

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

MPC Paper No. 1/26

**For Consideration by the
Metro Planning Committee on 23.1.2026**

**PROPOSED AMENDMENTS TO THE
APPROVED TSUEN WAN OUTLINE ZONING PLAN NO. S/TW/39**

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1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/39 (**Attachment I**) as shown on the draft OZP No. S/TW/39A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Attachment IV**) is an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP, and is suitable for exhibition together with the draft OZP and its Notes.

2. Status of the Current OZP

- 2.1 On 8.7.2025 the Chief Executive in Council, under section 9(1)(a) of the Ordinance, approved the draft Tsuen Wan OZP, which was subsequently renumbered as S/TW/39. On 18.7.2025, the approved OZP No. S/TW/39 (**Attachment I**) was exhibited for public inspection under section 9D(2) of the Ordinance.
- 2.2 On 8.1.2026, the Secretary for Development (SDEV) referred the approved Tsuen Wan OZP No. S/TW/39 to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. On 16.1.2026, the reference back of the OZP was notified in the Gazette under section 12(2) of the Ordinance.

3. Background

- 3.1 The proposed amendments are mainly to take forward two partially agreed section 12A rezoning applications Nos. Y/TW/19 and 18.
- 3.2 On 24.1.2025, the Metro Planning Committee (the Committee) of the Board partially agreed to application No. Y/TW/19¹ to rezone a site at Fu Yung Shan

¹ The MPC Paper No. Y/TW/19 and the attachments are available at the Board's website at https://www.tpb.gov.hk/en/meetings/MPC/Agenda/758_mpc_agenda.html.

from “Green Belt” (“GB”) and “Village Type Development” (“V”) to “Residential (Group B)9” (“R(B)9”) to facilitate a proposed private residential-cum-residential care home for the elderly (RCHE) development. An extract of the minutes of the Committee’s meeting is at **Attachment V**.

- 3.3 On 19.9.2025, the Committee partially agreed to application No. Y/TW/18² to rezone a site at Yau Kom Tau from “GB” and “Government, Institution or Community” (“G/IC”) to “R(B)10” to facilitate a proposed private residential development with social welfare facilities. An extract of the minutes of the Committee’s meeting is at **Attachment VI**.
- 3.4 Opportunity is also taken to revise the Notes of the OZP and to update the ES of the OZP to reflect the latest planning circumstances.

4. Proposed Amendments

Amendment Item A – Rezoning a Site at Fu Yung Shan from “GB” and “V” to “R(B)9” (Item A Site) for a Private Residential-cum-RCHE Development (about 1.16 ha) (Plans 1a, 2a, 3a, 4a to 4d and Drawings 1a to 1g)

- 4.1 Item A Site is located at the northern fringe of Tsuen Wan Town Centre, about 300m north of MTR Tsuen Wan Station and 300m south of Tai Mo Shan Country Park (**Plan 1a**). To the immediate southeast and east are the re-site village of Muk Min Ha Tsuen³ and some religious institutions (**Plans 2a and 3a**). Except for the northwestern portion of the site, which is vegetated, much of the Item A Site is subject to human disturbance and are mainly covered by temporary structures for residential and/or religious uses, a local access road, man-made slopes and plantation (**Plans 4a to 4d**). The site is accessible via an existing single lane local access road branching off from Fu Yung Shan Road.
- 4.2 According to the notional scheme under application No. Y/TW/19 (**Drawings 1a to 1g**), the proposed development comprises two residential towers of 135.7mPD and 146mPD in height with gross floor area (GFA) of not more than 29,322 m² above a two-level basement carpark, and a separate building for a private RCHE of 80mPD with GFA of about 5,400 m² above an underground on-site sewage treatment plant (STP) (**Drawing 1e**). Podium free design, 15m-wide building separation between the residential towers and a public vehicle park (PVP) with 20 private car parking spaces are proposed in the notional scheme (**Drawings 1b and 1c**). The applicants also propose compensatory trees plantings and to retain trees in the northwestern portion of the site with higher landscape value, which would form part of the communal open space for residents (**Drawing 1a**). The applicants also propose to upgrade the local access road between the site and Fu Yung Shan Road and a short section of Route Twisk near Ma Sim Pai Road, and

² The MPC Paper No. Y/TW/18 and the attachments are available at the Board’s website at https://www.tpb.gov.hk/en/meetings/MPC/Agenda/773_mpc_agenda.html.

