R(A) | 住宅(甲類)<br>RESIDENTIAL (GROUP A) |
| G/IC | 政府、機構或社區<br>GOVERNMENT, INSTITUTION OR COMMUNITY |
| O | 休憩用地<br>OPEN SPACE |
| U | 未決定用途<br>UNDETERMINED |
| ①◁ | 實地照片的觀景點<br>VIEWING POINT OF SITE PHOTO |

本摘要圖於2012年1月31日擬備，所根據的資料為測量圖編號 6-SE-20D 及 7-SW-16C

EXTRACT PLAN PREPARED ON 31.1.2012 BASED ON SURVEY SHEETS No. 6-SE-20D AND 7-SW-16C

# 平面圖
# SITE PLAN
## 擬議修訂項目Q
## PROPOSED AMENDMENT ITEM Q

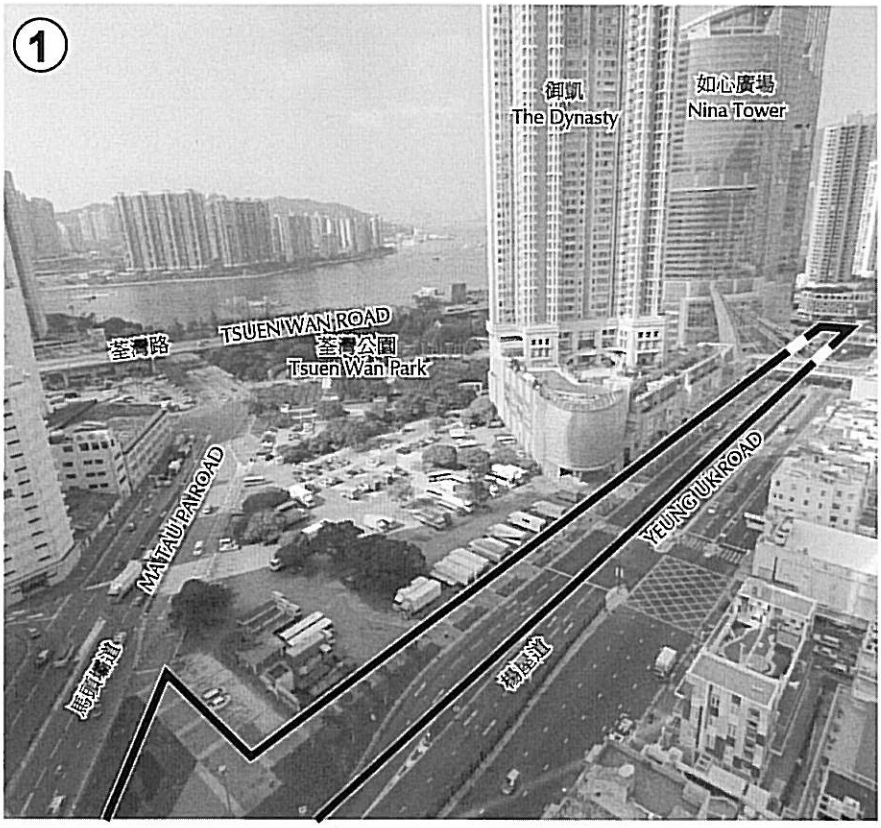
