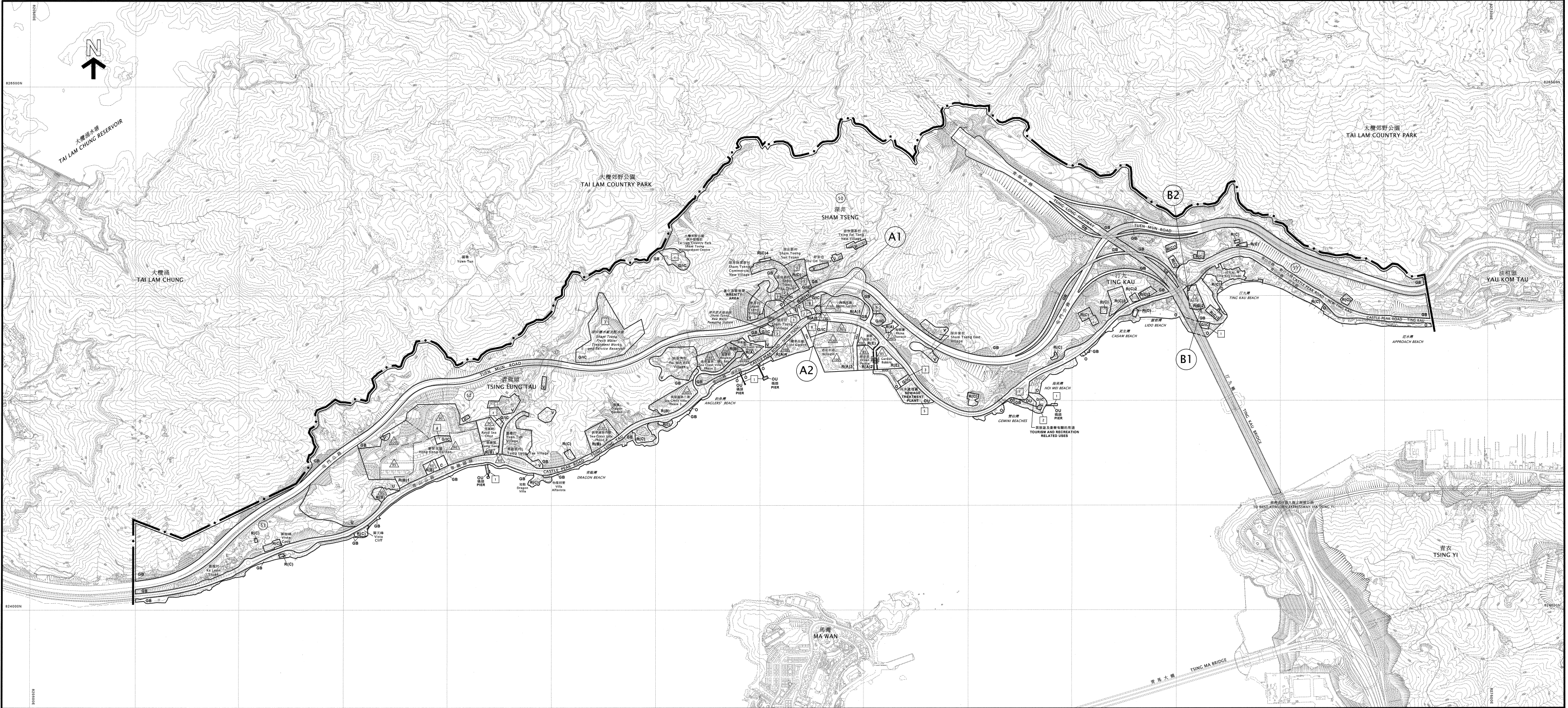




圖例
NOTATION

ZONES

COMMERCIAL	C
RESIDENTIAL (GROUP A)	R(A)
RESIDENTIAL (GROUP B)	R(B)
RESIDENTIAL (GROUP C)	R(C)
RESIDENTIAL (GROUP D)	R(D)
RESIDENTIAL (GROUP E)	R(E)
VILLAGE TYPE DEVELOPMENT	V
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC
OPEN SPACE	O
OTHER SPECIFIED USES	OU
UNDETERMINED	U
GREEN BELT	GB

