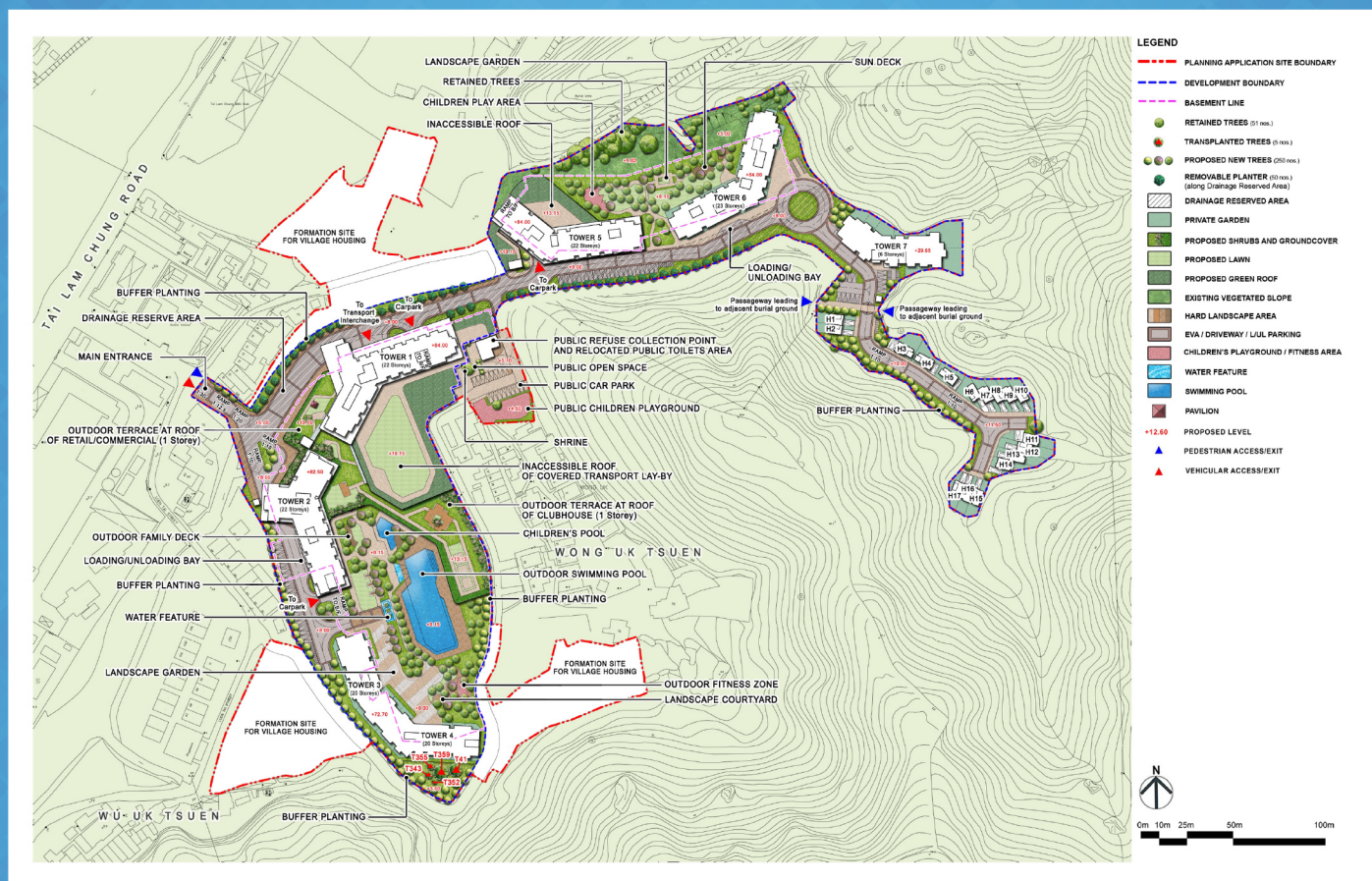


Section 16 Application for Proposed Amendments to an Approved Comprehensive Residential Development Scheme and Minor Relaxation of Gross Floor Area and Building Height Restrictions at Various Lots in D.D. 385 and Adjoining Government Land, Tai Lam Chung, Tuen Mun



May 2025

**Ilewelyn
davies**

In association with

Aecom Asia Company Limited

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EXECUTIVE SUMMARY

1. INTRODUCTION

This planning application is submitted to seek permission from the Town Planning Board (the Board) for proposed amendments to an approved comprehensive residential development scheme (No. A/TM-SKW/32) with minor relaxation of gross floor area (GFA) and building height (BH) restrictions (the Proposed Development) at various lot in D.D. 385 and adjoining Government Land, Tai Lam Chung, Tuen Mun (the Application Site) under Section 16 (S16) of the Town Planning Ordinance (the Ordinance) (CAP. 131).

The Application Site mainly falls within an area zoned “Comprehensive Development Area” (“CDA”) with minor portions falling within “Green Belt” (“GB”), “Village Type Development” (“V”) and “Government, Institution or Community” (“G/IC”) zones on the Approved So Kwun Wat Outline Zoning Plan No. S/TM-SKW/15 (the OZP). According to the Notes of the OZP, the “CDA” zone is intended for comprehensive development/redevelopment of the area for residential use with the provision of commercial, open space and other supporting facilities, if any, to serve the residential neighbourhood. In line with the planning intention, the Applicant proposes to develop the Application Site for comprehensive residential development with supporting facilities.

2. INDICATIVE DEVELOPMENT PROPOSAL

The Application Site covers an area of about 61,127m² and mainly comprises private residential development, formation sites for village housing and reserved site for public facilities. The private residential development comprises seven residential towers from 6 to 23 storeys (above 1 level of basement) and 17 houses of 2 storeys, with a maximum BH of not more than 84mPD (at main roof). Retail/commercial facilities and a covered private transport layby are also proposed within the residential development.

As for the reserved site for public facilities, it includes the provision of a public children playground, a public toilet and a public refuse collection point for hand over to the Government, as well as provision of a public car park and a public open space. The Applicant will also be responsible for the provision/modification of village road, pedestrian access to Wong Uk Tsuen and pedestrian route to burial ground.

To optimise the development potential of the Application Site and to accommodate the aforementioned facilities, the Proposed Development proposes minor relaxation of GFA

restrictions from 105,990m² to 128,768m² and BH restrictions from 18 storeys to 24 storeys (including 1 level of basement) and from 70mPD to 84mPD.

3. DEVELOPMENT JUSTIFICATIONS AND PLANNING MERITS

Major development justifications and planning merits in support of the Proposed Development are listed as follows:

- The Proposed Development is in line with the Government's policy in increasing housing supply by contributing to a total flat production of 2,670 units;
- The Proposed Development could unleash the development potential of the Application Site along with infrastructural enhancement in the So Kwun Wat and Tuen Mun East area;
- The Proposed Development fully conforms to the planning intention of the subject "CDA" zone;
- The Proposed Development with minor relaxation of GFA and BH restrictions is fully compatible with the local development context;
- The proposed magnitude of minor relaxation of GFA restrictions is appropriate (about 20%) as per government's policy to increase development intensity of residential sites;
- The Proposed Scheme has made enhancements to planning and design merits of the Approved Scheme while retaining previous commitments;
- The Application Site is readily available for development, which ensures a timely realisation of flat production in short to medium-term; and
- The Proposed Development is proven to be technically feasible as per various technical assessments conducted.

In light of the justifications presented in this Planning Statement, the Board is cordially invited to consider this planning application favourably.

行政摘要

(聲明：此中文譯本僅供參考，如中文譯文和英文原文有差異，應以英文為準。)

1. 申請目的

申請人現根據城市規劃條例第 16 條 (第 131 章)，向城市規劃委員會 (城規會) 遞交規劃申請，於屯門大欖涌丈量約份第 385 約多個地段及毗連政府土地 (申請地點)，擬議修訂已批准之綜合住宅發展 (編號 A/TM-SKW/32)，並要求略為放寬擬議發展最高總樓面面積及建築物高度限制。

申請地點主要位於掃管笏分區計劃大綱核准圖編號 S/TM-SKW/15 (大綱圖) 之「綜合發展區」地帶，只有小部分位於「綠化地帶」、「鄉村式發展」及「政府、機構或社區」地帶。根據大綱圖的注釋，「綜合發展區」的規劃意向，是把涵蓋範圍綜合發展 / 重建作住宅用途，並設置商業設施、休憩用地和其他配套設施 (如有的話)，為住宅區提供服務。按此規劃意向，申請人建議發展申請地點作綜合住宅用途，並提供相關配套設施。

2. 發展計劃概覽

申請地點的面積約 61,127 平方米，當中主要包括私人住宅發展部分、平整土地作興建村屋的部分、以及預留作提供公用設施的部分。擬議發展的住宅發展部分將興建七座樓高 6 至 23 層 (建於一層地庫以上) 的住宅大樓，以及十七座樓高 2 層的屋宇，最高建築物高度為不超過主水平基準以上 84 米。住宅發展部分亦會提供零售 / 商業設施以及有蓋私人交通停車處。

而預留作公用設施的部分則會提供公眾兒童遊樂場、公廁及公共垃圾收集站以交還給政府，以及公眾停車位及公眾休憩用地。申請人亦將負責興建 / 改建鄉村道路、前往黃屋村及殯葬區的行人通道。

為善用申請地點的發展潛力及容納上述建議的設施，申請人擬議將最高總樓面面積限制由 105,990 平方米略為放寬至 128,768 平方米，並將最高建築物高度限制由 18 層略為放寬至 24 層 (包括一層地庫) 及由主水平基準以上 70 米略為放寬至主水平基準以上 84 米。

3. 發展理據及規劃增益

以下為支持是次規劃申請的發展理據及規劃增益：

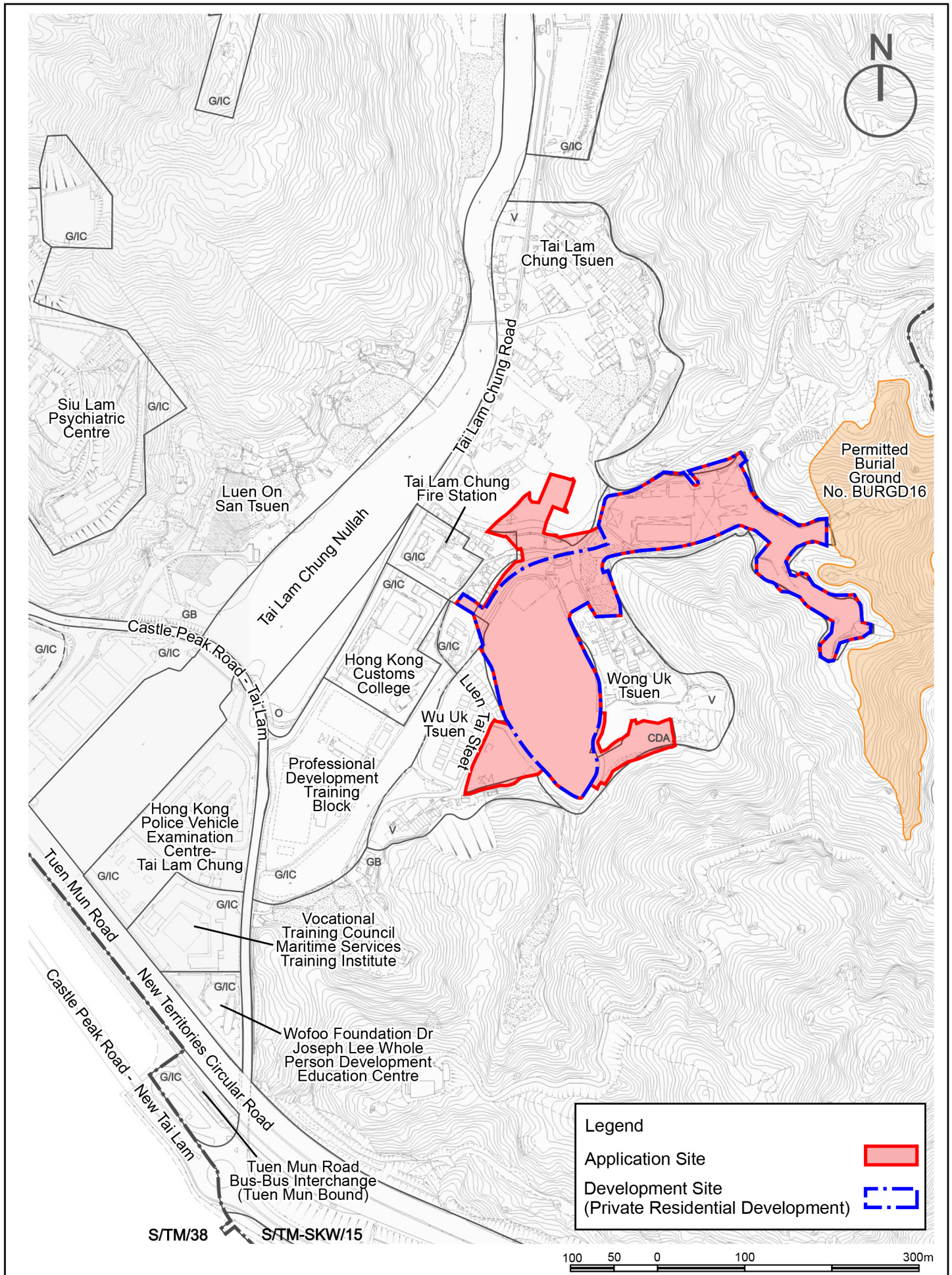
- 擬議發展切合政府增加房屋供應的政策，並可提供 2,670 個住宅單位；
- 鑒於掃管笏及屯門東地區的基礎建設已有所提升，擬議發展可釋放申請用地的發展潛力；
- 擬議發展完全符合「綜合發展區」地帶的規劃意向；
- 擬議發展與當區的發展密度相容；
- 根據政府適度增加住宅發展密度的政策，擬議略為放寬最高建築物高度限制的幅度是適當的；
- 擬議發展優化了已批准的發展方案，亦保留了先前的規劃申請作出的承諾；
- 申請地點已進行土地平整工程，確保中短期內可提供住宅供應；及
- 根據相關技術評估，擬議發展在技術層面上是切實可行的。