SCALE 1 : 2 000 比例尺

米 METRES 40 0 40 80 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
Q-1







圖例 LEGEND

項目 ITEM Q

本圖於2012年1月31日擬備，所根據的資料為攝於2012年1月31日的實地照片

PLAN PREPARED ON 31.1.2012
BASED ON SITE PHOTOS TAKEN ON 31.1.2012

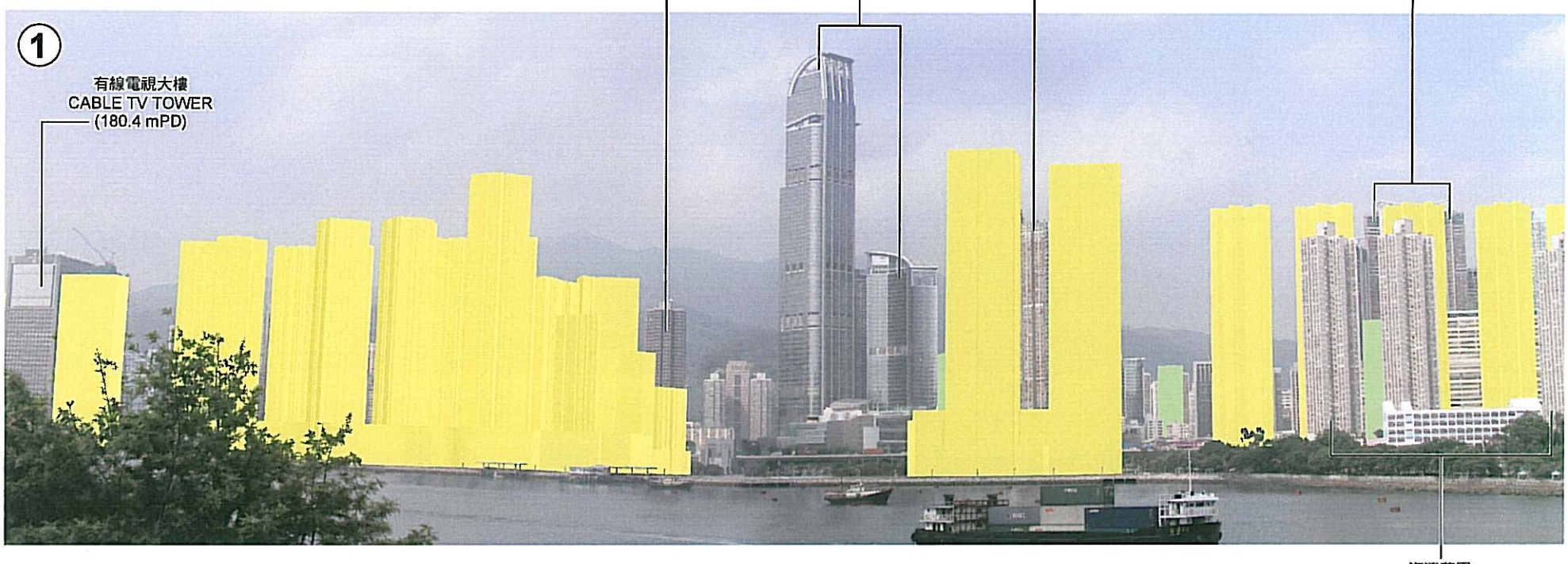
實地照片
SITE PHOTOS

擬議修訂項目Q
PROPOSED AMENDMENT ITEM Q

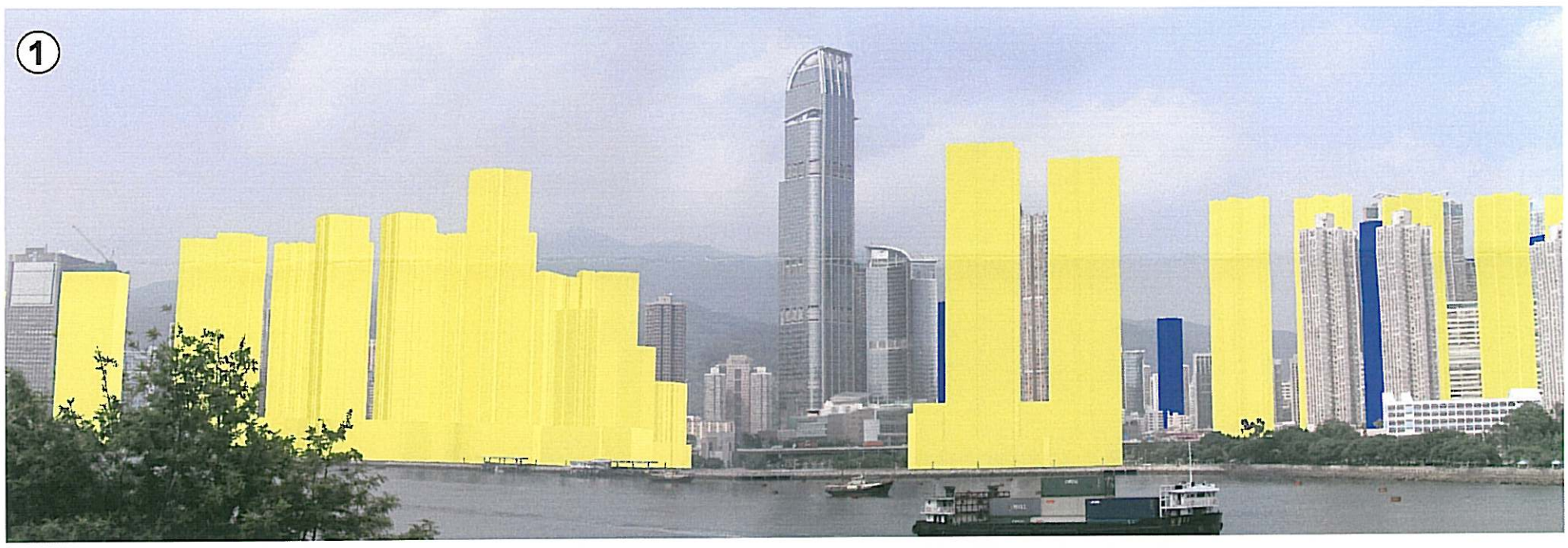
規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

