

Appendix A

Supporting Planning Statement

Application for Permission Under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Comprehensive Development including Flats, Retail and Community Facilities and Minor Relaxation of Plot Ratio and Building Height Restriction in “Comprehensive Development Area” Zone at Various Lots in S.D.4 and Adjoining Government Land, Kau Wa Keng, Kwai Chung

**Application for Permission Under Section 16 of
the Town Planning Ordinance (Cap. 131) for
Proposed Comprehensive Development
including Flats, Retail and Community
Facilities and Minor Relaxation of Plot Ratio
and Building Height Restriction in
“Comprehensive Development Area” Zone at
Various Lots in S.D.4 and Adjoining
Government Land, Kau Wa Keng, Kwai Chung
Supporting Planning Statement**

Issue 2 | June 2025

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 299277

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EXECUTIVE SUMMARY

Pursuant to Section 16 of the Town Planning Ordinance, this Supporting Planning Statement is submitted to seek approval from the Town Planning Board (TPB) for Proposed Comprehensive Development including Flats, Retail and Community Facilities (“the Proposed Scheme”) and Minor Relaxation of Plot Ratio and Building Height Restriction in “Comprehensive Development Area” (“CDA”) zone at Various Lots in S.D.4 and Adjoining Government Land, Kau Wa Keng, Kwai Chung (“the Application Site”).

The Application Site, with an area of about 48,313.167 m², is located at Kau Wa Keng valley floor abutting Lai King Hill Road. It falls within “CDA” zone on the Approved Kwai Chung Outline Zoning Plan (OZP) No. S/KC/32, intended for “*comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities*”, subject to a maximum plot ratio of 5.0 and a maximum building height of 120mPD. Planning Application No. A/KC/489 (“the Approved Scheme”) was approved with conditions in 2023, presenting a viable development option to unleash the development potentials of the Application Site while improving the quality of life of residents in the neighbourhood.

In response to TPB member suggestions and territorial housing demand, the Applicant presents the Proposed Scheme, which enhances the Approved Scheme with design improvements. The Proposed Scheme includes 15 building blocks featuring various retail and social welfare facilities that offer diversified community services. It will provide about 7,052 private housing units upon full development. The timely implementation of the Proposed Scheme through a pragmatic phasing approach will facilitate the gradual transformation of the entire Kau Wa Keng area into a well-managed residential neighbourhood, thereby achieving the following planning merits:

- Responding to TPB Members’ Comments and Public Aspirations for the Enhancement of the Approved Scheme;
- Realising the Planning Intention of the “CDA” Zone with Due Respect to the OZP and Planning Brief;
- Optimizing Development Potential of Precious Land Resources at a Convenient Location to Increase Housing Supply;
- Spearheading the Development of Kau Wa Keng with a Pragmatic Phasing Strategy;
- Improving Quality of Life of Residents at the Application Site and Surrounding Areas;
- Providing Additional Social Welfare Facilities for Wider Benefits;
- Connecting the Communities along Lai King Hill Road by Being the Centre of Activity in the Neighbourhood;
- Providing a More Proactive Conservation Strategy of Historic Buildings;
- Ensuring Compatibility with the Surrounding Context;
- Resulting in No Adverse Impacts to the Surrounding Areas ; and
- Establishing a Desirable Precedent for Taking Forward “CDA” Developments with Continuous Efforts on Improving the Development Proposal.

To realise the Proposed Scheme, it is proposed to relax plot ratio and building height restriction of the “CDA” zone to domestic plot ratio of 6.0, non-domestic plot ratio of 0.5 and building height restriction to +147.55mPD. Various technical assessments have confirmed that the Proposed Scheme will not compromise compatibility with the surrounding environment.

In light of the planning merits and justifications put forward in this Supporting Planning Statement, we sincerely seek the favourable consideration from the TPB to grant approval to this well-justified Planning Application.

行政摘要

（內容如與英文版本有任何差異，應以英文版本為準）

本規劃申請根據《城市規劃條例》第 16 條，就位於葵涌九華徑測量約份第 4 約多個地段及毗連政府土地的「綜合發展區」地帶（「申請地點」）的擬議綜合發展包括分層住宅、商店及社區設施（「擬議發展」），以及略為放寬地積比率及建築物高度限制，擬備規劃綱領，並向城市規劃委員會（「城規會」）提出申請。

申請地點面積約為 48,313.167 平方米，位於九華徑山谷，毗鄰荔景山道，於葵涌分區計劃大綱核准圖編號 S/KC/32 劃為「綜合發展區」地帶，此地帶的規劃意向，是把涵蓋範圍綜合發展 / 重建作住宅及 / 或商業用途，並提供休憩用地和其他配套設施。其最高總地積比率為 5.0 倍，而最高建築物高度為主水準基準上 120 米。規劃申請編號 A/KC/489（「批准方案」）於 2023 年獲有條件批准，為申請地點提供了一個可行的發展方案，釋放其發展潛力，亦同時改善了居民的生活品質。

為了回應城規會成員的建議和滿足社會住宅需求，申請人提出了擬議方案，通過優化設計來完善批准方案。擬議方案設 15 座建築連各種社福設施和零售設施以服務社區不同需要。擬議方案完全落實後可提供約 7,052 個私營房屋單位。透過分期發展安排，擬議方案可望盡早落成，並推動整個地區逐步轉變成為管理妥善的宜居社區，並達到以下規劃增益：

- 回應城市規劃委員會成員的意見和公眾對優化批准方案的期望；
- 實現「綜合發展區」地帶的規劃意向，同時尊重分區計劃大綱圖及規劃大綱；
- 優化市中心珍貴土地資源的發展潛力，增加房屋供應；
- 以務實可行的分期發展安排，推動九華徑的整體發展；
- 改善申請地點以至附近居民的生活質素；
- 提供額外社福設施，惠澤社群；
- 連結沿荔景道的社區，成為社區內活動中心；
- 為現有歷史建築提供一個更積極的保育策略；
- 確保發展配合周邊環境；
- 不會對周邊環境造成負面影響；及
- 以持續改進發展方案來推進「綜合發展區」發展，樹立良好典範。

為實現上述規劃增益，擬議方案建議略為放寬「綜合發展區」的住用地積比率至 6.0、非住用地積比率至 0.5、及建築物高度限制至主水準基準上 147.55 米。各種技術評估已確認擬議方案不會破壞與周圍環境的相容性。

基於本規劃綱領所闡述的規劃增益和理據，我們誠懇希望城規會支持是次規劃申請。

1. Introduction

- 1.1.1.1 Pursuant to Section 16 (S16) of the Town Planning Ordinance (TPO), this Supporting Planning Statement is submitted to seek approval from the Town Planning Board (TPB) for the Proposed Comprehensive Development including Flats, Retail and Community Facilities (the Proposed Scheme) and Minor Relaxation of Plot Ratio (PR) and Building Height Restriction (BHR) in “Comprehensive Development Area” (“CDA”) zone at Various Lots in S.D.4 and Adjoining Government Land, Kau Wa Keng, Kwai Chung (the Application Site).
- 1.1.1.2 The Application Site, with an area of about 48,313.167 m², is located at the Kau Wa Keng valley floor abutting Lai King Hill Road and enjoys high accessibility to public transport. Despite its sizeable land area and convenient location at the urban city centre of Kwai Chung Area in Kowloon with huge potentials to meet the imminent housing needs of Hong Kong, it has remained largely stagnant with no solid implementation progress over the past three decades since the entire Application Site was designated as a “CDA” zone in 1992. Currently, majority of the Application Site at the south is largely unused land with scattered temporary structures, while the northeastern portion is occupied by the Kau Wa Keng Old Village with substandard living environment and minimal infrastructural provision. The current situation reflects a wastage of precious land resources at a prime location.
- 1.1.1.3 The Application Site falls entirely within the “CDA” zone on the Approved Kwai Chung Outline Zoning Plan (OZP) No. S/KC/32. According to the Notes of the OZP, the planning intention of the “CDA” zone is for *“comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities”*. The Explanatory Statement (ES) of the OZP also indicates that the designation of the “CDA” zone is *“to ensure that the residential development would be carried out in a comprehensive manner”* and that *“development of the area would entirely rely on the initiatives of private sector”*. The Planning Brief (PB) prepared in 1995 further states that the planning intention of the “CDA” zone is to *“encourage the comprehensive redevelopment of the Kau Wa Keng valley floor and the area occupied by the Kau Wa Keng Old Village as a whole with a view to improving the environmental and living conditions of the area in particular the Old Village”*.
- 1.1.1.4 In view of the above, the Applicant endeavours to take forward the comprehensive residential development at the Application Site with their continuous effort in acquiring and consolidating the fragmented private land ownership over the past decades to realise the planning intention of the “CDA” zone under private sector initiative, to unleash its long-wasted development potential, to resolve environmental issues and to improve the living conditions of the area in a holistic manner. To materialise the comprehensive development, the Applicant submitted a S16 Planning Application (No. A/KC/489) with a Master Layout Plan (MLP) covering the entire “CDA” zone with a pragmatic phasing strategy taken into account of the multiple land ownership pattern. The comprehensive development proposed in the Planning Application No. A/KC/489 (hereafter referred to as the “Approved Scheme”), comprising 14 residential blocks with an overall PR of not more than 5 and maximum BH of not more than +120mPD, will provide about 5,973 private housing units and comply with the development restrictions stipulated on the OZP.

- 1.1.1.5 The Planning Application No. A/KC/489 was deliberated and approved with conditions by the Metro Planning Committee of the TPB on 14 July 2023 (the MPC Meeting). Nonetheless, the Applicant takes note that during the MPC meeting, some members raised suggestions on provision of more retail and social welfare facilities, as quoted from the meeting minutes¹, *“Some Members considered that retail facilities should be provided in the proposed development to cater for the daily needs of the future residents.”* and *“Some Member shared the view that the provision of social welfare facilities in the proposed development was inadequate...”*. A member also raised that *“the development intensity of the proposed development could be increased for better land utilisation, e.g. provision of retail and more GIC facilities.”*.
- 1.1.1.6 Against this background, the Applicant takes a proactive step to review the Approved Scheme, taking into consideration TPB members’ suggestions, as well as addressing community need. Subsequently, the Proposed Scheme put forward in this S16 Planning Application is designed to provide further planning and design enhancement to the approved comprehensive development, while retaining all planning merits committed in the Approved Scheme.
- 1.1.1.7 To ensure timely implementation of a comprehensive development at the Application Site, the Proposed Scheme keeps the phasing strategy adopted in the Approved Scheme. The Proposed Scheme, comprising 15 building blocks with domestic PR of not more than 6, non-domestic PR of not more than 0.5 and maximum BH of not more than +147.55mPD, will provide about 7,052 private housing units upon full development in meeting the pressing housing demand in Hong Kong. A non-domestic PR of not more than 0.5 is designated for the proposed retail shops, proposed adaptive reuse of historic buildings, and additional social welfare facilities to nurture an inclusive and liveable community at the convenient location of Kwai Chung.
- 1.1.1.8 This Planning Application is therefore submitted to seek approval for minor relaxation of PR and BHR at the “CDA” zone to put forward the Proposed Scheme in realizing numerous planning and design enhancements, while at the same time reflecting the planning intention of the Kau Wa Keng “CDA” zone.
- 1.1.1.9 While this Supporting Planning Statement serves as an explanatory statement of the MLP in detailing the development proposal, technical assessments have also been conducted to ascertain the feasibility of the Proposed Scheme. It is concluded that no adverse impacts in terms of traffic, environmental, drainage, sewerage, air ventilation and visual would be generated to the surrounding areas including the Kau Wa Keng Old Village and Kau Wa Keng San Tsuen at both early phase and upon full development.
- 1.1.1.10 In summary, the Proposed Scheme at the Application Site builds upon the planning merits of the Approved Scheme while also enhancing the overall design of the comprehensive development. It addresses the suggestions made by TPB members regarding the provision of social welfare and retail facilities. At the same time, it aligns with the public's aspirations to conserve existing historic buildings, while optimizing development potential to increase housing supply through private initiatives.

¹ Minutes of 722nd Meeting of the Metro Planning Committee held at 9:00 a.m. on 14.7.2023

1.1.1.11 This Supporting Planning Statement contains the sections below that are necessary to support this Planning Application to demonstrate its feasibility and suitability:

- **Section 2** describes the context of the Application Site and its surrounding areas;
- **Section 3** explains the planning context of the Application Site;
- **Section 4** details the features of the proposed Master Layout Plan and its key development parameters;
- **Section 5** illustrates the various planning justifications in support of this Planning Application; and
- **Section 6** concludes the whole Supporting Planning Statement.

2. Site Context

2.1 Location

2.1.1.1 The Application Site, with a site area of about 48,313.167 m², situates to the north of Lai King Hill Road and lies at the Kau Wa Keng valley floor with a natural topography which rises from about +4mPD from the southwest towards the northeast to about +19mPD. The Application Site is conveniently located within 8-minutes walking distance to the MTR Mei Foo Station and is surrounded by residential neighbourhoods with convenient access to public transport and amenities of the Mei Foo area.

2.1.1.2 Please refer to **Figure 1** for the location plan.

2.2 Land Status

2.2.1.1 The Application Site is held under multiple ownership comprising about 54% of private lots and about 46% of Government land. Majority of the private lots within the Application Site (about 69.34% in terms of total private land area) are fully acquired/under acquisition by the Applicant. Since the last planning approval, the Applicant has maintained ongoing communication with the existing landowners within the Application Site. Recently, sales and purchase agreement has been recently made for additional interests within the Application Site, therefore increasing the Applicant's landownership in the Application Site.

2.2.1.2 Please refer to **Figure 2** for the lot index plan. Please also refer to **Table 2.1** below for the detailed landholding schedule.

Table 2.1 Landholding Schedule of Private Lots (All in S.D.4) within the Application Site

Lots fully acquired by the Applicant (About 14,698.002 m ²)			
1311	1349 RP ss.11	1349 RP ss.46	1349 RP ss.68
1312	1349 RP ss.12	1349 RP ss.47	1349 RP ss.70
1313	1349 RP ss.14	1349 RP ss.48	1349 RP ss.71
1315	1349 RP ss.15 (Part)	1349 RP ss.49	1349 RP ss.72
1317	1349 RP ss.16 (Part)	1349 RP ss.50	1349 RP ss.75
1318	1349 RP ss.17 (Part)	1349 RP ss.51	1349 RP ss.76
1319 (Part)	1349 RP ss.29	1349 RP ss.52	1349 RP ss.77
1339 (Part)	1349 RP ss.31	1349 RP ss.53	1349 RP ss.78
1340	1349 RP ss.33	1349 RP ss.54	1349 RP ss.79
1343	1349 RP ss.34	1349 RP ss.55	1351
1345	1349 RP ss.35	1349 RP ss.56	1358 RP
1349 RP ss.1	1349 RP ss.36	1349 RP ss.57	1359 S.A
1349 RP ss.2	1349 RP ss.37	1349 RP ss.58	1359 RP
1349 RP ss.3	1349 RP ss.38	1349 RP ss.59	1363
1349 RP ss.4	1349 RP ss.39	1349 RP ss.60	1370
1349 RP ss.6	1349 RP ss.40	1349 RP ss.61	1371 RP
1349 RP ss.7	1349 RP ss.41	1349 RP ss.62	1373 RP
1349 RP ss.8	1349 RP ss.42	1349 RP ss.63	3110
1349 RP ss.9	1349 RP ss.43	1349 RP ss.64	3147
1349 RP ss.10	1349 RP ss.45	1349 RP ss.67 (Part)	

Lots under acquisition by the Applicant (About 3,448.848 m ²)			
1316 1348 1349 RP ss.5	1349 RP ss.13 1349 RP ss.30 1349 RP ss.32	1349 RP ss.44 1355 RP	1364 RP (Part) 3151
Lots under third-party ownership (About 8,022.532 m ²)			
1310 1366 1395 3084 3085 3086 3087 3088 S.A 3088 RP 3089 3090 3091 3092 3093 3094 3095 3096 3097 S.A 3097 RP 3098 S.A 3098 RP 3099 3100 3101 3102 3103 S.A 3103 RP 3104 S.A 3104 RP 3105 S.A 3105 RP 3106 S.A	3106 Ext 3106 RP 3107 3108 3109 3111 3112 3112 Ext 3113 3114 S.A 3114 RP 3115 3116 3117 3118 3119 S.A 3119 RP 3120 3121 3122 (Part) 3123 3124 3125 3126 S.A 3126 Ext 3126 RP 3127 3128 3129 3130 3131	3132 3133 3134 S.A 3134 RP 3135 3136 S.A 3136 RP 3137 3138 3139 3140 3141 3142 3143 S.A 3143 RP 3144 S.A 3144 RP 3145 S.A 3145 RP 3146 3148 3149 3150 3152 S.A ss.1 3152 S.A RP 3152 S.B 3152 RP 3153 3154 3155 S.A 3155 RP 3156 S.A	3156 S.B 3156 RP 3157 3158 S.A 3158 S.B 3158 RP 3159 S.A 3159 S.B 3159 S.C 3159 S.D 3159 Ext 3159 RP 3160 S.A 3160 S.B 3160 RP 3162 3163 (Part) 3167 (Part) 3224 3230 3231 3236 3300 3301 3302 3319 S.A RP (Part) 3331 S.A 3331 S.B 3331 S.C 3331 RP 3332
Land Status			
Lots fully acquired by the Applicant		About	14,698.002 m ² (30.42%)
Lots under acquisition by the Applicant		About	3,448.848 m ² (7.14%)
Lots under third-party ownership		About	8,022.532 m ² (16.61%)
Government Land		About	22,143.785 m ² (45.83%)
Total Application Site Area		About	48,313.167 m ² (100.00%)

2.3 Existing Land Uses

2.3.1.1 The southern portion of the Application Site is largely unused land with scattered temporary structures, a few domestic structures of the Kau Wa Keng San Tsuen, an open-air temporary refuse collection point and a hobby farm for rent which was previously an illegal barbeque venue. The northeastern portion is occupied by the Kau Wa Keng Old Village with substandard living environment and minimal infrastructural provision. The existing structures within the Application Site are typically 1 to 3 storeys high. There are currently 12 existing Grade 3 historic buildings scattering within the Old Village. Please refer to **Figure 3a** for the photos showing the existing condition of the Application Site.

2.3.1.2 There are 12 existing Grade 3 historic buildings scattering within the Old Village as listed in **Table 2.2** below and their location are shown in **Figure 3b**. It is also noted that *Tsang Residence*, which was also a Grade 3 historic building previously located within the Application Site, was demolished by its owner in July 2023.

Table 2.2 Grade 3 Historic Buildings within the Application Site

	Name & Address	Serial No.
1	Yeung Ching Study Hall, No. 1 Kau Wa Keng	770
2	Nos. 4-5 Kau Wa Keng	1093
3	No. 10 Kau Wa Keng	1132
4	No. 14 Kau Wa Keng	1095
5	No. 15 Kau Wa Keng	1127
6	No. 30 Kau Wa Keng	1083
7	No. 32 Kau Wa Keng	1094
8	No. 39 Kau Wa Keng	1029
9	No. 42 Kau Wa Keng	1030
10	No. 42A Kau Wa Keng	1031
11	No. 43 Kau Wa Keng	1113
12	Yiu Kung Ancestral Hall, No. 26A Kau Wa Keng	1137
13	Tsang Residence (Demolished by its owner in July 2023)	743

Note:

1. Serial No. in the last column refers to that in the Antiquities Advisory Board's *List of the 1,444 Historic Buildings (as of 7 March 2024)*. Available at: [https://www.aab.gov.hk/filemanager/aab/common/204meeting/List%20of%20the%201444%20Historic%20Buildings%20with%20Assessment%20Results%20\(as%20of%207%20March%202024\).pdf](https://www.aab.gov.hk/filemanager/aab/common/204meeting/List%20of%20the%201444%20Historic%20Buildings%20with%20Assessment%20Results%20(as%20of%207%20March%202024).pdf)
2. The former Tsang Residence, located at No. 22 Kau Wa Keng and listed as a Grade 3 historic building, was recently demolished in July 2023.
3. No. 43 Kau Wa Keng is partially owned by the Applicant

2.4 Surrounding Land Uses

2.4.1.1 The Application Site is surrounded by a mix of land uses, characterised as follows (please refer to **Figure 1** for the location plan):

- The Application Site is surrounded on three sides by steep vegetated slope of Kau Wa Keng valley to the **north, east and west**. To the **immediate northwest** of the Application Site is Kau Wa Keng San Tsuen at the upper valley. To the **further north** on the headland are prominent high-rise residential towers of Wah Yuen Chuen (+243.7mPD), Lai King Disciplined Services Quarters (+257.9mPD), Highland Park (+257mPD), Regency Park (+264.3mPD) and Wonderland Villas (+339.2mPD). Furthermore, it is noted that a new block for Lai King Building of Princess Margaret

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Hospital (under Application No. A/KC/470) will be developed at a maximum BH of +206mPD.

