

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

MPC Paper No. 2/23

**For Consideration by the
Metro Planning Committee on 31.3.2023**

**PROPOSED AMENDMENTS TO
THE APPROVED TSUEN WAN OUTLINE ZONING PLAN NO. S/TW/35**

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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/35 (**Attachment I**) as shown on the draft OZP No. S/TW/35A (**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**) should be adopted 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 is suitable for exhibition together with the draft OZP and its Notes.

2. Status of the Current OZP

- 2.1 On 8.2.2022, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Tsuen Wan OZP, which was subsequently renumbered as S/TW/35. On 18.2.2022, the approved OZP No. S/TW/35 (**Attachment I**) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.2 On 10.1.2023, the CE in C referred the approved Tsuen Wan OZP No. S/TW/35 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. On 20.1.2023, 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 to the OZP and its Notes are mainly to take forward the decision of the Metro Planning Committee (the Committee) of the Board to partially agree to Application No. Y/TW/15 under section 12A of the Ordinance (section 12A application) to rezone a site at the upper section of Lo Wai Road for a proposed private columbarium development (Amendment Item A) (**Plan 1**).
- 3.2 Opportunity has also been taken to amend the ES of the OZP to reflect the latest planning circumstances.

4. **Proposed Amendment to the OZP**

Amendment Item A (Plans 1 and 2a to 2e)

- 4.1 On 25.6.2021, the Committee partially agreed to the section 12A application No. Y/TW/15¹ to rezone the site with a site area of about 2,250m² (including 660 m² of Government land) from “Green Belt” (“GB”) to “Government, Institution or Community (10)” (“G/IC(10)”) for a proposed private columbarium development (**Plans 1 and 2a**). The site is located at Lo Wai at the northern fringe of Tsuen Wan New Town (**Attachment I**). It is connected to the upper section of Lo Wai Road through an access road on Government land which is share-used by the adjacent temporary structures (**Plan 2b**). The site is currently occupied by a columbarium without planning permission, namely Wing Shing Yuen, in which 284 niches have been sold (**Plans 2d and 2e**).
- 4.2 According to the applicant’s indicative scheme (**Attachment V**), the site will be redeveloped into a 2-storey private columbarium with provision of not more than 3,000 single-urn niches, including not less than 50 niches offered free of charge to local villagers with financial difficulties. The proposed columbarium has a maximum gross floor area (GFA) of 1,900m², a maximum building height (BH) of 2 storeys / 9.25m (at main roof level) and a maximum site coverage (SC) of 57%. To facilitate the redevelopment, the applicant proposed to widen the access road fronting the site at his own cost. To address the local traffic concern during Ching Ming and Chung Yeung festival periods, the columbarium upon redevelopment will be closed during festival days and their shadow periods. A management plan setting out such measures shall be submitted to the Private Columbarium Licensing Board for consideration at the licence application stage.
- 4.3 Under the section 12A application, the applicant proposed to stipulate ‘Columbarium (with a total of not exceeding 3,000 niches, of which not less than 50 niches should be offered free of charge to local villagers with financial difficulties)’ as a Column 1 use, which is always permitted, and also include ‘Columbarium’ use under Column 2 to allow flexibility for providing additional niches through s.16 planning application. He also proposed to incorporate key development parameters and management/operational measures in the Remarks under the Notes of the OZP. Having regard to the fact that the applicant’s proposal for stipulating ‘Columbarium’ as a Column 1 use would generally deviate from the Master Schedule of Notes for the “G/IC” zone, the Committee decided to stipulate the ‘Columbarium’ use under Column 2 for better planning control. The development details and other technical aspects of the proposed columbarium development would be subject to the scrutiny of the Committee in the planning application stage under s.16 of the Ordinance. An extract of the relevant meeting minutes of the Committee is at **Attachment VI**.
- 4.4 The applicant also proposed to stipulate some other Government, institution and community (GIC) facilities such as ‘Religious Institution’ and ‘Social Welfare Facility’ as Column 1 uses. However, in view of the Transport Department’s further advice that Lo Wai Road is currently subject to heavy traffic during Ching Ming and Chung Yeung festival periods due to the surrounding religious

¹ The relevant MPC paper No. Y/TW/15 is available at the Board’s website at https://www.info.gov.hk/tpb/en/meetings/MPC/Agenda/674_mpc_agenda.html.

institution and columbarium uses and that ‘Religious Institution’ and ‘Social Welfare Facility’ uses would generate additional traffic in the area, it is proposed to stipulate these uses under Column 2 such that the development details and technical aspects, especially the traffic impact, would be further considered by the Board under s.16 application.

- 4.5 To take forward the decision of the Committee and the abovementioned proposals, it is proposed to rezone the proposed private columbarium site (about 2,250m²) from “GB” to “G/IC(10)”, subject to a maximum GFA restriction of 1,900m² and a maximum BH restriction of 2 storeys including car park.

