

Appendix B

Replacement Pages of Revised Supporting Planning Statement

- 4.1.6 **Ample Greenery Provision and Desirable Architectural Design to Enhance Visual Quality and Thermal Comfort** – While the site area of the Application Site is below 1,000 m² which is not subject to the minimum requirement of site coverage of greenery under the PNAP APP-152, about 26.76% of greenery coverage is voluntarily proposed at the lower floors facing Pak Tin Par Street and the existing ROW which would be visible from the street level, enhancing visual amenity and mitigating urban heat island effect. Specifically, a landscaped sky garden with lush greenery would be provided at 4/F to improve visual amenity. Simultaneously, desirable architectural designs such as the terracing podium design from Pak Tin Par Street, a 2m setback of the tower from Pak Tin Par Street and curved building façades are also proposed **to create visual interest.**
- 4.1.7 **Achieving Optimal Design to Accommodate the Additional PR with Insignificant Increase in BH Compatible with the Surrounding** – The proposed minor relaxation of BH restriction is mainly to accommodate the additional 20% increase in PR in response to the IB Revitalisation Scheme 2.0, as well as to overcome the unique site constraints, such as the elongated shape of the Application Site with limited frontage abutting Pak Tin Par Street which leads to a difficulty in complying with the prescribed window requirements, and the need to respect the existing ROW. The proposed minor relaxation of BH restriction is also considered necessary to accommodate the quality architectural design, with terracing podium design and the incorporation of a landscaped sky garden at 4/F. Due efforts have been made to minimise the BH increase, such as co-locating plant rooms and back-of-house facilities with hotel facilities at the same floors and proposing a reasonable floor-to-floor-height to serve the operational need for hotel accommodation in the market, while respecting the stepped BH profile descending from the developments uphill in Tsuen King Circuit to Chai Wan Kok to the waterfront area in Tsuen Wan.
- 4.1.8 Please refer to the architectural drawings of the Proposed Development in **Appendix A** and the summary of planning and design merits of the Proposed Development in **Appendix B**.

4.2 Key Development Parameters

- 4.2.1 The Application seeks approval for proposed hotel use with minor relaxation of PR restriction from 9.5 to 11.4 (+20%) in response to the IB Revitalisation Scheme 2.0 and resultant BH restriction from 100mPD to 118.931mPD (+18.9%). A comparison between the key development parameters of the Proposed Development, the development parameters under the Approved Scheme of the previous planning application no. A/TW/529 (“Approved Scheme”), and the OZP are provided in **Table 4.2.1** below.

Table 4.2.1 Comparison of Key Development Parameters between the Proposed Development, Approved Scheme and the OZP