- To the **immediate southeast** is Chung Shan Terrace comprising house-type developments of 2 to 4 storeys high (ranging from +32mPD to +60mPD) on a higher platform zoned “Residential (Group B) 1” (“R(B)1”).
- To the **south** across Lai King Hill Road is a cluster of residential developments, including the high-rise Lai Yan Court (+120.1mPD), Wah Lai Estate (+121mPD), Wah Fung Garden (+90.6mPD), and Lai Chi Kok Bay Garden (+88.8mPD) zoned “Residential (Group A)” (“R(A)”) and Nob Hill (+118.4mPD) within the “R(A)1” zone (all subject to a maximum building height restriction (BHR) of +120mPD), and the medium-rise Happy Villa within the “R(B)5” zone with a maximum existing building height of +76.8mPD. To the **further south** are Lai Chi Kok Park, MTR Mei Foo Station and Mei Foo Sun Chuen.
- To the **further southwest** on the hilltop are the Princess Margret Hospital with existing building height up to +146.9mPD (Block S of Princess Margaret Hospital) and the work-in-progress redevelopment of Kwai Chung Hospital. The BHRs of these developments are +110mPD and +125mPD respectively as stipulated on the OZP. A S16 planning application No. A/KC/451 seeking minor relaxation of BHR for the redevelopment of Kwai Chung Hospital to +120mPD was approved with conditions in March 2018.

2.4.1.2 Please refer to **Figures 4a to 4b** for the photos showing the surrounding context of the Application Site.

2.5 Accessibility

2.5.1.1 Vehicular and pedestrian access to the Application Site can be made via Lai King Hill Road. Lai King Hill Road is a district distributor that runs in a general north-south direction linking up Kwai Chung and Lai King.

2.5.1.2 The Application Site is conveniently served by both road-based and rail-based public transport services. Franchised bus and green minibus services are available at the stops located next to the Application Site to/from multiple destinations in Kowloon, Tsuen Wan and Tsing Yi. There is also a public transport interchange (PTI) located at the ground level of Nob Hill which can be easily accessible from the Application Site via Wa Lai Path, offering additional long-haul bus routes to various destinations in Kowloon and Hong Kong Island.

2.5.1.3 In addition, the MTR Mei Foo Station is conveniently located about 500m to the south of the Application Site within 8-minutes walking distance via Lai King Hill Road and footbridge across Ching Cheung Road (**Figure 10 refers**). It is served by both Tuen Ma Line and Tsuen Wan Line linking up the New Territories East and West, Kowloon and Hong Kong Island.

2.5.1.4 In summary, the Application Site enjoys good accessibility to public transport services including franchised bus and green minibus services and railway at a convenient urban location.

3. Planning Context

3.1 Land Use Zoning

- 3.1.1.1 The Application Site falls within an area zoned “CDA” on the Approved Kwai Chung Outline Zoning Plan (OZP) No. S/KC/32 gazetted on 13 October 2023. According to the Notes and Explanatory Statement (ES) of the OZP, the planning intention for area designated “CDA” zone is for *“comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of 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 and other constraints”*. It is specified in Remark (3) of the Notes of the OZP that *“no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum total plot ratio of 5.0 for the site north of Lai King Hill Road ..., or the plot ratio of the existing building, whichever is the greater”*. As stipulated on the OZP, the “CDA” zone is subject to a maximum total PR of 5.0 and a maximum BH of +120mPD. Furthermore, it is also stated in Remark (6) of the Notes that *“Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions ... may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.”*
- 3.1.1.2 It is stated in the ES that “pursuant to section 4A(1) of the Ordinance, any development/redevelopment within the “CDA” zone would require the approval of the Board through planning application under section 16 of the Ordinance. Except as otherwise expressly provided that it is not required by the Board, a Master Layout Plan (MLP) should be submitted in accordance with the requirements as stipulated in the Notes of the Plan for the approval of the Board pursuant to section 4A(2) of the Ordinance”.
- 3.1.1.3 The planning intention of the “CDA” zone is further elaborated in the ES, which is to *“ensure that the residential development would be carried out in a comprehensive manner as a single project and should contain adequate GIC facilities, open space and commercial provision to serve the residential development”* and that *“development of the area would entirely rely on the initiatives of private sector”*. As described in the ES, *“the layout of the development should take into account of the scale of the adjacent development, exiting land-forms, and the existing vegetation and landscape features”*. A pedestrian access should also be provided to the Kau Wa Keng San Tsuen at all times. Other design requirements include *“the layout should also take particular account of building relationships and design aspects, and appropriate phasing and programming of development”*. According to the ES *“a further Air Ventilation Assessment should be conducted upon development/redevelopment of the site to maintain/enhance air ventilation.”*
- 3.1.1.4 Please refer to **Figures 5a to 5c** and **Figures 6a to 6c** for the extracted Notes and ES of the “CDA” zone respectively.

3.2 Planning History of the “CDA” Site

- 3.2.1.1 With a view to facilitate the development of the Kau Wa Keng area, various zoning amendments have been put forth over the past half century, including designation of the area as “Residential (Group A)” in 1976 intended for public rental housing development, then rezoned to “Undetermined” in 1981 due to the uncertainties in the overall planning and development of the valley area surrounding the complicated land issue and lengthy land assembly process involving ancestral or ‘Tso’ land². After consideration of various land use options for the area, it was ultimately decided by the TPB to rezone the entire area (i.e. the Application Site) into a “CDA” zone on the draft Kwai Chung OZP No. S/KC/8 gazetted on 3 July 1992 to facilitate comprehensive residential development of Kau Wa Keng through private initiatives. The extent of the “CDA” zone has since remained unchanged.
- 3.2.1.2 A Planning Brief (PB) was subsequently prepared by the Planning Department (PlanD) in July 1995 to serve as a reference to facilitate the preparation of MLP for the “CDA” zone. As stated in the PB, the planning intention of the “CDA” zone is to *“encourage the comprehensive redevelopment of the Kau Wa Keng valley floor and the area occupied by the Kau Wa Keng Old Village as a whole with a view to improving the environmental and living conditions of the area in particular the Old Village”*. While the “CDA” is *“intended for private residential use as a single project”*, the PB also provides that *“in view of multiple ownership nature of the CDA, staged/phased implementation could be allowed”* and that *“the timing of implementation would depend on when the developer could assemble all the required private land and complete all formalities such as obtaining the Board’s approval and modification of lease documents”*.
- 3.2.1.3 The necessity of the “CDA” designation for the Kau Wa Keng area has been reconfirmed by PlanD and the TPB on various occasions. In 2012, the Land Use Review undertaken by PlanD recommended maintaining the current “CDA” zoning at the Kau Wa Keng area in view of the complicated land issues and development constraints (e.g. air ventilation and environment) to avoid piecemeal redevelopment and to ensure comprehensive development of the area. Furthermore, the appropriateness of the “CDA” designation have also been concluded in recent rounds of biannual “CDA” Review for similar reasons, including the latest round which was considered and agreed by the MPC on 5 May 2023.
- 3.2.1.4 Since the designation of the entire Application Site as a “CDA” three decades ago, there have been multiple attempts by different parties to take forward the residential development through planning applications. However, most of the applications (Planning Application Nos. A/KC/117, 161 and 200) were not taken forward due to their incomprehensiveness or difficulty in land assembly. The feasibility of actualising a comprehensive development at the Application Site had never been proven until the Applicant submitted the Planning Application No. A/KC/489 (refers to “the Approved Scheme” hereafter), which was approved with conditions in the MPC Meeting held on 14 July 2023.

² Source: *Review of the “Comprehensive Development Area” Zone at Kau Wa Keng* prepared by the Planning Department (Attachment IV of the MPC Paper No. 6/12 dated 30 March 2012 refers)

Application for Permission Under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Comprehensive Development including Flats, Retail and Community Facilities and Minor Relaxation of Plot Ratio and Building Height Restriction in “Comprehensive Development Area” Zone at Various Lots in S.D.4 and Adjoining Government Land, Kau Wa Keng, Kwai Chung

- 3.2.1.5 The Approved Scheme with a total PR of 5 and a maximum BH of +120mPD consists of 14 residential towers and conforms with the development restrictions stipulated in the OZP. A number of social welfare facilities are proposed within the Site, including Home Care Services (HCS) for Frail Elderly Persons, a School Social Work Office (SSWO) (Hong Kong Family Welfare Society), a Neighbourhood Elderly Centre (NEC), a 60-place Day Care Centre for the Elderly (DE), an Office Base of On-site Pre-school Rehabilitation Services (OPRS) and a 60-place Special Child Care Centre (SCCC). Under the proposed phasing strategy, the Approved Scheme will be developed in four phases taking into account the land ownership pattern of the Application Site, i.e. two early phases under the interim scenario (i.e. Phases 1A and 1B) as well as two remaining phases (i.e. Remaining Phases A and B). The development in early phases, which is owned and to be implemented by the Applicant, will provide about 2,947 flats in meeting the housing needs of Hong Kong. A total of 5,973 flats will be delivered in four phases to accommodate a total population of about 17,321 upon full development. Implementation of the early phases is expected to catalyse the redevelopment of the entire Kau Wa Keng area in particular the Old Village with the visible benefits of the Approved Scheme for the community.
- 3.2.1.6 During the deliberation of the application in the MPC Meeting on 14 July 2023, TPB members generally supported the application after taking into account the design and planning merits and the timely implementation of the comprehensive development made feasible by the Applicant. However, some TPB Members commented that *“retail facilities should be provided in the proposed development to cater for the daily needs of the future residents.”* and *“the provision of social welfare facilities in the proposed development was inadequate...”*. Considering the insufficiency of the concerned facilities, a member raised that *“the development intensity of the proposed development could be increased for better land utilisation, e.g. provision of retail and more GIC facilities.”*. In response to the territorial needs for more housing supply, suggestion from TPB members for more retail and social welfare facilities, as well as public aspiration for conservation of historic buildings, the Applicant sees the opportunity to revise and further enhance the Approved Scheme to create greater public gains and better utilise the land resources at this convenient urban location.
- 3.2.1.7 In summary, the planning history of the Kau Wa Keng “CDA” zone sheds light on the need for comprehensive development at the Application Site in a timely manner to address various land issues and site constraints cohesively. Despite the stagnant implementation progress over the past decades, the Approved Scheme offers a precious opportunity to catalyse the long-awaited redevelopment in Kau Wa Keng, with an appropriate phasing strategy to spearhead its implementation in a timely and progressive manner. Various technical assessments have proven the feasibility of the Approved Scheme. To optimise the development potentials of the Application Site for meeting the territorial housing needs, incorporate suggestions from TPB members and public aspirations, the Applicant put forward a Proposed Scheme under this planning application, which represents an enhancement to the Approved Scheme, offering additional planning and design merits for wider benefits.

3.3 Relevant Town Planning Board Guidelines

- 3.3.1.1 In the process of preparation of this Application, two Town Planning Board Guidelines (TPB PG), namely ‘Designation of “Comprehensive Development Area” (“CDA”) Zones and Monitoring the Progress of “CDA” Developments’ (TPB PG-No. 17A) and ‘Submission of Master Layout Plan under Section 4A(2) of the Town Planning Ordinance’ (TPB PG-No. 18A) have been considered to ensure that the Proposed Scheme at the Application Site fully respects the planning intention and requirement as a comprehensive development.
- 3.3.1.2 According to TPB PG-No. 17A, “CDAs” are designated and intended to:
- facilitate urban renewal and restructuring of land uses in the old urban areas;
 - 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;
 - 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;
 - 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;
 - ensure adequate as well as timely provision of Government, institution or community, transport and public transport facilities and open space for the development and where possible, to address the shortfall in the districts; and
 - 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.
- 3.3.1.3 As mentioned in **Section 2.2**, although majority of the private lots within the Application Site (about 69.34% in terms of total private land area) are fully acquired/under acquisition by the Applicant, there are some private lots which are currently held by third parties. According to the same TPB PG-No. 17A³, there are provision for “CDA” sites which are not under single ownership where phased development is allowable under the conditions that *“if the developer can demonstrate with evidence that due effort has been made to acquire the remaining portion of the site for development but no agreement can be reached with the landowner(s), allowance for phased development could be considered”*. When deriving the phasing of the proposed development, it should be demonstrated that:
- the planning intention of the “CDA” zone will not be undermined;
 - the comprehensiveness of the proposed development will not be adversely affected as a result of the revised phasing;
 - the resultant development should be self-contained in terms of layout design and provision of open space and appropriate GIC, transport and other infrastructure facilities; and

³ Paragraph 5.4 of the TPB PG-No. 17A refers.

- the development potential of the unacquired lots within the “CDA” zone should not be absorbed in the early phases of the development, access to these lots should be retained, and the individual lot owners’ landed interest should not be adversely affected.

3.3.1.4 In addition, TPB PG-No. 18A set out the basic requirements for MLP submissions including the format of MLP and other supplementary information to facilitate consideration of a development proposal by the TPB. In relation to “CDA” sites that are not entirely under single consolidated ownership, it is stated in the Guidelines that the Applicant should be required *“to demonstrate that the proposed phasing of development has taken due consideration of the development potential of the lots which are not under his ownership. The corresponding GFA and flat number distribution as well as provision of G/IC, open space and other public facilities in each phase should be clearly indicated”*.

4. Proposed Development and Master Layout Plan

4.1 Overview: An Enhancement of the Approved Scheme to Nurture A Vibrant and Inclusive Residential Neighbourhood in Harmony with the Existing Development in the Urban Centre of Kwai Chung and Mei Foo Areas

- 4.1.1.1 With reference to the planning history as elucidated in **Section 3.2**, it demonstrated that the Applicant has been actively making progress to realise the comprehensive residential development at the Application Site. With the Applicant's continuous effort over the years, the majority of the fragmented land ownership in Kau Wa Keng area have been fully acquired/under acquisition by the Applicant (about 69.34% of the total private lot area within the Application Site) with a view to kick-start the long-awaited "CDA" development under private sector initiatives. The Approved Scheme submitted by the Applicant has been carefully designed having due regard to various site constraints such as land ownership pattern as well as technical considerations. As verified by the TPB's approval, the Approved Scheme is a holistic and desirable solution to spearheading the long-awaited comprehensive residential development at the Application Site with pragmatic phasing by private initiatives, while at the same time to address environmental issues and to improve the living conditions of the area in a holistic manner.
- 4.1.1.2 After careful consideration of TPB members' suggestions on the Approved Scheme, the Applicant sees new opportunities to further enhance the Approved Scheme by providing additional social welfare and retail facilities to serve the community, further optimising the use of precious land resource at the Application Site for meeting the territorial housing need, and responding to the local community's call for a stronger conservation of historic buildings. Consequently, the Proposed Scheme presented in this application offers an *Enhancement of the Approved Scheme to Nurture an Inclusive Residential Neighbourhood in Harmony with the Existing Development in the Urban Centre of Kwai Chung and Mei Foo Areas*.
- 4.1.1.3 Over the years, the Government has been identifying suitable sites or premises for the provision of social welfare facilities in both public and private residential developments. Responding to the Government's initiative, the Applicant is committed to dedicate a major portion of non-domestic GFA for social welfare facilities, equivalent to no less than 5% of domestic GFA. This has made reference to the measure announced in the 2020 Policy Address to reserve about 5% of the total domestic gross floor area exclusively for welfare uses in planning for future public housing projects⁴. In addition to the social welfare facilities committed in the Approved Scheme as listed in **Paragraph 3.2.1.5**, the Applicant proposes a wide range of additional social welfare facilities taking into account the latest demographic trends, provision of community facilities in the surrounding areas and suggestions from Social Welfare Department (SWD). Compared to the Approved Scheme, which includes about 3,741m² of social welfare facilities, the Proposed Scheme will provide approximately 16,098 m² of social welfare facilities, increasing the total floor space for social welfare facilities by over 4 times.

⁴ Legislative Council Paper No. CB(2)1178/20-21(05) Planning for social welfare facilities: <https://www.legco.gov.hk/yr20-21/english/panels/ws/papers/ws20210621cb2-1178-5-e.pdf>

- 4.1.1.4 Responding to the public aspiration for the better proposal to balance development and conservation of historic buildings, efforts has been put in the Proposed Scheme on designing a neighbourhood that recognises the prominence of the historic buildings while facilitating public appreciation at the same time. It is proposed to designate non-domestic GFA to all the 12 existing Graded historic buildings for their adaptive reuse and revitalisation, while preserving their original physical structure. New retail spaces and open spaces are arranged to be around these historic buildings, bringing unique living and fanfare environment that bridge the past and present of Kau Wa Keng.
- 4.1.1.5 Situated at a convenient location in the urban centre of Kwai Chung supported by public transport, the Application Site with a sizeable area of over 4ha is a precious land resource to meet the territorial demand for quality private housing. With a view to capitalise the development potential of the site and contribute to housing supply, the Applicant proposes a minor relaxation of PR from 5.0 to domestic PR 6 and non-domestic PR 0.5, to accommodate an addition of 1,079 (+18.06%) flats and the additional retail and social welfare facilities. To accommodate the increased PR, this application also seeks for minor relaxation of maximum BH by 27.55m (+22.96%), while maintaining the phasing strategy, building disposition and environmentally sensitive designs of the Approved Scheme. Technical assessments have been conducted to ascertain that the Proposed Scheme is in harmony with the surrounding contexts. Future residents at the Application Site will enjoy the best of both worlds – not only the convenient location at Kwai Chung, and also a peaceful and serene living environment in harmony with naturalistic valley.

4.2 General Planning and Design Principles

4.2.1 Retaining all the Planning Merits under the Approved Scheme

- 4.2.1.1 The Proposed Scheme will inherit all planning merits under the Approved Scheme by following the same set of building and landscape design principles, which includes:
- A pragmatic phasing strategy to spearhead the long-awaited CDA development;
 - Phasing out the unregulated land uses for a well-managed and maintained residential neighbourhood;
 - Contribution to private housing supply to meet the ever-increasing housing needs of Hong Kong;
 - Provision of social welfare facilities⁵ and enhancement of the existing open-air temporary refuse collection point to serve wider community;
 - Provision of three north-south-oriented, 15m-wide air paths cum visual corridors to respect the site and surrounding context; and
 - Full compliance with the Sustainable Building Design Guidelines (SBDG).

⁵ The Approved Scheme provided a wide range of social welfare facilities, including (1) Home Care Services for Frail Elderly Persons, (2) School Social Work Office (Hong Kong Family Welfare Society), (3) Neighbourhood Elderly Centre, (4) 60-place Day Care Centre for the Elderly, (5) Office Base of On-site Pre-school Rehabilitation Services, and (6) 60-place Special Child Care Centre

4.2.1.2 Adding on these planning principles, this application intends to optimize the development potential of the Application Site to contribute more to the territorial housing supply. Furthermore, the Proposed Scheme proposes a conservation strategy for the 12 existing Grade 3 historic buildings to preserve the local history and provide ample open space. More importantly, compared to the Approved Scheme, the Proposed Scheme will provide additional social welfare facilities and retail facilities to serve the community. It demonstrates that the Proposed Scheme will not only retain all planning merits of The Approved Scheme, but also take a step further to enhance the development proposal and bring greater planning merits in Kau Wa Keng.

4.2.2 Strategizing Pragmatic Phasing to Unleash Development Potential of Kau Wa Keng

4.2.2.1 With an earnest endeavour to take forward the comprehensive redevelopment of Kau Wa Keng which has shown no solid implementation progress since its designation as a “CDA” zone owing to the complicated land issue, the Proposed Scheme will adhere to the phased development strategy formulated under the Approved Scheme, taking into account of the existing land ownership pattern, of which 69.34% of private land has been fully acquired/under acquisition by the Applicant. A consolidated piece of land owned by the Applicant will be readily available for early phase development (Phase 1A and Phase 1B), which will in turn catalyse the redevelopment of the remaining areas of Kau Wa Keng. A Master Layout Plan (MLP) has been delicately prepared to ensure comprehensiveness of the development that respects the planning intention of the “CDA” zone.

4.2.3 Utilisation of Under-Managed Land Resources

4.2.3.1 The stagnant development, complicated land issue and lack of management at Kau Wa Keng area has resulted in under-utilisation of precious land resources for 32 years, since it was zoned as a “CDA” zone in 1992. The unlawful use of land for unauthorised venues results in security concern and nuisances to surrounding residential neighbourhood. Early realisation of the Proposed Scheme in Phase 1A and Phase 1B will facilitate a gradual transformation of the entire Kau Wa Keng into a well-managed and maintained residential neighbourhood provided with good amenities, while at the same time eliminating recurrence of uncoordinated and illegal developments for the interest of the public.