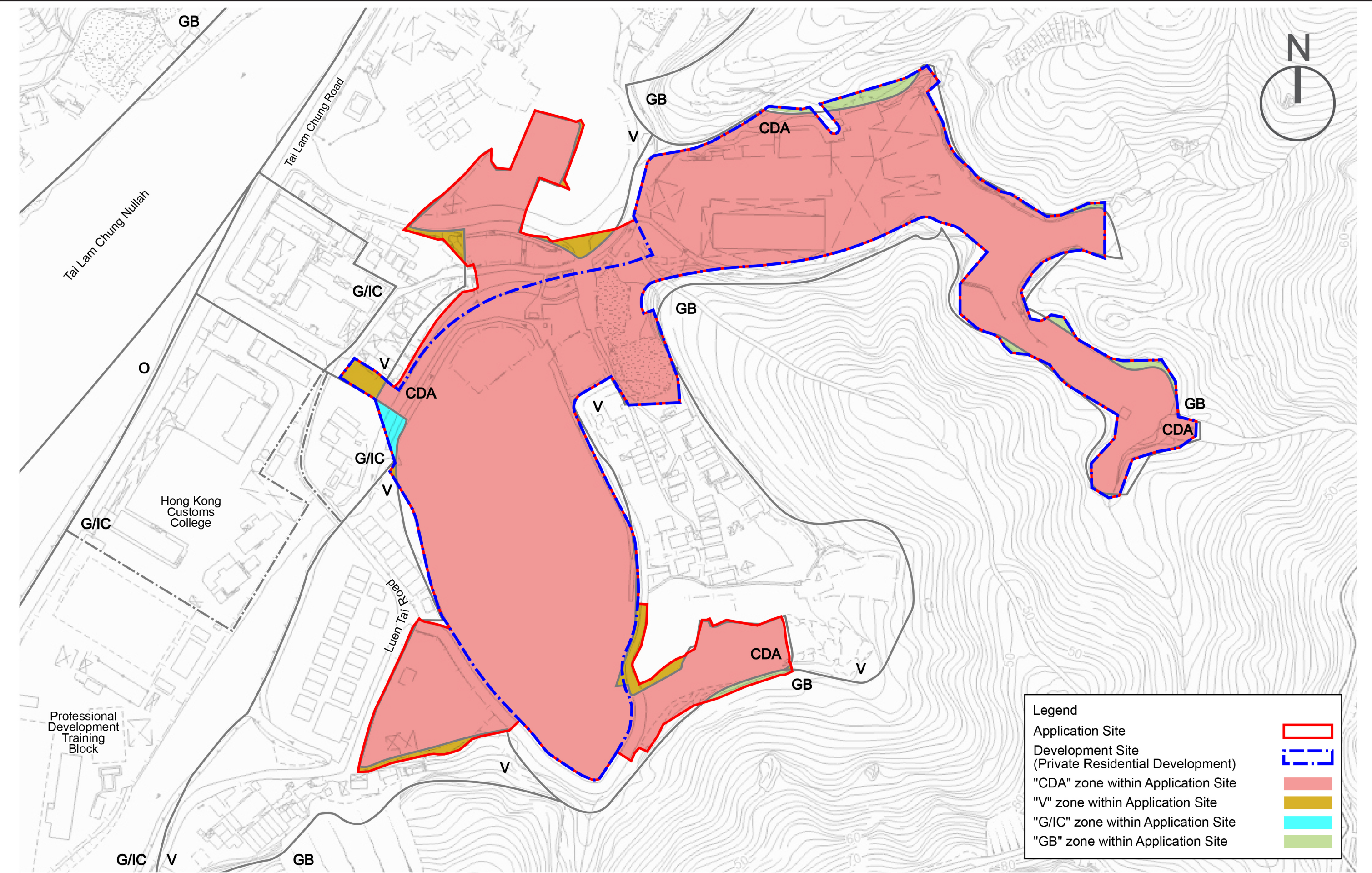
基於以上的發展理據，現懇請城規會能對是次規劃申請予以贊同。

1 INTRODUCTION

1.1 Purpose of Submission

- 1.1.1 This planning application is submitted to seek permission from the Town Planning Board (the Board) for proposed amendments to an Approved Comprehensive Residential Development Scheme (No. A/TM-SKW/32) and minor relaxation of gross floor area (GFA) and building height (BH) restrictions (Proposed Development) at various lot in D.D. 385 and adjoining Government Land, Tai Lam Chung, Tuen Mun (the Application Site) under Section 16 (S16) of the Town Planning Ordinance (the Ordinance) (CAP. 131) (**Figure 1.1** refers).
- 1.1.2 The Application Site mainly falls within an area zoned “Comprehensive Development Area” (“CDA”) with minor portions falling within “Green Belt” (“GB”), “Village Type Development” (“V”) and “Government, Institution or Community” (“G/IC”) zones on the Approved So Kwun Wat Outline Zoning Plan No. S/TM-SKW/15 (the OZP) (**Figure 1.2** refers). According to the Notes of the OZP (**Attachment 1** refers), the “CDA” zone is intended for comprehensive development/redevelopment of the area for residential use with the provision of commercial, open space and other supporting facilities, if any, to serve the residential neighbourhood. It is subject to a maximum GFA of 105,990m² and a maximum BH of 18 storeys (70mPD). Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA/BH restrictions may be considered by the Board on application under S16 of the Ordinance.
- 1.1.3 The Application Site is the subject of a previous S16 Application No. A/TM-SKW/32 for comprehensive residential development scheme (with club house and ancillary recreational facilities) with a maximum GFA of 102,937m² and a maximum BH of 18 storey and 70mPD, which was approved by the Board on 1 March 2002 (the Approved Scheme). Based on the Approved Scheme, the Applicant submitted a land exchange application to Lands Department (LandsD) (Lot to be known as Tuen Mun Town Lot (TMTL) No. 417), and which the basic terms were issued by LandsD on 20 July 2022.





- 1.1.4 In consideration of the changing development context in the So Kwun Wat and Tuen Mun East area, and with a view to leverage the enhanced infrastructural capacity to make the best use the development potential of the Application Site, the current application is submitted to facilitate a proposed comprehensive development with higher development intensity to contribute to housing supply.

1.2 Report Structure

- 1.2.1 This planning statement includes the following sections:

- Section 2: describes the Application Site and analyses its planning and surrounding context;
- Section 3: depicts the indicative development proposal and urban design considerations;
- Section 4: presents key considerations from visual, air ventilation, traffic, environmental, drainage, sewerage and water supply perspectives;
- Section 5: presents the justifications and design merits of the Proposed Development; and
- Section 6: concludes the planning statement.

- 1.2.2 Detailed technical assessments and other supplementary information are attached in **Appendices A to I**.

- | | |
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| Appendix A | Landscape Design and Tree Preservation Proposal |
| Appendix B | Visual Impact Assessment |
| Appendix C | Air Ventilation Assessment (Expert Evaluation) |
| Appendix D | Traffic Impact Assessment |
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| Appendix F | Drainage Impact Assessment |
| Appendix G | Sewerage Impact Assessment |
| Appendix H | Water Supply Impact Assessment |
| Appendix I | Geotechnical Planning Review Report |

2 SITE AND DEVELOPMENT CONTEXT

2.1 Site and Surrounding Context

2.1.1 Covering an area of 61,127m², the Application Site is located in Tai Lam Chung Valley on the southern coast of northwestern New Territories (NWNT) (**Figure 2.1 refers**), and approximately 6km to the east of Tuen Mun Town Centre. The Application Site mainly lies on flat valley floor with its eastern portion gradually rising uphill.

2.1.2 The Application Site is well-served by a comprehensive transport network connecting to other parts of the New Territories and the metro areas in Hong Kong. It is currently accessible via Tai Lam Chung Road which branches off from Castle Peak Road – Tai Lam and Tuen Mun Road (**Figure 2.1 refers**), and will be further connected to the planned Route 11 via the So Kwun Wat Interchange and Tsing Lung Tau Interchange.

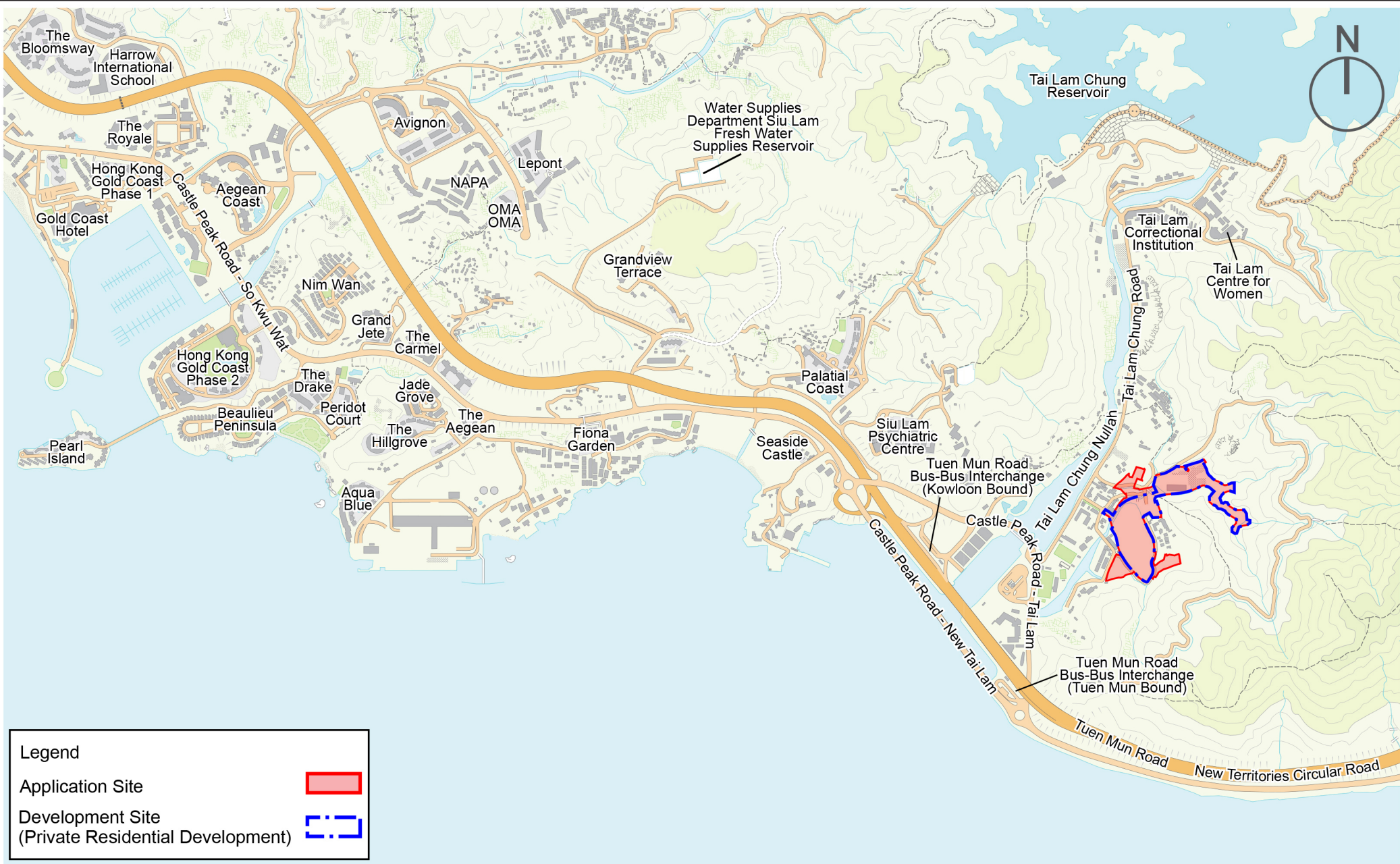
Surrounding Context

2.1.3 Three recognised villages are located adjacent to the Application Site, including Tai Lam Chung Tsuen to its north, Wong Uk Tsuen to its immediate east and Wu Uk Tsuen to its immediate west.

2.1.4 To the west and southwest of the Application Site is a cluster of Government, Institution or Community (GIC) facilities comprising the Hong Kong Customs College, Tai Lam Chung Fire Station, Hong Kong Police Vehicle Examination Centre – Tai Lam Chung, Vocational Training Council Maritime Services Training Institute and Wofoo Foundation Dr Joseph Lee Whole Person Development Education Centre. To its further west is the Tai Lam Chung Nullah which stretches across the Tai Lam Chung Valley.

2.1.5 To the north of the Application Site along the Tai Lam Chung Nullah are the Tai Lam Correctional Institution and the Tai Lam Centre for Women, which sit on the lower platform of the Tai Lam Chung Reservoir Main Dam. To its further north is the Tai Lam Chung Reservoir.

2.1.6 To the east and south of the Application Site are areas zoned “GB” comprising a permitted burial ground (PBG) for local villagers and vegetated slopes.



2.1.7 **Figure 2.2** shows the site and surrounding context of the Application Site.

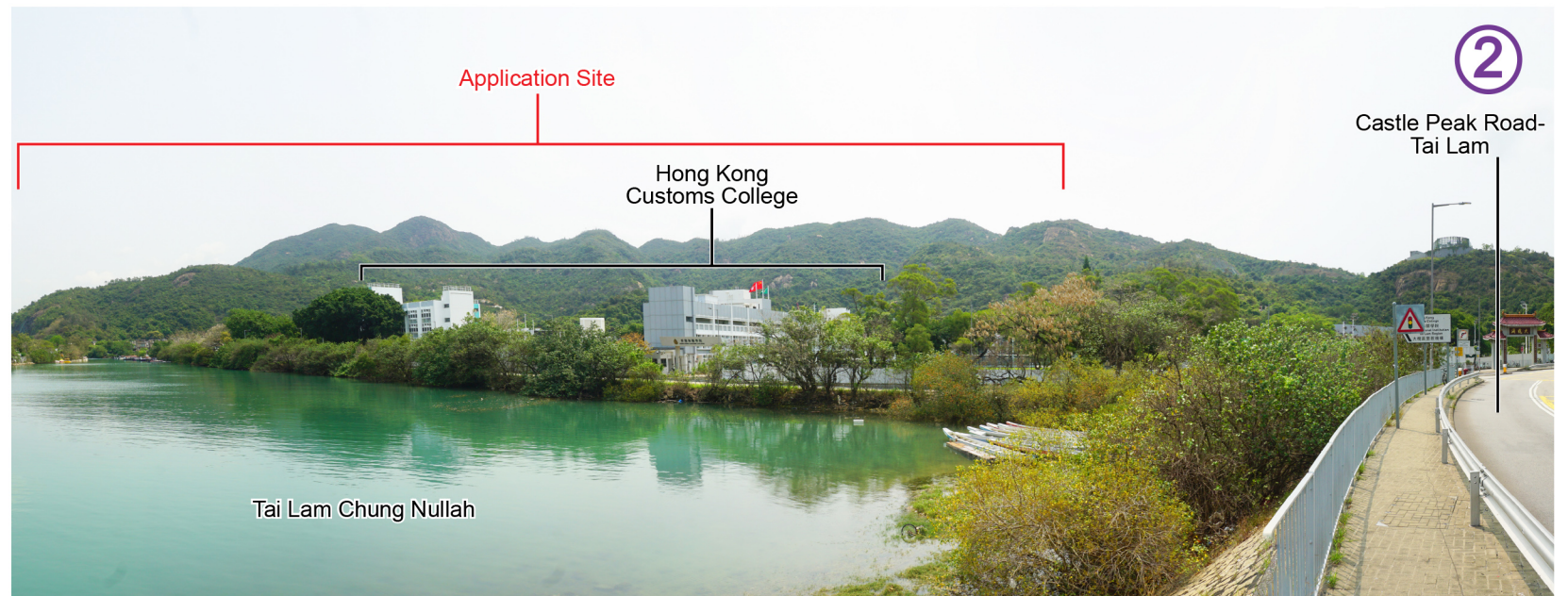
2.2 Planning and Development Context

Policy Directives to Increase Land and Housing Supply

- 2.2.1 Increasing land and housing supply has always been amongst the top priorities of the Government. As one of the measures to address land and housing shortage, the Government announced in the 2014 Policy Address to increase development intensity as appropriate and relax development restrictions in some areas of Hong Kong. In particular, the Government considered it feasible to generally increase the maximum domestic PR permitted for the other “density zones” (except for the north of Hong Kong Island and Kowloon Peninsula) by around 20% as appropriate. More recently, in the 2024 Policy Address, the Government has reiterated its goal in continuously enhancing the speed, quantity, quality and efficiency of both public and private housing, as a key to making Hong Kong a better place for living and working.
- 2.2.2 According to the Long Term Housing Strategy (LTHS), the supply target for private housing in the next decade is projected to be 132,000 units. While the Government will get ready land capable of providing around 80,000 units through land sale and railway property developments, private land development projects are well-recognised as a vital component of private housing supply in meeting the supply target under the LTHS.
- 2.2.3 Echoing with the Government’s policy directives in increasing housing supply, the Proposed Development with minor relaxation of GFA and BH restrictions will offer an opportunity to further contribute to the flat supply in short to medium-term to help meet the private housing supply target under the LTHS.