地帶

商業	
住宅 (甲類)	
住宅 (乙類)	
住宅 (丙類)	
住宅 (丁類)	
住宅 (戊類)	
鄉村式發展	
政府、機構或社區	
休憩用地	
其他指定用途	
未決定用途	
綠化地帶	

COMMUNICATIONS

MAJOR ROAD AND JUNCTION	
ELEVATED ROAD	
MISCELLANEOUS	
BOUNDARY OF PLANNING SCHEME	
PLANNING AREA NUMBER	
BUILDING HEIGHT CONTROL ZONE BOUNDARY	
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	
NON-BUILDING AREA	

交通

主要道路及路口	
高架道路	
其他	
規劃範圍界線	
規劃區編號	
建築物高度管制區界線	
最高建築物高度 (在主水平基準上若干米)	
最高建築物高度 (樓層數目)	
非建築用地	

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	0.57	0.13	商業
RESIDENTIAL (GROUP A)	9.43	2.09	住宅 (甲類)
RESIDENTIAL (GROUP B)	21.43	4.75	住宅 (乙類)
RESIDENTIAL (GROUP C)	8.50	1.88	住宅 (丙類)
RESIDENTIAL (GROUP D)	0.72	0.16	住宅 (丁類)
RESIDENTIAL (GROUP E)	1.51	0.33	住宅 (戊類)
VILLAGE TYPE DEVELOPMENT	13.91	3.08	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	10.00	2.22	政府、機構或社區
OPEN SPACE	7.83	1.73	休憩用地
OTHER SPECIFIED USES	1.74	0.39	其他指定用途
UNDETERMINED	9.43	2.09	未決定用途
GREEN BELT	302.22	66.95	綠化地帶
MAJOR ROAD ETC.	64.15	14.20	主要道路等
TOTAL PLANNING SCHEME AREA	451.44	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/TWW/19 的修訂
AMENDMENTS TO APPROVED PLAN No. S/TWW/19

AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE

AMENDMENT ITEM A1		修訂項目 A 1 項
AMENDMENT ITEM A2		修訂項目 A 2 項
AMENDMENT ITEM B1		修訂項目 B 1 項
AMENDMENT ITEM B2		修訂項目 B 2 項

(參看附表)
(SEE ATTACHED SCHEDULE)

**SCHEDULE OF AMENDMENTS TO
THE APPROVED TSUEN WAN WEST OUTLINE ZONING PLAN NO. S/TWW/19
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A1 – Rezoning of a site to the west of Rhine Garden in Sham Tseng from “Government, Institution or Community” (“G/IC”) to “Residential (Group A) 5” (“R(A)5”) with stipulation of building height restriction (BHR) of 80 metres above Principal Datum (mPD).
- Item A2 – Rezoning of a strip of land abutting Castle Peak Road – Sham Tseng from “G/IC” to an area shown as ‘Road’.
- Item B1 – Rezoning of a site abutting the roundabout of Castle Peak Road – New Ting Kau from “Comprehensive Development Area (1)” (“CDA(1)”), “Green Belt” (“GB”) and an area shown as ‘Road’ to “Residential (Group B) 2” (“R(B)2”) with stipulation of BHR of 77 mPD.
- Item B2 – Rezoning of an area abutting the roundabout of Castle Peak Road – New Ting Kau from “CDA(1)” to “GB”.

II. Amendments to the Notes of the Plan

- (a) Deletion of “CDA(1)” zone.
- (b) Revision to the Remarks of “Residential (Group A)” (“R(A)”) zone to incorporate development restrictions and requirements for new “R(A)5” sub-zone.
- (c) Revision to “Residential (Group B)” (“R(B)”) zone to incorporate ‘Social Welfare Facility (on land designated “R(B)2” only)’ under Column 1, and to correspondingly replace ‘Social Welfare Facility’ under Column 2 by ‘Social Welfare Facility (not elsewhere specified)’.
- (d) Revision to the Remarks of “R(B)” zone to incorporate development restrictions and requirements for new “R(B)2” sub-zone.
- (e) Revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ under Column 2 of the “R(A)” and Schedule I of “G/IC” zones.
- (f) Deletion of ‘Market’ from Column 2 of “R(B)”, “Residential (Group D)”, Schedule I of “Residential (Group E)” (“R(E)”) and Schedule II of “G/IC” zones.
- (g) Incorporation of ‘Art Studio (excluding those involving direct provision of services or goods)’ under Column 1 of Schedule II of “R(E)” zone.