圖 PLAN
Q-2

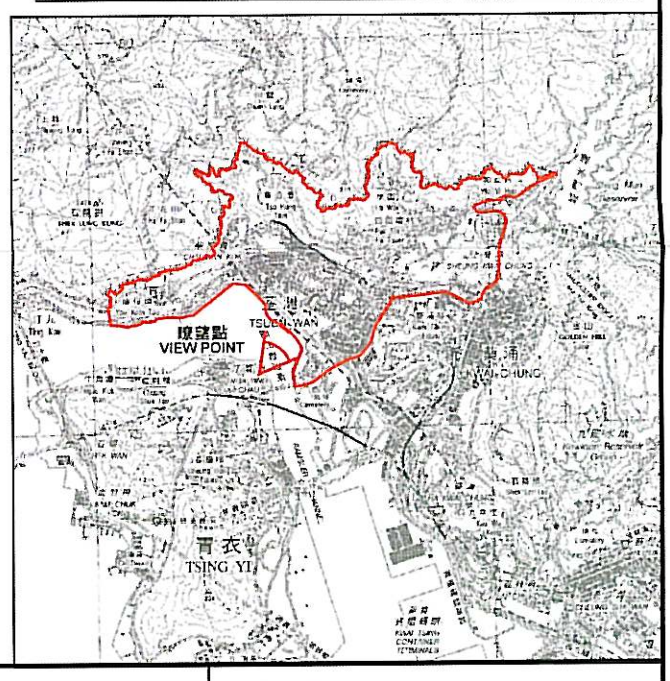



擬議建築物高度限制
WITH PROPOSED BUILDING HEIGHT RESTRICTIONS




沒有建築物高度限制
WITHOUT BUILDING HEIGHT RESTRICTION

實地照片的觀景點的位置圖
LOCATION PLAN OF VIEWING POINT OF SITE PHOTO




圖例
LEGEND

已承諾建築物
COMMITTED DEVELOPMENT

無限制建築物
UNCONTROLLED DEVELOPMENT

最高建築物高度(在主水平基準以上(米))
MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)

