

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TW/519

<u>Applicant</u>	Tippon Investment Enterprises Limited represented by Llewelyn-Davis Hong Kong Ltd.
<u>Site</u>	Tsuen Wan Town Lots (TWTLs) 126, 137, 160 and 363, and adjoining Government Land, Tsuen Wan
<u>Site Area</u>	About 11,318m ² (including GL of about 806.73m ²)
<u>Lease</u>	<p>TWTL 126 (New Grant No. 4697)(about 1,765.1m²) TWTL137 (New Grant No. 4728)(about 1,662.9m²) <u>TWTL 363 (New Grant No. 6927)(about 3,969m²)</u> (a) to expire on 30.6.2047 (b) restricted to general industrial and/or godown purposes excluding offensive trades</p> <p><u>TWTL 160 (New Grant No. 4817 as varied or modified by a Modification Letter dated 30.7.2019)(about 3,114.08m²)</u> (a) to expire on 30.6.2047 (b) restricted to non-industrial uses (excluding godown, hotel and petrol filling station) upon redevelopment, subject to a maximum GFA of 15,570.5m² (out of which maximum 1557m² for non-industrial (excluding private residential, godown, hotel and petrol filling station)</p>
<u>Plan</u>	Approved Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/33
<u>Zoning</u>	<p>“Comprehensive Development Area (3)” (“CDA(3)”)</p> <p>[Subject to a total maximum plot ratio (PR) of 5.0, of which a minimum PR of 4.5 shall be for domestic use and a maximum building height (BH) of 100 metres above Principal Datum or the height of the existing building, whichever is the greater, with minor relaxation clause; and any floor space that is constructed or intended for use solely as public transport facilities, or Government, institution, community or social welfare facilities, as required by the Government, shall be included for plot ratio calculation.]</p>
<u>Application</u>	Proposed Comprehensive Residential Development (Amendments to Approved Master Layout Plan (MLP))

1 **The Proposal**

- 1.1 The applicant seeks planning permission for proposed amendments to the approved MLP for a proposed comprehensive residential development at the application site (**Plans A-1**). The proposed amendments under the current application (the Proposed Scheme) are mainly related to the proposed development at Site A (i.e. TWTL160) with an increase in residential storeys from 24 storeys to 26 storeys (+2 or +8.3%), clubhouse storeys from 1 storey to 2 storeys (+1 or +100%), flats number from 327 to 390 (+63 or +19.3%) and an decrease in residential block from 2 towers to 1 tower (i.e. -1 or -50%). Although there involves an increase in residential/clubhouse storeys, the overall maximum BH of 100mPD and PR of 5 remain unchanged. All development parameters, layout design and disposition of building blocks at the remaining portion of the site also remain unchanged. Details of the proposed amendments at Site A are set out at paragraphs 1.5 to 1.7 below.
- 1.2 The site is subject to a MLP which was previously approved with conditions by the Metro Planning Committee (the Committee) of the Board on 16.1.2015 under Application No. A/TW/452 (the Approved Scheme) with domestic PR not more than 5 and maximum BH of 100 mPD.
- 1.3 Same as the Approved Scheme, the MLP of the Proposed Scheme covers the whole “CDA” zone, comprising Site A (i.e. TWTL 160 with an area of about 3,114m² (27% of the Site’s area), Site B to D (TWTLs 363, 126 and 137 respectively with a total area of about 7,398.17m² (66% of the Site’s area) and adjoining GL (**Plan A-2**). Site A is owned by the applicant, while Sites B to D are under separate ownership. The proposed development will be implemented by 4 phases (i.e. Phase 1 for Site A and Phases 2a to 2c for Sites B to D).
- 1.4 The applicant (lot owner of Site A) only proposes amendments to the proposed development at **Site A** in **Phase 1**, while all development parameters, layout design and disposition of building blocks at Sites B to D in Phases 2a to 2c and adjoining GL within the Site remain unchanged (**Drawings A-1** to **A-4**). According to the applicant’s submission, the development potential of the unacquired lots at Sites B to D would not be absorbed in Phase 1 (i.e. Site A) of the development, which is expected to be completed in 2023/2024¹.
- 1.5 Major amendments at **Site A** are summarised as follows and relevant MLP, Landscape Master Plan (LMP) and sections are at **Drawings A-1** to **A-12**:
 - (a) an increase in number of flats from 327 to 390 (+63 or +19.3%) with a corresponding increase in the anticipated population from 949 to 1,092 (+143 or +15%), and reduction in flat size from 47.62m² to 39.92m²;
 - (b) a decrease in number of residential block from 2 to 1 (-1 or -50%);
 - (c) an increase in number of residential storeys from 24 to 26 (+2 or +8.3%);
 - (d) an increase in number of residents’ clubhouse storeys from 1 to 2 (+1 or +100%);

¹ According to FI 1 (Appendix Ia), the lease modification for TWTL 160 (Site A) was executed on 30.7.2019.