4.2.4 Full Respect of the Site and Surrounding Contexts

4.2.4.1 The Proposed Scheme considers the existing site context in a comprehensive manner. The design responds to the valley setting of Kau Wa Keng by gradually ascending BH and site formation levels from the southwest to the northeast to form a stepped building height profile (BH ranging from +136.85mPD to +147.55mPD as measured from main roof) harmonizing with the surrounding topography. With a stepped BH design, the Proposed Scheme harmonizes with the existing height profile of the wider Kau Wa Keng, characterized by a gradual increase in BH from the residential clusters (existing BH up to +121mPD (Wah Lai Estate)) south of Lai King Hill Road to the prominent high-rise residential towers (maximum BH ranging from +243.7mPD to +339.2mPD) on the headland of Golden Hill (peak at +368.1mPD).

4.2.4.2 The minor relaxation of PR and BH proposed in this Application will not compromise the compatibility with the surrounding context but will complement the existing topographic curvature at Kau Wa Keng. To further mitigate potential impacts and ensure compatibility with the surrounding villages, the scheme preserves three north-south-oriented 15m-wide air paths cum visual corridors, enhancing the visual permeability of the Proposed Scheme. In addition, the Proposed Scheme provides a diagonal 15m air path on podium level aligned in an **ESE-WNW** direction, further improving the air ventilation of the Proposed Scheme.

4.2.5 Creating a Liveable Neighbourhood with Sustainable and Sensitive Building Designs

4.2.5.1 With a view to enhance liveability, the Proposed Scheme is carefully designed in full compliance with the Sustainable Building Design Guidelines (SBDG) in terms of building separation, building setback and site coverage of greenery. With environmentally sensitive design including careful building disposition and setbacks as well as noise mitigation measures, it will assure a quality living environment for future residents in the area.

4.2.6 Optimising the Development Potentials to Provide Quality Housing Supply by Private Initiatives

4.2.6.1 In line with the Government's initiative to make sufficient private housing supply at urban centre, the Proposed Scheme aims to enhance private housing provision to meet Hong Kong's growing demand under private initiatives. Capitalising a sizable urban site with convenient public transport accessibility, the Proposed Scheme is intended to increase private flat supply committed in the Approved Scheme, while not compromising compatibility with the surroundings. The early phase development is anticipated to provide about 3,457 flats in total (i.e. about 26% of the Government's annual private housing supply target⁶) by 2032 without the need to mobilise public resources. Upon full development, the scheme will provide about 7,052 private housing units to contribute to territorial housing need. Compared to the Approved Scheme (domestic PR5), the Proposed Scheme (domestic PR6) will increase flat supply by 1,079 units (i.e. +18.06%), offering additional housing units with a diverse range of flat sizes.

4.2.7 Providing Additional Retail and Social Welfare Facilities

4.2.7.1 In response to TPB members' suggestions on the Approved Scheme to provide additional retail shops and more social welfare facilities, the Proposed Scheme significantly increases public and community amenities to serve future residents and the wider community. In addition to the social welfare facilities committed in the Approved Scheme, additional social welfare facilities have been introduced in the Proposed Scheme, including **a** Child Care Centre (CCC), **a** Day Care Centres for the Elderly (DE) and **three** Residential Care Homes for the Elderly (RCHE). The total GFA for social welfare facilities will account for not less 5% of the **total** domestic GFA and transform the future CDA into an inclusive residential neighbourhood offering a variety of community supporting services.

⁶ Average annual private housing supply target estimated from the total private housing supply target for the ten-year period from 2024-25 to 2033-34 (i.e. 132,000 flats), as stated in the Long Term Housing Strategy Annual Progress Report 2023.

- 4.2.7.2 All social welfare facilities are located on the lower floors of residential blocks connected by internal roads, and supported by dedicated parking spaces and loading/unloading bays at ground level for convenience of future users. Retail shops, neighbourhood stores, and restaurants will be situated on the lower floors within podiums to serve the daily needs of residents and users of the social welfare facilities. By opening up internal roads and pedestrian access, the Proposed Scheme will connect nearby neighbourhoods, creating a vibrant activity centre for leisure and well-being in the Kau Wa Keng area.

4.2.8 Integration of Conservation and Development

- 4.2.8.1 Opportunity has also been explored in the Proposed Scheme to retain the existing 12 Grade 3 historic buildings within the Old Village reminiscing the long history of Kau Wa Keng. Under the Proposed Scheme, one Graded historic building is located at Phase 1B while the remaining 11 Graded historic buildings are in Remaining Phase B. In the Approved Scheme, all historic buildings are proposed to be preserved in-situ. The Proposed Scheme takes a step further to actively incorporating all Graded buildings into the design by dedicating non-domestic GFA to enable adaptive reuse of the historic buildings while respecting their original physical fabric. For example, these buildings could be converted into retail or community spaces, such as exhibition and visitor centres, local convenience stores and cafeteria for public appreciation and usage.
- 4.2.8.2 This approach aims to encourage visits from both local residents and the general public, thereby better integrating the historic buildings into daily life. The new design and usage of the historic buildings will also be linked to their historical narratives, promoting the significance of heritage preservation and educating the general public about Kau Wa Keng's rich history. The architecture and open spaces of the Proposed Scheme will also be tailored to resonate with the architectural style of the historic buildings, blending seamlessly into the historic ambience of the Application Site.

4.2.9 Fostering a vibrant and inclusive neighbourhood in the Kau Wa Keng Area

- 4.2.9.1 The Proposed Scheme aims to transform Kau Wa Keng area into a vibrant and inclusive neighbourhood, facilitating a seamless transition from the lively urban environment in the north, to a tranquil leisure environment in the north at the Kau Wa Keng valley area. In the southern part of the Proposed Scheme, adjacent to the dense urban development along Lai King Hill Road, retail shops, social welfare facilities, open spaces, and landscaped environments are designed at ground level of the Proposed Scheme, creating an engaging atmosphere and offering a picturesque view. Gradually transiting from this dynamic ambience, historical theme plazas are anchored with the Graded historic buildings in the northern part of the Proposed Scheme, creating a serene environment complemented by the natural landscape of Kau Wa Keng Valley. Retail shops, social welfare facilities and open spaces within the Proposed Scheme are located at convenient locations and connected by public accesses that will operate during reasonable hours. This arrangement ensures that these facilities serve future residents and visitors effectively. With reference to **Figure 10**, the Proposed Scheme with the additional facilities serving the surrounding neighbourhoods and conveniently connected to public transportation services, will form a 15-minute living circle around Lai King Hill Road with other residential developments.

- 4.2.9.2 The Proposed Scheme will enhance accessibility to the surrounding residential developments and villages, thereby improving the overall walking experience in the Kau Wa Keng area. Under this initiative, pedestrian access to Kau Wa Keng San Tsuen will be maintained and improved. The current footpath along the nullah, spanning Phase 1A and Remaining Phase A, will be retained and widened during Phase 1A development. Upon implementation of Remaining Phase A, a minimum 3m-wide pedestrian access meeting HKPSG requirements will be provided along the western boundary. Additionally, the existing walkway to Kau Wa Keng Old Village from Lai King Hill Road, within Remaining Phase B, will be voluntarily widened from 2m to at least 5.5m after the completion of Phase 1B and before the development of Remaining Phase B. **To enhance the walkability of the public access, pedestrian-first design will be adopted in the internal network.** By enhancing access for the communities along Lai King Hill Road, offering services that satisfy community needs, and providing open spaces with public access during reasonable hours (please refer to Public Access Plan in **Appendix A**), the Proposed Scheme will promote a lively and inclusive community in the Kau Wa Keng area.

4.3 Key Development Parameters

- 4.3.1.1 Key development parameters of the Proposed Scheme and the comparison with the Approved Scheme are summarised in **Table 4.1**. More detailed breakdown of the non-domestic GFA under the Proposed Scheme is presented in **Table 4.2**.
- 4.3.1.2 Please refer to **Appendix A** for the Master Layout Plan.

Table 4.1 Key Development Parameters of the Proposed Scheme

Key Development Parameters		Proposed Scheme					Approved Scheme (b)	Difference (a) – (b)
		Phase 1A	Phase 1B	Remaining Phase A	Remaining Phase B	Total (a)		
Site Area (About) (m ²) ^[1]		13,577.341	10,111.772	7,934.713	16,689.341	48,313.167	48,313.167 ^[1]	-
Development Site Area (About) (m ²) ^[2]		13,568.646	10,111.772	7,934.713	16,689.341	48,304.472	48,304.472	-
Plot Ratio (PR) (Not more than)	Total	6.5	6.5	6.5	6.5	6.5	5	+1.500 (+30.00%)
	Domestic PR	6	6	6	6	6	4.923	+1.077 (+21.88%)
	Non-Domestic PR	0.5	0.5	0.5	0.5	0.5	0.077 ^[3]	+0.423 (+549.35%)
GFA (Not more than) (m ²)	Total	88,196.199	65,726.518	51,575.635	108,480.716	313,979.068	241,522.360	+72,456.708 (+30.00%)
	Domestic GFA	81,411.876	60,670.632	47,608.278	100,136.046	289,826.832	237,781.360	+52,045.472 (+21.89%)
	Non-domestic GFA (Table 4.2 refers)	6,784.323	5,055.886	3,967.357	8,344.670	24,152.236	3,741.000 ^[3]	+20,411.236 (+545.61%)
Building Height (Main Roof) (Not more than)		+145.55 mPD	+144.20 mPD	+143.70 mPD	+147.55 mPD	+147.55 mPD	+120.00mPD	+27.550 (+22.96%)
No. of Blocks ^[8]		5	2	2	6 ^[8]	15	14	+1 (7.14%)
No. of Storeys (Not more than) (All excluding 2 basement levels)		39	38	38	40	40	35	+5 (14.29%)
No. of Storeys (Podium)		2-4	3	3	3-4	2-4	-	-
Site Coverage (Not more than) ^[4]		33.33%	33.33%	33.33%	33.33%	33.33%	33.33%	-
No. of Flats (About) ^[5]		1,981	1,476	1,158	2,437	7,052	5,973	+1,079 (+18.06%)
Anticipated Population (About) ^[6]		5,348	3,985	3,126	6,579	19,038	17,321	+1,717 (9.91%)
Local Open Space (Not less than) (m ²)		5,348	3,985	3,126	6,579	19,038	17,321	+1,717 (9.91%)

Key Development Parameters			Proposed Scheme					Approved Scheme (b)	Difference (a) – (b)
			Phase 1A	Phase 1B	Remaining Phase A	Remaining Phase B	Total (a)		
Parking Provision									
Parking Spaces	Car Parking Spaces	Residential	397	288	228	483	1,396	1,245	151
		Visitor (part of the residential parking spaces)	25	10	10	25	70	70	-
		Retail	16	11	10	6	43	0	43
		Social Welfare Facilities	-	1	4	2	7	-	NA ^[7]
	Motor-cycle	Residential	20	15	12	25	72	62	10
		Retail	2	2	1	1	6	0	6
	Private Light Bus (for Social Welfare Facilities)		6	1	10	1	18	5	NA ^[7]
	48-Seater Coach (for Social Welfare Facilities)		-	-	-	1	1	1	NA ^[7]
	Loading/ Unloading Bays	Private Car / Taxi Pick-up / Drop-off (for Social Welfare Facilities):		-	1	-	1	2	-
Heavy Goods Vehicles		Residential	5	2	2	5	14	14	-
		Retail	1	1	1	1	4	0	4
Light Goods Vehicles		Social Welfare Facilities	-	1	1	2	4	-	NA ^[7]
		Retail	2	1	1	1	5	0	5
Ambulance (for Social Welfare Facilities)		1	-	-	1	2	1	NA ^[7]	
Shared-use for Private Light Bus and HGV (for Social Welfare Facilities)		1	-	-	-	1	-	NA ^[7]	

Key Development Parameters		Proposed Scheme					Approved Scheme (b)	Difference (a) – (b)
		Phase 1A	Phase 1B	Remaining Phase A	Remaining Phase B	Total (a)		
	Shared-use for Private Light Bus and Ambulance (for Social Welfare Facilities)	1	-	2	-	3	1	NA ^[7]
	48-Seater Coach (for Social Welfare Facilities)	-	-	-	1	1	1	NA ^[7]

Notes:

Numbers may not add up due to rounding

- ^[1] The Application Site boundary follows the “CDA” zoning boundary with an area of about 48,313 m². The Application Site Area of 48,313.167 m² (\approx 48,313m² rounding off to nearest integer) based on the digital planning data obtained from the Town Planning Board website is adopted for the calculation of GFA.
- ^[2] The Development Site Area is adopted for GFA and PR calculations. The minor difference between the Application Site Area and the Development Site Area is due to the exclusion of Lot 3167 in S.D.4, Nos. 49 and 49A Kau Wa Keng San Tsuen, which slightly encroaches the western boundary of the “CDA” zoning boundary (with an existing structure on it), from GFA and PR calculations. The slight area involved (about 8.7 m²) occupies about 0.018% of the Application Site area.
- ^[3] The non-domestic GFA for the Approved Scheme is for social welfare facilities.
- ^[4] This is the maximum permissible percentage site coverage under the Building (Planning) Regulations.
- ^[5] Proposed flat size ranges from 35m² to 100m². Average flat size is assumed to be about 40m².
- ^[6] A person per flat (PPF) ratio of 2.7 is adopted with reference to the PPF of the Kwai Chung District as reported in the 2021 Population By-census by the Census and Statistics Department.
- ^[7] As the composition of the social welfare facilities are different for the Approved Scheme and The Proposed Scheme, the provision of internal transport facilities for social welfare facilities is not comparable.
- ^[8] The number of blocks does not include the preserved Graded historic buildings. The Proposed Scheme includes 14 residential blocks with a non-domestic block, designated as Block 15. Block 15 is a structure featuring retail facilities within Remaining Phase B.

Table 4.2 Breakdown for Non-domestic GFA

Proposed use		Proposed Scheme				
		Phase 1A	Phase 1B	Remaining Phase A	Remaining Phase B	Total
Social Welfare Facilities						
Proposed Facilities	Net Operating Floor Area (NOFA) (m ²) ^[1]	GFA (m ²)				
Home Care Services (HCS) for Frail Elderly Persons (4-team size non-kitchen based)	256.900	513.800 ^[3]	-	-	-	513.800
School Social Work Office (SSWO) (Hong Kong Family Welfare Society)	325.100	650.200 ^[3]	-	-	-	650.200
Residential Care Home for the Elderly (RCHE) (100 places)	1,354.000	2,708.000	2,708.000	-	-	5,416.000
Neighbourhood Elderly Centre (NEC)	328.000	-	656.000 ^[3]	-	-	656.000
60-place Day Care Centre for the Elderly (DE)	358.000	-	-	716.000 ^[3]	-	716.000
Office Base of On-site Pre-school Rehabilitation Services (Capacity: 125)	196.000	-	-	392.000 ^[3]	-	392.000
120-place Day Care Centre for the Elderly (DE) (non-kitchen based)	711.000	-	-	1,422.000	-	1,422.000
60-place Special Child Care Centre (SCCC)	409.400	-	-	-	818.800 ^[3]	818.800
100-place Child Care Centre (CCC)	530.000	-	-	-	1,060.000	1,060.000
Residential Care Home for the Elderly (RCHE) (150 places)	1,913.000	-	-	-	3,826.000	3,826.000
Social Welfare Facilities Sub-total (% to Domestic GFA`)		3,872.000 (4.76%)	3,364.000 (5.54%)	2,530.000 (5.31%)	5,704.800 (5.70%)	15,470.800 (5.34%)
Retail Facilities		2,912.323	1,516.286	1,437.357	832.970	6,698.936
Graded Historic Buildings ^[2]		-	175.600	-	1,806.900	1,982.500
Total Non-Domestic GFA		6,784.323	5,055.886	3,967.357	8,344.670	24,152.236

Notes:

Numbers may not add up due to rounding

^[1] An assumption of NOFA-to-GFA conversion factor of 2 is adopted for the social welfare facilities. The exact GFA for the respective social welfare facilities are subject to review based on operational requirement in detailed design stage.

^[2] The Non-Domestic GFA of the Graded Historical Buildings is estimated based on the building footprint and building height available at Digital Topographic Map provided by Lands Department.

^[3] These social welfare facilities were proposed under the Approved Scheme.

4.4 Phasing Strategy and Implementation Programme

4.4.1.1 Considering the existing land ownership pattern as shown in **Figure 2**, the Proposed Scheme will be implemented by the same phasing strategy of the Approved Scheme, which have four phases, including two early phases (i.e. Phases 1A and 1B) which are mainly held and to be implemented by the Applicant, and two remaining phases (i.e. Remaining Phases A and B), covering third-party private lots which are currently under the acquisition process by the Applicant. The phased development of the “CDA” zone fully complies with the criteria under TPB PG-No. 17A in that each phase will be self-contained in terms of PR, layout design, provision of open space, internal transport facilities and separate ingress/egress, etc. (**Section 5.4** refers).

4.4.2 Early Phases (Phases 1A and 1B)

4.4.2.1 Phase 1A covers the central part of the Application Site, comprising 5 residential blocks providing 1,981 flats and social welfare facilities including a Home Care Services (HCS) for Frail Elderly Persons, a School Social Work Office (Hong Kong Family Welfare Society), and a Residential Care Home for the Elderly (RCHE) (100-places) at Block 1 and Block 2, which are located close to the entrance of the Application Site for easy access by future users.

4.4.2.2 Phase 1B covers mainly the various subsections of Lot No. 1349 RP in S.D.4 and adjoining Government Land at the southeastern part of the Application Site. It includes 2 residential blocks providing 1,476 flats, a NEC and a RCHE (100 places) at the podium of Block 6 and Block 7. The historic building with Phase 1B (i.e. No. 43 Kau Wa Keng) will be preserved in-situ.

4.4.2.3 Both Phases 1A and 1B of the Proposed Scheme are anticipated to be completed by year 2032. The early implementation of Phases 1A and 1B by the Applicant will ensure certainty and timely delivery of the comprehensive residential development, conservation of the Graded historic building located in Phase 1B and social welfare facilities at the Application Site, while spearheading the transformation of the entire Kau Wa Kang area under Remaining Phases A and B.

4.4.3 Remaining Phases A and B

4.4.3.1 Remaining Phase A covers the southwestern part of the Application Site currently occupied by the Kau Wah Keng Village Temporary RCP (to be re-provided at the northern portion of Remaining Phase A) and a few houses of the Kau Wa Keng San Tsuen. Under the Proposed Scheme, there will be 2 residential blocks providing 1,158 flats and social welfare facilities including a 60-place DE, an Office Base of On-site Pre-school Rehabilitation Services (OPRS) and 120-p DE (non-kitchen based) at the podium of Block 8 and Block 9.

- 4.4.3.2 Remaining Phase B covers the northeastern part of the Application Site which is currently occupied by the Kau Wa Keng Old Village. Under the Proposed Scheme, 5 residential blocks will be developed, providing a total of 2,437 flats. Additionally, there will be a 60-place Special Child Care Centre (SCCC) and a 100-place CCC located at Block 14, along with a 150 places RCHE at Block 11. The plan also includes the preservation of 11 existing Grade 3 historic buildings. Within Remaining Phase B, Block 15 is a podium structure featuring retail facilities.
- 4.4.3.3 The remaining phases are planned to have the same development intensity as the earlier phases, possessing the same domestic PR of 6 and non-domestic PR of 0.5. The remaining phases are anticipated to be implemented in tandem with or after completion of Phases 1A and 1B. For technical assessment purpose, it is assumed that the entire Proposed Scheme, including both Remaining Phases A and B, will be completed by year 2032.
- 4.4.3.4 The Proposed Scheme is intended to illustrate possible development of the entire Application Site in a comprehensive approach having taken into account the existing land ownership pattern, site constraints and technical considerations. The phasing arrangement will also allow more time for the Applicant to reach a consensus with the remaining third-party lot owners on land assembly to take forward the development of the entire “CDA” zone under the Proposed Scheme as a single project. Nevertheless, after the MLP is approved by the TPB, should individual lot owners wish to deviate from the Proposed Scheme, they may exercise their development rights on their own programme through separate S16 planning application to the TPB.

4.5 Building Design

- 4.5.1.1 The building design of the Proposed Scheme has adhered to the general planning and design principles as set out in **Section 4.2**.
- 4.5.1.2 The MLP demonstrates the design intent to optimise disposition and integration of shopping, social welfare, wellbeing, and recreational facilities throughout the phased development. It provides improvement on connectivity and walkability of the existing village to the surrounding urban neighbourhoods.
- 4.5.1.3 Specifically, genuine effort has been made to optimise building disposition and massing, enhance wind and visual permeability, and comply with the SBDG requirements to achieve a liveable neighbourhood.
- 4.5.1.4 With due respect to the rich cultural heritage of the Kau Wa Keng area, the buildings in the Proposed Scheme will capture the authenticity of the historic buildings and incorporate traditional design elements to seamlessly blend with the historical ambiance of Kau Wa Keng. For more details about the conservation proposal, please refer to **Section 4.9**.

