



圖例
NOTATION

ZONES

COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	住宅（甲類）
RESIDENTIAL (GROUP B)	R(B)	住宅（乙類）
RESIDENTIAL (GROUP C)	R(C)	住宅（丙類）
RESIDENTIAL (GROUP E)	R(E)	住宅（戊類）
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
INDUSTRIAL	I	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶

COMMUNICATIONS

RAILWAY AND STATION (UNDERGROUND)

MAJOR ROAD AND JUNCTION

ELEVATED ROAD

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME

PLANNING AREA NUMBER

BUILDING HEIGHT CONTROL ZONE BOUNDARY

MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)

MAXIMUM BUILDING HEIGHT RESTRICTION AS STIPULATED ON THE NOTES

MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)

PETROL FILLING STATION

NON-BUILDING AREA

**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	7.65	1.03	商業
COMPREHENSIVE DEVELOPMENT AREA	4.37	0.59	綜合發展區
RESIDENTIAL (GROUP A)	118.12	15.89	住宅（甲類）
RESIDENTIAL (GROUP B)	20.77	2.79	住宅（乙類）
RESIDENTIAL (GROUP C)	2.19	0.29	住宅（丙類）
RESIDENTIAL (GROUP E)	3.23	0.43	住宅（戊類）
VILLAGE TYPE DEVELOPMENT	71.28	9.59	鄉村式發展
INDUSTRIAL	11.87	1.60	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	93.16	12.53	政府、機構或社區
OPEN SPACE	129.95	17.48	休憩用地
OTHER SPECIFIED USES	41.44	5.57	其他指定用途
GREEN BELT	156.14	21.27	綠化地帶
NULLAH	0.44	0.06	明渠
MAJOR ROAD ETC.	80.87	10.88	主要道路等
TOTAL PLANNING SCHEME AREA	743.48	100.00	規劃範圍面積

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/TW/35 的修訂
AMENDMENT TO APPROVED PLAN No. S/TW/35

AMENDMENT EXHIBITED UNDER SECTION 5
OF THE TOWN PLANNING ORDINANCE

AMENDMENT ITEM A

(參看附表)
(SEE ATTACHED SCHEDULE)

2023年4月28日 按照城市規劃條例第5條展示的
核准圖編號 S/TW/35 的修訂
AMENDMENT TO APPROVED PLAN No. S/TW/35 EXHIBITED
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON
28 APRIL 2023

C. K. YIP
SECRETARY
TOWN PLANNING BOARD

葉子季
城市規劃委員會秘書

香港城市規劃委員會依據城市規劃條例擬備的荃灣分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
TSUEN WAN - OUTLINE ZONING PLAN

SCALE 1:5000 比例尺

1:5000 比例尺

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/TW/36

**SCHEDULE OF AMENDMENTS TO
THE APPROVED TSUEN WAN OUTLINE ZONING PLAN NO. S/TW/35
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendment to Matters shown on the Plan

- Item A – Rezoning of a site at the upper section of Lo Wai Road from “Green Belt” to “Government, Institution or Community (10)” (“G/IC(10)”).

II. Amendment to the Notes of the Plan

Incorporation of the Notes for the “G/IC(10)” sub-zone, and to update the planning intention of the “Government, Institution or Community” zone.

Town Planning Board

28 April 2023

List of Representer and Commenters in respect of the
Draft Tsuen Wan Outline Zoning Plan No. S/TW/36

有關《荃灣分區計劃大綱草圖編號 S/TW/36》的申述人和提意見人名單

I. List of Representer 申述人名單

Representation No. 申述編號 (TPB/R/S/TW/36-)	Name of Representer 申述人名單
R1	Mary Mulvihill

II. List of Commenters 提意見人名單

Comment No. 意見編號 (TPB/R/S/TW/36-)	Name of Commenters 提意見人名單
C1	Longest Profit (Hong Kong) Limited
C2	Mary Mulvihill (also R1)

Tsuen Wan and West Kowloon District

[Mr Derek P.K. Tse, District Planning Officer/Tsuen Wan and West Kowloon (DPO/TWK), Mr Michael K.K. Cheung, Ms Jessica Y.C. Ho and Mr Lui Wing Cho, Senior Town Planners/Tsuen Wan and West Kowloon (STPs/TWK), 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/35
(MPC Paper No. 2/23)

3. The Secretary reported that the proposed amendments mainly involved rezoning of a site in Tsuen Wan. Mr Stanley T.S. Choi had declared an interest on the item for his spouse being a director of a company which owned properties in Tsuen Wan. The Committee noted that Mr Stanley T.S. Choi had not yet joined the meeting.