Town Planning Board

16 December 2022

Lists of Representers and Commenters in respect of the
Draft Tsuen Wan West Outline Zoning Plan No. S/TWW/20
有關《荃灣西分區計劃大綱草圖編號 S / TWW / 20》的申述人和提意見人名單

I. List of Representers 申述人名單

Representation No. 申述編號 (TPB/R/S/TWW/20-)	Name of Representer 申述人名單
R1	Mary Mulvihill
R2	Leverson Limited represented by Llewelyn-Davies Hong Kong Limited (盧緯綸建築規劃有限公司)

II. List of Commenters 提意見人名單

Comment No. 意見編號 (TPB/R/S/TWW/20-)	Name of Commenter 提意見人名單
C1	Toco Planning Consultants Limited (達材都市規劃顧問有限公司)
C2	Sham Tseng Chan Kee Roasted Goose Company Limited (深井陳記燒鵝有限公司)
C3	Mary Mulvihill

Tsuen Wan and West Kowloon District

Agenda Item 3

[Open Meeting]

Proposed Amendments to the Approved Tsuen Wan West Outline Zoning Plan No. S/TWW/19

(MPC Paper No. 14/22)

3. The Secretary reported that the proposed Amendment Items B1 and B2 to the approved Tsuen Wan West Outline Zoning Plan No. S/TWW/19 (the OZP) were to take forward the decision of an agreed section 12A application (No. Y/TWW/7) submitted by Levenson Limited, which was a subsidiary of Sun Hung Kai Properties Limited (SHK). The following Members had declared interests on the item:

Ms Lilian S.K. Law - being an ex-Executive Director and committee member of The Boys' & Girls' Clubs Association of Hong Kong which had received sponsorship from SHK; and

Mr Franklin Yu - his spouse being an employee of SHK.

4. The Committee noted that the interest of Ms Lilian S.K. Law was indirect and agreed that she could stay in the meeting. As the interest of Mr Franklin Yu was direct, the Committee agreed that upon the arrival of Mr Yu, he could stay in the meeting but should refrain from discussion of the concerned amendment items.

Presentation and Question Sessions

5. The following representatives from the Planning Department (PlanD) were invited to the meeting at this point:

PlanD

Mr Derek P.K. Tse - District Planning Officer/Tsuen Wan and West Kowloon (DPO/TWK)

Mr Michael K.K. Cheung - Senior Town Planner/Tsuen Wan and West Kowloon (STP/TWK)

6. With the aid of a PowerPoint presentation, Mr Michael K.K. Cheung, STP/TWK, briefed Members on the background of the proposed amendments to the OZP, consultation conducted and departmental comments as detailed in the Paper. The proposed amendments were as follows:

- (a) Amendment Item A1 – to rezone a site to the west of Rhine Garden in Sham Tseng from “Government, Institution or Community” (“G/IC”) to “Residential (Group 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 and Community (GIC) facilities as required by the Government and may be exempted from GFA calculation;
- (b) Amendment Item A2 – to rezone a strip of land abutting Castle Peak Road from “G/IC” to an area shown as ‘Road’;
- (c) Amendment Item B1 – to rezone a site abutting the roundabout of Castle Peak Road – New Ting Kau from “Comprehensive Development Area (1)” (“CDA(1)”), “Green Belt” (“GB”) and an area shown as ‘Road’ to “Residential (Group B) 2” (“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 as required by the Government and may be exempted from GFA calculation; and
- (d) Amendment Item B2 – to rezone the remaining area of “CDA(1)” zone to “GB” to tally with the concerned lot boundaries and zoning of the adjacent area.

[Mr Franklin Yu and Mr Stanley T.S. Choi joined the meeting during the presentation session.]

