

Amendments to the Approved Tsuen Wan Outline Zoning Plan No. S/TW/28



Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing

18.4.2012



Planning Department

Public Inspection

Draft Tsuen Wan OZP No. S/TW/29 exhibited for public inspection for 2 months from 24.2.2012 to 24.4.2012 at:

- Secretariat of the TPB
- Planning Enquiry Counters at North Point & Sha Tin Government Offices
- Tsuen Wan District Office

Major Amendments

Amendments to the OZP

- Building Height Restrictions
- Rezoning Proposals
- Designation of Building Gaps and Non-building areas

Purpose of Building Height Restrictions

- Better planning control to meet the public aspirations for a better living environment
- More certainty and transparency for development
- Better air ventilation
- Provide opportunity for the public and stakeholders to make representations on development restrictions

Considerations of formulating development restrictions

- Physical environment
- Infrastructural facilities
- Urban design
- Building height concept
- Air ventilation

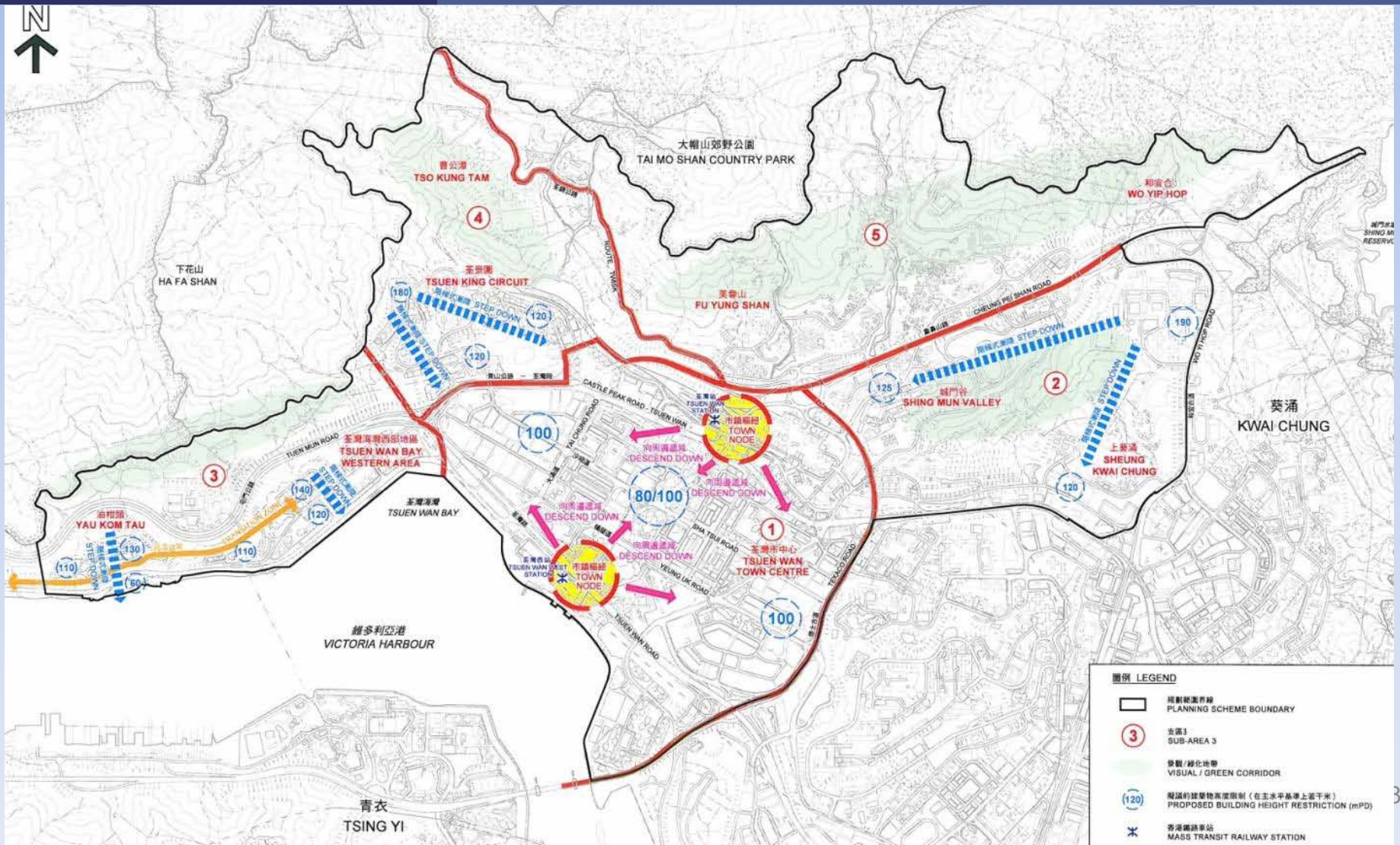
Urban Design Considerations in formulating BH restrictions

- Stepped building height concept set out in the Urban Design Guidelines
- Topography
- Local character
- Predominant land uses
- Existing building height profile
- Development / redevelopment potential
- Air ventilation
- Compatibility with the surrounding areas
- Striking a balance between public interest and private development rights

Urban Design Principles

- Stepped building height profile surrounding twin town nodes within Tsuen Wan Town Centre
- Avoid further proliferation of high-rise buildings and further excessively tall and out-of-context buildings along the waterfront
- Stepped building height profile with lower buildings along the waterfront and taller buildings in the inland
- The height profile should be sympathetic and compatible in scale and proportion with the surrounding areas
- Preserve existing green/visual corridors and major air paths