Presentation and Question Sessions

4. With the aid of a Powerpoint presentation, Mr Michael K.K. Cheung, STP/TWK, briefed Members on the background, the proposed amendments to the Outline Zoning Plan (OZP) and the Notes of the OZP, the technical considerations, consultation conducted and department comments as detailed in the Paper. The proposed amendment was to rezone a site at the upper section of Lo Wai Road from “Green Belt” to “Government, Institution or Community (10)” (“G/IC(10)”) for a proposed private columbarium development (Amendment Item A).

5. The Chairman remarked that the proposed amendment was to take forward the decision of the Committee on 25.6.2021 to partially agree to the s.12A application No. Y/TW/15. Should the Committee agree to the proposed amendment, the draft OZP would be gazetted for public inspection. The representations and comments on representations received would be submitted to the Board for consideration. The Chairman invited question from Members.

6. Some Members raised the following questions :
- (a) whether s.16 application would be required for the proposed columbarium development under the “G/IC(10)” zone;
 - (b) noting the applicant had proposed in the s.12A application that not less than 50 niches would be offered free of charge to the local villagers, whether there was any information on the detailed arrangement; and
 - (c) in view of the deficit in some Government, institution and community (GIC) facilities in the Tsuen Wan Planning Area, whether social welfare facilities would be provided within the Site.
7. In response, with the aid of some Powerpoint slides, Mr. Derek P.K. Tse, DPO/TWK, made the following main points:
- (a) ‘Columbarium’ use was proposed under Column 2 of the Notes for the “G/IC(10)” zone. A s.16 application would need to be submitted for the proposed columbarium development and its development details and other technical aspects would be subject to further consideration by the Committee;
 - (b) according to the applicant of the s.12A application, in order to address the views of some local villagers, not less than 50 niches would be offered free of charge to local villagers with financial difficulties. The detailed arrangement would be provided in the s.16 application; and
 - (c) according to the indicative scheme of the s.12A application, no social welfare facilities would be provided within the proposed columbarium development. The applicant had proposed under the s.12A application to stipulate some GIC uses such as ‘Social Welfare Facility’ and ‘Religious Institution’ under Column 1 to allow flexibility for provision of such facilities in the future development. However, Planning Department (PlanD) considered it appropriate to put the two GIC uses under Column 2 such that the development details and technical aspects, especially the

traffic impact, would be further considered by the Committee under the s.16 application.

8. Noting that there were discrepancies between paragraph 4.4 of the Paper and paragraph 8.9.18 of the Explanatory Statement (ES) of the OZP regarding the planning considerations for stipulating the GIC uses under Column 2, the Chairman suggested and Members agreed to amend the ES as follows :

Paragraph 8.9.18 of the ES of the OZP

“To allow flexibility for other GIC uses within this sub-zone, religious institution, residential institution and social welfare facilities uses may *be permitted by the Board on application under section 16 of the Ordinance subject to consideration of the development details and technical aspects, especially the traffic impact along Lo Wai Road*, ~~upon obtaining planning permission of the Board under section 16 of the Ordinance, be permitted provided that the traffic impact along Lo Wai Road would be mitigated to the satisfaction of the Transport Department or of the Board.~~”

9. After deliberation, the Committee decided 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 of the Paper (to be renumbered to S/TW/36 upon exhibition) and its Notes at Attachment III of the Paper were suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance; and
 - (b) adopt the revised ES at Attachment IV of the Paper, with amendments in paragraph 7 above, for the draft Tsuen Wan OZP No. S/TW/35A as an expression of the planning intentions and objectives of the Town Planning Board for various land use zonings of the OZP and the revised ES would be published together with the OZP.
10. 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 Town Planning Ordinance. Any major revisions would be submitted for the Board's consideration.