Existing Condition of the Application Site



Application Site and the Surrounding Developments viewed from Castle Peak Road - Tai Lam



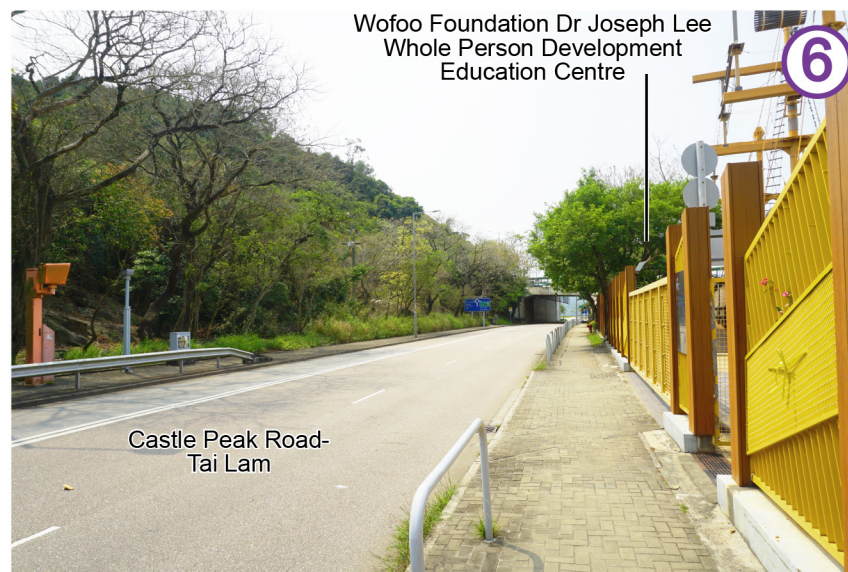
Application Site viewed from Luen Tai Street



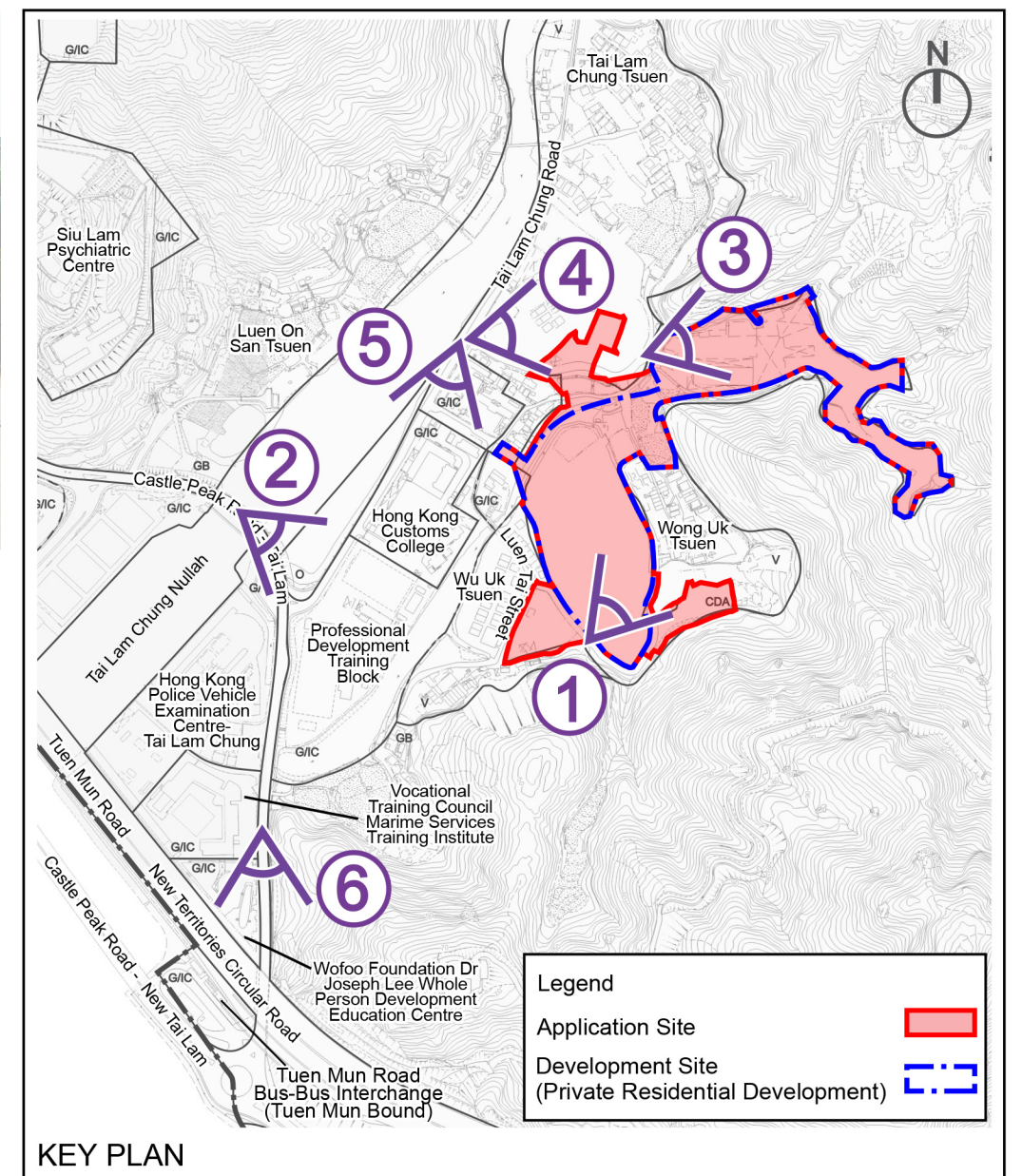
Surrounding Development along on Tai Lam Chung Road



Tai Lam Chung Fire Station along Tai Lam Chung Road



Existing Condition along the Castle Peak Road - Tai Lam



KEY PLAN

Infrastructural Enhancement in the NWNT

- 2.2.4 The Government has been advocating the “infrastructure-led” and “capacity-creating” planning approaches in taking forward transport infrastructure projects with a view to unleashing the development potential of areas along the alignment of major transport infrastructure. The proposed Route 11 (section between Yuen Long and North Lantau), with four proposed interchanges at Lam Tei, So Kwun Wat, Tsing Lung Tau and North Lantau, will serve as a strategic route connecting the NWNT and the urban areas, significantly enhancing the traffic capacity of the NWNT including the Application Site (**Figure 2.3** refers). In addition, the Government is also carrying out studies for other road infrastructure projects, including the Tsing Yi-Lantau Link and the Hong Kong Island West-Northeast Lantau Link (HKIW – NEL Link). Upon completion of the above works, the Tai Lam Tunnel, Tuen Mun Road, and Route 11 together with Tsing Yi-Lantau Link and HKIW – NEL Link will become the major north-south transport corridors on the western side of Hong Kong.
- 2.2.5 Situated in between the proposed So Kwun Wat Interchange and Tsing Lung Tau Interchange of Route 11, the Application Site will greatly benefit from the above-mentioned infrastructure projects, gaining direct and fast connections to both the Northern Metropolis and the Harbour Metropolis, which are the epicentres of future development in Hong Kong. Together with the anticipated infrastructural enhancement implemented under the Study for Developments of Tuen Mun East and Adjacent Green Belt Cluster - Feasibility Study (the Tuen Mun East Study) and the widening of Castle Peak Road – Castle Peak Bay, which is scheduled for completion in late 2024, the infrastructural capacity of the So Kwun Wat and Tuen Mun East area will be significantly enhanced. In this connection, the development potential of the Application Site will be unleashed by leveraging the enhanced infrastructural capacity.

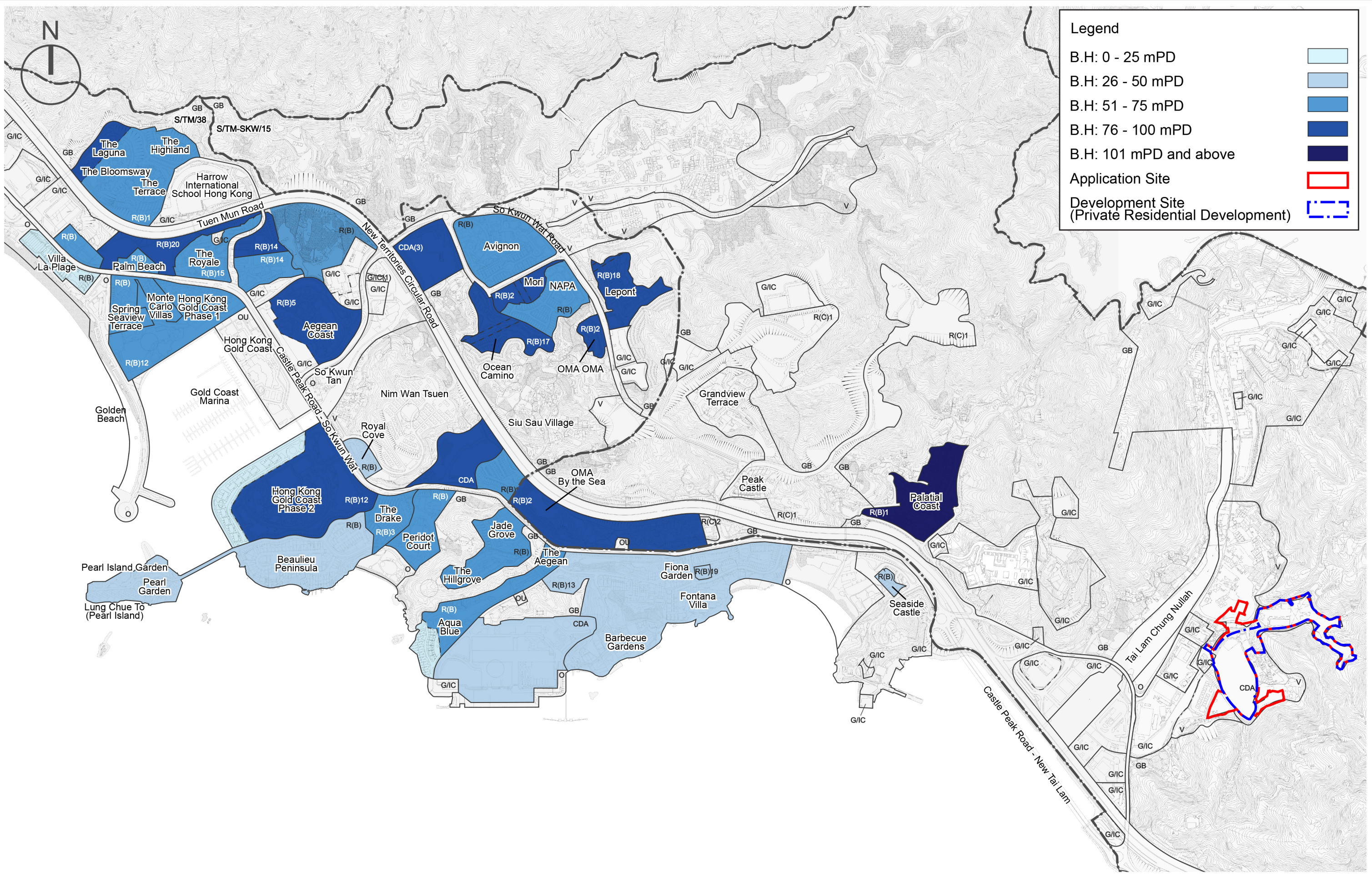
The Application Site

- 2.2.6 The Application Site mainly falls within an area zoned “CDA” with minor portions falling within “GB”, “V” and “G/IC” zones on the Approved So Kwun Wat OZP No. S/TM-SKW/15. According to the Notes of the OZP, the “CDA” zone is intended for comprehensive development/redevelopment of the area for residential use with the provision of commercial, open space and other supporting facilities, if any, to serve the residential neighbourhood. It is subject to a maximum GFA of 105,990m² and a maximum BH of 18 storeys (70mPD). Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA/BH restrictions may be considered by the Board on application under S16 of the Ordinance.
- 2.2.7 The Application Site is the subject of four previous approved S16 planning applications for comprehensive residential development (Nos. DPA/TM-SKW/24, A/TM-SKW/3, A/TM-SKW/26 and A/TM-SKW/32). The most recent application (No. A/TM-SKW/32), with a maximum GFA of 102,937m² (equivalent to a PR of about 1.67) and a maximum BH of 18 storey and 70mPD, was approved by the Board on 1 March 2002. The Approved Scheme includes a total of 13 nos. of residential towers providing about 1,560 nos. of units. It also involves the provision of a public car park, reprovisioning of a public toilet and a refuse collection point, provision of a public open space and a public minibus terminal, as well as conducting site formation works for village houses for surrender to LandsD. The approved indicative Master Layout Plan under Application No. A/TM-SKW/32 is shown in **Attachment 2**.

Changing Local Context

- 2.2.8 The Application Site is situated in close proximity to other residential developments in the So Kwun Wat and Tuen Mun East area. Under the prevailing Government policy directives to increase land supply for housing development, several OZP amendments have been proposed since 2014 to rezone various sites in the area for housing purpose. These amendments include the rezoning of non-residential sites (e.g. “GB” and “G/IC”) to residential sites, as well as intensification of development intensity of planned residential sites (**Figure 2.4** refers).

2.2.9 With the above-mentioned OZP amendments in place, the So Kwun Wat and Tuen Mun East area has already transformed from a predominantly low-density residential area into a low- to medium-density residential area, with housing sites having plot ratio up to 4.0 and BH restriction up to 102mPD (Palatial Coast) (**Figures 2.5 and 2.6** refer). In this connection, the Application Site with an approved PR of only about 1.67 possesses great potential for intensification to better utilise land resources, contribute to housing supply, and to allow additional GFA for accommodating the necessary retail/commercial and GIC facilities for the daily convenience of future residents.



Legend

B.H: 0 - 25 mPD

B.H: 26 - 50 mPD

B.H: 51 - 75 mPD

B.H: 76 - 100 mPD

B.H: 101 mPD and above

Application Site

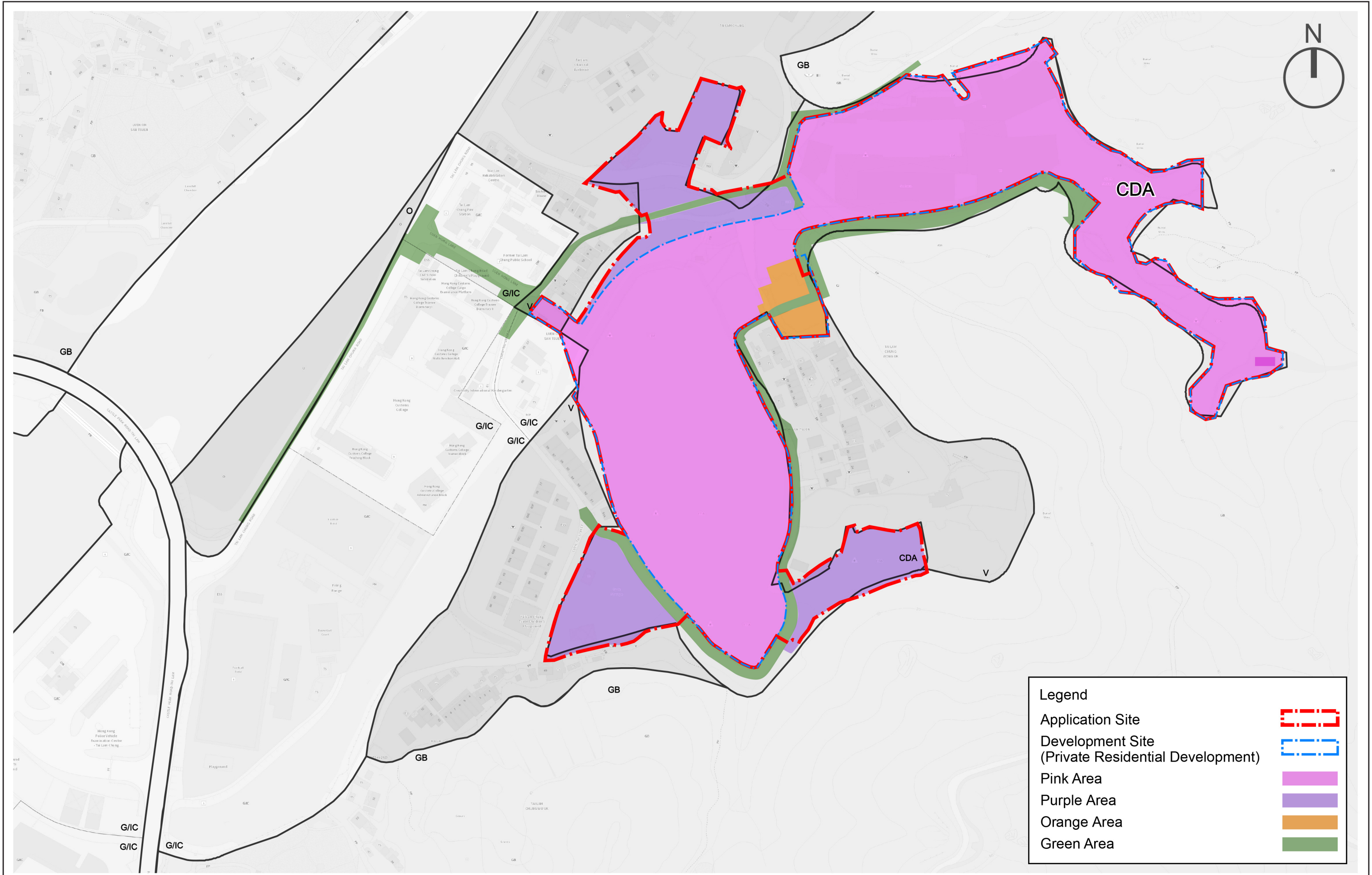
Development Site
(Private Residential Development)

2.3 Land Status

2.3.1 Based on the Approved Scheme under application No. A/TM-SKW/32, the Applicant had submitted a land exchange application to LandsD. Under the current application, the Application Site boundary has taken into account the Draft Land Grant Plan for TMTL No. 417. **Table 2.1** and **Figure 2.7** show the coloured areas under the Draft Land Grant Plan and the corresponding inclusion in the site boundary of the current application.

