

SCHEDULE OF AMENDMENTS TO
THE APPROVED TSUEN WAN OUTLINE ZONING PLAN NO. S/TW/33
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)

I. Amendments to Matters shown on the Plan

- Item A – Rezoning of a site near Yau Kom Tau Village from “Green Belt” (“GB”) to “Residential (Group B) 6” (“R(B)6”) with stipulation of building height restriction.
- Item B – Rezoning of a site at Po Fung Terrace from “GB” to “R(B)7” with stipulation of building height restriction.
- Item C1 – 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 building height restriction.
- Item C2 – Rezoning of a piece of land to the south-east of “R(A)20” zone from “G/IC” to “O”.
- Item C3 – Rezoning of a piece of land to the north-east of “R(A)20” zone from “O” to “G/IC” with stipulation of building height restriction.
- Item D – Rezoning of a site to the south of Kwok Shui Road from “G/IC” to “R(A)21” with stipulation of building height restriction.
- Item E – 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 building height restrictions and designation of non-building area.
- Item F1 – Rezoning of a portion of the West Rail Site TW5 (Bayside) from “Comprehensive Development Area” (“CDA”) to “R(A)15”.
- Item F2 – Rezoning of the north-western corner of the West Rail Site TW5 (Bayside) from “CDA” to “G/IC” with stipulation of building height restriction.
- Item F3 – Rezoning of the West Rail Site TW5 (Cityside) from “CDA” to “R(A)16”.
- Item F4 – Rezoning of the West Rail Site TW6 from “CDA” to “R(A)17”.
- Item F5 – Rezoning of the West Rail Site TW7 from “CDA” to “R(A)18”.
- Item F6 – Rezoning of the south-eastern corner of the West Rail Site TW7 from “CDA” to “G/IC” with stipulation of building height restriction.

- Item F7 – Rezoning of a site to the west of the junction of Yeung Uk Road and Ma Tau Pa Road from “CDA(7)” to “Other Specified Uses” annotated “Commercial and Residential Development” (“OU (C&RD)”).
- Item F8 – Rezoning of a site at the eastern end of Sha Tsui Road from “CDA(2)” to “R(A)19”.
- Item F9 – Rezoning of a strip of land that forms part of the existing Wang Wo Tsai Street Garden from “CDA(2)” to “O” and deletion of the designation of non-building area.

Showing the railway alignment of the Hong Kong Section of Guangzhou-Shenzhen-Hong Kong Express Rail Link authorized by the Chief Executive in Council under the Railways Ordinance (Chapter 519) on the Plan for information. The authorized railway scheme shall be deemed to be approved pursuant to section 13A of the Town Planning Ordinance.

II. Amendment to the Notes of the Plan

- (a) Deletion of the Notes for “CDA”, “CDA(2)” and “CDA(7)” zones.
- (b) Revision to the Remarks of the Notes for “CDA(3)” to “CDA(6)” zones to incorporate new development restriction for addition, alteration and/or modification of existing building for non-domestic use.
- (c) Revision to the Notes for the “R(A)” zone to incorporate ‘Public Vehicle Park (excluding container vehicle) (on land designated “R(A)16”, “R(A)19”, “R(A)20” and “R(A)21” only)’ under Column 1, and to correspondingly replace ‘Public Vehicle Park (excluding container vehicle)’ under Column 2 by ‘Public Vehicle Park (excluding container vehicle) (not elsewhere specified)’.
- (d) Revision to the Remarks of the Notes for “R(A)” zone to incorporate new development restrictions for “R(A)15” to “R(A)21” sub-zones and to specify the uses that may be disregarded when determining the maximum gross floor area or plot ratio in these sub-zones.
- (e) Revision to the Notes for the “R(B)” zone to incorporate ‘Social Welfare Facility (on land designated “R(B)6”, “R(B)7” and “R(B)8” only)’ under Column 1, and to correspondingly replace ‘Social Welfare Facility’ under Column 2 by ‘Social Welfare Facility (not elsewhere specified)’.
- (f) Revision to the Remarks of the Notes for “R(B)” zone to incorporate new development restrictions for “R(B)6” to “R(B)8” sub-zones and to specify the uses that may be disregarded when determining the maximum gross floor area in the “R(B)6” and “R(B)7” sub-zones.
- (g) Addition of a remark in the Notes for the “R(B)” zone to incorporate the provision for minor relaxation of the non-building area restriction.
- (h) Revision to the Notes for the “Industrial” zone to update the planning intention.

