

**METRO PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD**

MPC Paper No. 14/22

**For Consideration by the
Metro Planning Committee on 25.11.2022**

**PROPOSED AMENDMENTS TO THE
APPROVED TSUEN WAN WEST OUTLINE ZONING PLAN NO. S/TWW/19**

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1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Tsuen Wan West Outline Zoning Plan (OZP) No. S/TWW/19 (**Attachment I**) as shown on the draft OZP No. S/TWW/19A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Attachment IV**) should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP, and is suitable for exhibition together with the draft OZP and its Notes.

2. Status of the Current OZP

- 2.1 On 4.12.2012, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Tsuen Wan West OZP, which was subsequently renumbered as S/TWW/19. On 14.12.2012, the approved OZP No. S/TWW/19 (**Attachment I**) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.2 On 11.10.2022, the CE in C referred the approved Tsuen Wan West OZP No. S/TWW/19 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. On 28.10.2022, the reference back of the OZP was notified in the Gazette under section 12(2) of the Ordinance.

3 Background

- 3.1 The proposed amendments to the OZP are mainly to take forward two applications under section 12A of the Ordinance (section 12A applications) as agreed by the Metro Planning Committee (the Committee) of the Board, i.e. No. Y/TWW/5 for rezoning a site to the west of Rhine Garden abutting Castle Peak Road in Sham Tseng for a proposed private residential development (Amendment Items A1 and A2) and No. Y/TWW/7 for rezoning a site abutting the roundabout of Castle Peak Road – New Ting Kau for a proposed private residential development through wholesale conversion of an existing hotel development (Amendment Items B1 and B2) (**Plans 1a and 1b**).

- 3.2 Opportunity has also been taken to amend the OZP to reflect other current as-built conditions as well as to update the Notes to incorporate the latest revisions of the Master Schedule of Notes to Statutory Plans (MSN) and the ES of the OZP to reflect the latest planning circumstances.

4 Proposed Amendments to the OZP

Amendment Items A1 and A2 – Rezoning for a proposed private residential development in Sham Tseng (Plans 2a to 2d)

- 4.1 On 12.3.2021, the Committee agreed to the section 12A application No. Y/TWW/5¹ to rezone a site with a site area of about 1,068m² (including a piece of Government land of about 58m² as non-building area (NBA) for pedestrian circulation (**Plan 2d**)) from “Government, Institution or Community” (“G/IC”) to “Residential (Group A) 5” (“R(A)5”) for the proposed residential development (**Plan 2a**). The site abuts Castle Peak Road in Sham Tseng and is currently occupied by Chan Kee Plaza. To the immediate north is Emmanuel Primary School; to the immediate east and the further south across Castle Peak Road are high-rise residential developments, namely Rhine Garden and Bellagio respectively; and to the immediate west is a telephone exchange building.
- 4.2 According to the applicant’s indicative scheme (**Attachment V**), the site will be redeveloped into a 21-storey private residential development comprising about 56 flats with retail use and social welfare facilities on G/F to 2/F. The development has maximum domestic and non-domestic gross floor areas (GFAs) of 4,531m² and 988m² respectively, and a maximum building height (BH) of 80mPD. The proposed social welfare facilities include a sub-base neighbourhood elderly centre, a 40-place day care centre for the elderly (DE) and one team of home care services for frail elderly persons, the GFA of which shall not be less than 918m² and be exempted from calculation of the aforesaid maximum GFAs.
- 4.3 In considering the application, Members considered that as the originally proposed NBA, i.e. the Government land within the original “G/IC” zone as shown on **Plan 2d**, was for pedestrian circulation only (Drawing Z-17 at **Attachment V** refers), the southern site boundary could be rationalised instead with a view to widening the public footpath along Castle Peak Road so as to improve the pedestrian environment and streetscape. An extract of the relevant meeting minutes of the Committee is at **Attachment VI**. To take forward Members’ suggestion, upon consultation with the Transport Department and the Lands Department (LandsD), and taking into consideration the applicant’s proposal, it is proposed to refine the originally proposed “R(A)5” zoning boundary by (i) rezoning a strip of land owned by the applicant and a strip of Government land along the southern boundary to an area shown as ‘Road’ for footpath widening; and (ii) rezoning a small portion of Government land abutting the eastern site boundary between the application site and the adjoining Rhine Garden site to “R(A)5” to swap with the aforesaid private land to be