4.5.2 Deposition and Massing of Building Blocks

- 4.5.2.1 There would be a total of 14 residential blocks ranges from +136.85mPD to +147.55mPD (as measured from main roof) arranged in a courtyard-like style or on stepped up podium within each phase to render a spacious built environment, distinguished by ample greenery and water features at various focal points. The residential blocks are connected by an internal loop road system. Existing natural valley terrain which gently ascends from the southwest to the northeast, as well as the existing 12 Grade 3 historic buildings, mainly located at the more serene **northeast** of the Application Site, will be fully respected with anchorage of wellbeing and cultural plazas.
- 4.5.2.2 To improve the connectivity of the surrounding village with the neighbouring urban developments, retail shops are introduced at ground level fronted with plazas, nodes and alleyways with trees and canopies providing an ever-changing perspective and vista for the enjoyment of the users.
- 4.5.2.3 The Proposed Scheme is considered specific in its approach to provide a seamless transition from urban life to the natural beauty of the Kau Wa Keng Valley through the careful arrangement of shopping, social welfare, wellbeing and recreational facilities at street or lower podium level. The residential flats above are segregated from these facilities to minimize nuisance and give privacy to future residents.
- 4.5.2.4 In order to harmonising the building design with the surrounding village environment, all residential blocks located at the more serene part of the development are designed as self-contained buildings with not less than 15m separation from one another. For the rest of the buildings which are provided with podium structure, terraces and landscape features are introduced as far as applicable to soften the building bulk. Furthermore, car parking spaces are largely confined to basement levels to maximise the ground floor area for quality landscaping, improved pedestrian environment and open space for enjoyment.

4.5.3 Enhancing Wind and Visual Permeability

- 4.5.3.1 Permeability for prevailing wind from the south to the inland valley is a key consideration in the building disposition of the Proposed Scheme. Responding to the ES recommending the development at the Application Site should maintain/enhance the air ventilation of Kau Wa Keng valley area, the residential blocks are laid out in such a manner as to enable the introduction of 3 north-south-oriented, 15m-wide air paths evenly distributed across the Application Site. Additionally, a diagonal 15m air path on podium level aligned in an **ESE-WNW** direction is provided to enhance the permeability of the Proposed Scheme. The air paths will also serve as visual corridors that link up the vegetated valley slopes and open sky backdrop throughout the Application Site to the surrounding neighbourhood. To further enhance quality of living, residential blocks along Lai King Hill Road has reserved a voluntarily set back of 10m to enable better air flow and minimise traffic noise impact generated from the main road.

4.5.4 Compliance with Sustainable Building Design Guidelines (SBDG)

- 4.5.4.1 The Proposed Scheme has been carefully designed in full compliance with the SBDG. In terms of building separation, a minimum separation of 15m has been provided between residential blocks. The building setback from the centre line of Lai King Hill Road also complies with the relevant SBDG requirement. As for the site coverage of greenery, the overall greenery coverage fully complies with the minimum requirement of 30% of the site area, including 15% at the primary zone.
- 4.5.4.2 Please refer to **Appendix A** for the architectural drawings of the MLP for the Proposed Scheme.

4.6 Traffic and Transport Arrangement

4.6.1 Vehicular Access

- 4.6.1.1 Two vehicular accesses will be provided to connect the Application Site with Lai King Hill Road via Phases 1A and 1B respectively so as to achieve self-containment of the early phases. The locations of the two vehicular accesses have been optimised under the proposed phasing arrangement by keeping adequate separation distance between the accesses. For the Remaining Phases A and B, in order to avoid having closely packed vehicular ingress/egress points along Lai King Hill Road, their access will be provided by means of right of way via the internal roads in Phases 1A and 1B respectively, which the requirement could be incorporated in future lease conditions, to ensure future development potential and access will not be deprived by the early phase development. Upon full development, all the four phases will be connected by an internal loop road system serving all residential blocks and podiums with retail and social welfare facilities (also functioning as emergency vehicular access) in lieu of cul-de-sacs to provide convenient and direct internal access serving all residents in particular the disabled and the elderly. Traffic calming measures would be provided to ensure pedestrian safety.
- 4.6.1.2 The proposed vehicular ingress/egress to Phase 1A, which is at the only possible location at the southern boundary of Phase 1A abutting Lai King Hill Road, will be inevitably affecting the existing pedestrian crossing and bus bay on Lai King Hill Road eastbound. Therefore, it is proposed to shift the existing pedestrian crossing eastward and the bus bay to be relocated to the west to provide reasonable separation distance between the proposed vehicular access to Phase 1A, pedestrian crossing and bus bay. The Applicant is willing to take up the responsibility for the construction costs of these adjustments. Please refer to the **Traffic Impact Assessment (TIA)** in **Appendix B** for details.

4.6.2 Internal Transport Facilities

- 4.6.2.1 Internal transport facilities for the Proposed Scheme will be provided in accordance with the high-end requirements of the HKPSG. While the loading/unloading bays and parking spaces for proposed social welfare facilities will be provided at-grade, all car parking spaces serving the domestic and non-domestic portion will be provided at basement levels. Each phase will be self-contained in terms of internal transport facilities provision (including parking spaces and loading/unloading bays) within the respective phasing boundary. **Table 4.3** summarises the internal transport facilities provision for the Application Site under the Proposed Scheme.

Table 4.3 Proposed Internal Transport Facilities

Parameters	Proposed Provision
No. of Parking Spaces	<p>Car Parking Spaces</p> <ul style="list-style-type: none"> Residential 1,396 Visitor 70 (part of the 1,396 spaces) Retail 43 Social Welfare Facilities 7 <p>Motorcycle</p> <ul style="list-style-type: none"> Residential 72 Retail 6 <p>Private Light Bus (for Social Welfare Facilities): 18</p> <p>48-Seater Coach (for Social Welfare Facilities): 1</p>
No. of Loading/Unloading Bays	<p>Private Car / Taxi Pick-up / Drop-off (for Social Welfare Facilities) 2</p> <p>Heavy Goods Vehicle</p> <ul style="list-style-type: none"> Residential 14 Retail 4 <p>Light Goods Vehicles</p> <ul style="list-style-type: none"> Social Welfare Facilities 4 Retail 5 <p>Ambulance (for Social Welfare Facilities) 2</p> <p>Shared-use for Private Light Bus and HGV (for Social Welfare Facilities) 1</p> <p>Shared-use for Private Light Bus and Ambulance (for Social Welfare Facilities) 3</p> <p>48-Seater Coach (for Social Welfare Facilities) 1</p>

4.6.3 Pedestrian Access to Surrounding Villages

- 4.6.3.1 Kau Wa Keng San Tsuen is currently accessible from Lai King Hill Road via footpath along the existing nullah at the western fringe of the Application Site straddling Phase 1A and Remaining Phase A. Under the Proposed Scheme, this pedestrian access will be retained and will not be affected upon early phase development (i.e. after Phase 1A completion but before implementation of Remaining Phase A). The portion that falls within the Phase 1A development area will be widened to no less than 3m and repaved by the Applicant to improve the pedestrian accessibility.

- 4.6.3.2 Upon implementation of Remaining Phase A, a pedestrian access connecting to Lai King Hill Road will be provided along the western boundary of the Application Site to Kau Wa Keng San Tsuen at all times in accordance with the requirement under the ES of the “CDA” zone by the future developer of Remaining Phase A. The width of the proposed pedestrian access will be not less than 3m wide (through zone) in accordance with the HKPSG requirement⁷.
- 4.6.3.3 The existing walkway to Kau Wa Keng Old Village from Lai King Hill Road falls entirely within Remaining Phase B. Upon early phase development (i.e. after Phase 1B completion but before implementation of Remaining Phase B) under the Proposed Scheme, the Applicant will provide a voluntary setback along the eastern boundary of Phase 1B, expanding the walkway’s width from the current minimum of 2m to a minimum of 5.5m. The Applicant will be responsible with the construction, maintenance and management of the walkway to enhance accessibility and convenience.
- 4.6.3.4 To further enhance walkability of pedestrians to/from Kau Wa Keng Old Village, widening / improvement of existing staircase or new ramp at the Kau Wah Keng Village Access in early phase development will be provided by the Applicant. Street furniture and landscaping features such as path lighting and tree planting will be provided along the widened part of walkway within Phase 1B.
- 4.6.3.5 The pedestrian connection plan in **Appendix A** shows the pedestrian access arrangement to Kau Wa Keng San Tsuen and Kau Wa Keng Old Tsuen with the Proposed Scheme.

⁷ The proposed pedestrian access will only serve the population of Kau Wa Keng San Tsuen which is rural in nature and zoned “Green Belt” on the OZP. According to Table 9 of Chapter 8 of the HKPSG, for rural land use type, the minimum through zone width for footpaths/walkways is 2.0 m.

4.7 Drainage and Sewerage Improvements

- 4.7.1.1 With only minimal infrastructural provision, the Kau Wa Keng area has been reportedly suffered from flooding and environmental issue arising from poor drainage and sewerage systems. According to the PB, an assessment is specifically required to ascertain the proposed development has no adverse impact on flood storage and change in flood level. In order to address the drainage and sewerage concern in a holistic manner, **Drainage Impact Assessment (DIA)** and **Sewerage Impact Assessment (SIA)** have been conducted to review the impacts of the Proposed Scheme on the drainage and sewerage networks upon early phase development (i.e. after completion of Phases 1A and 1B) and at full development.
- 4.7.1.2 Equipped with its own private drainage system and sewerage system, the Proposed Scheme will not generate adverse impact to the existing drainage system and sewer along Lai King Hill Road. In particular, the sewage generated by the Proposed Scheme within the Application Site will be collected by a separated sewer network (subject to detailed design) which conveys the sewage to a proposed underground sewage pumping station (SPS) at Phase 1A for the entire Application Site, which will be implemented by the Applicant. Furthermore, well-thoughted consideration has been given to the possible drainage and sewerage implications for the surrounding area, in particular, the Kau Wa Keng Old Village and Kau Wa Keng San Tsuen, with the proposed diversion of the existing and planned drainage and sewerage infrastructures as part of the early phase and full developments as appropriate, such that no adverse drainage and sewerage impact to the existing village area would be anticipated upon early phase development and full development of the Proposed Scheme.
- 4.7.1.3 Moreover, the applicant would like to take the development opportunity to bring shared benefits to the local community by providing expedient measures to carter for the potential flooding issues. It is proposed to provide flood walls along the existing bank lines of the existing channels to reduce the flood risks in the nearby areas upon the completion of the early phases development. The flood wall will consist with a concrete parapet in the lower part and a metal railing in the upper part, with total height of 1.1m.
- 4.7.1.4 Please refer to the **DIA** and **SIA** in **Appendices D and E** respectively for details.

4.8 Landscape Design

4.8.1 Landscape Design Concept

- 4.8.1.1 The design objectives of the **Landscape Master Plan (LMP)** for the Proposed Scheme are to:
- Provide a quality and sustainable environment with adequate landscape area for the enjoyment of the residents of the Proposed Scheme;
 - Provide sufficient landscape treatment along the boundary to minimize the potential visual impact of the built form;
 - Incorporate new trees and shrubs to enhance the greenery;

- Fully integrate the landscape with the architecture where each exterior component draws upon the merits of the corresponding interior/ building component; and
- The thematic garden settings will be integrated with the preserved sites of the Grade 3 historic buildings to enhance their landscape and visual amenities.

- 4.8.1.2 The focus of the residential landscape design is to provide a high quality and harmonious setting to the Proposed Scheme through incorporation of spatial functions and implementation of quality natural materials. The design comprises attractive active and passive open spaces for the future residents whilst maximising the available green coverage to assist with visually softening built form at ground level.
- 4.8.1.3 At the entrance of each residential block, the landscape plaza provides a meeting and orientation point for future users giving access to other functional spaces. The plaza contains specimen tree planting and informal seating.
- 4.8.1.4 The outdoor play zones, such as the open lawn area and the kid's playground are located outside the main circulation routes. Residents can gather and engage some sport activities, e.g. yoga, ball games, exercise, training, etc. It provides sufficient seating under the trees and shelters to allow people take rest during activities.
- 4.8.1.5 Large scale of water bodies, such as swimming pool and water ponds are located at the exterior areas of the clubhouse, which promote a sense of connectivity between the indoor and outdoor recreational spaces.
- 4.8.1.6 The courtyard and pocket seating space have been created as a place for residents to use as flexible outdoor space for sitting out. This is positioned in a convenient location near the main pedestrian access so that it can be easily accessed. Thematic garden setting will be integrated with the preserved sites of the Grade 3 historic buildings to enhance its landscape and visual amenities, encouraging public appreciation. (Please refer to **Appendix F** for the illustration of the historical theme plazas).

4.8.2 Open Space Provision

- 4.8.2.1 Following the requirement under HKPSG, the Proposed Scheme would provide not less than 19,743 m² private open space for the enjoyment of the future residents, i.e. not less than 1 m² per resident. Private open space provision in each phase will be self-contained as shown in **Table 4.1**.

4.8.3 Greenery Coverage

- 4.8.3.1 The overall greenery coverage in terms of total planting areas of the Application Site would be over 30%, which fully complies with the PNAP APP-152 requirement of a minimum 30% greenery coverage for a site of above 20,000m² in area. As for the greenery coverage for individual phases, relevant requirement in the PNAP APP-152 can be fully complied. Please refer to **Appendix F** for further details.

4.8.4 Tree Preservation and Compensation

- 4.8.4.1 A total of 287 nos. of individually surveyed trees are recorded within the Application Site, none of which is Registered Old and Valuable Tree or stonewall tree. 27 existing trees would not have direct conflict with the proposed development and are proposed to be retained at their original location. 12 nos. of existing surveyed trees are proposed to be transplanted. Excluding 5 trees of undesirable species, 243 existing trees would be affected by the Proposed Scheme. To compensate for the tree loss, a 1:1 ratio in terms of quantity will be followed, and these trees will be compensated within the Application Site upon full development of the Proposed Scheme.
- 4.8.4.2 Please refer to **Appendix F** for details of the LMP and the Broadbrush Tree Survey.

4.9 Conservation of Graded Historic Buildings

4.9.1 Graded Historic Buildings within the Application Site

- 4.9.1.1 According to Antiquities Advisory Board, a total of 13 buildings within the Application Site were assessed as Grade 3 historic buildings in 2010 and 2021⁸. It should be noted that Tsang Residence, one of the 13 historic buildings, was demolished by its owner in July 2023. Currently, there are 12 remaining Grade 3 historic buildings scattered within Phase 1B and Remaining Phase B on the northeast side of the Application Site
- 4.9.1.2 **Table 4.4** below summarises the backgrounds of the existing 12 historic buildings. Please refer to **Figure 7a to 7c** for the location and photos of the existing 12 Grade 3 historic buildings.

Table 4.4 Description of the Existing 12 Historic Buildings at the Application Site

	Name & Address	Historical Interest	Social Value and Local Interest
1	Yeung Ching Study Hall, No. 1 Kau Wa Keng (<i>located within Remaining Phase B</i>)	The school premises of Yeung Ching Study Hall, which is the only study hall in Kau Wa Keng, was first constructed between 1860 and 1876. In 1921, the construction of the existing school building was completed at the same location replacing the old, smaller one.	The social value of the old study hall lies in the historical role it played in local education. It also served as a refuge or shelter for leftists and underground communists from Mainland China until the establishment of the People's Republic of China in 1949. As the present village committee office, it continues to play a central role in the life of its rural community
2	Nos. 4-5 Kau Wa Keng (<i>located within Remaining Phase B</i>)	The two houses were probably built in the 1930s and served as the recruitment centre of seamen for the	The social value of the building lies in its role as a family residence and also as a recruitment centre for seamen. Many family ceremonies

⁸ <https://www.aab.gov.hk/en/historic-buildings/results-of-the-assessment/index.html#new>

	Name & Address	Historical Interest	Social Value and Local Interest
		“Empress of Japan” and many villagers were recruited.	and celebrations were held there and the houses acted as a binding force among the family members. The interesting mixed style design gives the building local colour and interest.
3	No. 10 Kau Wa Keng (located within Remaining Phase B)	It is believed that the house was built around the 1910s – 1920s. The income of the Tsangs came from remittances from their men-folk who worked as seamen and also rent from tenants. This was supplemented by raising chickens, pigs and cows and cultivation of their farmland.	The design of the house displays a mixed use of Western and Chinese elements. Together with a few other houses of the same style nearby, it has built heritage value. It adds local interest to the village and also has a certain social value.
4	No. 14 Kau Wa Keng (located within Remaining Phase B)	The houses were built by Tsang Tai-cheung (曾大璋) before 1924 as indicated by an aerial photograph. It forms a building block together with Nos. 13, 14 and 15. Located at the last (northern) row of the eight rows of village houses, the Tsang Ancestral Hall (曾氏外祖祠) at No.13 together with Nos.14 and 15 on its right form an independent form and design of western influences.	The remittances from the Tsangs who worked as seamen overseas were spent on the repair of the house. The owner of No. 14, Hin-kwai (憲貴, son of Tsang Tai-cheung) has participated in many village affairs of the clan. He was one of the three managers of the Yeung Ching School (養正學校) in the 1960s and a vice village representative of the village.
5	No. 15 Kau Wa Keng (located within Remaining Phase B)		The owner of No.15, Hin-fu (憲富, son of Tsang Tai-cheung) and his brothers received secondary education in the village and then at the Ying Wa College (英華書院). They were encouraged to take up shipping business as many of the clansmen.
6	No. 30 Kau Wa Keng (located within Remaining Phase B)	Nos. 30 and 32 together form a two-storey residential building. It is believed that the two houses were	The social value of the building lies in its role since it was built as a village residence, and its

	Name & Address	Historical Interest	Social Value and Local Interest
7	No. 32 Kau Wa Keng (located within Remaining Phase B)	built around 1937 by Tsang Hin-sheung (憲湘) a.k.a. Kwok-sheung (國湘) who was a purser by occupation. Many Tsang clansmen from the village worked as seamen and earned money to send remittances home to their families and eventually build a family residence.	existence due to the hard work and financial success of Tsang Hin-sheung. Its distinctive mixed architectural features give it historical and local interest.
8	No. 39 Kau Wa Keng (located within Remaining Phase B)	Nos. 39, 42 and 42A were built by Tsang Po (曾寶) alias Tsang Tai-sham (曾大琛/深) in 1927. He worked as a seaman and with his acquired wealth he built the houses. Nos. 42 and 42 A were built for his family, and No. 39 was built for a relative. Tsang Po retired before the Japanese Occupation (1941-1945).	The social value to the community of these three houses as family residences is relatively low. However, the house has as an example of mixed architecture.
9	No. 42 Kau Wa Keng (located within Remaining Phase B)		
10	No. 42A Kau Wa Keng (located within Remaining Phase B)		
11	No. 43 Kau Wa Keng (located within Phase 1B)	No. 43 is a two-storey village house. It is believed to be constructed around 1900 by Tsang Hin-shui (曾憲瑞) a.k.a. Kwok-shui (國瑞), who like other villagers in the village made his money by working as a seaman. His son, Hing-yu (慶餘), also worked on the steamship of Holland after the Japanese Occupation (1941-1945) until the early 1960s.	The social value of the house lies in the historical role it has played as a residence for the Tsang family. As one of the remaining village houses in Kau Wa Keng, it has historical as well as local interest.
12	Yiu Kung Ancestral Hall, No. 26A Kau Wa Keng (located within Remaining Phase B)	It is believed that the ancestral hall was built before 1905 to commemorate Yiu Wui-yuk (饒會郁), the adopted father of Tsang Chun-kwan (曾振焜) who was the great-grandson of Wai-heng (維亨), the founding ancestor of the village.	Many of the Tsangs were seamen who worked overseas. They sent money via remittances back to the village, part of it was used for the repair of the building. Other than for the ancestral worship, the hall was used to seek the ancestors' blessing for weddings, birth of babies and birthdays of elders. It was also used as a meeting place.

Note: No. 43 Kau Wa Keng is partially owned by the Applicant
Source: Antiquities Advisory Board

4.9.2 Historical Background

- 4.9.2.1 The Tsangs in Kau Wa Keng are one of the three largest Hakka clans in Kwai Tsing whose history could be traced back to the Qianlong reign of the Qing Dynasty (1736-1795). The founding ancestor of Kau Wa Keng Old Village settled in Kau Wa Keng since the mid-18th century. Following the declaration of Hong Kong Island as a free port in 1842 and the lease of the Kowloon Peninsula to Britain in 1860, many villagers in Kau Wa Keng started to work as seamen for shipping companies for living before the lease of the New Territories. The remittances sent home by the Tsangs who worked as seamen overseas have made the village prosperous and continue to be the main financial resource for maintaining and repairing the village buildings. The oldest surviving historic buildings, “Yeung Ching Study Hall”, was constructed between 1860 and 1876, while the remaining historic buildings are mainly constructed during the early 1900s.

