

**DRAFT TSUEN WAN OUTLINE ZONING PLAN NO. S/TW/34
 CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/TW/34-R1 TO R93
 AND COMMENTS NO. TPB/R/S/TW/34-C1 TO C27**

Subject of Representations	Representers	Commenters
<p><u>Item A:</u> Rezoning of a site near Yau Kom Tau (YKT) Village from “Green Belt” (“GB”) to “Residential (Group B) 6” (“R(B)6”) with stipulation of building height restriction (BHR)</p> <p><u>Item B:</u> Rezoning of a site at Po Fung Terrace from “GB” to “R(B)7” with stipulation of BHR</p> <p><u>Item C1:</u> Rezoning of a site near Cheung Shan Estate from “Residential (Group A)” (“R(A)”), “Open Space” (“O”) and “Government, Institution or Community” (“G/IC”) to “R(A)20” with stipulation of BHR</p> <p><u>Item C2:</u> Rezoning of a piece of land to the south-east of “R(A)20” zone from “G/IC” to “O”</p> <p><u>Item C3:</u> Rezoning of a piece of land to the north-east of “R(A)20” zone from “O” to “G/IC” with stipulation of BHR</p> <p><u>Item D:</u> Rezoning of a site to the south of Kwok Shui Road from “G/IC” to “R(A)21” with</p>	<p>Total: 93</p> <p><u>Support and providing views (1):</u></p> <p><u>Amendment to the Notes of the Plan (1)</u> R93: Top Merchant Investments Limited represented by Llewelyn-Davies Hong Kong Ltd.</p> <p><u>Oppose (89):</u></p> <p><u>All Items (2)</u> R82 and R83: Individuals</p> <p><u>Items A to E (2)</u> R1: Green Sense R85: Individual</p> <p><u>Items A and C1 to C3 (1)</u> R86: Individual</p> <p><u>Items A and/or B (83)</u> R2: The Conservancy Association R3: Kadoorie Farm and Botanic Garden R4: Village Representative of Tsuen Wan Sam Tsuen (何天生) R5: Village Representative of YKT Village (楊桂財) R6: Hon Man Upper Village Concern Group (周明慧) (<i>with 207 signatures</i>) R7 to R81 and R87 to R89:</p>	<p>Total: 27</p> <p><u>Support R1 and R2 (1):</u> C1: 土地正義聯盟</p> <p><u>Support R3 (1):</u> C2: The Conservancy Association (also R2)</p> <p><u>Oppose R1, R84 and R85 (1):</u> C3: ENM Holdings Limited represented by KTA Planning Limited</p> <p><u>Providing responses to R5 (1):</u> C5: Individual</p> <p><u>Providing responses/views to R6 (13):</u> C6 to C18: Individuals</p> <p><u>Providing views (10):</u> C4, C19 to C26: Individuals C27: Individual (also R84)</p>

<p>stipulation of BHR</p> <p><u>Item E:</u> Rezoning of a site at Hilltop Road from “Other Specified Uses” annotated “Sports and Recreation Club” (“OU(SRC)”) to “R(B)8” with stipulation of BHRs and designation of non-building area (NBA)</p> <p><u>Item F1 to F9:</u> Rezoning nine sites from “Comprehensive Development Area” (“CDA”) to various land use zonings to reflect their as-built conditions</p> <p><u>Amendment to the Notes of the Plan</u></p>	<p>Individuals</p> <p><u>Item D (1)</u> R90: Individual</p> <p><u>Oppose and Providing Views (1):</u></p> <p><u>Oppose Items A to E and providing views on Items F1 and F3 to F8 (1)</u> R84: Individual</p> <p><u>Providing Views (2):</u> R91 and R92: Individuals</p>	
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Note: The names of all representers and commenters are attached at **Annex III**. A set of soft copy of their submissions has been sent to Town Planning Board (the Board) Members via electronic means, and available for public inspection at the Board’s website at https://www.info.gov.hk/tpb/en/plan_making/S_TW_34.html. A set of hard copy is deposited at the Board’s Secretariat for Members’ inspection, and is also available for public inspection at the Planning Enquiry Counters of the Planning Department (PlanD) in North Point and Sha Tin.

1. **INTRODUCTION**

- 1.1 On 26.2.2021, the draft Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/34 (**Annex I**) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The Schedule of Amendments setting out the amendments is at **Annex II** and the locations of the amendment items are shown on **Plans H-1a to H-1c**.
- 1.2 During the two-month statutory exhibition period, a total of 93 valid representations were received. On 4.6.2021, the representations were published for three weeks for public comments. Upon expiry of the publication period, a total of 27 valid comments on the representations were received¹.
- 1.3 On 20.8.2021, the Town Planning Board (the Board) agreed to consider all the representations and comments collectively in one group.

¹ A total of 97 representations were received during the two-month statutory exhibition period and a total of 51 comments were received during the three-week public inspection period. On 20.8.2021, the Board agreed to disregard four representations with the required identity information missing pursuant to sections 6(2) and 6(3) of the Ordinance, and seven comments with the required identity information missing and 17 duplicated/multiple submissions pursuant to sections 6A(2) and 6A(3) of the Ordinance. As a result, a total valid representations and comments on the representation are 93 and 27 respectively. For the 27 valid public comments, it is noted that two of them are also submitted by representers.

1.4 This Paper is to provide the Board with information for consideration of the representations and comments. A list of representers and commenters is at **Annex III**. The representation sites are shown on **Plans H-1a to H-1c**. The representers and commenters have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

2. **BACKGROUND**

Two Proposed Private Housing Sites and Two Proposed Public Housing Sites (Items A, B, C1 and D)

2.1 The 2020 Policy Address has reaffirmed the importance to meet Hong Kong people's housing needs, and pointed out that the core of the housing problem in Hong Kong lies in the shortage of land for housing development. The Government will continue to adopt a multi-pronged land supply strategy as recommended by the Task Force on Land Supply (TFLS) following an extensive public engagement. Whilst the Government will press ahead with the eight land supply options worthy of priority study and implementation as recommended by TFLS, concurrently, the Government still have to continue with the various ongoing land supply initiatives to increase and expedite housing land supply in the short-to-medium term. Amongst others, various land use reviews are conducted on an on-going basis, including the reviews on "GB" sites and vacant Government land.

2.2 To meet the pressing need, four sites in Tsuen Wan New Town have been identified for development of housing and associated supporting Government, institution and community (GIC) facilities. They comprise two "GB" sites at YKT (Items A and B on **Plan H-2a**) for private housing developments, which have been rezoned to "R(B)" sub-zones, as well as a site near Cheung Shan Estate (Item C1) (**Plan H-2b**) and a vacant school site to the south of Kwok Shui Road (Item D) (**Plan H-2c**) for public housing developments which have been rezoned to "R(A)" sub-zones.

2.3 For Items A and B, relevant Government departments have conducted various technical assessments on the potential tree, landscape, visual, air ventilation and hazard impacts, as well as a feasibility study (i.e. Yau Kom Tau Feasibility Study (YKT-FS))² for the associated road improvement and widening proposals conducted by the Highways Department (HyD). For Items C1 and D, the Civil Engineering and Development Department (CEDD) has conducted respective engineering feasibility studies (ie. Near Cheung Shan Engineering Feasibility Study (NCS-EFS) and Ex-Kwai Chung Public School EFS (KCPS-EFS)) for the two proposed public housing sites including technical assessments on the potential traffic, drainage, sewerage, water supply, geotechnical, environmental, air ventilation, landscape and visual impacts etc. The abovementioned technical studies and assessments have concluded that there is no insurmountable technical

² The YKT-FS includes Traffic Impact Assessment (TIA) and Ecological Impact Assessment (EcoIA) (both on the proposed YKT sites and the proposed road improvement works); and Natural Terrain Hazard Assessment, Geological and Geotechnical Impact Assessment, Structural Impact Assessment, Tree Survey, Drainage Impact Assessment, Assessment on Existing and Proposed Utilities and Environmental Impact Assessment.

problem for the proposed housing developments and their associated infrastructural and facilities with the adoption of appropriate mitigation measures. It is estimated that the proposed housing developments would provide a total of about 1,880 private housing units and 5,700 public housing units to accommodate about 21,240 people.

Rationalisation of Zoning Boundaries near Item C1 (Items C2 and C3)

- 2.4 Opportunity has been taken to rationalise the boundaries of land uses near Item C1 site, including rezoning a piece of land to the southeast of Item C1 site from “G/IC” to “O”, and a piece of land to the northeast of Item C1 site from “O” to “G/IC” with stipulation of BHR (**Plan H-2b**).

Section 12A (s.12A) Application for a Proposed Housing Development at Hilltop Road (Item E)

- 2.5 On 1.9.2020, the Metro Planning Committee (MPC) of the Board considered a s.12A application (No. Y/TW/13) submitted by ENM Holdings Limited for rezoning the Hilltop Country Club site at Hilltop Road from “OU(SRC)” to a new “R(B)” sub-zone (**Item E**) for a proposed private housing development with about 458 flats. The applicant proposed to stipulate a maximum gross floor area (GFA) of 49,300m² and maximum building heights (BHs) of 197mPD, 203mPD and 211mPD on three sub-areas with a NBA along the eastern and southern boundaries of the site under the new zoning.
- 2.6 The MPC decided to partially agree to the s.12A application by rezoning the application site from “OU(SRC)” to a suitable “R(B)” sub-zone and reducing the proposed maximum BHs to address the concerns on visual impact. The relevant MPC Paper No. Y/TW/13 is at **Annex VII(a)**³ and the minutes of the abovementioned meeting is at **Annex VII(b)**. To take forward the MPC’s decision, the site has been rezoned to “R(B)8” with stipulation of a maximum GFA of 49,300m², a NBA in the eastern and southern parts of the site, and maximum BHs of 194mPD, 200mPD and 205mPD respectively on three different platforms (**Plan H-2d**).

CDA Review (Items F1 to F9)

- 2.7 During the CDA review for the years 2017/2019, the MPC agreed on 17.5.2019 that six completed developments zoned “CDA” (i.e. Ocean Pride and the Tsuen Wan Salt Water Pumping Station site within, Parc City, Pavilia Bay, and City Point and the planned primary school site within) (**Items F1 to F6**) (**Plans H-2e and H-2f**) and another two completed developments zoned “CDA(2)” (i.e. Sheung Chui Court and a strip of land that forms part of Wang Wo Tsai Street Garden within) (**Items F8 and F9**) (**Plan H-2g**) should be rezoned to reflect their as-built conditions. In addition, opportunity has been taken to rezone a development zoned “CDA(7)” (i.e. Plaza 88 / The Aurora, which were completed in early-2020) (**Item F7**). The concerned sites have been rezoned to various “R(A)” sub-zones, “G/IC” or “OU(C&RD)” zones with stipulation of appropriate development

³ The relevant MPC Paper is also available at the Board’s website at https://www.info.gov.hk/tpb/en/meetings/MPC/Agenda/654_mpc_agenda.html.

restrictions (**Plan H-2g**).

