



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

海濱事務委員會
九龍、荃灣及葵青海濱發展專責小組
**Task Force on Harbourfront Developments in
Kowloon, Tsuen Wan and Kwai Tsing
Harbourfront Commission**

《荃灣分區計劃大綱核准圖編號 S/TW/31》的修訂項目

AMENDMENTS TO APPROVED TSUEN WAN OUTLINE ZONING PLAN (OZP) No. S/TW/31

- 2016 年 5 月 13 日，荃灣分區計劃大綱草圖編號 S/TW/32 作公眾展示，為期至 2016 年 7 月 13 日
On 13 May 2016, the draft Tsuen Wan OZP No. S/TW/32 is exhibited for public inspection until 13 July 2016.
- 其中一個修訂項目（**修訂項目 B**）涉及修訂一塊位於海濱地區的「政府、機構或社區」用地的高度限制。
One of the amendment items (**Amendment Item B**) involved revision of building height restriction of a “Government, Institution or Community” (“G/IC”) site, which falls within the harbourfront area.



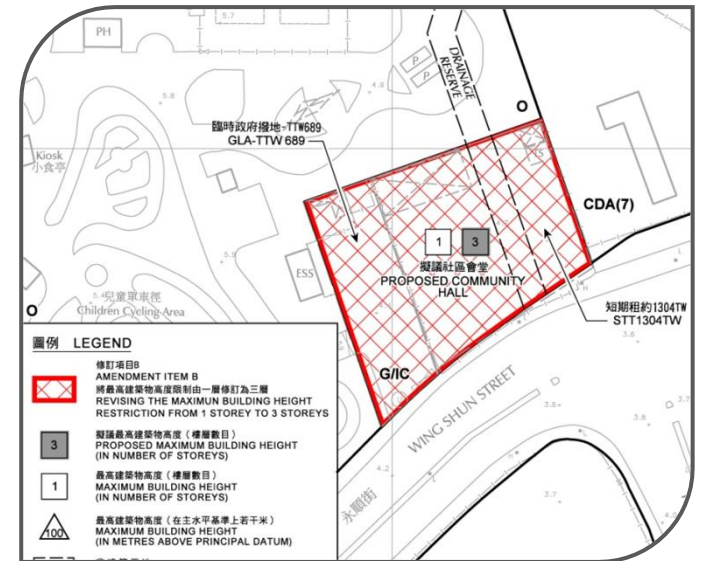
修訂項目 B：修改德士古道、馬頭壩道及永順街交界的「政府、機構及社區」用地之最高建築物高度限制
AMENDMENT ITEM B: REVISION OF THE BUILDING HEIGHT RESTRICTION (BHR) OF THE "G/IC" ZONE AT THE JUNCTION OF TEXACO ROAD, MA TAU PA ROAD AND WING SHUN STREET



背景

Background

- 面積: 約 0.25 公頃
Site area: about 0.25 ha
- 目前用作臨時社區園圃和荃灣公園的上落客貨區
Currently used as a temporary community garden and loading/unloading area of Tsuen Wan Park
- 在先前的大綱圖，因應地盤現有用途，該地盤的最高建築物高度為一層
On previous OZP, subject to a maximum BHR of 1 storeys taken into account existing use on site.
- 因應荃灣區議會要求，將由民政事務總署發展為社區會堂
Upon Tsuen Wan District Council (TWDC)' s request, it will be developed as a community hall by Home Affairs Department
- 多用途禮堂、舞台、舞台會客室、化妝室、會議室及其他設施
Multi-purpose hall, stage, stage meeting room, dressing room, conference room and other facilities



鄰近環境

SURROUNDING AREAS

- 位於荃灣公園的東面一角
At the eastern corner of Tsuen Wan Park
- 西南及東面為荃灣公園以及海濱長廊
Tsuen Wan Park including a waterfront promenade to the southwest and east