4.9.3 Development History

- 4.9.3.1 Some of the historic buildings, including Nos. 4-5, No. 14, and No. 15 Kau Wa Keng, are well-maintained with minimal alterations that preserve their authenticity. Other buildings, however, have undergone various degrees of modification, such as window replacements, interior modernization, and the addition of temporary lean-to structures to create more convenient living spaces. Despite these changes, the core building structures remain fundamentally sound, and rare architectural features can still be identified.
- 4.9.3.2 Currently, the historic buildings within the Application Site are occupied for a mix of residential and community uses. The majority of historic buildings are used as living spaces, while Yeung Ching Study Hall (No. 1 Kau Wa Keng) serves as the village committee office, and Yiu Kung Ancestral Hall (No. 26A Kau Wa Keng) is used as a place for worship and village meetings.

4.9.4 Desktop Review of Historical Significance

- 4.9.4.1 The objectives and proposals of conservation will be established with deference to the historical significance of the historic buildings. The historic buildings at the Application Site, which are currently used as communal facilities and the private family residences of the villagers, witnessed the long history of the Tsangs and possess social values for the Kau Wa Keng community. In view of their history, cultural significance and social values, these historic buildings deserve proper maintenance and conservation to perpetuate the unique local character of Kau Wa Keng.
- 4.9.4.2 The historic buildings at the Application Site are considered valuable for the following reasons:
- They witness the history of the Tsang clan which is as well as the development and the growth of trade in the free port of Hong Kong during the 1800s and 1900s;
 - They also represented the wealth and style of the Tsangs after they became successful as seamen, symbolizing the rise of overseas seafaring work among the villagers;
 - They serve as a social anchor for the rural community in the village and retain the traditional cultures of the Hakkas; and

- They exhibit the impact of Western influence on local Chinese culture as well as the open-mindedness of the Tsangs after their overseas experience, showcasing an elegant blend of Western and Eastern architectural features.

4.9.5 Proposed Conservation Strategy in the Proposed Scheme

- 4.9.5.1 As discussed in **Section 3.2**, Planning Application No. A/KC/489 was approved for proposed comprehensive redevelopment at the Application Site. The previous planning application have paid respect to the following design intentions:
- Preservation of all historic buildings;
 - Careful buildings disposition and basement development planning to avoid encroachment on the historic buildings; and
 - Open space with thematic landscape features designed around the historic buildings.
- 4.9.5.2 Since the previous planning approval, the Applicant has been actively liaising with the residents for the acquisition of private land and historic buildings with an aim to achieve heritage conservation at the Application Site in a holistic manner. Currently, the Applicant has partial ownership of the historic building falling within Phase 1B of the Proposed Scheme (No. 43 Kau Wa Keng). The Proposed Scheme aims to optimize planning merits at Kau Wa Keng while generating a positive impact on the heritage value of the Graded buildings by integrating tradition and modernity, urban and nature, vibrancy and serenity.
- 4.9.5.3 The original physical fabrics of the historic buildings will be retained in-situ. The mixture of Chinese and Western heritage assets at the Application Site will be carefully preserved following detailed historical studies that involve examination, recording, and identification of specific historical or architectural features. Where appropriate, these features will be touched up or enhanced to improve their conservation. Any later additions, unsafe structures, or temporary lean-to constructions from the historic buildings will be removed as these elements may have diminished the authenticity of the buildings.
- 4.9.5.4 It is noted that the surrounding environment will be redeveloped with a new look under both Approved Scheme and Proposed Scheme. Therefore, the integration of historic buildings with the surrounding context is especially important for ensuring compatibility. Assessments will be conducted during the detailed design stage to ensure the structural stability and integrity of the Graded buildings should not be adversely affected by the Proposed Scheme. Compared to the Approved Scheme, the buildings are anchored within dedicated historical theme plazas, which better blend traditional elements into the new development and encourages public enjoyment (Please refer to **Appendix F** for the illustration of the historical theme plazas). The connectivity between the historic buildings and the residential podiums has been improved through carefully designed landscape features and pedestrian networks. Similar to how the historic buildings seek to blend Western and Eastern styles, this design approach aims to create exciting possibilities by harmonizing the new with the old.

4.9.5.5 Under the Proposed Scheme, it is proposed to dedicate non-domestic GFA exclusively for the conservation of the historic buildings. Future owners and developers are required to retain the GFA for these historic buildings and are encouraged to actively incorporate them into their development proposals through adaptive reuse. The Yeung Ching Study Hall and Yiu Kung Ancestral Hall currently functioning as community anchor points in Kau Wa Keng, are proposed to be retained in-situ and transformed as exhibition halls and visitor centres in the future. These facilities will introduce the cultural heritage of Kau Wa Keng to the public and allow villagers to reconnect after redevelopment. Other historic buildings are encouraged for adaptive reused, transforming the buildings for community uses, such as local convenience stores, cafeteria or exhibition venues. This approach will better integrate the historic buildings into everyday life and encourage visits from both local residents and visitors. The design and usage of the historic buildings will be linked to their historical narratives, promoting the importance of heritage conservation and educating the general public about Kau Wa Keng's rich history.

4.9.6 Respecting the Urban Design Guidelines on Heritage Conservation

4.9.6.1 The Proposed Scheme fully respects the Urban Design Guidelines from the HKPSG regarding heritage conservation (Section 6.2(6) of HKPSG Chapter 11), in the following ways:

Table 4.5 Compliance of the Proposed Scheme with the Urban Design Guidelines on Heritage Conservation (Section 6.2(6) of HKPSG Chapter 11)

Urban Design Guidelines on Heritage	The Proposed Scheme
Re-use	Adaptive reuse of the historic buildings is encouraged. The buildings could be repurposed as retail shops, cafeteria, and community centres, integrating with the nearby commercial and community uses and imbuing the structures with new purpose and meaning.
Protecting the Setting of Heritage Features	All 12 historic buildings are fully preserved in-situ. The valuable heritage and architectural features will be identified, carefully conserved, and opened up for people to appreciate.
Compatibility	The open spaces adjacent to the historic buildings are designed to be historical theme plazas, resonating the historical ambience of Kau Wa Keng. The architectural style and landscape design will adopt the visual elements of the historic buildings to ensure compatibility with the historic structures.
Preservation of Local Character	Historical materials and features from the 12 historic buildings will be retained, enhanced, or prominently displayed. The historical ambience will also be preserved by designing the adjacent open spaces and streets to harmonize with the architectural character of the buildings.
Recreated Heritage	The sense of history and collective memories will be recreated by preserving the architectural forms and materials. The proposal for the adaptive reuse of historic buildings will not only preserve the buildings' appearances leading to visual appreciation, but will also bring visitor insides to engage in activities that allow full immersion in the historical ambience.

4.9.6.2 Furthermore, the Proposed Scheme adheres to the recommendations regarding historic building conservation outlined in Section 4.6 of HKPSG Chapter 10, in the following ways:

Table 4.6 Compliance of the Proposed Scheme with the recommendations regarding historic building conservation outlined in Section 4.6 of HKPSG Chapter 10

Recommendations regarding historic building conservation	The Proposed Scheme
<p>Private owners are encouraged to explore the possibility of “preservation-cum-development” options to incorporate their historic buildings in the future development.</p> <p>If a historic building falls within a larger redevelopment site, the historic building should be incorporated into the redevelopment scheme as far as possible.</p>	<p>The Proposed Scheme adopts a “preservation-cum-development” approach and designates non-domestic GFA to all 12 existing Graded historic buildings for their adaptive reuse and revitalisation. If this planning application is approved, future owners and developers are required to retain the GFA for these historic buildings and are encouraged to actively incorporate them into their development proposals through adaptive reuse.</p>
<p>Where the original use of the building is no longer continued, adaptive re-use of the building should be conscientiously considered. New use should aim to conserve the heritage values and significance of the historic building to ensure authenticity and integrity of the cultural heritage.</p>	<p>While the main architectural external features and interior spaces of the historic buildings will be conserved, the new buildings and structures in the Proposed Scheme will capture the authenticity of the historic buildings and incorporate traditional design elements to seamlessly blend with the historical ambiance of Kau Wa Keng.</p> <p>Under the proposed conservation strategy, The Yeung Ching Study Hall and Yiu Kung Ancestral Hall currently functioning as community anchor points in Kau Wa Keng, are proposed to be retained in-situ and transformed as exhibition halls and visitor centres in the future. These facilities will introduce the cultural heritage of Kau Wa Keng to the public and allow villagers to reconnect after redevelopment. Other historic buildings are proposed for adaptive reuse as retail or community spaces, such as local convenience stores, cafeteria, or exhibition venues, aimed at enhancing public enjoyment.</p>
<p>Care must be taken to ensure, whenever possible, that declared monuments, historic buildings, sites of archaeological interest and recorded heritage items do not suffer damage as a side effect of development.</p>	<p>The Proposed Scheme adopts careful buildings disposition and basement development planning to avoid encroachment on the historic buildings. Assessments will be conducted during the detailed design stage to ensure the structural stability and integrity of the Graded Buildings should not be adversely affected by the Proposed Scheme.</p>

Application for Permission Under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Comprehensive Development including Flats, Retail and Community Facilities and Minor Relaxation of Plot Ratio and Building Height Restriction in “Comprehensive Development Area” Zone at Various Lots in S.D.4 and Adjoining Government Land, Kau Wa Keng, Kwai Chung

- 4.9.6.3 In summary, the proposed conservation works for the 12 historic buildings within the Application Site as proposed as follows:
- In-situ preservation of all Graded historic buildings;
 - Careful buildings disposition and basement development planning to avoid encroachment on the historic buildings;
 - Preserve and restore the main architectural external features and interior spaces of the historic buildings;
 - Remove later additions, structurally not safe or any illegal structures from the buildings which are of detrimental effect to the architectural significance of the historic buildings;
 - Design surrounding open space and streets to be compatible with the historical ambience of the buildings to enhance compatibility and integration;
 - Introduce adaptive uses of the historic buildings, for example exhibition halls, visitor centres, local convenience stores, cafeteria etc., integrating the buildings' historical significance into everyday life of the future residents and visitors; and
 - Ensure public access to encourage visits and uses from residents and visitors for visual appreciation and full immersion in the historical ambience.
- 4.9.6.4 A Conservation Management Plan will be prepared during detailed design stage for consultation with the AMO before commencement of conservation works.
- 4.9.6.5 The Applicant, being a co-owner of one of the historic buildings within the Application Site (No. 43 Kau Wa Keng), proposes a conservation strategy in the Proposed Scheme to guide the redevelopment of the Kau Wa Keng Area while preserving all historic buildings within the Application Site. With the aim to conduct a comprehensive conservation of all historic buildings, the Applicant has been reaching out to the owners of other historic buildings for acquisition since the last planning approval. The Applicant's initiative in engaging with other historic building owners showcases a commitment to a unified and thoughtful redevelopment of Kau Wa Keng area.
- 4.9.6.6 To advance the preservation works, the Applicant includes the partially owned historic building (No. 43 Kau Wa Keng) into the early phases development to keep the historic building intact at an earlier stage. Following the proposed conservation strategy associated with the Proposed Scheme, all historic buildings will be conserved holistically upon the completion of the remaining phases development. After the Proposed Scheme is approved by the TPB, should any parties consider alternative approaches, the requirement of a separate S16 planning application ensures that all developments are scrutinized for their impact on the area's historical assets.

5. Planning Justifications

5.1 Responding to Town Planning Board Members' Comments and Public Aspirations for the Enhancement of the Approved Scheme

- 5.1.1.1 The Proposed Scheme will inherit all committed planning and design merits from the Approved Scheme and adopt the same set of building design principles. After thoroughly considered TPB members' suggestions on the Approved Scheme, the Applicant identifies opportunities to improve the Proposed Scheme by optimising the use of precious land resource for meeting housing demand, incorporating additional social welfare and retail facilities to serve local communities, and responding to the local community's aspiration for a holistic conservation strategy.
- 5.1.1.2 In view of the location of the Application Site at the urban centre conveniently connected to public transport, the Proposed Scheme proposes a minor relaxation of total PR from 5.0 to 6.5 to increase total flat supply by 18.06%, creating 7,052 units upon full development to contribute to the long-term housing supply in Hong Kong. Furthermore, the increased PR will accommodate additional retail facilities to provide the future residents with easy access to shops and services, cafeteria and amenities, supporting the daily life of the increased population at the Application Site.
- 5.1.1.3 With regards to social welfare facilities, the Applicant has proposed additional social welfare facilities while retaining all facilities committed in the Approved Scheme. The newly introduced social welfare facilities, including a CCC, a DE and three RCHEs, will make the future CDA an inclusive residential neighbourhood offering a diversity of community supporting services. The composition of social welfare facilities has taken into account the latest demographic trends, provision of community facilities in the surrounding areas and the suggestions from SWD. Despite being a private residential site, total non-domestic GFA of the proposed social welfare facilities of the Proposed Scheme will be at least 5% to the total domestic GFA, making reference to Government's initiative to reserve 5% of the total domestic GFA exclusively for welfare uses in planning for future public housing projects.
- 5.1.1.4 The Applicant also takes this opportunity to review the overall design and treatment on the 12 existing Grade 3 historic buildings to better integrate with the comprehensive development. The MLP has paid full attention to the design guidelines as outlined in **Section 4.9** to encourage adaptive reuse of the historic buildings for public appreciation. With the conservation strategy outlined in the Proposed Scheme, the area's rich history and historical narratives will be seamlessly linked to the future residential neighbourhood, preserving the heritage assets of Kau Wa Keng.

- 5.1.1.5 The enhancements to the Approved Scheme, which include an increase in flat supply, the additional retail and social welfare facilities, and a more proactive conservation strategy for preserving historic buildings are made possible by the proposed minor relaxation of domestic PR to 6.0, non-domestic PR to 0.5 and BHR to +147.55mPD. Various technical assessments have confirmed that the Proposed Scheme will not disrupt the compatibility with the surrounding environment and existing villages, and have addressed other comments from TPB members on technical aspects, including traffic and environmental impacts. This demonstrates the Proposed Scheme's commitment to balancing development needs with environmental and societal considerations.

5.2 Realising the Planning Intention of the “CDA” Zone with Due Respect to the OZP and Planning Brief

- 5.2.1.1 The entire Application Site has long been designated as a “CDA” since 1992 with the planning intention for *“comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities”*. Furthermore, it is indicated in the PB that the “CDA” designation is to *“encourage the comprehensive redevelopment of the Kau Wa Keng valley floor and the area occupied by the Kau Wa Keng Old Village as a whole with a view to improving the environmental and living conditions of the area in particular the Old Village”*. Despite the good intentions, there has been limited progress on implementation of the “CDA” zone over the past three decades, mainly due to the complicated land issue with multiple ownership resulting in fragmented lot sizes and distribution. The Applicant endeavours to put forward the comprehensive redevelopment at the Application Site with their continuous efforts in consolidating the fragmented land ownership. Since the last planning approval, the Applicant has maintained ongoing communication with the existing landowners within the Application Site. Recently, sales and purchase agreement has been made for additional interests within the Application Site, therefore increasing the Applicant's landownership in the Application Site.
- 5.2.1.2 In an earnest endeavour to realise the planning intention of the “CDA” zone, a comprehensive residential development with retail and social facilities is proposed at the Application Site. A holistic MLP is formed with a pragmatic phasing strategy to demonstrate the Proposed Scheme fulfil the design requirements in the OZP and PB. As elaborated in the ES of the OZP, *“the proposed development should contain adequate GIC facilities, open space and commercial provision to serve the residential development”*. Referring to **Section 4**, the Proposed Scheme would provide not less than 19,038 m² private open space meeting the requirements under HKPSG for the enjoyment of the future residents. Compared to the Approved Scheme, the Proposed Scheme has proposed additional social welfare and retail facilities offering vibrant mix of services to the future residents in the CDA and the general public from the surroundings.

- 5.2.1.3 The ES describes that “*the layout of the development should take into account of the scale of the adjacent development, exiting land-forms, and the existing vegetation and landscape features*” and “*a further Air Ventilation Assessment should be conducted upon development/redevelopment of the site to maintain/enhance air ventilation.*”. The building design of the Proposed Scheme has paid full attention to the compatibility with site and sounding conditions. The BH profile gradually ascending from the southwest to the northeast is formed responding to the valley setting of Kau Wa Keng. In order to lessen potential effects and maintain harmony with the neighbouring villages, the Proposed Scheme provides three air paths oriented from north to south, each 15m in width, along with an additional 15m diagonal air path on podium level that aligns in an **ESE-WNW** direction. A detailed MLP in **Appendix A** is submitted in accordance with the requirements as stipulated in the Notes of the OZP pursuant to section 4A(2) of the TPO. Technical assessments as required under Remark (1) of the Notes of the OZP have also been conducted to ascertain the technical acceptability of Proposed Scheme from traffic, environmental, drainage, sewerage, air ventilation and visual perspectives.
- 5.2.1.4 The Proposed Scheme has paid due respect to the PB for the “CDA” zone, which was prepared back in 1995, while taken into account the changing planning circumstances over the past three decades. For instance, the PB’s requirement for a kindergarten with 3 to 4 classrooms is considered not necessary during the consideration of the Approved Scheme in light of existing demographic trends and G/IC provision in the district. The Proposed Scheme, incorporating the recommendations from the SWD, offers a comprehensive array of social welfare facilities, including elderly care, child care, and community services. Therefore, the Proposed Scheme is considered as a desirable development option reflecting the latest public aspiration and the needs in society. Furthermore, in response to urban design / landscaping guidelines in the PB (Paragraph 9.1), quoted “*Special attention should be paid to preserving the area of landscape value...*”, Landscape Master Plan in **Appendix F** have indicated the landscape treatment of the Proposed Scheme in providing a quality and sustainable environment with adequate landscape area for the enjoyment of the residents and the visitors. In terms of spatial relationship with the surrounding environment, the PB (Paragraph 9.1) stated, “*The built forms on the site should aim to achieve harmony in scale, disposition, height, and colours with the existing and future development in the vicinity*”. Planning and Design Concept Plans of the MLP (**Appendix A**) demonstrates the Proposed Scheme’s blocking design which takes into account ventilation, air quality, and noise considerations to ensure harmony with the neighbouring development. The Proposed Scheme presents an optimal solution to achieve a comprehensive development at the Application Site having regard to the planning intention, statutory planning requirements, site constraints as well as technical considerations associated with the site.

- 5.2.1.5 The application for minor relaxation on BHR is also well justified with reference to the ES of the OZP (Paragraph 7.9), quoted *"providing separation between buildings to enhance air ventilation and visual permeability"* and *"accommodating building design to address specific site constraints in achieving the permissible plot ratio under the Plan"*. Other than the 3 north-south-oriented and one diagonal air paths, minimal building separation of not less than 15m is maintained in the Proposed Scheme to maximise air ventilation and visual permeability. The Proposed Scheme has also overcome a major site constraint with meticulous architectural design. As requested by Water Supplies Department, a 10m vertical clearance along the waterworks reserve cutting the Application Site is provided in the MLP (as shown in **Appendix A**) for the construction, inspection, operation, maintenance and repair works of the water mains.
- 5.2.1.6 Remark (6) of the Notes of OZP stated that *"Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions ... may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance."* The Proposed Scheme processes a comprehensive redevelopment proposal that has due regard to the planning intention, statutory planning requirements, site constraints as well as technical considerations associated with the site, while offering considerable planning merits to both the future residents within the "CDA" and the wider community. The minor relaxation of domestic PR to 6, non-domestic PR to 0.5, and maximum BH to +147.55mPD, are regarded essential to realise the additional planning and design merits to be pursued at the Application Site. Various technical assessments have been conducted to confirm the Proposed Scheme would not sacrifice the compatibility to the surrounding environment. Therefore, the proposed minor relaxation of PR and BHR is considered justifiable.

5.3 Optimizing Development Potential of Precious Land Resources at a Convenient Location to Increase Housing Supply

- 5.3.1.1 As discussed in **Section 3.2**, the Application Site has remained largely stagnant over the past three decades due to the complicated land issues. Currently, majority part of the Application Site at the south is largely unused land with scattered temporary structures, whereas the northeastern part is occupied by the Kau Wa Keng Old Village with substandard living environment and minimal infrastructural provision. The prolonged wastage of land resources with a sizeable area of over 4 ha in an urban location of Kwai Chung and Mei Foo Areas is undesirable, especially when considering the imminent housing demand and land shortage in Hong Kong.
- 5.3.1.2 The Proposed Scheme proposes a minor relaxation of PR and BH for better land utilisation. For early phase development (Phases 1A and 1B), which is anticipated to be completed in 2032, the flat supply will increase from 2,947 flats in the Approved Scheme to 3,457 flats (+17.31%) (i.e. about 26% of the Government's annual private housing supply target⁹) in the Proposed Scheme. This will fully unleash development potential of the Application Site in the convenient urban centre location in the short-to-medium term, relieving the pressing needs for private housing units without mobilising public resources.

⁹ Average annual private housing supply target estimated from the total private housing supply target for the ten-year period from 2024-25 to 2033-34 (i.e. 132,000 flats), as stated in the Long Term Housing Strategy Annual Progress Report 2023.