Urban Design Principles



Sub-areas

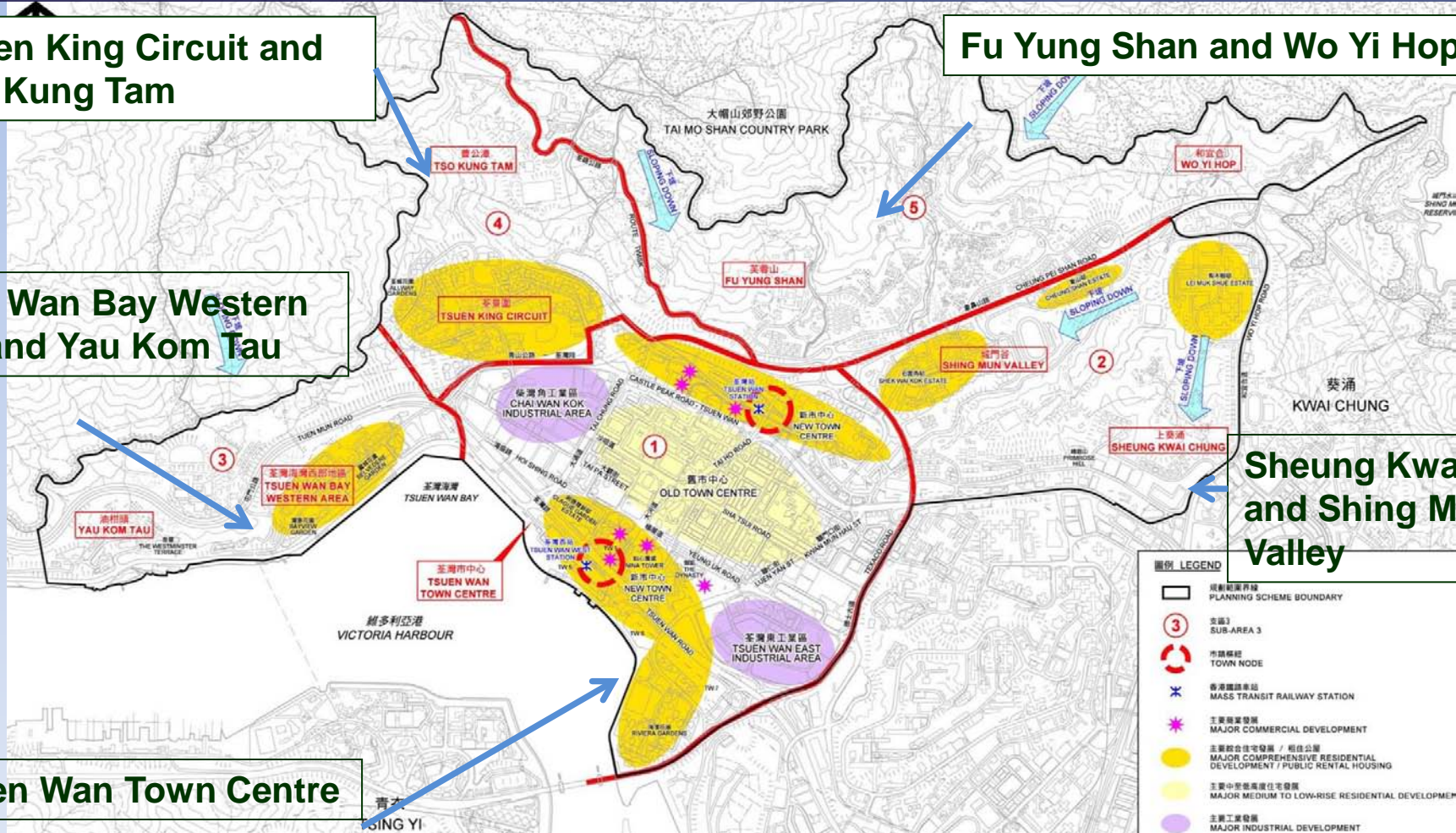
Tsuen King Circuit and Tso Kung Tam

Fu Yung Shan and Wo Yi Hop

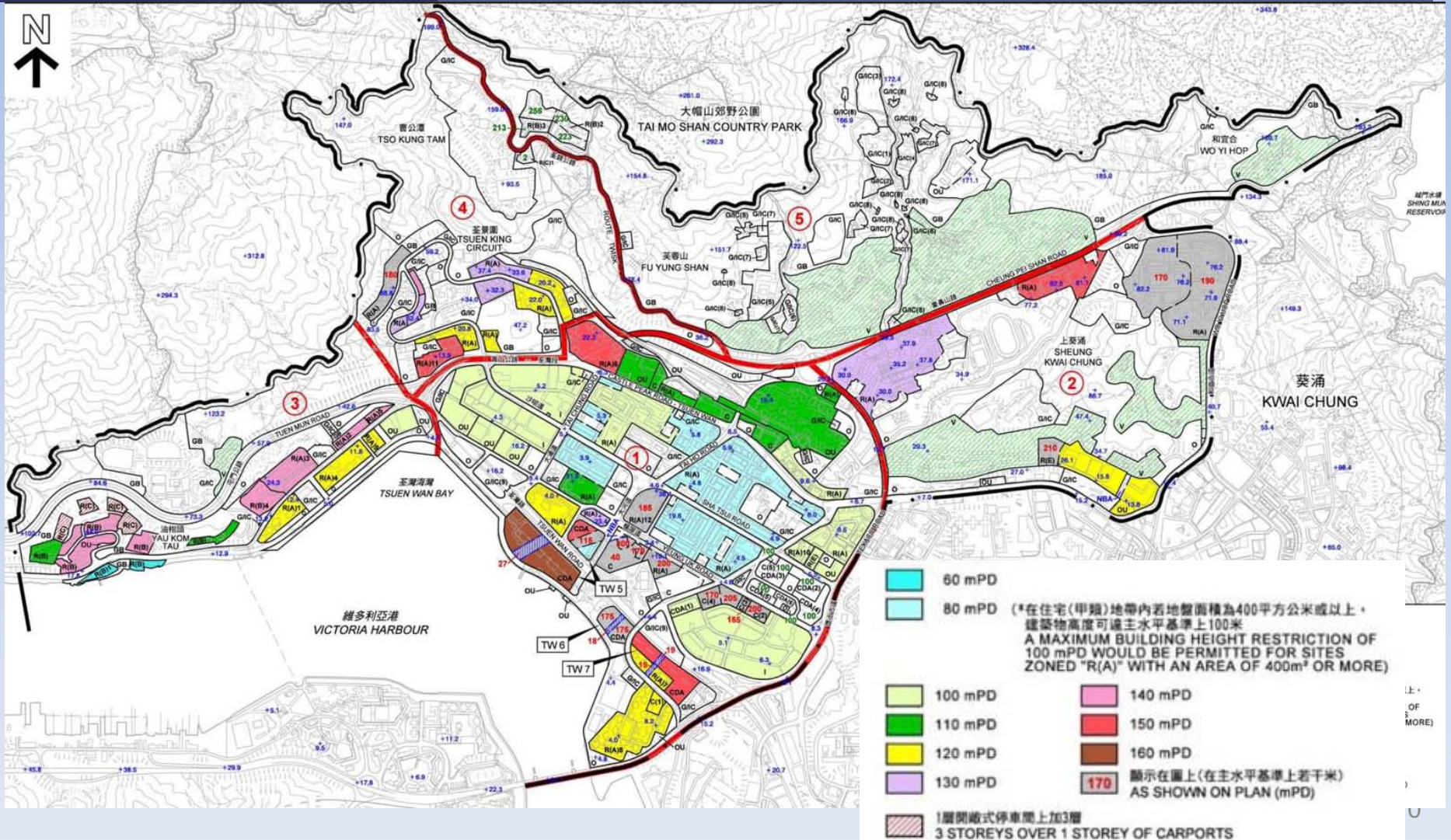
Tsuen Wan Bay Western Area and Yau Kom Tau

Sheung Kwai Chung and Shing Mun Valley

Tsuen Wan Town Centre



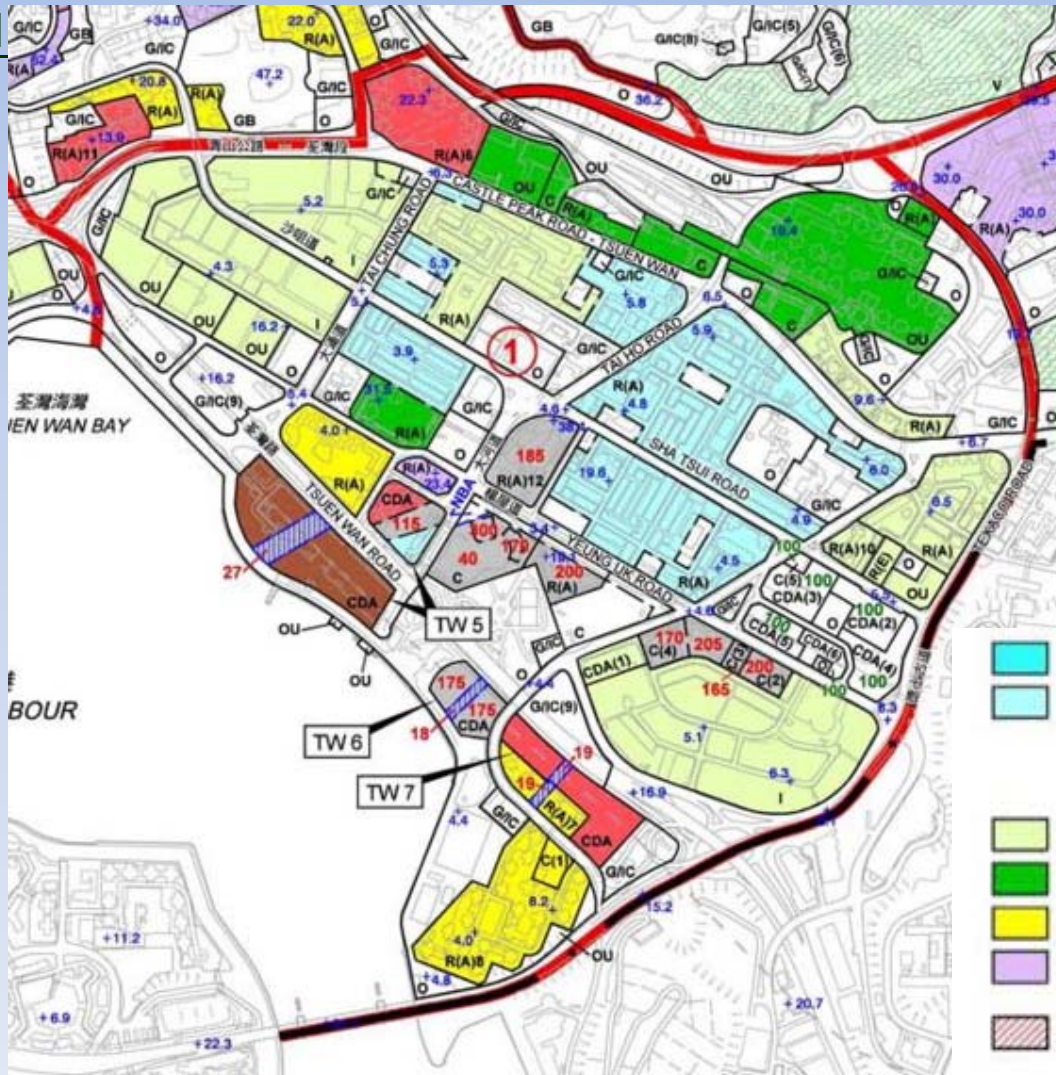
Proposed Building Height Restrictions



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OF
MORE)