100mPD

合成照片上只是粗略地描畫大廈輪廓
THE OUTLINE CONFIGURATIONS OF BUILDINGS AS SHOWN ON PHOTOMONTAGES ARE INDICATIVE ONLY

# 合成照片 PHOTOMONTAGE

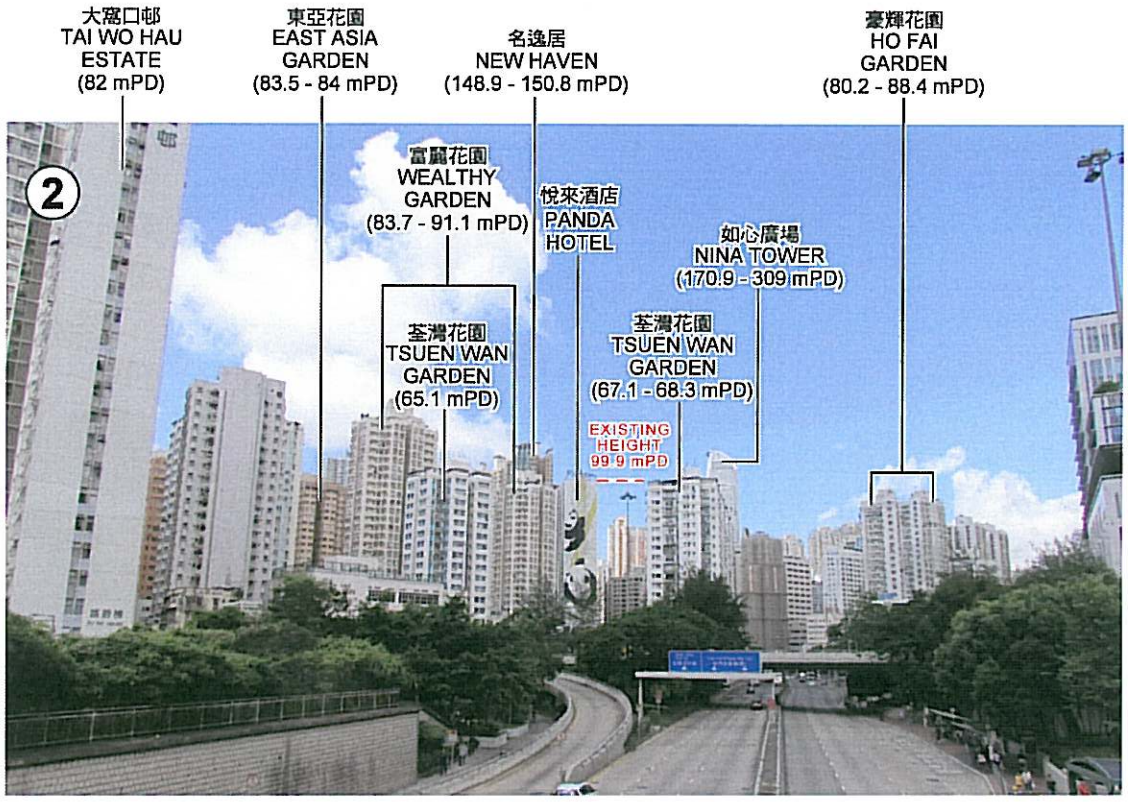
在青衣青衣城的入口處

AT THE ENTRANCE OF MARITIME SQUARE AT TSING YI

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

繪圖 1
DRAWING 1

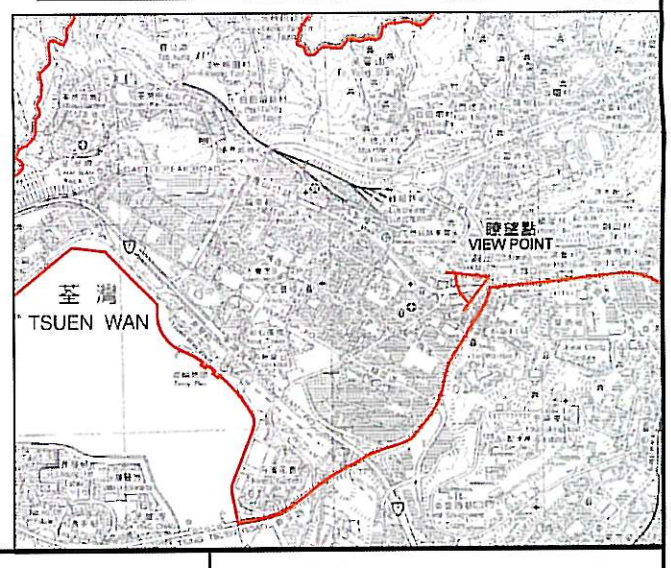



擬議建築物高度限制
WITH PROPOSED BUILDING HEIGHT RESTRICTIONS




沒有建築物高度限制
WITHOUT BUILDING HEIGHT RESTRICTION

實地照片的觀景點的位置圖
LOCATION PLAN OF VIEWING POINT OF SITE PHOTO




圖例
LEGEND

無限制建築物
UNCONTROLLED DEVELOPMENT

合成照片上只是粗略地描畫大廈輪廓
THE OUTLINE CONFIGURATIONS OF BUILDINGS AS SHOWN ON PHOTOMONTAGES ARE INDICATIVE ONLY

# 合成照片 PHOTOMONTAGE

在橫跨葵涌道行人天橋近大窩口站瞭望的景觀

VIEW FROM FOOTBRIDGE ACROSS KWAI CHUNG ROAD NEAR TAI WO HAU STATIONÿ

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

繪圖 2
DRAWING 2




擬議建築物高度限制
WITH PROPOSED BUILDING HEIGHT RESTRICTIONS

荃灣東工業區北部的擬議住宅發展/重建
PROPOSED RESIDENTIAL DEVELOPMENT / REDEVELOPMENT ON THE NORTHERN PART OF TSUEN WAN EAST INDUSTRIAL AREA




沒有建築物高度限制
WITHOUT BUILDING HEIGHT RESTRICTION

圖例
LEGEND

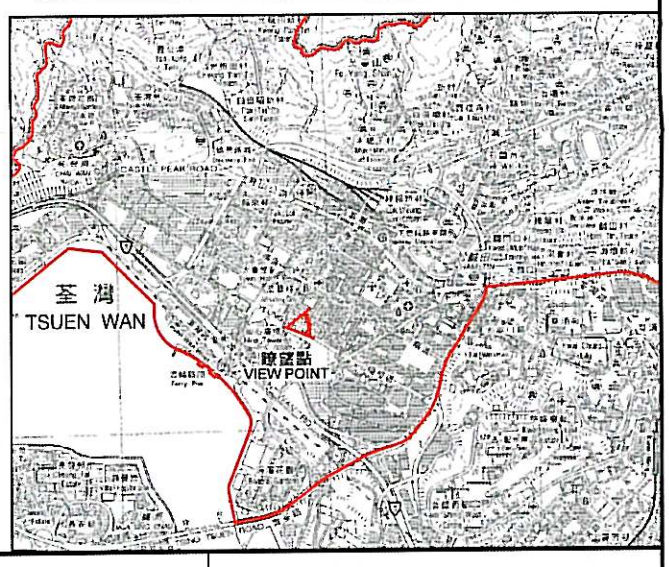
無限制建築物
UNCONTROLLED DEVELOPMENT

最高建築物高度(在主水平基準以上(米))
MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)