Development Parameters	Proposed Development (a)	Approved Scheme under Application No. A/TW/529 (b)	Difference (a) – (b)	Development Parameters under the OZP
Site Area	About 721.59 m ²	About 721.59 m ²	<u>N/A</u>	<u>N/A</u>
Proposed Use	‘Hotel’ is a Column 2 use	‘Office’, ‘Shop and Services’ and ‘Eating Place’ are Column 1 uses	Column 2 Use (Requiring Permission from the TPB)	‘Office’, ‘Shop and Services’ and ‘Eating Place’ are Column 1 uses ‘Hotel’ is a Column 2 use
Plot Ratio (PR)	Not more than 11.4	Not more than 11.4	-	Not more than 9.5
Gross Floor Area (GFA)	About 8,226.13 m ² ^[1]	About 8,226.13 m ²	-	About 6,855.11 m ²
Building Height	Not more than 118.931mPD	Not more than 108.305mPD	+10.626m	Not more than 100mPD
No. of Storeys	28 (Including G/F for car parking and loading/unloading space)	27 (Including three basement levels and G/F for car parking and loading/unloading space)	+1	<u>N/A</u>
Site Coverage (SC)	Below 15m: Not more than 100% ^[1] Above 15m but below 20m: Not more than 100% ^[2] Above 20m: Not more than 60% ^[2]	Below 15m: Not more than 86.3% Above 15m: Not more than 58.76%	Below 15m: +13.7% Above 15m but below 20m: +41.24% Above 20m: +1.24%	<u>N/A</u>
No. of Blocks	1	1	-	<u>N/A</u>
No. of Hotel Rooms	About 299	<u>N/A</u>	-	<u>N/A</u>
Average Hotel Room Size	About 29.19 m ²	<u>N/A</u>	-	<u>N/A</u>
Floor-to-Floor Height (FTFH)	G/F: 6.4 m 1/F to 2/F: 4.3 m 3/F: 4.75 m Sky Garden: 6 m (excluding structure & services zone) Refuge Floor: 2.3 m (excluding structure & services zone) Typical Hotel Floor: about 3.6 m	B3/F: 5.65m B1/F to B2/F: 3.95m G/F: 5.5 m 1/F: 4.55m Typical Shop and Services / Eating Place floor: 4.55m E&M floor: 2.55m Sky Garden cum Refuge Floor: 5.1 m Typical Office Floor: 4.1 m Top Office Floor: 4.375 m	-	<u>N/A</u>
Greenery Provision	About 26.76% of total site area	About 26.76% of total site area	-	<u>N/A</u>
Internal Transport Provision				
No. of Private Car Parking Space	3	55	-52	<u>N/A</u>
No. of Motorcycle Parking Space	1	6	-5	N/A

Development Parameters	Proposed Development (a)	Approved Scheme under Application No. A/TW/529 (b)	Difference (a) – (b)	Development Parameters under the OZP
No. of Loading/Unloading (L/UL) Bay	HGV: 1 LGV: 1	HGV: 1 LGV: 4	- -3	N/A
No. of Lay-by	Taxi and Private Cars: 2 Single-deck Tour Buses: 1	Taxi and Private Cars: 0 Single-deck Tour Buses: 0	+2 +1	N/A
Anticipated Completion Year	About 2030	2025	-	<u>N/A</u>

Remarks:

(1) Refer to Cap.123F Building (Planning) Regulations and PNAP APP-19, canopy from the face of building should be disregarded for Site Coverage and PR Calculation (GFA exemption subject to BD's comment in detailed design stage).

(2) The podium height is proposed to be 20m above the ground level. According to the PNAP APP-101, modification of the Building (Planning) Regulation 20(3) which restricts the full site coverage of non-domestic podium would be proposed on the grounds that the increase in podium height of the proposed building would give a better aesthetic or environmental effect, and the building is of special design.

4.3 Building and Landscape Design of the Proposed Development

4.3.1 Building design of the Proposed Development has closely followed the general planning and design principles discussed in **Section 4.1** and the planning intention specified under “OU(B)” zone on the OZP. Please refer to **Appendices A and B** for the Architectural Layout and Summary of Planning and Design Merits respectively.

4.3.2 As shown in the architectural layout, the Proposed Development comprises a 28-storey hotel development. The proposed BH of the hotel building is 118.931mPD (at main roof level), which is considered not incompatible with the stepped BH profile descending from the developments uphill in Tsuen King Circuit to Chai Wan Kok to the waterfront area. The Proposed Development adopts a typical FTFH of about 3.6m for the hotel floor, of which 1.3m would be reserved for beam depth, services zone and floor finishes thickness, leaving an effective headroom of about 2.3m for the typical hotel floor.

4.3.3 In addition, a landscaped sky garden at 4/F with a 6m headroom has been incorporated, providing extra headroom that would allow for better visual permeability from the street level to the sky garden, further enhance natural ventilation and ensure better vegetation growth that contributes to improved streetscape.

4.3.4 With the Proposed Development having more than 25 storeys to accommodate the hotel and its supporting facilities, the provision of a refuge floor is required. In order to provide ample greenery at the sky garden to enhance visual amenity at the street level, the refuge floor is proposed as a separate floor at 5/F with a headroom of 2.3m to meet the operational requirement¹².