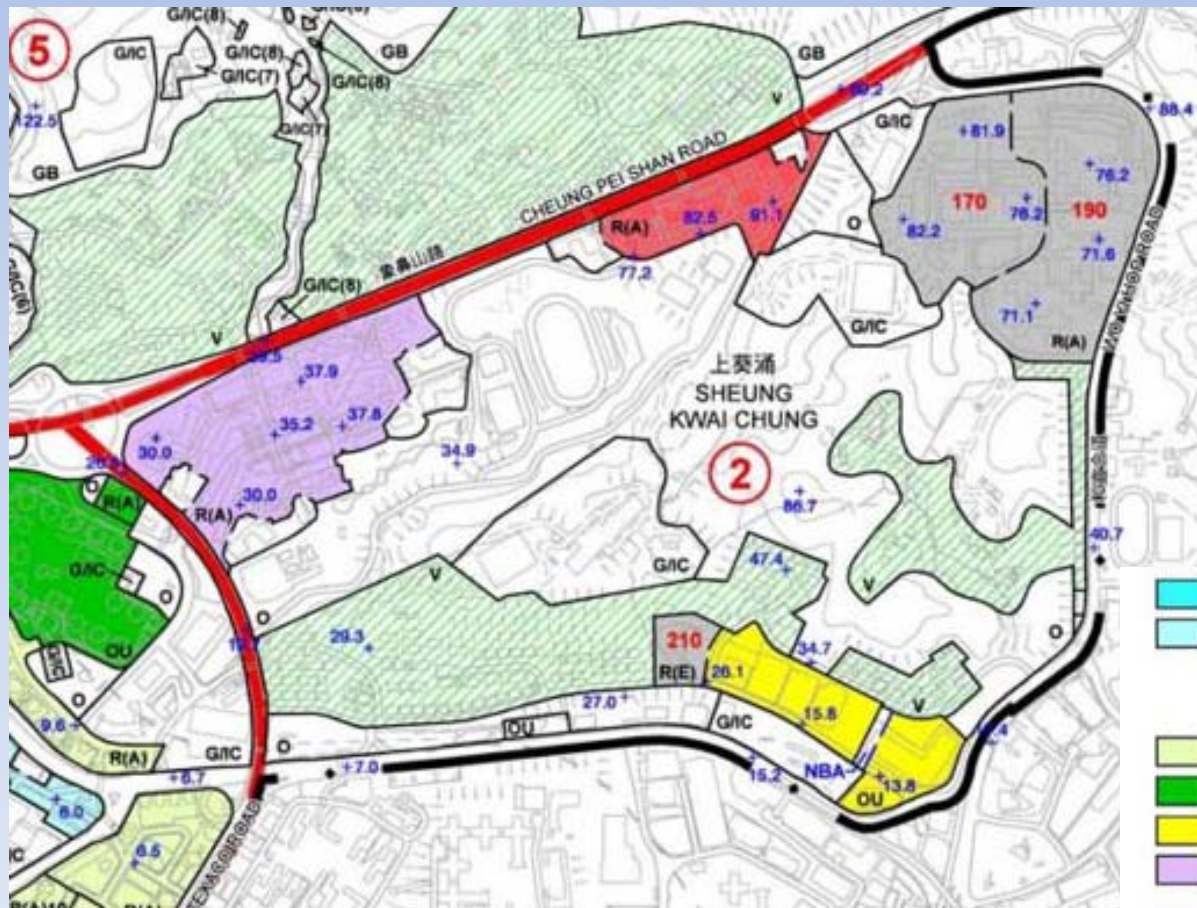
Proposed Building Height Restrictions

Sub-Area 1



Proposed Building Height Restrictions

Sub-Area 2

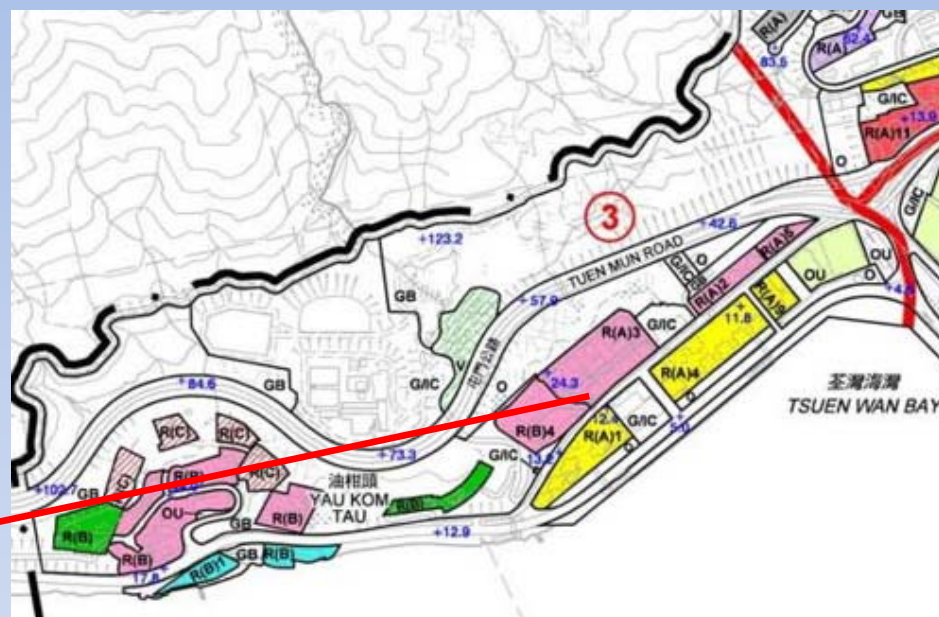


- | | | | |
|---|---|---|---|
|  | 60 mPD | | |
|  | 80 mPD | (*在住宅(甲類)地帶內若地盤面積為400平方米或以上, 建築物高度可達主水平基準上100米
A MAXIMUM BUILDING HEIGHT RESTRICTION OF 100 mPD WOULD BE PERMITTED FOR SITES ZONED "R(A)" WITH AN AREA OF 400m ² OR MORE) | |
|  | 100 mPD |  | 140 mPD |
|  | 110 mPD |  | 150 mPD |
|  | 120 mPD |  | 160 mPD |
|  | 130 mPD |  | 顯示在圖上(在主水平基準上若干米)
AS SHOWN ON PLAN (mPD) |
|  | 1層開敞式停車間上加3層
3 STOREYS OVER 1 STOREY OF CARPORTS | | |

Proposed Building Height Restrictions

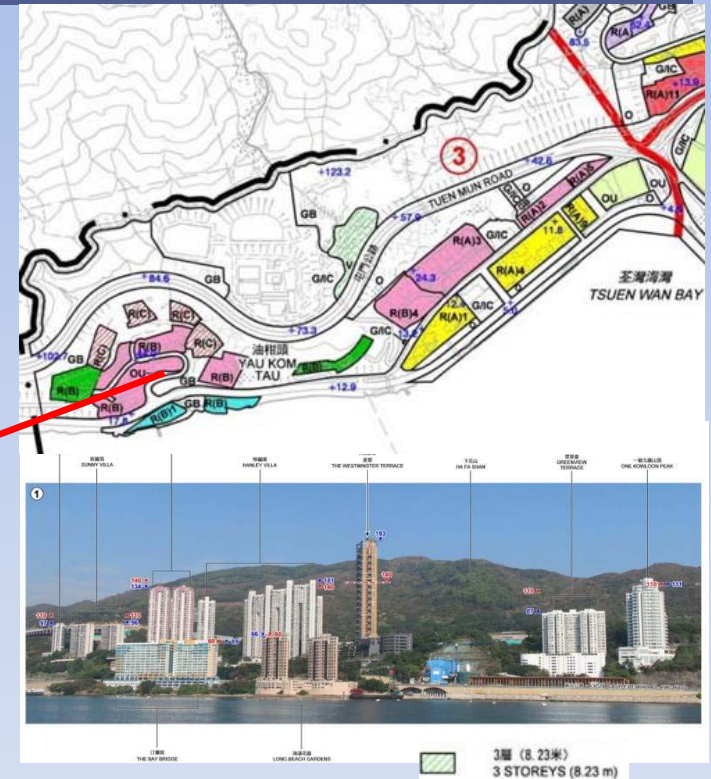
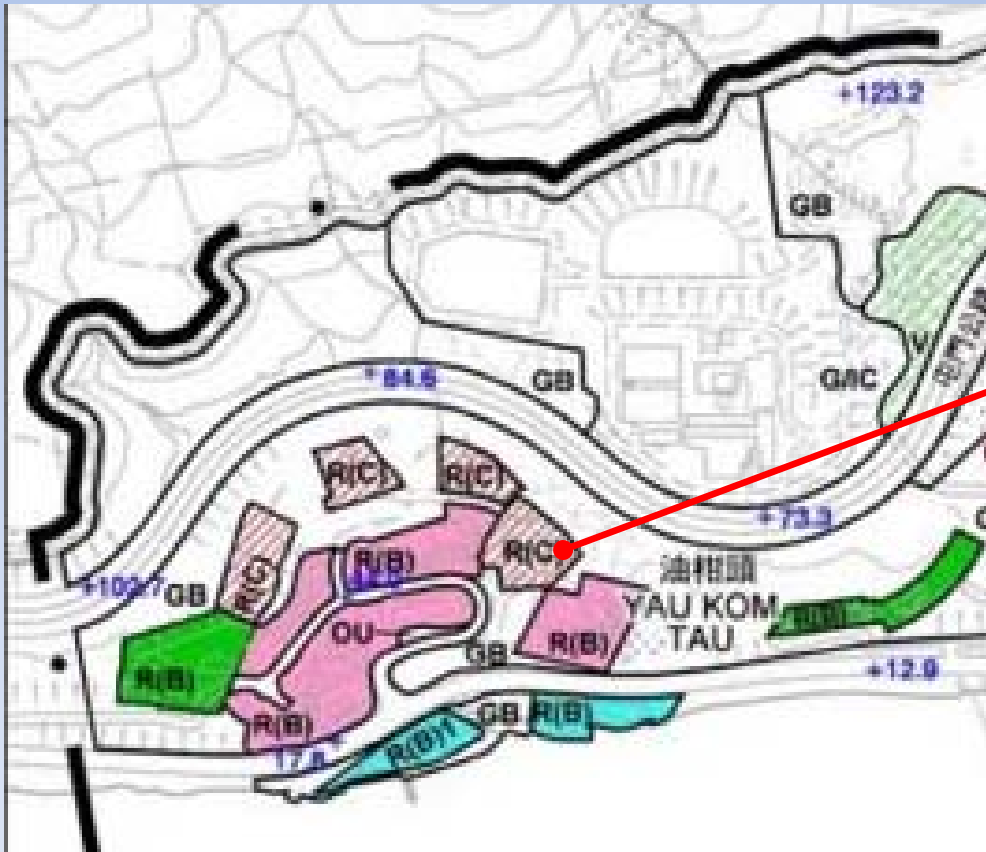
Sub-Area 3