藍巴勒海峽
Rambler Channel

荃灣公園
Tsuen Wan Park



擬議社區會堂
Proposed Community Hall



放寬最高建築物高度限制

RELAXATION OF BUILDING HEIGHT RESTRICTION

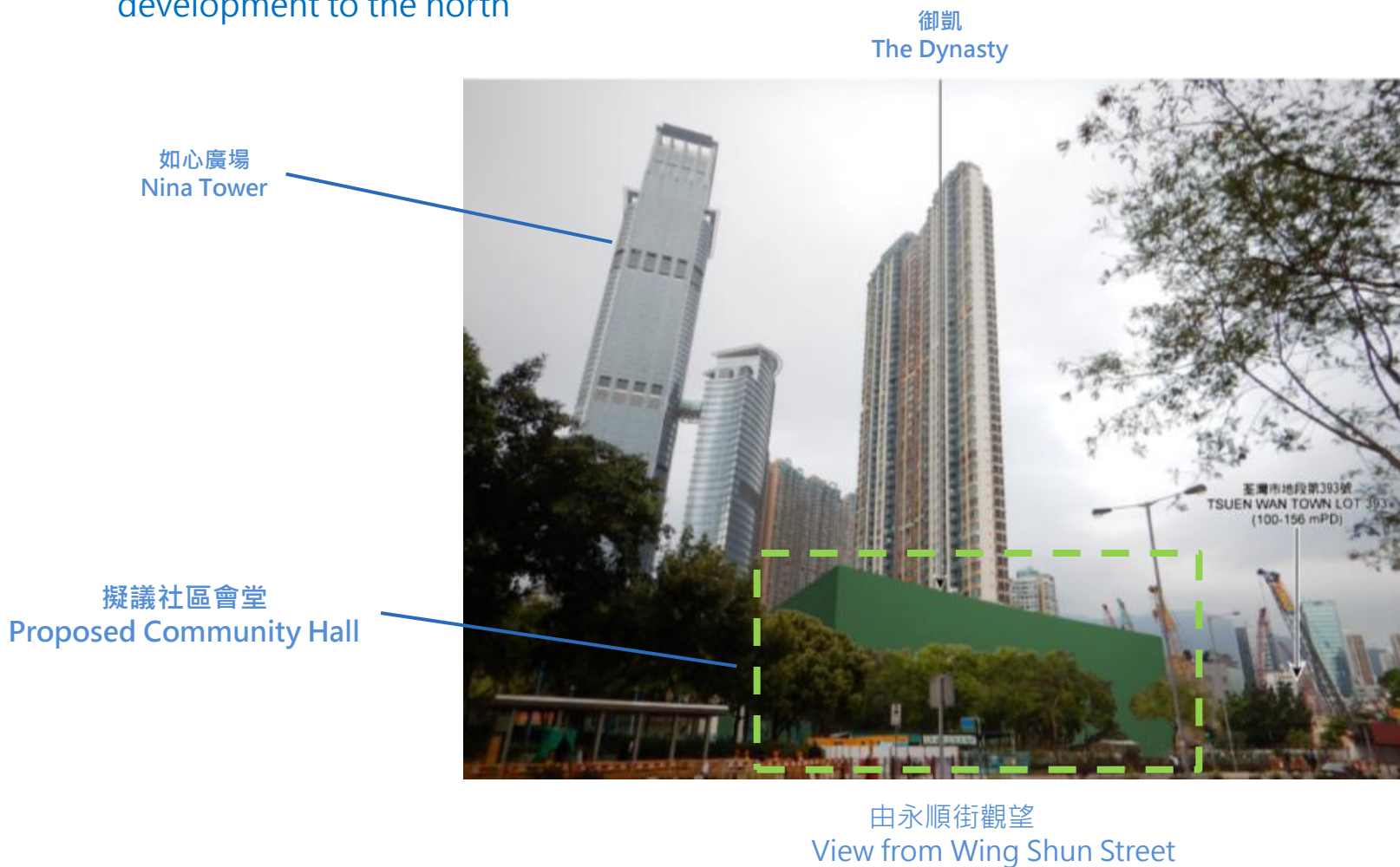
- 適宜檢討最高建築物高度限制，以配合新規劃的社區會堂
Appropriate to review the BHR to suit the new planned community hall
- 在考慮以下情況後，建議最高建築物高度限制修訂為三層
Taking into account the above considerations, the BHR is proposed to revise to 3 storeys
 - 其位置位於海濱地區及毗連荃灣公園
Located within the harbourfront area and adjoining to Tsuen Wan Park
 - 地盤面積
Site area
 - 地形
Topography
 - 地盤限制包括排水專用範圍等
Site constraints including the drainage reserve, etc
 - 用途性質
Nature of use
 - 「政府、機構或社區」地帶須用作緩衝空間及視覺 / 空間的調劑
The need for "G/IC" zone serving as breathing spaces and visual/spatial relief