- (i) Deletion of the Notes for the (“OU(SRC)”) zone.
- (j) Addition of the “OU (C&RD)” zone in the Notes with the incorporation of a new set of Schedule of Uses and Remarks.
- (k) Deletion of ‘Market’ from Column 2 of the Notes for the “CDA(1)”, “CDA(3)” to “CDA(6)”, “R(B)”, “Residential (Group E)” and “G/IC(9)” zones.
- (l) Revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ in Column 2 of the Notes for the “R(A)”, “G/IC” and “OU” annotated “Mass Transit Railway Depot with Commercial and Residential Development Above” zones.

Town Planning Board

26 February 2021

List of Representers in respect of
the Draft Tsuen Wan Outline Zoning Plan No. S/TW/34

Representation No.	Name of Representer
R1	環保觸覺 Green Sense
R2 (also C2)	長春社 The Conservancy Association
R3	Kadoorie Farm and Botanic Garden
R4	荃灣三村村代表 (何天生)
R5 (also C5)	油柑頭村公所 (楊桂財)
R6	漢民上村關注組 (周明慧)
R7	Ng Chui Har
R8	陳信彥
R9	Chim Wing Tung
R10	Chim Chi Keung
R11	Tsoi Kwok Hung
R12	潘淑芬
R13	Mak Yim Seung
R14	譚景華
R15	C K Ho
R16	Chiang Kam Chi
R17	Cheng Suk Chun Eileen
R18	梁樹明
R19	Karina Liu
R20	Lo Wing Kam
R21	蔡欣靈
R22	石偉傑
R23	Leung Wai Chi
R24	陳笑玲
R25	Chau Wa Sang
R26	Law Yuk Sim
R27	Yeung Kin Hei
R28	Chan Ming Hong
R29	李應清
R30	W.H.NG Freda
R31	Wong Yin Fong

Representation No.	Name of Representer
R32	Tse Man Chak
R33	Lung Choi Sang
R34	YM Wong
R34	M Y Wu
R36	Eric Ip
R37	王取華
R38	羅玉嬋
R39	劉映芬
R40	王建民
R41	Chan Tsz Lok
R42	Chan Tsz Wing
R43	Chan Chi Wang
R44	Cheung Lai Ming
R45	Chan Tsz Ying
R46	Tse Shun Ting
R47	Wong Cheuk Lam
R48	Chan Sut Man
R49	Choi Lai Yan
R50	Law Mei Ha
R51	Leung Hei Shun
R52	Chan Sim Lan
R53	Chan Lai Nam
R54	Cheung Tsz Yau
R55	Wong Yui Tung
R56	Hui Chau Yu
R57	Chung Wai Man
R58	Chung Wai Yin
R59	Li Pik Kei
R60	Leung Wing Chun Janice
R61	Yip Tai Wai David
R62	Chung Tsz Shan Christie
R63	Tse Chi Fu
R64	Lam Man Ching
R65	Shiu Tiu Fung
R66	Wong Yim Wai
R67	Chung Kong Tak