Tsuen Wan Bay Western Area



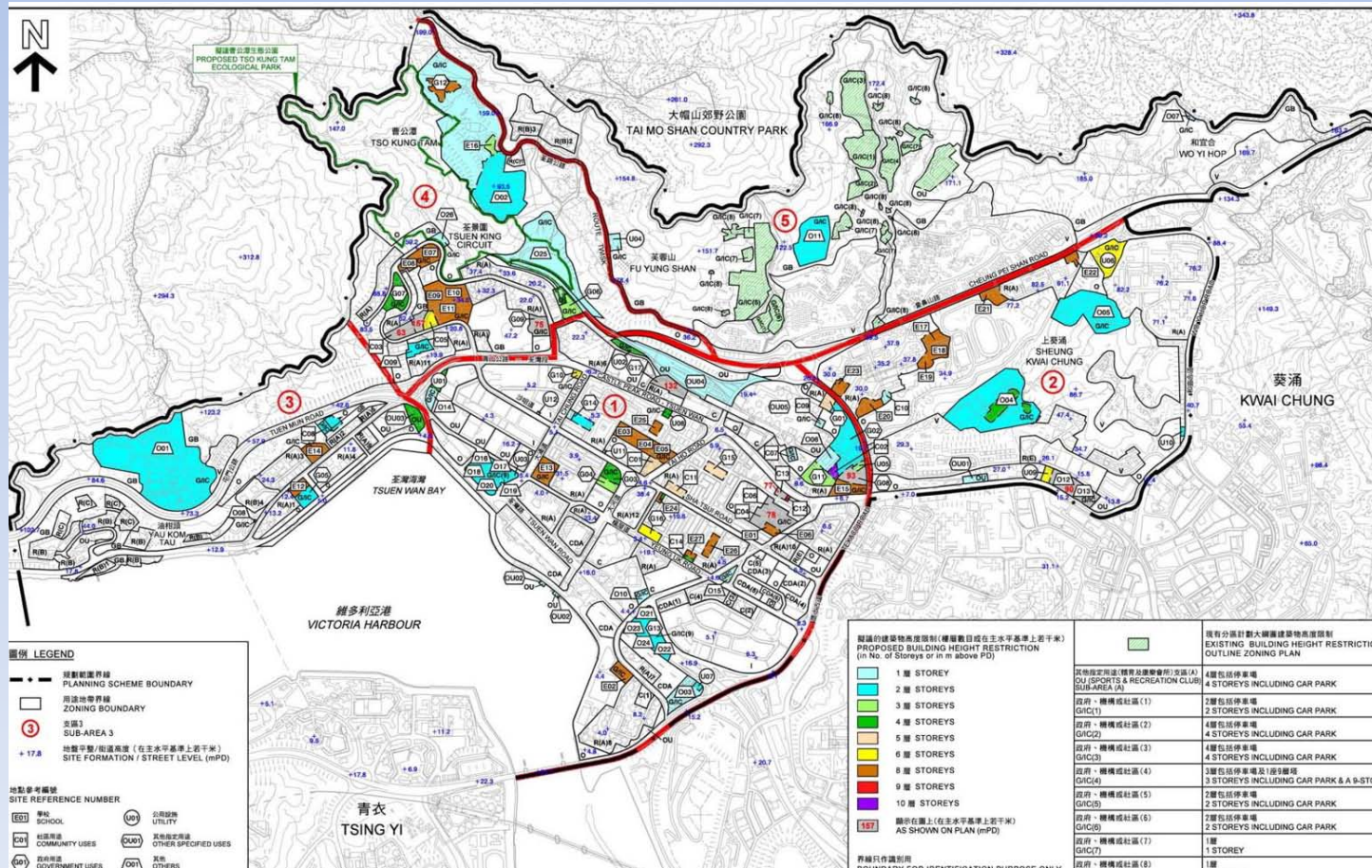
Proposed Building Height Restrictions

Yau Kom Tau



Proposed Building Height Restrictions

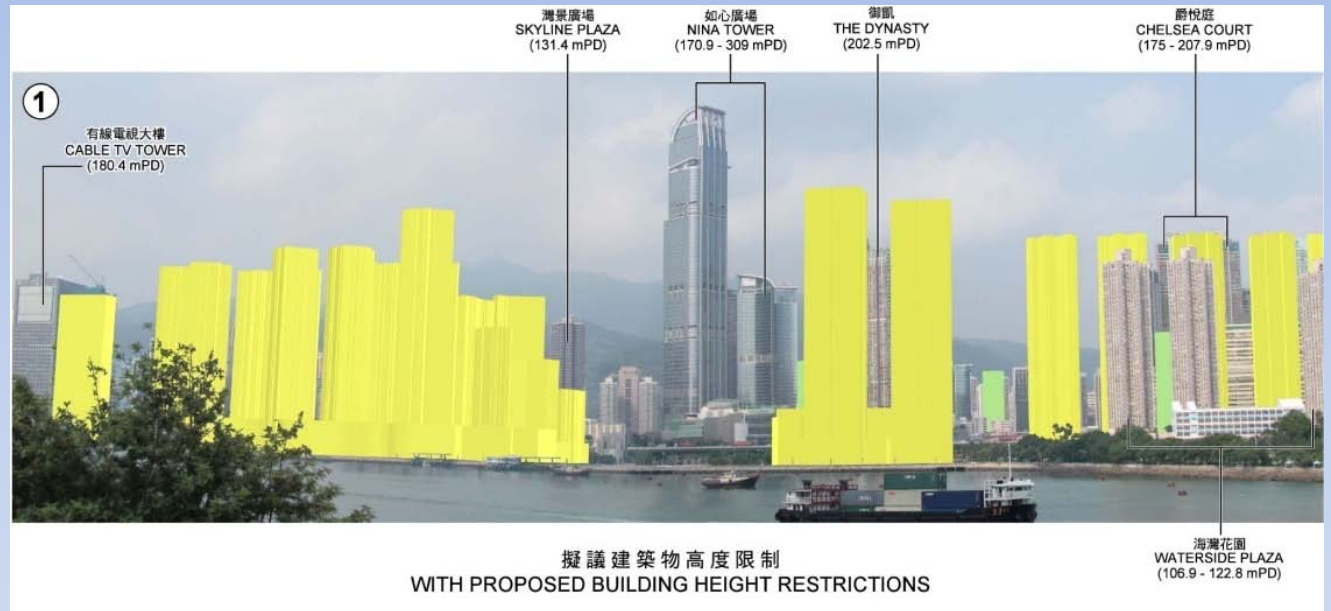
“G/IC” and “OU” sites



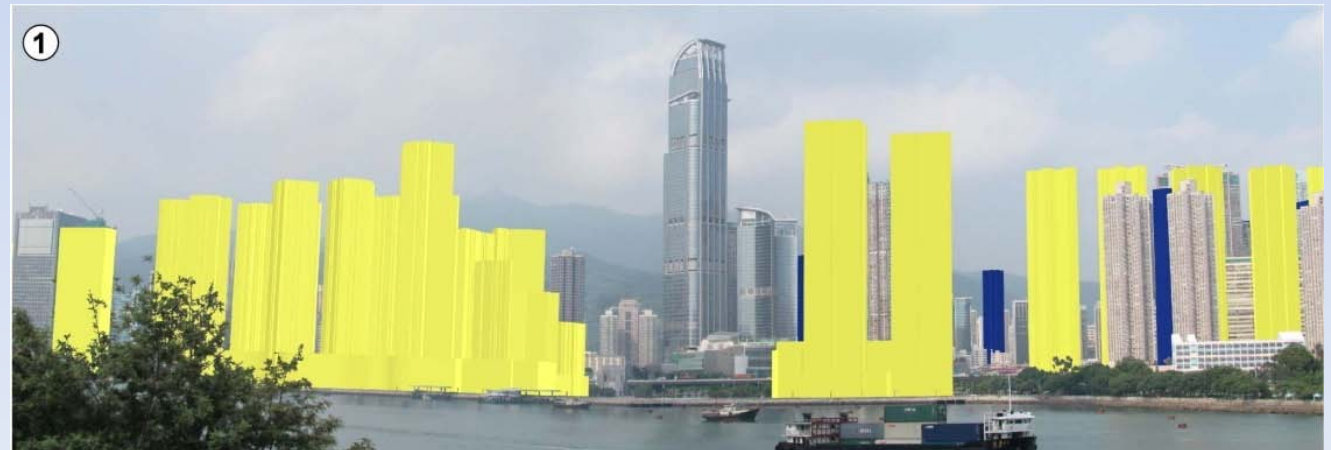
Appraisal of Visual Impact

Sub-Area 1

Photomontage with proposed building height restrictions



Photomontage without building height restrictions



Appraisal of Visual Impact

Sub-Areas 2 to 4

Photomontage with proposed building height restrictions



Photomontage without building height restrictions



Appraisal of Visual Impact

Sub-Area 5

Photomontage with proposed building height restrictions



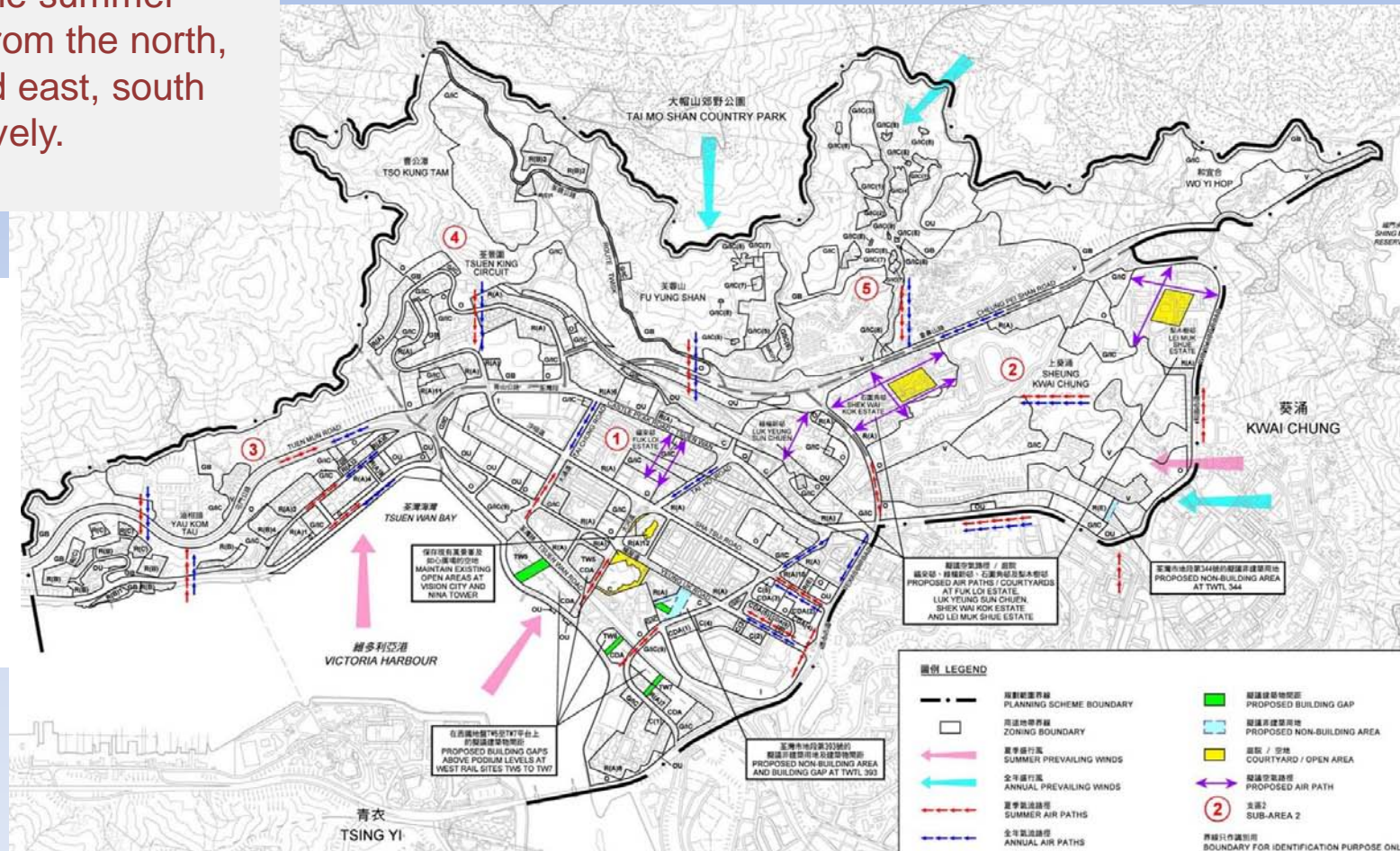
Photomontage without building height restrictions



