

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

For discussion
on 2 June 2016

TFK/03/2016

AMENDMENTS TO THE APPROVED TSUEN WAN OUTLINE ZONING PLAN NO. S/TW/31

PURPOSE

This paper is to seek Members' views on one amendment to the approved Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/31 that falls within the harbourfront areas (Item B in **Annexes I and II**).

AMENDMENTS TO THE OZP

2. On 13 May 2016, the draft Tsuen Wan OZP No. S/TW/32 (at **Annexes I and II**) containing three amendments was exhibited for public inspection for a period of two months until 13 July 2016.

3. One of the amendments involved revision of the building height restriction (BHR) of a site zoned "Government, Institution or Community" ("G/IC") from 1 to 3 storeys. The site concerned falls within the harbourfront areas.

REVISION OF THE BHR OF THE "G/IC" ZONE AT THE JUNCTION OF TEXACO ROAD, MA TAU PA ROAD AND WING SHUN STREET

4. The site concerned is at the junction of Texaco Road, Ma Tau Pa Road and Wing Shun Street within the Tsuen Wan Town Centre is zoned "G/IC" on the OZP. It occupies a prominent location being at the eastern corner of Tsuen Wan Park and currently being used as a temporary community garden under Short Term Tenancy and a loading/unloading area of Tsuen Wan Park. In response to the Tsuen Wan District Council (TWDC)'s suggestion, the site is proposed to be used for community hall development by Home Affairs Department (HAD). According to HAD's information, the free-standing community hall will accommodate a multi-purpose hall, a conference room, a stage, a stage meeting room, dressing room and other facilities.

5. On the previous OZP, the "G/IC" zone concerned was restricted to a BHR of 1 storey, which was formulated taking into account the existing use as a temporary community garden operated by a non-government organization. As the site is now proposed for the development of a community hall, it is considered appropriate to review

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the BHR to suit the newly planned use for better utilization of scarce land resources. Taking into account the site area, topography, location in particular that the site is within the harbourfront area and adjoining to Tsuen Wan Park, the need of “G/IC” zones to serve as breathing spaces and visual/spatial relief and proposed nature of use, as well as site constraints including the drainage reserve, the BHR is proposed to be revised from 1 to 3 storeys on the OZP.

Visual Aspect

6. Located between the Tsuen Wan Park and the harbourfront, a low-rise 3-storey G/IC development is considered visually compatible with the surrounding context. Situated behind the Tsuen Wan West MTR Station Sites TW5 and TW6 and the elevated Tsuen Wan Road, the proposed development will largely be hidden when viewed from the harbourfront including Tsuen Wan Riviera Park and the proposed waterfront promenade fronting the Tsuen Wan West Station. The site is surrounded by high-rise commercial and residential developments to the north.

7. To illustrate the possible visual impact arising from the relaxation of the BHR of the “G/IC” zone, four photomontages have been prepared from the viewpoints at the major entrance of Tsuen Wan Park near Yeung Uk Road (**Plan 5**), Wing Shun Street (**Plan 6**) and Texaco Road (**Plan 7**) opposite to the site and the footbridge at the junction of Ma Tau Pa Road and Yeung Uk Road (**Plan 8**). These viewpoints are either popular public open spaces or major pedestrian nodes, representing views from different directions and distances.

8. As illustrated by the photomontages, the proposed development is considered visually compatible with the existing environment and will not impose significant visual impacts on the surrounding areas. The photomontages at the viewpoint in Tsuen Wan Park shows that the proposed low-rise G/IC building will be visually screened off by trees and park facilities when viewing from the major entrance of the popular Tsuen Wan Park (**Plan 5**). With a maximum BH of 3 storeys, the “G/IC” zone will continue to serve as visual/spatial relief in the congested Tsuen Wan Town Centre (**Plans 6 and 7**). With suitable building design to be prepared by the implementation department after the rezoning, landscaping and greening, the low-rise community hall building will be able to blend in with the Tsuen Wan Park and the harbourfront areas.

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Air Ventilation Aspect

9. The site is small and does not fall within any major breezeways including those identified in the Air Ventilation Assessment for the Tsuen Wan Area as well as the wind corridor along the 38m wide non-building area designated in the adjoining Tsuen Wan Town Lot 393 extending to Chung On Street. It is anticipated that the proposal would not result in any significant adverse air ventilation impact on the surrounding.