Representation No.	Name of Representer
R68	羅家建
R69	Yiu Sin Mei
R70	Lai Sau Yu
R71	Ho Kit Ling
R72	Mok Chi Kit
R73	Chu Chun Kau
R74	Ng Tsz Him
R75	Wong Wai Lam Anby
R76	王廷丰
R77	Tam Nga Wan Yahoo
R78	Ng Yuen Ki
R79	易承聰
R80	梁凱婷
R81	蔡尚添
R82	Lam Chui Fong
R83	Lam Kin Man
R84 (also C27)	Mary Mulvihill
R85	葉思汝
R86	Leung Po Kuen
R87	Leung Kwan Kit
R88	Ho Mei Ki
R89	彭梓延
R90	Lau Siu Fung
R91	Tsang Wing Wai Michael
R92	Wong Kin Man
R93	Top Merchant Investments Limited

List of Commenters in respect of
the Draft Tsuen Wan Outline Zoning Plan No. S/TW/34

Comment No.	Name of Commenter
C1	土地正義聯盟
C2 (also R2)	長春社 The Conservancy Association
C3	ENM Holdings Limited
C4	Chan Wing Lam
C5 (also R5)	Yeung Kwai Choi
C6	Wan Wai Yee
C7	Wan Chi Wai
C8	Tam Hon Fa
C9	Wan Fung Yee
C10	Wan Yau Kwai
C11	張慧霞
C12	易華廠
C13	易明慧
C14	Chan Wai Ming
C15	羅秀榮
C16	張錫英
C17	Wan Ka Wai
C18	譚漢香
C19	何寶狄
C20	Lui Kong
C21	Choi Yuk Fung
C22	Wong Ka Wa
C23	Choi Man Yin
C24	Choi Siu Wan
C25	張俊榮
C26	Poon Chun Yin
C27 (also R84)	Mary Mulvihill

**Summary of Representations in respect of
the Draft Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/34**

A. Supportive Representations

Representation No. TPB/R/S/TW/34-	Subject of Representation	Representer's Proposal
R93	Support the Amendments to the Notes of OZP for "Comprehensive Development Area (3)" ("CDA(3)") to "CDA(6)"	<p>Since the plot ratio (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 Gross Floor Area (GFA). As such, the following alternative approach to facilitate the transformation of the subject "CDA" sub-zones in Tsuen Wan East Industrial Area by appropriate rezoning and amendments of development restrictions is proposed:</p> <ul style="list-style-type: none"> • to rezone Lot 476 in DD443 from "CDA(5)" to "Other Specified Uses (Business)" with non-domestic PR of 9.5; and • to relax the PR restrictions of "CDA(3)" to "CDA(6)" to 7.0 (with domestic PR of 6.0 and non-domestic PR of 1.0).

B. Adverse Representations

Representation No. TPB/R/S/TW/34-	Subject of Representation	Representer's Proposal
R82, R83	<p><u>Oppose all amendment items</u></p> <ul style="list-style-type: none"> There is inadequate traffic capacity and the proposed developments would create adverse traffic impact. 	
R1	<p><u>Oppose Items A to E</u></p> <p><i>Items A and B</i></p> <ul style="list-style-type: none"> There are a number of trees with 30 to 50 years of age found within both sites. The Tree Survey, which concluded that 3 trees with diameter of breast height (DBH) over 1 metre are found within the sites, has underestimated the ecological value of the existing woodland. The sites are located at the fringe of country park area. Light pollution brought by the proposed developments would affect a local protected wild animal found within the area, i.e. <i>Muntiacus vaginalis</i> (赤麂). The sites are close to Tuen Mun Road and would be subject to noise and air pollution. The proposed building height restrictions (BHRs) of 180mPD and 140mPD respectively would affect the existing ridgeline. The proposed developments would also bring wall effect to the surrounding areas. <p><i>Items C1, C2 and C3</i></p> <ul style="list-style-type: none"> The sites are long established secondary woodland with over 100 mature trees. The proposed development would necessitate the felling of large number of trees. 	<p><i>Items C1, C2 and C3</i></p> <ul style="list-style-type: none"> The adjacent Cheung Shan Estate and Lei Muk Shue Estate should be redeveloped first such that the scale of development at Sites C1 to C3 could be readjusted with a view to minimising the number of trees to be felled. <p><i>Item D</i></p> <ul style="list-style-type: none"> The site was previously occupied by 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 preservation. <p><i>Item E</i></p> <ul style="list-style-type: none"> According to the territory-wide survey of historic buildings carried out by the Antiquities and Monuments Office, 49 out of 8,800 buildings recorded are located in the Lo Wai area. The proposed amendment should be considered after their