Table 2.1 Coloured Areas under Draft Land Grant Plan

Coloured Areas under Draft Land Grant Plan (To be known as TMTL No. 417)	Corresponding Development/Use	Included in/Excluded from the Application Site boundary
Pink Area	Private Residential Development	Included
Purple Area	Formation Sites for Village Housing	Included
Orange Area	Reserved Site for Public Facilities	Included
Green Area	Provision / Modification of Village Road, Pedestrian Access to Wong Uk Tsuen and Pedestrian route to burial ground	Included if sandwiched between Pink, Purple or Orange areas



3 INDICATIVE DEVELOPMENT PROPOSAL

3.1 Indicative Development Scheme and Development Schedule

3.1.1 The Application Site covers an area of about 61,127m² and comprises four different portions, including (i) Private Residential Development i.e. Development Site; (ii) Formation Sites for Village Housing; (iii) Reserved Site for Public Facilities; and (iv) Provision / Modification of Village Road, Pedestrian Access to Wong Uk Tsuen and Pedestrian Route to Burial Ground.

3.1.2 The Proposed Development has an overall GFA of 128,768m² (equivalent to a PR of about 2.1) with BH of 84mPD. **Table 3.1** shows the overall indicative development schedule of the Proposed Development.

Table 3.1 Indicative Development Schedule of the Proposed Scheme

The Overall Development	
Total Application Site Area (m ²) (about) ⁽¹⁾	61,127
Total Plot Ratio (about) ⁽²⁾	2.107
• Domestic Plot Ratio ⁽²⁾	2.030
• Non-domestic Plot Ratio ⁽²⁾	0.077
Total GFA (m ²) (not more than) ⁽³⁾	128,768
• Domestic GFA	124,068
○ Private Residential Development	108,468
○ Formation Site for Village Housing ⁽⁴⁾	15,600
• Non-domestic GFA	4,700
○ Retail/commercial facilities ⁽⁵⁾	2,000
○ Privately-operated covered transport layby	2,700
Private Residential Development	
Development Site Area (m ²) (about) ⁽⁶⁾	46,493
Maximum Domestic Site Coverage (above ground) (not more than) ⁽⁷⁾	33.33%
Building Height (to the main roof)	Not more than 84mPD
No. of Storeys ⁽⁸⁾	
• Towers	6 - 23 Storeys (above 1 level of basement carpark)
• Houses	2
No. of Residential Blocks	24
• Towers	7
• Houses	17
No. of Units (about)	2,670
Average Flat Size (m ²) (about)	40.6
Anticipated Population (about) ⁽⁹⁾	7,476
Communal Private Open Space (m ²) (not less than) ⁽¹⁰⁾	7,476
Residents' Clubhouse Facilities	
Clubhouse GFA (m ²) (about) ⁽¹¹⁾	3,500
No. of Storeys	2

Remarks:

- (1) The Total Application Site is formulated largely based on the Pink, Purple, Orange and part of Green Areas of the draft land grant plan under lot to be known as TMTL No. 417 currently under process
 - Pink Area: Private Residential Development (about 46,493m²)
 - Purple Area: Formation Site for Village Housing; Orange Area: Site for Provision of Public Facilities; Green Area: Provision / Modification of Village Road, Pedestrian Access to Wong Uk Tsuen and Pedestrian Route to Burial Ground (about 14,634m² in total)
- (2) Calculated based on Total Application Site area
- (3) Sites reserved for public facilities are exempted from GFA/PR calculation
- (4) In accordance with the draft land grant plan, the Applicant is only responsible for the site formation works for village housing
- (5) Include retail/commercial uses for 'Shop and Services', 'Eating Place', 'School' (nursery / kindergarten / language, computer, commercial or tutorial schools / technical institutes / other types of schools providing interests and hobby related courses for subjects such as arts, ballet and etc.), 'Place of Entertainment' and 'Place of Recreation, Sports or Culture' uses at the retail/commercial portion
- (6) The Development Site is formulated largely based on the Pink Area of the draft land grant plan under lot to be known as TMTL No. 417
- (7) Calculated based on Development Site area
- (8) Excluding transfer plates
- (9) Assuming a Person-Per-Flat ratio of 2.8 as per the 2021 Population Census.
- (10) Not less than 1m² per person according to HKPSG
- (11) The residents' clubhouse GFA of 3,500m² (about 3.2% of the domestic GFA) is exempted from plot ratio calculation

3.1.3 The comparison of major development parameters under OZP, the Approved Scheme and the Proposed Development under the current application are provided in **Attachment 3** and **Attachment 4**.

Private Residential Development

3.1.4 The private residential development (i.e. the Development Site) covers an area of about 46,493m², with a total GFA of not more than 113,168m², comprising a domestic GFA of not more than 108,468m² and non-domestic GFA of not more than 4,700m². It comprises seven residential towers from 6 to 23 storeys (above 1 level of basement) and 17 houses of 2 storeys, with a maximum BH of not more than 84mPD (at main roof). It will provide a total of 2,670 residential units. The Indicative Master Layout Plan, Floor Plans and Section Plans are shown in **Figures 3.1 to 3.6**.

3.1.5 To meet the daily needs of future residents, non-domestic facilities with a total GFA of about 4,700m², comprising retail/commercial facilities and a covered private transport layby are proposed on G/F beneath Tower 1 (**Figure 3.3** refers). The proposed retail/commercial facilities (about 2,000m² GFA) include 'Shop and Services', 'Eating Place', 'School' (nursery, kindergarten, language, computer, commercial and tutorial schools, technical institutes, art school, ballet and other types of schools providing interest and hobby related courses), 'Place of Entertainment', and 'Place of Recreation, Sports or Culture' uses.



Note:

- All spot levels marked on the building structures refer to the main roof levels
- All levels, blockings and building structures are subject to detailed design
- No. of storeys marked on plan refers to total no. of storeys above ground, excluding transfer plate

Legend

- Application Site Boundary
- Development Site Boundary
- Drainage Reserve
- Reserved Site for Public Facilities
- Formation Site for Village Housing
- Formation of the Future Public Roads
- Covered Walkway
- Residential
- Private Garden
- Landscape Area (Covered or Uncovered)
- Podium
- EVA / Driveway
- Management Facility



Title

Indicative Master Layout Plan

Checked	DH	Drawn	PW
Rev	0	Date	May 2025
Scale	Figure 3.1		

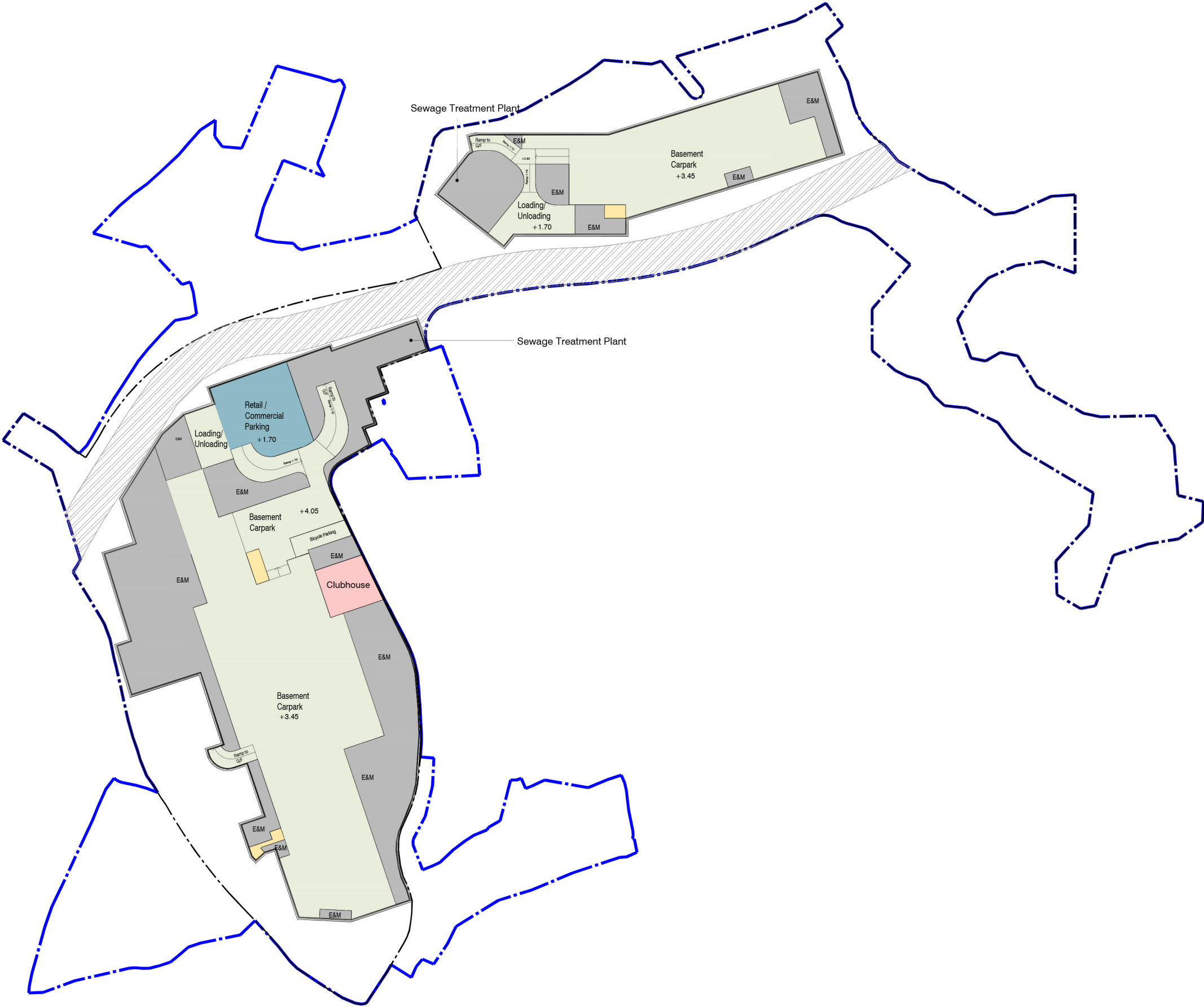


Note:

- Retail / Commercial use includes 'Shop and Services', 'Eating Place', 'School' (nursery / kindergarten / language, computer, commercial or tutorial schools / technical institutes / other types of schools providing interests and hobby related courses for subjects such as arts, ballet and etc.), 'Place of Entertainment' and 'Place of Recreation, Sports or Culture'.
- The carparking layout is for indicative purpose only and is subject to detailed design

Legend

- Application Site Boundary
- Development Site Boundary
- Drainage Reserve
- Clubhouse
- Retail / Commercial Parking
- Carpark / Driveway
- E&M & Circulation Area
- Residential Lobby / Carpark Lobby



Title

Indicative Basement Plan

Checked	DH	Drawn	PW
Rev	0	Date	May 2025
Scale		Figure 3.2	

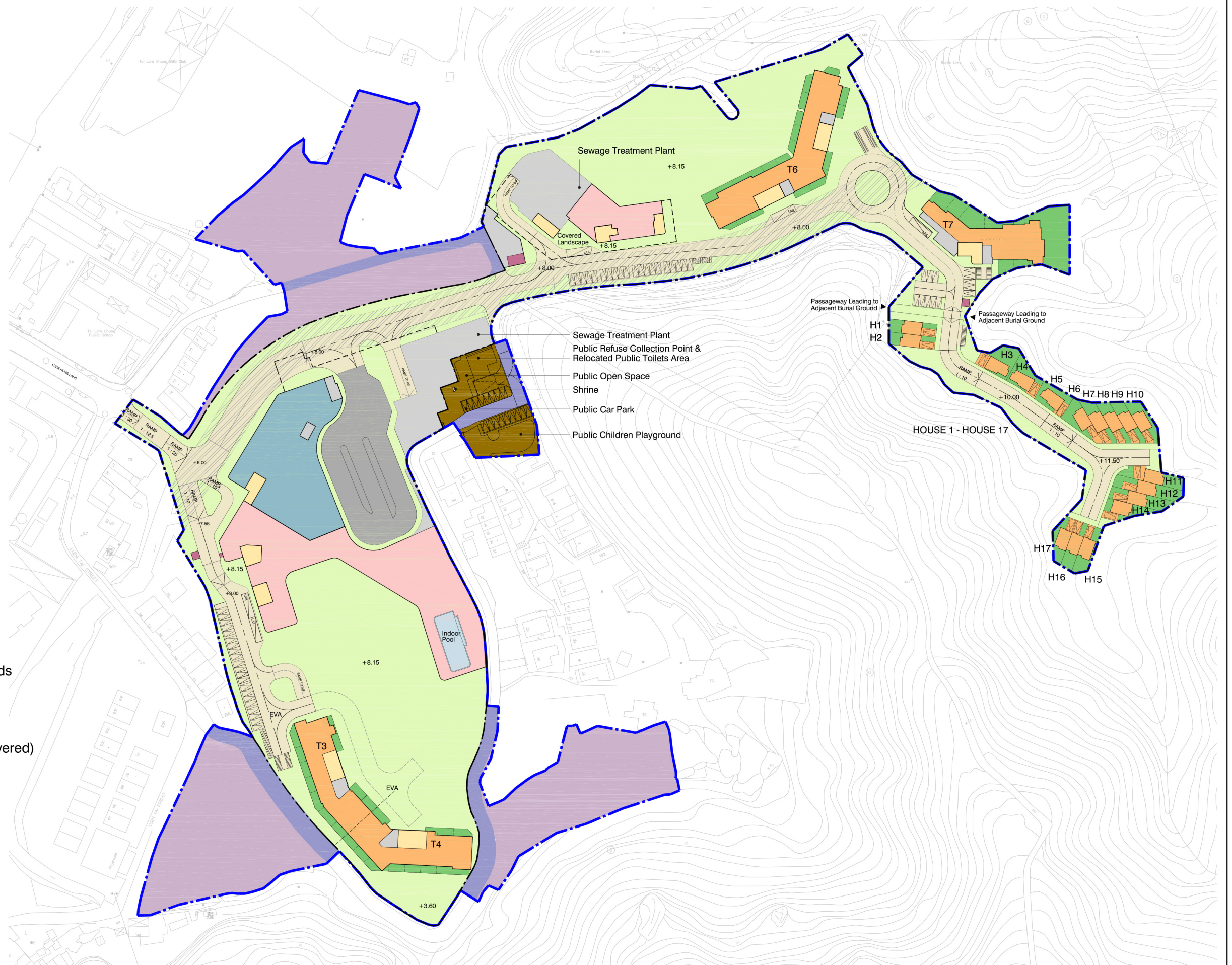


Note:

- Retail / Commercial use includes 'Shop and Services', 'Eating Place', 'School' (nursery / kindergarten / language, computer, commercial or tutorial schools / technical institutes / other types of schools providing interests and hobby related courses for subjects such as arts, ballet and etc.), 'Place of Entertainment' and 'Place of Recreation, Sports or Culture'.
- All levels, blockings and building structures are subject to detailed design
- No. of storeys marked on plan refers to total no. of storeys above ground, excluding transfer plate

Legend

- Application Site Boundary
- Development Site Boundary
- Drainage Reserve
- Reserved Site for Public Facilities
- Formation Site for Village Housing
- Formation of the Future Public Roads
- Residential
- Private Garden
- Landscape Area (Covered or Uncovered)
- Clubhouse
- Retail / Commercial
- Covered Transport Lay-by
- EVA / Driveway
- E&M
- Management Facility
- Residential Lobby / Carpark Lobby



Title

Indicative Ground Floor Plan

Checked	DH	Drawn	PW
Rev	0	Date	May 2025
Scale	Figure 3.3		



Note:
- All levels, blockings and building structures are subject to detailed design
- No. of storeys marked on plan refers to total no. of storeys above ground

