

Previous Applications within the “Comprehensive Development Area (3)”
(“CDA(3)”) zone on the Approved Tsuen Wan Outline Zoning Plan No. S/TW/33 since 2010

Approved Application

	Application No.	Proposed Use(s)/Development(s)	Date of Consideration (MPC/TPB)	Approval Conditions
1.	A/TW/452	Proposed Comprehensive Residential Development	16.1.2015 (Approved with conditions)	(1) to (7)

Approval Conditions

- (1) the design and provision of fire services installations to the satisfaction of the Director of Fire Services (D of FS) or of the Board.
- (2) the submission and implementation of a revised Master Layout Plan (MLP) to incorporate the approval conditions as stipulated in conditions below to the satisfaction of the Director of Planning (D of Plan) or of the Board.
- (3) the submission and implementation of a revised phasing plan and implementation programme to the satisfaction of D of Plan or of the Board.
- (4) the implementation of the noise mitigation measures identified in the Environmental Assessment to the satisfaction of the Director of Environmental Protection (DEP) or of the Board.
- (5) the submission of a revised Traffic Impact Assessment, and design and provision of vehicular access and car parking and loading/unloading facilities to the satisfaction of the C for T or of the Board.
- (6) the submission and implementation of revised Landscape Master Plan to the satisfaction of D of Plan or of the Board.
- (7) the implementation of the local sewerage upgrading/sewerage connection works identified in the Sewerage Impact Assessment to the satisfaction of the Director of Drainage Services or the Board.

Rejected Application

One s.12A application (No. Y/TW/5) for rezoning from “CDA(3)” to “Commercial (7)” (“C(7)”) to facilitate a wholesale conversion of an IB to hotel use was rejected by the Committee on 25.10.2013 for reason of retaining the “CDA(3)” zone primarily for residential use in view of the shortfall in housing supply, among others.

	Application No.	Proposed Use(s)	Date of Consideration (MPC/TPB)	Rejected Reasons
1.	Y/TW/5	Rezoning from "Comprehensive Development Area (3)" to "Commercial (7)"	25.10.2013 (Rejected by MPC)	(1) to (6)

Rejected Reasons

- (1) taking into account the planning intention of land use restructuring and upgrading the environment of the northern part of TWEIA, elimination of interim industrial/residential interface problem and comprehensive development/ redevelopment primarily for residential use with adequate supporting facilities, the "CDA(3)" zoning for the Site is considered appropriate.
- (2) given the current shortfall in housing supply, the "CDA(3)" zone should be retained for comprehensive development/redevelopment primarily for residential use. The approval of the rezoning application would result in a permanent loss of land for residential developments, which would affect the supply of housing land in meeting the pressing housing demand over the territory.
- (3) approval of the rezoning application will set an undesirable precedent for similar applications from other landowners in the surrounding "CDA" zones and defeat the planning intention of rezoning the northern part of TWEIA.
- (4) the "CDA(3)" zone does not rule out the possibility of phased redevelopment by individual landowners within the "CDA(3)" zone provided that the redevelopment is implemented in accordance with an approved Master Layout Plan (MLP) and the comprehensiveness of the MLP would not be affected as a result of the phased redevelopment.
- (5) the applicant fails to demonstrate that the rezoning would not frustrate the design integrity and reduce design flexibility of the remaining area of the "CDA(3)" zone. The opportunity for enhancement of the local environment and streetscape improvement is considered limited since the proposed rezoning is for piecemeal in-situ wholesale conversion of an industrial building.

- (6) the applicant fails to prove the technical feasibility of the proposed removal and reconstruction of the building columns on the ground floor in structural terms to address the traffic arrangements of the proposed development.

On-going Application

	Application No.	Proposed Use(s)/Development(s)	Date of Consideration (MPC/TPB)	Status
1.	A/TW/515	Proposed Comprehensive Residential Development and Minor Relaxation of Maximum Plot Ratio and Building Height Restrictions (Amendments to an Approved Scheme)	TBD	Deferred on 6.11.2020

**Approved Similar Applications in “CDA” zones
in the Approved Tsuen Wan Outline Zoning Plan No. S/TW/33**

MTR Tsuen Wan West Station Site TW5

	Application No.	Proposed Use(s)/Development(s)	Date of Consideration (MPC/TPB/D of Plan*)	Approval Conditions
1.	A/TW/423	Proposed Comprehensive Residential and Commercial Development (Amendments to Approved MLP)	17.6.2011	(1) to (16)