Traffic, Environmental and Infrastructural Aspects

10. The site is located within a well-developed area and is accessible through Ma Tau Pa Road, Texaco Road, Wing Shun Street and other major road links. Its proximity to the Tsuen Wan West MTR Station and other public transport services and the Tsuen Wan Park would render the site convenient for local residents to use the community hall after completion. Parking and loading/unloading facilities will be provided within the development in accordance with the established planning standards. Government departments concerned have no objection/adverse comment on the proposal from traffic, environmental and infrastructural perspectives.

HARBOUR PLANNING PRINCIPLES

11. Considerations have been given to the Harbour Planning Principles (HPPs). The relaxation of the BHR of the “G/IC” zone is considered to be in line with the following HPPs:

Principle 1: Preserving Victoria Harbour

- (a) The amendment does not involve any reclamation within the Victoria Harbour, and the objective to preserve the harbour is fulfilled. The proposed development will largely be hidden when viewed from the harbourfront and considered visually compatible with the surrounding area as shown on the photomontages viewing from the adjoining Tsuen Wan Park and other close-by viewpoints (**Plans 5 to 8**)

Principle 2: Stakeholder Engagement

- (b) The local community has been engaged at early stages of

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the planning process and is still ongoing. The proposed amendments to the OZP were submitted to TWDC on 22 March 2016 for initial views. In general, DC members supported the proposed amendment to facilitate the community hall development while a TWDC member raised the concern on the reprovisioning arrangement of the existing temporary community garden. The Administration explained that possible ways for reprovisioning were being explored and details could be confirmed at a later stage. Separately, the public is invited give views during the public inspection period.

Principle 3: Sustainable Development

- (c) The community hall development could help respond to the district's need for such G/IC facilities. The relaxation of BHR can facilitate better utilization of scarce land resources. Careful consideration has been given in planning the building height and visual corridors/breezeways to ensure sustainability from visual, air ventilation, traffic, environmental and infrastructural aspects.

Principle 4: Integrated Planning

- (d) The BHR of 3 storeys is formulated through integrated planning taking into account multiple factors including site area, topography, location, site constraints, the need of "G/IC" zone serving as breathing spaces and visual/spatial relief, proposed nature of use, nearby land use and infrastructure support.

Principle 5: Proactive Harbour Enhancement

- (e) The existing Tsuen Wan harbourfront mainly provides a relatively passive recreational venue. The development of the community hall to meet the acute demand of G/IC use would benefit local residents, and bring diverse community activities to the site.
- (f) The low-rise 3-storey community hall building is considered visually compatible with the existing environment. With suitable building design, landscaping and greening, the community hall building

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will be able to blend in with the Tsuen Wan Park and the surrounding area, and enhance the overall harbourfront environment.

Principle 6: Vibrant Harbour

- (g) The proposed community hall development serving the general public will attract more local residents to reach and enjoy this part of the harbourfront area.

Principle 7: Accessible Harbour

- (h) Developing a community hall at the site would not affect any existing pedestrian routes to and from the waterfront. It can create a new waterfront destination capitalising on and reinforcing the accessibility to this part of the harbourfront.

Principle 8: Public Enjoyment

- (i) With certain community facilities to be provided within the site, it is expected that the diversified uses would help create a pleasant and attractive environment for public enjoyment.