景觀方面

VISUAL ASPECT

- 臨近海濱及荃灣公園，被北面的高樓發展所包圍
Close proximity to harbourfront and Tsuen Wan Park surrounded by high-rise development to the north



景觀方面

VISUAL ASPECT

- 擬議的三層在視覺上和周邊協調
The proposed 3 storeys is visually compatible with surrounding



由德士古道觀望
View from Texaco Road

景觀方面

VISUAL ASPECT

- 不會對周圍造成重要的景觀影響
Not impose significant visual impacts to the surrounding



景觀方面

VISUAL ASPECT

- 配合適當的建築設計、園景及綠化，社區會堂能融合荃灣公園及海濱地區
With suitable building design, landscaping and greening, able to blend in with Tsuen Wan Park and harbourfront area



擬議社區會堂
Proposed Community Hall

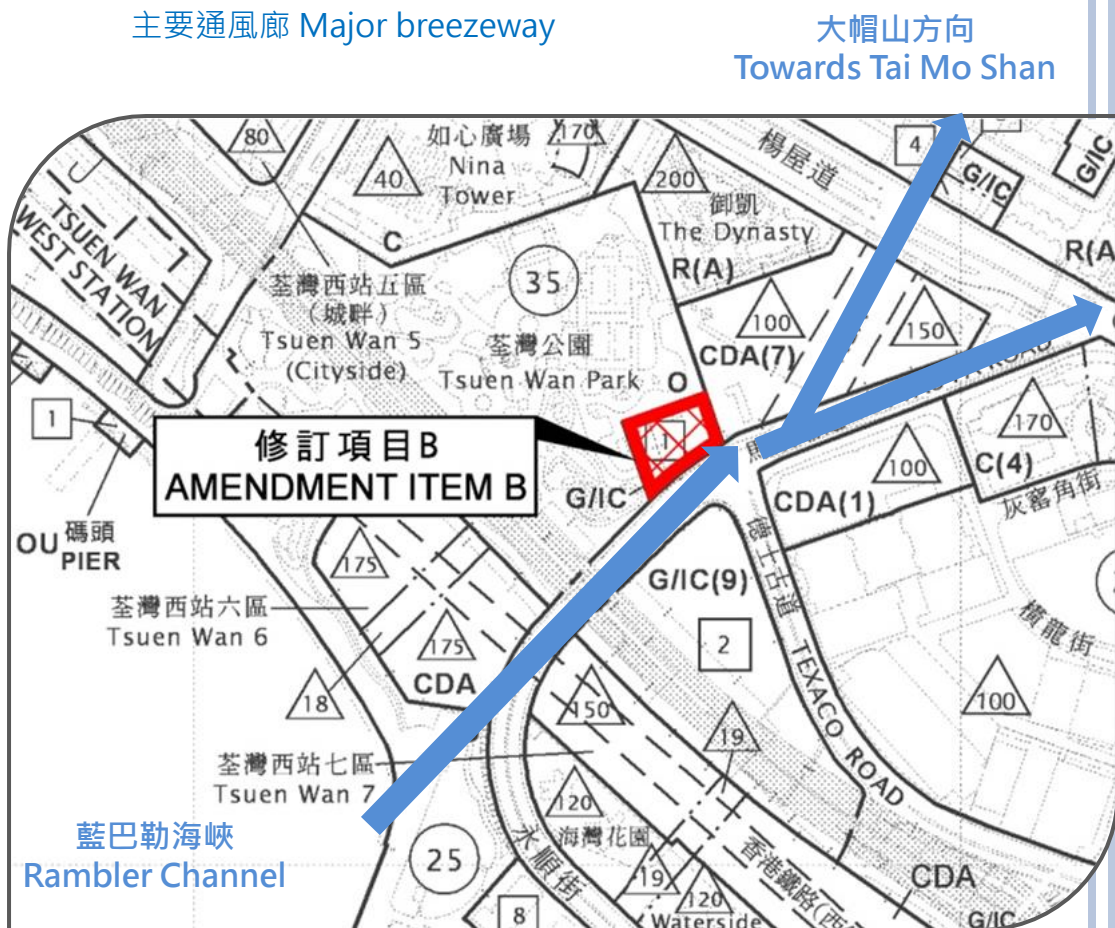
由近楊屋道旁荃灣公園出入口觀望
View from entrance of Tsuen Wan Park
near Yeung Uk Road