7. The Chairman remarked that the proposed amendments were to take forward two section 12A applications (No. Y/TWW/5 and No. Y/TWW/7) previously agreed by the Committee on 12.3.2021 and 2.6.2022 respectively. As the presentation by PlanD's representatives had been completed, the Chairman invited questions from Members.

8. Regarding Item B1, a Member asked if there would be any implication if the applicant decided not to convert the existing hotel for residential use after the OZP was amended. In response, Mr Derek P.K. Tse, DPO/TWK, said that even if the proposed private housing development was not pursued, the existing hotel use on Item B1 Site would still be permitted during its lifetime even if the site was rezoned to "R(B)2". If the existing hotel was redeveloped or converted to other use, the future use of the site should comply with the Notes under the extant OZP.

9. After deliberation, the Committee decided 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 of MPC Paper No. 14/22 were suitable for exhibition under section 5 of the Ordinance; and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of MPC Paper No. 14/22 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.

10. Members noted that, as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP including the Notes and ES, if appropriate, before their publication under the Town Planning Ordinance. Any major revision would be submitted for the Board's consideration.

Provision of Major Community Facilities and Open Space in Tsuen Wan West OZP

休憩用地及主要社區設施規劃標準及供應
荃灣西分區大綱圖

Type of Facilities 設施	Hong Kong Planning Standards and Guidelines (HKPSG) 《香港規劃標準與準則》的人口標準	HKPSG Requirement (based on planned population) 按照人口標準而計算的設施數量	Provision 供應情況		Surplus/ Shortfall (against planned provision) 剩餘/短缺 (按照已計劃的供應而計算)
			Existing Provision 現有的供應	Planned Provision (including Existing Provision) 已規劃的供應	
District Open Space 地區休憩用地	10 ha per 100,000 persons [#] 每 100,000 人 10 公頃	3.66 ha 公頃	6.32	6.32	+2.66
Local Open Space 鄰舍休憩用地	10 ha per 100,000 persons [#] 每 100,000 人 10 公頃	3.66 ha 公頃	8.28	8.28	+4.62
Sports Centre 體育中心	1 per 50,000 to 65,000 persons [#] 每 50,000 至 65,000 人 1 間 (assessed on a district basis) (按地區估算)	0	0	0	0
Sports Ground/ Sport Complex 運動場館／運動場	1 per 200,000 to 250,000 persons [#] 每 200,000 至 250,000 人 1 間 (assessed on a district basis) (按地區估算)	0	0	0	0
Swimming Pool Complex – standard 標準游泳池	1 complex per 287,000 persons [#] 每 287,000 人 1 間 (assessed on a district basis) (按地區估算)	0	0	0	0

Type of Facilities 設施	Hong Kong Planning Standards and Guidelines (HKPSG) 《香港規劃標準與準則》的人口標準	HKPSG Requirement (based on planned population) 按照人口標準而計算的設施數量	Provision 供應情況		Surplus/ Shortfall (against planned provision) 剩餘/短缺 (按照已計劃的供應而計算)
			Existing Provision 現有的供應	Planned Provision (including Existing Provision) 已規劃的供應	
District Police Station 警區警署	1 per 200,000 to 500,000 persons 每 200,000 至 500,000 人 1 間 (assessed on a regional basis) (按區域估算)	0	0	0	0
Divisional Police Station 分區警署	1 per 100,000 to 200,000 persons 每 100,000 至 200,000 人 1 間 (assessed on a regional basis) (按區域估算)	0	0	0	0
Magistracy (with 8 courtrooms) 裁判法院 (8 個法庭)	1 per 660,000 persons 每 100,000 人 1 間 (assessed on a regional basis) (按區域估算)	N.A.	0	0	N.A.
Community Hall 社區會堂	No set standard 沒有既定標準	N.A.	0	0	N.A.
Library 圖書館	1 district library for every 200,000 persons ^π 每 200,000 人 1 間 (assessed on a district basis) (按地區估算)	0	0	0	0
Kindergarten/ Nursery 幼兒班與幼稚園	34 classrooms for 1,000 children aged 3 to under 6 每 1,000 人屬於 3-6 歲年齡組別 34 間全日制課室	9 classrooms 課室	11	11	+2