Air Ventilation Assessment

The major annual and the summer prevailing winds come from the north, north-east and east, and east, south and south-east respectively.

Roads, open spaces, parks, low-rise GIC developments, slopes and hills etc. are essential to air ventilation or could be key wind corridors to ventilate the Area.



Designation of Building Gaps

Designation of Building Gaps

- West Rail Sites TW5 to TW7
- Waterside Plaza



Other Rezoning Proposals

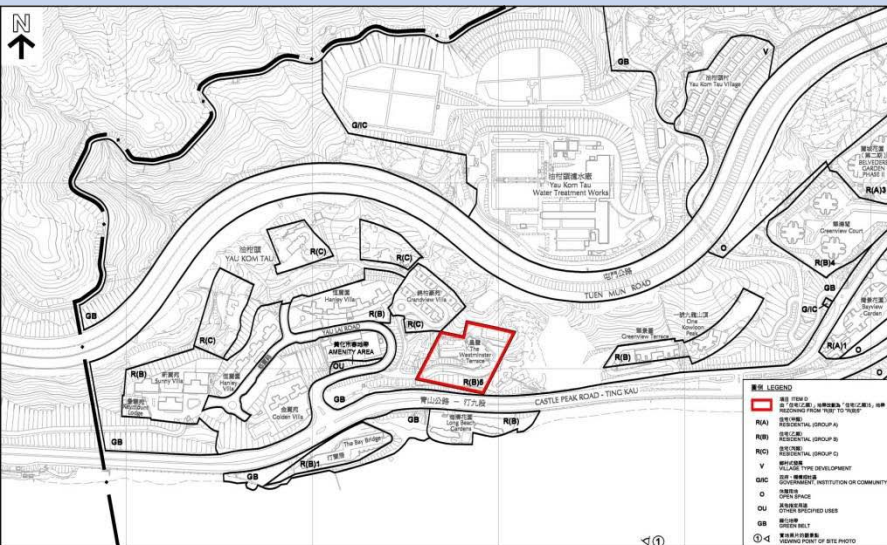
- Rezoning of a site occupied by The Westminster Terrace at Yau Kom Tau from “R(B)” to “R(B)5” zone, and stipulating with building height restriction of 140mPD without the provision of the claim for the existing building height.