ADVICE SOUGHT

12. Members are invited to note and comment, if any, on the amendment related to the “G/IC” concerned.

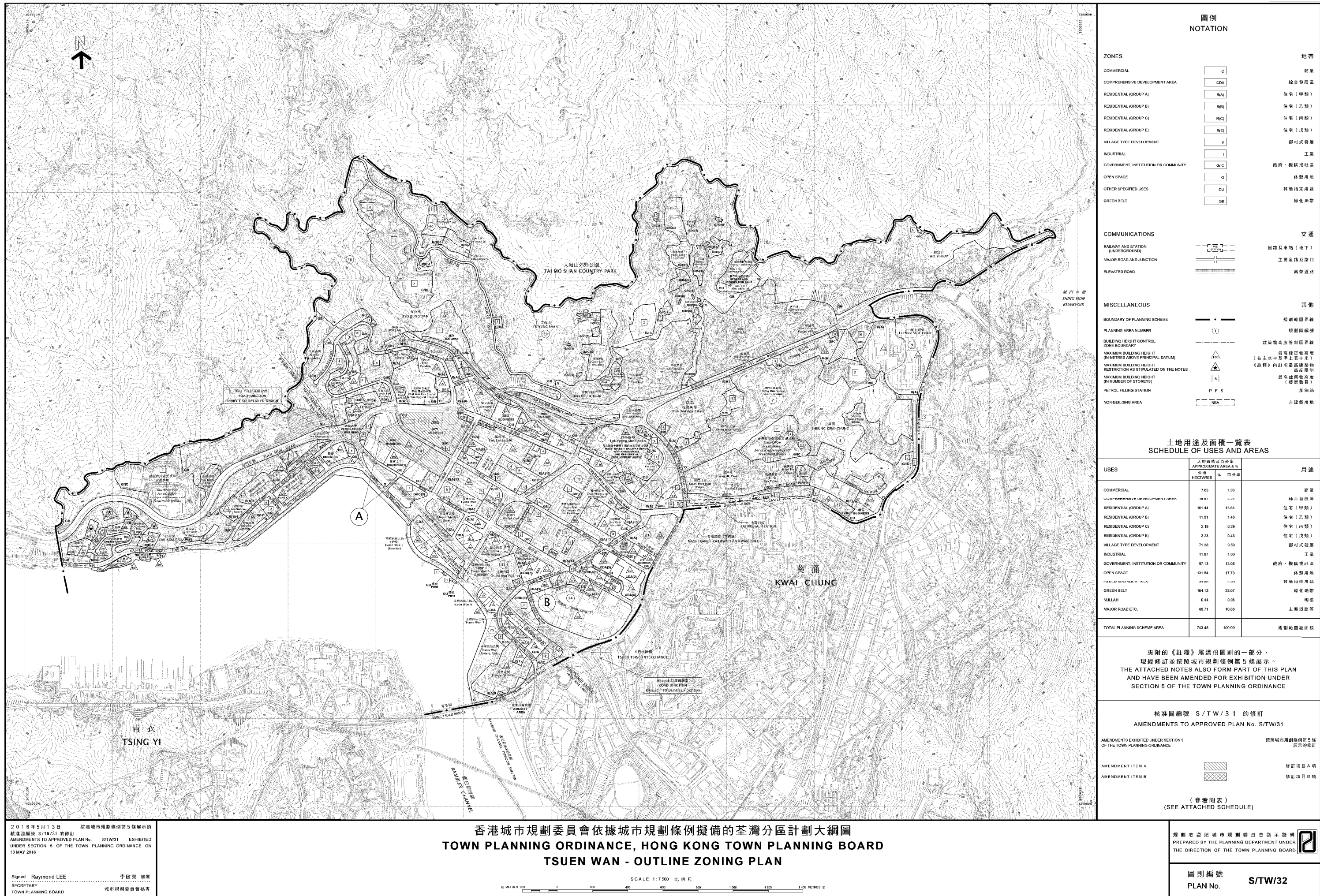
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ATTACHMENTS

Annex I	Draft Tsuen Wan OZP No. S/TW/32 (Reduced in A3 size)
Annex II	Schedule of Amendments to the Draft Tsuen Wan OZP No. S/TW/32
Plan 1	Location plan – Amendment Items A and B
Plan 2	Site Plan – Amendment Item B
Plan 3	Aerial Photo – Amendment Item B
Plan 4	Site Photo – Amendment Item B
Plans 5 to 8	Photomontages – Amendment Item B

**Planning Department
May 2016**



**SCHEDULE OF AMENDMENTS TO THE
APPROVED TSUEN WAN OUTLINE ZONING PLAN NO. S/TW/31
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