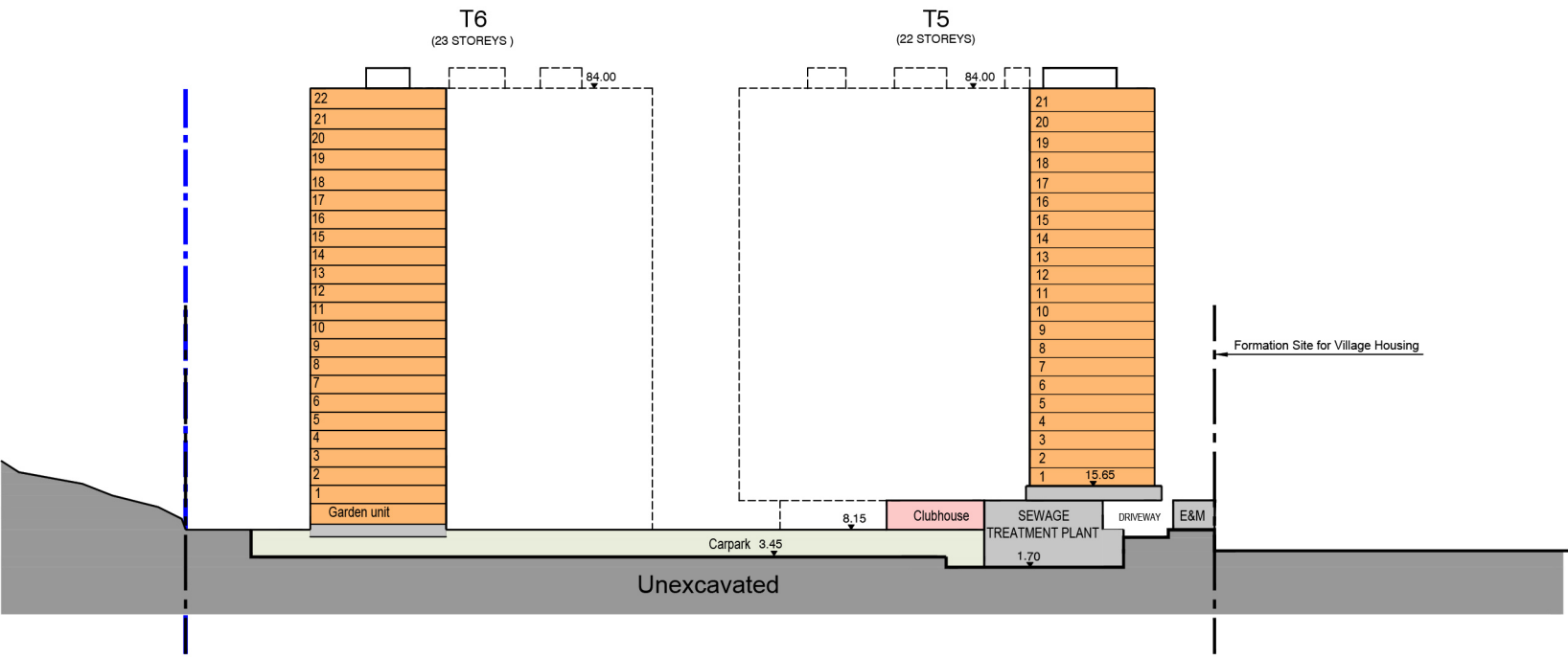
- Legend
- Application Site Boundary
 - Development Site Boundary
 - Drainage Reserve
 - Residential
 - Landscape Area (Covered or Uncovered)
 - Clubhouse
 - Covered Transport Lay-by
 - E&M
 - Podium
 - Residential Lobby / Carpark Lobby



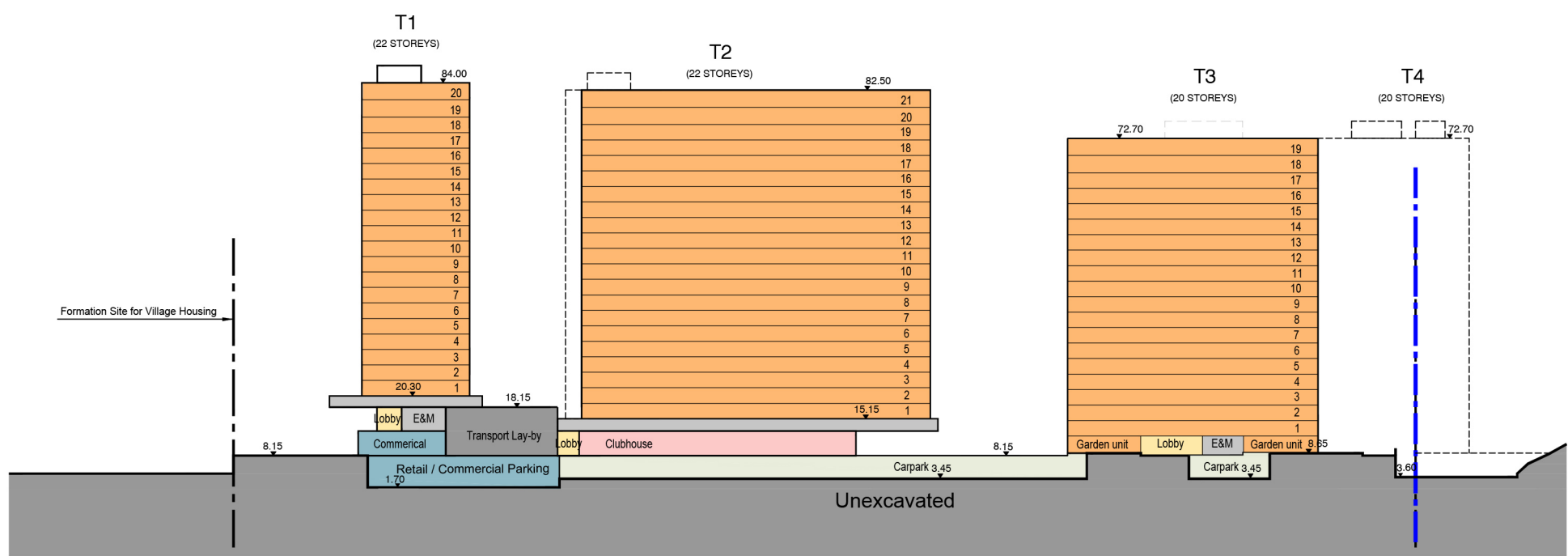
Title

Indicative First Floor Plan

Checked	DH	Drawn	PW
Rev	0	Date	May 2025
Scale		Figure 3.4	

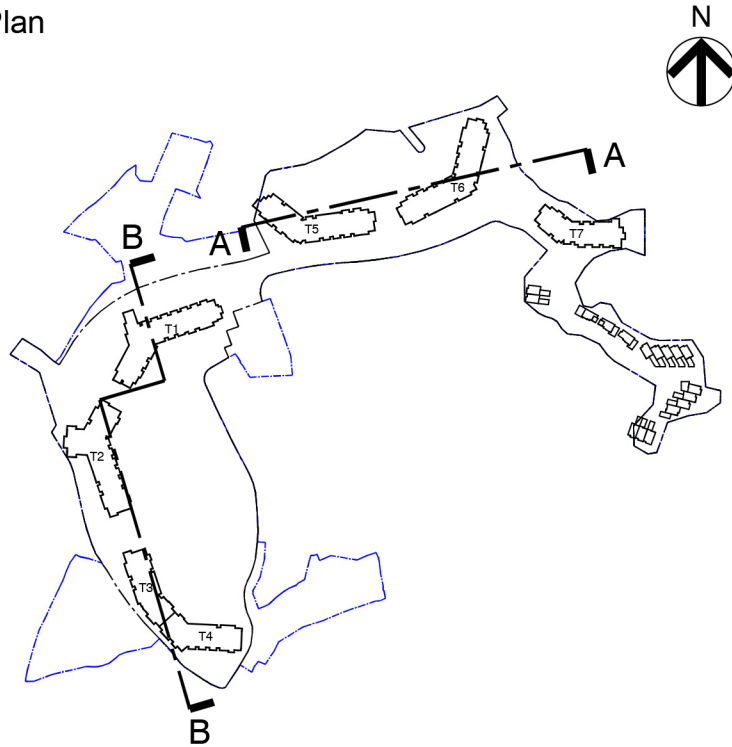


Section A-A



Section B-B

Key Plan



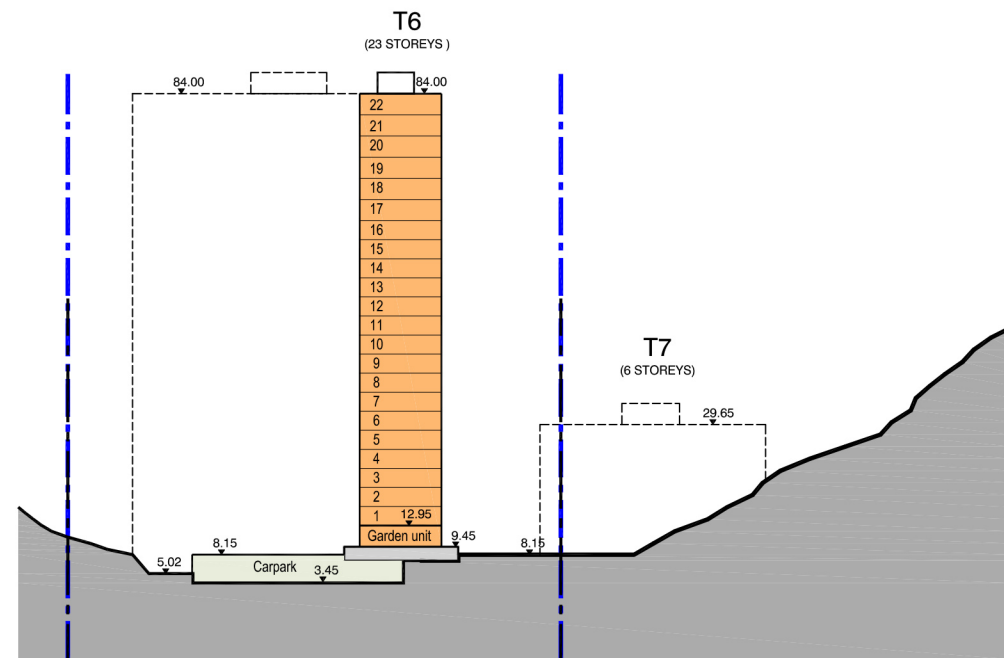
Note:
- All levels, blockings and building structures are subject to detailed design
- No. of storeys marked on plan refers to total no. of storeys above ground, excluding transfer plate.

- Legend
- Application Site Boundary
 - Development Site Boundary
 - Residential
 - Clubhouse
 - Retail / Commercial
 - Covered Transport Lay-by
 - E&M / Transfer Plate
 - Carpark
 - Residential Lobby / Carpark Lobby

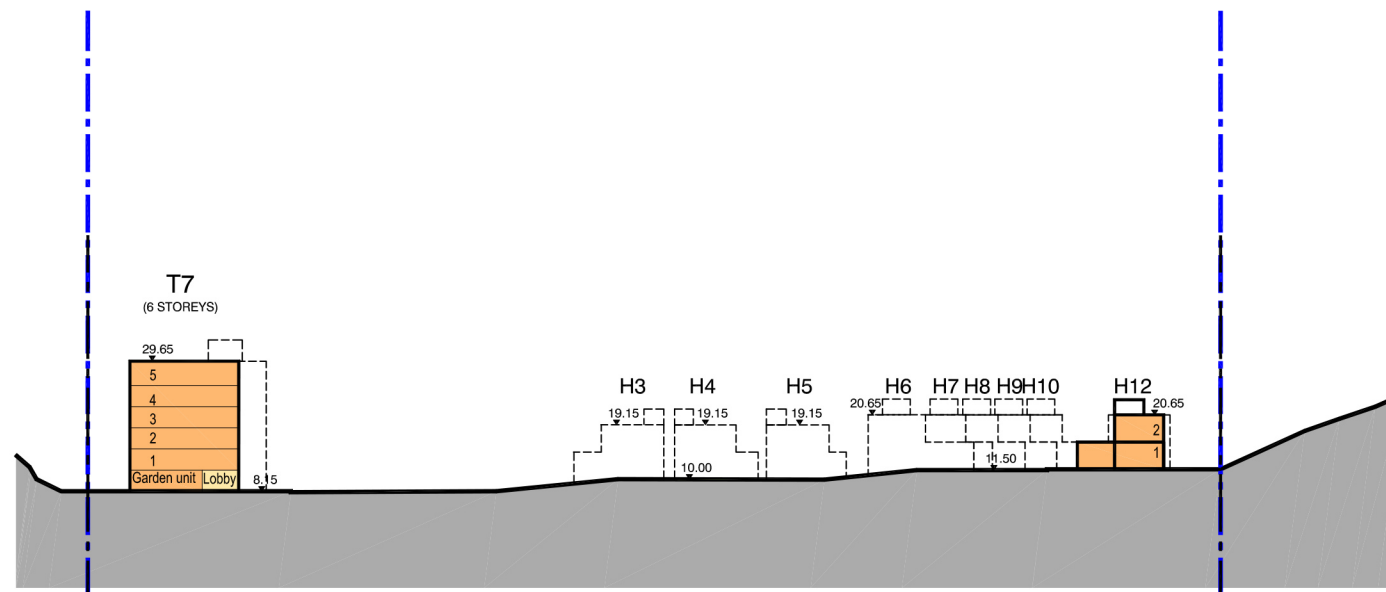
Title

Indicative Sections A-A & B-B Plan

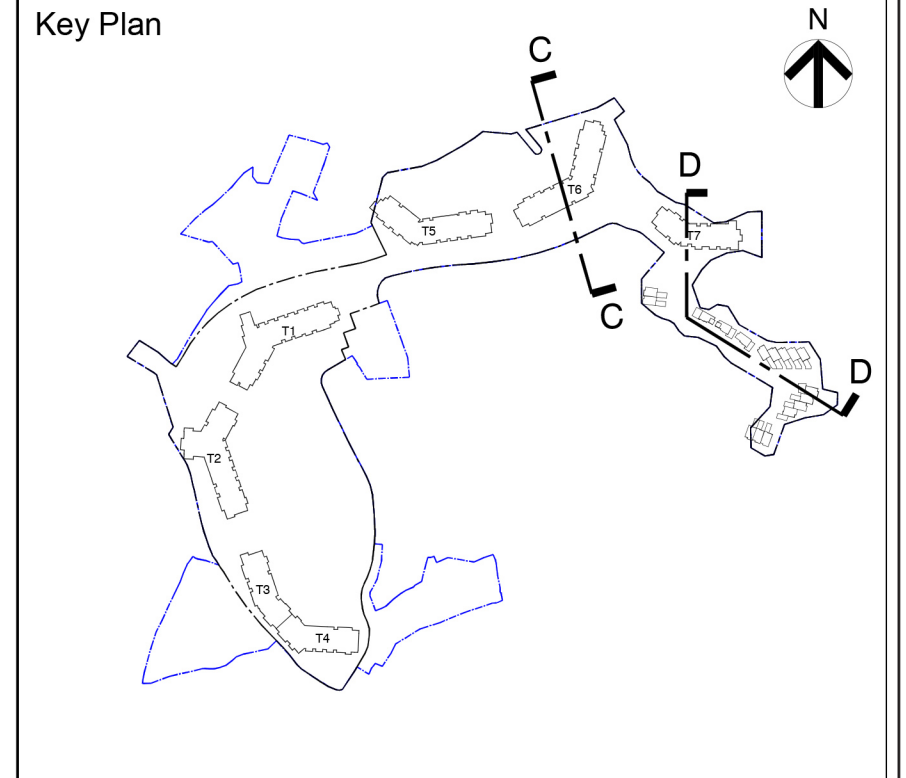
Checked	DH	Drawn	PW
Rev	0	Date	May 2025
Scale		Figure 3.5	



Section C-C



Section D-D



Note:
 - All levels, blockings and building structures are subject to detailed design
 - No. of storeys marked on plan refers to total no. of storeys above ground

Legend

- Application Site Boundary
- Development Site Boundary
- Residential
- E&M / Transfer Plate
- Carpark
- Residential Lobby / Carpark Lobby

Title

Indicative Sections C-C & D-D Plan

Checked	DH	Drawn	PW
Rev	0	Date	May 2025
Scale		Figure 3.6	

- 3.1.6 The proposed privately-operated covered transport layby (about 2,700m² GFA) will be located adjacent to the retail/commercial facilities (**Figure 3.3** refers) to support public transport services to and from the Application Site, meeting the demand for public transport services of the future residents as well as the visitors of retail/commercial facilities within the Proposed Development.

Formation Sites of Village Housing

- 3.1.7 As in the Approved Scheme, the Applicant will conduct site formation works for village houses and for surrender to LandsD. As shown in **Figure 3.1**, the three formation sites are located at the north, southeast and southwest portions of the Application Site in accordance with the draft land grant plan of TMTL No. 417. **Table 3.2** shows the indicative development parameters of the formation sites.

Table 3.2 Indicative Development Schedule of the Proposed Scheme (Formation Sites of Village Housing)

Formation Site for Village Housing (i.e. Purple Area under the draft land grant plan under lot to be known as TMTL No. 417)	
Overall GFA (m ²) (about) ⁽¹⁾	Not more than 15,600m ²
• Domestic GFA	Not more than 15,600m ²
No. of Storeys	Not more than 3

Remarks:

(1) Assuming standard size of New Territories Exempted Houses with GFA of about 195m² (i.e. 2,100ft²)

Reserved Site for Public Facilities

- 3.1.8 Similar to the Approved Scheme and in accordance with the draft lease requirements, the Application Site reserves an area to the immediate north of Wong Uk Tsuen for provision of public facilities, including a public children playground, a public toilet and a public refuse collection point for hand over to the Government, as well as a public car park and a public open space ⁽¹⁾ (**Figure 3.1** and **Table 3.3** refers).