Approval Conditions

- (1) the submission and implementation of a revised Master Layout Plan to incorporate the approval conditions as stipulated in conditions __ to __ to the satisfaction of the Director of Planning (D of Plan) or of the Town Planning Board (the Board).
- (2) the submission of a revised Traffic Impact Assessment (TIA) and the implementation of road improvement works, as necessitated by the proposed development and proposed by the applicant, to the satisfaction of the Commissioner for Transport (C for T) or of the Board.
- (3) the design and provision of vehicular access, pedestrian circulation system, car-parking and loading/unloading facilities to the satisfaction of the C for T or of the Board.
- (4) the design, construction and maintenance of the proposed footbridges and the provision of footbridge connections as proposed by the applicant, to the satisfaction of the C for T or of the Board.
- (5) the design and provision of mitigation measures against traffic noise to the satisfaction of the Director of Environmental Protection (DEP) or of the Board.
- (6) the submission and implementation of a revised Master Landscape Plan to the satisfaction of the D of Plan or of the Board.
- (7) the submission and implementation of a revised development programme indicating the timing and phasing of the comprehensive development to the satisfaction of the D of Plan or of the Board.
- (8) the implementation of improvement works related to the Tai Chung Road Roundabout, as proposed by the applicant, to the satisfaction of the C for T or of the Board.
- (9) the provision of emergency vehicular access, water supplies for fire-fighting and fire services installations to the satisfaction of the Director of Fire Services or of the Board.
- (10) the submission of detailed site formation plans to the satisfaction of the Director of Water Supplies (D of WS) or of the Board.

- (11) the diversion of existing water mains affected by the proposed development to the satisfaction of the D of WS or of the Board.
- (12) the design, construction, maintenance and management of the proposed promenade along the Tsuen Wan waterfront abutting the application site, and excluding the land within the proposed Tsuen Wan Park Phase 2, to the satisfaction of the Director of Leisure and Cultural Services or of the Board.
- (13) the submission of a revised consolidated interface report on the interface issues between the proposed development and the proposed Tsuen Wan Road upgrading and implementation of the measures identified therein to the satisfaction of the Director of Civil Engineering and Development or of the Board.
- (14) the implementation of the improvement measures identified in the approved drainage and sewerage impact assessment to the satisfaction of the D of DS or of the Board.
- (15) the submission and implementation of the podium design to the satisfaction of the D of Plan or of the Board.
- (16) the provision of a kindergarten to the satisfaction of the Secretary for Education or of the Board.

MTR Tsuen Wan West Station Site TW6

	Application No.	Proposed Use(s)/Development(s)	Date of Consideration	Approval Conditions
2.	A/TW/430	Proposed Comprehensive Residential Development and a Public Indoor Recreation Centre/Leisure Centre (Amendments to Approved MLP)	10.2.2012	(1) to (11)

Approval Conditions

- (1) the submission and implementation of a revised Master Layout Plan to incorporate the approval conditions as stipulated in conditions __ to __ to the satisfaction of the D of Plan or of the Town Planning the Board.
- (2) the submission of a revised traffic impact assessment and the provision of vehicular access, car parking and loading/unloading facilities to the satisfaction of the C for T or of the Board.
- (3) the design and provision of a new stormwater and sewerage system to connect with the existing facilities to the satisfaction of the D of DS or of the Board.
- (4) the design and provision of emergency vehicular access, water supplies for fire-fighting and fire service installations to the satisfaction of the D of FS or of the Board.
- (5) the submission of a revised noise impact assessment to the satisfaction of the DEP or of the Board.
- (6) the submission and implementation of a revised development programme indicating the timing and phasing of the comprehensive development to the satisfaction of the D of Plan or of the Board.
- (7) the reservation of site for the development of a public sports centre within the application site to the satisfaction of the Director of Leisure and Cultural Services or of the Board.
- (8) the design and provision of a public sports centre within the application site to the satisfaction of the Director of Leisure and Cultural Services or of the Board;
- (9) the design and implementation including development programme of the at-grade signalized crossing across Wing Shun Street, as proposed by the applicant and at the applicant's own cost, to the satisfaction of the Director of Highways, C for T or of the Board.
- (10) the provision of a connecting point within the application site for the future development of a footbridge connecting the application site with the Site TW7 to the satisfaction of the C for T, or of the Board.
- (11) the submission and implementation of a revised Landscape Master Plan and tree preservation proposal to the satisfaction of the D of Plan or of the Board.