- (e) deletion of refuse floor cum sky garden (-1 or -100%);
- (f) an increase in private open space from not less than 949m² to not less than 1,092m² (+143m² or 15%) corresponding to the increase of population;
- (g) revised provision of parking spaces and loading/unloading (L/UL) bays to tie in with requirements as stipulated under the lease plus 10% design/demand flexibility, which bring the total provision of parking spaces more than the high end of the Hong Kong Planning Standards and Guidelines (HKPSG) in response to concerned department's comments;
- (h) the layout design and building disposition has been revised such that a more consolidated communal private open space has been proposed at the eastern portion of Site A, with tree/shrub buffer plantings are proposed along the eastern boundary abutting Wang Wo Tsai Street Garden, resulting in enhancement of visual integration and linkage with Wang Wo Tsai Street Garden to the immediate east of the site (**Drawings A-8**); and
- (i) apart from committing the same width of setbacks as the Approved Scheme (i.e. 3m from Wang Wo Tsai Street Garden to the east, 1.5m and 4.6m along the public lanes to the north and west respectively), and providing 3m setback along Wang Wo Tsai Street to the south (at the ground level)², the setback areas along the public lanes to the north and west will be provided outside the boundary fence wall with street furniture and tree/shrub planting and for enhancement of streetscape (**Drawings A-11, A-12, A-14 and A-15**).

1.6 A comparison of major development parameters of the Approved Scheme and Proposed Scheme at **Site A** is appended below.

Development Parameters	Approved Scheme (No. A/TW/452) (a)	Proposed Scheme (No. A/TW/519) (b)	Difference (b) – (a)
Site Area (about) (m ²)	3,114	3,114	No change
Total GFA (all domestic) (about) (m ²)	15,570.5	15,750.5	No change
Total PR ³ (all domestic)	Not more than 5	Not more than 5	No change
Maximum Site Coverage ³ (SC)	Not more than 33.33%	Not more than 33.33%	No change
Maximum BH (mPD)	100	100	No change
No. of Storeys	27	29 ⁴	+2 (+7.4%)
- Domestic	24	26	+2 (+8.3%)
- Basement carpark	1	1	No change
- Entrance lobby/clubhouse	1	2	+1
- Refuge floor cum sky garden	1	-	-1 (-100%)
No. of Blocks	2	1	-1 (-50%)
No. of Flats	327	390	+63 (+19.3%)
Average Flat Size (about) (m ²)	47.62	39.92	-7.7 (-16.2%)

² The setbacks of 3m, 1.5m, and 4.6m along the eastern, northern and western boundaries of Site A all form parts of private open space (**Drawing A-13**).

³ Base on area of Site A (about 3,114.1m²).

⁴ Total number of storey excludes a transfer plate.

Development Parameters	Approved Scheme (No. A/TW/452) (a)	Proposed Scheme (No. A/TW/519) (b)	Difference (b) – (a)
Anticipated Population ⁵	949	1,092	+143 (+15%)
Private Open Space (m ²)	Not less than 949	Not less than 1,092	+143 (+15%)
Greenery Coverage (m ²)	622 Not less than 20%	622 ⁶ Not less than 20%	No change
Residents' Clubhouse ⁷ (m ²)	778.52	778	-0.52 (-0.07%)
Parking Facilities			
Residential	33	37	+4 (+12.12%)
Visitor	10	5	-5 (-50%)
Motorcycle	4	4	No change
L/UL Bays	2	1	-1 (-50%)

1.7 With amendments to the proposed development at Site A, major development parameters of the Site as a whole are revised accordingly. A comparison of major development parameters of the Approved Scheme and Proposed Scheme for the Site is appended below and relevant MLP, LMP, sections and photomontages are at **Drawings A-1 to A-4, and A-16 to 20.**

Development Parameters	Approved Scheme (under Application No. A/TW/452) (a)	Proposed Scheme (Application No. A/TW/519) (b)	Difference (b) – (a)
Site Area ⁸ (about) (m ²)	11,318m ²	11,318m ²	No change
Total GFA (all domestic) (about) (m ²)	52,556.35m ²	52,556.35m ²	No change
Total PR	Not more than 5	Not more than 5	No change
Maximum SC	About 36%	About 36%	No change
Maximum BH (mPD)	100mPD	100mPD	No change
No. of Storeys	27	27 to 29	+2 storeys (+7.4%)
Domestic	24	24 to 26	+2 storeys (+8.3%)
Basement carpark	1	1	No change
Entrance lobby/clubhouse	1	1 to 2	+1 (+100%)
Refuge floor cum sky garden	1	-	-1 (-100%)
No. of Blocks	6	5	-1 (-16.67%)
No. of Flats	1,047	1,110	+ 63 (+ 6.02%)
Average Flat Size (about) (m ²)	50.33m ²	47.35m ²	- 2.98m ² (- 5.92%)
Anticipated Population (about) ⁵	3,039	3,110	+ 71 (+ 2.34%)
Resident's Clubhouse (m ²)	2,627.82m ²	2,627m ²	-0.82 (-0.03%)
Private Open Space	Not less than 3,039m ²	Not less than 3,110m ²	+ 71 (+ 2.34%)

⁵ The anticipated population was derived by assuming 2.9 and 2.8 persons per flat as per the census data of Tsuen Wan District in 2013 and 2019 (Remarks (4) and (5)) under Table 3.2a of FI 1 of **Appendix Ib** refers).