³ Muk Min Ha Tsuen is a re-site village zoned “V” on the OZP and not covered by village environs.

to carry out other traffic improvement works in the vicinity⁴ (**Drawings 1f and 1g**). Nearby residents will be allowed to continue using the upgraded local access road through the site at all times.

- 4.3 At its meeting on 24.1.2025, the Committee generally agreed to the amendments proposed by the applicants⁵, but decided to partially agree to the application with the following additional restrictions stipulated for better control of the proposed development: (i) a minimum GFA requirement of not less than 5,400 m² for provision of government, institution and community (GIC) facilities, which will be included in the calculation of the total GFA; (ii) a non-building area (NBA) covering the northwestern portion of the site with higher landscape value; (iii) to include ‘Public Vehicle Park’ under Column 1 uses of the proposed “R(B)9” subzone; and (iv) to prescribe the provision of an underground carpark in the Remarks of the proposed “R(B)9” subzone to minimise the potential visual impact of the proposed development. Some Members also suggested that the planning gains as proposed by the applicants, such as traffic improvement measures, preservation of trees and provision of PVP with private car parking spaces, be appropriately stipulated.
- 4.4 To take forward the partially agreed section 12A application, it is proposed to rezone Item A Site from “GB” and “V” to “R(B)9” zone (**Plan 1a**) with a maximum GFA of 34,722 m², of which not less than 5,400 m² shall be provided for GIC facilities, a BHR of 150mPD, an NBA for the northwestern portion, and the requirement for provision of a PVP stipulated in the Notes of the OZP. The ES of the OZP will also outline the key planning gains as stated in paragraph 4.2 above, and that car parking shall be provided underground as far as possible in view of the latest enhanced policy concerning GFA exemption arrangements for carparks in private development projects⁶. It is considered that the potential visual impact of the proposed development can be largely mitigated through the imposition of a BHR of 150mPD in the OZP and the stipulation of podium free design requirement in the ES of the OZP. To ensure proper implementation of the recommended mitigation measures, the requirements of Sewerage Impact Assessment (SIA), Landscape Master Plan (LMP) and implementation of the traffic improvement measures as proposed in the Traffic Impact Assessment (TIA) are recommended to be stipulated through administrative means, if required, subject to agreement with relevant Government departments as appropriate.

⁴ Including the provision of a new lay-by with associated pedestrian crossing on Fu Yung Shan Road near the junction with the upgraded local access road, relocation of existing bus stop and refuse collection point, and modification of road marking at Tsuen Kam Interchange, etc.

⁵ Under the application, the applicants proposed to include ‘Flat’ and ‘Social Welfare Facility’ as Column 1 uses of the “R(B)9” zone, with a total maximum GFA of 34,722 m² (including the GFA for both the residential and RCHE development) and building height restriction (BHR) of 150mPD stipulated. The floor area of PVP was excluded from GFA calculation.

⁶ On 4.11.2025, the Development Bureau (DEVB) announced an enhanced GFA exemption arrangement for carparks in private development projects, *inter alia*, allowing full GFA exemption for no more than two levels of aboveground carparks, while doing away with the prerequisite of constructing some of the carparks underground. The measure has been in effect since November 2025.