MTR Tsuen Wan West Station Site TW7

	Application No.	Proposed Use(s)/Development(s)	Date of Consideration	Approval Conditions
3.	A/TW/434	Proposed Comprehensive Residential cum Government, Institution or Community Development, and Minor Relaxation of Non-domestic Plot Ratio Restriction (Amendments to an Approved Scheme)	6.7.2012	(1) to (3)

Approval Conditions

- (1) the submission and implementation of a revised Master Layout Plan to incorporate the approval conditions as stipulated in conditions __ to __ to the satisfaction of the D of Plan or of the Board.
- (2) the submission and implementation of a revised development programme indicating the timing and phasing of the proposed development to the satisfaction of the D of Plan or of the Board.
- (3) the 1,535m² non-domestic gross floor area under application was only for the facilities of the covered drainage area, the 24-hour pedestrian walkway and the G/F covered pedestrian link in the proposed development.

The Home Ownership Scheme (HOS) Development Site (Chui Wu House, Sheung Chui Court and Chui Ting House) in Sha Tsui Road

	Application No.	Proposed Use(s)/Development(s)	Date of Consideration	Approval Conditions
4.	A/TW/440	Proposed Comprehensive Residential Development (New Home Ownership Scheme Development with 'Social Welfare Facility (Day Care Centre for the Elderly))	7.12.2012	(1) to (7)
5.	A/TW/451	Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions to the Approved Scheme for Comprehensive Residential Development (New Home Ownership Scheme Development with Social Welfare Facility (Day Care Centre for the Elderly))	16.8.2013	(1) to (7)

Approval Conditions

- (1) the submission and implementation of a revised Master Layout Plan to incorporate the approval conditions as stipulated in conditions__ to __ to the satisfaction of the D of Plan or of the Board.
- (2) the provision of a Day Care Centre for the Elderly to the satisfaction of the Director of Social Welfare or of the Board.
- (3) the provision of a 15m wide visual corridor at grade in between the proposed Block 2 and Block 3 to the satisfaction of the D of Plan or of the Board.
- (4) the design and provision of car parking spaces and loading and unloading facilities to the satisfaction of the C for T or of the Board.
- (5) the provision of fire service installations and water supplies for firefighting to the satisfaction of the D of FS or of the Board.
- (6) the design and construction of the landscaped walkway at the Non-Building Area within the application site and the Public Open Space at the adjacent "Open Space" zone, as proposed by the applicant, to the satisfaction of the Director of Leisure and Cultural Services or of the Board.
- (7) the submission and implementation of Landscape Master Plan and Tree Preservation Proposal to the satisfaction of the D of Plan or of the Board.

Site at the Junction of Yeung Uk Road and Ma Tau Pa Road in “CDA(7)”

	Application No.	Proposed Use(s)/Development(s)	Date of Consideration	Approval Conditions
6.	A/TW/466	Proposed Comprehensive Residential and Commercial Development and Minor Relaxation of BH Restriction	27.3.2015	(1) to (7)
7.	A/TW/480	Proposed Comprehensive Residential and Commercial Development (including Flat, Office, Shop and Services, Eating Place) and Minor Relaxation of Maximum Gross Floor Area and Building Height Restrictions	9.12.2016	(1) to (7)

Approval Conditions

- (1) the submission and implementation of a revised Master Layout Plan to incorporate the approval conditions as stipulated in conditions __ to __ to the satisfaction of the D of Plan or of the Board.
- (2) the submission and implementation of a revised implementation programme to the satisfaction of the D of Plan or of the Board.
- (3) the submission and implementation of a revised Landscape Master Plan including the tree preservation proposal to the satisfaction of the D of Plan or of the Board.
- (4) the design and provision of a sky garden open for public enjoyment at reasonable hours, as proposed by the applicant, to the satisfaction of the D of Plan or of the Board.
- (5) the submission of a revised Traffic Impact Assessment, design and provision of vehicular access, pedestrian circulation system, car parking and loading/unloading facilities to the satisfaction of the C for T or of the Board.
- (6) the submission of a revised Road Traffic Noise Impact Assessment and implementation of noise mitigation measures identified therein to the satisfaction of the DEP or of the Board.
- (7) the provision of water supplies for fire-fighting and fire service installations to the satisfaction of the D of FS or of the Board.