- 5.3.1.3 Early realisation of the Proposed Scheme will facilitate transformation of the entire Kau Wa Keng area especially the Old Village in the long term to fully unlock its long-wasted development potential for the benefits of the community. Together with the remaining phases development, the Proposed Scheme will ultimately delivery about 7,052 private (increased 18.06% as compared to the Approved Scheme) housing units (i.e. about 53% of the Government’s annual private housing supply target) in meeting the acute housing demand of Hong Kong.

5.4 Spearheading the Development of Kau Wa Keng with a Pragmatic Phasing Strategy

- 5.4.1.1 As discussed in **Sections 2.2 and 3.2**, the Application Site is held under multiple ownership which has held back the development of Kau Wa Keng area over the past decades. In view of the substantial progress in consolidating the fragmented land ownership (about 69.34% in terms of private land area, including lots fully acquired/under acquisition) by the Applicant at the Application Site, the pragmatic phasing programme proposed in the Approved Scheme as detailed in **Section 4.4** is maintained. It comprises two early phases (i.e. Phases 1A and 1B) with high certainty of implementation by the Applicant within definitive time, and two remaining phases involving third-party ownership, to expedite the long-awaited comprehensive residential development at Kau Wa Keng under the Proposed Scheme in a progressive manner without compromising its comprehensiveness.
- 5.4.1.2 Although the Applicant has made effort and continuously liaised with village representatives and the occupants of the village houses to acquire the remaining private land portion of the Application Site for development over the past decades, no agreement could be reached with the third-party landowners at the moment. Echoing with TPB PG-No. 17A, phasing arrangement will provide a means for achieving coordinated development in the Kau Wa Keng “CDA” site, which is subject to various site constraints and technical considerations , and to ensure timely provision of private housing units and public facilities for wider public benefits.
- 5.4.1.3 As demonstrated in **Table 5.1** below, the proposed phasing arrangement of the Proposed Scheme is well-justified and fully complies with the criteria set out in the TPB PG-No. 17A. The development of Phases 1A and 1B can set as a desirable precedent for the remaining third-party land owners.

Table 5.1 Comparison of the Criteria for Phased Development under TPB PG-No. 17A and the Proposed Scheme

Criteria for Phased Development under TPB PG-No. 17A	Proposed Scheme
The planning intention of the “CDA” zone will not be undermined	Fulfilled. As discussed in Section 5.2 , the Proposed Scheme fully respects the planning intention of the “CDA” zone for comprehensive residential development with provision of social welfare facilities and local open space. It also complies with the planning parameters set out in the OZP.

Criteria for Phased Development under TPB PG-No. 17A	Proposed Scheme
The comprehensiveness of the proposed development will not be adversely affected as a result of the revised phasing	Fulfilled. A comprehensive MLP for the Proposed Scheme covering the entire “CDA” zone has been prepared to illustrate possible development of the entire Application Site in a comprehensive and phased approach having taken into account the existing land ownership pattern and various site constraints and technical considerations. Nevertheless, should the MLP be approved by the TPB and individual lot owners wish to deviate from the Proposed Scheme, they can always exercise their development rights on their own programme through separate S16 planning application to the TPB.
The resultant development should be self-contained in terms of layout design and provision of open space and appropriate GIC, transport and other infrastructure facilities	Fulfilled. Each phase is self-contained in terms of layout design and provision of private open space, car parking spaces and ingress/egress arrangement. As discussed in Section 4.5.2 , Remaining Phases A and B will be accessible via private internal road within early Phase 1A and 1B respectively by means of right of way to be specified in future land lease conditions.
The development potential of the unacquired lots within the “CDA” zone should not be absorbed in the early phases of the development, access to these lots should be retained, and the individual lot owners’ landed interest should not be adversely affected	Fulfilled. The same domestic PR of 6 and non-domestic PR of 0.5 have been applied to all four phases, including the two early phases and two remaining phases, and the GFA in each phase is allocated on a pro-rata basis so as to fully respect the landed interest of the third-party lot owners.

- 5.4.1.4 The Applicant is fully committed in engaging continuous negotiations with other landowners in the vicinity, fostering collaboration and collective efforts in spearheading the comprehensive development at the Application Site.

5.5 Improving Quality of Life of Residents at the Application Site and Surrounding Areas

- 5.5.1.1 Over the decades, the existing Kau Wa Keng village settlement suffered severe environmental issues such as flooding and water pollution, due to a lack of proper management and infrastructure provision. During historical rainstorms in 2023, the Application Site experienced heavy flooding, necessitating police intervention to rescue trapped residents. Worst still, this seemingly neglected area has remained idle for years and is now trespassed and illegally occupied by unauthorized venues. Previously, the area falling within Phase 1A was notorious for illegal barbecue sites, causing environmental nuisances, traffic impacts, visual eyesores, and public security concerns for neighbouring areas. Although the venue has recently transformed into a hobby farm, the venue remains exclusive and fenced off for public enjoyment. It is also unable to realise the long-term planning intention for a comprehensive neighbourhood improving the environmental and living conditions of the area.
- 5.5.1.2 As mentioned in the PB, one of the main planning objectives of the “CDA” is to *“improving the environmental and living conditions of the area in particular the Old Village”*. Approval of the Proposed Scheme will provide opportunity for realising the long-awaited transformation of the entire Kau Wa Keng into a well-managed residential neighbourhood encompassing good amenities such as quality landscape and open space

arranged in spacious plazas within each phase, and proper drainage and sewerage infrastructure to improve the overall environment of the area. Referring to **Section 4.7**, the Proposed Scheme will not generate adverse impact to the existing drainage system and sewer along Lai King Hill Road and in the existing village area upon the early phases and full development as confirmed by the **DIA** and **SIA**. Furthermore, the Applicant seeks to leverage this development opportunity to deliver shared benefits to the local community by addressing potential flooding issues. It is proposed to construct flood walls along the existing banks of the channels to mitigate flood risks in the surrounding areas upon completion of the early phases of development. In addition, the existing open-air temporary refuse collection point (RCP) at the southwest serving the village area will be provided with enhancements in accordance with the latest Handbook on Standard Features for RCPs, improving the environmental quality of the Application Site.

- 5.5.1.3 **Environmental Assessment (EA)** at **Appendix C** has also demonstrated no adverse environmental impacts would be anticipated for the Proposed Scheme with mitigation measures in place (if needed). Even when the remaining phases are yet to be implemented, the existing Kau Wa Keng old village area would also be benefitted with the proposed drainage and sewerage diversion works under the early phases development to enhance the overall living environment of the area in a holistic and comprehensive manner. Furthermore, implementation of the Proposed Scheme will help eliminate the recurrence of the existing undesirable, uncoordinated and unauthorised uses at the Application Site, in particular the areas being illegally occupied within Phase 1B development at the southeast of the valley floor.
- 5.5.1.4 Referring to **Section 4.6**, upon the implementation of the early phases of development, widened pedestrian accesses to Kau Wa Keng San Tsuen and Kau Wa Keng Old Village will be constructed, maintained, and managed by the Applicant. The walkability of these accesses will be significantly improved with the installation of widened staircases, new ramps, street furniture, and landscaping features. As a result, future residents in the CDA and the surrounding villages will be able to enjoy a convenient and pleasant walking environment.
- 5.5.1.5 All in all, the development of the Proposed Scheme will phase out the undesirable operations even at the early phases development and transform the Application Site into a well-managed residential neighbourhood. With the abovementioned infrastructure enhancements **on the existing village environment** under the Proposed Scheme, the quality of life of residents not only at the Application Site but also in the surrounding neighbourhoods will be benefited.

5.6 Providing Additional Social Welfare Facilities for Wider Benefits

5.6.1.1 As mentioned in **Sections 4.2 and 4.3**, the Proposed Scheme will provide greater variety and number of social welfare facilities, including, **a** Child Care Centre (CCC), **a** Day Care Centres for the Elderly (DE) and **three** Residential Care Homes for the Elderly (RCHE). Together with the social welfare facilities committed in the Approved Scheme, the **total** non-domestic GFA for social welfare facilities will be equivalent to no less than 5% of **total** domestic GFA. The provision of social welfare facilities **at** the Application Site has taken into account the priority list provided by the SWD, alongside the availability of social welfare services in the neighbouring areas. This analysis has revealed a deficit in both elder care and child care services. In Kwai Chung Planning Scheme Area, facilities in shortage including CCC and Community Care Services (CCS) Facilities (DE falls into this category)¹⁰ are provided in the Proposed Scheme in addition to the facilities provided under the Approved Scheme. In proximity to the Application Site, Lai Chi Kok Planning Scheme Area is with shortfalls of CCC, CCS Facilities, Pre-school Rehabilitation Services, and Residential Care Services¹¹, which are offered under the Proposed Scheme. **In addition, Hong Kong has been facing a significant increase in the elderly population (29.1% of the population will be aged 65 and above by 2033), leading to a growing demand for RCHE places and long-term care services. According to the Population Census 2021, 28% of the elderly population indicated needs for long-term care due to various levels of disabilities¹². Newly proposed RCHEs in the Proposed Scheme with total offering of 350 places will help reduce the territorial deficit of long-term care services. The provision of elderly care services not only help alleviate long waiting times among waitlisted applicants, but also support the government's long-standing policy of "aging in place" by embedding care within the community. Moreover, they contribute to building inclusive neighbourhoods that are socially sustainable and responsive to demographic realities. By increasing the provision by 4 times in terms of GFA, a diversity of community supporting services covering elderly, child care and rehabilitation services is provided in the Proposed Scheme, contributing to an inclusive and supportive community in Kau Wa Keng.**

5.6.1.2 As illustrated in the MLP (**Appendix A**), all social welfare facilities are located on the lower floors of residential blocks connected by internal roads leading to Lai King Hill Road, and supported by dedicated parking spaces and loading/unloading bays at ground level for convenience of future users. The proposed phased provision of social welfare facilities has taken into account the priority list provided by the SWD in that the more prioritised facilities, namely the HCS for Frail Elderly Persons, NEC and SSWO (Hong Kong Family Welfare Society), are proposed in the early phases (Phases 1A and 1B) by the Applicant with certainty for timely completion so as to expedite their provision for meeting the more imminent needs in the area. The 120-place DE (non-kitchen based) as listed in the SWD's priority list is also provided in Remaining Phase A to further contribute to meeting the overall needs in the district. **With a good variety of public services and situated in a highly-accessible location, the Proposed Scheme would be an indispensable component in the 15-minutes living circle around Lai King Hill Road.**

¹⁰ Attachment 9 of MPC Paper No. 13/22 Proposed Amendments to the Approved Kwai Chung Outline Zoning Plan No. S/KC/30

¹¹ Minutes of 722nd Meeting of the Metro Planning Committee held at 9:00 a.m. on 14.7.2023

¹² Legislative Council Statistical Highlights ISSH08/2024 – Residential care services for the elderly in Hong Kong

5.7 Connecting the Communities along Lai King Hill Road by Being the Centre of Activity in the Neighbourhood

- 5.7.1.1 The Proposed Scheme is situated at a prominent location, making it highly accessible within walkable distance for the communities along Lai King Hill Road. As presented in the pedestrian connection plan in **Appendix A**, public accesses that will operate during reasonable hours. Besides, enhanced entrances and walkways to the residential neighbourhoods in the vicinity are reserved, allowing the neighbourhoods to use the facilities provided in the Proposed Scheme conveniently via Lai King Hill Road. Up-to-standard walkways with street furniture are planned internally to form a pleasant pedestrian network connecting the proposed residential towers, podiums and the entrances. The proposed retail uses will incorporate the floor space created from the adaptive re-use of the existing 12 Grade 3 historic buildings, creating a thematic streetscape that provides unique experiences to the residents and the general public.
- 5.7.1.2 In response to the TPB members' suggestions to incorporate retail facilities into the development proposal, the Applicant has reviewed the provision of retail facilities in the surrounding neighbourhood along Lai King Hill Road. The Applicant regards it is an opportunity to include local retail facilities in the Proposed Scheme.
- 5.7.1.3 Reviewing the existing retail provision and distribution within the 800m environ (about 15-minutes walking distance) of the Application Site, it is noted that there are only 3 neighbourhood shopping malls and a market serving the existing population of about 30,179¹³ (**Figure 10** refers). At a more local scale, the commercial activities in the neighbourhoods along Lai King Hill Road (existing population of about 13,808¹⁴) are primarily served by Nob Hill Square, located at the southern end of the Lai King Hill Road neighbourhood (250m away from the Application Site). Considering the characteristics of retail services in the surrounding area, and referencing Chapter 6 of HKPSG, which states, “3.6(2) *Neighbourhood shopping centres are usually located within walking distance from residential neighbourhoods such as public and private housing estates and predominantly residential areas.*”, it is anticipated that an additional neighbourhood shopping centre will be needed to serve the projected population increase of about 19,038 generated by the Proposed Scheme, which aims to create a self-contained residential community. The Proposed Scheme aims to complement existing commercial activities by providing local commodities and services tailored to the daily needs of the local community. Additionally, these facilities will offer wider ranges choices of goods and services in the northern part of Lai King Hill Road, balancing the spatial distribution of retail services.

¹³ Population of small subunit group 260/03 & 260/10, 260/05, 260/11-13, 328/17, 328/18-19 & 328/23, 328/20, 328/21-22 and 328/25, according to 2021 Population Census

¹⁴ Population of Subunits 328/20 and 328/25 in 2021, according to 2021 Population Census

- 5.7.1.4 As detailed in **Appendix A**, all proposed retails will be located on the lower floors of the Proposed Scheme, near the site entrance connecting to Lai King Hill Road. This strategic positioning ensures that the retail facilities are easily accessible to residents, nearby community members, and users of community facilities. **Benchmarking the street-level retail facilities at some planned “CDA” residential developments in Kai Tak¹⁵, the retail component of the Proposed Scheme with a retail PR of about 0.14 is considered adequate to provide convenience to the community members and create an engaging atmosphere at the Application Site.**
- 5.7.1.5 Overall, the Proposed Scheme will complement and connect existing residential neighbourhoods with **a vibrant mix of retail and community activities. It will serve as a centre of activity in the Lai King Hill Road Neighbourhood, creating a distinctive experience for residents and the general public in their every-day life (Figure 9 refers).**
- 5.7.1.6 To further improve pedestrian walkability to/from Kau Wa Keng Old Village and Kau Wa Keng San Tsuen, the Applicant is committed to constructing, maintaining, and managing the access routes leading to the surrounding villages. Upon completion of the early phase development, the existing footpath along the nullah at the western fringe of the Application Site, leading to Kau Wa Keng San Tsuen, will be widened to at least 3m. Additionally, the existing walkway to Kau Wa Keng Old Village from Lai King Hill Road will be expanded to a minimum of 5.5m, featuring well designed street furniture and landscaping features. Beyond meeting the design requirements stipulated in the ES, the Proposed Scheme provides a more desirable solution that not only ensures accessibility for the surrounding villages but also enhances the walking experience for the existing villagers.

5.8 Providing a More Proactive Conservation Strategy of Historic Buildings

- 5.8.1.1 The Proposed Scheme presents a step-up enhancement of the Approved Scheme to further enhance the conservation of historic buildings at the Application Site. While retaining the design intentions of the Approved Scheme, the Proposed Scheme aims at enhancing the conservation proposal with full integration of the conservation into the planning of retail and open spaces. It is expected the Proposed Scheme could create a positive impact on the heritage value and significance of the graded buildings by integrating tradition and modernity, urban and rural, vibrancy and serenity.
- 5.8.1.2 While the Applicant is actively in the progress of acquiring the historic buildings, the existing physical structures of the historic buildings will be kept in-situ. A combination of Chinese and Western heritage assets at the Application Site will be meticulously conserved through thorough historical research, including examination, documentation, and identification of specific historical or architectural features. When necessary, the architectural features will be restored or enhanced to facilitate their preservation. Any additional, unsafe structures, or temporary lean-to constructions on the historic buildings will be removed, as they may have compromised the authenticity of the structures.

¹⁵ “CDA (4)” and “CDA (5)” zones in Kai Tak Development with domestic PR of 6.5, and retail PP along the proposed retail belt ranging from 0.1 to 0.2, as extracted from the respective approved Planning Applications Nos. A/K22/38 and A/K22/30.

- 5.8.1.3 In addition to the more reactive approach of the Approved Scheme to avoid encroaching to the historic buildings, the Proposed Scheme adopts a more proactive conservation strategy making reference to the Urban Design Guidelines of the HKPSG. The main architectural external features and interior spaces of the historic buildings will be preserved and restored in-situ. All proposed building structures are meticulously designed to blend Western and Eastern architectural styles to mirror the features of the Graded historic buildings and to integrate tradition and modernity. The historical theme plazas, designed around the historic buildings, help to create a historical ambiance that resonates with the cultural heritage of Kau Wa Keng. With these measures, the Proposed Scheme will not only maintain visual compatibility with the historic buildings but will also consolidate the historical character, thereby inheriting the legacy of Kau Wa Keng.
- 5.8.1.4 More importantly, the Proposed Scheme reserves non-domestic GFA for encouraging adaptive-reuse of the historic buildings. Future owners and developers are obligated to retain GFA for the historic buildings and are encouraged to actively incorporate them into their development proposals through adaptive reuse. The Yeung Ching Study Hall and Yiu Kung Ancestral Hall currently functioning as community gathering points in Kau Wa Keng, are recommended to be preserved in their original location and repurposed as exhibition halls and visitor centres in the future. These facilities will showcase Kau Wa Keng's cultural heritage to the public and preserve collective memories of the villagers. These facilities will introduce the cultural heritage of Kau Wa Keng to the public and allow villagers to reconnect after redevelopment. Other historic buildings are considered suitable for adaptive reuse for retail or community uses, such as local convenience stores, eateries, or exhibition spaces. This approach will seamlessly incorporate the historic buildings into daily life and attract both local residents and tourists. Consequently, the revitalisation of the historic buildings will closely tie to their historical narratives, promoting the significance of heritage preservation and educating the public about Kau Wa Keng's rich history.
- 5.8.1.5 A Conservation Management Plan shall be prepared during detailed design stage for liaison with the AMO before commencement of conservation works to ensure a feasible and smooth implementation of the proposed conservation works. To advance the preservation works, the Applicant has incorporated the partially owned historic building (No. 43 Kau Wa Keng) into the early phases development to ensure the building remains intact from the outset. In alignment with the proposed conservation strategy linked to the Proposed Scheme, all historic buildings will be preserved upon the completion of the remaining phases development. After the Proposed Scheme receives approval from the Town Planning Board (TPB), any parties considering alternative approaches will be required to submit a separate Section 16 planning application, ensuring that all developments are thoroughly evaluated for their impact on the area's historical assets.

5.9 Ensuring Compatibility with the Surrounding Context

- 5.9.1.1 As a result of the numerous enhancements in the Proposed Scheme, the Applicant is proposing a minor relaxation of BHR from +120mPD to +147.55mPD. Despite an increase in BH, the Proposed Scheme can achieve compatibility with the surrounding context by adopting environmentally sensitive design. The design takes into account the valley landscape of Kau Wa Keng, setting a stepped height profile that rises gradually from southwest to northeast (from Remaining Phase A at maximum of +143.70 mPD to Remaining Phase B at maximum BH of +147.55 mPD), blending seamlessly with the surrounding terrain. With a peak building height of +147.55mPD, the Proposed Scheme fits well into the existing height profile of the broader Kau Wa Keng area, which is characterized by a gradual increase in BH from the residential clusters (maximum BH of +121mPD) south of Lai King Hill Road to the prominent high-rise residential towers (maximum BH ranging from +243.7mPD to +339.2mPD) on the headland of Golden Hill (peak at +368.1mPD). As demonstrated in the Visual Impact Assessment (VIA) at **Appendix G**, the Proposed Scheme exhibits negligible visual impact when compared to the Approved Scheme, as assessed from the 8 selected public viewing points at short, medium and long ranges, proving that the Proposed Scheme is unlikely to induce any significant adverse effects on the visual characters of the surrounding townscape.
- 5.9.1.2 Under the principle of sensitive building design to encourage compatibility with the surroundings, efforts have been made to optimise the building design of the Proposed Scheme. Full respect has been paid to the SBDG in terms of building separation, building setback and greenery coverage. Residential blocks are designed as confined buildings with optimal footprint, minimal building separation of not less than 15m and a lush greenery coverage of no less than 30% in terms of total planting areas at grade under the LMP to harmonise the built environment with the surrounding valley context. Wind and visual permeability are ensured with the 3 numbers of 15m-wide air paths cum visual corridors to bring connection between the valley area to the north, enhancing the visual permeability of the Proposed Scheme. In addition, the Proposed Scheme provides a diagonal 15m air path on podium level aligned in an **ESE-WNW** direction, further improving the air ventilation of the Proposed Scheme.
- 5.9.1.3 Moreover, the existing villages in the vicinity, particularly Kau Wa Keng Old Village, have been treated with due respect. In the early phases development, prior to the implementation of the remaining phases, the orientation and arrangement of the buildings have been meticulously planned to ensure ample sunlight and prevent any negative impact on air ventilation for Kau Wa Keng Old Village. As for the landscape design, it incorporates thematic gardens that blend seamlessly with the Grade 3 historic buildings, thereby enhancing the visual appeal and landscape amenities. A comprehensive planning approach has been adopted, which includes the allocation of a signature historical theme plaza at the junction between the Early Phases and Kau Wa Keng Old Village. This plaza will serve as a primary entrance and a communal space for residents and visitors of this inclusive neighbourhood. As illustrated in **Figure 8**, the early phases development of the Proposed Scheme presents an opportunity for the villagers to improve their living environment. It provides them with access to inviting open spaces, retail shops that cater to their daily needs, and an environment that respects and honours their rich local cultural heritage.

