



圖例
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP B)	R(B)	住宅 (乙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	G(IC)	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
CONSERVATION AREA	CA	自然保育區
COUNTRY PARK	CP	郊野公園
COMMUNICATIONS		交通
RAILWAY AND STATION (ELEVATED)		鐵路及車站 (高架)
LIGHT RAIL AND STOP		輕鐵及車站
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
RAILWAY RESERVE		鐵路專用範圍
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
PLANNING AREA NUMBER	③	規劃區編號
NON-BUILDING AREA	NBA	非建築用地

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %			用途
	公頃 HECTARES	%	百分比	
COMMERCIAL	3.44	0.85		商業
RESIDENTIAL (GROUP A)	104.22	25.66		住宅 (甲類)
RESIDENTIAL (GROUP B)	53.64	13.20		住宅 (乙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	26.78	6.59		政府、機構或社區
OPEN SPACE	42.69	10.51		休憩用地
OTHER SPECIFIED USES	4.69	1.15		其他指定用途
CONSERVATION AREA	3.75	0.92		自然保育區
COUNTRY PARK	61.44	15.12		郊野公園
DRAINAGE CHANNEL	17.21	4.24		排水道
MAJOR ROAD ETC.	88.37	21.76		主要道路等
TOTAL PLANNING SCHEME AREA	406.23	100.00		規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，
現經修訂並按照城市規劃條例第5條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S / TSW / 16 的修訂
AMENDMENTS TO APPROVED PLAN No. S/TSW/16

AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE		按照城市規劃條例第5條 展示的修訂
AMENDMENT ITEM A		修訂項目 A 項
AMENDMENT ITEM B1		修訂項目 B 1 項
AMENDMENT ITEM B2		修訂項目 B 2 項
AMENDMENT ITEM B3		修訂項目 B 3 項
AMENDMENT ITEM C		修訂項目 C 項

(參看附表)
(SEE ATTACHED SCHEDULE)

2024年4月12日 按照城市規劃條例第5條展示的
核准圖編號 S / TSW / 16 的修訂
AMENDMENTS TO APPROVED PLAN No. S/TSW/16 EXHIBITED
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON
12 APRIL 2024

Ms Donna Tam 譚燕萍
SECRETARY 城市規劃委員會秘書
TOWN PLANNING BOARD

香港城市規劃委員會依據城市規劃條例擬備的天水圍分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
TIN SHUI WAI - OUTLINE ZONING PLAN

SCALE 1:5000 比例尺
米 METRES 100 0 200 400 600 800 METRES 米

規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/TSW/17

**SCHEDULE OF AMENDMENTS TO
THE APPROVED TIN SHUI WAI OUTLINE ZONING PLAN NO. S/TSW/16
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 in Tin Shui Wai Area 14 from “Other Specified Uses” annotated “Bus Depot”, “Government, Institution or Community” (“G/IC”) and area shown as ‘Road’ to “Residential (Group A)2” (“R(A)2”).
- Item B1 – Rezoning of a site in Tin Shui Wai Area 115 from “Comprehensive Development Area” (“CDA”) to “Residential (Group B)3” (“R(B)3”) with designation of a non-building area.
- Item B2 – Rezoning of a site in Tin Shui Wai Area 112 from “CDA” to “Residential (Group B)4” (“R(B)4”) with designation of a non-building area.
- Item B3 – Rezoning of two strips of land in Tin Shui Wai Areas 112 and 115 from “CDA” to area shown as ‘Road’.
- Item C – Rezoning of a site at the junction of Tin Yip Road and Tin Kwai Road from “Other Specified Uses” annotated “Telephone Exchange” to “G/IC”.

II. Amendments to the Notes of the Plan

- (a) Revision to the Remarks of the Notes for the “R(A)” zone to incorporate development restrictions for the “R(A)2” sub-area.
- (b) Revision to the Remarks of the Notes for the “R(B)” zone to incorporate development restrictions for the “R(B)3” and “R(B)4” sub-areas.
- (c) Revision to the Notes for the “R(B)” zone to reflect uses always permitted for the “R(B)3” and “R(B)4” sub-areas.
- (d) Incorporation of minor relaxation clause of non-building area restriction in the Remarks of the Notes for the “R(B)” zone.
- (e) Deletion of the set of Notes for the “CDA” zone.
- (f) Revision to the planning intention of the Notes for the “Other Specified Uses” zone regarding provision of bus depot and telephone exchange.