⁶ Refer to **Drawing A-10.**

⁷ Residents' clubhouse GFA is about 5% of the domestic GFA and is excluded from PR calculation.

⁸ Site area includes development site area of about 10,511.27m² (i.e. Sites A, B, C and D) and GL of about 806.73m² (i.e. the existing public lanes on GL within the Site). The development site area is used for PR and SC calculation.

Development Parameters	Approved Scheme (under Application No. A/TW/452) (a)	Proposed Scheme (Application No. A/TW/519) (b)	Difference (b) – (a)
Green Coverage	Not less than 20% (2,263.6m ²)	Not less than 20% (2,263.6m ²)	No change
Parking Facilities			
Residential	106	110	+4 (+3.77%)
Visitor	30	25	-5 (-16.67%)
Motorcycle	12	12	No change
L/UL Bays	6	5	-1 (-16.67%)

1.8 In support of the application, the applicant has submitted the following documents:

- (a) Application Form received on 10.8.2020 **(Appendix I)**
- (b) Supporting Planning Statement (SPS) received on 10.8.2020 **(Appendix Ia)**
- (c) Further Information (FI) received on 4.11.2020 (FI1) **(Appendix Ib)**
responding to departmental comments and enclosing
architectural drawings and revised technical assessments[#]
- (d) FI 2 via letter received on 10.12.2020 responding to **(Appendix Ic)**
departmental comments*

Remarks:

[#] *accepted but not exempted from publication and recounting requirement*

* *accepted and exempted from publication and recounting requirement*

1.9 The application was originally scheduled for consideration by the Committee on 9.10.2020. Upon requests of the applicants, the Committee agreed on 9.10.2020 to defer making a decision on the application for two months in order to allow time for the applicants to prepare further information to address departmental comments received. With the applicants' FI received on 4.11.2020, the application is scheduled for consideration by the Committee at this meeting.

2 Justifications from the Applicant

The justifications put forth by the applicant in support of the application are set out in the SPS at **Appendix Ia to Ic**. They are summarised as follows:

Comply with Planning Intention of “CDA(3)” Zone

- (a) The “CDA(3)” zone is intended for comprehensive development/redevelopment of the area primarily for residential use. The proposed residential use under the Proposed Scheme complies with the planning intention and in line with the previous planning approval for residential use at the Site.

Comply with Development Restrictions of “CDA(3)” Zone

- (b) The Proposed Scheme complies with the maximum development restrictions of the “CDA(3)” zone in term of PR and BH restrictions, a similar development bulk of which has already been approved under A/TW/452.

In line with the Government's Policy in Increasing Housing Supply

- (c) The Proposed Scheme is in line with the prevailing Government's policy to increase housing supply by providing a total of about 1,110 flats to the market upon completion (i.e. with 63 additional flats at Site A comparing to the Approved Scheme).

Enhancement to the Proposed Scheme

- (d) With the proposed amendments to layout design and building disposition at Site A, a more consolidated communal private open space can be included at the eastern portion to visually enhance the integration with Wang Wo Tsai Street Garden (**Drawings A-8**). This private open space becomes more central and integrated after incorporating the refinements in building disposition.
- (e) The setbacks along the western and northern boundaries of Site A will be used for tree buffer planting. To further enhance the landscape amenity and visual quality at the setback areas, the Proposed Scheme proposes to install street furniture right outside the boundary fence wall and abutting the existing public lanes. Planting strip and street furniture can enhance landscape value and provide amenity to the users (**Drawings A-11 and A-12**).
- (f) In environmental aspect, a 2-storey clubhouse design has been incorporated in Site A as compared to the 1-storey clubhouse in the Approved Scheme, providing a more effective noise screening to traffic noise from Wang Wo Tsai Street to the residential units in lower floors.

Act as a Catalyst for Redevelopments in "CDA" Sites in the Surroundings

- (g) Approval of the Proposed Scheme would serve as a catalyst for further redevelopment in the Site and other "CDA" zones in the area. It could contribute to early materialization of the planning intention for residential development as stipulated under the OZP.

Compatible with the Surrounding Context

- (h) The vicinity of the Site has been undergoing transformation from industrial to residential character. The Proposed Scheme is compatible with the surrounding context in terms of land use characteristic and building height profile and is visually acceptable as demonstrated in the VIA (**Drawings A-16 to A-20**).

Genuine Intention and Continual Effort to Redevelop Site A (TWIL 160) for Residential Use

- (i) Subsequent to planning approval of Application No. A/TW/452, lease modification for Site A was approved and executed in 2019. The implementation of the remaining phases at Sites B, C and D under the phased development approach will be subject to redevelopment intention and programme of respective owners in future.