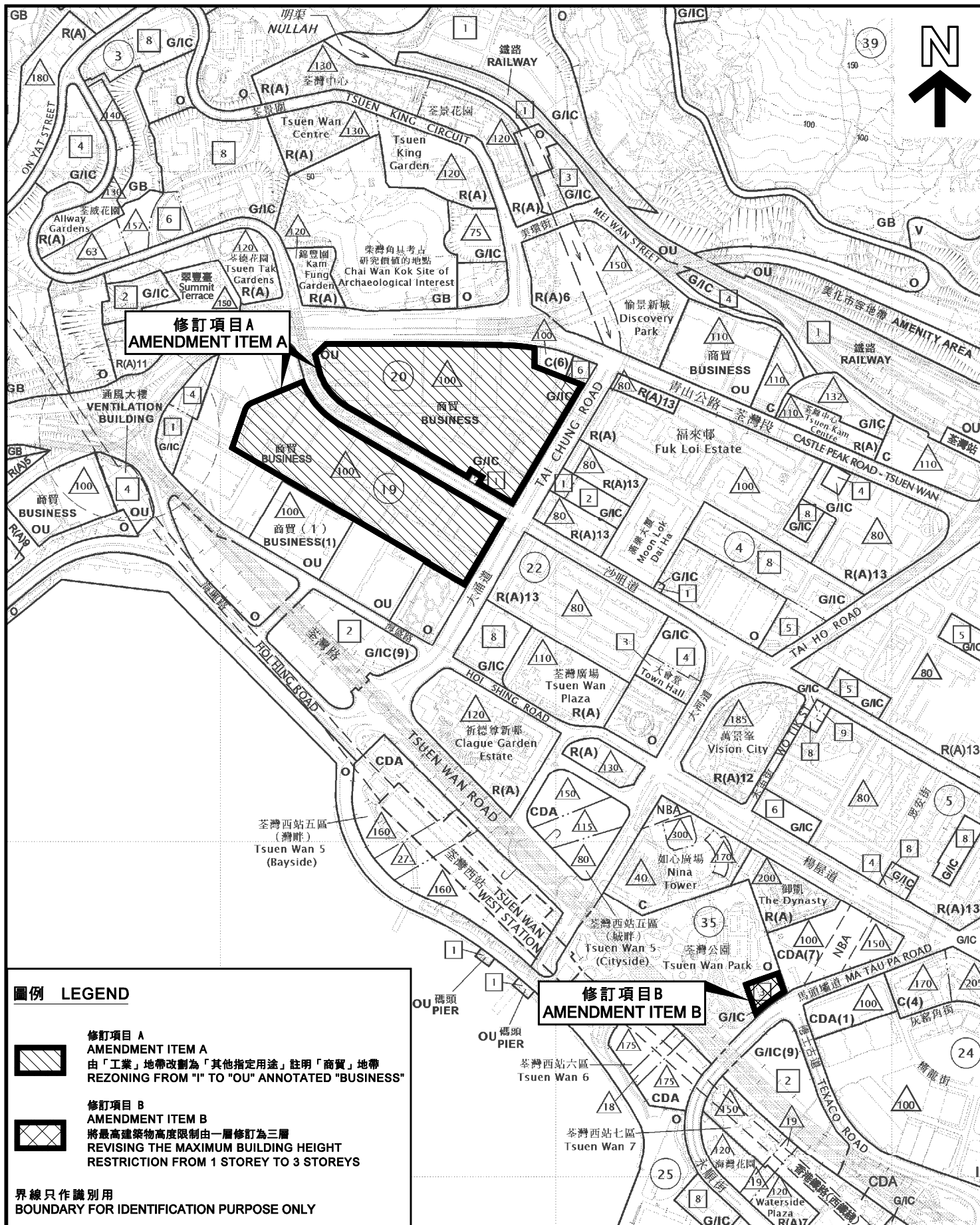
- Item A – Rezoning of the areas generally bounded by Castle Peak Road – Tsuen Wan, Pun Shan Street, Chai Wan Kok Street and Tai Chung Road from “Industrial” (“I”) to “Other Specified Uses” annotated “Business” (“OU(B)”).
- Item B – Revision to the stipulated building height restriction of a site zoned “Government, Institution or Community” at the junction of Texaco Road, Ma Tau Pa Road and Wing Shun Street.

II. Amendment to the Notes of the Plan

Incorporation of ‘Art Studio (excluding those involving direct provision of services or goods)’ as Column 1 use in the “I” zone and the Schedule II of the “OU(B)” and “Residential (Group E)” zones, with corresponding amendments to replace ‘Place of Recreation, Sports or Culture’ under Column 2 by ‘Place of Recreation, Sports or Culture (not elsewhere specified)’ in the above zones.