¹ The relevant MPC paper No. Y/TWW/5 is available at the Board’s website at https://www.info.gov.hk/tpb/en/meetings/MPC/Agenda/667_mpc_agenda.html.

surrendered for footpath widening (**Plan 2d**). The net site area for residential development would be kept as 1,010m² and the total plot ratio (PR)/GFA of the proposed development would not be affected. As compared to the applicant's indicative scheme, the footpath fronting the site would be widened from a maximum of about 5m to about 6.8m (as measured from kerbside of Castle Peak Road to the southern site boundary) (**Plan 2d**). The applicant would have to apply to LandsD for implementation of the proposed development within the proposed "R(A)5" zone by way of surrender and regrant (i.e. land exchange).

- 4.4 To take forward the decision of the Committee and the abovementioned zoning boundary adjustments, the following amendments to the OZP are proposed:
- (a) to rezone the proposed residential site (about 1,010m²) from "G/IC" to "R(A)5", subject to maximum domestic and non-domestic GFA restrictions of 4,531m² and 988m² respectively, and a maximum BH restriction of 80mPD. A GFA of not less than 918m² shall be provided for Government, Institution or Community (GIC) facilities and may be exempted from GFA calculation (**Amendment Item A1**); and
 - (b) to rezone an area (about 53m²) abutting Castle Peak Road from "G/IC" to an area shown as 'Road' (**Amendment Item A2**).

Amendment Items B1 and B2 – Rezoning for a proposed private residential development in Ting Kau (Plans 3a to 3c)

- 4.5 On 2.6.2022, the Committee agreed to the section 12A application No. Y/TWW/7² to rezone a site with a site area of about 6,431m² from "Comprehensive Development Area (1)" ("CDA(1)"), "Green Belt" ("GB") and an area shown as 'Road' to "Residential (Group B) 2" ("R(B)2") for the proposed private residential development through wholesale conversion of the existing hotel building (**Plans 3a to 3c**). The site is located on the headland between Ting Kau Beach and Lido Beach. To the east and south are vegetated slopes zoned "GB" and low-rise and low-density villa type developments; to the immediate west is Ting Kau Bridge; and to the north is the roundabout of Castle Peak Road – New Ting Kau. It is currently occupied by the 15-storey Royal View Hotel with 691 hotel rooms, and is accessible from an access road branching off from the roundabout of Castle Peak Road.
- 4.6 According to the applicant's indicative scheme (**Attachment VII**), the existing hotel building will be converted wholesale for residential use with 661 flats. The development bulk and building envelope would remain unchanged. An existing access road is included in the application site but excluded from PR/GFA calculation resulting in a net site area of about 6,066m². The proposed development has a maximum domestic GFA of not more than 29,400m² and a maximum BH of not more than 76.45mPD at main roof level, with no part of the structures exceeding 76.77mPD. A 60-place DE of about 760m² will be provided, which is proposed to be exempted from calculation of the aforesaid maximum GFA.

² The relevant MPC paper No. Y/TWW/7 is available at the Board's website at https://www.info.gov.hk/tpb/en/meetings/MPC/Agenda/696_mpc_agenda.html.

- 4.7 To take forward the decision of the Committee (an extract of the relevant meeting minutes of the Committee is at **Attachment VIII**), the following amendments to the OZP are proposed:
- (a) upon clarification on the concerned lot and zoning boundaries, to rezone the site (about 6,460m²) from “CDA(1)”, “GB” and the area shown as ‘Road’ to “R(B)2” subject to a maximum GFA restriction of 29,400m². No part of the structures of the development shall exceed 77mPD in height. A GFA of not less than 760m² shall be provided for GIC facilities and may be exempted from GFA calculation (**Amendment Item B1**); and
 - (b) to rezone the remaining area of “CDA(1)” zone (about 131m²) to “GB” to tally with the concerned lot boundaries and zoning of adjacent area (**Amendment Item B2**).
- 4.8 The site is adjacent to Ting Kau Bridge and Castle Peak Road. The applicant’s indicative scheme is for wholesale conversion and the relevant environmental assessments have already fully addressed the air quality and road traffic noise issues. However, as the lease governing the site is virtually unrestricted, the Environmental Protection Department considered that should the existing building be redeveloped in the future, it is necessary to incorporate the requirement for submission of layout plan to demonstrate that the potential air quality and road traffic noise impacts and the respective mitigation measures could be identified and implemented through section 16 planning application mechanism to ensure acceptable living environment for future residents. Such requirement is proposed as set out in the Notes and ES of the OZP.