Improvement in Visual Amenity and Air Ventilation

- (j) The existing large industrial blocks are visually bulky and the packed alignment would act as barrier for smooth air ventilation. Upon completion of the redevelopment, 5 residential towers with SC of not more than 40% will be built with sufficient building gaps for better air ventilation. Furthermore, along the existing public lane connecting Wang Wo Tsai Street and Sha Tsui Road, a more-than-11m-wide visual corridor (i.e. the western setback area (4.6m wide) within Site A together with the existing public lane (7m wide) between Site A and Site B) would be created to enhance visual permeability across this “CDA(3)” zone.

Technical Feasible and Timely Implementation for Phased Development

- (k) Findings of various technical assessments concluded that the Proposed Scheme, with implementation of appropriate mitigation measures, would be acceptable in traffic, environmental, sewerage and drainage terms. With ownership of lots in Site B to D yet to be secured due to complicated and prolonged acquisition processes, a phased development would allow flexibility in implementing the whole development and timely redevelopment of the Site.

Technical Infeasible to Accommodate Any Social Welfare Facilities

- (l) The subject application proposes amendments to a previously approved scheme (A/TW/452) with no increase in PR and BH. In view of small site area, Site A is not large enough to accommodate a standalone social welfare block like the adjacent Sheung Chui Court. Besides, all at-grade space at Site A has already been fully occupied by private open spaces to meet HKPSG requirement, setback areas, E&M facilities and other ancillary facilities (**Drawing A-6**). The site is small and tight and has already been fully utilized to meet basic and minimum provision of different requirements. Besides, there is neither podium structure in the site nor left-over floor areas in lower floors to accommodate any premises-based social welfare facilities. There is no scope to meet the new request for provision of social welfare facilities.

3 Compliance with the “Owner’s Consent/Notification” Requirements

The applicant is one of the current land owners. In respect of the other current land owner(s), the applicant has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Board Guidelines (TPB PG-No. 31A) by posting site notice and giving notification. Detailed information would be deposited at the meeting for Members’ inspection. As for the remaining GL, the requirements as set out in TPB PG No. 31A are not applicable.

4 Town Planning Board Guidelines

According to the Town Planning Board Guidelines (TPB PG-No. 17A) for ‘Designation of “CDA” Zone and Monitoring the Progress of “CDA” Developments’, “CDA” zones are intended to achieve the following objectives to:

- (i) facilitate urban renewal and restructuring of land uses in the old urban areas;
- (ii) provide incentives for the restructuring of obsolete areas; including old industrial areas; and the phasing out of non-conforming uses, such as open storage and container back-up uses in the rural areas;
- (iii) provide opportunities for site amalgamation and restructuring of road patterns and ensure integration of various land-uses and infrastructure development, thereby optimizing the development potential of the site;
- (iv) provide a means for achieving co-ordinated development in areas subject to traffic, environmental and infrastructure capacity constraints, and in areas with interface problems of incompatible land uses; and
- (v) ensure appropriate control on the overall scale and design of development in areas of high landscape and amenity values and in locations with special design or historical significance.

5 Background

5.1 On 17.9.2010, the Board endorsed in-principle the findings and recommendations of the Area Assessments 2009 of Industrial Land in the Territory (the Area Assessments 2009) (TPB Paper No. 8630) undertaken by the Planning Department. The Area Assessments 2009 recommended rezoning the northern part of Tsuen Wan East Industrial Area (TWEIA) mainly to “CDA” to facilitate comprehensive residential development with commercial facilities and open space provision. Subsequently, the draft Tsuen Wan OZP No. S/TW/27 incorporated the amendments to rezone the northern part of TWEIA from “Industrial” (“I”) to “CDA(2)”, “CDA(3)” (covering the Site), “CDA(4)”, “CDA(5)”, “CDA(6)”, “Commercial (5)” (“C(5)”), “Open Space” and areas shown as ‘Road’ and was approved. Since then, the “CDA(3)” zoning for the Site remains unchanged on the approved Tsuen Wan OZP No. S/TW/33.

6 Previous Applications

6.1 The latest application (No. A/TW/452) for a proposed comprehensive residential development comprising 6 blocks with a total PR of not more than 5 and a maximum BH of 100mPD for the whole “CDA(3)” zone was approved with conditions on 16.1.2015. On 13.12.2018, an application for extension of time (EOT) for commencement of development was approved and the validity of the planning permission had been extended to 16.1.2023.

6.2 The Site is the subject of another application (No. A/TW/515) for proposed amendments to the Approved Scheme with an increase in PR from not more than 5 to not more than 6 (+1 of 20%), BH from 100mPD to 113.5mPD (+13.5mPD or +13.5%) and number of flats from 327 to 480 (+153 or +46.8%) at Site A only (while the maximum PR and BH of the remaining Sites B, C and D remain unchanged). On 6.11.2020, the Committee agreed to defer making a decision on the application, at the request of the applicant for preparation of further information.

- 6.3 At Site C, a 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, on the reason of retaining the “CDA(3)” zone primarily for residential use in view of the shortfall in housing supply, amongst other reasons.
- 6.4 At Sites B and D, there were only applications for various uses within individual premises of the IBs.
- 6.5 The details and locations of the applications as mentioned above are summarized at **Appendix II** and shown at **Plan A-1** respectively.