Proposal

Maximum Plot Ratio: **2.1**

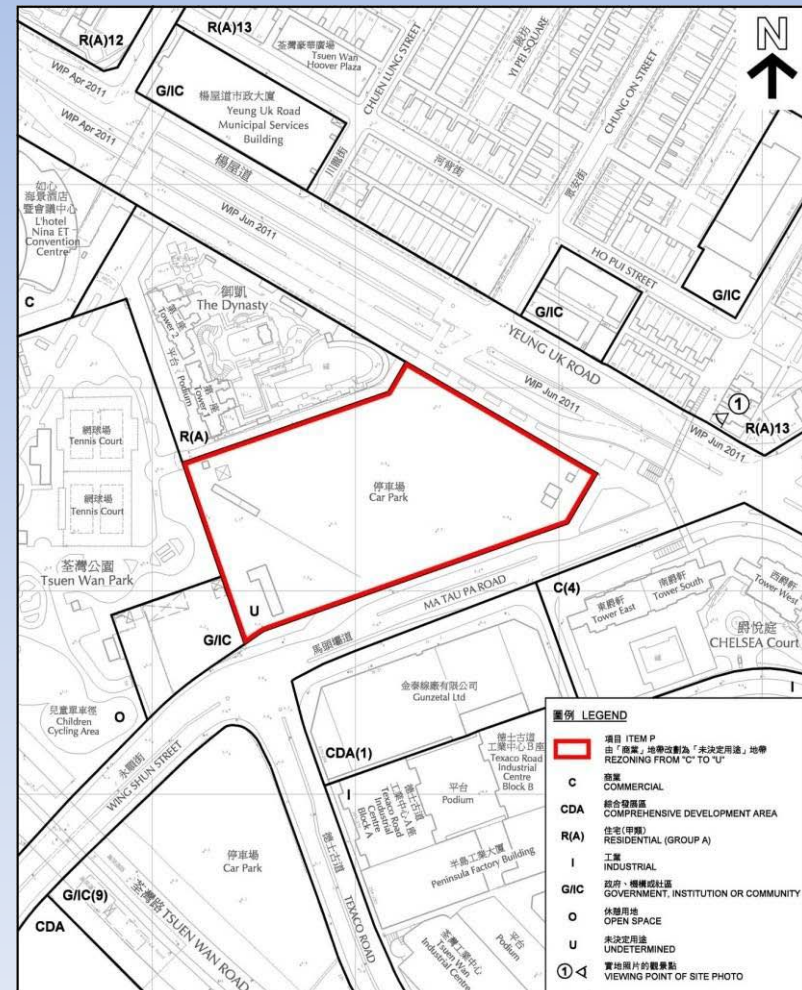
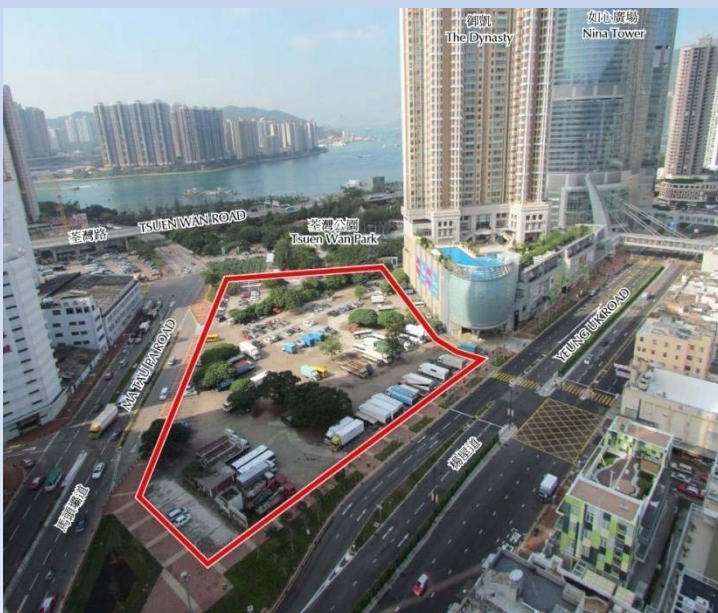
Maximum building height: **140mPD**

Rezone to “R(B)5” zone



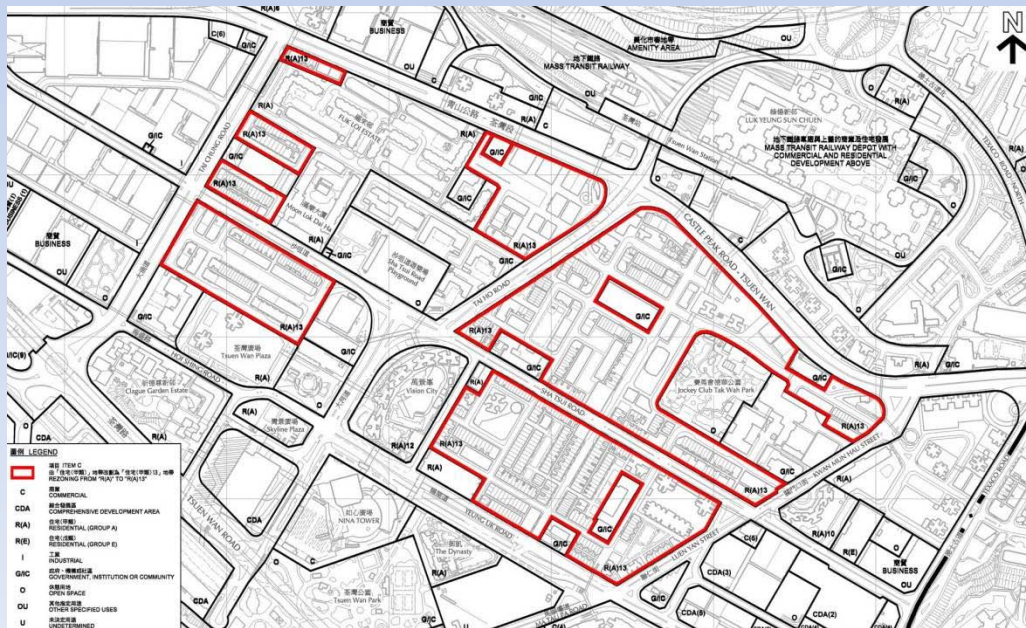
Rezone “Undetermined” Sites

- Rezoning of a site at the junction of Yeung Uk Road and Ma Tau Pa Road from “C” to “Undetermined”