《天水圍分區計劃大綱草圖編號 S/TSW/17》
Draft Tin Shui Wai Outline Zoning Plan No. S/TSW/17

申述人名單
Index of Representations

申述編號 Representation No.	提交編號 Submission No.	申述人名稱 Name of Representer
TPB/R/S/TSW/17-R1	TPB/R/S/TSW/17-S1	Mary Mulvihill
TPB/R/S/TSW/17-R2	TPB/R/S/TSW/17-S2	Tong Kin Fung

公眾可於規劃署的規劃資料查詢處及城市規劃委員會網頁
< https://www.tpb.gov.hk/tc/plan_making/S_TSW_17.html > 查閱就《天水圍分區計劃大綱草圖
編號 S/TSW/17》提出的申述。

Representations in respect of the Draft Tin Shui Wai Outline Zoning Plan No. S/TSW/17 are available for public inspection at the Planning Enquiry Counters of the Planning Department and on the Town Planning Board's website at < https://www.tpb.gov.hk/en/plan_making/S_TSW_17.html >.

Tuen Mun and Yuen Long West District

Agenda Item 61

[Open Meeting]

Proposed Amendments to the Approved Tin Shui Wai Outline Zoning Plan No. S/TSW/16
(RNTPC Paper No. 2/24)

67. The Secretary reported that Amendment Item A involved rezoning of a site at Tin Shui Wai Area 14 to facilitate a proposed private residential development, which was supported by an engineering feasibility study (EFS) conducted by the Civil Engineering and Development Department (CEDD), and Amendment Item A site was mainly occupied by the Tin Shui Wai Bus Depot of the Kowloon Motor Bus Company (1933) Limited (KMB) under Short Term Tenancies. The following Members had declared interests on the item:

- | | |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Miss Winnie W.M. Ng | - for being a director of KMB; and |
| Dr C.H. Hau | - for being a member of a focus group of CEDD on the study related to the Kau Yi Chau Artificial Islands, an adviser to CEDD on the development of New Territories North, and conducting contract research projects with CEDD. |

68. As the interest of Miss Winnie W.M. Ng was direct, the Committee agreed that she should be invited to leave the meeting temporarily for the item. As Dr C.H. Hau had no involvement in Amendment Item A, the Committee agreed that he could stay in the meeting.

[Miss Winnie W.M. Ng left the meeting temporarily at this point.]

Presentation and Question Sessions

69. The following government representatives and consultants were invited to the meeting at this point:

Planning Department (PlanD)

- | | | |
|---------------------|---|-------------------------------------------------------------------|
| Mr Raymond H.F. Au | - | District Planning Officer/Tuen Mun and Yuen Long West (DPO/TMYLW) |
| Mr Eric C.Y. Chiu | - | Senior Town Planner/Tuen Mun and Yuen Long West (STP/TMYLW) |
| Ms Jessie M.H. Kwok | - | Town Planner/Tuen Mun and Yuen Long West |

CEDD

- | | | |
|------------------|---|------------------------|
| Mr Carl K.S. Ng | - | Senior Engineer/10 (W) |
| Mr Ray C.W. Choy | - | Engineer/24 (W) |

Consultants

- | | | |
|--------------|---|------------------------------------|
| Dr Karl An | - | AECOM Asia Company Limited (AECOM) |
| Ms C.M. Kwok | - | AECOM |

70. With the aid of a PowerPoint presentation, Mr Eric C.Y. Chiu, STP/TMYLW, briefed Members on the background of the proposed amendments to the Outline Zoning Plan (OZP), technical considerations, provision of government, institution and community facilities and open space in the area, consultation conducted and departmental comments as detailed in the Paper. The proposed amendments included:

- (a) Amendment Item A – rezoning a site in Tin Shui Wai Area 14 from “Other Specified Uses” annotated “Bus Depot”, “Government, Institution or Community” (“G/IC”) and area shown as ‘Road’ to “Residential (Group A)2”;
- (b) Amendment Item B1 – rezoning a site in Tin Shui Wai Area 115 from “Comprehensive Development Area” (“CDA”) to “Residential (Group B) 3” (“R(B)3”) with designation of non-building area (NBA);
- (c) Amendment Item B2 – rezoning a site in Tin Shui Wai Area 112 from “CDA” to “R(B)4” with designation of NBA;

- (d) Amendment Item B3 – rezoning two strips of land in Tin Shui Wai Areas 112 and 115 from “CDA” to area shown as ‘Road’; and
- (e) Amendment Item C – rezoning a site at the junction of Tin Yip Road and Tin Kwai Road from “Other Specified Uses” annotated “Telephone Exchange” to “G/IC”.

71. The Vice-chairman remarked that Amendment Items B and C were mainly to reflect the as-built developments and the latest planning circumstances. In response to the Vice-chairman’s enquiry, Mr Raymond H.F. Au, DPO/TMYLW, PlanD said that Amendment Item A site (Item A Site) was intended to be disposed for private residential development upon completion of the statutory OZP amendment process. The Vice-chairman then invited questions and views from Members.

72. A Member enquired whether there was any possibility to include Tin Chuk Street and the telephone exchange site to the west of Item A site into the proposed private residential development to optimise utilisation of land resources. In response, Mr Raymond H.F. Au, DPO/TMYLW, PlanD said that Tin Chuk Street was the only vehicular access to the existing Tin Shui Wai Tin Chuk Street Sewage Pumping Station to the southwest of Item A Site currently serving the Tin Shui Wai area, while access to the telephone exchange to the west of Item A site was from Tin Pak Road. The relevant government bureau(x)/department(s) currently had no plan to relocate the sewage pumping station and the telephone exchange. As such, Tin Chuk Street, the sewage pumping station site and the telephone exchange site were not included in the site boundary of the proposed residential housing development under CEDD’s EFS. In that regard, the same Member considered that retaining Tin Chuk Street to serve solely the sewage pumping station might not be efficient in terms of land utilisation, and opined that consideration could be given to including Tin Chuk Street into the proposed private residential development site should there be a change in circumstances in the future.

73. After deliberation, the Committee decided to:

- (a) agree to the proposed amendments to the approved Tin Shui Wai OZP No.

S/TSW/16 as shown on the draft Tin Shui Wai OZP No. S/TSW/16A at Attachment II of the Paper (to be renumbered as S/TSW/17 upon exhibition) and its Notes at Attachment III of the Paper were suitable for exhibition under section 5 of the Town Planning Ordinance (the Ordinance); and

- (b) adopt the revised Explanatory Statement (ES) for the draft Tin Shui Wai OZP No. S/TSW/16A at Attachment IV of the Paper (to be renumbered as S/TSW/17) as an expression of the planning intentions and objectives of the Board for the various land use zonings of the OZP and the revised ES would be published together with the OZP.

74. 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 revision would be submitted for the Board's consideration.

[The Vice-chairman thanked the government representatives and consultants for attending the meeting. They left the meeting at this point.]

[Miss Winnie W.M. Ng rejoined the meeting at this point.]

[Mr Eric C.Y. Chiu, Senior Town Planner/Tuen Mun and Yuen Long West (STP/TMYLW), was invited to the meeting at this point.]

Agenda Item 63

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/506 Proposed Filling of Land for Permitted Agricultural Use in "Village Type Development" Zone, Lot 1394 S.A in D.D. 129, Mong Tseng Wai, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/506)