7 Similar Applications

- 7.1. There are 7 similar approved s16 applications for comprehensive residential development at various “CDA” zones in Tsuen Wan since 2010. Three of these similar applications are related to the MTR Tsuen Wan West Station sites, which are all zoned “CDA”. Two others are in relation to a site zoned “CDA(7)” at the Junction of Yeung Uk Road and Ma Tau Pa Road.
- 7.2. The remaining two applications are in relation a Home Ownership Scheme (HOS) development at Sha Tsui Road in the adjacent “CDA(2)” zone. One of these two applications (No. A/TW/451) for a proposed HOS development (incorporating a Day Care Centre for The Elderly) with minor relaxation of maximum PR from 5 to 5.5 and BH from 100mPD to 118mPD was approved on the ground that it has planning merits of providing additional HOS flats, which would help achieving the policy objective of increasing subsidized flat supply to meet the community’s imminent demand for housing. Besides, the proposed minor relaxation of PR and BH would not cause adverse impacts on visual, air ventilation, environment, infrastructure, traffic, parking and community facilities provision in the area and Tsuen Wan.
- 7.3. The details and locations of the 7 applications are summarized at **Appendix III** and shown at **Plan A-1**.

8 The Site and Its Surrounding Areas (Plans A-1 to A-8)

8.1 The Site is:

- (a) located at the northern part of TWEIA;
- (b) bounded by Fortune Commercial Building to its northwest; Sha Tsui Road to its northeast; the HOS development namely Sheung Chui Court and Wang Wo Tsai Street Garden to its east; Wang Wo Tsai Street to its south; and Luen Yan Street and Kwu Hang Road to its west;
- (c) composed of four private industrial lots, namely TWTL 126 (Site C) and TWTL 137 (Site D) in the northeast, TWTL 363 (Site B) in the west, TWTL 160 (Site A) in the southeast; and

(d) currently occupied by four IBs with details as follows (**Plan A-2**):

Lots	Site A (TWTL 160)	Site B (TWTL 363)	Site C (TWTL 126)	Site D (TWTL 137)
Building Name	Edward Wong Industrial Centre	1 Wang Wo Tsai Street	Wong's Factory Building	Bonsun Industrial Building
Building Age	44	24	44	46
No. of Storeys	13	7	24	23
Land Ownership	Single (owned by the applicant)	Single	Single	Single
Existing Use	Vacant building	Data Centre	Under renovation	Workshop, Warehouse and Ancillary Office

8.2 The surrounding areas have the following characteristics:

- (a) to the north across Sha Tsui Road is New Haven, a residential development under "Residential (Group A)10" zone;
- (b) to the east is the Wang Wo Tsai Street Garden, whereas to the further southeast are IBs under "CDA(4)" zone;
- (c) to the south and southeast across Wang Wo Tsai Street are mainly IBs in TWEIA under "CDA(5)" and "CDA(6)" zones;
- (d) to the further south are "Commercial (2)" ("C(2)"), "(C)3" and "C(4)" with existing service apartments including retail shops and pedestrian walkways at lower ground floors;
- (e) to the southwest is a vacant G/IC site previously occupied by a Cooked Food Hawker Bazaar; and
- (f) to the further west across Luen Yan Street and Kwu Hang Road are a residential development namely Po Shek Mansion and the major commercial/residential area of the Tsuen Wan town centre.

9 **Planning Intention**

The "CDA(3)" zone is intended for comprehensive development/redevelopment of the area primarily for residential use with the provision of commercial facilities, open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure, visual impact, air ventilation and other constraints.

10 Comments from Relevant Government Departments

10.1 The following Government departments have been consulted and their views on the application are summarised as follows:

Land Administration

10.1.1 Comments of the District Lands Officer/Tsuen Wan and Kwai Tsing, Lands Department (DLO/TW&KT, LandsD):

- (a) the applicant is the current sole registered owner of TWTL 160. The applicant is silent on any agreement between the applicant and the other owners of the Site in respect of the Approved Scheme under Application No. A/TW/452 or the current application. There is no information as to whether other owners of the Site will implement the proposed residential development scheme previously approved by the Board on 16.1.2015 under Application No. A/TW/452;
- (b) regarding the two public lanes included in the Site, they are currently unleased government land which is maintained by Highways Department (HyD). As such, he has no comment on keeping the concerned public lanes intact and excluded from the Site provided that Transport Department (TD) and HyD have no comment on the issue;
- (c) the proposed setback area along the two public lanes is not a lease requirement nor required by LandsD;
- (d) As far as Site A is concerned, the proposed use, GFA and building height generally conform with the lease requirements on redevelopment. The applicant should ensure that the parking proposal complies 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; and
- (e) for the remaining Sites B, C and D, they are restricted for industrial or godown purposes. The proposed residential use would contravene with the user restriction and is therefore not acceptable under the relevant land grant. Lease modification/land exchange application(s) from each and every registered owner(s) to facilitate the proposed development in the approved scheme is required.