Amendments to the Notes of the OZP for “CDA(3)” to “CDA(6)” zones

- 2.8 With a view to optimising the use of existing industrial buildings in the Tsuen Wan East Industrial Area (TWEIA), technical amendments have been made to the Remarks of the Notes of the OZP for “CDA(3)” to “CDA(6)” zones (**Plan H-1c**) to incorporate new development restriction for addition, alteration and/or modification of existing building for non-domestic use (Item II(b) on the Schedule of Amendments at **Annex II** refers)⁴.

Amendments to the OZP

- 2.9 On 5.2.2021, MPC considered the proposed amendments to the approved Tsuen Wan Outline Zoning Plan No. S/TW/33 (approved OZP) and agreed that the proposed amendments were suitable for exhibition under section 5 of the Ordinance for public inspection. The relevant MPC Paper is available at the Board’s website (https://www.info.gov.hk/tpb/en/papers/MPC/665-mpc_1-21.pdf) and the minutes of the said MPC meeting is at **Annex VI**. Accordingly, the draft Tsuen Wan OZP No. S/TW/34 was gazetted on 26.2.2021.

3. LOCAL CONSULTATION

- 3.1 During the process of the s.12A application relating to Item E, public and local consultations were conducted. The public comments and local views on the application were considered by MPC on 1.9.2020.
- 3.2 Prior to the submission of the proposed amendments to the approved OZP for consideration by MPC, the Planning Department (PlanD), CEDD, Housing Department (HD), Transport Department (TD) and Water Supplies Department (WSD) jointly consulted the Tsuen Wan District Council (TWDC) on 9.10.2020 on the proposed amendments to the Tsuen Wan OZP. TWDC passed a motion unanimously objecting to the submission of the proposed amendments for consideration by MPC, and urged PlanD to fully address the questions raised by TWDC members, including but not limited to tree conservation, traffic capacity and housing mix, and re-consult TWDC before submission to MPC for consideration. TWDC also passed another motion unanimously objecting to Items A and B. The detailed views and comments received are summarised in the minutes of the said meeting at **Annex V(a)** and had also been incorporated into the MPC Paper No. 1/21 for the proposed amendments to the approved OZP.

⁴ The amendments made are set out below:

- (a) Paragraph (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.
- (b) Paragraph (4): *No addition, alteration and/or modification to an existing building shall result in a total development in excess of the plot ratio of the existing building, except for modification of an existing non-domestic building to a domestic building or a building that is partly domestic and partly non-domestic, in which case the development shall not exceed the relevant maximum plot ratio and non-domestic plot ratio stated in paragraph (3) above.*

In response to the motions passed by TWDC, the Development Bureau (DEVB) issued a letter to TWDC on 1.2.2021 explaining the Government's stance and addressing their concerns (**Annex V(b)**).

- 3.3 On 4.11.2020, the abovementioned Government departments, together with HyD and Lands Department (LandsD) also consulted the Tsuen Wan Rural Committee (TWRC). The major concerns raised by TWRC members are (i) adverse traffic, air ventilation, noise and air quality impacts and structural safety issues arising from Items A and B; (ii) request for a permanent TWRC venue within Item D; (iii) proposed widening works of Kwok Shui Road in relation to Item D should be extended westward; and (iv) adverse traffic impact arising from Item E during special festival periods. The detailed views and comments received had also been incorporated into MPC Paper No. 1/21. In response to concerns raised by TWRC members, PlanD issued a letter on 26.2.2021 addressing their concerns and inviting TWRC members to submit their comments on the amendments in writing to the Secretary of the Board during the exhibition period of the draft OZP (**Annex V(c)**). A letter was also issued to TWDC on the same day inviting TWDC members to submit their comments on the draft OZP. During the statutory exhibition period, two representations from TWRC members relating to the amendments were received.

4. THE REPRESENTATION SITES AND THEIR SURROUNDING AREAS

4.1 The Representations Sites and their Surrounding Areas

Representation Sites under Items A and B

- 4.1.1 Item A site (about 4.92 ha) is Government land (GL) on sloping terrain ranging from about 60 metres above the Principal Datum (mPD) to 130mPD (**Plans H-2a, H-3a and H-4a**). To its immediate southwest is the YKT Village with village houses subject to BHR of 3 storeys. To the further west is YKT Fresh Water Service Reservoir and Water Treatment Works (YKTFWSR&TW) with BHR of 2 storeys. High-rise residential developments (e.g. Belvedere Garden (Phase 2) and Greenview Court) with BHR of 140mPD are located to the south of the site across Tuen Mun Road. The site is mainly vegetated land with some ruins and temporary structures.
- 4.1.2 Item B site (about 0.84 ha) is also GL on sloping terrain located at Po Fung Terrace with site levels ranging from about 40mPD to 70mPD (**Plans H-2a, H-3a and H-4b**). It is amid high-rise residential developments (e.g. Bayview Garden, Greenview Court and Belvedere Garden (Phase 2) to its east with BHRs of 120mPD and 140mPD; Greenview Terrace and One Kowloon Peak (Phase 1) to its southwest and south respectively with BHR of 110mPD). The site is mainly covered by vegetated slope with man-made retaining wall along its northern boundary.

Proposed Private Housing Developments at Items A and B

4.1.3 Item A and B sites are zoned “R(B)6” and “R(B)7” respectively for proposed private housing developments. The major development parameters are as follows and the indicative development schemes are at **Drawings H-1a** and **H-1b**:

	Item A Site	Item B Site
Zoning	“R(B)6”	“R(B)7”
Gross Site Area	about 4.92 ha	about 0.84 ha
Net Site Area (NSA)	about 2.43 ha	about 0.73 ha
GFA	97,200m ² (equivalent to a plot ratio (PR) of 4 based on NSA)	29,200m ² (equivalent to a PR of 4 based on NSA)
Maximum BH	180mPD	140mPD
Estimated No. of Flats	1,390	490
Estimated Population	3,730	1,550
Parking Facilities	To be provided in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG)	
Social Welfare Facilities ⁽⁵⁾	A 50-place Hostel for Severely Mentally Handicapped Persons cum 50-place Day Activity Centre	A 30-place Supported Hostel for Mentally Handicapped Persons

4.1.4 To support the proposed private housing developments at Item A and B sites, Po Fung Road will be widened to a standard two-lane two-way carriageway (about 7.9m to 12.6m-wide) with a 2m-wide footpath on both sides (**Drawing H-3a**). Other road and footpath improvement works (i.e. new signalised junctions along Po Fung Road and provision of staircases on the slope between Castle Peak Road – Tsuen Wan and Po Fung Terrace) and enhancement to public transport service will also be implemented.

Representation Sites under Items C1 to C3

4.1.5 Item C site is located to the south of Cheung Pei Shan Road and Wo Yi Hop Interchange in the eastern Tsuen Wan New Town (**Plans H-2b, H-3b** and **H-4c**). The site mainly consists of the Tsuen Wan No. 2 Fresh Water Service Reservoir (TW2-FWSR)⁶ and the adjoining natural and man-made vegetated slopes (including those under the vesting order of Lei Muk Shue Estate to the east), with site levels ranging from about 99mPD to 132mPD. Two high-rise, high-density public housing developments (namely Lei Muk Shue Estate subject to BHR of 170mPD and 190mPD

⁵ GIC facilities as required by the Government in the “R(B)6” and “R(B)7” zones are proposed to be exempted from GFA calculation and they were included as part of the technical assessments.

⁶ The TW2-FWSR is proposed to be relocated to the nearby Strategic Cavern Area No. 16 – Smugglers’ Ridge, which falls within the Kwai Chung OZP, to release land for housing development. WSD has studied the feasibility of relocation and the study findings have demonstrated that the relocation is technically feasible.

and Cheung Shan Estate subject to BHR of 150mPD) are located to the east and northwest respectively.

4.1.6 To the west and further southwest are the Shing Mun Valley Park and Shing Mun Valley Sports Ground respectively. To the south is the Sheung Kwai Chung Village. Sam Tung Uk Resite Village is located to the northwest across Cheung Pei Shan Road. The north-western portion of the site abuts Cheung Shan Estate Road West which is connected to Wo Yi Hop Interchange, and the south-eastern portion of the site abuts Lei Shu Road (at about 65mPD) which is connected to Wo Yi Hop Road at the further east.

Proposed Public Housing Development at Items C1 to C3

4.1.7 Item C1 site is zoned “R(A)20” for proposed public housing development. Opportunity has also been taken to rationalise the boundaries of surrounding land uses (Item C2 zoned “O” and Item C3 zoned “G/IC”). The major development parameters are as follows and the indicative development scheme is at **Drawing H-1c**:

	Item C1 Site
Zoning	“R(A)20”
Gross Site Area	about 6.42 ha
NSA	about 3.2 ha (<i>excluding area for primary school and internal road, which is subject to change in detailed design stage</i>)
Maximum PR	5.15
Maximum BH	230mPD
Estimated No. of Flats	about 4,000
Estimated Population	about 11,200
Facilities	<ul style="list-style-type: none"> - A 30-classroom primary school - A 8-classroom kindergarten - A public transport interchange (PTI) - Social welfare facilities ⁽⁷⁾ - Health facilities - Retail facilities - Recreational facilities, local open space and children’s play area to be provided in accordance with HKPSG requirements
Parking Facilities	To be provided in accordance with HKPSG requirements

4.1.8 Two vehicular access roads will be constructed at the west and east of the site to connect with Cheung Shan Estate Road West and Lei Shu Road respectively. In addition, a PTI will be provided within Item C1 site to accommodate buses, minibuses and taxi services.

⁷ Provision of social welfare facilities is subject to confirmation by relevant Government departments at detailed design stage.

Representation Site under Item D

4.1.9 Item D site (about 1.41 ha) comprises the ex-Kwai Chung Public School site and its adjoining GL with site levels ranging from about 21mPD to 26mPD (**Plans H-2c, H-3c and H-4d**). It is bounded by Kwok Shui Road to the north, Castle Peak Road - Kwai Chung to the south, the PCCW-HKT Kwai Chung Telephone Exchange to the west and the “Other Specified Uses” annotated “Business” (“OU(B)”) zone to the east. To the north of the site across Kwok Shui Road is an area zoned “Residential (Group E)” (“R(E)”) with BHR of 120mPD. One of the lots has been redeveloped for private residential use (i.e. The Rise) with a BH of about 174mPD pursuant to a s.16 approved scheme. To the further west is an area zoned “R(A)14” with a private residential development (i.e. Primrose Hill) with BHR of 210mPD.