5.10 Resulting in No Adverse Impacts to the Surrounding Areas

- 5.10.1.1 Various technical assessments in aspects of traffic, environmental, drainage, sewerage, landscape, visual and air ventilation impacts have been conducted in support of the Proposed Scheme. Please refer to **Appendices B to H** for the technical assessments.
- 5.10.1.2 In particular, to ensure no adverse environmental impacts (in particular on sewerage and drainage) to the existing Kau Wa Keng Old Village and Kau Wa Keng San Tsuen during the early phase development, DIA, SIA, EA and TIA have particularly included the scenarios upon early phase and full development. Findings of the assessments ascertained that the Proposed Scheme is technically feasible and acceptable in that no adverse impacts would be generated to the future development at the Application Site and to the surrounding areas including the Kau Wa Keng Old Village and Kau Wa Keng San Tsuen upon both early phase development and full development stages with adoption of appropriate mitigation measures.

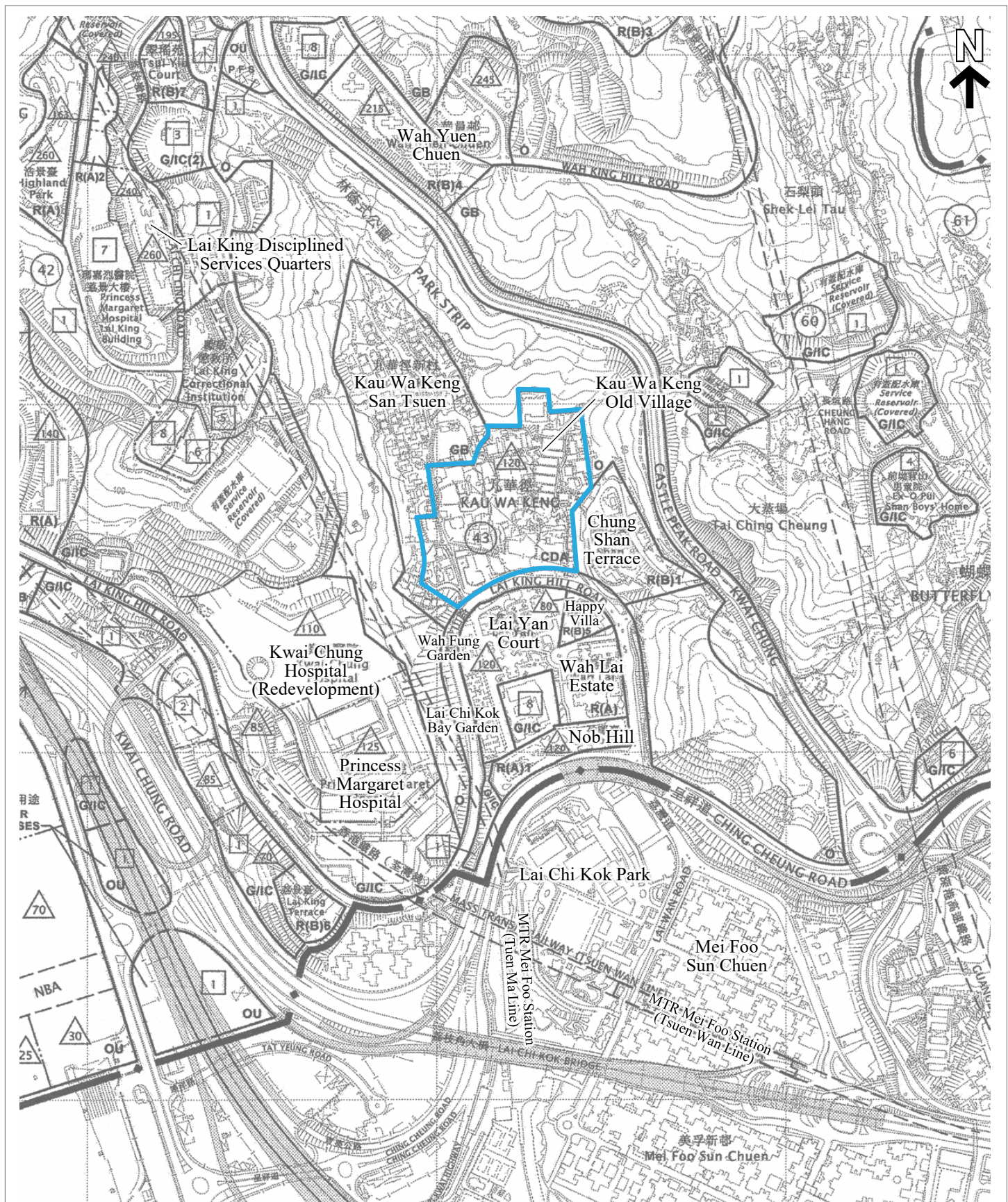
5.11 Establishing a Desirable Precedent for Taking Forward “CDA” Developments with Continuous Efforts on Improving the Development Proposal

- 5.11.1.1 The Approved Scheme has established a desirable precedent for taking forward “CDA” developments in Hong Kong through private initiatives without mobilising public resources to optimise use of valuable land resources in urban area with balanced interests of multiple players while addressing the various site constraints. As a successor of the Approved Scheme, the Proposed Scheme inherits all planning merits committed in the previous application and proposed further enhancements, including an increase of flat supply to contribute more to the territorial housing supply, additional retail and social welfare facilities to respond to the TPB members’ recommendation, and a stronger conservation proposal to meet public aspiration. Given various committed planning and design merits, minor relaxation of PR and BHR is demonstrated to be fully justifiable in enabling the development of the Proposed Scheme, while ensuring full respect with planning intention of the “CDA” zone and achieving full compatibility with the surrounding areas.
- 5.11.1.2 In view of the above, approval of the Proposal Scheme will be a “win-win” scenario both for realising the planning intention for the Kau Wa Keng area and for the benefit of the community. It will establish a desirable precedent for taking forward “CDA” developments with continuous efforts on improving the development proposal to achieve better quality of life and embrace the historical value of the “CDA” while balancing interests of multiple stakeholders and addressing the various site constraints.

6. Conclusion

- 6.1.1.1 This Supporting Planning Statement is submitted under S16 of the TPO to seek approval of the proposed comprehensive development including flats, retail and community facilities with minor relaxation of plot ratio and building height restriction in “CDA” zone at Kau Wa Keng, Kwai Chung.
- 6.1.1.2 As a continuous effort to achieve a development proposal that not only respects the PB, but also includes other enhancements and additional planning gains to the latest Approved Scheme, the Proposed Scheme put forward in this S16 Planning Application is designed to realize a comprehensive redevelopment with due respect to historical significance of Kau Wa Keng area.
- 6.1.1.3 The Applicant has thoughtfully considered the suggestions made by TPB members and updated public aspirations for proactive conservation, and identifies opportunities to improve the Proposed Scheme by optimising precious land resource for meeting territorial housing demand by private initiatives, incorporating additional social welfare and retail facilities to complement the 15-minutes living circle at Kau Wa Keng, and responding to local community’s aspiration for a holistic conservation strategy. Further to these enhancements, the Proposed Scheme offers proposals to improve quality of life of the residents at the Application Site and the surrounding areas. It includes phasing out the undesirable land uses, mitigating environmental issues, providing a wide range of community services while preserving the cultural heritage of Kau Wa Keng. The proposed minor relaxation on PR and BHR will enable the implementation of the Proposed Scheme with numerous planning merits.
- 6.1.1.4 The Proposed Scheme is fully compatible with the surrounding context and have also paid due respect to the OZP and PB while taken into account the changing planning circumstances. The proposed phasing arrangement is also well-justified against the criteria set out in the relevant TPB PG-No. 17A without compromising the comprehensiveness of the Proposed Scheme nor absorbing the development potential of the remaining phases. No adverse impacts in the aspects of traffic, environmental, drainage, sewerage, visual and air ventilation is anticipated upon early phases and full development.
- 6.1.1.5 Overall, the Proposed Scheme at the Application Site will establish a desirable precedent in taking forward “CDA” developments with continuous efforts on improving the development proposal to achieve better quality of life and embrace the historical value of the “CDA” while balancing interests of multiple stakeholders and addressing the various site constraints.
- 6.1.1.6 In light of the planning merits and justifications put forward in this Supporting Planning Statement, we sincerely seek for the favourable consideration from the TPB to grant approval to this S16 Planning Application.

Figures



LEGEND

Application Site

ZONING

C	Commercial	O	Open Space
CDA	Comprehensive Development Area	OU	Other Specified Uses
G/IC	Government, Institution or Community	R(A)	Residential (Group A)
GB	Green Belt	R(B)	Residential (Group B)

Figure No.	Scale	Figure Title
1	1:7,500	Location Plan
ARUP	Date	Source
	June 2024	Extracted from Approved Kwai Chung Outline Zoning Plan No. S/KC/32

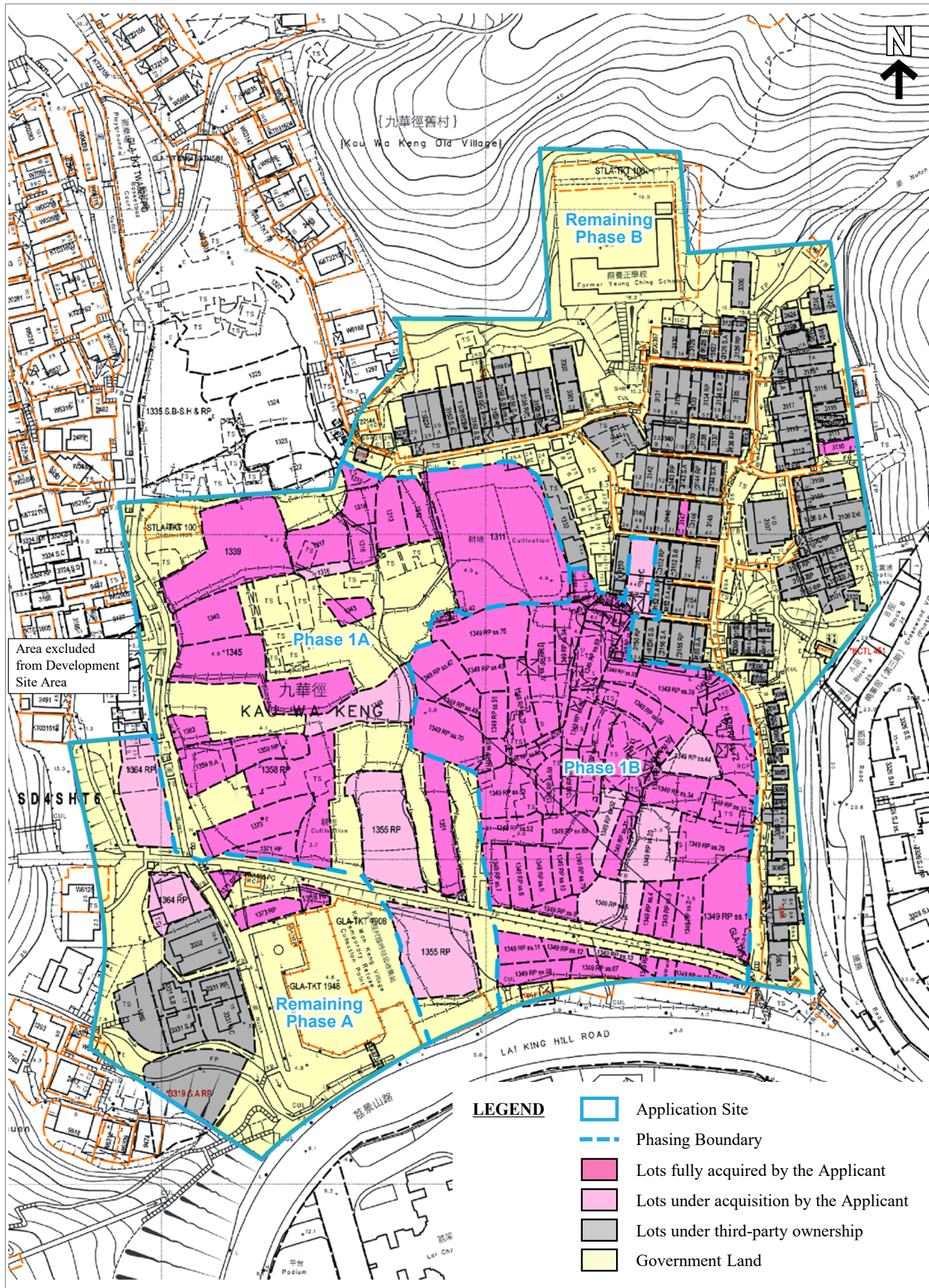


Figure No.	Scale	Figure Title
2	1:1,500	Lot Index Plan and Landholdings
ARUP	Date	Source
	February 2025	Extracted from Lot Index Plan No. ags_S00000138531_0001 from Lands Department

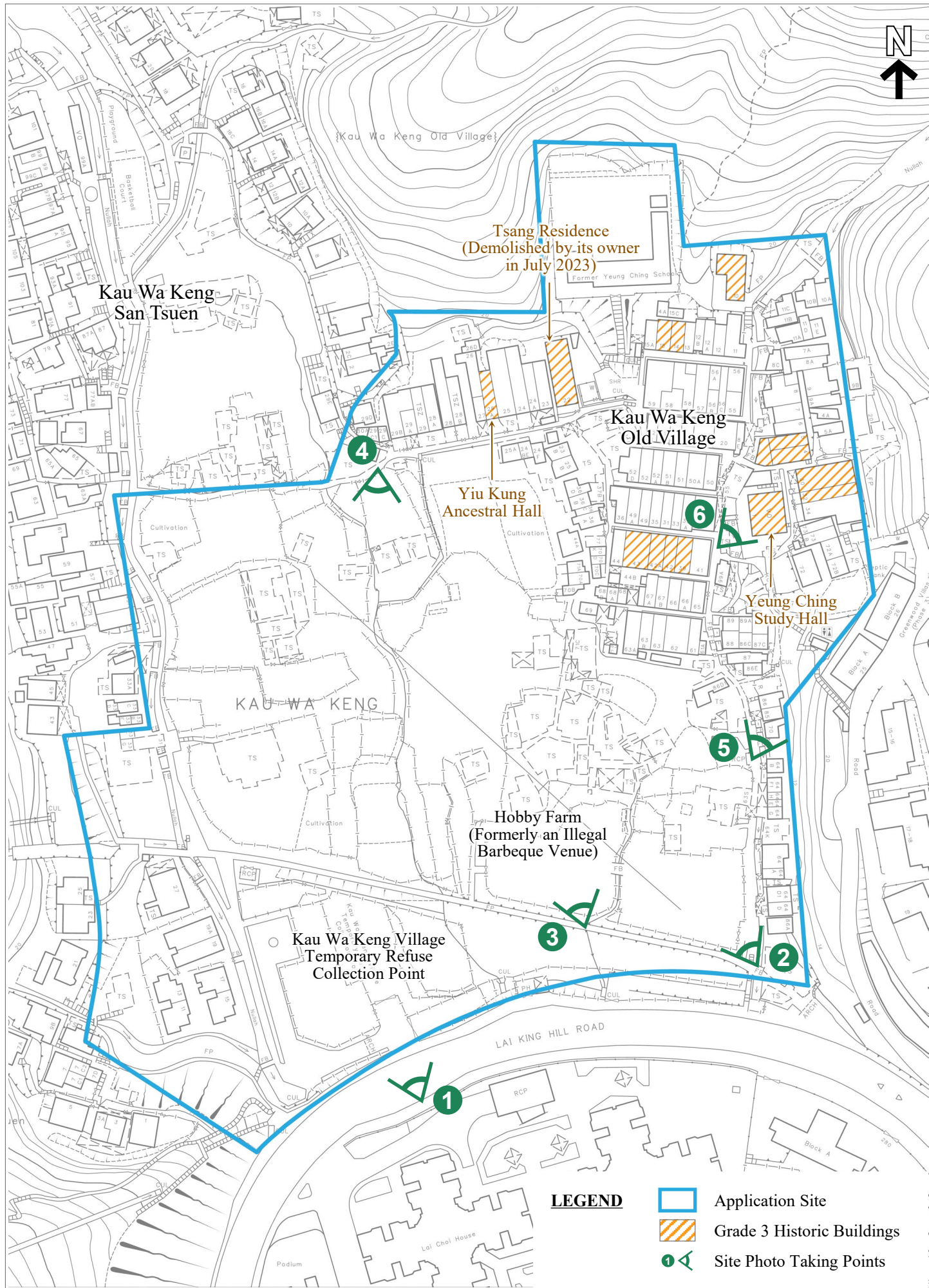


Figure No.	Scale	Figure Title
3a	1:1,500	Existing Conditions of the Application Site
ARUP	Date	Source
	June 2024	

1



2



3



4



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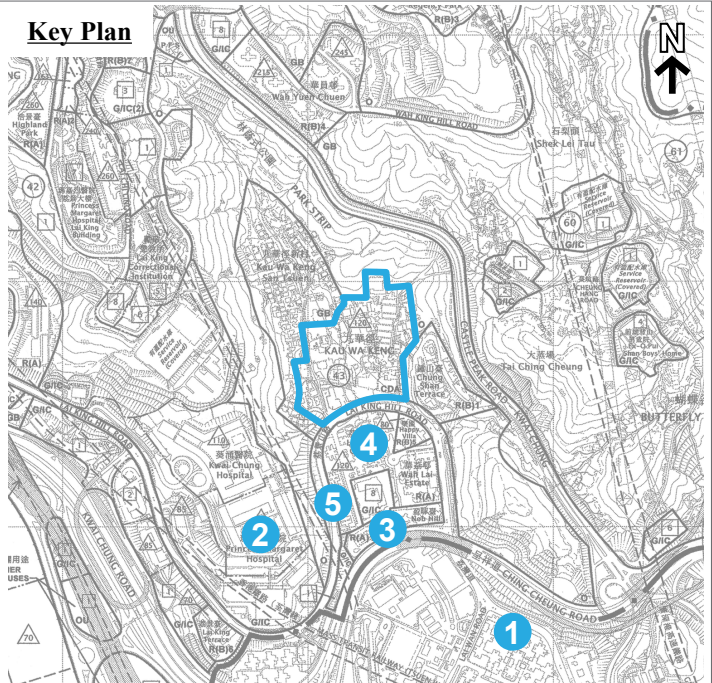


6



Figure No.	Scale	Figure Title
3b	N/A	Existing Conditions of the Application Site
ARUP	Date June 2024	Source

1 Mei Foo San Chuen



2 Princess Margaret Hospital



3 Nob Hill



4 Lai Yan Court

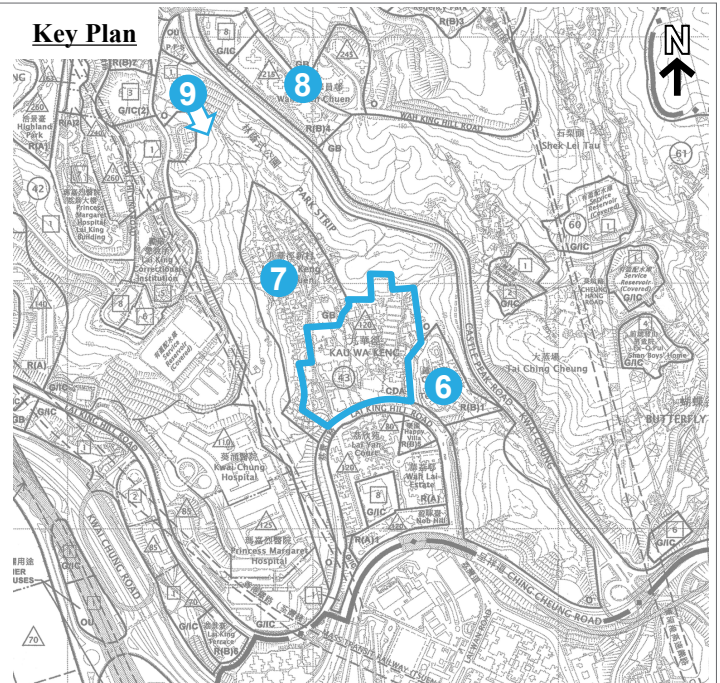


5 Lai Chi Kok Bay Garden



Figure No.	Scale	Figure Title
4a	N/A	Surrounding Context of the Application Site
ARUP	Date June 2024	
	Source	

Key Plan



6 Chung Shan Terrace



7 Kau Wa Keng San Tsuen



8 Wah Yuen Chuen



9 Overview of Kau Wa Keng valley from the footpath along Wa Tai Road



Figure No.	Scale	Figure Title
4b	N/A	Surrounding Context of the Application Site
ARUP	Date	Source
	June 2024	

COMPREHENSIVE DEVELOPMENT AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Ambulance Depot Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Flat Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel House Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre Residential Institution School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project

(Please see next page)

<i>Figure No.</i>	<i>Scale</i>	<i>Figure Title</i>	Extracted Notes of Approved Kwai Chung Outline Zoning Plan No. S/KC/32 (Sheet 1 of 3)
5a	N/A		
ARUP	<i>Date</i>	<i>Source</i>	Extracted from the Notes of the Approved Kwai Chung Outline Zoning Plan No. S/KC/32
	June 2024		

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Planning Intention

This zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of 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 and other constraints.