Traffic

10.1.2 Comments of Commissioner for Transport (C for T):

- (a) He has no objection to the application; and
- (b) Should the application be approved by the Board, the following condition is recommended:

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 Commissioner for Transport or of the Board.

10.1.3 Comments of Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

He has no adverse comment from highway maintenance perspective. Notwithstanding, the applicant is reminded to provide demarcation between the lot and public road which will be put under the maintenance ambit of HyD.

Environment

10.1.4 Comments of Director of Environmental Protection (DEP):

- (a) He has no comment on the application; and
- (b) Should the application be approved by the Board, the following condition is recommended:

The submission of an updated Noise Impact Assessment and implementation of the proposed noise mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the Board.

Urban Design, Air Ventilation and Landscape

10.1.5 Comments of Chief Town Planner/Urban Design & Landscape (CTP/UD&L):

Urban Design

- (a) the subject site is located at the north-western part of the TWEIA which mainly covers the ex-Tai Wo Hau Factory Estate. The site is prescribed with maximum PR and BH of 5 and 100mPD respectively. To the north of the site across Sha Tsui Road is a residential development with existing BH of about 150mPD, to the west across Luen Yan Street is a residential development with existing BH of about 95mPD, and to the immediate east is the Wang Wo Tsai Street Garden and the HOS development at “CDA(2)” zone with existing BH ranging from 92mPD to 117mPD. To the south are industrial buildings zoned “CDA(5)” and “CDA(6)” with existing BH ranging from 29mPD to 101mPD (**Plan A-2**) and further south across Yeung Uk Road are service apartments with existing BH ranging from 166mPD to 208mPD. Located to the southwest is a vacant site previously occupied by a cooked food hawker bazaar. Given the site context and judging from the photomontages of the VIA, the proposed development with a BH of 100mPD same as the Approved Scheme would unlikely induce any significant adverse visual impact on the surrounding areas;
- (b) similar to the Approved Scheme, various setbacks with landscape treatments along the boundaries of Site A are proposed, i.e. a 3m-setback from Wang Wo Tsai Street Garden, setbacks of 1.5m and 4.6m along the

public lanes to the north and west respectively and setback along Wang Wo Tsai Street with diminished width. Street furniture will be provided at the setback areas along the public lanes. The above measures may promote visual interest and pedestrian comfort for the open space users at Wang Wo Tsai Street Garden and pedestrians using the public lanes.

Air Ventilation

- (c) According to the Expert Evaluation on AVA of Tsuen Wan Area, the site does not fall within any identified air paths. The Proposed Scheme generally has the same development parameters as compared with the Approved Scheme. While the reduction of building setback from Wang Wo Tsai Street may induce some localized effect on the surrounding pedestrian wind environment, as concluded in the AVA in support of the application, the proposed development would unlikely induce significant impact on the nearby important pedestrian area in air ventilation terms.

Landscape

- (a) with reference to the aerial photo of 2019, the site is situated in an area of industrial urban landscape character, dominated by industrial and commercial buildings without existing landscape resource within the Site. The proposed development is not incompatible with the surrounding environment. In view that significant adverse landscape impact arising from the proposed development is not anticipated, and adequate landscape treatments and open space provision are proposed, he has no objection to the application from landscape planning perspective; and
- (b) should the application be approved by the Board, the following approval conditions is recommended to be incorporated:

The submission and implementation of a Landscape Master Plan to the satisfaction of the Director of Planning or of the Town Planning Board.

Building Matters

10.1.6 Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

He has no in-principle objection to the application under the Buildings Ordinance (BO) subject to the following:

- (a) the proposed PR and SC 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;
- (b) 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;

- (c) 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
- (d) detailed comments will be given in the building plan submission stage.

Drainage

10.1.7 Comments of Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD):

- (a) Since the application focuses on Site A in Phase 1 only, the 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;
- (b) 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
- (c) should the application be approved by the Board, the following condition is recommended:

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.

Water Supplies

10.1.8 Comments of Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (a) He has no objection to the application; and
- (b) other detailed comments on the existing water mains and provision of water supply are provided at **Appendix V**.

Fire Safety

10.1.9 Comments of the Director of Fire Services (D of FS):

He has no objection in principle to the application subject to fire service installations being provided to the satisfaction of his Department. Detailed Fire Services requirements will be formulated upon receipt of formal submission of general building plans.

Food and Environmental Hygiene Aspect

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

- (a) He has no comment on the application; and
- (b) other detailed comments on future provision of Food and Environmental Hygiene Department's facilities or cleaning services, if any, are provided at **Appendix V**.

Social Welfare

10.1.11 Comments of the Director of Social Welfare (DSW):

- (a) The applicant should consider providing the following welfare facilities in Site A:
 - 50-person hostel for severely mentally handicapped persons;
 - 50-person day activity centre; and
 - 150-person residential care home for the elderly pending.
- (b) The department considers that suitable social welfare facilities may be suitable to be accommodated in the Site, if possible, but also noted the justifications put forward by the applicant, which are technical aspects in relation to the site and development constraints. The welfare facilities in paragraph (a) above are proposed from a social welfare point of view.