Amendment Items B1 and B2 – Rezoning a Site (about 0.64 ha) at Yau Kom Tau from “GB” and “G/IC” to “R(B)10” for a Private Residential Development with Social Welfare Facilities (Item B1 Site) and a Strip of Residual Land (about 0.05 ha) to the North of Item B1 Site from “GB” to “G/IC” for Rationalising the Zoning Boundaries (Item B2 Site) (Plans 1b, 2b, 3b, 5a and 5b and Drawings 2a to 2f)

Item B1

- 4.5 Item B1 Site is located at Yau Kom Tau, a low to medium-density residential neighbourhood on the western outskirts of Tsuen Wan Town Centre (**Plan 1b**). The elongated site is bounded by the Yau Kom Tau Fresh Water Service Reservoir and Treatment Works (YKTFWSR&TW) to its north and east, and Tuen Mun Road to its south. To the further east of the Site are Yau Kom Tau Village and the site zoned “R(B)6” for a Starter Homes Project being implemented by the Hong Kong Housing Society, with Tai Lam Country Park located about 75m to the north of the site and vegetated slopes to the immediate west of the site (**Plan 2b**). The site is vegetated and is not directly accessible by vehicular access at present, but there is an existing service road for the Water Supplies Department’s (WSD’s) facilities (the WSD Service Road) at about 40m to the east of the site, providing connection with Po Fung Road to the further east (**Plan 2b**).
- 4.6 According to the notional scheme under application No. Y/TW/18 (**Drawings 2a to 2f**), the proposed development comprises three residential towers ranging from 175.4mPD to 180mPD in height with maximum domestic GFA of 25,676 m² above a one-level basement carpark. A 100-place RCHE cum 30-place Day Care Unit (DCU) (GFA of about 2,719 m²) and a Centre of Home Care Services for Frail Elderly Persons (HCS) (GFA of about 303 m²) are proposed to be located at the podium of one of the residential towers (**Drawing 2d**). The RCHE cum DCU is proposed to be operated on private/self-financing mode, while the HCS is proposed to be assigned to the Financial Secretary Incorporated upon demand as Government Accommodation (GA)⁷. An on-site STP is proposed at the basement level (**Drawing 2b**).
- 4.7 As proposed in the TIA for the section 12A application, the existing WSD Service Road branching off from Po Fung Road is proposed to be widened and extended along the southern side of the site (**Plan 2b**). A shuttle service to MTR Tsuen Wan Station and Tsuen Wan West Station is also proposed, subject to approval of the Transport Department at the implementation stage. In order to maintain satisfactory road link and junction performance, traffic improvement measures, including expansion of lay-bys located on Castle Peak Road – Tsuen Wan (**Drawings 2e and 2f**) and extension of junction signal time at the junction of Castle Peak Road – Tsuen Wan and Lai Shun Road are also proposed.
- 4.8 On ecological aspect, various mitigation measures, including compensatory planting for the loss of flora species that are not feasible for transplantation, translocation of fauna species to adjacent similar habitats before construction and adoption of specific lighting and glazing at the proposed development are

⁷ The Director of Social Welfare (DSW) advises that the implementation of the proposed HCS would be reviewed at a later stage having regard to the prevailing service demand, policy directives and financial resources available.

proposed to minimise the ecological impact. On air ventilation aspect, building separation is proposed to enable better wind penetration. Compensatory tree plantings, planting of evergreen trees with shrubs along the site boundary (**Drawing 2c**), multi-level greenery and landscaped gardens (**Drawing 2d**) are also proposed to minimise the landscape impact.

- 4.9 At its meeting on 19.9.2025, the Committee generally agreed to the amendments proposed by the applicants⁸, but decided to partially agree to the application with the following restrictions stipulated in the Notes of the OZP for better control of the proposed development: (i) a total GFA restriction instead of a domestic GFA restriction; (ii) a minimum GFA requirement for provision of GIC facilities; and (iii) GIC facilities as GA may be disregarded from GFA calculation while those which are privately-operated will be GFA accountable.
- 4.10 To take forward the partially agreed section 12A application, it is proposed to rezone Item B1 Site from “GB” and “G/IC” to “R(B)10” zone (**Plan 1b**) with a maximum GFA of 28,395 m², of which not less than 2,719 m² shall be provided for GIC facilities, and a BHR of 180mPD stipulated in the Notes of the OZP. Social welfare facilities, as required by the Government, may be disregarded from GFA calculation. The ES of the OZP will also outline the key planning and design considerations of the notional scheme as applicable to the site, including building separation of not less than 40m wide, the provision of sensitive lighting design and servicing lay-by, etc. To ensure proper implementation of the recommended mitigation measures, the requirements of SIA, ecological impact assessment, LMP and implementation of the traffic improvement measures as proposed in the TIA are recommended to be incorporated through administrative means, if required, subject to agreement with relevant Government departments as appropriate.