Proposed Public Housing Development at Item D

4.1.10 Item D site is zoned “R(A)21” for proposed public housing development. The major development parameters are as follows and the indicative development scheme is at **Drawing H-1d**:

	Item D Site
Zoning	“R(A)21”
Gross Site Area	about 1.41 ha
NSA	about 1.32 ha (<i>subject to change in detailed design stage</i>)
Maximum PR	6.7
Maximum BH	145mPD
Estimated No. of Flats	about 1,700
Estimated Population	about 4,760
Facilities	<ul style="list-style-type: none"> - A 6-classroom kindergarten - Social welfare facilities ⁽⁸⁾ - Retail facilities - Recreational facilities, local open space and children’s play area to be provided in accordance with HKPSG requirements
Parking Facilities	To be provided in accordance with HKPSG requirements

4.1.11 To support the proposed public housing development, a section of Kwok Shui Road (Fu Uk Road to Cheung Wing Road) will be widened from the existing 7.3m to 9.5m, with a 3m-wide footway and 1.5m-wide planting area along the southern side of the road. In addition, to enhance the pedestrian linkages between Kwok Shui Road and the nearby residents to Kwai Chung Estate and the area to the south of Castle Peak Road, a footbridge across Castle Peak Road is proposed (**Drawing H-3b**).

⁸ Provision of social welfare facilities is subject to confirmation by relevant Government departments at detailed design stage.

Representation Site under Item E

- 4.1.12 Item E site (gross site area of about 4 ha and NSA of about 3 ha) is zoned “R(B)8” for proposed private housing development (**Plans H-2d, H-3d and H-4e**). The site is located at the foothill of Tai Mo Shan and to the north of Cheung Pei Shan Road, and is currently occupied by the Hilltop Country Club. To the west are clusters of “G/IC” zones covering a number of religious institutions. To the immediate southeast and south is the “Village Type Development” zone of Lo Wai. To the further south across Cheung Pei Shan Road are two high-rise public housing estates (i.e. Cheung Shan Estate and Shek Wai Kok Estate).
- 4.1.13 According to the s.12A indicative scheme, the proposed private housing development involves 458 flats for a designed population of about 1,280 (**Drawing H-1e**). To support the development, road widening and junction improvement works at Hilltop Road, Lo Wai Road and Tsuen Kam Interchange will be carried out by the applicant at his own cost (**Drawing H-3c**). In addition, the applicant will implement a traffic management plan⁹ to mitigate the traffic impact on Lo Wai Road during the Ching Ming and Chung Yeung festival periods.

Representation Sites under Items F1 to F9

- 4.1.14 Item F1 to F9 sites are related to rezoning various “CDA” zones to suitable zonings to reflect their as-built conditions with stipulation of appropriate development restrictions, which have taken the specific circumstances pertaining to each development into account (**Plans H-2e to H-2g, and H-4f to H-4h**). The sites include the following existing/planned developments:
- (a) Item F1 site (zoned “R(A)15”) at the West Rail Site TW5 (Bayside portion) is a residential development known as ‘Ocean Pride’.
 - (b) Item F2 site (zoned “G/IC”) to the immediate northwest of ‘Ocean Pride’ is a 2-storey Tsuen Wan Salt Water Pumping Station.
 - (c) Item F3 site (zoned “R(A)16”) at the West Rail Site TW5 (Cityside portion) is a residential development known as ‘Parc City’.
 - (d) Item F4 site (zoned “R(A)17”) at the West Rail Site TW6 is a residential development known as ‘Pavilia Bay’. The Tsuen Wan Sports Centre is located at the northern portion of the site.
 - (e) Item F5 site (zoned “R(A)18”) at the West Rail Site TW7 is a residential development known as ‘City Point’.
 - (f) Item F6 site (zoned “G/IC”) at the immediate southeast of ‘City Point’ is a planned 30-classroom primary school.

⁹ The applicant proposed to implement a traffic management plan by allowing only (i) shuttle buses serving the proposed development; (ii) taxis and other permitted public transport; and (iii) emergency vehicles to access the site during Ching Ming and Chung Yeung festival days and the immediate weekends before and after.

- (g) Item F7 site (zoned “OU(C&RD)”) at the junction of Ma Tau Pa Road and Yeung Uk Road is a commercial cum residential development known as ‘Plaza 88’ and ‘The Aurora’ respectively.
- (h) Item F8 site (zoned “R(A)19”) at the eastern end of Sha Tsui Road is a subsidised sale flat development known as ‘Sheung Chui Court’.
- (i) Item F9 site (zoned “O”) is a strip of land to the immediate west of ‘Sheung Chui Court’ which forms part of Wang Wo Tsai Street Garden. The rezoning of the site to “O” is to reflect the allocation boundary of the Wang Wo Tsai Street Garden.

Representation Sites under Amendments to the Notes of the OZP for “CDA(3)” to “CDA(6)” zones

4.1.15 The “CDA(3)” to “CDA(6)” zones¹⁰ (involving a total area of about 3.6 ha) are located at the northern part of TWEIA (**Plans H-1c and H-2g**), which were previously zoned “Industrial” (“I”) since the first statutory plan of Tsuen Wan. The 2009 Area Assessments of Industrial Land in the Territory (the 2009 Area Assessments) recommended to rezone this area (including the “CDA(2)” zone located within) for comprehensive residential development with commercial facilities and open space provision to give impetus for landuse restructuring and upgrading the Tsuen Wan East area. Subsequently, the concerned sites were rezoned from “I” to “CDA(2)” to “CDA(6)” respectively in December 2010, subject to a maximum PR of 5.0, of which a minimum PR of 4.5 shall be for domestic use. Since the rezoning in 2010, the “CDA(2)” site had already been redeveloped as subsidised sale flat (i.e. Sheung Chui Court) and has been rezoned from “CDA(2)” to “R(A)19” under the current draft OZP (i.e. Item F8) to reflect its as-built conditions. Besides, a Master Layout Plan (MLP) approval was also sought for the “CDA(3)” site, which was approved with conditions by MPC on 16.1.2005.

4.1.16 Although the planning intention to retain this area for comprehensive development remains unchanged, the PR restriction as set out under the approved OZP could not cater for partial/wholesale conversion for non-domestic use for the lifetime of the existing building. During the CDA review for the years 2017/2019, the MPC agreed on 17.5.2019 that suitable amendments to the Notes for the concerned zones shall be considered to allow flexibility in optimising the use of existing industrial buildings. On this basis, the Remarks of the Notes for “CDA(3)” to “CDA(6)” zones have been amended under the current draft OZP (details are set out in paragraph 2.8 above). During the CDA review for the years 2019/2021, the MPC agreed on 28.5.2021 that more time should be allowed to observe the progress of the “CDA” developments.

¹⁰ The “CDA(3)” to “CDA(6)” zones currently involve about 20 industrial buildings (under single or multiple ownerships).

4.2 Planning Intentions

The planning intentions of the zones in relation to the above representation sites are as follows:

- (a) The “R(A)15” to “R(A)21” zones under Items F1, F3 to F5, F8, C1 and D respectively are 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.
- (b) The “R(B)6” to “R(B)8” zones under Items A, B and E respectively are intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.
- (c) The “OU(C&RD)” zone under Item F7 is intended primarily for high-density commercial and residential development with the provision of public open space and other supporting facilities.
- (d) The “G/IC” zone under Items C3, F2 and F6 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, organisations providing social services to meet community needs, and other institutional establishments.
- (e) The “O” zone under Items C2 and F9 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.

5. THE REPRESENTATIONS

5.1 Subject of Representations

5.1.1 Among the 93 valid representations, there are one supporting representation with views/proposals regarding the Remarks of the Notes of the OZP for “CDA(3)” to “CDA(6)” zones; 89 adverse representations mainly opposing to Items A and/or B; one adverse representation opposing to Items A to E and also providing views on Items F1 and F3 to F8; and two representations providing general views on the rezoning.

5.1.2 Out of the 90 adverse representations, two representations submitted by individuals (**R82** and **R83**) are related to all amendment items on the ground of adverse traffic impact. For the remaining 88 adverse representations, 83 (**R2 to R81** and **R87 to R89**) submitted by two green groups, a concern group, two village representatives and 78 individuals are related to Items A and/or B only; three (**R1**, **R85** and **R86**) submitted by a green group and two individuals are related to Items A and/or B together

with other amendment items; one (**R90**) is related to Item D only; and one (**R84**) submitted by an individual is related to Items A to E and providing views on Items F1 and F3 to F8.

5.1.3 The major grounds of representations as well as their major proposals, and PlanD's responses, in consultation with the relevant Government bureaux/departments (B/Ds), are at **Annex IV** and summarised in paragraphs 5.2 to 5.4 below.

5.2 **Adverse Representations (90) - Major Grounds, Proposals and Responses**

Representations in respect of Items A and B for the Proposed Private Housing Developments near YKT Village and at Po Fung Terrace

5.2.1 89 adverse representations (**R1 to R89**) are related to Items A and/or B for the two proposed private housing developments, of which **R7 to R52** are largely based on one sample format. Their major grounds of adverse representations and proposals (if any) and PlanD's responses, in consultation with relevant Government B/Ds, are summarised in paragraphs 5.2.2 to 5.2.11 below.

5.2.2 ***Increasing Housing Land Supply***

Major Grounds		Rep. No.
(1)	Item A and B sites are far away from the existing new town, which is not in line with the criteria of "GB" review. Alternatives on land supply (i.e. brownfield and idle sites) should be considered.	R2
(2)	Item A site is located on slopes, development on which would require extensive removal of vegetation, site formation works and provision of associated infrastructure. The proposed development for only 1,390 flats is considered inefficient.	R86
(3)	More public housing should be provided as there is no shortage of private housing.	R84
(4)	Rezoning "GB" sites for residential use is not necessary as a residential development in the vicinity has not been fully occupied.	R66
Responses		
(a)	In response to (1) and (2) above: The Government has been adopting a multi-pronged approach to increase land supply progressively based on the eight priority land supply options recommended by the TFLS, including developing brownfield sites in the short to medium term and New Development Areas and reclamation outside Victoria Harbour in the medium to long-term.	