Detailed Departmental Comments

Comments of Chief Engineer/Construction, Water Supplies Department

- (a) Existing water mains will be affected. The cost of any necessary diversion shall be borne by the proposed development;
- (b) no trees or shrubs with penetrating roots may be planted in the vicinity of the water main;
- (c) Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site;
- (d) free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
- (e) for provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter such as private lots associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to Water Supplies Department's standards; and
- (f) no water from Government mains shall be used for watering plant nurseries on any part of the lot without the written consent of the Water Authority. Consent to use fresh water from the mains for such purposes may be given on concessionary supply basis if an alternative supply is impracticable and evidence to that effect is offered to and accepted by the Water Authority.

Comments of the Director of Food and Environmental Hygiene (DFEH)

- (a) If any Food and Environmental Hygiene Department's (FEHD) facility is affected by the development, FEHD's prior consent must be obtained. Re-provisioning of the affected facilities by the applicant/developer up to the satisfaction of FEHD may be required. In addition, sufficient amount of additional recurrent cost for management and maintenance of the re-provisioned facilities should be provided to FEHD;
- (b) if FEHD is requested to take up management responsibility of new public toilets and refuse collection points, FEHD should be separately consulted. Prior consent from FEHD must be obtained and sufficient amount of recurrent cost must be provided to FEHD; and
- (c) if provision of cleaning service for new roads, streets, cycle tracks, footpaths, paved areas, etc. is required, FEHD should be separately consulted. Prior consent from FEHD must be obtained and sufficient amount of recurrent cost must be provided to FEHD.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Office/Tsuen Wan and Kwai Tsing and the Chief Estate Surveyor/Development Control, Lands Department (LandsD) that the parking proposal at Site A should comply with the parking, loading and unloading requirements as stipulated under Special Conditions Nos 48, 49 and 50 of the lease. LandsD reserves their comments on the proposed number of parking spaces, loading and unloading spaces which would only be examined in detail during the building plan submission stage.
- (b) to note the comments of the Chief Building Surveyor/NTW, Buildings Department that:
 - (i) the proposed plot ratio and site coverage for the Site (if developed in one go) or for each phase (if developed in stages) shall comply with the requirements under Building (Planning) Regulations;
 - (ii) for phased development, each phase shall be self-sustainable and comply with the prevailing requirements under the BO and allied regulations as well as Code of Practices on its own, e.g. means of escape, means of access, EVA, sustainable building design requirements;
 - (iii) under the BO, no person shall commence or carry out any building works without having first obtained approval and consent from the Building Authority before commencement of works; and
 - (iv) detailed comments will be given in the building plan submission stage.
- (c) to note the comment of Chief Highway Engineer/New Territories West, Highways Department (HyD) that the owner of Site A is reminded to provide demarcation between the lot and public road which will be put under the maintenance ambit of HyD.
- (d) to note the comment of Chief Engineer/Mainland South, Drainage Services Department:
 - (i) For the purpose of hydraulic assessment, pipes with slimed and aging condition shall be considered taking into account the aggravation of poor surface conditions with time; and
 - (ii) the Sewerage Impact Assessment (SIA) should be reviewed and updated or separate SIA(s) should be conducted when the details of the other sites and phases (i.e. Sites B, C and D) are confirmed.
- (e) to note the comments of Comments of Chief Engineer/Construction, Water Supplies Department:
 - (i) existing water mains will be affected. The cost of any necessary diversion shall be borne by the proposed development;

- (ii) no trees or shrubs with penetrating roots may be planted in the vicinity of the water main;
 - (iii) Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site;
 - (iv) free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - (v) for provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter such as private lots associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to Water Supplies Department's standards; and
 - (vi) no water from Government mains shall be used for watering plant nurseries on any part of the lot without the written consent of the Water Authority. Consent to use fresh water from the mains for such purposes may be given on concessionary supply basis if an alternative supply is impracticable and evidence to that effect is offered to and accepted by the Water Authority.
- (f) to note the comments of the Director of Food and Environmental Hygiene:
- (i) if any Food and Environmental Hygiene Department's (FEHD) facility is affected by the development, FEHD's prior consent must be obtained. Re-provisioning of the affected facilities by the applicant/developer up to the satisfaction of FEHD may be required. In addition, sufficient amount of additional recurrent cost for management and maintenance of the re-provisioned facilities should be provided to FEHD;
 - (ii) if FEHD is requested to take up management responsibility of new public toilets and refuse collection points, FEHD should be separately consulted. Prior consent from FEHD must be obtained and sufficient amount of recurrent cost must be provided to FEHD; and
 - (iii) if provision of cleaning service for new roads, streets, cycle tracks, footpaths, paved areas, etc. is required, FEHD should be separately consulted. Prior consent from FEHD must be obtained and sufficient amount of recurrent cost must be provided to FEHD