Item B2

- 4.11 Upon rezoning of Item B1 as mentioned above, there will be a strip of residual land (Item B2 Site) with an area of about 0.05 ha zoned “GB” sandwiched between the northern boundary of the Item B1 Site and the adjacent “G/IC” zone (**Plan 2b**). To rationalise the zoning boundaries, it is proposed to rezone Item B2 Site from “GB” to “G/IC” to align with the Government land allocation boundary for the adjoining YKTFWSR&TW (**Plan 2b**).

5. Provision of Open Space and Major GIC Facilities

- 5.1 Taking into account the proposed amendments as mentioned above, the planned population in Tsuen Wan District is estimated to be about 369,500. As shown in the summary table (**Attachment VII**), the existing and planned provision of GIC facilities and open space are generally adequate to meet the demand of the overall planned population in accordance with the requirements of the Hong Kong

⁸ Under the application, the applicant proposed to include ‘Social Welfare Facility’ as Column 1 use of the “R(B)10” zone, with a total maximum GFA of 25,676 m² for domestic purpose, maximum BH of 180mPD and the requirement of provision of GIC facilities without specific GFA requirement. Floor space that is constructed or intended for use solely as GIC facilities was proposed to be disregarded from GFA calculation.

Planning Standards and Guidelines (HKPSG) and concerned bureaux/departments' (B/D's) assessments, except those facilities outlined in paragraphs 5.2 and 5.3 below.

GIC Facilities

- 5.2 According to the HKPSG, there would be shortfalls in the provision of hospital beds, as well as child care centre (CCC), community care services (CCS, including RCHE) and various types of rehabilitation/residential care services places in the Tsuen Wan District. It should be noted that the standards set for these facilities under HKPSG are long-term goal⁹ and assessed on a wider spatial context/regional or cluster basis, and the actual provision will be subject to consideration of the Health Bureau and the Social Welfare Department in the planning and development process having regard to the prevailing service demand, policy directives and financial resources available as appropriate. Provision of these facilities would be carefully planned/reviewed by relevant B/Ds, and premises-based GIC facilities could be incorporated in future (re)developments in the wider district when opportunities arise, such as the ongoing Tsuen Wan District Study conducted by the Urban Renewal Authority. Moreover, the proposed developments under **Amendment Items A and B1** will each provide floor space for RCHE, which would help address some of the latent demand albeit on a non-subsidised basis, while a HCS (a type of CCS facility) is also preliminarily proposed as part of the proposed development under **Amendment Item B1**, the implementation of which would be reviewed by DSW at a later stage having regard to the prevailing service demand, policy directives and financial resources available. Lastly, planning flexibility is also allowed for the provision of other social welfare facilities in the proposed developments for **Amendment Items A and B1** with 'Social Welfare Facility' being included as a Column 1 use for the "R(B)9" and "R(B)10" subzones.
- 5.3 As for the shortfall in divisional police station, provision of such facility will be carefully planned/reviewed by relevant B/Ds. If initiated by and subject to policy support from the concerned B/Ds, the Planning Department (PlanD) would assist in conducting site search to identify suitable sites for such facilities. Similar to premises-based GIC facilities, PlanD would continue to liaise with relevant B/Ds to facilitate the provision of non-premises based GIC facilities in the wider district when opportunities arise.