100mPD

合成照片上只是粗略地描畫大廈輪廓
THE OUTLINE CONFIGURATIONS OF BUILDINGS AS SHOWN ON PHOTOMONTAGES ARE INDICATIVE ONLY

實地照片的觀景點的位置圖
LOCATION PLAN OF VIEWING POINT OF SITE PHOTO



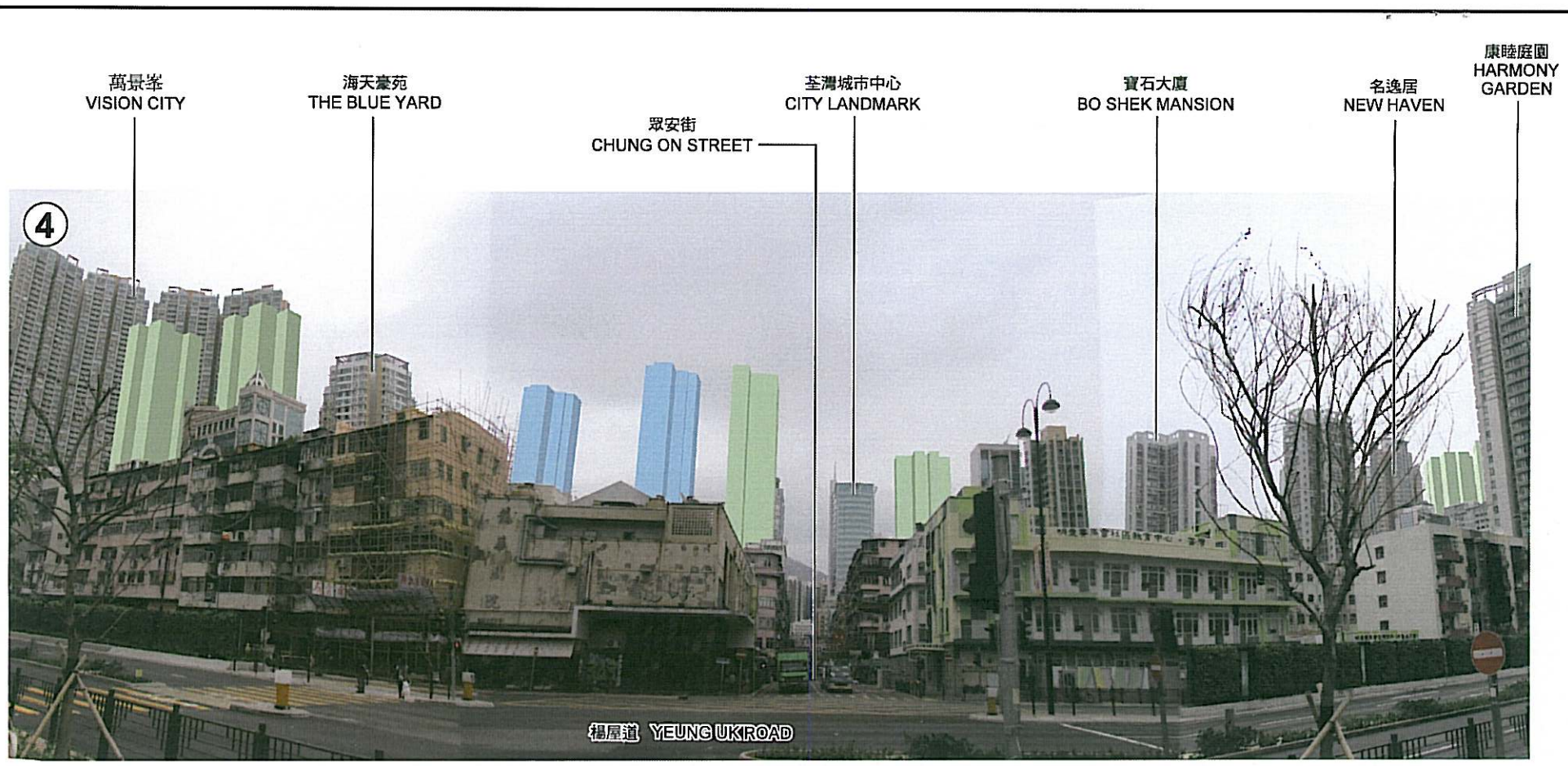

# 合成照片 PHOTOMONTAGE

由楊屋道近荃灣公園入口眺望的荃灣規劃區之合成照片
PHOTOMONTAGE FOR TSUEN WAN PLANNING SCHEME AREA
VIEW FROM YEUNG UK ROAD NEAR THE ENTRANCE OF TSUEN WAN PARK