空氣流通方面

AIR VENTILATION ASPECT

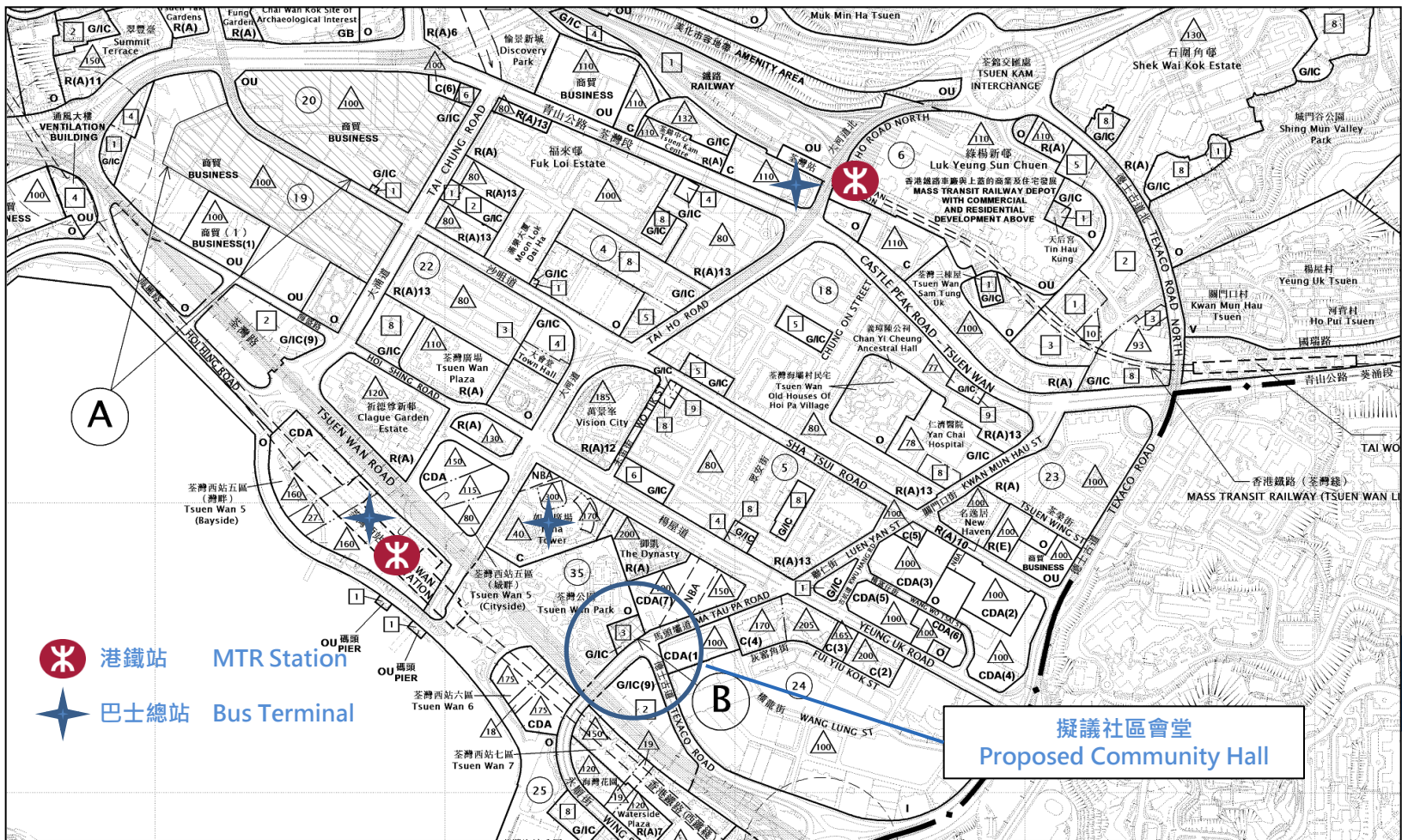
- 地盤面積小及並非位於主要通風廊
Site is small and does not fall within any major breezeways
- 預計方案對附近環境不會引致明顯的空氣流通影響
Anticipated that the proposal would not result in any significant adverse air ventilation impact on the surrounding