5 Minor Boundary Adjustments

Opportunity has also been taken to rectify minor discrepancies by slightly adjusting the zoning boundaries to reflect existing developments and these adjustments would not have any material implications on the land use zonings.

6 Provision of GIC Facilities and Open Space

- 6.1 Taking into account the proposed amendments as mentioned above, the planned population of the Tsuen Wan West Planning Area would be about 37,700 persons. As shown in **Attachment IX**, the existing and planned provision of major GIC facilities and open space, except primary school, secondary school, hospital beds, child care centre, community care services facilities, residential care homes for the elderly, pre-school rehabilitation services, day rehabilitation services and residential care services, are generally adequate to meet the demand in accordance with the requirements of the Hong Kong Planning Standards and Guidelines and assessments of relevant Government bureaux/departments (B/Ds).

GIC Facilities

- 6.2 Although primary and secondary schools will be in deficits for the planned population in the Tsuen Wan West Planning Area, such provision is planned on a district basis³ and territory-wide basis respectively. The Education Bureau has no adverse comment on the proposed OZP amendments. The need for hospital beds will also be catered for in the first and second 10-year hospital development plan of the Hospital Authority.
- 6.3 Regarding the deficits in some elderly, child care and rehabilitation services/facilities, the standards set for these services/facilities is a long-term goal and the actual provision would be subject to the consideration of the Social Welfare Department in the planning and development process as appropriate. Various elderly facilities have been incorporated in both proposed private residential developments under Amendment Items A1 and B1. The Government will continue to adopt a multi-pronged approach with long, medium and short term strategies to identify suitable sites or premises for provision of more welfare services, so as to meet the ongoing welfare service needs of the district.

Open Space

- 6.4 There is a surplus of about 4.62 ha of local open space and 2.66 ha of district open space in the Tsuen Wan West Planning Area.

7 Proposed Amendments to Matters Shown on the Plan

The proposed amendments as shown on the draft Tsuen Wan West OZP No. S/TWW/19A (**Attachment II**) are as follows:

- (a) Amendment Item A1 (about 0.10 ha)

Rezoning of a site to the west of Rhine Garden in Sham Tseng from “G/IC” to “R(A)5” with a maximum BH restriction of 80mPD as stipulated on the Plan.

- (b) Amendment Item A2 (about 0.05 ha)

Rezoning of a strip of land abutting Castle Peak Road from “G/IC” to an area shown as ‘Road’.

- (c) Amendment Item B1 (about 0.65 ha)

Rezoning of a site abutting the roundabout of Castle Peak Road – New Ting Kau from “CDA(1)”, “GB” and an area shown as ‘Road’ to “R(B)2” with a maximum BH of 77mPD restriction (including structures above main roof level) as stipulated on the Plan.

³ The deficit of primary school in the Tsuen Wan West Planning Area can be met by the surplus provision in the Tsuen Wan District as a whole (**Attachment X**).

(d) Amendment Item B2 (about 0.01 ha)

Rezoning of an area abutting the roundabout of Castle Peak Road – New Ting Kau from “CDA(1)” to “GB”.

8 Proposed Amendments to the Notes of the OZP

8.1 The proposed amendments to the Notes of the OZP (with additions in *bold and italics* and deletions in ‘~~erossed-out~~’) are at **Attachment III** for Members’ consideration.

(a) “CDA(1)” zone

To delete “CDA(1)” zone.

(b) “R(A)” zone

To revise the Remarks of “R(A)” zone for incorporation of the development restrictions for the “R(A)5” sub-zone, and to specify that any floor space for use solely as GIC facilities, as required by the Government, may be disregarded.

(c) “R(B)” zone

(i) To revise the Remarks of “R(B)” zone for incorporation of the development restrictions for the “R(B)2” sub-zone, and to specify that any floor space for use solely as GIC facilities, as required by the Government, may be disregarded.

(ii) To specify that the ‘Social Welfare Facility’ use is always permitted on land designated as “R(B)2”.

(iii) To specify the requirement for submission of layout plan for the Board’s approval for any new development or redevelopment of the existing building at the “R(B)2” sub-zone.

