

Tsuen Wan and West Kowloon District

[Mr Steven Y.H. Siu, District Planning Officer/Tsuen Wan and West Kowloon (DPO/TWK), Mr Michael K.K. Cheung, Senior Town Planner/Tsuen Wan and West Kowloon (STP/TWK), Ms Jacqueline Y.H. Chan, Town Planner/Tsuen Wan and West Kowloon (TP/TWK), and Mr Spencer K.T. Leung, Town Planning Graduate/Tsuen Wan and West Kowloon, were invited to the meeting at this point.]

Agenda Item 3

[Open Meeting]

Proposed Amendments to the Approved Tsuen Wan Outline Zoning Plan No. S/TW/39
(MPC Paper No. 1/26)

3. The Secretary reported that the proposed amendments to the Tsuen Wan Outline Zoning Plan (OZP) were to take forward two section 12A (s.12A) applications (No. Y/TW/19 and Y/TW/18) partially agreed by the Metro Planning Committee (the Committee) of the Town Planning Board (the Board). The application sites were located in Tsuen Wan. For application No. Y/TW/19 (Amendment Item A), Aurecon Hong Kong Limited was one of the consultants of the applicants. For application No. Y/TW/18 (Amendment Item B1), the application was submitted by Scarborough Development Limited, which was a subsidiary of Far East Consortium International Limited, with Ove Arup & Partners Hong Kong Limited (Arup) and Singular Studio Limited as two of the consultants of the applicant. The following Members had declared interests on the item:

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| Mr Stanley T.S. Choi | - his spouse being a director of a company which owned properties in Tsuen Wan; |
| | - worked with a manager of Far East Consortium International Limited for serving a youth organisation; |
| Professor Simon K.L. Wong | - his company owning a property in Tsuen Wan; |

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| Dr Tony C.M. Ip | - his firm having current business dealings with Aurecon Hong Kong Limited and past business dealings with Arup; |
| Ms Kelly Y.S. Chan | - worked with the founder and director of Singular Studio Limited in the Tender Committee of the Hong Kong Housing Authority; and |
| Mr Horace W. Hong | - owning a flat in Tsuen Wan. |

4. The Committee noted that Ms Kelly Y.S. Chan had tendered an apology for being unable to attend the meeting and Professor Simon K.L. Wong had not yet joined the meeting. As the properties owned by the company of Mr Stanley T.S. Choi's spouse, the company of Professor Simon K.L. Wong and Mr Horace W. Hong had no direct view of the two amendment items, the other interest declared by Mr Stanley T.S. Choi was considered indirect, and Dr Tony C.M. Ip had no involvement in the amendment items, the Committee agreed that they could join/stay in the meeting.

Presentation and Question Sessions

5. With the aid of a PowerPoint presentation, Mr Michael K.K. Cheung, STP/TWK, brief Members on the background of the proposed amendments to the OZP, the technical considerations and departmental comments as detailed in the Paper. The proposed amendments mainly included:

- (a) Amendment Item A – rezoning of a site from “Green Belt” (“GB”) and “Village Type Development” to “Residential (Group B) 9” (“R(B)9”) subject to a maximum gross floor area (GFA) of 34,722m², of which not less than 5,400m² should be provided for government, institution and community (GIC) facilities, a maximum building height (BH) of 150mPD and the provision of a non-building area in the northwestern portion and a public vehicle park;
- (b) Amendment Item B1 – rezoning a site from “GB” and “Government, Institution or Community” (“G/IC”) to “R(B)10” (Item B1 Site) subject to a maximum GFA of 28,395m², of which not less than 2,719m² should be

provided for GIC facilities, and a maximum BH of 180mPD; and

- (c) Amendment Item B2 – rezoning of a site from “GB” to “G/IC” between the northern boundary of the Item B1 Site and the adjacent “G/IC” zone to rationalise the zoning boundaries.