Other Rezoning Proposals

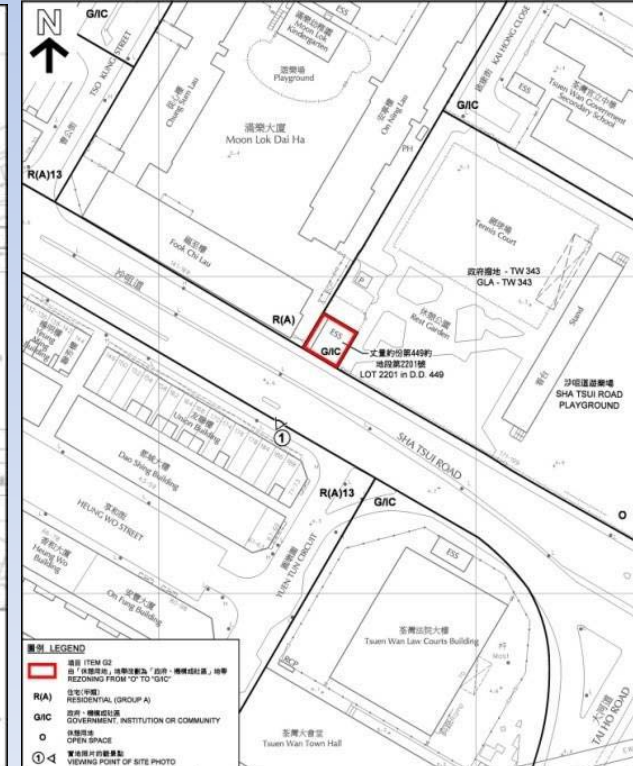
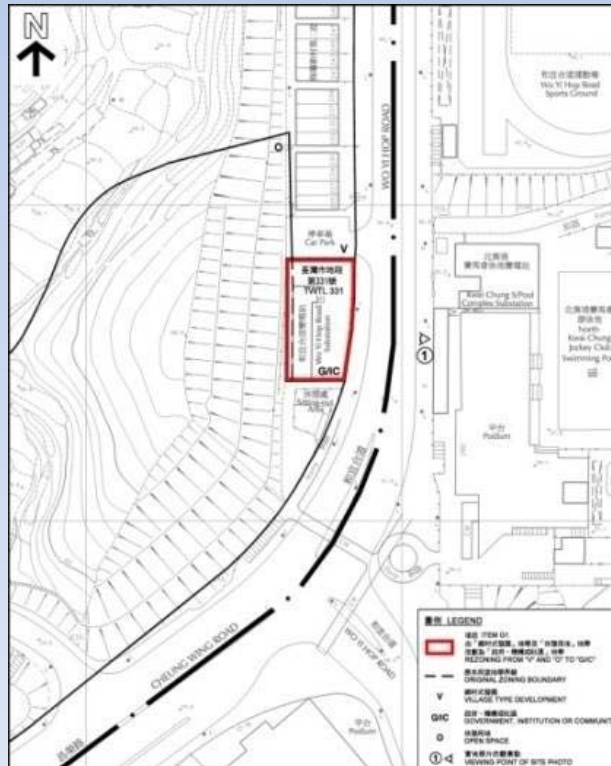
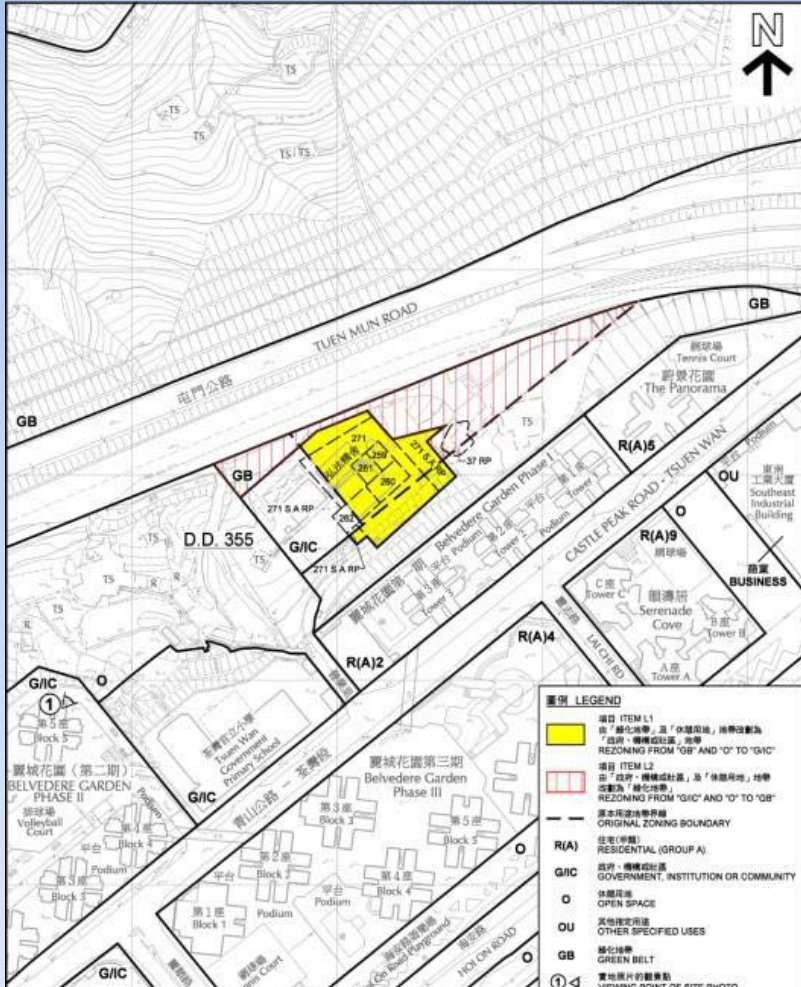
- Rezoning of various areas in Tsuen Wan Town Centre bounded by Castle Peak Road, Kwan Mun Hau Street, Luen Yan Street, Yeung Uk Road, Hoi Shing Road and Tai Chung Road from “R(A)” to “R(A)13” and stipulating a BH restriction of 80 mPD and 100 mPD under the two-tier height control



Rezone “G/IC” Sites

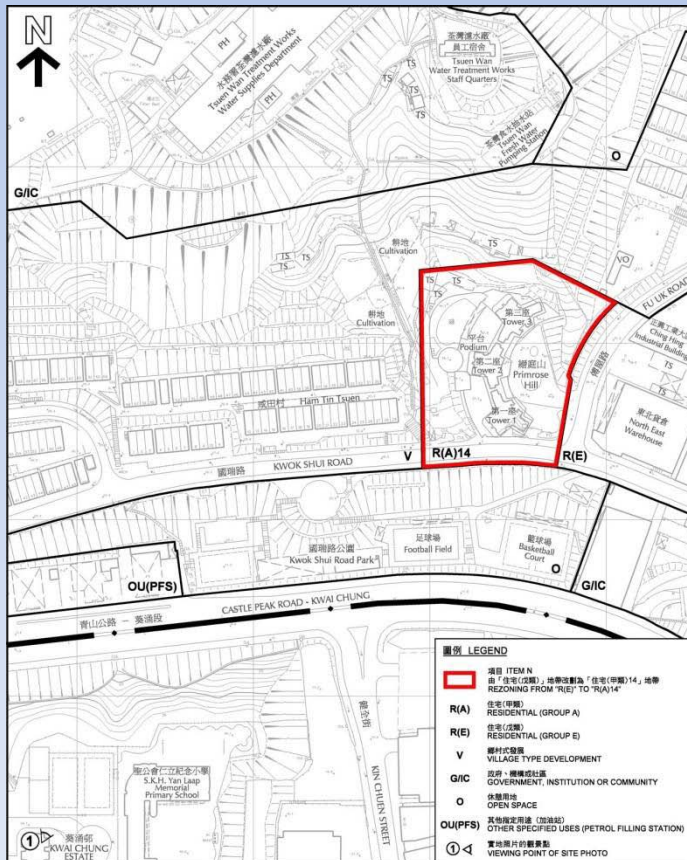
- Rezoning of 8 free-standing GIC facilities in Cheung Shan Estate and Shek Wai Kok Estate from “R(A)” to “G/IC”
- Rezoning of 12 free-standing GIC facilities from “R(A)” or “C” to “G/IC”
- Rezoning of three electricity substations from “V”, “O” or “I” to “G/IC”
- Rezoning of two narrow strips of land occupied by Tsuen Wan Fresh Water Service Reservoir and Treatment Works from “V” and “O” to “G/IC”

Rezone "Open Space" Sites



Other Rezoning Proposals

- Rezoning of a site occupied by Primrose Hill at Kwok Shui Road from “R(E)” to “R(A)14”



Proposal

Maximum Domestic GFA: 35,974m²

Maximum Non-domestic GFA: 1,000m²

Rezone to “R(A)14” zone

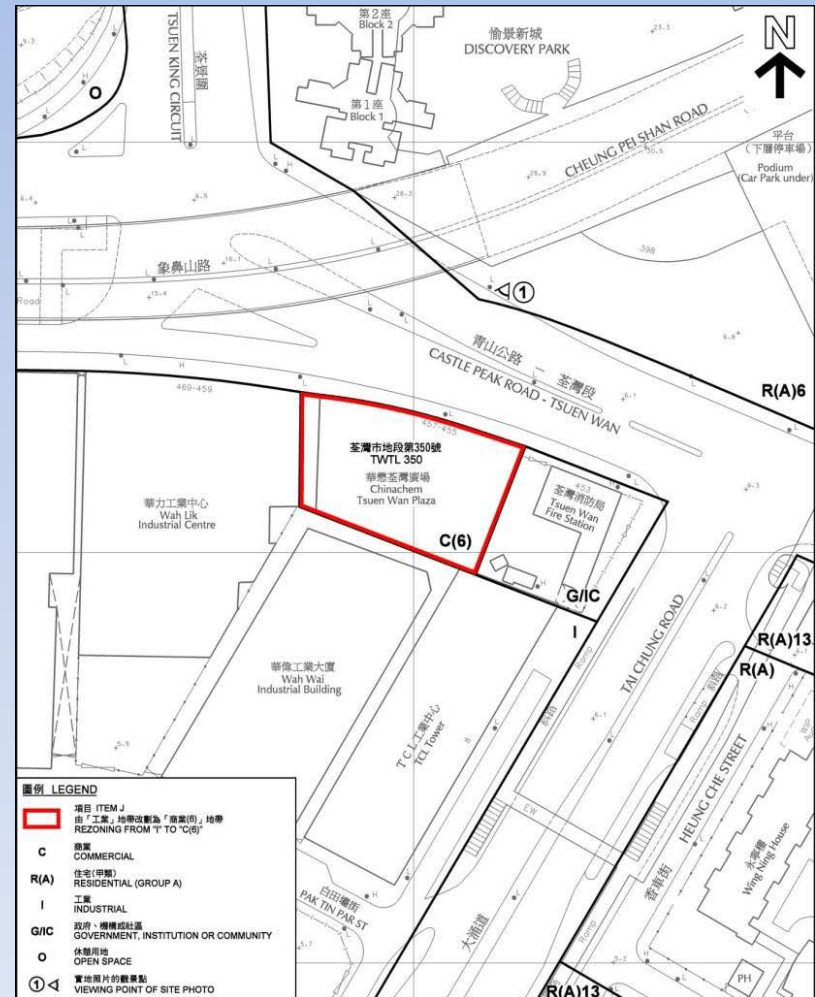
Other Rezoning Proposals

- Rezoning of a site occupied by Chinachem Tsuen Wan Plaza at the northern tip of Chai Wan Kok Industrial Area abutting Castle Peak Road from “I” to “C(6)”