⁽¹⁾ The land owner will take up the management and maintenance responsibilities of the public car park and the public open space throughout the whole term of the land lease (without transferring to the individual flat owners).

**Table 3.3 Indicative Development Schedule of the Proposed Scheme
(Reserved Site for Public Facilities)**

Reserved Site for Public Facilities ⁽¹⁾ <i>(i.e. Orange Area under the draft land grant plan under lot to be known as TMTL No. 417)</i>	
Public Facilities	
• Relocated Public Toilet	1 no.
• Public Refuse Collection Point	1 no.
• Public Car Park	17 spaces
• Public Open Space	1 no. (not less than 200m ²)
• Public Children Playground	1 no. (not less than 400m ²)

Remarks:

(1) Public facilities, as required by the Government, shall be disregarded from plot ratio calculation.

- 3.1.9 Akin to the Approved Scheme, the existing shrine within the proposed public open space will be preserved in-situ. The reprovisioning of public toilet and public refuse collection point will be located away from Wong Uk Tsuen within the Reserved Site for Public Facilities to avoid potential nuisance to villagers.

Provision / Modification of Village Road, Pedestrian Access to Wong Uk Tsuen and Pedestrian Route to Burial Ground

- 3.1.10 Similar to the Approved Scheme, the Applicant will be responsible for the construction of the access road, including the provision / modification of village road, pedestrian access to Wong Uk Tsuen and Pedestrian Route to Burial Ground. Tuen Mun District Office will take up the maintenance responsibility of the access road.

3.2 Planning and Design Merits

3.2.1 The Proposed Development with minor relaxation of GFA and BH restrictions has incorporated various planning and design merits, with an aim to creating a more desirable living environment and ensuring compatibility with the surrounding areas. These merits are shown in **Figure 3.7** and summarised as follows:

(i) Stepped Building Height Profile

3.2.2 In order to enhance visual interest and promote visual harmony with the surroundings, the Proposed Development has adopted a stepped building height profile that generally descends from the elevated hillside in the northeast towards the Tai Lam Chung Nullah and waterfront in the southwest. The building height of the residential towers gradually decrease from about 84.0mPD (at main roof) (T1, T5 and T6) at the northeastern part of the Application Site, to about 72.7mPD (at main roof) (T3 and T4) at the southwest (**Figure 3.7** refers).

(ii) Building Separations

3.2.3 Building separations of not less than 15m have been incorporated into the Proposed Development to serve as wind corridors and breezeways to facilitate air ventilation. They also help to break down the overall building mass to enhance visual permeability. The building separations are shown in **Figure 3.7** and listed as follows:

- A building separation of about 25m between T2 and T3 in the east-west direction
- A building separation of about 15m between T1 and T2 in the northwest-southeast direction
- A building separation of about 15m between T5 and T6 in the north-south direction

(iii) Optimising Land Resources

3.2.4 Under the Approved Scheme, the eastern portion of the Application Site was planned for landscaping area. Under the current scheme, the Applicant has taken the opportunity to optimise the use of scarce land resources to provide 17 houses and a 6-storey residential tower in the eastern portion, further contributing to flat production and providing more diverse housing options.

① Stepped Building Height Profile



Stepped building height profile generally descending from the elevated hillside in the northeast towards the Tai Lam Chung Nullah in the southwest

② Building Separations



Building separations of not less than 15m to serve as wind corridors and breezeways to facilitate air ventilation and enhance visual permeability

③ Optimising Land Resources



Utilisation of scarce land resources to provide 17 houses and 6-storey residential tower in the eastern portion

④ Provision of Supporting Facilities

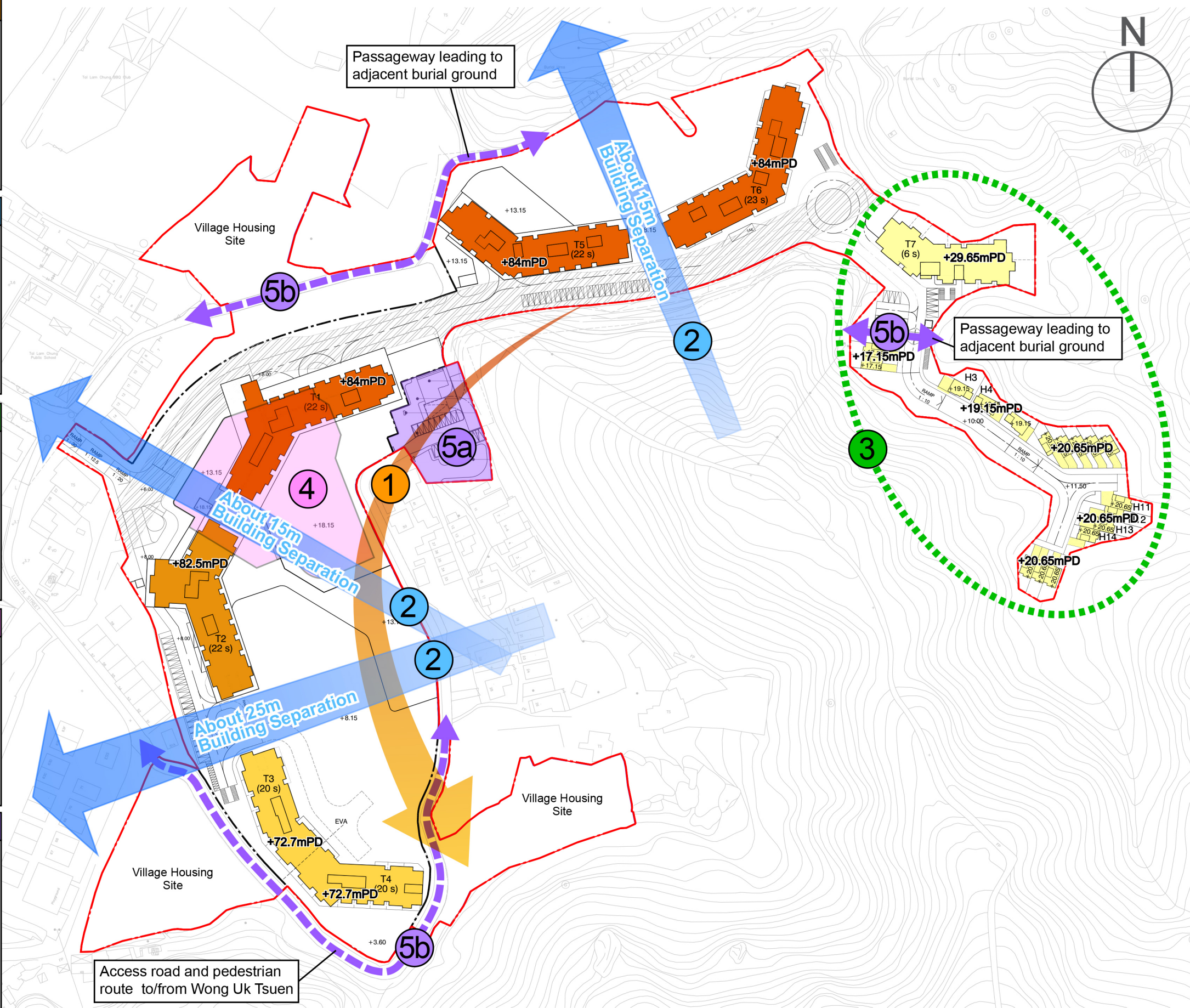


Provision of retail/commercial facilities and a covered private transport layby to serve the future residents and visitors

⑤ Continuous Commitments of Provision of Public Facilities



- a. Provision of public children playground, public toilet, public refuse collection point, public car park and public open space
- b. Construction of access road to Wong Uk Tsuen and passageways to Permitted Burial Ground



(iv) Greening and Landscape

3.2.5 Greening opportunities at the ground level will be optimised as far as practicable and a greenery coverage of not less than 30% of the site area of the private residential development has been proposed. The ample greenery will help the Proposed Development to blend in with its surrounding environment.

(v) Provision of Supporting Facilities to Serve the Future Residents and Visitors of the Retail/Commercial Facilities

3.2.6 Compared to the Approved Scheme, the current proposal involves the provision of about 2,000m² of retail/commercial facilities and about 2,700m² of covered private transport layby on G/F near the northwestern entrance of the Application Site. These enhancements seek to serve both the future residents and visitors of the retail/commercial facilities, providing amenity and convenience to the community.

(vi) Continuous Commitments of Provision of Public Facilities

3.2.7 Meanwhile, the provisioning/reprovisioning of public facilities as committed under the Approved Scheme will be retained, including provision of a public children playground, a public toilet and a public refuse collection point for hand over to the Government, as well as provision of a public car park and a public open space. These public facilities will serve the needs of the local community.

3.2.8 An access road will be provided along the southern boundary of the site for access to / from Wong Uk Tsuen. Passageways leading to adjacent burial ground will also be provided at the northern and eastern portions of the site.

3.3 Landscape Design Consideration

3.3.1 The Indicative Landscape Master Plan (LMP) is attached to illustrate the proposed landscape design concept of the Proposed Development (**Figure 3.8** refers). The details of the LMP are provided in **Appendix A**.

3.3.2 The design objectives of the LMP are to:-

- integrate the Proposed Development within the site environment to create a cohesive landscape character which pulls together the elements of the development whilst enhancing the quality of the site and responding to the surroundings;
- ensure that the Proposed Development is sensitively integrated in the surrounding areas by using a natural interface treatment;
- ensure that the landscape design considers the architectural character of the development and is consistent with its design and aesthetics;
- ensure roadways and integrated pedestrian networks to link with the existing roadways for the access of adjacent existing villages.

Private Open Space Provision

3.3.3 With a design population of 7,476, the Proposed Development will provide not less than 7,476m² of private open space for the enjoyment of future residents (i.e. 1m² per person in accordance with Chapter 4 of the HKPSG). The private open spaces will be located at the northern part (to the north of Towers 5 and 6) and southern part (to the east of Towers 2, 3 and 4) of the Application Site respectively.

Public Open Space Provision

3.3.4 Not less than 200m² of public open space will be provided at the Application Site. The public open space will be located to the southeast of Tower 1. A public children playground is also proposed to the north of Wong Uk Tsuen, which will be submitted separately for LCSD's approval.

Greenery Provision

3.3.5 In accordance with the requirement of PNAP APP-152, an area of not less than 30% of total greenery will be provided for the private residential development.

Tree Survey and Preservation Proposal

- 3.3.6 149 nos. of trees are identified within the Application Site. No tree identified as protected or rare species, no Old and Valuable Tree (OVT), and no “Champion Tree” has been identified within the Application Site.
- 3.3.7 Among the 149 nos. of surveyed trees, 51 nos. of trees are proposed to be retained, 5 nos. of trees are proposed to be transplanted, whereas 93 nos. of trees (including 25 nos. of dead trees) are proposed to be felled. In terms of tree planning, a total of 300 nos. of new trees will be planted within Application Site. Among them, 250 nos. are heavy standard sized trees and 50 nos. are standard sized trees in removable planters. The comparison with the previous tree treatment proposal is in **Attachment 5** for reference.

3.4 Access Arrangement & Internal Transport Facilities

Access Arrangement

- 3.4.1 The vehicular run-in/out for the Proposed Development will be located at Luen Hong Lane near Luen On San Tsuen to the northwest of the Application Site. Luen Hong Lane is currently a single 2-lane carriageway with passing bays branching off from Tai Lam Chung Road. According to the approved road improvement works as gazetted in May 2022, the road section at both ends of Luen Hong Lane would be widened to allow better vehicle manoeuvring.
- 3.4.2 Furthermore, as discussed in Section 3.2.8, an access road will be provided along the southern boundary of the site for access to / from Wong Uk Tsuen. Passageways leading to adjacent burial ground will also be provided at the northern and eastern portions of the site (**Figure 3.7** refers).

Internal Transport Facilities

- 3.4.3 The internal transport facilities of the Proposed Development will be provided in accordance with the requirements stipulated under the latest Hong Kong Planning Standards and Guidelines (HKPSG). The respective provision are summarised in **Table 3.4** below. For details of the breakdown of the parking facilities, please refer to **Appendix D**.

Table 3.4 Proposed Internal Transport Facilities Provision

Internal Transport Facilities	Proposed Provision
Residential	
Residential Parking Spaces	446
Visitor Parking Spaces	35
Motorcycle Parking Spaces	27
Loading/Unloading Bays	7
Retail/Commercial	
Parking Spaces	8
Loading/Unloading Bays	3
Motorcycle Parking Spaces	1

3.5 Implementation

3.5.1 The Proposed Development is tentatively scheduled for completion by Year 2030.

4 TECHNICAL CONSIDERATIONS

4.1 Visual Considerations

4.1.1 A Visual Impact Assessment (VIA) has been conducted to assess the source and magnitude of the impacts of the Proposed Development on existing visual character and amenity in the context of the Application Site and its environs. The details of the VIA are provided in **Appendix B**.

4.1.2 The scale of the Proposed Development generally aligns with the existing / planning building height profile of the So Kwun Wat area. A number of key public VPs have been selected to assess the visual acceptability of the Proposed Development. With reference to the analysis in preceding sections, and as illustrated on the photomontages taken at the selected VPs, the overall visual impacts of all VPs are “negligible to moderately adverse” compared to the Approved Scheme. Urban design measures, such as stepped building height, enhanced building separations and appropriate landscape treatment have been incorporated into the Proposed Development to achieve visual enhancement.

4.2 Air Ventilation Considerations

- 4.2.1. An Air Ventilation Assessment – Expert Evaluation (AVA-EE) has been conducted to assess the potential air ventilation impact due to the Proposed Development upon the sensitive use of the surrounding areas. The details of the AVA-EE are provided in **Appendix C**.
- 4.2.2. According to the Planning Department’s regional study for the So Kwun Wat area in 2015, the Tai Lam Chung River and Castle Peak Road are the major breezeway and wind corridor for the area respectively. Given that the Application Site is situated away from both the Tai Lam Chung River and Castle Peak Road, the proposed increase in BH would not affect the wind flow along the identified breezeway and wind corridor.
- 4.2.3. The previously approved planning application no. A/TM-SKW/32 has been adopted as the Baseline Scheme in the AVA-EE for comparison with the Proposed Scheme. The Proposed Scheme has incorporated effective good design features such as building separations and a stepped building height profile. With the proposed design measures in place, the Proposed Scheme would unlikely impose a significant impact on the surroundings from air ventilation perspective when compared to the Baseline Scheme.
- 4.2.4. In conclusion, the Proposed Development with minor relaxation of GFA and BH restrictions is acceptable in air ventilation terms.

4.3 Traffic Considerations

4.3.1 A Traffic Impact Assessment (TIA) has been conducted to assess the potential traffic impact of the Proposed Development on its adjacent road network. The details of the TIA are provided in **Appendix D**.

4.3.2 To review the existing traffic condition and to assess the traffic impacts induced by the Proposed Development, traffic count surveys had been carried out for junction capacity assessment. Six identified critical junctions (as listed below) are currently operating within capacity during AM and PM peak periods:

- J1: Castle Peak Road – Tai Lam / Castle Peak Road – New Tai Lam
- J2: Castle Peak Road – New Tai Lam / Castle Peak Road – Tsing Lung Tau
- J3: Castle Peak Road – Tai Lam / Slip Road from Tuen Mun Road
- J4: Castle Peak Road – Tai Lam / Slip Road to Tuen Mun Road
- J5: Castle Peak Road – Tai Lam / Tai Lam Chung Road
- J6: Tai Lam Chung Road / Luen Hong Lane

4.3.3 As the anticipated year of completion of the Proposed Redevelopment is 2030, 2033 is adopted as the design year in the TIA. Upon completion of the Proposed Development and further enhancement on the committed junction improvement works at J5 under Approved Scheme, all the critical junctions will be operating within capacity in 2033. Therefore, the Proposed Development will be acceptable in traffic terms.

4.3.4 In addition, to cater for the additional public transport demand induced by the Proposed Development, 3 nos. of bus laybys, 4 nos. of GMB laybys and additional franchised bus trips are proposed at the proposed covered private transport layby within the Site. The detailed arrangement of the proposed enhancement on public transport services would be subject to further review and consideration by relevant government departments and/or stakeholders in detailed design stage.