Remarks

- (1) Pursuant to Section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated “Comprehensive Development Area” shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information :
- (a) the area of proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
 - (b) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
 - (c) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
 - (d) the alignment, widths and levels of any roads proposed to be constructed within the area;
 - (e) the landscape and urban design proposals within the area;
 - (f) programmes of development in detail;
 - (g) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
 - (h) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (i) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (j) an air ventilation assessment report to examine any possible air ventilation problems that may be caused to or by the proposed development and the proposed mitigation measures to tackle them; and

(Please see next page)

Figure No.	Scale	Figure Title	Extracted Notes of Approved Kwai Chung Outline Zoning Plan No. S/KC/32 (Sheet 2 of 3)
5b	N/A		
ARUP	Date	Source	Extracted from the Notes of the Approved Kwai Chung Outline Zoning Plan No. S/KC/32
	June 2024		

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks (Cont'd)

- (k) such other information as may be required by the Town Planning Board.
- (2) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (3) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum total plot ratio of 5.0 for the site north of Lai King Hill Road and a maximum total plot ratio of 6.36 for the site at Cheung Wing Road, or the plot ratio of the existing building, whichever is the greater.
- (4) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (5) In determining the maximum plot ratio for the purposes of paragraph (3) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraphs (3) and (4) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

Figure No.	Scale	Figure Title
5c	N/A	Extracted Notes of Approved Kwai Chung Outline Zoning Plan No. S/KC/32 (Sheet 3 of 3)
ARUP	Date June 2024	Source Extracted from the Notes of the Approved Kwai Chung Outline Zoning Plan No. S/KC/32

development at the site is advised to be equipped with central air-conditioning system.

- 8.1.7 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum total plot ratio or GFA may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.
- 8.1.8 Development/redevelopment within this zone is subject to maximum plot ratio/GFA/building height restrictions as stipulated on the Plan or in the Notes of the Plan, or the plot ratio/GFA/building height of the existing building, whichever is the greater. Minor relaxation of such restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.9 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 8.1.9 However, for any existing building with plot ratio/GFA/building height already exceeding the relevant restrictions as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

8.2 Comprehensive Development Area (“CDA”): Total Area 6.35 ha

- 8.2.1 This zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of 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 and other constraints.
- 8.2.2 Pursuant to section 4A(1) of the Ordinance, any development/redevelopment within the “CDA” zone would require the approval of the Board through planning application under section 16 of the Ordinance. Except as otherwise expressly provided that it is not required by the Board, a Master Layout Plan (MLP) should be submitted in accordance with the requirements as stipulated in the Notes of the Plan for the approval of the Board pursuant to section 4A(2) of the Ordinance. A copy of the approved MLP would be made available for public inspection in the Land Registry pursuant to section 4A(3) of the Ordinance.

Figure No.	Scale	Figure Title	Extracted Explanatory Statement of Approved Kwai Chung Outline Zoning Plan No. S/KC/32 (Sheet 1 of 3)
6a	N/A		
ARUP	Date	Source	Extracted from the Explanatory Statement of the Approved Kwai Chung Outline Zoning Plan No. S/KC/32
	June 2024		

“CDA” to the North of Lai King Hill Road, Kau Wa Keng (4.84 ha)

- 8.2.3 This “CDA” zone covers the Kau Wa Keng valley floor and the area occupied by the Kau Wa Keng Old Village in Planning Area 43. The planning intention for this “CDA” zone is to ensure that the residential development would be carried out in a comprehensive manner. Development of the area would entirely rely on the initiatives of private sector. A Planning Brief has also been prepared to guide the development. According to the Planning Brief, the area should be developed in a comprehensive manner as a single project and should contain adequate GIC facilities, open space and commercial provision to serve the residential development. The maximum total plot ratio would be restricted to 5 on a net site basis excluding area for vehicular access road, public open space and GIC facilities. The layout of the development should take account of the scale of adjacent development, existing land-forms, and the existing vegetation and landscape features. In addition, a pedestrian access should be provided to the Kau Wa Keng San Tsuen at all times. The layout should also take particular account of building relationships and design aspects, and appropriate phasing and programming of development. The AVA by expert evaluation recommended that a further AVA should be conducted upon development/redevelopment of the site to maintain/enhance air ventilation. A maximum building height restriction of 120mPD is imposed.

- 8.2.4 The timing of implementation would depend on when the developer could assemble all the required private land and complete procedures such as obtaining approval of the Board and modification of lease documents. As it may take some time to implement the “CDA”, the Notes for the zone have also included ‘House’ use to allow villagers of the existing Kau Wa Keng Old Village to seek planning permission from the Board for the building of new village houses or redeveloping existing houses.

“CDA” at Cheung Wing Road (1.51 ha)

- 8.2.5 The planning intention for the “CDA” at the junction of Cheung Wing Road and Kwok Shui Road is to ensure that redevelopment of the existing low-rise industrial buildings takes place with due consideration of traffic and environmental matters. Any development on this site will be subject to the approval of the Board. The maximum plot ratio and building height are restricted to 6.36 and 120mPD respectively.
- 8.2.6 The area is not adequately served by the existing road network at present. Due to its prominent location at Cheung Wing Road and its proximity to the Cheung Wing Road gyrator which acts as a major interchange within Kwai Chung, it is necessary to ensure that suitable additional road access is provided from Tai Yuen Street to Cheung Wing Road before development within this “CDA” is permitted.

Figure No.	Scale	Figure Title	Extracted Explanatory Statement of Approved Kwai Chung Outline Zoning Plan No. S/KC/32 (Sheet 2 of 3)
6b	N/A		
ARUP	Date	Source	Extracted from the Explanatory Statement of the Approved Kwai Chung Outline Zoning Plan No. S/KC/32
	June 2024		

- 8.2.7 The Board is also concerned with the type of industrial uses to be permitted within the development, the provision of improvements to the adjacent streets, and the traffic and transport implications of any proposed development. Any development on the site must also contain appropriate environmental control measures to ensure that nearby sensitive land-uses will not be affected by any adverse environmental impacts. To promote better planning and building design to improve air ventilation at the site, an AVA should be conducted upon development/redevelopment of the site.
- 8.2.8 Development/redevelopment within this zone is subject to maximum plot ratio/building height restrictions as stipulated on the Plan or in the Notes of the Plan, or the plot ratio/building height of the existing building, whichever is the greater. Minor relaxation of such restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.9 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 8.2.9 However, for any existing building with plot ratio/building height already exceeding the relevant restrictions as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

8.3 Residential (Group A) (“R(A)”) : Total Area 171.88 ha

- 8.3.1 This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.
- 8.3.2 Developments or redevelopments within the “R(A)” zone are subject to a maximum domestic plot ratio of 5.0 or a maximum non-domestic plot ratio of 9.5, or the plot ratio of the existing building, whichever is the greater. Developments or redevelopments within the “R(A)2” zone are subject to a maximum domestic plot ratio of 6.0 or a maximum non-domestic plot ratio of 9.5, or the plot ratio of the existing building, whichever is greater. Developments or redevelopments within the “R(A)3” and “R(A)4” zones are subject to maximum plot ratios of 6.62 and 6.5 respectively. In calculating the GFA for these developments/ redevelopments, land for free-standing purpose-designed buildings that are solely for accommodating school or other GIC facilities, including those located on ground and on building podium, shall be deducted in calculating the relevant site area.
- 8.3.3 Existing public rental housing estates include Shek Yam Estate, Shek Yam East Estate, On Yam Estate and Shek Lei Estate (an area adjacent to Shek Foon House (previously known as Tai Pak Tin Street

Figure No.	Scale	Figure Title	Extracted Explanatory Statement of Approved Kwai Chung Outline Zoning Plan No. S/KC/32 (Sheet 3 of 3)
6c	N/A		
ARUP	Date	Source	Extracted from the Explanatory Statement of the Approved Kwai Chung Outline Zoning Plan No. S/KC/32
	June 2024		

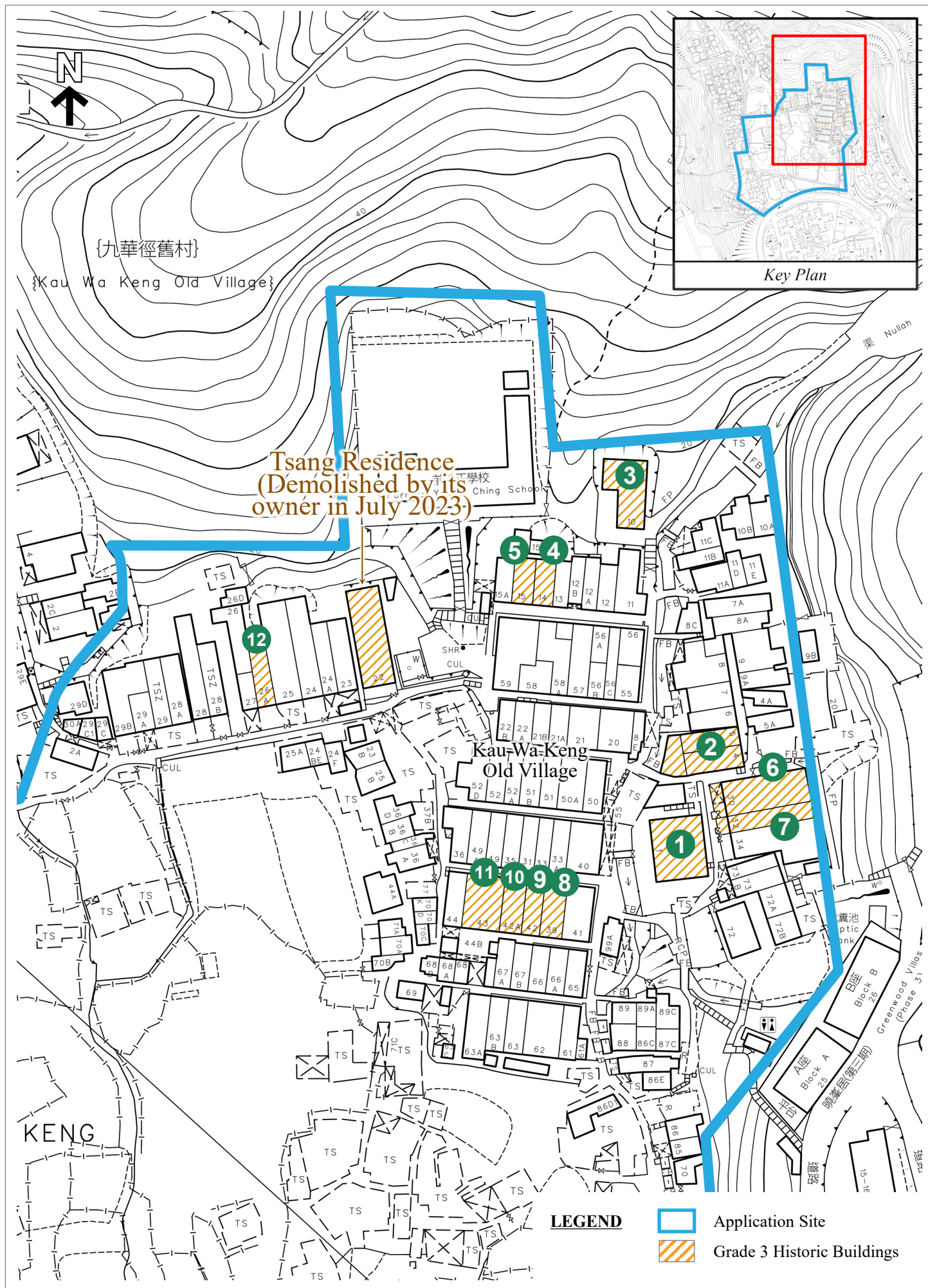


Figure No.	Scale	Figure Title
7a	1:1,000	Historic Buildings at the Application Site
ARUP	Date	Source
	June 2024	-

1 Yeung Ching Study Hall, No. 1 Kau Wa Keng



2 Nos. 4-5 Kau Wa Keng



3 No. 10 Kau Wa Keng



4 No. 14 Kau Wa Keng



5 No. 15 Kau Wa Keng



6 No. 30 Kau Wa Keng



Figure No.	Scale	Figure Title
7b	N/A	Historic Buildings at the Application Site
ARUP	Date	Source
	June 2024	Antiquities Advisory Board

7 No. 32 Kau Wa Keng



8 No. 39 Kau Wa Keng



9 No. 42 Kau Wa Keng



10 No. 42A Kau Wa Keng



11 No. 43 Kau Wa Keng (Partially owned by the Applicant)

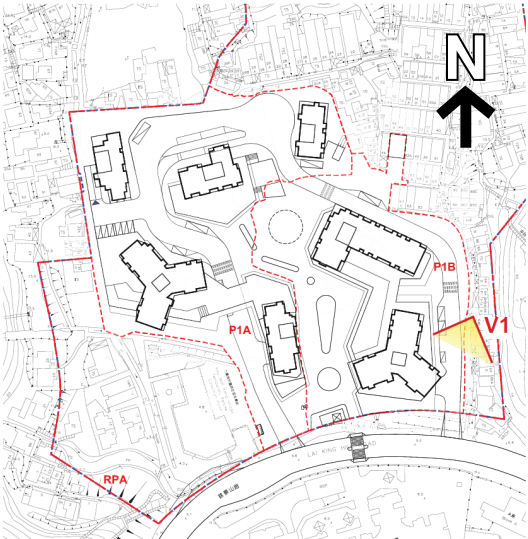


12 Yiu Kung Ancestral Hall, No. 26A Kau Wa Keng



Figure No.	Scale	Figure Title
7c	N/A	Historic Buildings at the Application Site
ARUP	Date	Source
	June 2024	Antiquities Advisory Board

Existing Condition

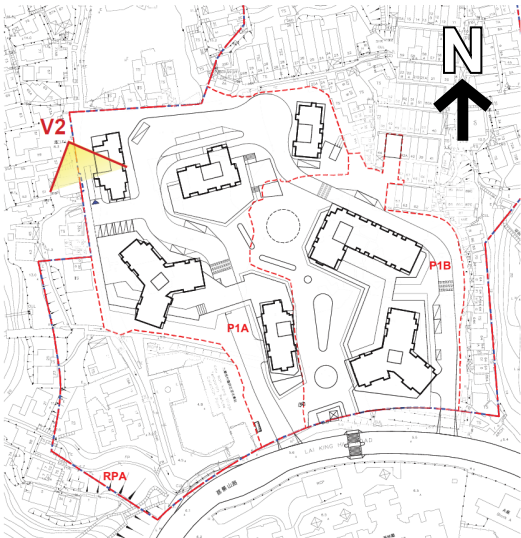


The Proposed Scheme in Interim Scenario



Figure No.	Scale	Figure Title
8a	N/A	The Proposed Scheme in Early Phase Development (VP1)
ARUP	Date February 2025	Source -

Existing Condition

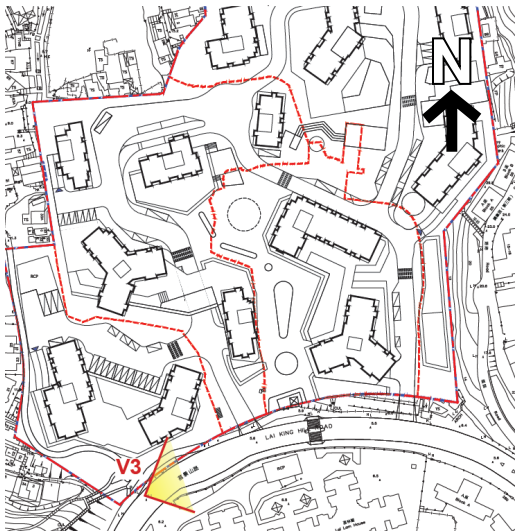


The Proposed Scheme in Interim Scenario



Figure No.	Scale	Figure Title
8b	N/A	The Proposed Scheme in Early Phase Development (VP2)
ARUP	Date February 2025	Source -

Existing Condition



The Proposed Scheme in Full Development



Figure No.	Scale	Figure Title
9	N/A	Photomontage of the Proposed Scheme in Full Development
ARUP	Date February 2025	Source -

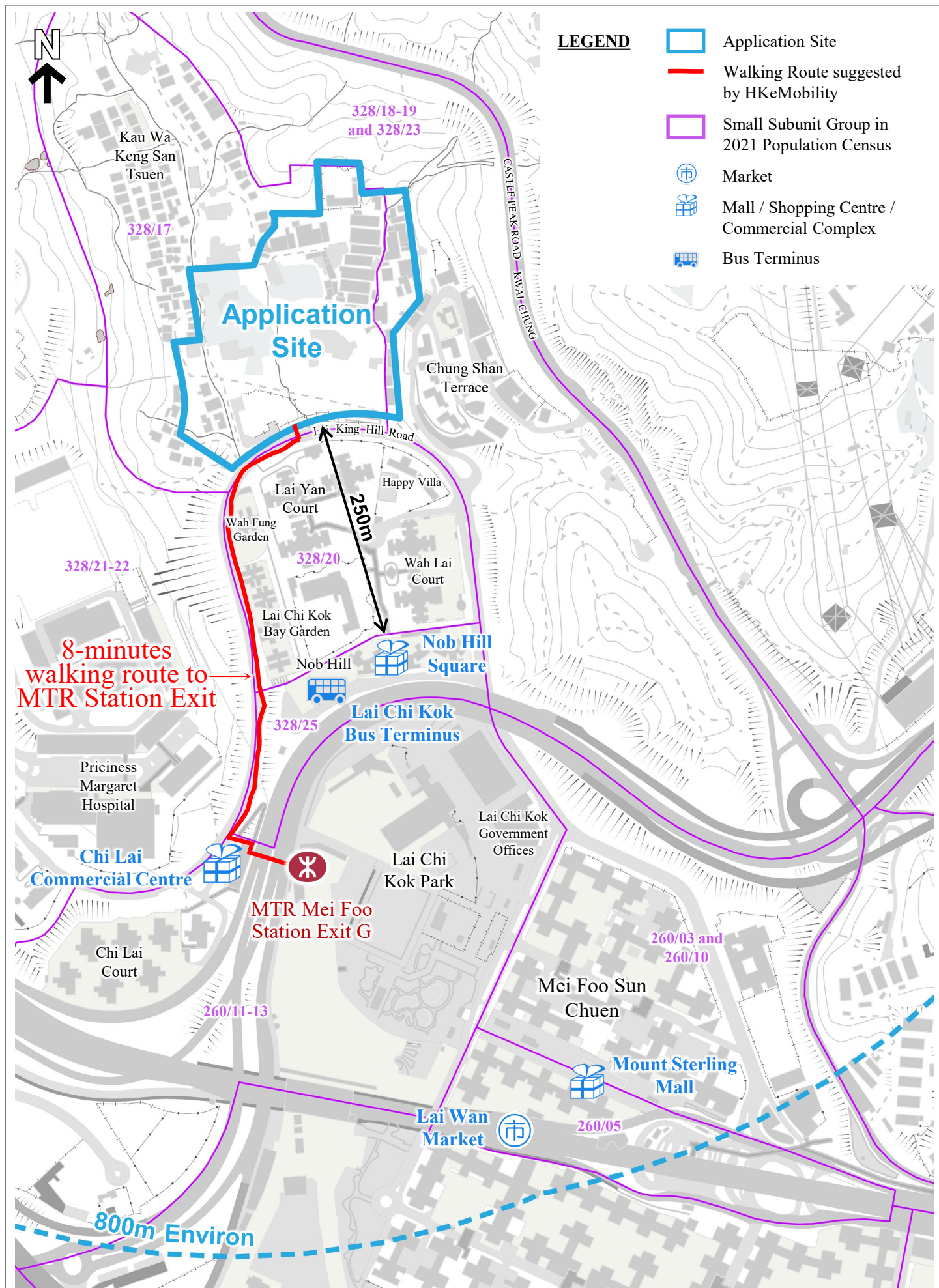


Figure No.	Scale	Figure Title
10	1:5,000	800m Environ of the Application Site
ARUP	Date	Source
	May 2025	HKeMobility & iGeoCom - GeoCommunity Database