Representation No. TPB/R/S/TW/34-	Subject of Representation	Representer's Proposal
	<p><i>Item D</i></p> <ul style="list-style-type: none"> The proposed widening of Kwok Shui Road will not resolve the traffic congestion situation brought by the loading and unloading activities at the godowns. <p><i>Item E</i></p> <ul style="list-style-type: none"> The proposed development would affect the <i>Muntiacus vaginalis</i> (赤麂) found within the area. 	<p>grading has been reviewed.</p>
R84	<p><u>Oppose Items A to E</u></p> <ul style="list-style-type: none"> The proposed developments at Items A to D would necessitate the felling of 2,884 trees in total, which neglects the need to counteract the impact of climate change. <p><i>Items A and B</i></p> <ul style="list-style-type: none"> The technical assessments carried out indicate that both sites are subject to a number of technical issues. There is also no shortage of private housing in Hong Kong and the Government should provide more public housing instead. <p><i>Items C1 to C3</i></p> <ul style="list-style-type: none"> The proposed development would have adverse impact on the animals, birds, flora and fauna found in the area. The proposed tree compensation would not be able to re-create a natural woodland. <p><i>Items C1 to C3 and D</i></p> <ul style="list-style-type: none"> The proposed developments would use acoustic/ fixed windows which would not provide good internal ventilation to the future residents. <p><i>Item E</i></p> <ul style="list-style-type: none"> The proposed development would form a concrete wall effect on the mountain top and create adverse visual impact. Only low- 	<p><i>Item F</i></p> <ul style="list-style-type: none"> The concerned "CDA" developments should not be rezoned if the GIC facilities required within have not been provided to the satisfaction of the relevant Government departments.

Representation No. TPB/R/S/TW/34-	Subject of Representation	Representer's Proposal
	rise buildings should be tolerated at the site.	
R85	<p><u>Oppose Items A to E</u></p> <ul style="list-style-type: none"> • Items A to C have underestimated the ecological value of the sites and neglected the living habitat of <i>Muntiacus vaginalis</i> (赤麂). • Items A and B are close to Tuen Mun Road and will be subject to adverse noise and air impacts. • Item D has underestimated the heritage value of the ex-Kwai Chung Public School. Traffic at the Cheong Wing Road roundabout will also be affected. • Item E has not assessed the possible impact on the 49 historic buildings in the area. 	
R2	<p><u>Oppose Items A and B</u></p> <ul style="list-style-type: none"> • Both sites are far away from the existing new town or gateway nodes, thus not in line with the criteria of Green Belt (GB) review. Alternatives on land supply should be considered, including the use of brownfield and idle lands. • Both sites are not fragmented habitat and have close linkages with adjacent habitats. Approving the proposed amendments would lead to a loss of function of GB, setting an undesirable precedent for similar amendments in the future and affecting the integrity of the habitats in different districts. • The Tree Survey has underestimated the tree impact caused by the proposed developments. 	