**第六項：擬議修訂《天水圍分區計劃大綱核准圖編號 S/TSW/16》
(城委會文件第 6／2024 號)**

16. 主席請委員參閱第 6 號文件，並歡迎以下部門代表出席會議：

規劃署：

屯門及元朗西規劃專員

高級城市規劃師／元朗西 2

城市規劃師／屯門 3

區晞凡先生

招志揚先生

郭敏行女士

土拓署：

高級工程師／10（西）

工程師／24（西）

吳國旋先生

蔡志偉先生

艾奕康有限公司：

項目副經理

首席工程師

項目工程師

羅健華先生

黃耀星先生

郭靜文女士

17. 委員就議題發表的意見及查詢摘錄如下：

- (1) 關注第 14 區的擬議私營房屋發展住用部分的 6 倍地積比率是否合適，認為調低地積比率有助減低有關發展對區內交通的影響；
- (2) 擔心私營房屋發展會令區內私家車的數量增加，加劇區內泊車設施不足的情況，故建議在位於天業路及天葵路交界的擬議「政府、機構或社區」用地興建多層式或地下公眾停車場，並增設電動車充電設施。此外，亦建議考慮將第 14 區附近輕便鐵路預留用地一併改劃作發展之用；
- (3) 認為第 14 區的擬議住宅用地鄰近公營房屋發展及公共康樂設施，建議署方考慮將該處改為發展公屋或居屋，以解決基層市民的住屋需要；
- (4) 查詢第 14 區的擬議私營房屋發展有沒有濕地補償計劃；及
- (5) 有關第 112 及 115 區旨在反映已完成的住宅發展的修訂，查詢會否考慮將用地由「綜合發展區」地帶改劃為「住宅（甲類）」地帶而非「住宅（乙類）」地帶，以便興建更多配套設施。

18. 規劃署區晞凡先生的綜合回應如下：

- (1) 考慮到天水圍區內的公營房屋供應較多，而私營房屋供應較少，即使第 14 區用地用作私營房屋發展後，天水圍區仍未達到政府建議的公私營房屋供應 7:3 的比例，故政府認為第 14 區用地適合用作發展私營房屋；
- (2) 根據第 14 區擬議私營房屋發展的概念方案，有關發展的停車場將設於地庫內，預計提供約 200 至 400 個私家車車位。土木工程拓展署亦就項目進行了交通及運輸影響評估，預計發展項目不會對整體交通及運輸帶來重大的影響。而在「政府、機構或社區」地帶作公眾停車場屬經常准許用途，無需向城市規劃委員會申請規劃許可；
- (3) 備悉委員對地積比率的意見，指出第 14 區用地擬議 6 倍的地積比率與周邊主要為高密度住宅（例如天慈邨及天慈路公營房屋發展計劃）的環境配合；
- (4) 第 14 區的擬議私營房屋發展用地並不在濕地保育區或濕地緩衝區內，因此沒有建議進行濕地補償；及
- (5) 將第 112 及 115 區的兩塊用地由「綜合發展區」改劃為「住宅（乙類）」地帶的修訂旨在反映土地現時實際用途。「住宅（甲類）」的土地主要用作高密度住宅發展，因此將第 112 及 115 區的用地由「綜合發展區」地帶改劃為「住宅（乙類）」地帶會較適當地反映有關地點現時的中等密度發展。