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

繪圖 3
DRAWING 3

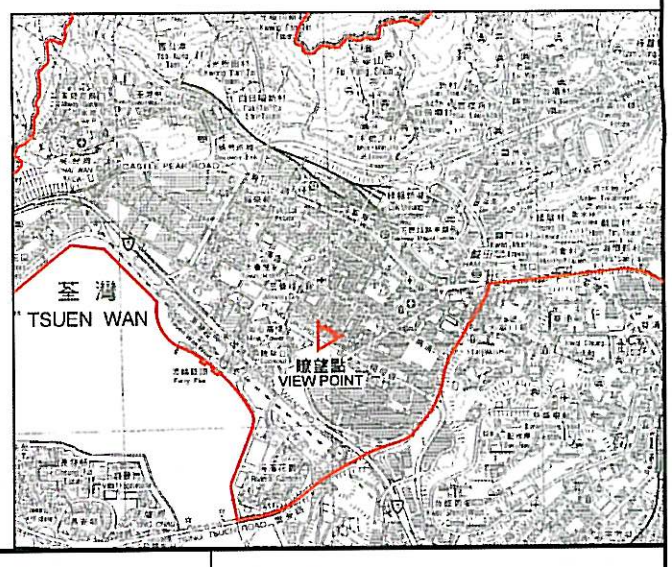



擬議建築物高度限制
WITH PROPOSED BUILDING HEIGHT RESTRICTIONS




沒有建築物高度限制
WITHOUT BUILDING HEIGHT RESTRICTION

實地照片的觀景點的位置圖
LOCATION PLAN OF VIEWING POINT OF SITE PHOTO




圖例
LEGEND

無限制建築物
UNCONTROLLED DEVELOPMENT

最高建築物高度(在主水平基準以上(米))
MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)

80mPD

100mPD

合成照片上只是粗略地描畫大廈輪廓
THE OUTLINE CONFIGURATIONS OF BUILDINGS AS SHOWN ON PHOTOMONTAGES ARE INDICATIVE ONLY

# 合成照片 PHOTOMONTAGE

由楊屋道及眾安街交界眺望的荃灣規劃區之合成照片
PHOTOMONTAGE FOR TSUEN WAN PLANNING SCHEME AREA
VIEW FROM JUNCTION OF YEUNG UK ROAD AND CHUNG ON STREET

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

繪圖 4
DRAWING 4

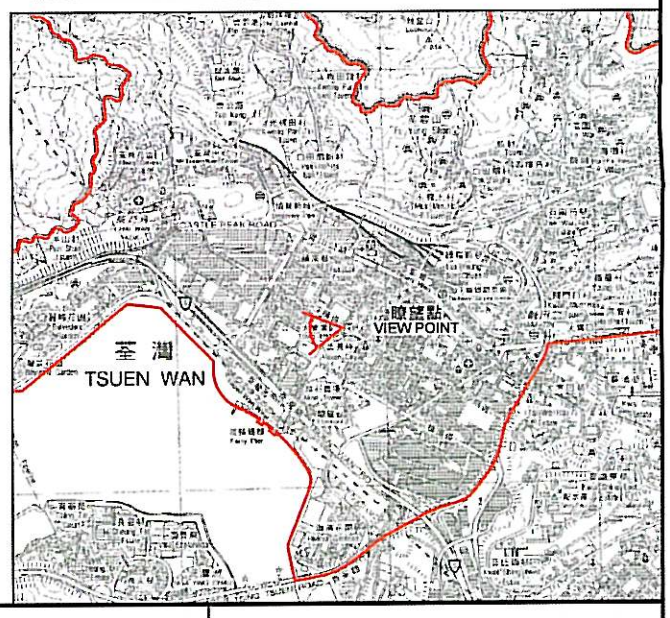



擬議建築物高度限制
WITH PROPOSED BUILDING HEIGHT RESTRICTIONS




沒有建築物高度限制
WITHOUT BUILDING HEIGHT RESTRICTION

實地照片的觀景點的位置圖
LOCATION PLAN OF VIEWING POINT OF SITE PHOTO




圖例
LEGEND

已承諾建築物
COMMITTED DEVELOPMENT

合成照片上只是粗略地描畫大廈輪廓
THE OUTLINE CONFIGURATIONS OF BUILDINGS AS SHOWN ON PHOTOMONTAGES ARE INDICATIVE ONLY

# 合成照片 PHOTOMONTAGE

在沙嘴道 / 大河道交界處的行人天橋眺望荃灣大會堂
AT THE FOOTBRIDGE AT THE JUNCTION OF SHA TSUI ROAD / TAI HO ROAD
(VIEWING TOWARDS TSUEN WAN TOWN HALL)