Representation No. TPB/R/S/TW/34-	Subject of Representation	Representer's Proposal
	<ul style="list-style-type: none"> The proposed development intensity at both sites is too high and not compatible with the surrounding environment. 	
R3	<p><u>Oppose Items A and B</u></p> <ul style="list-style-type: none"> Both sites are well wooded and should not be used for development. 	
R4 to R5	<p><u>Oppose Items A and B</u></p> <ul style="list-style-type: none"> The proposed developments would create adverse traffic, air and/or noise impacts to the surrounding area, and also affect the structural safety of nearby houses (i.e. within Tsuen Wan Sam Tsuen and Yau Kom Tau Village). 	
R6	<p><u>Oppose Items A and B</u></p> <ul style="list-style-type: none"> The proposed developments would create adverse traffic, environmental and ecological impacts to the surrounding area, and affect the homes of Hon Man Upper Village residents. 	
R51 to R52 (part), R60 (part)	<p><u>Oppose Items A and B</u></p> <ul style="list-style-type: none"> The proposed development would reduce the total area of GB and impose significant change to the natural landscape. 	<p><i>Items A and B</i></p> <ul style="list-style-type: none"> Yau Kom Tau Village and its surroundings are heavily vegetated and are covered by old and healthy trees. The Government should invite landscape and tree preservation consultants to carry out a detailed tree assessment.
R61, R70 (part)	<p><u>Oppose Items A and B</u></p> <ul style="list-style-type: none"> The proposed developments would create adverse ecological impact to the "GB" and affect the nearby residents. 	

Representation No. TPB/R/S/TW/34-	Subject of Representation	Representer's Proposal
R62	<p><u>Oppose Items A and B</u></p> <ul style="list-style-type: none"> The Belvedere Garden area is already over-crowded. The proposed developments would affect the living quality of nearby residents. 	
R66 (part)	<p><u>Oppose Items A and B</u></p> <ul style="list-style-type: none"> A residential development in the vicinity, namely One Kowloon Peak, has not been fully occupied. Rezoning both "GB" sites for residential use is not necessary. 	
R80, R81	<p><u>Oppose Items A and B</u></p> <ul style="list-style-type: none"> The Belvedere Garden area is currently subject to adverse traffic congestion during peak hours. Community facilities in Tsuen Wan are already saturated. The proposed developments would create adverse ecological impact to the "GB" and affect the nearby residents and visitors. There is a major shortage of Band 1 secondary schools in Tsuen Wan. 	
R7 to R52, R55, R56, R58 to R60, R63 to R79, R87 to R89	<p><u>Oppose Item A and/or Item B</u></p> <p>The adverse representations are mainly based on the following grounds:</p> <p><i>Traffic and Transportation</i></p> <ul style="list-style-type: none"> The feasibility study carried out in support of Items A and B has neglected the actual road capacity along Castle Peak Road – Tsuen Wan. Castle Peak Road – Tsuen Wan and Hoi On Road do not have 	<p>The proposals made under the concerned adverse representations mainly include the followings:</p> <p><i>General Planning Issue</i></p> <ul style="list-style-type: none"> Item A and/or Item B should be for low-density residential development only in order not to over-stress the traffic situation of the area.

Representation No. TPB/R/S/TW/34-	Subject of Representation	Representer's Proposal
	<p>spare capacity due to various reasons (i.e. illegal parking, school bus kerbside parking and pick-up/drop-off activities, 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 and would create adverse traffic impact to the area.</p> <ul style="list-style-type: none"> The provision of public transport services is inadequate. Increase of population and/or service frequency may worsen the road traffic situation in the Belvedere Garden area. Po Fung Road is a rural road with high gradient and a number of road curves. It is not a suitable access road serving residential developments at Sites A and B. <p><i>Provision of GIC and Other Community Supporting Facilities</i></p> <ul style="list-style-type: none"> The proposed social welfare facilities at the 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 demand of the community. There is a major shortage of community supporting facilities (i.e. shop and services and eating places) and recreational facilities in the Belvedere Garden area. <p><i>Visual Aspect</i></p> <ul style="list-style-type: none"> The proposed building height of Item B is higher than that of the Greenview Court and would bring adverse visual impact to Greenview Court and Yau Kom Tau Village. 	<p><i>Traffic and Transportation</i></p> <ul style="list-style-type: none"> To review the possibility of widening and/or adjust the road direction of existing roads in the Belvedere Garden area. To comprehensively enhance the frequency of franchised bus services, and increase the number of car parking spaces / car parks in the area. A slip road providing direct connection between Po Fung Road and Tuen Mun Road should be provided to ease the road traffic congestion in the area. The Government should advise on whether there will be a study to review the feasibility to provide a new MTR Station in the Belvedere Garden area in order to ease the road traffic congestion. The Government should not develop at both sites unless the traffic situation of the area has been improved by way of providing a new MTR station to ease the road traffic congestion. <p><i>Provision of GIC and Other Community Supporting Facilities</i></p> <ul style="list-style-type: none"> Opportunity should be taken to re-