Town Planning Board

13 May 2016



本摘要圖於2016年5月13日擬備，所根據的資料
為於2016年5月13日展示的分區計劃大綱圖編號
S/TW/32

EXTRACT PLAN PREPARED ON 13.5.2016
BASED ON OUTLINE ZONING PLAN No.
S/TW/32 EXHIBITED ON 13.5.2016

**位置圖 - 修訂項目A及B
LOCATION PLAN -
AMENDMENT ITEMS A AND B**

荃灣分區計劃大綱核准圖編號 S/TW/31 的修訂
AMENDMENTS TO APPROVED
TSUEN WAN OUTLINE ZONING PLAN NO. S/TW/31

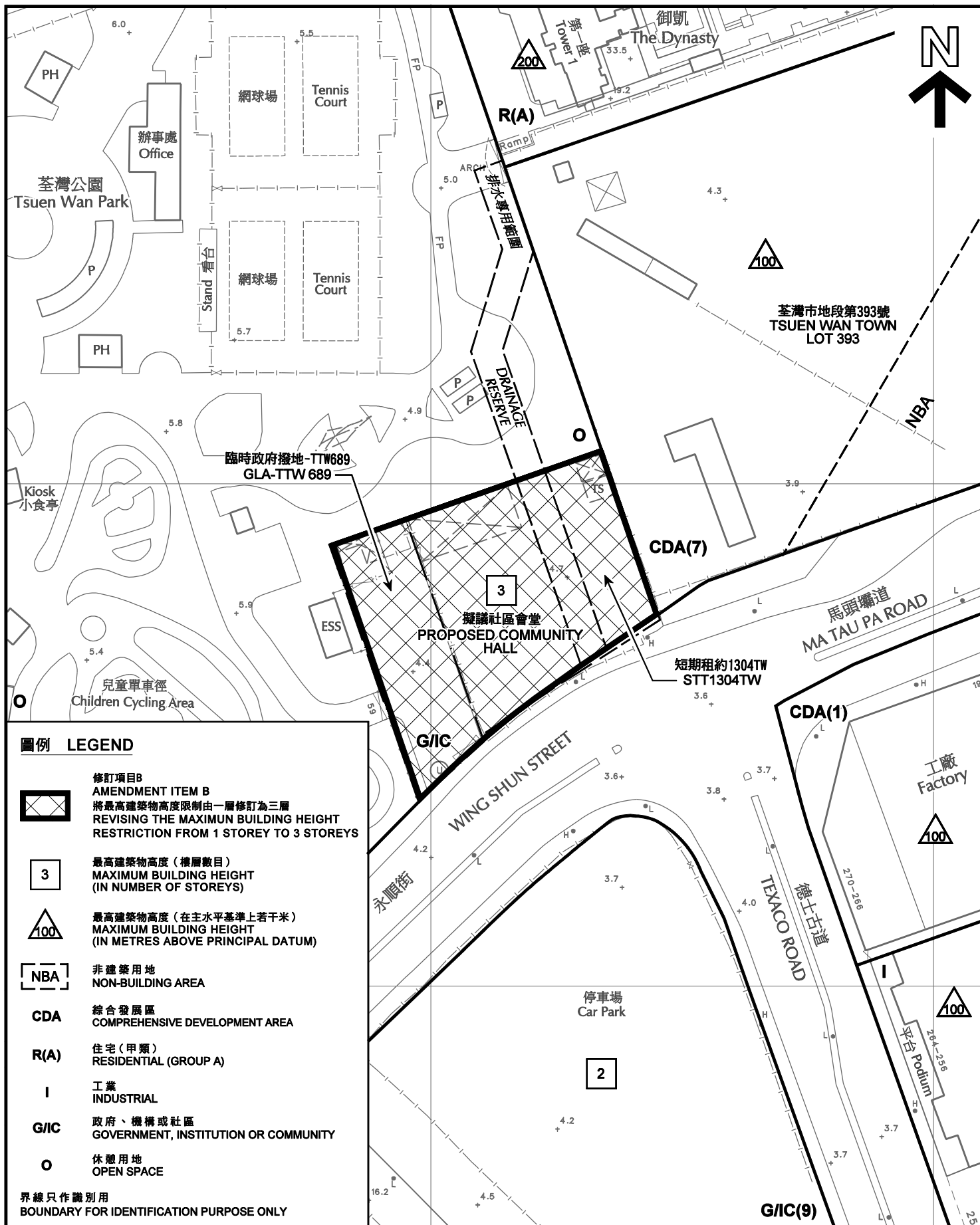
SCALE 1 : 7 500 比例尺
米 100 0 100 200 300 米
METRES