Open Space

- 5.4 Based on the previous provision standard¹⁰, there is a surplus of planned district

⁹ The population-based planning standards for CCC, CCS and rehabilitation/residential care services facilities were reinstated in the HKPSG in 2018, 2020 and 2022, and they reflect the long-term target towards which these facilities would be adjusted progressively. In assessing the provision of GIC facilities and open spaces, the existing and planned provision in private developments and planned GIC facilities/open spaces without concrete implementation programme have not yet been reflected in **Attachment VII**, such as the preliminarily proposed HCS under **Amendment Item B1**.

¹⁰ The new provision standard and refined criteria on countability for open space promulgated under Chapter 4 of the HKPSG on 30.12.2025 have not yet been reflected in **Attachment VII** as the figures are being updated.

and local open spaces of about 11.85 ha and 22.8 ha respectively in the Tsuen Wan District. The overall provision of open space is sufficient to meet the demand of the planned population. Moreover, the proposed developments under **Amendment Items A and B1** will each provide ancillary open space as per the prevailing HKPSG standard to serve their own residents.

6. Proposed Amendments to Matters Shown on the OZP

6.1 The proposed amendments as shown on the draft Tsuen Wan OZP No. S/TW/39A (**Attachment II**) are as follows:

(a) Amendment Item A (about 1.16 ha)

Rezoning of a site at Fu Yung Shan from “GB” and “V” to “R(B)9” with a BHR of 150mPD, and designation of an NBA as stipulated on the Plan.

(b) Amendment Item B1 (about 0.64 ha)

Rezoning of a site in Yau Kom Tau from “GB” and “G/IC” to “R(B)10” with a BHR of 180mPD as stipulated on the Plan.

(c) Amendment Item B2 (about 0.05 ha)

Rezoning of a strip of land to the north of the “R(B)10” zone from “GB” to “G/IC”.

7. Proposed Amendments to the Notes of the OZP

7.1 The proposed amendments to the Notes of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Attachment III** for Members’ consideration. The major proposed amendments are summarised as follows:

Covering Notes

7.2 To facilitate low-altitude economy, paragraph (7)(a) of the Covering Notes will be revised to allow provision, maintenance or repair of small unmanned aircraft take-off and landing facilities on land falling within the boundaries of the Plan, except where the uses or developments are specified in Column 2 of the Notes of individual zones.

“R(B)” zone

7.3 In relation to **Items A and B1** above, the Notes and Remarks for the “R(B)” zone will be revised as follows:

Nonetheless, changes in provision standard or countability of open space will not affect the usage and enjoyment of the existing open spaces by members of the public.

- (a) to incorporate the development restrictions for the “R(B)9” and “R(B)10” subzones;
- (b) to update the Column 1 use of ‘Social Welfare Facility (on land designated “R(B)6”, “R(B)7” and “R(B)8” only)’ to include “R(B)9” and “R(B)10” subzones;
- (c) to incorporate the requirement on provision of a PVP for the “R(B)9” subzone and include ‘Public Vehicle Park (excluding container vehicle)’ under its Column 1 uses; and
- (d) to incorporate clauses that floor space constructed or intended for use solely as PVP (for the “R(B)9” subzone) and solely as GIC facilities (for the “R(B)10” subzone), as required by the Government, may be disregarded in determining the maximum GFA.

“Other Specified Uses” (“OU”) annotated “Business” (“OU(B)”) zone

- 7.4 Opportunity is taken to align provision and control of the term ‘Government Use (not elsewhere specified)’ across the two schedules of the “OU(B)” zone¹¹, namely:
- (a) to move ‘Government Use (not elsewhere specified)’ from Column 2 to Column 1 under Schedule I of the “OU(B)” zone; and
 - (b) to delete ‘Government Use (Police Reporting Centre, Post Office only)’ use from Column 1 under Schedule I of the “OU(B)” zone.

“OU” annotated “Pier” (“OU(Pier)”) zone

- 7.5 There are currently two existing public piers on the OZP zoned “OU(Pier)” (**Plans 1c and 6a**). Opportunity is taken to broaden the user term of ‘Eating Place (Restaurant only)’ and ‘Shop and Services (Bank, Fast Food Shop, Retail Shop, Service Trades, Showroom only)’ under Column 2 of the “OU(Pier)” zone to their broad use terms of ‘Eating Place’ and ‘Shop and Services’ respectively, so as to allow greater flexibility for a broader range of eating place and shop and services uses to meet changing needs. Nevertheless, the provision of such uses will still be subject to the approval of the Board by way of planning application.