	<p>To expedite housing land supply in the short-to-medium term, various land use reviews including those on “GB” sites (“GB” Review) as well as Government sites that are vacant, under Short Term Tenancies or different short-term or government uses are conducted. The “GB” Review has been conducted since 2012 in two stages. In the first stage of “GB” Review, PlanD mainly identified and reviewed areas zoned “GB” that are devegetated, deserted or formed, while in the second stage of “GB” Review, those vegetated “GB” sites with a relatively lower buffer or conservation value and adjacent to existing transport and infrastructure facilities were considered.</p> <p>The two “GB” sites near YKT Village and at Po Fung Terrace (Items A and B respectively) were identified suitable for private housing developments in the second stage of “GB” Review. They are located at the fringe of western Tsuen Wan New Town and are accessible from Po Fung Road leading to Castle Peak Road – Tsuen Wan and Hoi On Road (Plan H-2a). Both sites are vegetated but with relatively lower buffer/conservation value.</p> <p>YKT-FS and technical assessments (as mentioned in paragraph 2.3 above) have confirmed that the proposed private housing developments with the proposed development intensities and BHs are technically feasible with no insurmountable technical problem.</p>
(b)	<p>In response to (3) and (4) above:</p> <p>While the Government has expedited the public housing land supply, there is also a need to maintain a healthy and stable development of the private residential property market through continuous supply of housing land to meet the demand of private housing. Response (a) above is also relevant.</p> <p>Item C1 and D sites are proposed for public housing developments to partly meet the demand.</p>

5.2.3 *Development Intensity*

Major Grounds		Rep. No.
(1)	The proposed development intensity of both sites is too high and not compatible with the surrounding environment.	R2
(2)	Item A site should be used for low-density residential development in order not to strain the capacity of the western Tsuen Wan New Town area.	R55, R56, R76, R79, R88, R89
Responses		
(a)	<p>In response to (1) and (2) above:</p> <p>The western Tsuen Wan New Town near the section of Castle Peak Road – Tsuen Wan, where Item A and B sites are located, is mainly</p>	

	<p>characterised by predominant high to medium-density residential developments, including Belvedere Garden (Phases I to III) along both sides of Castle Peak Road – Tsuen Wan, which are zoned “R(A)” with domestic PRs ranging from about 7.7 to 9.5, and Greenview Court, which is zoned “R(B)” with a domestic PR of 3.3 (Plan H-2a).</p> <p>The PR proposed for Item A and B sites are based on PR of 3.6 for Density Zone 3 in Main Urban Area (including Tsuen Wan New Town) according to HKPSG Chapter 2 and the policy directive of increasing the development intensity as appropriate in order to optimise land use as announced in the 2015 Policy Address. Taking into account the existing development intensity of neighbouring developments and the findings of YKT-FS and other technical assessments, a PR of 4 (based on NSA) for both sites is considered appropriate. Considering the above, the proposed development intensity for both sites are not incompatible with the neighbouring developments.</p> <p>YKT-FS and technical assessments have confirmed that no insurmountable technical impacts associated with the proposed developments at both Item A and B sites, including those on the traffic and environmental aspects, are anticipated.</p>
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5.2.4 Visual Aspect

Major Grounds		Rep. No.
(1)	The proposed BHRs for Item A and B sites, i.e. 180mPD and 140mPD respectively would affect the existing ridgeline and have wall effect to the surrounding area.	R1
(2)	The proposed BHR for Item B site is higher than that of the Greenview Court and would bring adverse visual impact to Greenview Court and YKT Village.	R7 to R30, R34, R36, R38, R39, R47, R64, R87, R89
Responses		
(a)	<p>In response to (1) and (2) above:</p> <p>There are two major height bands for the existing residential developments along Castle Peak Road – Tsuen Wan subject to BHRs of 120mPD and 140mPD, creating a general stepped BH profile descending towards the waterfront. The proposed BHR of 140mPD at Item B site is in line with the same height band comprising Greenview Court and Belvedere Garden (Phase 2) (Drawing H-2a). For Item A site to the north of Tuen Mun Road, which is further away from the waterfront for about 400m and sitting on a site platform of about 20m to 60m higher than Item B site, a BHR of 180mPD is considered appropriate (Drawing H-2b).</p> <p>According to the Visual Appraisal carried out by PlanD, the proposed</p>	

	<p>developments would inevitably result in loss of some visual relief in terms of skyline, green backdrop, ridgeline and harbour, and hence some visual impacts. Taking into account the surrounding context and the stepped BH profile being maintained, the proposed developments on both sites would generally blend in with the surroundings as part of the urban townscape and not induce significant adverse visual impact on the surroundings. The Chief Town Planner/Urban Design and Landscape (CTP/UD&L) of PlanD has no adverse comment on the proposed developments from urban design perspective.</p> <p>Given the relatively large size and elongated shape of Item A site, it has been stated under the Explanatory Statement (ES) of the OZP that the requirement for submission of a MLP for the proposed development at the detailed design stage should be incorporated in the land sale conditions of the site so as to ensure the provision of building separations for maintaining visual permeability and avoidance of long and impermeable façade.</p>
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5.2.5 Ecological, Landscape and Tree Aspects

Major Grounds		Rep. No.
(1)	Item A and B sites are not fragmented habitat and have close linkages with adjacent habitats. The proposed rezoning would lead to a loss of function of greenbelt, setting an undesirable precedent.	R2
(2)	The proposed road works to support the development at Item A site would only be 75m from Tai Lam Country Park and whether there is no insurmountable impact is doubtful given the close distance. The site is an irreplaceable part of the whole “GB” to safeguard the natural environment of the Country Park from proliferation of urban development.	R86
(3)	Both sites are well wooded and involving a number of trees with 30 to 50 years of age. The proposed developments would necessitate the felling of over 1,000 trees, leading to fragmentation of woodland habitat in the area.	R1
(4)	The proposed developments have underestimated the ecological value of the sites and neglected the lives of <i>Muntiacus vaginalis</i> (Barking Deer), which is a local protected wild animal.	R1, R85
(5)	The sites and surroundings are heavily vegetated and covered by old and healthy trees. The Government should carry out a detailed tree assessment on the sites.	R51, R52, R60

Proposal		Rep. No.
(6)	Item A and/or B sites should be remained as “GB”.	R17, R86
Responses		
(a)	<p>In response to (1) and (6) above:</p> <p>As detailed in paragraph 5.2.2(a) above, in order to build up land reserve to meet housing and other development needs, the Government has been carrying out “GB” Review since 2012 to identify suitable sites with a relatively low buffer or conservation value to meet the development needs of Hong Kong. Under the “GB” Review, Item A and B sites have been identified and relevant FS and technical assessments have been conducted to confirm these sites suitable for development with no insurmountable technical problem and unacceptable environmental and ecological impacts. Due considerations have been given to strike a balance between conservation and development with a view to addressing the needs of different strata of the community.</p>	
(b)	<p>In response to (2) above:</p> <p>The proposed developments and their associated road works have kept away from Tai Lam Country Park. The minimum distance between Item A site and the Country Park is about 86m (Plan H-2a), and the area between Item A site and the Country Park is retained mainly as “GB” zone with a small portion zoned “G/IC” (currently the vegetated slope of the existing YKTFWSR&TW) to serve as a buffer area. To the north of Item A site across the catchwater is a large “GB” zone on the Chuen Lung and Ha Fa Shan OZP (Plan H-1a). While the site is located at the southern fringe of the “GB” area, the overall integrity of the “GB” area will be maintained.</p> <p>The EcoIA under YKT-FS, which covers a study area of 500m from the boundaries of Po Fung Road including Item A and B sites, has taken into account the ecological connection of the sites to the Country Park and confirmed that there is no insurmountable ecological issues and mitigation measures at the sites are not required. The Agriculture, Fisheries and Conservation Department (AFCD) has no objection in this regard.</p>	
(c)	<p>In response to (3) and (5) above:</p> <p>According to the Tree Survey conducted by LandsD, although approximately 1,280 existing trees at Item A site and 335 existing trees at Item B site will be affected by the proposed developments, the affected trees are of common or exotic species and no rare/protected/endangered plant species or Old and Valuable Tree (OVT) was recorded at the two sites. Four trees with DBH over one metre in fair tree form and health condition are located within Item A site and are recommended to be retained as far as practicable.</p> <p>According to the Landscape Assessment conducted by PlanD, although</p>	

	<p>the proposed developments on the two sites would inevitably involve the removal of semi-natural woodlands, the overall residual landscape impacts would be acceptable with the adoption of mitigation measures (i.e. proper and adequate landscape treatments along site boundaries, and selection of appropriate native plant species for vegetation diversity as well as local ecological enhancement). In addition, requirement of submission of Tree Preservation and Removal Proposal (TPRP) for compliance with the tree preservation clause would be included in the respective future land sale conditions. DEVB Technical Circular (Works) (DEVB TC(W)) No. 4/2020 and the Lands Administration Office Practice Note No. 2/2020 for private projects should be followed.</p> <p>Overall, no significant tree or ecological impact arising from the proposed developments is anticipated. AFCD and CTP/UD&L of PlanD have no adverse comment in this regard.</p>
(d)	<p>In response to (4) above:</p> <p>The <i>Muntiacus vaginalis</i> (Barking Deer), as mentioned by the representers, has not been recorded within the study area under EcoIA. As advised by AFCD, <i>Muntiacus vaginalis</i> has a wide distribution in Hong Kong, and its territories are not restricted within Item A and B sites. They could be found in a wide range of habitats throughout Tai Lam Country Park and therefore the indirect impact to the species is considered insignificant.</p>

5.2.6 Traffic and Transportation

Major Grounds	Rep. No.
<p>(1) The road network in the Belvedere Garden area is already saturated and the traffic congestion situation will be worsened with the proposed developments. Castle Peak Road – Tsuen Wan and Hoi On Road do not have spare capacity due to various reasons (i.e. illegal parking, school bus kerbside parking and pick-up/drop-off activities, as well as the loading/unloading activities associated with the two industrial buildings near Hoi Hing Road roundabout) to cater for the additional traffic generated by the proposed developments. The proposed developments would create adverse traffic impact to the area.</p> <p>The Government should properly address the abovementioned traffic issues by way of (i) widening the Castle Peak Road – Tsuen Wan roundabout to two lanes; (ii) widening/adjusting the road direction of existing roads in the Belvedere Garden area; and/or (iii) enhancing the service frequency of franchised bus services and number of car parking spaces.</p>	<p>R4 to R52, R55, R56, R58 to R60, R64 to R74, R76 to R83, R87 to R89</p> <p>R55, R56, R68, R79, R88, R89</p>

(2)	<p>Po Fung Road is a rural road with high gradient and a number of road curves. It is not a suitable access road serving the proposed developments.</p> <p>A slip road providing direct connection between Po Fung Road and Tuen Mun Road should be provided to ease the road traffic congestion.</p>	<p>R5, R73</p> <p>R55, R56, R79, R88, R89</p>
(3)	<p>The provision of public transport services is inadequate. Increase of population and/or service frequency may worsen the road traffic situation.</p> <p>A new MTR station should be provided to ease the road traffic congestion.</p>	<p>R7 to R43, R46 to R48, R50, R76 to R78</p> <p>R25, R48, R53 to R56, R68, R79, R88, R89</p>