4.3.5 The Proposed Development has also taken into consideration the structural height to ensure compliance with building requirements. For instance, the car park and loading and unloading area at G/F is proposed with a floor height of 6.4m, of which 1.5m would be reserved for necessary transfer beams, lift pit and service zone, leaving an effective headroom of about 4.9m that complies with the minimum clear headroom requirements for heavy-good vehicles.

¹² As stated under Clause B18.2(b) of the Code of Practice for Fire Safety in Buildings 2011 (2024 Edition).

- 4.3.6 Vehicular access of the Proposed Development would be provided at Pak Tin Par Street. Internal transport facilities have been provided in accordance with the standards set out in the Hong Kong Planning Standard and Guidelines. Please refer to **Appendix D** - Traffic Impact Assessment for more details.
- 4.3.7 To enhance pedestrian environment, greenery provision is optimized at lower levels, including the greenery area facing Pak Tin Par Street from 1/F to 4/F, the greenery area facing the ROW at 1/F and 2/F and the ample greenery in the landscaped sky garden at 4/F. The Proposed Development would be able to achieve a total greenery coverage of about 26.76%, all of which would be provided below 20m abutting street level, enhancing the visual quality of the area. Besides ample greenery provision, terracing podium design has also been proposed (About 5.98m setback at 1/F and 10.25m setback at 2/F and 3/F) with corner and peripheral greenery to soften the building edges, which resembles an urban oasis that blends nature with the cityscape and brings new life to the existing Chai Wan Kok Industrial/Business Area, facilitating its continuous transformation from an industrial area into a vibrant area with diverse commercial uses.
- 4.3.8 The Proposed Development also adopts curved façades to **further soften the building edges and create visual relief**. In addition, the landscaped sky garden at 4/F and terracing podium design create visual amenity and facilitate natural ventilation to improve thermal comfort.
- 4.3.9 A landscape proposal is prepared which illustrates the landscape treatments of the Proposed Development with about 26.76% of greenery coverage. Planting areas at the podium facing Pak Tin Par Street and the ROW would be provided at 1/F and 2/F. Planting areas would also be provided along Pak Tin Par Street at 3/F, while trees and shrubs would be provided in the landscaped sky garden at 4/F. Please refer to **Appendix C** – Landscape Proposal for more details.

- 5.4 Aligning with the Planning Intention of the “OU(B)” Zone and the Recommendations of the 2020 Area Assessments of Industrial Land in the Territory**
- 5.4.1 Transforming the Application Site zoned “OU(B)” and previously occupied by a pre-1987 IB into hotel use is in line with the planning intention of the “OU(B)” zone, which is primarily intended for general business uses according to the Notes of the OZP. It is also in line with the 2020 Area Assessments of Industrial Land in the Territory, which indicated that the Chai Wan Kok Industrial/Business Area, within which the Application Site is situated, has a high percentage of floor space for non-industrial uses and could be retained as “OU(B)” zone to continue facilitating the land use restructuring process. The redevelopment would facilitate the phasing out of deteriorated IBs with a quality hotel development that supports the ongoing transformation of the Chai Wan Kok Industrial/Business Area into a vibrant area with diverse commercial uses.
- 5.5 Introducing Multiple Planning and Design Benefits in the Proposed Development**
- 5.5.1 The Proposed Development has put effort in introducing multiple planning and design benefits. Summary of these planning and design merits are in **Appendix B** and below descriptions:
- 5.5.2 **1m Voluntary Full-Height Setback with Canopy Above G/F and 2m Setback for the Tower to Enhance Pedestrian Experience:** To enhance pedestrian environment, a voluntary full-height setback of 1m wide along Pak Tin Par Street is proposed for street widening, with a further setback at the eastern portion of the G/F to improve pedestrian circulation. A 1m-wide canopy above G/F is proposed along the setback area to provide weather protection which further enhances pedestrian experience. For the tower portion of the Proposed Development, 2m setback along Pak Tin Par Street is proposed to enhance natural ventilation as well as visual amenity that shapes an enhanced pedestrian experience.
- 5.5.3 **Terracing Podium Design with a Landscaped Sky Garden at 4/F for Visual Amenity, Natural Ventilation and Thermal Comfort:** In addition to the 1m full-height setback, terracing podium design abutting Pak Tin Par Street with a setback of about 5.98m at 1/F and setback of 10.25m at 2/F and 3/F, along with the landscaped sky garden at 4/F, are also proposed to enhance visual permeability from street level to the landscaped sky garden, natural ventilation and thermal comfort. The podium design would also provide sufficient headroom for vegetation growth under the building footprint, which would be visible from street level and enhance visual amenity.
- 5.5.4 **Adoption of Curved Façade Design to Soften Building Edge and Create Visual Interest:** Curved building façade design has been adopted **to soften the building edges**. It also shapes a modern, interesting architectural design that creates visual interest along Pak Tin Par Street dominated by monotonous IBs and visually signifies the transformation of the Chai Wan Kok Industrial/Business Area into a vibrant area with diverse commercial uses.
- 5.5.5 **Achieving Ample Greenery Provision Visible from Street Level for Visual Amenity and Thermal Comfort:** With about 26.76% of greenery coverage, the Proposed