Technical Amendments

8.2 In accordance with the latest MSN, the following technical amendments to the Notes of the OZP are proposed:

(a) to revise ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ under Column 2 of the “R(A)” zone and Schedule I of “G/IC(1)” sub-area;

(b) to delete ‘Market’ from Column 2 of the “R(B)”, “Residential (Group D)” and Schedule I of “Residential (Group E)” (“R(E)”) zones and Schedule II of “G/IC(1)” sub-area; and

(c) to incorporate ‘Art Studio (excluding those involving direct provision of

services or goods)' under Column 1 of Schedule II of "R(E)" zone.

9 Revision to the ES of the OZP

The ES of the OZP has been revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also been taken to update the general information for various land use zones to reflect the latest status and planning circumstances of the OZP. The proposed amendments to the ES of the OZP (with additions in *bold and italics* and deletions in 'crossed-out') are at **Attachment IV** for Members' consideration.

10 Plan Number

Upon exhibition for public inspection, the OZP will be renumbered as S/TWW/20.

11 Consultation

Departmental Consultation

11.1 The proposed amendments to the OZP together with the draft Notes and ES have been circulated to the relevant B/Ds for comment. No objection or adverse comments have been received and their comments (if any) have been incorporated in the proposed amendments to the OZP as appropriate. The B/Ds include:

- (a) Secretary for Education;
- (b) Director of Environmental Protection;
- (c) Director of Fire Services;
- (d) Director of Social Welfare;
- (e) Commissioner for Transport;
- (f) Commissioner of Police;
- (g) Head of Antiquities and Monuments Office;
- (h) District Lands Officer/Tsuen Wan and Kwai Tsing, LandsD;
- (i) District Officer (Tsuen Wan), Home Affairs Department;
- (j) Chief Architect/Central Management Division 2, Architectural Services Department;
- (k) Chief Building Surveyor/New Territories West, Buildings Department;
- (l) Chief Highway Engineer/New Territories West, Highways Department;
- (m) Chief Engineer/Construction, Water Services Department;
- (n) Chief Engineer/Mainland South, Drainage Services Department;
- (o) Chief Town Planner/Urban Design & Landscape, Planning Department;
- (p) Head of Geotechnical Engineering Office, Civil Engineering and Development (CEDD); and
- (q) Project Manager/West, CEDD.

Public Consultation

11.2 If the proposed amendments are agreed by the Committee, the draft Tsuen Wan West OZP No. S/TWW/19A (to be renumbered to S/TWW/20 upon exhibition) and its Notes will be exhibited under section 5 of the Ordinance for public inspection. Members of the public can submit representations on the OZP amendments to the Board during the two-month statutory public inspection exhibition period. The Tsuen Wan District Council and the Tsuen Wan Rural Committee will be informed of the proposed amendments during the statutory exhibition period of the draft OZP.

12 Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved Tsuen Wan West OZP and that the draft Tsuen Wan West OZP No. S/TWW/19A at **Attachment II** (to be renumbered to S/TWW/20 upon exhibition) and its Notes at **Attachment III** are suitable for exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft Tsuen Wan West OZP No. S/TWW/19A as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP and the revised ES will be published together with the OZP.

13 Attachments

Attachment I	Approved Tsuen Wan West OZP No. S/TWW/19 (reduced scale)
Attachment II	Draft Tsuen Wan West OZP No. S/TWW/19A
Attachment III	Notes of the draft Tsuen Wan West OZP No. S/TWW/19A
Attachment IV	ES of the draft Tsuen Wan West OZP No. S/TWW/19A
Attachment V	Indicative Scheme of section 12A application No. Y/TWW/5
Attachment VI	Extract of the minutes of the MPC meeting on 12.3.2021
Attachment VII	Indicative Scheme of section 12A application No. Y/TWW/7
Attachment VIII	Extract of the minutes of the MPC meeting on 2.6.2022
Attachment IX	Provision of Major GIC Facilities and Open Space in Tsuen Wan West Planning Area
Attachment X	Provision of Major GIC Facilities and Open Space in Tsuen Wan District Council Area
Plans 1a to 1b	Comparison of Existing and Proposed Zonings on the Tsuen Wan West OZP
Plans 2a to 2d	Site Plans, Aerial Photo and Site Photos for Amendment Item A
Plans 3a to 3c	Site Plan, Aerial Photo and Site Photos for Amendment Item B