

# TOWN PLANNING BOARD

**TPB Paper No. 10221**

**For Consideration by  
the Town Planning Board on 16.12.2016**

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**CONSIDERATION OF REPRESENTATIONS AND COMMENT  
IN RESPECT OF THE DRAFT TSUEN WAN  
OUTLINE ZONING PLAN NO. S/TW/32**

《荃灣分區計劃大綱草圖編號 S/TW/32》  
考慮申述及意見

**CONSIDERATION OF REPRESENTATIONS AND COMMENT  
IN RESPECT OF THE DRAFT TSUEN WAN  
OUTLINE ZONING PLAN NO. S/TW/32**

<b>Subject of Representations</b>	<b>Representers (Total : 17) (No. TPB/R/S/TW/32-)</b>	<b>Commenter (Total : 1) (No. TPB/R/S/TW/32-)</b>
<b><u>Amendment Item A</u></b> Rezoning of the areas generally bounded by Castle Peak Road – Tsuen Wan, Pun Shan Street, Chai Wan Kok Street and Tai Chung Road from “Industrial” (“I”) to “Other Specified Uses” annotated “Business” (“OU(B)”)	<b><u>Oppose (17)</u></b>  <b>R1 to R17:</b> Individual	<b><u>Support R1 to R15</u></b>  <b>C1:</b> Individual  <b><u>Oppose R17</u></b>  <b>C1:</b> Individual

**1. Introduction**

- 1.1 On 13.5.2016, the draft Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/32 (**Appendix Ia**) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The Schedule of Amendments setting out the amendments incorporated into the OZP is at **Appendix Ib**.
- 1.2 The amendments on the OZP involve the rezoning of the northeastern part of the Chai Wan Kok Industrial/Business Area (the Area) (i.e. the Representation Site) from “I” to “OU(B)” (Amendment Item A) (the Zoning Amendment) (**Plans H-1 and H-2**) and the revision to the stipulated building height (BH) restriction of a “Government, Institution or Community” (“G/IC”) zone at the junction of Texaco Road, Ma Tau Pa Road and Wing Shun Street for community hall development (Amendment Item B) (**Plan H-1**). There is also an amendment to the Notes of the OZP to incorporate ‘Art Studio (excluding those involving direct provision of services or goods)’ as a Column 1 use in the “I” zone and the Schedule II of the “OU(B)” and “Residential (Group E)” zones, with corresponding amendments to replace ‘Place of Recreation, Sports or Culture’ under Column 2 by ‘Place of Recreation, Sports or Culture (not elsewhere specified)’ in the above zones.
- 1.3 During the two-month exhibition period, a total of 17 representations were received. On 19.8.2016, the Town Planning Board (the Board) published the representations for 3 weeks for public comment and one comment was received.

- 1.4 On 24.10.2016, the Board agreed to consider all the representations (**R1 to R17**) and comment (**C1**) collectively as they were of similar nature.
- 1.5 This paper is to provide the Board with information for the consideration of the representations and comment. The overall planning considerations and assessments on the representations/comment are provided in paragraph 6 of this paper. Detailed responses to the representations and comment are provided at **Appendix V**.
- 1.6 The representers and commenter have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

## **2. Background**

- 2.1 The Chai Wan Kok Industrial Area was designated as “I” in 1960s. In 2003, the southwestern part (about 6.9 ha) was first rezoned from “I” to “OU(B)” and “OU(B)1”.
- 2.2 On 14.8.2015, the Board noted the findings, key observations and recommendations of the 2014 Area Assessments of Industrial Land in the Territory (the 2014 Area Assessments)<sup>1</sup>. The assessments considered that the remaining “I” zone in the Chai Wan Kok Industrial Area i.e. the Representation Site (**Plans H-1 and H-2**) (about 10.9 ha) was suitable to be rezoned to “OU(B)” to form a cluster with the existing “OU(B)” portion to facilitate transformation in the longer term.
- 2.3 To take forward the recommendation, the Representation Site was proposed to be rezoned “OU(B)” with the maximum plot ratio (PR) of 9.5 and BH of 100mPD retained. The proposed amendments to the OZP were submitted to the Metro Planning Committee (the Committee) for consideration on 22.4.2016. The relevant MPC Paper No. 5/16<sup>2</sup> and the minutes of the meeting are deposited at the Board’s Secretariat for Members’ inspection. On 13.5.2016, the draft Tsuen Wan OZP No. S/TW/32 (**Appendix Ia**) incorporating the amendments was exhibited for public inspection.