**規劃署
PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
M/TW/16/29

PLAN
1



<p>本摘要圖於2016年5月13日擬備，所根據的資料為測量圖編號 6-SE-20D及25B</p> <p>EXTRACT PLAN PREPARED ON 13.5.2016 BASED ON SURVEY SHEETS No. 6-SE-20D & 25B</p>	<p align="center">平面圖 - 修訂項目B SITE PLAN - AMENDMENT ITEM B</p> <p align="center">荃灣分區計劃大綱核准圖編號 S/TW/31 的修訂 AMENDMENTS TO APPROVED TSUEN WAN OUTLINE ZONING PLAN NO. S/TW/31</p> <p align="center">SCALE 1 : 1 000 比例尺</p> <p align="center"> </p>	<p align="center">規劃署 PLANNING DEPARTMENT</p> <p align="center"></p> <table border="1"> <tr> <td>參考編號 REFERENCE No.</td> <td rowspan="2"></td> </tr> <tr> <td>M/TW/16/29</td> </tr> </table>	參考編號 REFERENCE No.		M/TW/16/29
參考編號 REFERENCE No.					
M/TW/16/29					



位於德士古道、永順街及馬頭霸道交界的「政府、機構或社區」地帶
 THE "G/I" ZONE AT THE JUNCTION OF
TEXACO ROAD, WING SHUN STREET AND MA TAU PA ROAD

圖例 LEGEND



修訂項目B
 AMENDMENT ITEM B
 將最高建築物高度限制由一層修訂為三層
 REVISING THE MAXIMUM BUILDING HEIGHT
 RESTRICTION FROM 1 STOREY TO 3 STOREYS

界線只作識別用
 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2016年5月13日擬備，所根據的
 資料為攝於2015年11月16日的實地照片
 PLAN PREPARED ON 13.5.2016
 BASED ON SITE PHOTO TAKEN
 ON 16.11.2015

實地照片 - 修訂項目B
 SITE PHOTO - AMENDMENT ITEM B
 荃灣分區計劃大綱核准圖編號 S/TW/31 的修訂
 AMENDMENTS TO APPROVED
 TSUEN WAN OUTLINE ZONING PLAN NO. S/TW/31

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參考編號
 REFERENCE No.
 M/TW/16/29

圖 PLAN
 4



現有景觀
EXISTING VIEW



合成照片
PHOTOMONTAGE
(由近楊屋道旁荃灣公園出入口觀望)
(VIEW FROM ENTRANCE OF TSUEN WAN PARK NEAR YEUNG UK ROAD)

擬議社區會堂
PROPOSED COMMUNITY HALL

合成照片的觀景點的位置圖
LOCATION PLAN OF
VIEWING POINT OF PHOTOMONTAGE



合成照片的觀景點的位置
LOCATION OF VIEWING POINT
OF PHOTOMONTAGE

合成照片只是粗略地描畫建築物輪廓以反映日後可能的景觀，
建築物的實際外觀仍在詳細設計階段
THE PHOTOMONTAGE IS A PRELIMINARY DESCRIPTION
OF LANDSCAPES FOR FUTURE POSSIBLE VIEW.
THE PROPOSED BUILDING IS SUBJECT TO DETAILED DESIGN.