Criteria for Consideration of Minor Relaxation of Building Height Restriction as Set in Section 7.6 of the ES of the OZP	Fulfilment by the Proposed Development
	<p>contribute to about 26.76% of the greenery coverage.</p> <ul style="list-style-type: none"> The Visual Impact Assessment (Appendix E refers) has also demonstrated that there would be no significant adverse visual impact generated by the Proposed Development from 8 selected viewpoints.

5.6.2 In view of the site constraints as well as to achieve quality architectural design that contributes to improved streetscape and pedestrian experience, the Application seeks for a relaxation of BH restriction from 100mPD to 118.931mPD, which is considered insignificant as demonstrated by the Visual Impact Assessment (**Appendix E** refers) that negligible impacts would result from the proposed increase in BH. The Proposed Development has also put due efforts to minimise the increase in BH while achieving quality design, such as by co-locating plant rooms and back-of-house facilities with hotel facilities at the same floors, to ensure no **significant** adverse visual impacts.

5.6.3 In general, the BH restrictions in Tsuen Wan descend from the developments uphill in Tsuen King Circuit to Chai Wan Kok to the area along Tsuen Wan Waterfront Promenade, creating a stepped BH profile towards the waterfront. Within Chai Wan Kok, there are various high-rise buildings with existing BH over 100mPD, such as The Octagon with BH of 147.1mPD, Cheung Hing Shing Centre with BH of 113.1mPD, King Palace Plaza with BH of 155.2mPD, One Midtown with BH of 165.9mPD, as well as various developments along Hoi Shing Road near the waterfront, including TML Tower with BH of 146.8mPD, Cable TV Tower with BH of 181.2mPD and Shield Industrial Centre with 117.8mPD. In addition, a planning application (A/TW/522) for minor relaxation of BH restriction from 100mPD to 116.2mPD was approved by TPB in 2021. In view of the taller BH of the existing buildings in Chai Wan Kok closer to the waterfront, the location of the Application Site being further away from the waterfront, as well as the relatively small site area and scale of the Proposed Development, the modest BH increase to 118.931mPD is considered not incompatible with the stepped BH profile.

5.6.4 Please refer to **Figure 5.6** for the BH profile in the surrounding area of the Application Site for more details.

5.7 Compliance with Relevant Provisions of Sustainable Building Design Guidelines (SBDG)

5.7.1 To achieve a quality and sustainable built environment for the Proposed Development, considerations have been made to the relevant sections in PNAP APP-152 Sustainable Building Design Guidelines (SBDG). The committed contributions as identified in the SBDG are listed below:

5.7.2 **Building Separation:** The site area of the Application Site is less than 20,000m² and its continuous projected façade length is below 60m. Therefore, this requirement is considered not applicable.