Responses

(a)	<p>In response to (1) above:</p> <p>According to the capacity assessments for key road links and junctions in the TIA under YKT-FS, only some traffic generated by the proposed developments would use Castle Peak Road – Tsuen Wan and Chai Wan Kok roundabout for connection to MTR Tsuen Wan Station or Sha Tin directions. Most of the traffic generated by the proposed developments would use Hoi On Road via Lai Shun Road for connection to Kowloon and other districts. With the projected traffic generation of the proposed developments taking account of the aforementioned vehicular traffic patterns, all key road links and junctions would perform within capacity at both AM and PM peaks. The traffic impact caused by both proposed developments during construction and operation phases is considered acceptable, and no insurmountable traffic impact associated with both proposed developments is anticipated.</p> <p>In order to cater for the anticipated demand for public transport service generated by the existing and planned developments, the aforesaid TIA has recommended to increase the service frequency of the existing Green Mini Bus (GMB) route No. 96A (servicing between MTR Tsuen Wan Station and YKT Village via Po Fung Road). TD will also review and implement the public transport services at appropriate time to tie-in with the population in-take of the proposed developments and to cater for the demand of public transport services at the concerned district area. In addition, the provision of shuttle bus services by the future developers would be considered to cater for the proposed developments at Item A and B sites. As for the provision of more car parking spaces, any new development in the area will have to provide car parking spaces in accordance with HKPSG.</p> <p>TD has already examined the traffic issue in the area and proposed a series of road improvement works at Castle Peak Road – Tsuen Wan</p>
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	<p>near Belvedere Garden, including the provision of loading/unloading bays and road widening works at particular road sections. The works will be carried out in phases starting from late-2021 and is anticipated to be completed by 2025 the earliest. Meanwhile, the Police will continue monitoring the traffic situation and take traffic control and enforcement actions as necessary.</p>
(b)	<p>In response to (2) above:</p> <p>The aforesaid TIA has demonstrated that the widening of the existing Po Fung Road to a standard two-lane two-way carriageway with footpath at both sides is technically feasible to cater for the proposed developments. Appropriate requirements for the said widening works will be stipulated under the future land sale conditions. Due to the site constraint, appropriate traffic management in terms of vehicle length/weight restrictions will be proposed to further enhance the road safety of Po Fung Road.</p> <p>As mentioned in response (a) above, the TIA has demonstrated that the traffic condition at Castle Peak Road – Tsuen Wan will not be adversely affected by both proposed developments with the road improvement works along Po Fung Road. Hence, TD considers that a new slip road connecting Po Fung Road with Tuen Mun Road is not essential.</p>
(c)	<p>In response to (3) above:</p> <p>As mentioned in response (a) above, TD will review and implement the public transport services as appropriate with consideration of the future road traffic situation.</p> <p>Regarding the provision of new MTR station, HyD commenced the “Strategic Study on Railways beyond 2030” in December 2020, which will explore the layout of railway infrastructure so as to ensure that the planning of large-scale transport infrastructure will complement the overall long-term development needs of Hong Kong. At this stage, it is considered pre-mature to advise the provision of a new MTR station separately.</p>

5.2.7 Environmental Aspect

Major Grounds		Rep. No.
(1)	The proposed developments at Item A and B sites would create adverse air ventilation and noise impacts to the nearby developments. The developments themselves would also be subject to adverse air and noise pollution.	R1, R4 to R6, R78, R85
Responses		
(a)	<p>In response to (1) above:</p> <p>According to the quantitative Air Ventilation Assessment (AVA), the</p>	

	<p>proposed developments at Item A and B sites are expected to have slight adverse impact on the pedestrian and wind environment when compared with the baseline condition under both annual and summer wind conditions. As stated in the ES of the OZP, the future developments are recommended to adopt design principles with reference to the Sustainable Building Design Guidelines (SBDG) and HKPSG, including maximisation of building permeability, provision of building setbacks and building separations in connection to the prevailing wind direction. By adopting the abovementioned design principles and mitigation measures, adverse air ventilation impacts on the pedestrian wind environment around Item A and B sites is not envisaged. On this basis, CTP/UD&L of PlanD has no adverse comment on the proposed developments from air ventilation perspective.</p> <p>As for noise impact aspect, while EPD has no adverse comment on the proposed developments, appropriate land sale conditions will be incorporated for the submission of Noise Impact Assessment to identify the noise mitigation measures required for the developments in compliance with relevant environmental regulations. The future developments are also required to comply with relevant technical guidelines to minimise the noise impact caused by construction activities during the construction stage.</p> <p>As stated in the ES of the OZP, due to the proximity to Tuen Mun Road, a buffer distance should be provided in accordance with HKPSG to mitigate the possible air quality impact arising from Tuen Mun Road. Such requirement will also be incorporated into the future land sale conditions as appropriate.</p>
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5.2.8 Infrastructure and Geotechnical Aspect

Major Grounds		Rep. No.
(1)	The proposed developments might affect the structural safety of the nearby village houses and the stability of the adjoining slopes, imposing safety concerns to the nearby residents.	R4, R5, R57
Responses		
(a)	<p>In response to (1) above:</p> <p>In view that Item A site is in close proximity to natural terrain to its north, requirements for the submission of a Natural Terrain Hazard Assessment will be incorporated in its future land sale conditions.</p> <p>As advised by CEDD, the stability of the man-made slopes/retaining walls that would affect or be affected by the proposed developments are required to be investigated under lease, and if found necessary, it should be upgraded to the required slope safety standard by the future developers. As for structural safety of the nearby developments, the future developers will be required to provide protective and</p>	

	precautionary measures to minimise adverse effect on adjoining buildings and nuisance to general public in accordance with the Buildings Department's Practice Note for Authorized Persons and Registered Structural Engineers APP-107.
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5.2.9 Provision of GIC, Recreational and Other Supporting Facilities

Major Grounds		Rep. No.
(1)	Community supporting facilities are inadequate. The proposed social welfare facilities at Item A and B sites (i.e. hostel for severely mentally handicapped persons cum day activity centre, and supported hostel for mentally handicapped persons) do not meet the general need of the local community.	R7 to R45, R48, R50
(2)	There is a shortage of children's play facilities in the Belvedere Garden area. Opportunity should be taken to re-plan the public space along Hoi On Road for the provision of sports and recreational facilities to cater for the community need. More diversified recreational facilities should be provided to meet the demand of future population.	R7 to R35, R37, R40 to R45, R47, R50, R67 R55, R56, R79, R88, R89
(3)	The provision of primary and secondary schools, in particular the Band 1 secondary school, could not meet the demand in Tsuen Wan. The Board and the Education Bureau (EDB) should consider re-structuring School Net.	R53, R80, R81
(4)	The proposed developments would bring additional residents to the area and increase the demand for more shops & services and eating places.	R7 to R33, R36 to R46, R48, R50 to R52, R60, R63, R66, R71, R72, R74, R76, R78
Responses		
(a)	In response to (1) above: Based on HKPSG, the existing and planned provision of GIC facilities are generally adequate to meet the demand of the overall planned population in Tsuen Wan Planning Area (including the amendment items), except for secondary school (to be addressed on a wider district basis), hospital beds (to be addressed on hospital cluster basis), community care services facilities for the elderly and child care centres (Annex VIII). In applying the standards, the distribution of facilities,	

	<p>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 community care services and child care centres facilities are a long-term goal, the actual provision would be subject to consideration of the Social Welfare Department (SWD) in the planning and development process as appropriate. Opportunities have been taken to provide social welfare facilities into the proposed private and public housing developments at Item A, B, C1 and D sites, including elderly and child care facilities. PlanD and SWD will also work closely to ensure that more community facilities can be included in new and redevelopment proposals from both public and private sectors in Tsuen Wan.</p> <p>For rehabilitation services in relation to Items A and B, as advised by SWD, various types of rehabilitation services for persons with disabilities are provided with an aim to assist them in developing their physical, mental and social capabilities to the fullest possible extent and promote their integration into the community. These services include the provision of residential care service for those persons with disabilities who cannot live independently or cannot be adequately cared for by their families; to make available training and support to persons with disabilities in response to their needs to enable them to continue living independently at home and to enhance their working capacity in order that they can move on to supported/open employment.</p>
(b)	<p>In response to (2) above:</p> <p>Various sports and recreation facilities are provided at Tsuen Wan West Sports Centre and Hoi On Road Playground along Hoi On Road. The Leisure and Cultural Services Department (LCSD) will review the overall provision in Tsuen Wan as and when necessary. Relevant stakeholders will be consulted on the design of future improvement and refurbishment projects, including the provision of facilities, if any.</p>
(c)	<p>In response to (3) above:</p> <p>Based on HKPSG, there is a surplus of existing and planned provision of primary school to meet the demand of the overall planned population in the Tsuen Wan Planning Area (including the amendment items) (Annex VIII). For the provision of secondary school, as explained in response (a) above, the deficit of 21 classrooms can be addressed by the provision in the adjoining areas. As for the concern on the shortage of Band 1 secondary schools and the restructuring of school nets, they are outside the purview of the Board.</p>
(d)	<p>In response to (4) above:</p> <p>While the provision of shops, services and eating places is market-led, goods and daily necessities stores and eating places are currently available within some nearby developments (e.g. Belvedere Garden Shopping Centres) along Castle Peak Road – Tsuen Wan, which are</p>

	zoned “R(A)” or its sub-zones, to serve the daily needs of the existing and planned population of the western Tsuen Wan New Town area. Major shopping centres and entertainment facilities (e.g. OP Mall, Nina Mall and Tsuen Wan Plaza) are also available at Tsuen Wan town centre.
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5.2.10 *Compensation and Rehousing Arrangement*

Major Grounds		Rep. No.
(1)	The proposed developments would affect the Hon Man Upper Village ¹¹ . The current residents request to continue to reside in the village.	R6
(2)	The Government should properly compensate / rehouse the affected residents before developing on the Item A and/or B site.	R55, R56, R79, R89
Responses		
(a)	<p>In response to (1) and (2) above:</p> <p>Item A site is a piece of vegetated GL with some temporary structures located mostly along its western and northern boundaries (see aerial photo at Plan H-3a). According to LandsD, the ‘Hon Man Upper Village’ as mentioned by the representers is not an indigenous village. As at 30.8.2021, there are 37 households and 64 persons (concerning Item A site only) registered in the clearance programme. The clearance, compensation and rehousing of the affected structures and occupiers are outside the scope of the OZP, and will be handled separately by the Government according to the established procedures.</p>	

5.2.11 *Local Consultation*

Major Grounds		Rep. No.
(1)	Information on the proposed amendment items should be made available to the public in a more transparent manner. Public consultations should be carried out prior to submission to the Board.	R76
Responses		
(a)	<p>In response to (1) above:</p> <p>The established public consultation procedures for OZP amendments had been followed. As detailed in paragraphs 3.1 to 3.3 above, prior to the consideration of the proposed amendments to the approved OZP by MPC, PlanD together with other departments jointly consulted TWDC and TWRC on the proposed amendments to the OZP. The views and comments received have been duly relayed to the MPC upon submission</p>	

¹¹ There is no official record on the location/boundary of ‘Hon Man Upper Village’. With reference to the representations, it could be the area covered by Item A.