Representation No. TPB/R/S/TW/34-	Subject of Representation	Representer's Proposal
		<p>plan the public space along Hoi On Road for the provision of sports and recreational facilities to cater for the community need.</p> <ul style="list-style-type: none"> • To provide more diversified recreational facilities / children care and elderly day care services to meet the needs of residents. • The Government should encourage the developer of Belvedere Garden Phase 2 to provide more elderly centres and day activity centres to meet the community needs. • There is a high demand for recycling facilities in the Belvedere Garden area. Opportunity should be taken to re-plan recycling (including food waste recycling) facilities at the existing Hoi Hing Road Refuse Collection Point. • The Town Planning Board and the Education Bureau should consider re-structuring School Net Nos. 2, 64, 65 and 65 to increase the number of school places. <p><i>Lands Administration</i></p> <ul style="list-style-type: none"> • The Government should properly compensate / rehouse the affected residents before developing on the

Representation No. TPB/R/S/TW/34-	Subject of Representation	Representer's Proposal
		<p>site.</p> <p><i>Consultation</i></p> <ul style="list-style-type: none"> 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 Town Planning Board.
R70 (part), R87 (part)	<p><u>Oppose Item A and/or Item B</u></p> <ul style="list-style-type: none"> The proposed developments would necessitate the felling of trees. There must be alternative sites for housing development which would not require felling of large number of trees. 	
R86	<p><u>Oppose Items A and C</u></p> <ul style="list-style-type: none"> Item A is located on sloping terrain and almost half of the total site area would be required for site formation work. With such an extensive removal of vegetation, site formation and investment in new infrastructure, the projected flat generation is only 1,390 which appears to be inefficient. There must be other more efficient housing site options. Item A is in close proximity to Tai Lam Country Park and forms a critical part of the whole "GB" to be a buffer area between the country park and the built-up areas. The rezoning will compromise the function of the whole "GB". The proposed road works to support the development at Item A would only be 75m from the country park. Whilst the technical assessments claimed that no insurmountable impact would be envisaged, the result is doubtful given the close distance. 	<p><i>Item A</i></p> <ul style="list-style-type: none"> The site should be remained as "GB".

Representation No. TPB/R/S/TW/34-	Subject of Representation	Representer's Proposal
	<ul style="list-style-type: none"> • The proposed development at Item A is incompatible with the surrounding rural setting. • The proposed development at Item C is visually incompatible with the surrounding developments. 	
R57	<p><u>Oppose Item A</u></p> <ul style="list-style-type: none"> • The proposed high-rise residential development would affect the integrity of existing slopes and impose safety concerns to nearby residents. 	
R90	<p><u>Oppose Item D</u></p> <ul style="list-style-type: none"> • A strip of land (20m-wide) along the western boundary of Sun Fung Centre to the north-east of Item D has been designated as a non-building area (NBA). The proposed development with a BHR of 145mPD will affect the south-north wind performance through the NBA to Yau Ma Hom Resite Village. 	<p><i>Item D</i></p> <ul style="list-style-type: none"> • The proposed development would be more compatible with the surrounding developments within the “Residential (Group E)” zone (BHR of 120mPD) if its BHR remains at 90mPD (the BHR before rezoning).