Type of Facilities 設施	Hong Kong Planning Standards and Guidelines (HKPSG) 《香港規劃標準與準則》的人口標準	HKPSG Requirement (based on planned population) 按照人口標準而計算的設施數量	Provision 供應情況		Surplus/ Shortfall (against planned provision) 剩餘/短缺 (按照已計劃的供應而計算)
			Existing Provision 現有的供應	Planned Provision (including Existing Provision) 已規劃的供應	
Primary School 小學	1 whole-day classroom for 25.5 persons aged 6-11 每 25.5 人屬於 6-11 歲年齡組別 1 間全日制課室 (assessed by EDB on a district/school network basis) (由教育局按地區/學校網估算)	38 classrooms 課室	30	30	-8 ^{&} (Sufficient at present based on EDB's assessment on a district/school network basis ^{&}) (根據教育局按地區/學校網，現時供應是足夠的 ^{&})
Secondary School 中學	1 whole-day classroom for 40 persons aged 12-17 每 40 人屬於 12-17 歲年齡組別 1 間全日制課室 (assessed by EDB on a territory-wide basis) (由教育局按全港估算)	34 classrooms 課室	0	0	-34 ^{&} (Sufficient at present based on EDB's assessment on a territory-wide basis ^{&}) (根據教育局按全港估算，現時供應是足夠的 ^{&})
Hospital 醫院病床	5.5 beds per 1,000 persons [^] 每 1,000 人 5.5 張病床 (assessed by Hospital Authority on a regional/cluster basis) (由醫院管理局按區域/聯網估算)	207 beds 病床	0	0	-207 [^] (Will be catered for in the 1 st and 2 nd Ten-year Hospital Development Plans based on Hospital Authority's assessment on a regional/cluster basis [^]) (根據醫院管理局按區域/聯網估算，將由第一個和第二個十年醫院發展計劃提供 [^])

Type of Facilities 設施	Hong Kong Planning Standards and Guidelines (HKPSG) 《香港規劃標準與準則》的人口標準	HKPSG Requirement (based on planned population) 按照人口標準而計算的設施數量	Provision 供應情況		Surplus/ Shortfall (against planned provision) 剩餘/短缺 (按照已計劃的供應而計算)
			Existing Provision 現有的供應	Planned Provision (including Existing Provision) 已規劃的供應	
Clinic/Health Centre 普通科診療所/健康中心	1 per 100,000 persons 每 1,000 人 5.5 張病床 (assessed on a district basis) (按地區估算)	0	0	0	0
Child Care Centre 幼兒中心	100 aided places per 25,000 persons [#] 每 25,000 人設 100 個資助服務名額 (assessed by SWD on a local basis) (由社會福利署按社區估算)	146 places 名額	22	22	-124~ (A long-term target assessed on a wider spatial context by SWD~) (由社會福利署按較大的範圍估算所訂的長遠目標~)
Integrated Children and Youth Services Centre 綜合青少年服務中心	1 for 12,000 persons aged 6-24 [#] 每 12,000 人屬於 6-24 歲年齡組別 1 間 (assessed by SWD on a local basis) (由社會福利署按社區估算)	0	1	1	+1
Integrated Family Services Centre 綜合家庭服務中心	1 for 100,000 to 150,000 persons [#] 每 100,000 至 150,000 人 1 間 (assessed by SWD on a service boundary basis) (由社會福利署按服務範圍估算)	0	0	0	0

Type of Facilities 設施	Hong Kong Planning Standards and Guidelines (HKPSG) 《香港規劃標準與準則》的人口標準	HKPSG Requirement (based on planned population) 按照人口標準而計算的設施數量	Provision 供應情況		Surplus/ Shortfall (against planned provision) 剩餘/短缺 (按照已計劃的供應而計算)
			Existing Provision 現有的供應	Planned Provision (including Existing Provision) 已規劃的供應	
District Elderly Community Centres 長者地區中心	One in each new development area with a population of around 170,000 or above [#] 每個人口約為 170,000 人或以上的新發展區設 1 間 (assessed by SWD) (由社會福利署估算)	N.A.	0	0	N.A.
Neighbourhood Elderly Centres 長者鄰舍中心	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing [#] 每個人口為 15,000 人至 20,000 人的新建和重新發展的住宅區(包括公營及私營房屋)設一間 (assessed by SWD) (由社會福利署估算)	N.A.	1	2	N.A.
Community Care Services (CCS) Facilities 社區照顧服務設施	17.2 subsidised places per 1,000 elderly persons aged 65 or above [#] 每 1,000 名年滿 65 歲或以上的長者設 17.2 個資助服務名額 (assessed by SWD on a district basis) (由社會福利署按地區估算)	206 places 名額	61	161	-45~ (A long-term target assessed on a wider spatial context by SWD~) (由社會福利按較大的範圍估算所訂的長遠目標~)