## **3. Public Consultation**

- 3.1 On 22.3.2016, the Tsuen Wan District Council (TWDC) was consulted on the proposed amendments to the OZP prior to the submission to the Committee. In general, the TWDC members supported the proposed amendments but they had concerns mainly on the traffic problem in the Area and the public parking provision in the Tsuen Wan District. Besides, there were also comments on Amendment Item B for further optimising the site for more community facilities and better reprovisioning arrangement of the existing temporary community garden. An extract of the minutes of the TWDC meeting is at **Appendix II**.

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<sup>1</sup> The relevant TPB Paper No. 9974 is available at [http://www.info.gov.hk/tpb/en/papers/TPB/1091-tpb\\_9974.pdf](http://www.info.gov.hk/tpb/en/papers/TPB/1091-tpb_9974.pdf)

<sup>2</sup> The paper is available at [http://www.info.gov.hk/tpb/en/papers/MPC/556-mpc\\_5-16.pdf](http://www.info.gov.hk/tpb/en/papers/MPC/556-mpc_5-16.pdf)

- 3.2 At the meeting, the representative of the Planning Department (PlanD) explained that while the maximum permitted PR for the Area would be retained as 9.5, through provision of more internal transport facilities in accordance with Hong Kong Planning Standards and Guidelines (HKPSG) upon their redevelopment; together with the proposed road widening through setback, the existing traffic problems of the Area mainly caused by illegal on-street parking and loading/unloading activities would be improved. Provision of more public parking spaces in Tsuen Wan District would also be considered by the Transport Department as and when appropriate.
- 3.3 During the OZP exhibition period, the TWDC was consulted again by circulation of paper and three members reiterated their concerns on the traffic problems in the Area and the reprovisioning arrangement of the temporary community garden.

#### **4. The Representations**

All of the 17 valid representations (**R1 to R17**) received object to the Amendment Item A. A full set of the representations is at **Appendix III**. The major objecting grounds are as follows:

##### Reduction in Industrial Land Stock

- (a) The Zoning Amendment would reduce the industrial land stock, which would drive up the rent, increase the burden on small business and generate adverse social impacts.

##### Adverse Impacts on Traffic, Infrastructure and Public Safety

- (b) The rezoning of the Representation Site to “OU(B)” would attract more traffic to the Area, aggravate the traffic problem and worsen the traffic safety. A comprehensive review of the infrastructure is required.
- (c) The crime rate will be increased due to increase in working population.

#### **5. Comment on Representations**

- 5.1 One comment (**C1**) (**Appendix IV**) on the representations was received, which supports the grounds of **R1 to R15** and objects to **R17**.

- 5.2 **C1** supports **R1 to R15** and advises that:

##### Reduction in Industrial Land Stock

- (a) The Zoning Amendment would push up the property prices and thus, it is contradicting to the supporting medium and small-scale industry policy.

##### Adverse Traffic Impact and Infrastructure Provision

- (b) Traffic Impact Assessment should be carried out. There is no information

of assessment on the demand for public transport and pedestrian facilities.

5.3 **C1** objects to **R17** as the concern on the public safety is not agreed.

## **6. Planning Considerations and Assessment**

### **6.1 The Representation Site and Its Surrounding Area**

6.1.1 The Representation Site (**Plans H1 to H3**) is located at the northeastern part of the Area.

6.1.2 The Chai Wan Kok Industrial/Business Area (about 17.8 ha) is a traditional industrial area located at the western flank of Tsuen Wan New Town, which was once the major manufacturing centre. In response to the structural transformation of the economy, the Area, in particular the southwestern part rezoned in 2003, has been undergoing gradual transformation in recent years. At present, the Area is mainly occupied by industrial buildings with a mix of industrial-related office, warehouse, industrial and commercial uses (**Plans H4 to H6**).

6.1.3 To the north and east are residential developments in Tsuen Wan Town Centre and Tsuen King Circuit including Summit Terrace, Discovery Park, and Fuk Loi Estate. To the south across the elevated Tsuen Wan Road is the harbourfront area of Tsuen Wan (**Plan H1**).