“OU” annotated “Commercial and Residential Development” (“OU(C&R)”) zone

- 7.6 The “OU(C&R)” zone¹² covers one site in Tsuen Wan Town Centre, which is further divided into two sub-areas. Sub-area (A) comprises a commercial development known as Plaza 88, while sub-area (B) comprises a pure residential

¹¹ The “OU(B)” zone is divided into two Schedules. Schedule I is for open-air development or for building other than industrial or industrial-office (I-O) buildings, and Schedule II is for industrial or I-O buildings.

¹² The “OU(C&R)” zone was originally zoned “Comprehensive Development Area (7)” (“CDA(7)”) in 2013 for comprehensive residential-cum-commercial development. Upon the completion of the developments thereat, the site was subsequently rezoned from “CDA(7)” to “OU(C&R)” zone in 2021 to reflect the as-built conditions.

development known as The Aurora (**Plans 1c and 6b**), both completed in 2020 and developed up to their allowable GFA prescribed in the Remarks. The Notes of the “OU(C&R)” zone were formulated in 2021 with reference to similar zonings including “Residential (Group A)” (“R(A)”), “Commercial” (“C”), and “OU” zones with similar context. In view of the changing planning circumstances and economic needs, it is proposed to update the permissible uses of the “OU(C&R)” zone with the prevailing Master Schedule of Notes to Statutory Plans (MSN) for “C” zone with a broader range of permissible uses, namely:

- (a) to incorporate ‘Information Technology and Telecommunications Industries’ and ‘Training Centre’ as Column 1 uses; and
- (b) to broaden the ‘Shop and Services’ use under Column 1 to include motor vehicle showroom; ‘Shop and Services (Motor Vehicle Showroom only)’ use will be correspondingly deleted from Column 2.

“C” zone

7.7 The Notes of the “C” zone will be revised as follows:

- (a) to update the planning intention of the “C” zone from that of a local commercial area to a major commercial area in view of the growing functions of the “C” zones in Tsuen Wan; and
- (b) to incorporate ‘Wholesale Trade’ as a Column 1 use to tally with the prevailing MSN for “C” zone.

“G/IC(9)” zone

7.8 Taking into account the suggestions made by the Board at its meeting on 3.4.2025¹³, and making reference to the MSN for the “G/IC” zone as appropriate, ‘Driving School’, ‘Place of Entertainment’ and ‘Private Club’ will be incorporated as Column 2 uses under Schedule III of the “G/IC” zone (i.e. for the two “G/IC(9)” subzones located on Government land underneath the elevated Tsuen Wan Road (**Plans 1c, 6c-1 and 6c-2**)). This will provide opportunity for the future provision of a broader range of long-term compatible uses upon application to the Board.

Technical Amendments

7.9 With reference to the revised MSN, the Chinese translation of the user term ‘Research, Design and Development Centre’ will be revised from ‘研究所、設計及發展中心’ to ‘研究、設計及發展中心’ in the Notes for the “CDA(3)” to “CDA(6)”, “Residential (Group E)”, “Industrial”, “G/IC” and “OU(B)” zones.

¹³ At its meeting on 3.4.2025 to consider the representations made in respect of the draft Tsuen Wan OZP No. S/TW/38, the Board opined that the “G/IC(9)” zone underneath the elevated Tsuen Wan Road and adjacent to the “R(A)22” zone (the subject of an amendment item at the time) (**Plan 1c**) should be put to a wider range of long-term uses where appropriate.

8. Revision to the ES of the OZP

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

9. Plan Number

Upon exhibition for public inspection, the OZP will be renumbered as S/TW/40.