Type of Facilities 設施	Hong Kong Planning Standards and Guidelines (HKPSG) 《香港規劃標準與準則》的人口標準	HKPSG Requirement (based on planned population) 按照人口標準而計算的設施數量	Provision 供應情況		Surplus/ Shortfall (against planned provision) 剩餘/短缺 (按照已計劃的供應而計算)
			Existing Provision 現有的供應	Planned Provision (including Existing Provision) 已規劃的供應	
Residential Care Homes for the Elderly 安老院舍	21.3 subsidised beds per 1,000 elderly persons aged 65 or above [#] 每 1,000 名 65 歲或以上的長者設 21.3 個資助床位 (assessed by SWD on a cluster basis) (由社會福利署按聯網估算)	255 beds 床位	0	0	-255~ (A long-term target assessed on a wider spatial context by SWD~) (由社會福利按較大的範圍估算所訂的長遠目標~)
Pre-school Rehabilitation Services 學前康復服務	23 subvented places per 1,000 children aged 0-6 [#] 每 1,000 名 0 至 6 歲兒童設 23 個資助服務名額 (assessed by SWD on a district basis) (由社會福利署按地區估算)	15 places 名額	0	0	-15
Day Rehabilitation Services 日間康復服務	23 subvented places per 10,000 persons aged 15 or above [#] 每 10,000 名 15 歲或以上人士設 23 個資助服務名額 (assessed by SWD on a district basis) (由社會福利署按地區估算)	67 places 名額	0	0	-67~ (A long-term target assessed on a wider spatial context by SWD~) (由社會福利按較大的範圍估算所訂的長遠目標~)
Residential Care Services 院舍照顧服務	36 subvented places per 10,000 persons aged 15 or above [#] 每 10,000 名 15 歲或以上人士設有 36 個資助服務名額 (assessed by SWD on a cluster basis) (由社會福利署按聯網估算)	106 places 名額	0	0	-106~ (A long-term target assessed on a wider spatial context by SWD~) (由社會福利按較大的範圍估算所訂的長遠目標~)

Type of Facilities 設施	Hong Kong Planning Standards and Guidelines (HKPSG) 《香港規劃標準與準則》的人口標準	HKPSG Requirement (based on planned population) 按照人口標準而計算的設施數量	Provision 供應情況		Surplus/ Shortfall (against planned provision) 剩餘/短缺 (按照已計劃的供應而計算)
			Existing Provision 現有的供應	Planned Provision (including Existing Provision) 已規劃的供應	
Community Rehabilitation Day Centre 日間社區康復中心名單	1 centre per 420,000 persons [#] 每 420,000 人設 1 間中心 (assessed by SWD on a district basis) (由社會福利署按地區估算)	0	0	0	0
District Support Centre for Persons with Disabilities 殘疾人士地區支援中心	1 centre per 280,000 persons [#] 每 280,000 人設 1 間中心 (assessed by SWD on a district basis) (由社會福利署按地區估算)	0	0	0	0
Integrated Community Centre for Mental Wellness 精神健康綜合社區中心	1 standard scale centre per 310,000 persons [#] 每 310,000 人設 1 間標準規模中心 (assessed by SWD on a district basis) (由社會福利署按地區估算)	0.1	0	0	-0.1~ (A long-term target assessed on a wider spatial context by SWD~) (由社會福利按較大的範圍估算所訂的長遠目標~)

Note 註:

The planned resident population is about 36,700. If including transients, the overall planned population is about 37,700. All population figures have been adjusted to the nearest hundred.