交通、環境及基礎建設方面

TRAFFIC, ENVIRONMENTAL AND INFRASTRUCTURAL ASPECTS

- 鄰近荃灣西站、其他公共交通設施及荃灣公園，方便未來用戶
In proximity to the MTR Tsuen Wan West Station and other public transport services and the Tsuen Wan Park, convenient to future users



交通、環境及基礎建設方面

TRAFFIC, ENVIRONMENTAL AND INFRASTRUCTURAL ASPECTS

- 將提供泊車位和上落貨設施
Parking and loading/unloading facilities will be provided
- 相關政府部門原則上不反對或沒有意見
No in-principle objection/adverse comment from concerned Government bureaux/departments



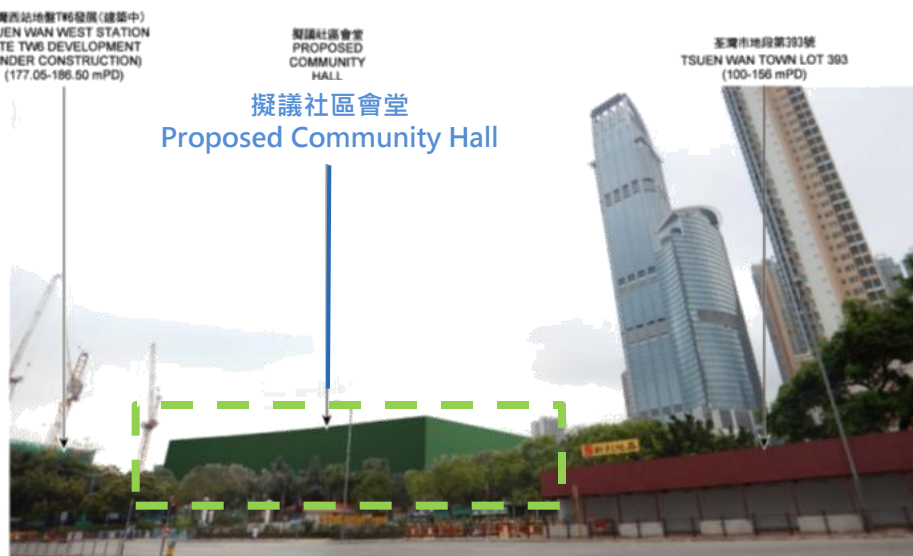
修訂符合海港規劃指引

AMENDMENTS IN LINE WITH HARBOUR PLANNING PRINCIPLES

原則 1: 保存維多利亞港

Principle 1: Preserving Victoria Harbour

- 不涉及於維多利亞港填海
Not involve any reclamation within the Victoria Harbour
- 從位於荃灣公園及毗鄰的觀景點觀看，擬議發展在視覺上與周圍環境相容
The proposed development is considered visually compatible with the surrounding area from Tsuen Wan Park and close-by viewpoints



修訂符合海港規劃指引

AMENDMENTS IN LINE WITH HARBOUR PLANNING PRINCIPLES

原則 2: 公眾參與

Principle 2: Stakeholder Engagement

- 在 2016 年 3 月 22 日就大綱圖擬議修訂諮詢荃灣區議會
Consulted TWDC on proposed amendments to the OZP 22 March 2016
- 普遍支持修訂，但有一位區議員對現有臨時社區園圃重置安排表示關注
Generally supported the amendments, but a TWDC member raised concern on reprovisioning arrangement of the existing temporary community garden
- 重置方案現正研究當中，並會在將來的詳細設計階段落實
Reprovisioning option is being explored and will be confirmed in later detailed design stage



修訂符合海港規劃指引

AMENDMENTS IN LINE WITH HARBOUR PLANNING PRINCIPLES

原則 3: 可持續發展

Principle 3: Sustainable Development

- 協助回應社區對「政府、機構或社區」設施的需求
To help respond to the district need of the G/IC facilities
- 在規劃高度及景觀廊 / 通風廊時已作仔細考慮，以確保在景觀、空氣流通、交通、環境及基建方面的持續性
Careful consideration has been given in planning the building height and visual corridors/breezeway to ensure sustainability from visual, air ventilation, traffic, environmental and infrastructural aspects.