5. Provision of GIC Facilities and Open Space

- 5.1 Taking into account that the proposed amendment as mentioned above would not generate additional population, the planned population of the Tsuen Wan Planning Area would remain at about 283,800 persons. As shown in **Attachment VII**, the existing and planned provision of major GIC facilities and open space, except secondary school, hospital beds, child care centre, community care services facilities, day rehabilitation services and residential care services, are generally adequate to meet the demand in accordance with the requirements of the Hong Kong Planning Standards and Guidelines and assessments of relevant Government departments.

GIC Facilities

- 5.2 Although secondary schools will be in deficit for the planned population in the Tsuen Wan Planning Area, such provision is planned on a territory-wide basis and the Education Bureau advised that there is sufficient provision of school places for the eligible school-aged population in Tsuen Wan District. The need for hospital beds will also be catered for in the first and second 10-year hospital development plan of the Hospital Authority.
- 5.3 Regarding the deficits in some child care and rehabilitation services/facilities, the standards set for these services/facilities are long-term goal assessed on a wider spatial context and the actual provision would be subject to the consideration of the Social Welfare Department in the planning and development process as appropriate. The Government will continue to adopt a multi-pronged approach with long, medium and short term strategies to identify suitable sites or premises for provision of more welfare services, so as to meet the ongoing welfare service needs of the district.

Open Space

- 5.4 There is a surplus of about 7.36 ha of local open space and 12.97 ha of district open space in the Tsuen Wan Planning Area.

6. Proposed Amendment to the Matters Shown on the Plan

The proposed amendment as shown on the draft Tsuen Wan OZP No. S/TW/35A (**Attachment II**) is as follows:

Amendment Item A (about 0.225 ha) (Plan 1)

Rezoning of a site at the upper section of Lo Wai Road from “GB” to “G/IC(10)”.

7. Proposed Amendments to the Notes of the OZP

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.

8. Revision to the ES of the OZP

The ES of the OZP has been revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also been 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/36.

10. Consultation

Departmental Consultation

10.1 The proposed amendments to the OZP together with the draft Notes and ES have been circulated to the relevant Government departments for comment. No objection or adverse comments have been received and their comments (if any) have been incorporated in the proposed amendments to the OZP as appropriate. The departments include:

- (a) Director of Environmental Protection;
- (b) Director of Fire Services;
- (c) Commissioner for Transport;
- (d) Director of Social Welfare;
- (e) Director of Food and Environmental Hygiene;
- (f) Commissioner of Police;
- (g) District Lands Officer/Tsuen Wan and Kwai Tsing, Lands Department;
- (h) District Officer (Tsuen Wan), Home Affairs Department;
- (i) Chief Architect/Central Management Division 2, Architectural Services Department;
- (j) Chief Building Surveyor/New Territories West, Buildings Department;
- (k) Chief Highway Engineer/New Territories West, Highways Department;
- (l) Chief Engineer/Construction, Water Services Department;
- (m) Chief Engineer/Mainland South, Drainage Services Department;
- (n) Chief Town Planner/Urban Design & Landscape, Planning Department;

- (o) Head of Geotechnical Engineering Office, Civil Engineering and Development (CEDD); and
- (p) Project Manager/West, CEDD.

Public Consultation

- 10.2 If the proposed amendments are agreed by the Committee, the draft Tsuen Wan OZP No. S/TW/35A (to be renumbered to S/TW/36 upon exhibition) and its Notes will be exhibited under section 5 of the Ordinance for public inspection. Members of the public can submit representations on the OZP amendments to the Board during the two-month statutory public inspection exhibition period. The Tsuen Wan District Council and the 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 and that the draft Tsuen Wan OZP No. S/TW/35A at **Attachment II** (to be renumbered to S/TW/36 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/35A as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP and the revised ES will be published together with the OZP.

12. Attachments

Attachment I	Approved Tsuen Wan OZP No. S/TW/35 (reduced scale)
Attachment II	Draft Tsuen Wan OZP No. S/TW/35A
Attachment III	Notes of the Draft Tsuen Wan OZP No. S/TW/35A
Attachment IV	ES of the Draft Tsuen Wan OZP No. S/TW/35A
Attachment V	Indicative Scheme of section 12A application No. Y/TW/15
Attachment VI	Extract of the minutes of the MPC meeting on 25.6.2021
Attachment VII	Provision of Major GIC Facilities and Open Space in Tsuen Wan Planning Area
Plan 1	Comparison of Existing and Proposed Zoning on the Tsuen Wan OZP
Plans 2a to 2e	Site Plan, Aerial Photo and Site Photos for Amendment Item A