4.4 Environmental Considerations

- 4.4.1. An Environmental Assessment (EA) has been conducted to evaluate the acceptability of the Proposed Development in noise, air quality, water quality and waste management terms as compared to the Approved Scheme. A hazard review of potentially hazardous installations in the vicinity is also conducted. The details of the EA are provided in **Appendix E**.

Noise

- 4.4.2. In terms of road traffic noise, the predicted noise levels at all noise sensitive receivers would comply with the noise criteria as stipulated in the HKPSG. The future residents would not be subject to any adverse road traffic noise impact.
- 4.4.3. In terms of fixed noise, the fixed noise sources within the Application Site will be designed in accordance with the HKPSG to prevent adverse noise impacts on surrounding noise sensitive users. Mitigation measures (such as enclosure and acoustic louvre) will also be considered during detailed design stage to ensure the Proposed Development would not be subject to any adverse fixed traffic noise impact.

Air Quality

- 4.4.4. The Proposed Development would not be subject to industrial emission impact as no chimney or industrial activity is identified within 200m from the Development Site boundary. With sufficient buffer distance from the surrounding road network and the proposed new access roads, the future residents of the Proposed Development and the existing air sensitive receivers will not be subject to adverse vehicular emission impact. As for the proposed sewage treatment plants (STPs), with necessary design and control measures in accordance with EPD guidelines, and subject to further review / odour impact assessment during the detailed design stage, odour impact is not anticipated.

Water Quality

- 4.4.5. With the implementation of appropriate mitigation measures and good site practices, no adverse water quality impact is anticipated during construction and operational phases.

Waste Management

- 4.4.6. With the recommended waste management practices in place, no unacceptable impacts associated with waste management during construction and operation phases are envisaged.

Potential Hazards

- 4.4.7. Tai Lam Chung No.2 Chlorination Station (TLCCS) is identified as a potentially hazardous installation in the vicinity of the Development Site. As all proposed residential blocks of the Development Site are outside the 1km consultation zone of TLCCS, it is therefore considered that the Development Site would not be subject to any significant hazard impact due to the operation of TLCCS. Furthermore, based on the latest information provided by WSD, the liquid chlorine store will no longer be required after Q2 of 2024. Therefore, it is anticipated that TLCCS will be ready to be de-listed from PHI and a quantitative risk assessment would therefore not be required.
- 4.4.8. In summary, the Proposed Development will be acceptable in environmental terms.

4.5 Drainage, Sewerage and Water Supply Considerations

Drainage Impact

- 4.5.1 A Drainage Impact Assessment (DIA) has been conducted to assess the potential drainage impact from the Proposed Development. The details of the DIA are provided in **Appendix F**.
- 4.5.2 According to the hydraulic model, with the proposed construction dredging works at Tai Lam Chung Tributary and the proposed drainage mitigation works including the construction of drains and a detention tank at the Application Site, the Proposed Development will be acceptable in drainage terms.

Sewerage Impact Assessment

- 4.5.3 A Sewerage Impact Assessment (SIA) has been conducted to assess the potential sewerage impact as a result of the Proposed Development. The details of the SIA are provided in **Appendix G**.
- 4.5.4 As there is no existing public sewerage system in the vicinity of the Proposed Development, it is proposed to construct two private sewage treatment plants (STPs) within the development site. With the construction of the proposed STPs, the Proposed Development will be acceptable in sewage terms.

Water Supply Impact Assessment

- 4.5.5 A Water Supply Impact Assessment (WSIA) has been carried out to assess the potential impact on water supply as a result of the Proposed Development. The details of the WSIA are provided in **Appendix H**.
- 4.5.6 Fresh water main and flushing water main are proposed to tee-off from existing mains along Tai Lam Chung Road to supply fresh water and flushing water to the Proposed Development. After implementation of the proposed water mains, the proposed development will be acceptable in water supply terms.

4.6 Geotechnical Considerations

- 4.6.1 In accordance with the draft land grant of TMTL No. 417, a Natural Terrain Hazard Study (NTHS) Report has previously been prepared and submitted to the Buildings Department (BD) and Geotechnical Engineering Office of Civil Engineering and Development Department (GEO, CEDD) in November 2023. GEO, CEDD indicated no further geotechnical comments on the report in April 2024.
- 4.6.2 Nevertheless, in order to supplement the current application and to facilitate the Board's consideration of the application, a Geotechnical Planning Review Report (GPRR) has been prepared. The results of the GPRR reveal that the proposed development is geotechnically feasible. The details of the GPRR are provided in **Appendix I**.

5 DEVELOPMENT JUSTIFICATION AND DESIGN MERITS

5.1 In Line with Government's Policy in Increasing Housing Supply

- 5.1.1 Increasing housing supply is one of the imminent needs of Hong Kong and is one of the Government's most vital goals as reiterated in the 2024 policy address. With the proposed minor relaxation of GFA and BH restrictions, the Proposed Development will contribute to a total flat production of 2,670 units (+1,110 flats compared to the Approved Scheme (+71%)), thereby increasing private housing supply to alleviate housing shortage and help meet the supply target under the LTHS.

5.2 Unleashing the Development Potential of the Application Site with Infrastructural Enhancement

- 5.2.1 The Application Site is situated in a strategic location in vicinity of the proposed So Kwun Wat Interchange and Tsing Lung Tau Interchange of Route 11. Upon completion of Route 11 and other strategic transport infrastructure projects including the Tsing Yi-Lantau Link and the Hong Kong Island West-Northeast Lantau Link, the Application Site will gain direct and fast connections to both the Northern Metropolis and the Harbour Metropolis.
- 5.2.2 The Application Site will also benefit from the anticipated infrastructural enhancement implemented under the Tuen Mun East Study and the widening of Castle Peak Ra Castle Peak Road – Castle Peak Bay, which is scheduled for completion in late 2024. In this connection, there is an opportunity to increase the intensity of the subject development by leveraging the enhanced infrastructural capacity. This is completely in line with the Government's "infrastructure-led" and "capacity-creating" planning approaches in taking forward transport infrastructure projects with a view to unleashing the development potential of areas along the alignment of major transport infrastructure.

5.3 Fully Conforming to the Planning Intention of Subject "CDA" Zone

- 5.3.1 The planning intention of the subject "CDA" zone is for comprehensive development/redevelopment of the area for residential use with provision of commercial, open space and other supporting facilities, if any, to serve the residential neighbourhood. The proposed minor relaxation of GFA and BH

restrictions, which makes room for additional retail/commercial facilities and covered private transport layby in support of the future residents and visitors of the retail/commercial facilities, is considered completely in line with the planning intention. The planning intention of the “CDA” zone will be fully materialised through the Proposed Development.

5.4 Being Fully Compatible with the Surrounding Development Context

5.4.1 The Application Site is situated within the existing low- to medium-density residential neighbourhood in the So Kwun Wat and Tuen Mun East area, with residential sites having plot ratios up to 4.0 and BH restriction up to 102mPD (**Figures 2.5 and 2.6** refer). Since 2014, several OZP amendments have been made to upzone non-residential sites (e.g. “GB” and “G/IC”) to residential sites, and to increase the development intensity of residential sites (**Figure 2.4** refers). Nevertheless, the GFA and BH restrictions imposed on the subject “CDA” zone has not been reviewed over the past 24 years. Against this background, the proposed minor relaxation of GFA restriction to not more than 128,768m² (equivalent to a plot ratio of about 2.1) and BH restriction to not more than 24 storeys (including 1 level of basement) and 84mPD (at main roof) is in line with the changing development context in the area, and is considered compatible with the surroundings in terms of building height and development intensity.

5.5 Proposed Magnitude of Minor Relaxation of GFA Restrictions is Considered Appropriate as per Government’s Policy to Increase Development Intensity of Residential Sites

5.5.1 As one of the measures to address land and housing shortage, the Government announced in the 2014 Policy Address that it is considered feasible to generally increase the maximum domestic PR permitted for housing sites located in other Density Zones of the Main Urban Areas and New Towns (except for the north of Hong Kong Island and Kowloon Peninsula) by around 20% as appropriate. The proposed minor relaxation of GFA restrictions from 105,990m² to 128,768m² at the Application Site, including a 20% increase in domestic GFA of residential development, and provision of supporting facilities with 4,700m² of non-domestic GFA, is considered appropriate and in line with the Government’s policy to increase development intensity of residential sites.

5.6 Enhancements to the Approved Scheme with Previous Commitments Retained

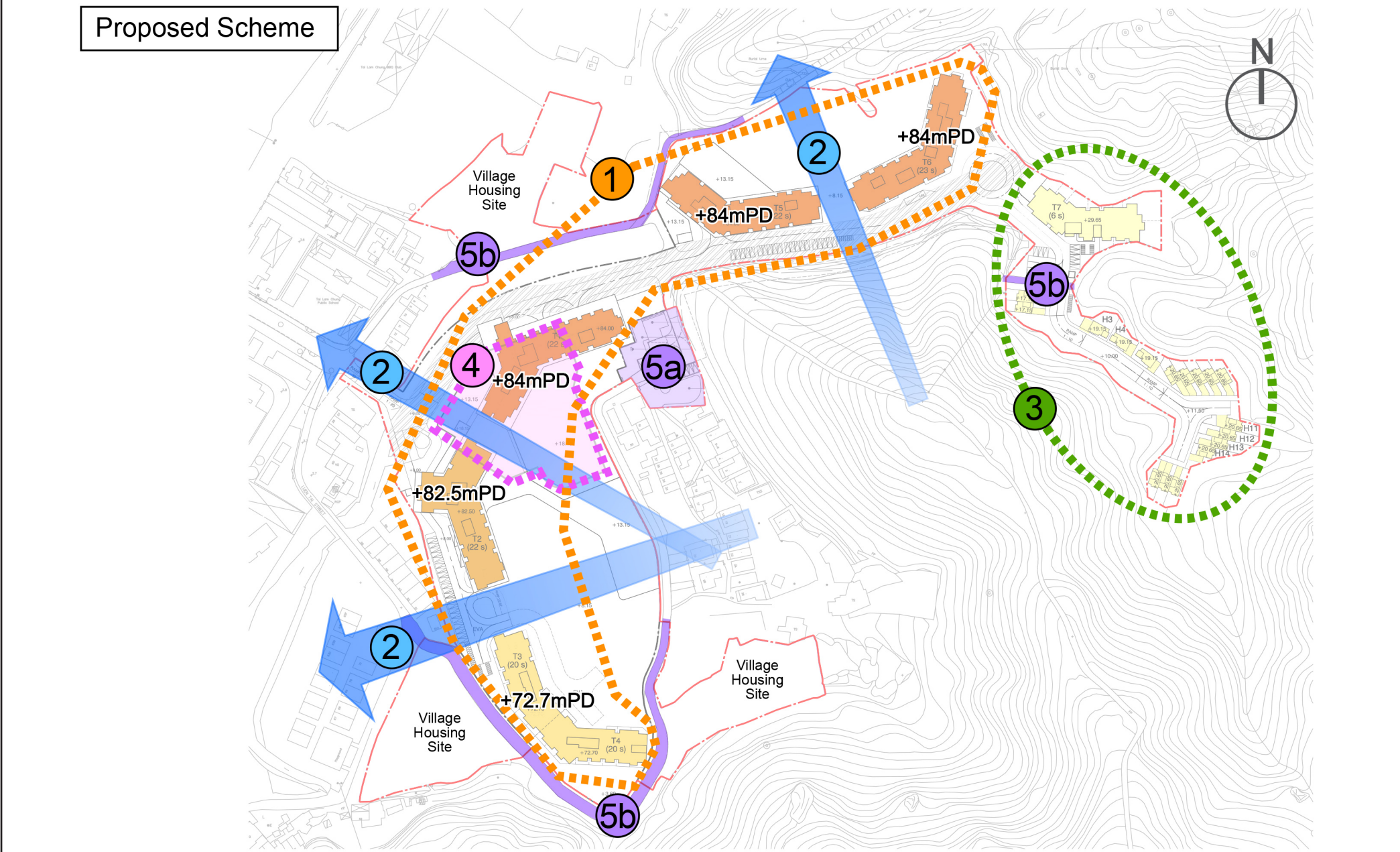
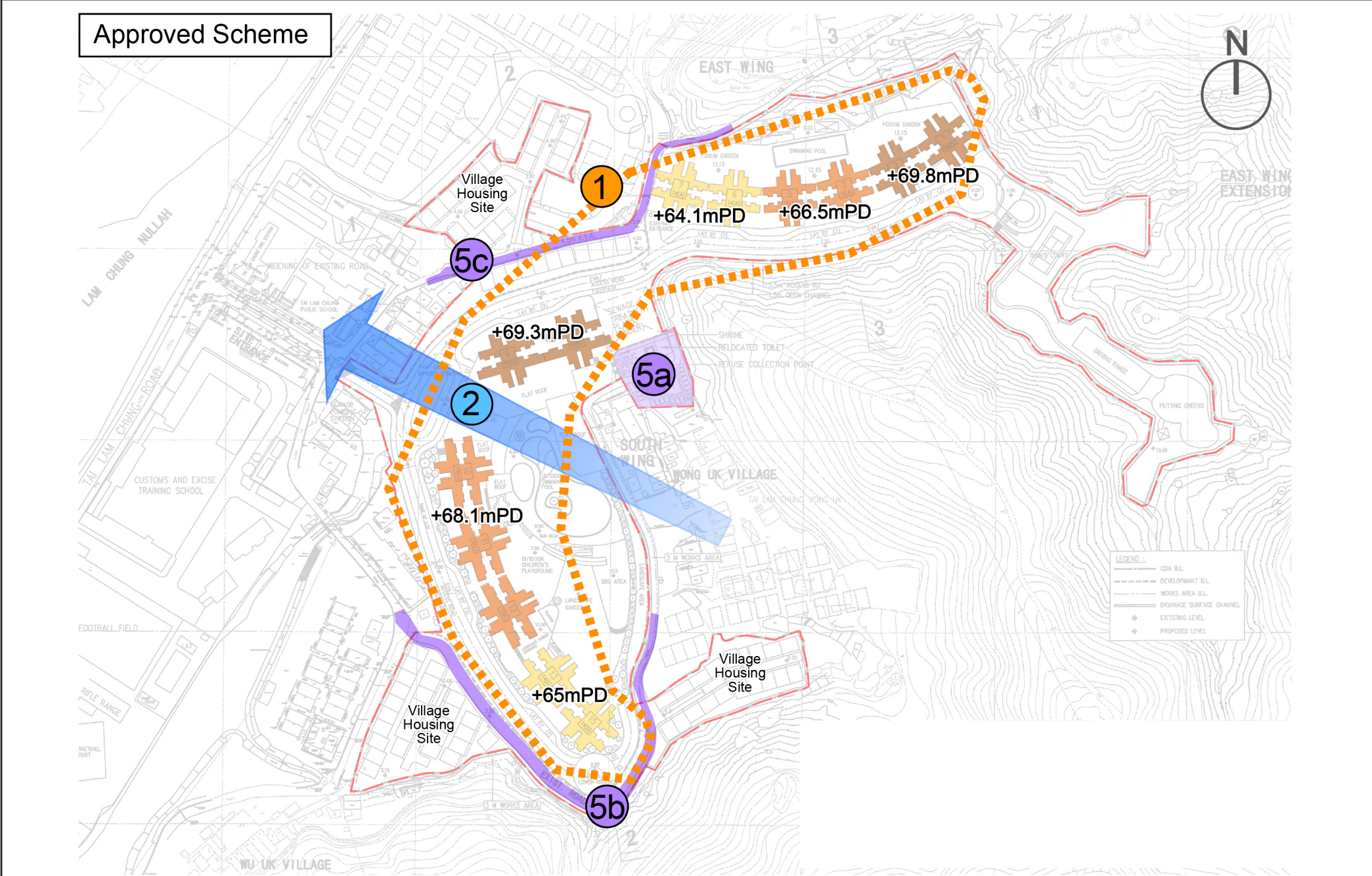
5.6.1 In formulating the development proposal, the Applicant has ensured that previously committed planning gains and design merits have been incorporated into the current scheme, while also seizing the opportunity to enhance the Approved Scheme for additional benefits. These enhancements are listed below and illustrated in **Figure 5.1**.

(1) More Prominent Stepped Building Height Profile

The Approved Scheme featured a stepped building height profile from west to east (+64.1mPD to +69.8mPD in the northern portion) and from south to north (+65mPD to +69.3mPD in the southern portion), with a BH difference of up to 5.7m between the tallest and shortest towers. Under the Proposed Scheme, the Applicant has taken the opportunity to enhance the design by creating a more prominent stepped building height profile, descending from the elevated hillside in the northeast (with BH at about 84.0mPD) towards the Tai Lam Chung Nullah and waterfront in the southwest (with BH at about 72.7mPD), with a difference in BH of up to 11.3m. This refinement aims at creating a more visually appealing profile that better blends in with the natural topography and for enhancing visual interest.