### **6.2 Planning Intention**

The planning intention of the “OU(B)” zone is primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new “business” buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings.

### **6.3 Responses to Grounds of Representations**

6.3.1 The responses to the grounds of the representations are as follows. Detailed responses to the representations are in **Appendix V**:

#### **Reduction in Industrial Land Supply**

6.3.2 To sustain Hong Kong’s economic development, sufficient industrial land should be provided to meet the continued demand of the space for the economic activities. To this end, the Government has adopted a multi-pronged strategy to increase the land supply in the short, medium and long term through, amongst others, identifying new land for development. For short and medium terms, the 2014 Area Assessments recommended that suitable Government sites in “I” zone may be disposed of to help augment potential industrial land supply. For long term, suitable new industrial land would be identified, planned and reserved to

meet the future demand of the industrial sector. In this regard, the economic land requirements and spatial development strategy for various types of industrial uses have been reviewed holistically in the Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030.

- 6.3.3 Notwithstanding that, the 2014 Area Assessments highlighted that Chai Wan Kok Industrial/Business Area has undergone transformation with a higher and increasing vacancy rate<sup>3</sup>, a high percentage of old and single-owned industrial buildings<sup>4</sup> and a decreasing percentage in industrial floor area<sup>5</sup>. Noting that there would be a substantial quantum of population increase in Tsuen Wan in coming years and taking advantage of the highly accessible location which is near the MTR stations, more employment opportunities and variety of jobs should be provided with a view to maintaining the Area as a major employment node for a more balanced distribution of homes and jobs in the district. Against this background, the Representation Site is considered suitable to be rezoned to “OU(B)” allowing maximum flexibility for permitting both industrial and commercial uses and forming a cluster with the adjoining “OU(B)” portion to facilitate the transformation of the Area in the longer term through a market-based approach. The Director-General of Trade and Industry (DG of TI) has no objection to the Zoning Amendment from the industrial land supply perspective. Recognising the demand for industrial uses, as advised by the Development Bureau (DEVB), the Government would continue to closely monitor the utilisation of the existing industrial land stock with a view to identifying suitable sites for industrial development as necessary.
- 6.3.4 As advised by the Commissioner of Rating and Valuation (CRV), there is no empirical evidence to support the representers’ proposition that the Zoning Amendment would drive up the rent/property price. The price or rental movement is a result of market forces and interplay of a host of supply and demand factors and therefore, it is difficult to single out the effect of any one factor.

#### Adverse Impacts on Traffic, Infrastructure Provision and Public Safety

- 6.3.5 The Chai Wan Kok Industrial/Business Area is located within the Tsuen Wan New Town well-served by major roads, public transport and infrastructure. Since the maximum development intensity of the original “I” zone, which was imposed taking into consideration the existing traffic, environmental and infrastructural constraints of the Area, has been retained, the Zoning Amendment, which is mainly to facilitate the transformation of the Area, should not generate any unacceptable adverse impacts in terms of

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<sup>3</sup> In 2013, the vacancy rate of the Chai Wan Kok Industrial/Business Area is about 9.0%, which is higher than the territorial figure of 3.5%, and the 7.3% vacancy rate of the Chai Wan Kok Industrial/Business Area in 2008 identified in the 2009 Area Assessments of Industrial Land in the Territory.

<sup>4</sup> Within the area, over half of industrial buildings (23 or about 57.5%) are 30 years or above, including 11 buildings of over 50 years, and over one-third of the industrial buildings (15 or about 37.5%) are under single ownership.

<sup>5</sup> The gross floor area for industrial use including manufacturing/workshop and warehouse/storage in the area has decreased from about 53.5% in 2008 to about 49.7% in 2013.

traffic and infrastructure provision.

