

# **TOWN PLANNING BOARD**

**TPB Paper No. 10765**

**For Consideration by the  
Town Planning Board on 20.8.2021**

**DRAFT TSUEN WAN OUTLINE ZONING PLAN NO. S/TW/34**

**INFORMATION NOTE AND HEARING ARRANGEMENT  
FOR CONSIDERATION OF REPRESENTATIONS AND COMMENTS**

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**1. Introduction**

- 1.1 On 26.2.2021, the draft Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/34 (the Plan) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The amendments involve mainly:
- (a) rezoning of two “Green Belt” (“GB”) sites near Yau Kom Tau (YKT) Village and at Po Fung Terrace to “Residential (Group B) 6” (“R(B)6”) (**Item A**) and “R(B)7” (**Item B**) respectively;
  - (b) rezoning of a site near Cheung Shan Estate mainly from “Residential (Group A)” (“R(A)”) to “R(A)20” (**Items C1 to C3**);
  - (c) rezoning of a site to the south of Kwok Shui Road from “Government, Institution or Community” (“G/IC”) to “R(A)21” (**Item D**);
  - (d) rezoning of a site at Hilltop Road from “Other Specified Uses” annotated “Sports and Recreation Club” (“OU(SRC)”) to “R(B)8” (**Item E**);
  - (e) rezoning of nine sites from “Comprehensive Development Area” (“CDA”) to various land use zonings (**Items F1 to F9**); and
  - (f) amendments to the Notes of the Plan mainly corresponding to Items A to F as mentioned above, as well as those for “CDA(3)” to “CDA(6)” zones with provision to cater for partial/wholesale conversion of existing buildings for non-domestic use.
- 1.2 The Schedule of Amendments setting out the amendments incorporated into the draft OZP is at **Annex I** and the locations of the amendment items are shown on **Plans P-1a to P-1c**.
- 1.3 During the two-month exhibition period, a total of 97 representations were received. 93 representations were made in accordance with the revised requirement set out in the Town Planning Board Guidelines No. 29B (TPB PG-No. 29B)<sup>1</sup> while the remaining

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<sup>1</sup> According to TPB PG-No. 29B on Submission and Publication of Representations, Comments on Representations and Further Representations under the Town Planning Ordinance, which has taken effect since 1.1.2019, representers/commenters/further representers and their authorised agents are required to provide their full name as shown on the HKID card/passport and their HKID card/passport number (only the first four alphanumeric characters are required) in the submission. For submission with no full name, incomplete and/or illegible names or no HKID card/passport number, the representation/comment/further representation concerned may be treated as not having been made.

four representations were made with identity information missing which should be considered as invalid pursuant to sections 6(2) and 6(3)(b) of the Ordinance.

- 1.4 On 4.6.2021, all valid representations were published for public comments for three weeks until 25.6.2021. During the three-week publication period, a total of 34 comments were received<sup>2</sup>. 27 comments were made in accordance with the revised requirement set out in the TPB PG-No. 29B, while the remaining seven comments were made with identity information missing which should be considered as invalid pursuant to sections 6A(2) and 6A(3)(b) of the Ordinance.
- 1.5 The lists of representers and commenters and the summaries of the representations and comments are shown at **Annexes II to V** respectively for Members' reference. The locations of the representation sites are shown on **Plans P-1a to P-1c**.

## **2. The Representations and Comments**

- 2.1 Among the 93 valid representations, there are one supporting representation (supporting and providing views on an individual amendment item), 90 adverse representations (opposing to all or some amendment items; one also providing views on some amendment items) and two representations providing views only.

### Supporting Representation

*Representation in respect of amendments to the Notes of the Plan for “CDA(3)” to “CDA(6)” zones*

- 2.2 **R93** submitted by Top Merchant Investments Limited supports the amendments to the Notes of the Plan for “CDA(3)” to “CDA(6)” zones and also makes proposals to facilitate the transformation of the concerned zones in the Tsuen Wan East Industrial Area.

### Adverse Representations

- 2.3 Out of the 90 adverse representations, two representations submitted by individuals (**R82** and **R83**) are related to all amendment items on the ground of adverse traffic impact. For the remaining 88 adverse representations, 83 (**R2 to R81** and **R87 to R89**) are related to Items A and/or B only, four (**R1** and **R84 to R86**) are related to Items A and/or B together with other amendment items<sup>3</sup>, and one (**R90**) is related to Item D only.
- 2.4 Among these 90 adverse representations, three were submitted by green groups (**R1 to R3**), two by Village Representatives of YKT Village and Tsuen Wan Sam Tsuen (**R4** and **R5**), one by Hon Man Upper Village Concern Group (**R6**) and the rest (84) were submitted by individuals.

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<sup>2</sup> After discounting/consolidating 17 duplicated/multiple submissions made by the same commenters.

<sup>3</sup> Among these four representations, **R84** also provides views on some amendment items as mentioned in paragraph 2.1 above.