(2) Additional Building Separations

Under the Approved Scheme, only one building separation was provided in the northwest-southeast direction. The Proposed Scheme offers two additional building separations of 15m and 25m respectively in the north-south and east-west directions to enhance air ventilation and visual permeability, mitigating potential impacts on the surrounding areas.



Enhancements to the Approved Scheme/ Retaining of commitments:

- ① Maintains a stepped building height profile that descends from northeast to southwest
- ② Introduces two additional building separations in the north-south and east-west directions to enhance air ventilation and visual permeability
- ③ Optimises the use of the eastern portion to provide 17 houses and 6-storey residential tower to contribute to housing supply
- ④ Introduces additional retail/commercial facilities and replaces the originally proposed minibus terminus with a new covered transport layby (comprising 3 bus laybys and 4 minibus laybys)

Upholding previous commitments including:

- ⑤a provision of public children playground, public toilet, public refuse collection point, public car park and public open space
- ⑤b construction of access road to Wong Uk Tsuen and passageways to Permitted Burial Ground

(3) Optimising Land Resources

In the Approved Scheme, the eastern portion of the site was primarily designated for landscaping purposes. In the Proposed Scheme, the Applicant has reviewed the use of this area and opted to optimise land use by providing 17 houses and a 6-storey residential tower, thus further contributing to flat production and providing more diverse housing options.

(4) Provision of Additional Supporting Facilities

Unlike the Approved Scheme, which lacked retail/commercial facilities and only included a minibus terminus, the Applicant took this opportunity to get an update on local needs and decided to include approximately 2,000m² of retail/commercial facilities and about 2,700m² of covered private transport layby (comprising 3 bus laybys and 4 minibus laybys) near the northwestern entrance. These additional facilities will cater to the needs of future residents and visitors of the retail/commercial facilities.

(5) Continuous Commitments of Provision of Public Facilities

The Applicant is dedicated to upholding the commitments of provision of public facilities under the Approved Scheme. These commitments include the provision of a public children playground, a public toilet and a public refuse collection point for hand over to the Government, as well as provision of a public car park and a public open space. Like the Approved Scheme, the Applicant will be responsible for the construction of access road, including the provision/modification of village road, pedestrian access to Wong Uk Tsuen and pedestrian route to Burial Ground. The Applicant will also conduct site formation works for village housing and hand over to LandsD for allocation to villagers.

5.7 Application Site Being Readily Available for Development

- 5.7.1 The Applicant has secured landholding status of the Application Site and submitted land exchange application with draft lease and land grant plan formulated. Site formation works at the Application Site has also commenced. Should the application be approved by the Board, timely realisation of a comprehensive residential development with supporting facilities could be achieved, thereby contributing to housing supply in the short to medium-term.

5.8 Proposed Development is Technically Feasible

- 5.8.1 Various technical assessments in terms of visual, air ventilation, traffic, environmental, drainage, sewerage and water supply aspects have been duly considered. It is concluded that the Proposed Development is acceptable in technical terms.

6 CONCLUSION

- 6.1 The Application Site, covering an area of 61,127m², is located in Tai Lam Chung Valley on the southern coast of NWNT. It is situated within the existing low- to medium-density residential neighbourhood in the So Kwun Wat and Tuen Mun East area, which has undergone several OZP amendments since 2014 for rezoning non-residential sites to residential sites and for increasing the development intensity of residential sites. Strategic transport infrastructure projects including Route 11, Tsing Yi-Lantau Link and the Hong Kong Island West-Northeast Lantau Link are also planned in the area. Given the above context, the Applicant took the initiative to refine the approved scheme to provide more no. of units with the view to increasing housing supply.
- 6.2 The Proposed Development, with a total GFA of 128,768m², comprises four portions, (i) private residential development, (ii) formation sites for village housing, (iii) reserved site for public facilities and (iv) Provision / Modification of Village Road, Pedestrian Access to Wong Uk Tsuen and Pedestrian Route to Burial Ground. The private residential development consists of seven residential towers from 6 to 23 storeys (above 1 level of basement) and 17 houses of 2 storeys, with a domestic GFA of not more than 108,468m² and a maximum BH of not more than 84mPD (at main roof). The private residential development also comprises 2,000m² of retail/commercial facilities and 2,700m² of covered private transport layby.
- 6.3 As for the remaining portions, the Applicant will conduct site formation works for village houses for future surrender to LandsD. The Applicant will also be responsible for the provision of a public children playground, a public toilet and a public refuse collection point for hand over to the Government, as well as provision of a public car park and a public open space. The Applicant will also be responsible for the provision/modification of village road, pedestrian access to Wong Uk Tsuen and pedestrian route to burial ground.
- 6.4 The subject application is supported on the following grounds:
- The Proposed Development is in line with the Government's policy in increasing housing supply by contributing to a total flat production of 2,670 units;

- The Proposed Development could unleash the development potential of the Application Site along with infrastructural enhancement in the So Kwun Wat and Tuen Mun East area;
- The Proposed Development fully conforms to the planning intention of the subject “CDA” zone;
- The Proposed Development with minor relaxation of GFA and BH restrictions is fully compatible with the local development context;
- The proposed magnitude of minor relaxation of GFA restrictions is appropriate (about 20%) as per government’s policy to increase development intensity of residential sites;
- The Proposed Scheme has made enhancements to planning and design merits of the Approved Scheme while retaining previous commitments;
- The Application Site is readily available for development, which ensures a timely realisation of flat production in short to medium-term; and
- The Proposed Development is proven to be technically feasible as per various technical assessments conducted.

6.5 In light of the justifications presented in this Planning Statement, the Board is cordially invited to consider this planning application favourably.

Attachment 1 –

**Extract of Notes and Explanatory Statement of
Approved So Kwun Wat Outline Zoning Plan No. S/TM-SKW/15**

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
	<p>Eating Place</p> <p>Educational Institution</p> <p>Flat</p> <p>Government Refuse Collection Point</p> <p>Government Use (not elsewhere specified)</p> <p>House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)</p> <p>Institutional Use (not elsewhere specified)</p> <p>Library</p> <p>Off Course Betting Centre</p> <p>Office</p> <p>Place of Entertainment</p> <p>Place of Recreation, Sports or Culture</p> <p>Private Club</p> <p>Public Clinic</p> <p>Public Convenience</p> <p>Public Transport Terminus or Station</p> <p>Public Utility Installation</p> <p>Public Vehicle Park (excluding container vehicle)</p> <p>Recyclable Collection Centre</p> <p>Religious Institution</p> <p>Residential Institution</p> <p>Rural Committee /Village Office</p> <p>School</p> <p>Shop and Services</p> <p>Social Welfare Facility</p> <p>Utility Installation for Private Project</p>

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Planning Intention

This zone is intended for comprehensive development/redevelopment of the area for residential use with the provision of commercial, open space and other supporting facilities, if any, to serve the residential neighbourhood. 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

- (a) 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:
- (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
 - (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
 - (iii) 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;
 - (iv) the alignment, widths, and levels of any roads proposed to be constructed within the area;
 - (v) the landscape and urban design proposals within the area;
 - (vi) programmes of development in detail;
 - (vii) an environmental impact 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;
 - (viii) 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;
 - (ix) 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; and
 - (x) such other information as may be required by the Town Planning Board.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks (Cont'd)

- (b) 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.
- (c) 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 gross floor area (GFA) of 105,990m² and a maximum building height of 18 storeys (70 mPD).
- (d) In determining the maximum GFA for the purposes of paragraph (c) 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. Any floor space that is constructed or intended for use solely as public transport facilities, or GIC facilities, as required by the Government, may also be disregarded.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA/building height restrictions stated in paragraph (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

APPROVED SO KWUN WAT OUTLINE ZONING PLAN NO. S/TM-SKW/15

EXPLANATORY STATEMENT

10. LAND-USE ZONINGS

10.1 Comprehensive Development Area (“CDA”): Total Area: 6.45 ha

- 10.1.1 The planning intention of this zone is for comprehensive development/redevelopment of the area for residential use with the provision of commercial, open space and other supporting facilities, if any, to serve the residential neighbourhood. 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. Although existing uses are tolerated, pursuant to section 4A(1) of the Ordinance, any development/redevelopment on sites under this zoning requires planning permission under section 16 of the Ordinance. Pursuant to Section 4A(2) of the Ordinance, the applicant is required to submit a Master Layout Plan (MLP) together with information specified in the Notes for the approval of the Board. The intention is to ensure that development/redevelopment would be designed in a comprehensive manner, taking into account various planning considerations such as environmental quality, neighbourhood compatibility, infrastructural provision as well as traffic and phasing requirements. The approved MLP shall be made available for public inspection in the Land Registry pursuant to section 4A(3) of the Ordinance.
- 10.1.2 There is one “CDA” in the Area which is located on the eastern side of Tai Lam Chung Nullah. The site is largely vacant. The “CDA” is intended for sub-urban residential development and village housing which are compatible with the surrounding rural environment. In order not to block the direct sight line from the walking trails in the Country Park, the maximum building height should not exceed 70mPD and 18 storeys. Furthermore, to avoid creating a wall effect, building blocks should be in the range of 3 to 18 storeys. The maximum total gross floor area for this site is restricted to 105,990m².
- 10.1.3 The “CDA” site is in close proximity to Tai Lam Chung Tsuen, Wong Uk and Wu Uk. To meet the Small House demand, the developer concerned has to provide 80 Small House sites within the “CDA”.
- 10.1.4 Care has to be taken to avoid damaging the high pressure gas main in the vicinity of the site when development of the zone proceeds.
- 10.1.5 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the GFA/building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual merits.

Attachment 2 –

**Approved Indicative Master Layout Plan
under Application No. A/TM-SKW/32**

Attachment 3 –

**Comparison of Development Parameters of Approved
Application No. A/TM-SKW/32 and Current Application**

Development Parameters	(a) Approved Scheme (under A/TM-SKW/32)	(b) Proposed Scheme (under current application)	Difference ((b)-(a))
Overall Development			
Application Site Area (m ²) (about)	61,784	61,127 ⁽¹⁾	-657 (-1.1%)
Development Site Area (m ²) (about)	47,070	46,493	-577 (-1.2%)
Total Plot Ratio (about)	1.666 ⁽²⁾	2.107 ⁽²⁾	+0.441 (+26.5%)
• Domestic Plot Ratio	1.666 ⁽²⁾	2.030 ⁽²⁾	+0.364 (+21.8%)
• Non-domestic Plot Ratio	N/A	0.077 ⁽²⁾	+0.077
Total GFA (m ²) (about)	102,937	128,768	+25,831 (+25.1%)
• Domestic GFA	102,937	124,068	+21,131 (+24.2%)
○ Private Residential Development	87,337	108,468	+21,131 (+24.2%)
○ Formation Sites for Village Housing	15,600	15,600	No change
• Clubhouse GFA ⁽³⁾	3,615	3,500	-115 (-3.2%)
• Non-domestic GFA	N/A	4,700 ⁽⁴⁾	+4,700
Building Height (to the main roof)	Not more than 70mPD	Not more than 84mPD	+14mPD (+20%)
No. of Storeys ⁽⁵⁾	Not more than 18 storeys (including 2 storeys of Podium)	Not more than 23 storeys (above 1 storey of basement carpark)	+5 storeys (+27.8%)
Residential Portion			
Maximum Domestic Site Coverage (above ground) (not more than)	13.75%	33.33%	+19.58% (+142%)
No. of Residential Blocks			
• Towers	13	7	-6 (-46.2%)
• Houses	N/A	17	+17
No. of Units (about)	1,560	2,670	+1,110 (+71.2%)
Average Flat Size (m ²) (about)	57.9	40.6	-17.3 (-29.9%)
Anticipated Population	4,384 ⁽⁶⁾	7,476 ⁽⁷⁾	+3,092 (+70.5%)
Car Parking Spaces			
• Residential	312 spaces	446 spaces	+134 spaces (+42.9%)
• Visitor	65 spaces	35 spaces	-30 spaces (-46.2%)
• Motorcycle	38 spaces	27 spaces	-11 spaces (-28.9%)
• Loading/unloading	14 spaces	7 spaces	-7 space (-50%)
Public Facilities			
Relocated Public Toilet	1 no.	1 no.	No change
Public Refuse Collection Point	1 no.	1 no.	No change
Public Car Park	18 spaces	17 spaces	-1 space (-5.5%)
Public Open Space	1 no.	1 no.	No change
Public Children Playground	N/A	1 no.	+1

Remarks:

(1) The Total Application Site is formulated largely based on the Pink, Purple, Orange and part of Green Areas of the draft land grant plan under lot to be known as TMTL No. 417 currently under process

- Pink Area: Private Residential Development (about 46,493m²)
 - Purple Area: Formation Site for Village Housing; Orange Area: Site for Provision of Public Facilities; Green Area: Provision / Modification of Village Road, Pedestrian Access to Wong Uk Tsuen and Pedestrian Route to Burial Ground (about 14,634m² in total)
- (2) Calculated based on Total Application Site area
- (3) Exempted from GFA calculation
- (4) Including 2,000m² of retail/commercial facilities and 2,700m² of covered transport layby
- (5) Excluding transfer plates
- (6) Assuming a Person-Per-Flat ratio of 2.81 for private permanent housing in Tuen Mun New Town as stated in planning application no. A/TM-SKW/32
- (7) Assuming a Person-Per-Flat ratio of 2.8 as per the 2021 Population Census

Attachment 4 –

**Comparison of Major Development Parameters under OZP,
Approved Application No. A/TM-SKW/32 and Current Application**

Development Parameters	(a) OZP Restrictions	(b) Approved Scheme (under A/TM-SKW/32)	(c) Proposed Scheme (under current application)	Difference ((b)-(a))	Difference ((c)-(a))	Difference ((c)-(b))
Application Site Area (m ²) (about)	64,494	61,784	61,127	-2,710 (-4.2%)	-3,367 (-5.2%)	-657 (-1.1%)
Maximum Gross Floor Area (GFA) (m ²) (about)	105,990	102,937	128,768	-3,053 (-2.9%)	+22,778 (+21.5%)	+25,831 (+25.1%)
Maximum Building Height (to the main roof)	Not more than 70mPD	Not more than 70mPD	Not more than 84mPD	No change	+14mPD (+20%)	+14mPD (+20%)
Maximum No. of Storeys ⁽¹⁾	Not more than 18 storeys	Not more than 18 storeys (including 2 storeys of Podium)	Not more than 23 storeys (above 1 storey of basement carpark)	No change	+5 storeys (+27.8%)	+5 storeys (+27.8%)

Remarks:

(1) Excluding transfer plates

**Attachment 5 –
Comparison of Tree Treatment Proposal**

	Approved Scheme (No. A/TM-SKW/32-1 S16 Application) (Feb 2008)	Approved Scheme (No. A/TM-SKW/32-1 Approval Condition (c)) (Dec 2023)	Current Scheme (May 2025)	Difference	Difference
	(a)	(b)	(c)	(c) - (a)	(c) - (b)
Total No. of Trees Surveyed within Application Site	75 ⁽¹⁾	137	149 ⁽²⁾	+74	+12
Retain	Approx. 36	49	51 ⁽³⁾	+15	+2
Transplant	Approx. 4	6	5 ⁽⁴⁾	+1	-1
Fell	Approx. 35	82 (incl. 25 nos. dead trees)	93 ⁽⁵⁾ (incl. 25 nos. dead trees)	+58	+11
New Trees	---	288	300	---	+12

Remarks:

- (1) Based on S16 Approved Scheme (Feb 2008), approx. 150 nos. trees were surveyed. Among them, only 75 nos. were located within Application Site. Approx. 42% of the existing trees would be retained, 58 % of existing trees would be removed (within which 5% would be transplanted).
- (2) **Total No. of Trees Surveyed within Application Site**
137 nos. + 12 nos. newly found trees = 149 nos.
- (3) **Total No. of Trees to be Retained within Application Site**
49 nos. - 1 nos. due to poor health condition -9 nos. due to conflict with the proposed development layout
+ 12 nos. newly found trees = 51 nos.
- (4) **Total No. of Trees to be Transplanted within Application Site**
6 nos. - 1 nos. due to poor health condition = 5 nos.
- (5) **Total No. of Trees to be Felled within Application Site**
82 nos + 2 nos. due to poor health condition + 9 nos. due to conflict with the proposed development layout = 93 nos.