	<p>of the proposed amendments to the OZP. Before the amendments were submitted to the MPC for consideration, DEVB and PlanD had issued a response to TWDC and TWRC respectively (Annexes V(b) and V(c)).</p> <p>The draft OZP incorporating the proposed amendments were published for two months under the Ordinance. The amendment details, including the relevant MPC Paper and technical assessments, were made available to the members of the public on the Board's website. Members of the public could submit representations in respect of the proposed amendments to the Board. Upon the exhibition of the representations received under the Ordinance, Members of the public could submit comments on the representations within three-week time. All valid representers and commenters have been invited to the Board to present their views.</p>
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Representations in respect of Items C1 to C3 and D for the Proposed Public Housing Developments near Cheung Shan Estate and at ex-Kwai Chung Public School

5.2.12 Items C1 to C3 are subject to six adverse representations (**R1 and R82 to R86**), while Item D is also subject to six adverse representations (**R1, R82 to R85 and R90**). The major grounds of adverse representations and proposals (if any) and PlanD's responses, in consultation with relevant Government B/Ds, are summarised in paragraphs 5.2.13 to 5.2.17 below.

5.2.13 Ecological, Landscape and Tree Aspects

Major Grounds		Rep. No.
(1)	Item C site is a long established secondary woodland. The proposed development would necessitate the felling of large number of trees. Tree compensation would not be able to re-create a natural woodland.	R1, R84, R85
(2)	The proposed development at Item C1 site has underestimated the ecological value of the area. Noise and lights generated from the future residences would impose adverse impact on the floral and faunal species found in the area.	R84
(3)	The adjacent Cheung Shan Estate and Lei Muk Shue Estate should be redeveloped first such that the scale of development at Item C site could be readjusted with a view to minimising the number of trees to be felled.	R1
Responses		
(a)	<p>In response to (1) and (2) above:</p> <p>Ecological field surveys of 4-month duration were conducted in August to November 2018 covering both wet and dry seasons of the year. The assessment area included all terrestrial areas within 500m from the</p>	

	<p>boundary of the project.</p> <p>According to the Preliminary Landscape and Visual Impact Assessment (LVIA) conducted under the NCS-EFS, an estimated total of about 860 trees were identified within the site and the slope works area. Neither registered nor potential OVTs were found. For floral species of conservation interest, most of them were found outside the boundary of the project boundary except for 7 number of <i>Aquilaria sinensis</i>. Among them, 6 numbers of affected undersized trees are proposed for transplanting. The remaining tree is proposed to be felled due to its poor health and form and anticipated low survival rate following transplanting. In terms of compensatory and new tree planting, approximately 610 new trees are proposed to be planted, including 210 new trees within the public housing sites and 400 compensatory trees along roadside and modified slopes. According to the NCS-EFS, native plant species with reference to the affected woodland patch area is recommended to be used in the compensatory woodland.</p> <p>As for faunal species, some faunal species of conservation interest were found within the assessment area but outside the boundary of the project. The NCS-EFS recommended that the future engineered slopes or retaining structure at the periphery of the proposed public housing site could serve as physical buffer areas to separate area of high-level human activities, and the screening effect could be further enhanced with the incorporation of landscape features.</p> <p>In summary, the NCS-EFS has demonstrated that most of the identified ecological impacts are expected to be minimised to lower level ranging from moderate-minor to insubstantial. AFCD has no objection on the proposed development at Item C site from the nature conservation perspective.</p>
(b)	<p>In response to (3) above:</p> <p>As advised by HD, in deciding whether to redevelop a public rental housing (PRH) estate such as Cheung Shan and Lei Muk Shue Estates, the Housing Authority (HA) has all along been considering the actual circumstances in a prudent manner in accordance with the four basic principles under HA's "Refined Policy on Redevelopment of Aged Public Rental Housing Estates". In general, redevelopment of PRH estates may increase the supply of PRH in the long run, but the net gain in flat supply from redevelopment will take a long time to realise. In the short term, redevelopment will reduce the number of PRH units available for allocation because a large number of new PRH units has to be used to rehouse the affected PRH tenants, thus inevitably lengthen the waiting time for households with pressing housing needs awaiting PRH allocation. Hence, redevelopment of PRH estates can only play a supplementary role in increasing PRH supply.</p> <p>In fact, the area of the subject proposed public housing development has been reduced by about 1.2ha to avoid the loss of an important woodland</p>

	habitat based on the recommendations of the preliminary Environment Review. For the tree compensation aspect, response (a) above is relevant.
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5.2.14 *Environmental Aspect*

Major Grounds		Rep. No.
(1)	The proposed development at Item C site would use acoustic/fixed windows to mitigate noise impact from road traffic, which would not provide good internal ventilation to the future residents.	R84
Responses		
(a)	<p>In response to (1) above:</p> <p>As advised by HD, in case acoustic windows, fixed windows and/or acoustic insulation with mechanical air ventilation system are adopted as noise mitigation measures for the public housing development and/or facilities in the non-domestic block, the adopted measures, such as the number of air change per hour, will comply with the prevailing ordinance and regulations.</p>	

5.2.15 *Traffic and Transportation*

Major Grounds		Rep. No.
(1)	For Item D site, the proposed widening of Kwok Shui Road would not resolve the traffic congestion situation brought by the loading and unloading activities at the godowns in the vicinity. Traffic at the Cheong Wing Road roundabout would also be affected.	R1, R85
Responses		
(a)	<p>In response to (1) above:</p> <p>According to the Traffic and Transport Impact Assessment carried out under the KCPS-EFS, the proposed development will not induce insurmountable problem to the nearby Kwok Shui Road from traffic point of view. To further enhance the road situation, the Government will widen a section of Kwok Shui Road from the existing 7.3m to 9m and that abutting the site to 9.5m to adequately allow two heavy vehicles to travel in both ways even though there are stopping vehicles parked on this section of road. With the implementation of the abovementioned road widening works, it is anticipated that there will be no insurmountable problem to the nearby traffic network (including Cheong Wing Road, as mentioned by the representer).</p> <p>For the current loading and unloading activities as mentioned by the representers, these activities should be taken place as far as possible within the concerned buildings/godowns. The Police has been</p>	

	informed and requested to carry out/step up patrol and enforcement for deterring illegal kerbside activities at the buildings'/godowns' frontages. In addition, TD will keep a close watch on the traffic situation of Kwok Shui Road.
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5.2.16 *Visual and Air Ventilation Aspects*

Major Grounds		Rep. No.
(1)	For Item C1 site, the proposed development is visually incompatible with the surrounding developments.	R86
(2)	For Item D site, a strip of land (20m-wide) along the western boundary of Sun Fung Centre to the northeast of the site has been designated as a NBA. The proposed development with a BHR of 145mPD will affect the south-north wind performance through the NBA to the Yau Ma Hom Resite Village.	R90
Proposal		Rep. No.
(3)	To reduce the BHR of Item D site from 145mPD to 90mPD (the BHR before zoning) so as to keep it more compatible with the surrounding developments within the "R(E)" zone (BHR of 120mPD).	R90
Responses		
(a)	<p>In response to (1) above:</p> <p>Nine key public viewpoints were assessed in the Preliminary Landscape and Visual Impact Assessment (LVIA) under the NCS-EFS. The overall residual visual impact is considered to be moderately adverse. Notwithstanding, the proposed development with BHR of 230mPD in general will be perceived as an extension of the adjacent existing Cheung Shan Estate (with BHR of 150mPD) and Lei Muk Shue Estate (with BHRs of 170mPD and 190mPD) (Drawing H-2c). Mitigation measures to alleviate the visual impact are recommended, including sensitive design of building massing, suitable design by using appropriate building materials and colours, compensatory tree planting and amenity planting within the site.</p>	
(b)	<p>In response to (2) above:</p> <p>According to the AVA-Expert Evaluation for the proposed development at Item D site, a building gap of about 15m wide between the podium structure of the site and Mita Centre to its east, together with the 20m wide NBA to the north-east of the site could facilitate the penetration of incoming SW and SSW winds to Yau Ma Hom Resite Village. A quantitative AVA will be carried out by HD at the detailed design stage to demonstrate that the wind performance of the future scheme is optimised to further alleviate any potential adverse impacts to the surrounding pedestrian wind environment.</p>	

(c)	<p>In response to (3) above:</p> <p>To the north of Item D site across Kwok Shui Road is an area zoned “R(E)” subject to a maximum domestic PR of 5 or non-domestic PR of 9.5, with BHR of 120mPD. The “R(E)” zone is intended primarily for phasing out of industrial uses through redevelopment (or conversion) for residential use on application to the Board. One of the lots has been redeveloped for private residential use (i.e. The Rise) with a BH of about 174mPD pursuant to a s.16 approved scheme. To the further west is an area zoned “R(A)14” with a private residential development (i.e. Primrose Hill) with BHR of 210mPD. The area to the immediate east and south is zoned “OU(B)” with the existing BHRs ranging from 105mPD to 130mPD. The proposed BHR of Item D site at 145mPD is considered compatible with the surrounding developments having considered the need to provide GIC and retail facilities at podium level and the proposed PR of 6.7 for Item D site is higher than the neighbouring “R(A)” and “R(E)” developments (Drawing H-2d). The Visual Assessment demonstrated that the proposed development will unlikely induce significant adverse effect on the visual character of the surrounding townscape.</p>
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5.2.17 Heritage Conservation Aspect

Major Ground		Rep. No.
(1)	The proposed development at Item D site has underestimated the heritage conservation value of ex-Kwai Chung Public School, which was previously 昆才學校 during the pre-war period. Due to this historical background, the Government should re-assess the scale of development. Reference should also be made to So Uk Estate with a view to striking a balance between development and conservation.	R1
(2)	According to the territory-wide survey of historic buildings carried out by the Antiquities and Monuments Office (AMO), 49 out of 8,800 historic buildings recorded are located in the Lo Wai area. The proposed development at Item D site should be considered by the Board after its grading has been reviewed by AMO.	R1
Responses		
(a)	<p>In response to (1) above:</p> <p>According to AMO's information, Item D site was never occupied by 昆才學校. The current site was allocated to the construction of the ex-Kwai Chung Public School by the Government in early-1950s.</p> <p>On-site survey was conducted under the EFS and relevant materials had been passed to the AMO for preliminary assessment. CEDD would</p>	

	conduct a detailed survey and recording on the abandoned building structures and elements before dismantling works. CEDD would also study and preserve certain elements with high cultural value, e.g. memorial photos, when conducting site formation and infrastructure works for the site. To strike a balance between development and preservation, those certain elements with high cultural value preserved by CEDD will be incorporated in future public housing development as far as practicable.
(2)	In response to (2) above: According to AMO, there are 48 items of historic buildings (instead of 49 as mentioned by the representer) located in Lo Wai and Yi Pei Chun and are not within the Item D site or its vicinity. The rezoning and development proposal should not affect them.