*Representations in respect of Items A and B for the proposed private housing developments*

- 2.5 83 adverse representations (**R2 to R81** and **R87 to R89**) are related to Items A and/or B for two proposed private housing developments. The major grounds of objection are:
- (i) not in line with the prevailing government policy/strategy for housing development and undermining the function of “GB” zone;
  - (ii) adverse environmental, landscape, ecological, visual, air ventilation and geotechnical impacts;
  - (iii) adverse traffic impact on the existing road network which is already saturated, and concerns on the adequacy of public transport services;
  - (iv) inadequate provision of government, institution and community (GIC) and other community supporting facilities; and
  - (v) concerns on rehousing arrangement.

*Representations in respect of Items C to E for the proposed public/private housing developments*

- 2.6 Five adverse representations (**R1** and **R82 to R85**) are also related to Items C1 to C3 and D (both for proposed public housing developments) and Item E (for a proposed private housing development arising from a partially-agreed section 12A application). In addition, **R86** and **R90** are also related to Items C1 to C3, and Item D respectively. The major grounds of objection include (i) adverse tree, ecological, visual and traffic impacts of the area under Items C1 to C3; (ii) adverse traffic and air ventilation impacts and underestimation of heritage conservation value of the site under Item D; and (iii) adverse impacts on traffic, visual, local wildlife and historic buildings of the area under Item E.

*Representations in respect of Item F for rezoning nine “CDA” sites*

- 2.7 **R84** also provides views in relation to Item F suggesting that the concerned “CDA” developments should not be rezoned if there is no satisfactory provision of GIC facilities.

Representations Providing Views

- 2.8 **R91** provides views on the Notes of the Plan for “R(B)” zone, suggesting that ‘Social Welfare Facility’ should be a Column 1 use in all “R(B)” sub-zones. **R92** provides general views on the rezoning<sup>4</sup>.

Comments on Representations

- 2.9 Among the 27 valid comments received, three of them (**C2**, **C5** and **C27**) are also representers, i.e. **R2**, **R5** and **R84** respectively. There are 23 comments submitted by individuals (**C4 to C26**) opposing to the rezoning, which mainly concern Items A and

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<sup>4</sup> **R91** and **R92** providing general comments are not shown on **Plans P-1a to P-1c**.

B for the proposed private housing developments, with comments supporting the adverse representations and/or objecting or providing views to the amendment item(s) or the draft OZP, on similar grounds as stated in paragraph 2.5 above. For the remaining four comments, one submitted by ENM Holdings Limited (C3) supports Item E and objects to adverse representations R1, R84 and R85; one comment submitted by a concern group (C1) supports the adverse representations R1 and R2; one comment submitted by a green group (C2) supports the adverse representation R3; and one comment submitted by an individual (C27) provides general comments on the rezoning<sup>5</sup>.

### **3. Arrangement for Consideration of Representations and Comment**

- 3.1 Under section 2A of the Ordinance, the Board is empowered to appoint a Representation Hearing Committee (RHC) from among its members to consider representations and comments, propose amendments to the Plan to meet representations, consider further representations in respect of the proposed amendments, and consider whether to vary the proposed amendments upon consideration of any adverse further representations. Since the amendments incorporated in the draft OZP and the representations and comments received are of similar nature, it is recommended that the representations and comments should be considered by the full Board. A separate hearing session may be arranged, if necessary. The arrangement would not delay the completion of the representation consideration process.
- 3.2 Under section 6B(6) of the Ordinance, the Board may determine whether the representations and the related comments shall be considered at the same meeting and whether they shall be considered individually or collectively. As the concerns of the representers and commenters are generally on the proposed housing developments as well as the supporting infrastructure and facilities and the issues involved are similar, the hearing of all representations and comments is suggested to be considered in one group.
- 3.3 To ensure the efficiency of the hearing, it is recommended to allot a maximum of 10 minutes presentation time to each representer/commenter in the hearing session, subject to confirmation of the number of representers and commenters attending the hearing and the aggregated presentation time required.
- 3.4 Consideration of the representations and comments by the full Board under section 6B of the Ordinance is tentatively scheduled for October 2021.

### **4. Decision Sought**

- 4.1 The Board is invited to note that pursuant to sections 6(3)(b) and 6A(3)(b) of the Ordinance, four representations and seven comments with the required identity information missing as mentioned in paragraphs 1.3 and 1.4 above should be considered as invalid and treated as not having been made.

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<sup>5</sup> C27 providing general comments is not shown on **Plans P-1a to P-1c**.

4.2 The Board is invited to consider whether:

- (a) to appoint a RHC for consideration of the representations and comments; and
- (b) the representations and comments should be considered in the manner as proposed in paragraph 3 above.

**Attachments**

<b>Annex I</b>	Schedule of Amendments to the Approved Tsuen Wan OZP No. S/TW/33
<b>Annex II</b>	List of Representers
<b>Annex III</b>	List of Commenters
<b>Annex IV</b>	Summary of Representations
<b>Annex V</b>	Summary of Comments
<b>Plans P-1a to P-1c</b>	Location Plans of the Representation Sites

**PLANNING DEPARTMENT**  
**AUGUST 2021**