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

繪圖 5
DRAWING 5

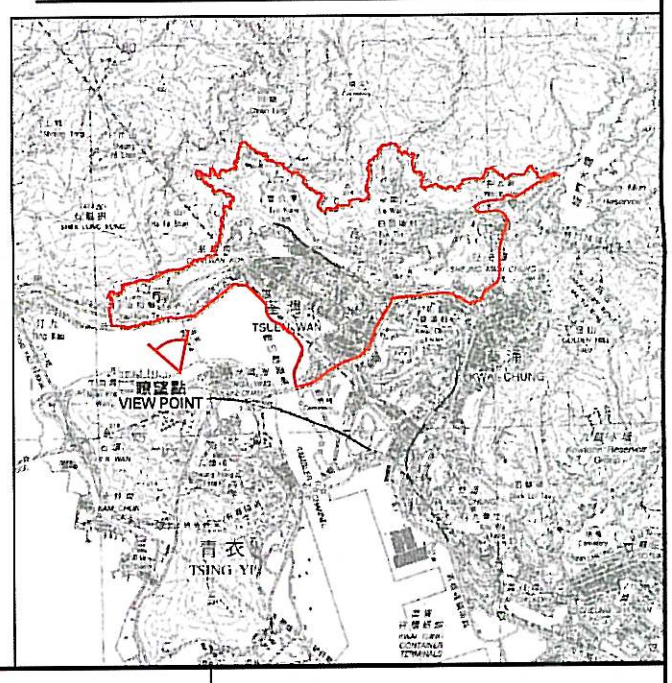



擬議建築物高度限制
WITH PROPOSED BUILDING HEIGHT RESTRICTIONS




沒有建築物高度限制
WITHOUT BUILDING HEIGHT RESTRICTION

實地照片的觀景點的位置圖
LOCATION PLAN OF VIEWING POINT OF SITE PHOTO




圖例
LEGEND

已承諾建築物
COMMITTED DEVELOPMENT

無限制建築物
UNCONTROLLED DEVELOPMENT

最高建築物高度(在主水平基準以上(米))
MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)