本圖於2016年4月11日擬備，所根據的
資料為攝於2016年3月29日的實地照片
PLAN PREPARED ON 11.4.2016
BASED ON SITE PHOTO TAKEN
ON 29.3.2016

合成照片 - 修訂項目B
PHOTOMONTAGE - AMENDMENT ITEM B
荃灣分區計劃大綱核准圖編號 S/TW/31 的修訂
AMENDMENTS TO APPROVED
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REFERENCE No.
M/TW/16/29

圖 PLAN
5



現有景觀
EXISTING VIEW



合成照片
PHOTOMONTAGE
(由永順街觀望)
(VIEW FROM WING SHUN STREET)

合成照片只是粗略地描畫建築物輪廓以反映日後可能的景觀，
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THE PHOTOMONTAGE IS A PRELIMINARY DESCRIPTION
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THE PROPOSED BUILDING IS SUBJECT TO DETAILED DESIGN.

合成照片的觀景點的位置圖
LOCATION PLAN OF
VIEWING POINT OF PHOTOMONTAGE



合成照片的觀景點的位置
LOCATION OF VIEWING POINT
OF PHOTOMONTAGE

本圖於2016年4月11日編制，所根據的
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PLAN PREPARED ON 11.4.2016
BASED ON SITE PHOTO TAKEN
ON 29.3.2016

合成照片 - 修訂項目B
PHOTOMONTAGE - AMENDMENT ITEM B
荃灣分區計劃大綱核准圖編號 S/TW/31 的修訂
AMENDMENTS TO APPROVED
TSUEN WAN OUTLINE ZONING PLAN NO. S/TW/31

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PLANNING
DEPARTMENT



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M/TW/16/29

圖 PLAN
6



現有景觀
EXISTING VIEW

荃灣西站地盤TW6發展(建築中)
TSUEN WAN WEST STATION
SITE TW6 DEVELOPMENT
(UNDER CONSTRUCTION)
(177.05-186.50 mPD)

建議社區會堂
PROPOSED
COMMUNITY
HALL

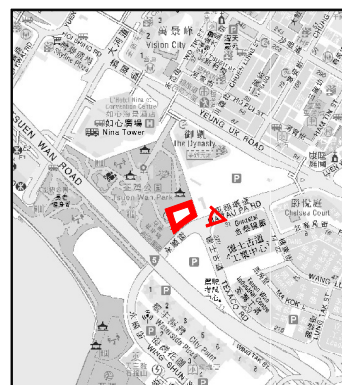
荃灣市地段第393號
TSUEN WAN TOWN LOT 393
(100-156 mPD)



合成照片
PHOTOMONTAGE
(由德士古道觀望)
(VIEW FROM TEXACO ROAD)

合成照片只是粗略地描畫建築物輪廓以反映日後可能的景觀，
建築物的實際外觀仍在詳細設計階段
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合成照片的觀景點的位置圖
LOCATION PLAN OF
VIEWING POINT OF PHOTOMONTAGE



合成照片的觀景點的位置
LOCATION OF VIEWING POINT
OF PHOTOMONTAGE

本圖於2016年4月11日編繪，所根據的
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ON 29.3.2016

合成照片 - 修訂項目B
PHOTOMONTAGE - AMENDMENT ITEM B
荃灣分區計劃大綱核准圖編號 S/TW/31 的修訂
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圖 PLAN
7



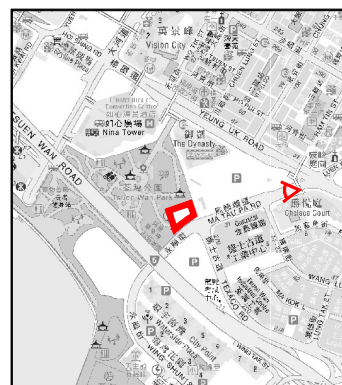
現有景觀
EXISTING VIEW



合成照片
PHOTOMONTAGE
(由馬頭壩道及楊屋道交匯處的行人天橋上觀望)
(VIEW FROM FOOTBRIDGE AT THE JUNCTION OF MA TAU PA ROAD AND YEUNG UK ROAD)

合成照片只是粗略地描畫建築物輪廓以反映日後可能的景觀，
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合成照片的觀景點的位置圖
LOCATION PLAN OF
VIEWING POINT OF PHOTOMONTAGE



合成照片的觀景點的位置
LOCATION OF VIEWING POINT
OF PHOTOMONTAGE

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合成照片 - 修訂項目B
PHOTOMONTAGE - AMENDMENT ITEM B
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圖 PLAN
8