- 6.3.6 The existing traffic problems of the Area, especially during rush hour, are mainly caused by the illegal on-street parking and loading/unloading activities. The “OU(B)” zoning would help to speed up the redevelopment of the old industrial buildings, and thus the provision of sufficient internal transport facilities in accordance with the latest requirements as stipulated in the HKPSG.
- 6.3.7 Moreover, to cope with the transformation of the Area, setback from lot boundary along the existing roads<sup>6</sup> within the Area is proposed so as to allow space for road widening upon the redevelopment (**Plan H-8**). Such detailed requirement will be incorporated into the Tsuen Wan Central Outline Development Plan for implementation. According to the Commissioner for Transport (C for T), with the proposed road widening works, the internal road network within the Area should have sufficient capacity to meet the traffic impact arising from the transformation of the area from industrial to business area. For the surrounding road network, the Government will continue to monitor the traffic condition and take necessary measures to ensure that the transformation will not worsen the traffic conditions of the Area.
- 6.3.8 On the infrastructure provision, concerned Government departments consulted including the Director of Environmental Protection (DEP), Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD) and Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) have no adverse comment on the Zoning Amendment from sewerage planning and water supplies perspectives. On the public safety aspect, the Commissioner of Police (C of P) has no comment on the Zoning Amendment.

#### 6.4 Responses to Grounds of Comments

As the views of **C1** are very similar to those of the representations, the responses to the representations made in above paragraphs are relevant.

### 7. Consultation

- 7.1 The following Government bureau/departments have been consulted and their comments have been incorporated in the above paragraphs where appropriate:
- (a) DEVB;
  - (b) C for T;
  - (c) C of P;
  - (d) CE/MS, DSD;
  - (e) CE/C, WSD;
  - (f) CRV;

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<sup>6</sup> These roads include Pak Tin Par Street, Sha Tsui Road, Chai Wan Kok Street, Pun Shan Street and Hoi Shing Road.

- (g) DEP; and
- (h) DG of TI

7.2 The following Government departments have no comment on the representations and comment:

- (a) Chief Architect/Central Management Division 2, Architectural Services Department
- (b) Chief Building Surveyor/New Territories West, Buildings Department;
- (c) Chief Highway Engineer/New Territories West, Highways Department;
- (d) Chief Town Planner/Urban Design and Landscape, PlanD;
- (e) Director of Electrical and Mechanical Services;
- (f) Director of Fire Services;
- (g) Director of Food and Environmental Hygiene;
- (h) Director of Leisure and Cultural Services;
- (i) District Lands Officer, Tsuen Wan and Kwai Tsing, Lands Department;
- (j) District Officer (Tsuen Wan), Home Affairs Department; and
- (k) Project Manager (New Territories West), Civil Engineering and Development Department.

## 8. **PlanD's Views**

Based on the assessment in paragraph 6 above and for the following reasons, PlanD does not support the Representations No. **R1 to R17**, and considers that the OZP should not be amended to meet the representations:

- (a) The zoning amendment of the Chai Wan Kok Industrial/Business Area to “Other Specified Uses” annotated “Business” (“OU(B)”) zone is considered appropriate to facilitate the transformation of the area in the longer term. The “OU(B)” zoning which allows a maximum flexibility for permitting both industrial and commercial uses can maintain the area as a major employment node for a more balanced distribution of homes and jobs in Tsuen Wan.
- (b) The Government would continue to closely monitor the utilisation of the existing land stock and adopt a multi-pronged strategy in the short, medium and long terms to identify suitable sites for industrial development as necessary.
- (c) The zoning amendment would not generate unacceptable adverse impacts in terms of traffic and infrastructure provision.

## 9. **Decision Sought**

The Board is invited to give consideration to the valid representations and comments and decide whether to propose/not to propose any amendment to the OZP to meet/partially meet the representations.



**Attachments**

<b>Appendix Ia</b>	Draft Tsuen Wan OZP No. S/TW/32 (reduced size)
<b>Appendix Ib</b>	Schedule of amendments to the approved Tsuen Wan OZP No. S/TW/31
<b>Appendix II</b>	Extract of minutes of the TWDC meeting on 22.3.2016
<b>Appendix III</b>	Submission of the representers ( <b>R1 to R17</b> )
<b>Appendix IV</b>	Submission of the commenter ( <b>C1</b> )
<b>Appendix V</b>	Major points of representations/comment and responses
<b>Plan H-1</b>	Location plan of Amendment Items A and B
<b>Plan H-2</b>	Site plan of Amendment Item A
<b>Plan H-3</b>	Aerial photo of Amendment Item A
<b>Plan H-4 to H-6</b>	Site photos of Amendment Item A
<b>Plan H-7</b>	Comparison of the approved OZP No. S/TW/31 and the draft OZP No. S/TW/32
<b>Plan H-8</b>	Proposed improvement proposal in the Area

**PLANNING DEPARTMENT**  
**DECEMBER 2016**