District Officer's Comments

10.1.12 Comments of the District Officer (Tsuen Wan), Home Affairs Department (DO(TW), HAD):

At the District Planning, Development and Facilities Management Committee Meeting held on 20.10.2020, some Tsuen Wan District Council (TWDC) members expressed their concerns over the insufficient provision of car parking facilities and requested to have social welfare facilities provided in the Site.

10.2 The following Government departments have no objection to/no comment on the application:

- (a) Commissioner of Police (C of P);
- (b) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H of GEO, CEDD);
- (c) Project Manager (West), CEDD (PM(W), CDEE);
- (d) Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD);
- (e) Director of Housing (D of H); and
- (f) Director of Leisure and Cultural Services (DLCS)

11 Public Comments Received During Statutory Publication Period

11.1 During the statutory public inspection periods, 31 public comments (**Appendix IV**) from individuals were received, including 26 supporting comments, 1 objecting comment and 4 comments providing views on the proposal.

11.2 The supporting grounds are mainly as follows:

- (a) the proposed development would facilitate the transformation of old industrial area into new residential development;
- (b) as the proposed development is located in the fringe of TWEIA with Tsuen Wan MTR station nearby, the proposal will not create adverse impacts on the transport facilities and environment;

- (c) the proposed development would be compatible with the existing residential developments in the surroundings;
 - (d) the proposed comprehensive residential development would increase housing supply to accommodate the housing demand of Hong Kong citizens; and
 - (e) the landscape design proposal for the proposed development can help improve the amenities of the surrounding open space.
- 11.3 The objecting comment is mainly on insufficient provision of open space in the proposed development.
- 11.4 The remaining public comment mainly express concerns on the proposal as follows:
- (a) the proposed development is within a close distance to the private residential development to the north of the Site across Sha Tsui Road (i.e. New Haven) (**Plan A-2**). Appropriate building separation should be adopted in the proposal;
 - (b) the proposal may consider incorporate skyrise greenery to improve the amenity of the local area;
 - (c) construction noise at the site should be mitigated;
 - (d) the surrounding pedestrian walkways are often being occupied by vehicles for cargo loading and unloading and related materials, the applicant should build anti-parking bollards along the pedestrian walkway to ensure pedestrian safety; and
 - (e) the proposed development is surrounded by several residential buildings, the proposal may lead to increase in population, insufficient provision of open space and community facilities, as well as traffic congestion. The site should be used for provision of social welfare facilities to serve the nearby population.

12 Planning Considerations and Assessment

- 12.1 The application is to seek planning permission for the proposed amendments to the previously approved MLP for proposed comprehensive residential development at the Site. Same as the Approved Scheme, the Site under the Proposed Scheme comprises 4 development sites (i.e. Sites A to D) to be implemented by 4 phases.
- 12.2 The Proposed Scheme mainly involves amendments to the proposed development at Site A in Phase 1 only, which mainly include an increase in the number of storeys (+2 or +7.4%), flat number (+63 or +19.3%), private open space (+143m² or +15%), reduction in the number of towers (-1 or -50%) and deletion of a refuse floor cum sky garden floor (-1 or -100%). Although there involves an increase in residential and clubhouse storeys, the overall maximum BH of 100mPD and PR of 5 remain unchanged, same as the Approved Scheme. Ancillary car parking spaces are also increased providing more than the high end of HKPSG requirements in response to the concerned department's comments.

- 12.3 All development parameters, layout design and disposition of building blocks at Sites B to D in Phases 2a to 2c of the Site remain the same as the Approved Scheme.

Planning Intention

- 12.4 The proposed comprehensive residential development primarily for residential use under the Proposed Scheme is generally in line with the planning intention of “CDA(3)”.

Urban Design and Landscape Aspects

- 12.5 Same as the Approved Scheme, various setbacks with landscape treatment along the boundaries of Site A are proposed, i.e. a 3m setback from Wang Wo Tsai Street Garden, as well as 4.6m and 1.5m along the western and northern boundaries of Site A respectively abutting the two existing public lanes (**Drawings A-9**). For the latter two setback areas, street furniture are provided outside the boundary fence wall (**Drawings A-11** and **A-12**). Besides, the layout design and building disposition of Site A has also been revised to visually enhance the integration and linkage of the private open space within Site A with the adjacent Wang Wo Tsai Street Garden to the immediate east of the Site, with tree buffer plantings are proposed along the eastern boundary abutting Wang Wo Tsai Street Garden (**Drawing A-8**). CTP/UD&L, PlanD opines that the above measures could promote visual interest and pedestrian comfort for the open space users at Wang Wo Tsai Street Garden and pedestrians using the public lanes. With the proposed adequate landscape treatments and open space provision, significant adverse landscape impact arising from the proposed development is also not anticipated. Given the site context and demonstrated by the photomontages of the VIA, the proposed increase in the number of storeys by 2 without exceeding the overall maximum of BH of 100mPD is considered acceptable. CTP/UD&L also opines that the proposed development with a BH of 100mPD same as the Approved Scheme would unlikely induce any significant adverse visual impact on the surrounding areas. CA/CMD2, ArchSD also has no adverse comment on this aspect.