Representations in respect of Item E for the Proposed Private Housing Development at Hilltop Road

5.2.18 Five adverse representations (**R1 and R82 to R85**) are related to Item E. The major grounds of adverse representations and proposals (if any) and PlanD's responses, in consultation with relevant Government B/Ds, are summarised in paragraphs 5.2.19 to 5.2.21 below.

5.2.19 Visual Aspect

Major Grounds		Rep. No.
(1)	The area is characterised by low-rise village house and religious institution developments. The proposed development would form a concrete wall on the mountain top resulting in adverse visual impact. Only low-rise buildings should be tolerated at the site.	R84
Responses		
(a)	In response to (1) above: Item E is to take forward the MPC's decision on the concerned s.12A application. As mentioned in MPC Paper No. Y/TW/13, whilst currently there is no other "R(B)" development to the north of Cheung Pei Shan Road, the proposed 8 to 12-storey residential development transformed from the existing 3-storey country club at Item E site is considered not unacceptable given the stepped BH profile of the proposed development is responsive to the topography and the mountainous backdrop, and that the NBA along the eastern and southern boundaries of the site will serve as a visual buffer between the site and the existing low-rise village type development to the south.	

5.2.20 *Ecological Aspect*

Major Grounds		Rep. No.
(1)	The proposed development at Item E site would affect the <i>Muntiacus vaginalis</i> (Barking Deer), a local protected wild animal which can be found within the area.	R1, R85
Responses		
(a)	In response to (1) above: As advised by AFCD, <i>Muntiacus vaginalis</i> has a wide distribution in Hong Kong, and its territories are not restricted within the area. They could be found in a wide range of habitats throughout the Tai Mo Shan Country Park and therefore the indirect impact to the species is considered insignificant.	

5.2.21 *Heritage Conservation Aspect*

Major Grounds		Rep. No.
(1)	The proposed development at Item E site has not assessed the possible impact on the 49 historic buildings in the area.	R85
Responses		
(a)	In response to (1) above: According to AMO, there are 48 items of historic buildings (instead of 49 as mentioned by the representer) located in Lo Wai and Yi Pei Chun and are not within Item E site or its vicinity. The rezoning and development proposal would not affect them.	

Representations in respect of all amendment items

5.2.22 Two adverse representations (**R82** and **R83**) are related to all amendment items (i.e. Items A to F) on the ground of adverse traffic impact. The responses in relation to traffic in respect of Items A and B are set out in paragraph 5.2.6 above. As for Items C to E which are located in the eastern Tsuen Wan New Town, with reference to the TIAs carried out for the proposed housing sites, TD identified four critical junctions (i.e. Cheung Wing Road/Kwok Shui Road and Texaco Road/Kwok Shui Road to/from Kowloon direction; Wo Yi Hop Interchange and Tsuen Kam Interchange to/from Shatin direction) to review the cumulative traffic impacts arising from the three sites. TD advised that the abovementioned critical junctions would have adequate capacity to cater for the cumulative traffic of the proposed housing developments, and no adverse traffic impact is envisaged. As for Item F, as mentioned in paragraph 4.1.14 above, the rezoning of the concerned "CDA" zones to suitable zonings is

to reflect their as-built conditions with stipulation of appropriate development restrictions, hence, there will be no change in the traffic circumstances.

5.3 Supportive Representation (1) - Major Grounds, Proposals and Responses

Representation in respect of the Amendments to the Notes of the OZP for “CDA(3)” to “CDA(6)” zones

5.3.1 **R93** supports the amendments to the Notes of the Plan for “CDA(3)” to “CDA(6)” zones and also makes proposals (**Annex IX**) to facilitate the transformation of the concerned zones in TWEIA.

Major Grounds	
(1)	The users and owners of the existing industrial buildings in the TWEIA could be benefitted from the greater flexibility given by the proposed technical amendments to carry out necessary addition and alteration (A&A) or conversion works for their operation needs and upgrading of the existing industrial buildings.
Proposals	
(2)	<p>Since the PR of most of the existing industrial buildings are much higher than the maximum PR restriction allowed under the “CDA” zoning, land owners lack the incentives to redevelop the sites from industrial uses to residential developments due to the substantial loss in GFA. As such, the following alternative approach to facilitate the transformation of the subject “CDA” sub-zones in TWEIA by appropriate rezoning and amendments of development restrictions (Drawing H-4) is proposed:</p> <ul style="list-style-type: none"> • to relax the PR restrictions of “CDA(3)” to “CDA(6)” from 5.0 (with a minimum domestic PR of 4.5) to 7.0 (with domestic PR of 6.0 and non-domestic PR of 1.0); and • to rezone Lot 476 in DD443 from “CDA(5)” to “OU(B)” with non-domestic PR of 9.5. <p>To ensure the abovementioned proposal is technically feasible, a traffic sensitivity test and a sewerage sensitivity test have been carried out based on a maximum PR of 7.0 for mixed-use developments in various “CDA” sub-zones and a maximum non-domestic PR of 9.5 for data centre development at Lot 476 in DD 443 under the proposed “OU(B)” zoning has been conducted.</p>
Responses	
(a)	<p>In response to (1) above:</p> <p>The supportive view is noted.</p>
(b)	<p>In response to (2) above:</p> <p>The planning intention of the “CDA(3)” to “CDA(6)” zones is for</p>

	<p>comprehensive residential development with commercial facilities and open space provision to give impetus for landuse restructuring and upgrading the Tsuen Wan East area. These zones are subject to a maximum PR of 5.0, of which a minimum PR of 4.5 shall be for domestic use. Based on the individual merits of a development or redevelopment proposal, minor relaxation of PR / BH restrictions may be considered by the Board on application under s.16 of the Ordinance.</p> <p>In terms of traffic, TD advises that there are persistent complaints received from the public and TWDC members on the illegal kerbside activities, including parking, waiting, loading/unloading as well as pick-up/drop-off activities, taken place in the area zoned “CDA(3)” to “CDA(6)”. Worst still, the heavy traffic at Texaco Road, Sha Tsui Road and Luen Yan Street are high, in particular the morning and afternoon traffic peaks. Against this background and that the traffic sensitivity test conducted by the representer failed to demonstrate the worst case scenario, the proposal for increasing development intensity and rezoning is not supported by TD from the traffic management viewpoint.</p> <p>Regarding the sewerage sensitivity test conducted by the representer, EPD is of the view that the assessment results do not reflect the worst case scenario of the concerned area, if it is to be intensified and rezoned. Sewerage impact assessment based on the actual proposed use is required for individual development/redevelopment to assess the potential impact on existing/planned sewerage system and to demonstrate the effectiveness of the required mitigation measures.</p> <p>According to TD and EPD, the traffic and sewerage sensitivity tests have not satisfactorily demonstrated that there is adequate traffic and sewerage capacities to cater for the additional traffic and sewerage flows after the increase of development intensity of the TWEIA in general. In this regard, the representer’s proposal is not supported.</p> <p>The implementation progress of the “CDA” zoning is stated in paragraph 4.1.15 above. As mentioned in paragraph 4.1.16 above, during the CDA review for the years 2019/2021, the MPC agreed on 28.5.2021 that more time should be allowed to observe the progress of the “CDA” developments. PlanD will continue to monitor the progress of the CDA development and suitably review these zonings under the CDA review in due course.</p>
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5.4 **Representation Providing Views (2) – Major Views and Responses**

- 5.4.1 **R91** provides views on the Notes of the Plan for “R(B)” zone, suggesting that ‘Social Welfare Facility’ should be a Column 1 use in all “R(B)” sub-zones. **R92** provides general views on the rezoning such as recommending the provision of GIC facilities for severely mentally handicapped persons and implementation of road widening and slope stabilisation works along Po Fung Road.

5.4.2 In response to the views provided by **R91**, it should be noted that the planning intention of the “R(B)” zone is for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. Unless with suitable assessment on the technical impacts of the provision of social welfare facilities, ‘Social Welfare Facility’ should not be put under Column 1 except for “R(B)6” to “R(B)8” sub-zones in which the technical impacts of these uses have been assessed. Should there be any proposed social welfare facility in the “R(B)” zone, such proposal supported by relevant technical assessments (i.e. traffic, environment, sewerage) would be further considered by the Board upon application under s.16 of the Ordinance. The views provided by **R92** are noted.

5.4.3 Apart from R91 and R92, a representer (**R84**) who submits adverse representation objecting Items A to E also provides view in relation to Items F1 and F3 to F8, suggesting that the concerned “CDA” developments should not be rezoned if there is no satisfactory provision of GIC facilities. As mentioned in paragraph 4.1.14 above, the rezoning of the concerned “CDA” zones to suitable zonings is to reflect their as-built conditions with stipulation of appropriate development restrictions. The concerned developments have already provided the required GIC facilities to the satisfaction of various Government departments.

6. COMMENTS ON REPRESENTATIONS

6.1 Among the 27 valid comments received, two of them (**C2** and **C27**) are also representers, i.e. R2 and R84 respectively. The comments are submitted by concern groups (**C1** and **C2**), the applicant of the s.12A application under Item E (**C3**) and individuals. Details of the comments received are set out below.