6. There were also amendments to the Notes of the OZP in relation to the above rezoning and other specific zones, as well as amendments to the covering Notes.

[Professor Simon K.L. Wong, Ms Sandy H.Y. Wong and Professor Bernadette W.S. Tsui joined the meeting during PlanD’s presentation.]

7. As the presentation of Planning Department (PlanD)’s representative had been completed, the Chairperson invited questions from Members.

Amendment Item A

8. Noting that according to the notional scheme under the partially agreed s.12A application, there was an underground on-site sewage treatment plant (STP) at the basement of the residential care home for the elderly (RCHE) block, a Member enquired about the management and maintenance (M&M) arrangement for the STP as the RCHE and the residential towers might be under different ownership. In response, Mr Steven Y.H. Siu, DPO/TWK, said that according to the information from the applicant, the location of the proposed STP would be subject to detailed design. That said, there would be separate accesses for the RCHE and STP. The M&M arrangement for the STP would be considered in the preparation of the Deed of Mutual Covenant at the implementation stage and the cost could be apportioned proportionally between the RCHE and residential portions.

Amendment Item B1

9. In response to a Member’s enquiry on the partially agreed s.12A application in relation to Amendment Item B1, Mr Steven Y.H. Siu, DPO/TWK, explained that both s.12A applications under Amendment Items A and B1 were partially agreed by the Committee and appropriate revisions to the applicants’ proposed Notes and Explanatory Statement of the OZP

were made. For Amendment Item B1, as mentioned in paragraph 4.9 of the Paper, the following restrictions were stipulated in the Notes of the OZP, which were in line with the prevailing practice: (i) a total GFA restriction instead of a domestic GFA restriction as proposed by the applicant; (ii) a minimum GFA requirement for the provision of GIC facilities; and (iii) GIC facilities as Government Accommodation might be disregarded from GFA calculation while those which were privately-operated would be GFA accountable.

10. A Member raised the following questions on the Item B1 Site:

- (a) given the elongated configuration of the site, whether there would be any outdoor recreation area for the enjoyment of RCHE users;
- (b) details of the compensatory tree planting; and
- (c) noting that the site was located next to Yau Kom Tau Fresh Water Service Reservoir, whether there were any plans to revitalise the rooftop for public use and whether any access would be required via the site.

11. In response, Mr Steven Y.H. Siu, DPO/TWK, with the aid of some PowerPoint slides, made the following main points:

- (a) according to the indicative scheme proposed by the applicant, the garden on 1/F of the proposed development would be opened for the enjoyment of RCHE users;
- (b) most of the trees within the Item B1 Site would be removed and compensatory trees and shrubs would be planted mainly along the proposed access road leading to the site with the remaining trees planted at multi-levels of the site; and
- (c) access to Yau Kom Tau Fresh Water Service Reservoir was via Yau Kom Tau Water Treatment Works. Public uses atop the service reservoir would be subject to the arrangements of relevant government departments and it might be possible to provide access to the service reservoir via the proposed

access road outside the Item B1 site.

“G/IC(9)” Zone

12. In response to a Member’s enquiry regarding the justifications for incorporating ‘Driving School’, ‘Place of Entertainment’ and ‘Private Club’ as Column 2 uses under Schedule III of the “G/IC” zone (i.e. for the “G/IC(9)” zone), Mr Steven Y.H. Siu, DPO/TWK, said that the Board had, during the hearing for representations for a site near one of the “G/IC(9)” zones, suggested PlanD to explore the possibility of allowing longer-term uses to take place in the “G/IC(9)” zone. To this end, the aforesaid three uses had taken reference from the MSN for the “G/IC” zone and were proposed to be included as Column 2 uses for the “G/IC(9)” zone, as appropriate. Relevant government departments were consulted and considered that no insurmountable adverse impacts were anticipated and possible interface issues could be addressed through planning application under section 16 of the Town Planning Ordinance.