100mPD

合成照片上只是粗略地描畫大廈輪廓
THE OUTLINE CONFIGURATIONS OF BUILDINGS AS SHOWN ON PHOTOMONTAGES ARE INDICATIVE ONLY

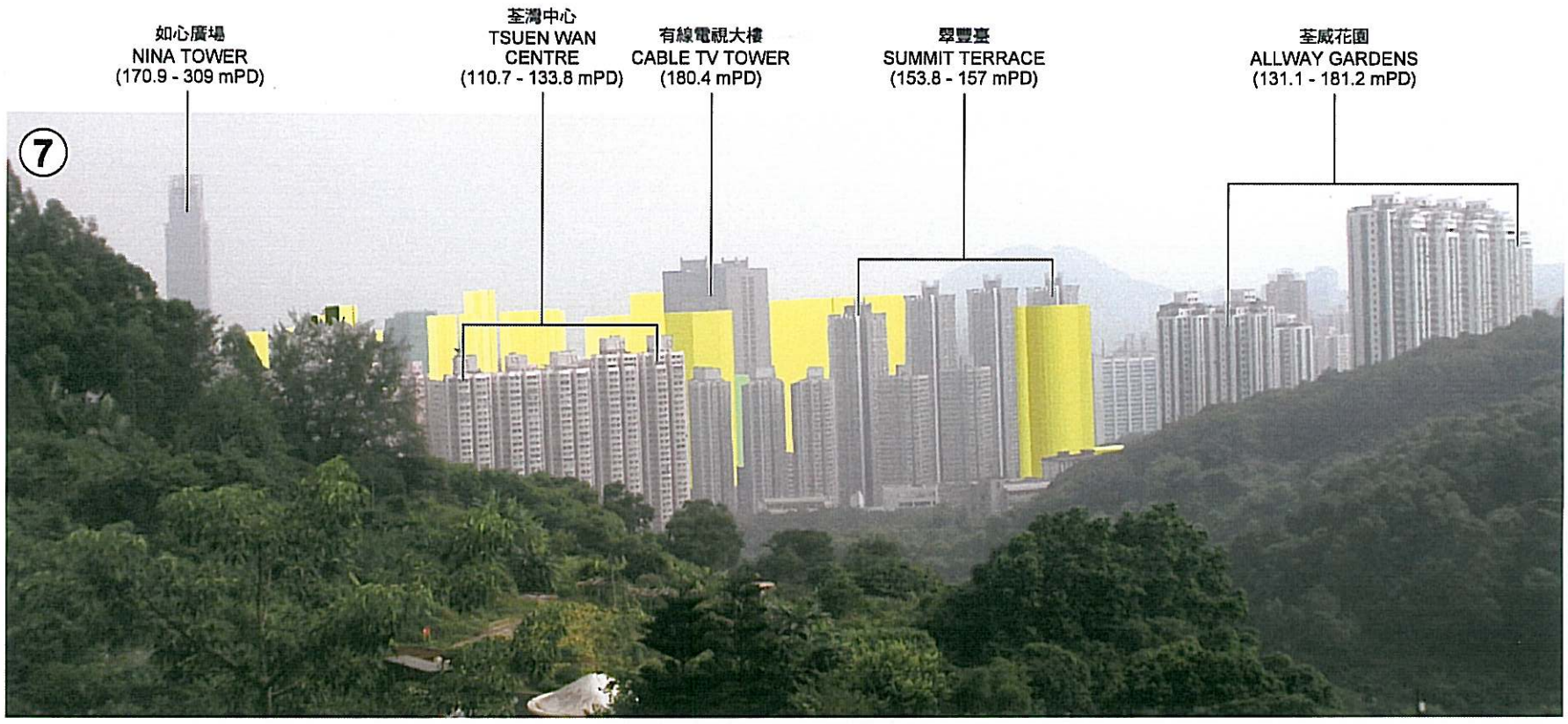
# 合成照片 PHOTOMONTAGE

在青衣海濱公園東北部眺望的油柑頭
AT THE PROMENADE AT TSING YI NEXT TO TSING YI NORTHEAST PARK
(VIEWING TOWARDS YAU KOM TAU)

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

繪圖 6
DRAWING 6

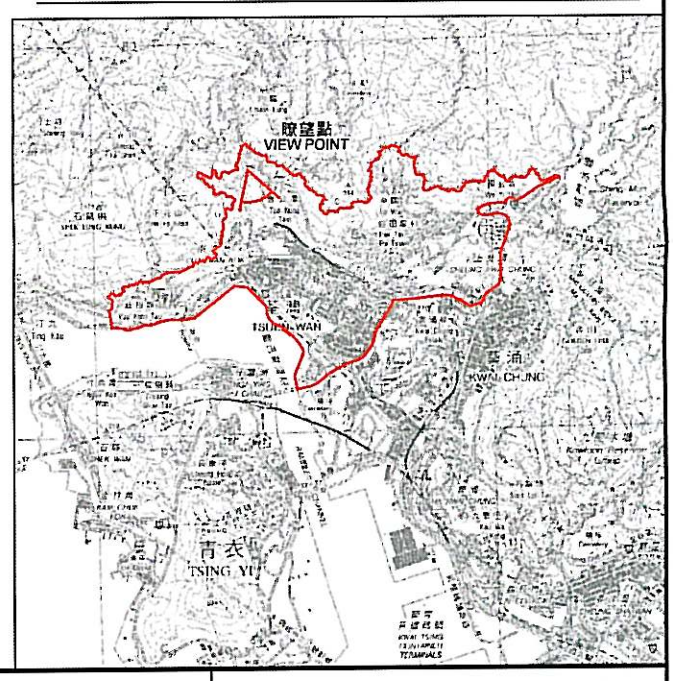



擬議建築物高度限制
WITH PROPOSED BUILDING HEIGHT RESTRICTIONS




沒有建築物高度限制
WITHOUT BUILDING HEIGHT RESTRICTION

實地照片的觀景點的位置圖
LOCATION PLAN OF VIEWING POINT OF SITE PHOTO




圖例
LEGEND

已承諾建築物
COMMITTED DEVELOPMENT

無限制建築物
UNCONTROLLED DEVELOPMENT

最高建築物高度(在主水平基準以上(米))
MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)

100mPD

合成照片上只是粗略地描畫大廈輪廓
THE OUTLINE CONFIGURATIONS OF BUILDINGS AS SHOWN ON PHOTOMONTAGES ARE INDICATIVE ONLY

# 合成照片 PHOTOMONTAGE

在曹公潭戶外康樂中心眺望荃景圍地區
AT TSO KUNG TAM OUTDOOR RECREATION CENTRE
(VIEWING TOWARDS TSUEN KING CIRCUIT AREA)

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/TW/12/1

繪圖 7
DRAWING 7