Proposal

Maximum GFA: 14,915m²

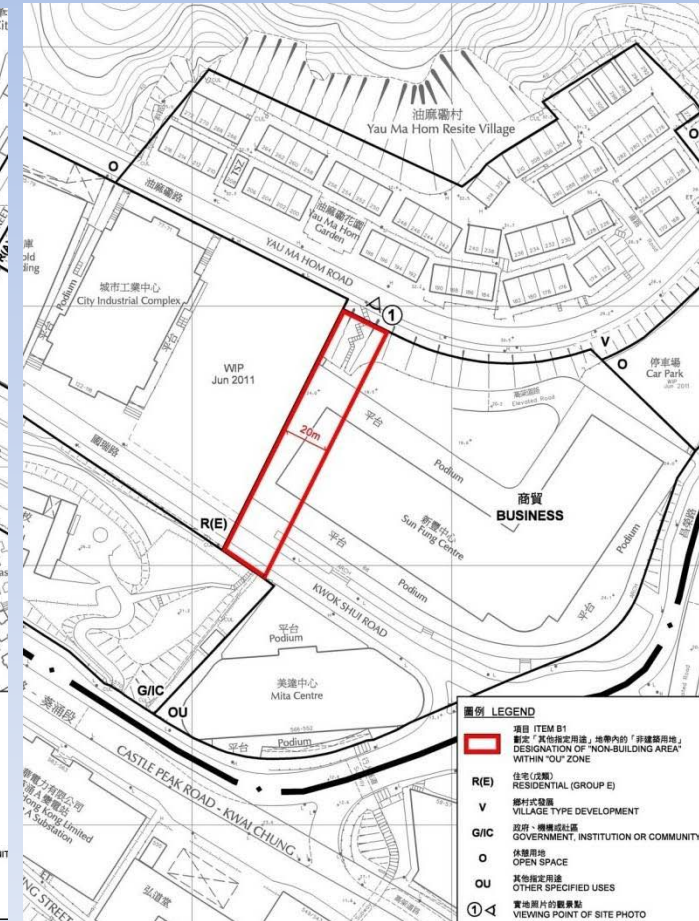
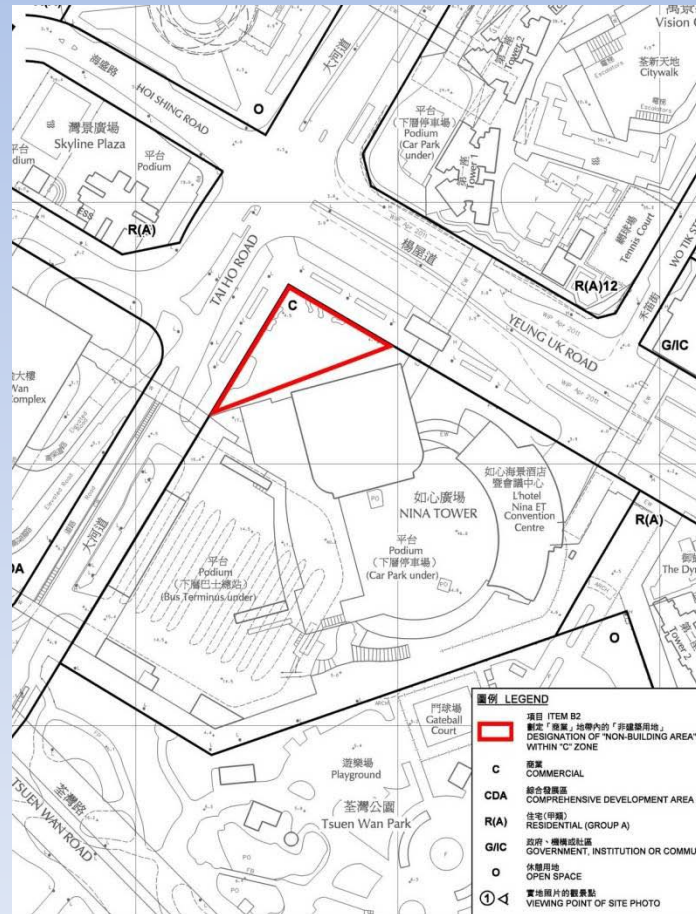
Rezone to “C(6)” zone



Designation of Non-building areas

Designation of Non-building areas

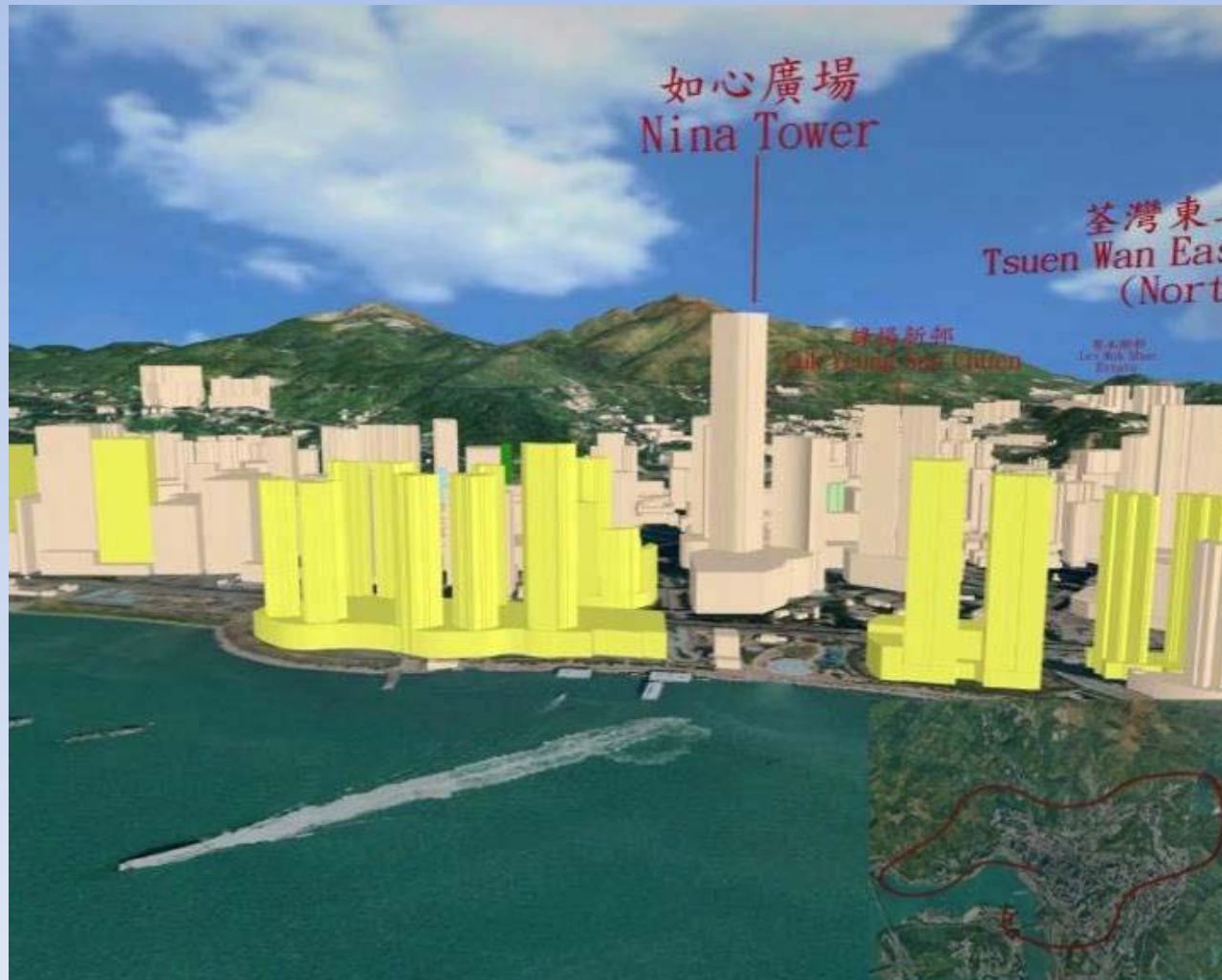
- Sun Fung Centre at 88 Kwok Shui Road
- Nina Tower at 8 Yeung Uk Road



Other Rezoning Proposals

- Rezoning of a section of Yeung Uk Road from “C” and “R(A)” to area shown as ‘Road’
- Revision to the annotation of the “OU” zone for Mass Transit Railway from “Mass Transit Railway” to “Railway”
- Amendments to and updates on the Notes and Explanatory Statement of the Outline Zoning Plan
- Other technical amendments
- All buildings can be redeveloped to their existing BHs except existing buildings which are excessively tall / incompatible with surrounding areas
- Allow minor relaxation of BH / PR / GFA / Building Gap/ NBA restrictions on application to TPB

Fly Through



The End