修訂符合海港規劃指引

AMENDMENTS IN LINE WITH HARBOUR PLANNING PRINCIPLES

原則 4: 綜合規劃

Principle 4: Integrated Planning

- 已考慮各種因素，包括地盤面積、地形、位置、地盤限制、「政府、機構或社區」地帶須用作緩衝空間及視覺 / 空間的調劑的需求、附近土地用途及基建

Taking into account various factors including site area, topography, location, site constraints, the need of "G/IC" zone serving as breathing spaces and visual/spatial relief and nature of use, nearby land use and infrastructure support



修訂符合海港規劃指引

AMENDMENTS IN LINE WITH HARBOUR PLANNING PRINCIPLES

原則5: 積極改善海港

Principle 5: Proactive Harbour Enhancement

- 滿足當區居民對「政府、機構或社區」設施的急切需求以及帶來多元化的社區活動
To meet the acute demand of the G/IC facilities would benefit local residents and bring diverse community activities
- 從視覺上，擬議3層高的低矮社區會堂與周圍環境相容
The low-rise 3-storey community hall building is considered visually compatible with the existing environment
- 如配合合適的建築及景觀設計，以及綠化，社區會堂能融合荃灣公園，並提升海濱地區的整體環境
With suitable building design, landscaping and greening, the community hall will be able to blend in with Tsuen Wan Park and enhance the overall harbourfront environment



修訂符合海港規劃指引

AMENDMENTS IN LINE WITH HARBOUR PLANNING PRINCIPLES

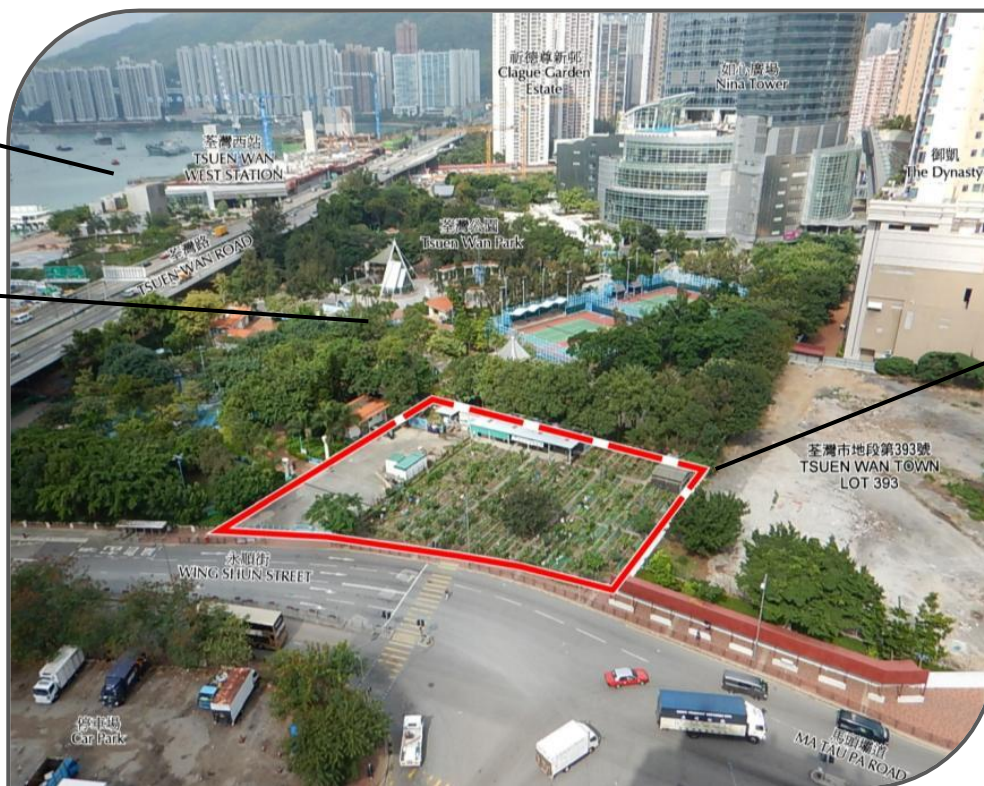
原則6: 朝氣蓬勃的海港

Principle 6: Vibrant Harbour

- 將吸引更多當區居民到達並享受此部分的海濱地區
Will attract more local residents to reach and enjoy this part of the harbourfront area