C. Providing Views on Individual Items

Representation No. TPB/R/S/TW/34-	Subject of Representation	Representer's Proposal
R91	<p><u>Other General Views (No indication on which amendment item(s) the representation is related to)</u></p> <ul style="list-style-type: none"> • The area lacks GIC facilities, including elderly facilities, schools (private schools in particular) and religious institutions (i.e. churches and temples/monasteries). 	<p><i>In relation to Amendments to the Notes of the Plan</i></p> <ul style="list-style-type: none"> • Social welfare facility should be stipulated as a Column 1 use of the “Residential (Group B)” zone under the Notes of the OZP to facilitate the community need.
R92	<p><u>Other General Views</u></p> <ul style="list-style-type: none"> • Recommend to provide hostel and activity centre for severely mentally handicapped persons to address the shortage of such provision in the area. • Recommend to implement the proposed road widening works and not allowing vehicles with a length of 10m or more to enter Po Fung Road to ensure the safety of pedestrians. • Slope stabilisation works will ensure the safety of slopes along Po Fung Road. 	

Summary of Comments on Representations and Proposals
in respect of the Draft Tsuen Wan Outline Zoning Plan No. S/TW/34 (the draft OZP)

<p>Comment No. TPB/R/S/TW/34- [Nature of Comment]</p>	<p>Gist of Comments</p>
<p>C3 [In support of amendment item]</p>	<ul style="list-style-type: none"> • Objects to adverse representations R1, R84 and R85 in relation to Item E. • Provides responses to R1 and R85 which raised concern about the proposed development at Item E for neglecting the living habitat of <i>Muntiacus vaginalis</i> (赤麂).
<p>C1 to C2, C4 to C26 [Objecting amendment items]</p>	<p>Comments in support of the adverse representations (R1, R2, R3, R5 and R6) and/or in objection to the amendment item(s) / the draft OZP:</p> <p><u>Items A and B</u></p> <ul style="list-style-type: none"> • Both “Green Belt” (“GB”) sites are still well wooded. Approving the proposed amendments would set an undesirable precedent for similar amendments in the future and affect the integrity of the habitats in different districts. • The proposed residential developments would create adverse ecological impact and reduce the size of GB for recreational purposes. • Po Fung Road is very narrow and prone to traffic accidents and congestion. The proposed developments would also create adverse traffic impact to the area. • The construction would create adverse noise and air quality impacts to the residents nearby. • Hon Man Upper Village will be affected by the proposed developments. The corresponding compensation and rehousing arrangements for the villagers are considered insufficient and inadequate.

Comment No. TPB/R/S/TW/34- [Nature of Comment]	Gist of Comments
	<p><u>Items C1 and D</u></p> <ul style="list-style-type: none"> • The transportation infrastructure in relation to Items C1 and D are inadequate and the concerned areas are subject to serious traffic congestion. Rare plant and animal species are also found in areas concerning both amendment items. • Several ruins bunker dated back to the period of the Battle of Hong Kong are found at the fringe of Lei Muk Shue Estate (near Item C1) and has historical value. <p><u>Proposals</u></p> <ul style="list-style-type: none"> • The Items A and B sites should remain as “GB”. • Development in the Hon Man Upper Village area (i.e. Item A) should not be pursued such that the residents could continue living in the area. • The Yau Kom Tau Village ancestral hall and associated lots could be acquired in accordance with market price for the expansion of Po Fung Road. A new two-lane carriageway that directs traffics to Tuen Mun Road could be provided to ease the road traffic congestion in the area. • Provision of more hiking trails, cycling trails and bird watching pavilions.
<p>C27</p> <p>[Providing general views]</p>	<ul style="list-style-type: none"> • Strong objections on Items A and B are noted. • The Government should pay more attention to the views of the general public.