Covering Notes Related to Small Unmanned Aircraft (SUA) Take-off and Landing Facilities

13. Noting that Tsuen Wan was predominantly a residential area, a Member enquired about the potential impacts of the proposed SUA take-off and landing facilities on the surrounding area, Mr Steven Y.H. Siu, DPO/TWK, with the aid a PowerPoint slide, said that the covering Notes of the OZP, inter alia, stipulated uses/developments that were always permitted within the boundaries of the OZP, and the current amendment to the covering Notes of the OZP would allow provision, maintenance or repair of SUA take-off and landing facilities to be always permitted within the boundaries of the OZP unless so specified in Column 2 of the Notes of individual zones, so as to facilitate provision of such facilities and related activities and to keep abreast of recent development trends. The same amendment had also been incorporated in the covering Notes of the Ngau Tam Mei OZP considered by the Rural and New Town Planning Committee of the Board in 2025.

14. In response to the Chairperson’s enquiry on the regulation of SUA operations, Mr Steven Y.H. Siu, DPO/TWK, said that there were relevant regulatory orders to regulate SUA operations in Hong Kong. The Chairperson supplemented that issues such as potential noise nuisance, privacy and flight safety would be governed by other relevant regulatory authorities. The provision for SUA take-off and landing facilities on the OZP was to facilitate the emerging

low-altitude economy in the long term.

15. In response to a Member's enquiry about whether there were any site selection criteria for SUA related facilities, Mr Steven Y.H. Siu, DPO/TWK, said that uses incorporated in the covering Notes of the OZP were permitted within the boundaries of the OZP unless so specified in Column 2 of the Notes of individual zones. The site selection criteria would be governed by relevant regulations. The proposed amendment to the covering Notes was to maximise flexibility in planning terms to facilitate the low-altitude economy. The Chairperson added that locations such as building rooftops or open area such as parks might be considered for these facilities. The proposed amendment was to provide planning flexibility for SUA operations, with their implementation to be regulated under the Government's comprehensive mechanism.

16. Members generally supported the proposed amendments to the OZP. The Chairperson remarked that should the Committee agree with the proposed amendments, the draft OZP would be gazetted for public inspection for 2 months and the representation received, if any, would be submitted to the Board for consideration.

17. After deliberation, the Committee decided to:

- “(a) agree to the proposed amendments to the approved Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/39 and that the draft Tsuen Wan OZP No. S/TW/39A at Attachment II of the Paper (to be renumbered to S/TW/40 upon exhibition) and its Notes at Attachment III of the Paper are suitable for exhibition under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper 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 Town Planning Board (the Board) for various land use zonings of the OZP and the revised ES will be published together with the OZP.”

18. Members noted that as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP including the Notes and ES, if

appropriate, before their publication under the Ordinance. Any major revisions would be submitted for the Board's consideration.

[The Chairperson thanked PlanD's representatives for attending the meeting. Messrs Steven Y.H. Siu and Frankie H.C. Tsang left the meeting at this point.]

Agenda Item 4

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/TWW/134 Proposed House Development at Plot Ratio of 0.75 in "Residential (Group C)" Zone, Lot 405 in D.D. 399, Castle Peak Road – Ting Kau, Ting Kau, New Territories
(MPC Paper No. A/TWW/134B)

Presentation and Question Sessions

19. With the aid of a PowerPoint presentation, Ms Jacqueline Y.H. Chan, TP/TWK, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

20. Noting that there were retaining wall/man-made slopes between the application site (the Site) and Castle Peak Road to the north, a Member asked the following questions:

- (a) whether the slopes were maintained by the Government or by the private owner;
- (b) given the close proximity of the proposed development to the slopes (approximately 1.8m), whether the stability of the slopes and the proposed bridge access had been confirmed and whether there was sufficient space for future inspection and maintenance; and

~~(c) whether it would be permissible for the ownership of the proposed 2-story~~