10. Consultation

Departmental Consultation

10.1 The proposed amendments have been circulated to the relevant B/Ds. All of them have no objection to/no adverse comments on the proposed amendments and their comments have been incorporated in above paragraphs, where appropriate.

- (a) Head of Antiquities and Monuments Office, DEVB;
- (b) Director of Housing;
- (c) District Lands Officer/Tsuen Wan and Kwai Tsing, Lands Department (LandsD);
- (d) Chief Estate Surveyor/Land Supply, LandsD;
- (e) Commissioner for Transport;
- (f) Chief Building Surveyor/New Territories West, Buildings Department;
- (g) Chief Highway Engineer/New Territories West, Highways Department (HyD);
- (h) Project Manager/Major Works, HyD;
- (i) Chief Engineer/Mainland South, Drainage Services Department;
- (j) Chief Engineer/Construction, WSD;
- (k) Director of Environmental Protection;
- (l) Director of Agriculture, Fisheries and Conservation;
- (m) Director of Fire Services;
- (n) DSW;
- (o) District Officer (Tsuen Wan), Home Affairs Department;
- (p) Chief Architect/ Division 3, Architectural Services Department;
- (q) Commissioner of Police;
- (r) Director of Electrical and Mechanical Services;
- (s) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (CEDD);
- (t) Project Manager/West, CEDD;
- (u) Director of Leisure and Cultural Services;
- (v) Director of Food and Environmental Hygiene;
- (w) Chief Town Planner/Urban Design & Landscape, PlanD;

- (x) Director-General of Civil Aviation; and
- (y) Chief Property Manager (Project), Government Property Agency.

Public Consultation

- 10.2 During the processing of the section 12A applications No. Y/TW/19 and Y/TW/18 in relation to **Amendment Items A and B1**, public consultation had been conducted in accordance with the provisions under the pre-amended Ordinance. Public comments on the applications were considered by the Committee on 24.1.2025 and 19.9.2025 respectively.
- 10.3 If the proposed amendments are agreed by the Committee, the draft OZP (to be renumbered to S/TW/40 upon exhibition) and its Notes will be exhibited for public inspection under section 5 of the Ordinance. Members of the public can submit representations on the OZP to the Board during the two-month statutory exhibition period. Tsuen Wan District Council and Tsuen Wan Rural Committee will be informed of the proposed amendments during the statutory exhibition period of the draft OZP.

11. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved Tsuen Wan OZP No. S/TW/39 and that the draft Tsuen Wan OZP No. S/TW/39A at **Attachment II** (to be renumbered to S/TW/40 upon exhibition) and its Notes at **Attachment III** are suitable for exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft Tsuen Wan OZP No. S/TW/39A (to be renumbered to S/TW/40 upon exhibition) as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP; and agree that the revised ES is suitable for exhibition for public inspection together with the OZP.

12. Attachments

Attachment I	Approved Tsuen Wan OZP No. S/TW/39
Attachment II	Draft Tsuen Wan OZP No. S/TW/39A
Attachment III	Revised Notes of the Draft Tsuen Wan OZP No. S/TW/39A
Attachment IV	Revised ES of the Draft Tsuen Wan OZP No. S/TW/39A
Attachment V	Extract of minutes of the Committee's meeting on 24.1.2025 for Application No. Y/TW/19
Attachment VI	Extract of minutes of the Committee's meeting on 19.9.2025 for Application No. Y/TW/18
Attachment VII	Provision of Major Community Facilities and Open Space in Tsuen Wan District
Drawings 1a to 1g	Notional Scheme of Application No. Y/TW/19
Drawings 2a to 2f	Notional Scheme of Application No. Y/TW/18

Plans 1a to 1c	Location Plans
Plans 2a and 2b	Site Plans
Plans 3a and 3b	Aerial Photos
Plans 4a to 4d	Site Photos (Item A)
Plans 5a and 5b	Site Photos (Items B1 and B2)
Plans 6a to 6c-2	Site Photos for Other Amendments

**PLANNING DEPARTMENT
JANUARY 2026**