藍巴勒海峽
Rambler Channel

荃灣公園
Tsuen Wan Park



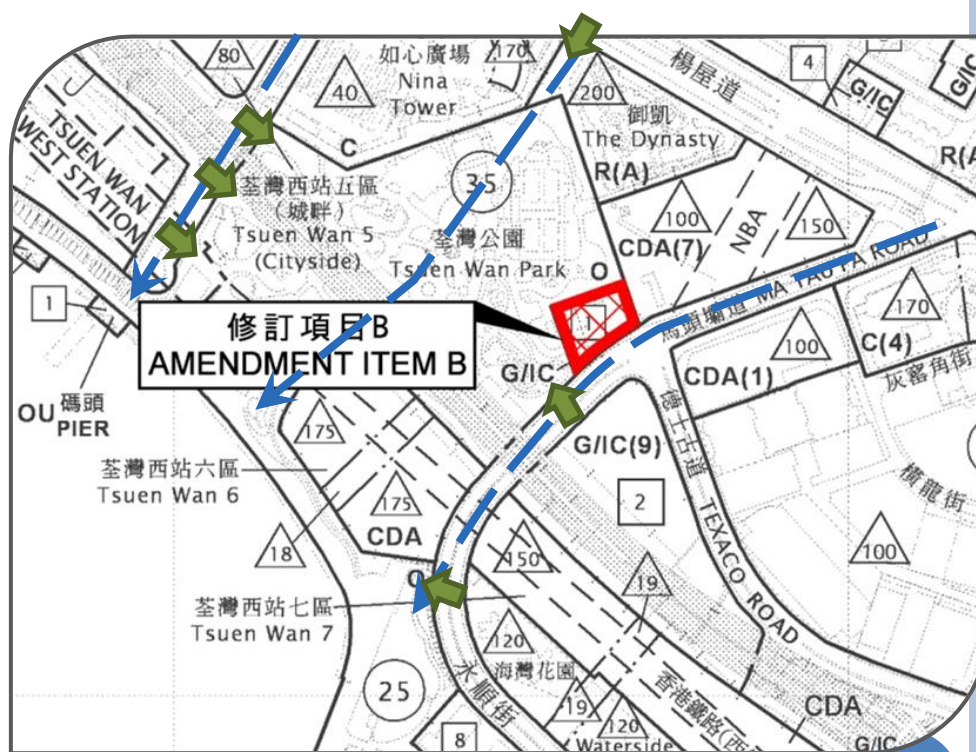
修訂符合海港規劃指引

AMENDMENTS IN LINE WITH HARBOUR PLANNING PRINCIPLES

原則7: 交通暢達的海港

Principle 7: Accessible Harbour

- 不會影響現有通往海濱的行人路徑
Not affect any existing pedestrian routes to and from the waterfront
- 塑造新海濱目的地，提升此部分海濱地區的暢達程度
Create a new waterfront destination capitalizing on and reinforcing the accessibility to this part of the harbourfront



- ➡ 主要前往海濱的行人路徑
Major pedestrian route towards waterfront
- ➡ 荃灣公園入口
Entrance of Tsuen Wan Park

修訂符合海港規劃指引

AMENDMENTS IN LINE WITH HARBOUR PLANNING PRINCIPLES

原則8: 公眾享用的地方

Principle 8: Public Enjoyment

- 多樣化的用途將有助於創造一個舒適和具吸引力的環境使公眾享用
Diversified uses would help create a pleasant and attractive environment for public enjoyment

藍巴勒海峽
Rambler Channel

荃灣公園
Tsuen Wan Park



尋求意見 ADVICE SOUGHT

歡迎委員就《荃灣分區計劃大綱草圖編號 S/TW/32》上有關上述「政府、機構或社區」地帶的修訂發表意見。

Members are invited to comment on the amendment related to the "G/IC" zone concerned as shown on the draft Tsuen Wan OZP No. S/TW/32.



完
END