規劃居住人口約為 36,700 人。如包括流動人口，整體規劃人口約為 37,700 人。所有人口數字已調整至最接近的百位數字。

Remark 備註:

The requirements exclude planned population of transients.
有關要求不包括規劃流動人口。

& The deficit in provision is based on OZP planned population while according to the Education Bureau (EDB), general speaking, the provision of public sector primary school places is planned on a district basis and the public sector secondary school places is on a territory-wide basis. Under the prevailing mechanism, EDB will make reference to the school-age population projections, which are compiled based on the population projections updated regularly by the Census and Statistics Department, and take into account the actual number of students at various levels as well as the latest demographic changes (including the number of newly-arrived children from the Mainland) in estimating the future demand for school

places and related resources. EDB will consider factors such as the latest projections, other factors that may affect the demand for school places in certain districts, different options to increase the supply of school places in particular districts, the prevailing education policies (including to enhance teaching and learning environment through reprovisioning) etc. before deciding whether it is necessary to allocate school premises for setting up new school(s) or reprovisioning of existing school(s). According to EDB's assessment, at present, there are sufficient number of school places for the eligible school-aged population in Tsuen Wan District.

欠缺的課室數目是根據分區計劃大綱圖的規劃人口計算得出，而根據教育局的資料，整體而言，公營小學學額供應的規劃是以區為本，而公營中學學額供應則按全港整體情況規劃。按現行機制，教育局會參考根據政府統計處定期更新的人口推算而編製的學齡人口推算，並考慮現時各級學生的實際人數，以及最新人口變化（包括內地新來港兒童的數目），以估計未來對學額和有關資源的需求。教育局在考慮最新的推算數字、其他可能影響個別地區學額需求的因素、在有關地區增加學額供應的不同方案，以及現行的教育政策（包括透過重置改善教學環境）等因素後，會決定是否需要分配校舍營辦新學校或重置現有學校。根據教育局的評估，目前荃灣區有足夠的學額應付合資格的學齡人口。

- ^ The deficit in provision is based on OZP planned population while the Hospital Authority plans its services on a cluster basis, and takes into account a number of factors in planning and developing various public healthcare services. The Kowloon West Cluster (KWC) provides services for residents in Tsuen Wan, Kwai Tsing, Sham Shui Po and the Lantau Island districts. There are a number of hospital redevelopment projects planned in the First and Second Ten-year Hospital Development Plans (HDPs), which will provide additional beds for serving the population in KWC. The projected service demand will be catered for in the First and Second Ten-year HDPs.

欠缺的病床數目是根據分區計劃大綱圖的規劃人口計算得出，而醫院管理局是根據醫院聯網規劃其服務，並會在規劃及發展各項公營醫療服務時考慮多項因素。九龍西聯網為荃灣、葵青、深水埗及離島區的居民提供服務。第一個及第二個十年醫院發展計劃已籌劃進行多項醫院重建項目，以提供額外病床服務九龍西聯網的人口。第一個及第二個十年醫院發展計劃可應付預計的服務需求。

- ~ The deficit in provision is based on OZP planned population while the Social Welfare Department (SWD) adopts a wider spatial context/cluster in the assessment of provision for such facility. In applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities have to be considered. As the HKPSG requirements for these facilities are a long-term goal, the actual provision will be subject to consideration of the SWD in the planning and development process as appropriate. The Government has been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand.

欠缺的設施數目是根據分區計劃大綱圖的規劃人口計算得出，而社會福利署（下稱「社署」）在評估這些設施的供應時所採用的範圍／地區較大。當局採用以人口為基礎的規劃標準時，須考慮福利設施的分布情況、不同地區的供應、人口增長及人口結構轉變所帶來的服務需求，以及不同福利設施的供應等因素。由於《香港規劃標準與準則》就這些設施所訂立的要求乃長遠目標，在規劃和發展過程中，社署會就實際供應作出適當考慮。政府一直採取多管齊下的方式，透過長、中和短期策略，物色合適的用地或處所，以提供更多需求殷切的福利服務。

- % The social welfare facilities proposed under the two amendment items have been taken into account.

已將兩個修訂項目擬議的福利設施包括在內。