19. 主席總結，委員普遍支持上述修訂，並期望當局認真考慮委員就第 14 區擬議私營房屋發展提出關於地積比率及交通設施等的意見。

第七項：其他事項

第八項：下次會議日期

20. 主席表示，下一次城委會會議將會於 2024 年 4 月 18 日下午 2 時 30 分於元朗區議會會議廳舉行。

Provision of Major Community Facilities and Open Space in Tin Shui Wai OZP

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons [#]	29.15 ha	22.79 ha	30.2 ha	+1.05 ha
Local Open Space	10 ha per 100,000 persons [#]	29.15 ha	68.82 ha	71.66 ha	+42.51 ha
Sports Centre	1 per 50,000 to 65,000 persons [#] (assessed on a district basis)	4	3	4	0
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons [#] (assessed on a district basis)	1	1	1	0
Swimming Pool Complex – standard	1 complex per 287,000 persons [#] (assessed on a district basis)	1	0	1	0
District Police Station	1 per 200,000 to 500,000 persons (assessed on a regional basis)	0	0	0	0
Divisional Police Station	1 per 100,000 to 200,000 persons (assessed on a regional basis)	1	1	2	+1
Magistracy (with 8 courtrooms)	1 per 660,000 persons (assessed on a regional basis)	0	0	0	0
Community Hall	No set standard	N/A	4	4	N/A
Library	1 district library for every 200,000	1	1	1	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
	persons (assessed on a district basis)				
Kindergarten/Nursery	34 classrooms for 1,000 children aged 3 to 6 [#]	158 classrooms	211 classrooms	211 classrooms	+53 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11 [#] (assessed by the Education Bureau (EDB) on a district/school network basis)	490 classrooms	784 classrooms	784 classrooms	+294 classrooms
Secondary School	1 whole-day classroom for 40 persons aged 12-17 [#] (assessed by EDB on a territorial wide basis)	380 classrooms	602 classrooms	602 classrooms	+222 classrooms
Hospital	5.5 beds per 1,000 persons (assessed by the Hospital Authority (HA) on a regional/cluster basis)	1,650 beds	300 beds	1,100 beds	-550 beds [^]
Clinic/Health Centre	1 per 100,000 persons (assessed on a district basis)	2	2	2	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Child Care Centre	100 aided places per 25,000 persons [#] (assessed by the Social Welfare Department (SWD) on a local basis)	1,166 places	302 places	302 places	-864 places [@] (a long-term target assessed on a wider spatial context by SWD [@])
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 [#] (assessed by SWD on a local basis)	3	8	8	+5
Integrated Family Services Centre	1 for 100,000 to 150,000 persons [#] (assessed by SWD on a service boundary basis)	1	3	3	+2
District Elderly Community Centre	One in each new development area with a population of around 170,000 or above [#] (assessed by SWD)	N.A.	0	0	N.A.
Neighbourhood Elderly Centre	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing [#] (assessed by SWD)	N.A.	5	6	N.A.
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above ^{#*}	1,690 places	295 places	480 places	-1,210 places [@] (a long-term target)

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
	(assessed by SWD on a district basis)				assessed on a wider spatial context by SWD [@])
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above [#] (assessed by SWD on a cluster basis)	2,092 beds	271 beds	271 beds	-1,821 beds [@] (a long-term target assessed on a wider spatial context by SWD [@])
Pre-school Rehabilitation Services	23 subvented places per 1,000 children aged 0-6 [#] (assessed by SWD on a district basis)	231 places	67 places	67 places	-164 places [@] (a long-term target assessed on a wider spatial context by SWD [@])
Day Rehabilitation Services	23 subvented places per 10,000 persons aged 15 or above [#] (assessed by SWD on a district basis)	588 places	408 places	488 places	-100 places [@] (a long-term target assessed on a wider spatial context by SWD [@])
Residential Care Services	36 subvented places per 10,000 persons aged 15 or above [#] (assessed by SWD on a cluster basis)	920 places	478 places	618 places	-302 places [@] (a long-term target assessed on a wider spatial context by SWD [@])

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Community Rehabilitation Day Centre	1 centre per 420,000 persons [#] (assessed by SWD on a district basis)	0	0	0	0
District Support Centre for Persons with Disabilities	1 centre per 280,000 persons [#] (assessed by SWD on a district basis)	1	1	1	0
Integrated Community Centre for Mental Wellness	1 standard scale centre per 310,000 persons [#] (assessed by SWD on a district basis)	0	1.7	1.7	+1.7

Note:

The planned resident population in Tin Shui Wai is about 291,500. If including transients, the overall planned population is about 299,900. All population figures have been adjusted to the nearest hundred.

Remarks:

[#] The requirements exclude planned population of transients.

[^] The deficit in provision is based on OZP planned population while HA plans its services on a cluster basis, and takes into account a number of factors in planning and developing various public healthcare services. The New Territories West Cluster (NTWC) provides services for residents in Tuen Mun and Yuen Long districts. There are a number of hospital redevelopment/expansion projects planned in the First and Second Ten-year Hospital Development Plans (HDPs), which will provide additional beds for serving the population in NTWC. The projected service demand will be catered for in the First and Second Ten-year HDPs.

^{*} Consisting of 40% centre-based CCS and 60% home-based CCS.

[@] The deficit in provision is based on OZP planned population while SWD adopts a wider spatial context/cluster in the assessment of provision for such facility. In applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities have to be considered. As the HKPSG requirements for these facilities are a long-term goal, the actual provision will be subject to consideration of SWD in the planning and development process as appropriate. The Government has been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand.

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