Traffic Aspects

- 12.6 On traffic aspects, the applicant has submitted TIA in support the Proposed Scheme. The provision of ancillary car parking spaces and L/UL bays has been further reviewed and increased under the Proposed Scheme to tie in with requirements as stipulated under the lease plus 10% design/demand flexibility, which bring the total provision of parking spaces more than the high end of the HKPSG. C for T has no objection the application and has recommended relevant approval condition should be imposed (paragraph 13.2 below).

Other Technical Aspects

- 12.7 The proposed amendments to the Approved Scheme will not create adverse traffic, environmental, air ventilation, drainage, sewerage and fire safety impacts on the surrounding areas according to the various assessment conducted by the applicant. Concerned Government departments including CHE/NTW, HyD, DEP, CTP/UD&L, PlanD, CE/MS, DSD and D of FS have no objection/adverse comment on the

Proposed Scheme. Relevant approval conditions on traffic, noise, sewerage, and fire safety are suggested to be imposed (paragraph 13.2).

Provision of Social Welfare Facilities

- 12.8 According to the applicant, Site A with an area of 3,114m² is not large enough to accommodate a standalone social welfare block. All at-grade space at Site A has already been fully occupied by private open spaces, setback areas, E&M facilities and other ancillary facilities (**Drawing A-6**). There is neither podium structure nor left-over floor areas in lower floors of residential block in the site to accommodate any premises-based social welfare facilities. As the site is small and tight and has already been fully utilized to meet basic and minimum provision of different requirements, there is no scope to meet the new request for provision of social welfare facilities.

Public Comments

- 12.9 Regarding the public comments received, the planning assessment above and departmental comments in paragraph 11 are relevant.
- 12.10 On the concern that the Proposed Scheme may lead to insufficient provision of open space and social welfare facilities in Tsuen wan (paragraphs 10.1.12, 11.3 and 11.4(e) above, there is generally adequate provision of open space and social welfare facilities in Tsuen Wan OZP area, except Day Care Centre for the Elderly and Child Care Centre. While the deficit of the above-mentioned premises based GIC facilities would be addressed progressively when opportunity arises, it is noted that there is a Day Care Centre for the Elderly at the neighbouring Sheung Chui Court (**Plan A-2**).

13 Planning Department's Views

- 13.1 Based on the assessment made in paragraph 12 above and having taken into account the public comments mentioned in paragraph 11 above, the Planning Department has no objection to the application.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 18.12.2024. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval condition

- (a) the submission and implementation of a revised Master Layout Plan to incorporate the approval conditions as stipulated in conditions (b) to (g) below to the satisfaction of the Director of Planning or of the Town Planning Board;
- (b) the submission and implementation of a revised phasing plan and implementation programme to the satisfaction of the Director of Planning or of the Town Planning Board;
- (c) The submission and implementation of a landscape master plan to the satisfaction of the Director of Planning or of the Town Planning Board;

- (d) The submission of a revised Traffic Impact Assessment, and design and provision of parking facilities, loading/unloading spaces and vehicular access for the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (e) the provision of emergency vehicular access, water supplies for fire-fighting and fire service installations to the satisfaction of the Director of Fire Services or of the Town Planning Board;
- (f) the submission of an updated Noise Impact Assessment and implementation of the proposed noise mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the Town Planning Board; and
- (g) 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 of the Town Planning Board.

Advisory clauses

The recommended advisory clauses are attached at **Appendix VI**.

13.3 There is no strong reason to recommend rejection of the application.

14 Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 14.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

15 Attachments

Appendix I	Application Form received on 10.8.2020
Appendix Ia	SPS received on 10.8.2020
Appendix Ib	FI 1 vide letter received on 4.11.2020
Appendix Ic	FI 2 vide letter received on 10.12.2020
Appendix II	Previous applications
Appendix III	Similar applications
Appendix IV	Public comments received during the statutory publication periods
Appendix V	Detailed Departmental Comments
Appendix VI	Recommended advisory clauses
Drawing A-1	Comparison of Master Layout Plan
Drawing A-2	Comparison of Section Plan (A-A)

Drawing A-3	Comparison of Section Plan (B-B)
Drawing A-4	Comparison of Landscape Master Plan
Drawing A-5	Basement Plan
Drawing A-6	G/F Plan
Drawing A-7	Typical Floor Plan
Drawing A-8	Proposed Landscape Design Concept
Drawing A-9	At-Grade Setback Areas
Drawing A-10	Greenery Area
Drawings A-11 and A-12	Landscape Sections
Drawing A-13	Private Open Space
Drawings A-14 and A-15	Artist's Impressions
Drawings A-16 to A-20	Photomontages
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4 to A-7	Site Photos
Plan A-8	Pedestrian Access Network in Tsuen Wan

**PLANNING DEPARTMENT
DECEMBER 2020**