Commenter	Related Representation(s) / Amendment Item(s)
<i>Support Representation(s)</i>	
土地正義聯盟 (C1)	- Support R1 in relation to Items A to E; and R2 in relation to Items A and B
The Conservancy Association (C2 (also R2))	- Support R3 in relation to Items A and B
<i>Oppose Representation(s)</i>	
ENM Holdings Limited (C3)	- Oppose R1, R84 and R85 in relation to Item E
<i>Provide Responses / Views to Representation(s)</i>	
Individuals	
- C4	- On R1 to R86 in relation to Items A and B
- C5	- On R5 in relation to Items A and B
- C6 to C18	- On R6 in relation to Items A

	and B
<i>Provide Other Views and Suggestions in relation to Amendment Item(s)</i>	
Individuals - C19 and C20 - C21 - C22 - C23 to C26 - C27 (also R84)	- Items A and B - Item A - Items C1 and D - Item A - General comment on the OZP amendments

6.2 A detailed summary of the major grounds and proposals of the comments on representations and Government departments' responses is at **Annex IV**. The major comments of **C1, C2, C4 to C18**, and the major views and suggestions to individual amendment items of **C19 to C27** are largely similar in nature to the concerned representations, which are covered in paragraph 5.2 above. As for the views provided by **C3**, PlanD's responses in consultation with the relevant Government B/Ds in paragraphs 5.2.19 and 5.2.20 above are relevant. Other major comments that have not been mentioned by the representations are summarised below:

Other Major Comments and Views/Suggestions on Representation / Amendment Item		Comment No.
(1)	Several ruins bunker dated back to the period of the Battle of Hong Kong are found at the fringe of Lei Muk Shue Estate and has historical value.	C22
(2)	In relation to Item A and B sites, the area should provide more hiking trails, cycling trails, lookout point and bird watching pavilions.	C7, C10
Responses		
(a)	In response to (1) above: As advised by AMO, although the pillbox (referred as 'ruins bunker' by the commenter) within Item C1 site is currently not a graded item or an item pending grading assessment by the Antiquities Advisory Board (AAB), the preliminary assessment of AMO is that it may have potential heritage significance. In this regard, AMO will conduct a grading assessment for the pillbox structure found within the site, and submit the assessment and proposed grading to AAB for consideration. Upon completion of the grading process, CEDD will carry out a Heritage Impact Assessment (HIA) at the Investigation and Design Stage for the site, by taking the possible confirmed grading status of the concerned pillbox into account, to assess whether there is any potential impact of the proposed development to the structure(s) concerned and recommend the necessary mitigation measures. HD will review the layout of the proposed housing development having regard to the recommendations of the HIA.	

(b)	In response to (2) above: Item A and B sites are intended for residential developments. Requirement of maintaining/reconstructing the existing footpaths within Item A site would be included in its future land sale conditions. The public will be able to access to the catchwater and hiking trails to its north through the future footpaths at the site.
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7. DEPARTMENTAL CONSULTATION

7.1 The following Government B/Ds have been consulted and their comments have been incorporated in the above paragraphs where appropriate:

- (a) Secretary for Development;
- (b) Secretary for Education;
- (c) Director of Agriculture, Fisheries and Conservation;
- (d) Director of Environmental Protection;
- (e) Director of Housing;
- (f) Director of Leisure and Cultural Services;
- (g) Director of Social Welfare;
- (h) Commissioner for Transport;
- (i) Commissioner of Police;
- (j) Head of Antiquities and Monuments Office;
- (k) District Lands Officer/Tsuen Wan and Kwai Tsing, LandsD;
- (l) Chief Estate Surveyor/Land Supply, LandsD;
- (m) Chief Engineer/Special Duties (Works), CEDD;
- (n) Chief Highway Engineer/New Territories West, HyD;
- (o) Chief Highway Engineer/New Territories East, HyD;
- (p) Chief Engineer/Mainland South, Drainage Services Department;
- (q) Chief Town Planner/Urban Design & Landscape, PlanD;
- (r) Head of Geotechnical Engineering Office, CEDD; and
- (s) Project Manager/West, CEDD.

7.2 The following Government departments have no major comment on the representations/comments:

- (a) Chief Engineer/Construction, Water Supplies Department; and
- (b) District Officer (Tsuen Wan), Home Affairs Department.

8. PLANNING DEPARTMENT'S VIEWS

8.1 The supportive view of **R93 (part)** and views provided in **R84 (part)**, **R91** and **R92** are noted.

8.2 Based on the assessments in paragraphs 5.2 to 5.4 above, PlanD does not support R1 to R83, R84(part), R85 to R90 and R93(part) and considers that the OZP should not be amended to meet the representations for the following reasons:

Representation Sites under Items A and B

- (a) the Government has been adopting a multi-pronged approach to increase housing land supply, including carrying out various land use reviews on an on-going basis. The two “Green Belt” sites proposed for private housing developments are located at the fringe of existing built-up areas of the western Tsuen Wan New Town and in close proximity to existing infrastructure. Taking into account that there is no insurmountable technical problem identified for the proposed private housing developments, they are considered suitable for amendments into “Residential (Group B) 6” (“R(B)6”) and “R(B)7” zones on the subject Outline Zoning Plan (OZP) with view to increasing housing land supply. While the Government has expedited public housing supply, it is equally important to continue to increase land for private housing to maintain the healthy and stable development of the private housing property market; **(R2, R66, R84(part) and R86)**
- (b) the development intensity and building height of the respective proposed developments are considered appropriate taking into consideration the planning context of the area and the results of the relevant technical assessments; **(R1, R2, R7 to R30, R34, R36, R38, R39, R47, R55, R56, R64, R76, R79, R87 to R89)**
- (c) based on the findings of the relevant technical assessments, the proposed private housing developments at the representation sites are technically feasible with no insurmountable technical problem in terms of traffic, ecology, environment, visual, air ventilation, landscape, infrastructure and geotechnical. Relevant road improvement works and mitigation measures have been proposed to minimise the possible impacts of the proposed developments. The future developer of the respective site will also be requested to conduct noise impact assessment, natural terrain hazard study and tree preservation/removal proposal and implement the mitigation measures identified therein through the relevant land sale conditions as appropriate; **(R1, R2, R4 to R56, R58 to R60, R63 to R83, R84(part), R85 to R89)**
- (d) the overall provision of GIC facilities is generally sufficient to serve the population in Tsuen Wan. As for the elderly services and facilities and child care centres, the Social Welfare Department will consider their provision in the planning and development process as appropriate, with a view to meeting the demand as long-term goal; **(R7 to R48, R50 to R52, R55, R56, R60, R66, R67, R71, R74, R76, R78, R80, R81, R88 and R89)**
- (e) the compensation and rehousing issues are beyond the scope of the OZP. The Government will follow the established procedures for processing ex-gratia allowance and/or rehousing arrangements to the eligible residents affected by clearance in accordance with the prevailing policies; **(R6, R55, R56, R79 and R89)**

Representation Sites under Items C1 to C3

- (f) based on the findings of the relevant technical assessments, the proposed public housing development on Item C1 site is technically feasible with no insurmountable technical problem in terms of traffic, ecology, environment, visual and landscape. Relevant design measures and mitigation measures have been proposed to minimise the possible impacts of the proposed developments. As for Items C2 and C3, the rezoning is to rationalise the boundaries of existing land uses; **(R1, R82, R83, R84(part), R85 and R86)**

Representation Site under Item D

- (g) based on the findings of the relevant technical assessments, the proposed public housing development is technically feasible with no insurmountable technical problem in terms of traffic, air ventilation and heritage conservation. Relevant design measures, road improvement works and mitigation measures have been proposed to minimise the possible impacts of the proposed developments. A quantitative air ventilation assessment will also be conducted by the Housing Department at the detailed design stage of the proposed development; **(R1, R82, R83, R84(part), R85 and R90)**
- (h) relevant Government departments will further conduct detailed survey and study on the abandoned building structures and elements of the ex-Kwai Chung Public School site at the detailed design stage so as to preserve elements with high cultural value as appropriate; **(R1)**

Representation Site under Item E

- (i) no adverse technical impacts of the proposed amendment to the OZP, which is the subject of an approved s.12A planning application, in respect of visual ecology and heritage conservation is anticipated; and **(R1, R82, R83, R84(part) and R85)**

Representation Sites under Amendments to the Notes of the OZP for “Comprehensive Development Area (3)” (“CDA(3)”) to “CDA(6)” zones

- (j) the planning intention of the zones is for comprehensive residential development with commercial facilities and open space provision. These zones are subject to a maximum PR of 5.0, of which a minimum plot ratio (PR) of 4.5 shall be for domestic use. Based on the individual merits of a development or redevelopment proposal, minor relaxation of PR / building height restrictions may be considered by the Town Planning Board on application under s.16 of the Town Planning Ordinance. There is no strong justification for supporting the proposal in respect of relaxation of PR restriction of “CDA(3)” to “CDA(6)” and amendment of the “CDA(5)” zone to “Other Specified Uses” annotated “Business” zone with relaxation of PR restriction, of which the technical feasibilities have yet to be demonstrated. **(R93(part))**

9. DECISION SOUGHT

- 9.1 The Board is invited to give consideration to the representations and the related comments and consider whether to propose/not to propose any amendments to the OZP to meet/partially meet the representations.
- 9.2 Should the Board decide that no amendment should be made to the draft OZP to meet the representations, Members are also invited to agree that the draft OZP, together with their respective Notes and updated Explanatory Statement, are suitable for submission under section 8 of the Ordinance to the Chief Executive in Council for approval.

10. ATTACHMENTS

Annex I	Draft Tsuen Wan OZP No. S/TW/34 (reduced size)
Annex II	Schedule of Amendments to the Approved Tsuen Wan OZP No. S/TW/33
Annex III	List of Representers and Commenters in respect of the Draft Tsuen Wan OZP No. S/TW/34
Annex IV	Summary of Representations and Comments and Responses
Annex V(a)	Extract of Minutes of TWDC Meeting held on 9.10.2020
Annex V(b)	Reply to TWDC's Motion (Chinese Version Only)
Annex V(c)	Reply to TWRC (Chinese Version Only)
Annex VI	Extract of the Minutes of Meeting of MPC held on 5.2.2021 (English Version Only)
Annex VII(a)	MPC Paper No. Y/TW/13 (Main Paper) (English Version Only)
Annex VII(b)	Extract of Minutes of MPC Meeting held on 1.9.2020
Annex VIII	Provision of Major Community Facilities and Open Space in Tsuen Wan
Annex IX	Representation submitted by R93
Drawings H-1a to H-1e	Indicative Development Schemes of Amendment Items A to E
Drawings H-2a to H-2d	Photomontages of Amendment Items A to D
Drawings H-3a to H-3c	Proposed Road Improvement Works of Amendment Items A, B, D and E
Drawing H-4	Alternative Proposal to Facilitate Land Use Restructuring in "CDA(3)" to "CDA(6)" zones submitted by R93
Plans H-1a to H-1c	Location Plans of the Representation Sites
Plans H-2a to H-2g	Site Plans of the Representation Sites
Plans H-3a to H-3d	Aerial Photos of the Representation Sites
Plans H-4a to H-4h	Site Photos