

METRO PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD

MPC Paper No. 1/14
For Consideration by
the Metro Planning Committee on 17.1.2014

DRAFT PLANNING BRIEF
FOR THE “COMPREHENSIVE DEVELOPMENT AREA(7)” SITE
AT TSUEN WAN TOWN LOT 393, TSUEN WAN

**Draft Planning Brief for the “Comprehensive Development Area (7)” Site
at Tsuen Wan Town Lot (TWTL) 393, Tsuen Wan**

1. Purpose

This paper is to seek:

- (a) Members’ views on the draft planning brief (PB) for the proposed comprehensive development at TWTL 393 zoned “Comprehensive Development Area(7)” (“CDA(7)”) on the approved Tsuen Wan Outline Zoning Plan No. S/TW/31 (the OZP); and
- (b) the Metro Planning Committee’s (the Committee) agreement that the draft PB at **Appendix I** is suitable for consultation with the Tsuen Wan District Council (TWDC).

2. The Site and Its Surroundings

- 2.1 The Site (TWTL 393), with a site area of about 14,160m², is located to the west of the junction of Yeung Uk Road and Ma Tau Pa Road, Tsuen Wan (**Plans 1 and 2 in Appendix I**). It is located within an area which is mainly mixed with residential and commercial developments as well as some Government, Institution or Community (GIC) and open space uses. To the immediate southwest of the Site are Tsuen Wan Park and a “Government, Institution or Community” (“G/IC”) site which is proposed for development of a community hall by the Tsuen Wan District Office. To the further southwest near the Tsuen Wan waterfront are comprehensive commercial and residential developments at the Mass Transit Railway (MTR) West Rail Tsuen Wan West Station Sites; i.e. Tsuen Wan 5, Tsuen Wan 6 and Tsuen Wan 7.
- 2.2 To the south across Ma Tau Pa Road is a “CDA(1)” site which is intended for comprehensive commercial development. The site is currently occupied by a factory building. Further beyond are the industrial developments within the Tsuen Wan East Industrial Area.
- 2.3 To the southeast across Ma Tau Pa Road are three service apartments at Yeung Uk Road (i.e. Chelsea Court, H Cube and Indi Home). To the northeast across Yeung Uk Road is a large cluster of residential developments at the Tsuen Wan Town Centre. To the immediate northwest is a comprehensive residential development, The Dynasty, and further to its northwest is Nina Tower which comprises office and hotel developments.

3. Planning Intention and Development Restrictions

- 3.1 The “CDA(7)” zone is intended for comprehensive development/redevelopment of the area primarily for residential cum commercial uses with the provision of open

space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure, visual impact, air ventilation and other constraints.

- 3.2 The “CDA(7)” zone is subject to a maximum GFA of 99,120m², of which a GFA of not less than 39,365 m² shall be for domestic use and a GFA of not less than 59,755 m² shall be for non-domestic use. Ancillary car parking shall be provided in the basement. A public open space (POS) of not less than 1,300m² shall be provided at the commercial portion of the development (i.e. Site A as shown in **Plan 4 in Appendix I**). Development within this zoning is also subject to a maximum building height of 100mPD at the western side of the Site (Site B as shown in **Plan 4 in Appendix I**) and 150mPD at the eastern side of the Site (Site A as shown in **Plan 4 in Appendix I**). A strip of land (38m-wide) aligned with Chung On Street to the north has been designated as a NBA on the OZP.

4. Land Aspect

The Site is a piece of Government land, which has been formed. It is currently used as a temporary fee-paying public carpark under Short Term Tenancy (STT) No. 1462. A three months' notice is required to terminate the concerned STT.

5. Background

- 5.1 The Site was originally zoned “Commercial” (“C”) and subject to a maximum plot ratio of 9.5 on the Tsuen Wan OZP No. S/TW/19. In response to public aspiration for lower development intensity in the waterfront areas of Tsuen Wan, the Planning Department (PlanD) commissioned a consultancy study on air ventilation assessment for the Site (PlanD’s AVA Study) in 2008. The Study recommended reducing the development intensity of the Site to a plot ratio of 7.6 with a maximum building height of about 180mPD and designation of 3 non-building areas (NBA) to enhance air movement.
- 5.2 In 2010, the Community Building, Planning and Development Committee of the Tsuen Wan District Council (TWDC) commissioned another AVA consultancy study for the area which recommended that the proposed development at the Site be re-configured to maximize the building separations between the proposed buildings, e.g. by removing one tower and relocating the remaining tower to either the northwest or southwest of the Site. Having noted the TWDC’s concern, the Site was rezoned from “C” to “Undetermined” (“U”) under the draft Tsuen Wan OZP No. S/TW/29 on 24.2.2012 pending review of its land use and development parameters.
- 5.3 A comprehensive review of the proposed land uses and development parameters of the Site and the surrounding area had been undertaken by the PlanD. The Site was recommended to be rezoned to “CDA” for comprehensive residential cum commercial development subject to an overall plot ratio restriction of 7.556 (a total GFA of 106,993m²; of which, 30,586m² for domestic use and 76,407m² for non-domestic use), a 2-tier building height restriction of 100mPD and 130mPD, and designation of a 20m-wide NBA aligned with Chung On Street (Land Use Review Recommended Option).

- 5.4 On 26.3.2013, the TWDC was consulted on the Land Use Review Recommended Option. While the TWDC in general did not object to the proposed “CDA” approach comprising commercial and residential elements, some members had grave concern on the air ventilation impact of the future development and suggested the development of a single tall slim building block at a lower plot ratio. The TWDC also requested the provision of not less than 13,000 ft² (about 1,208 m²) POS within the Site.
- 5.5 Taking into account the views of the TWDC, the development restrictions of the Site had been further revised¹. On 3.5.2013, the amended development option together with the views of the relevant departments and the TWDC were submitted to the Town Planning Board (the Board) for consideration. After deliberation, the Board agreed to the amended development option and incorporated the amendments to rezone the Site from “U” to “CDA(7)” with the stipulation of building height and gross floor area (GFA) restrictions, the designation of a NBA as well as the provision of a POS at the Site. On 16.5.2013, the draft Tsuen Wan OZP No. S/TW/30, incorporating the relevant zoning amendments, was exhibited under section 7 of the Ordinance. On 18.10.2013, after giving consideration to the 24 representations received, the Board decided not to uphold the representations.
- 5.6 On 7.1.2014, the Chief Executive in Council, under section 9(1)(a) of the Ordinance, approved the draft Tsuen Wan OZP. On 17.1.2014, the approved Tsuen Wan OZP No. S/TW/31 was notified in the Gazette under section 9(5) of the Ordinance.

6. **Draft PB**

- 6.1 A draft PB for the Site has been prepared at **Appendix I** to guide the development on the Site. The PB sets out the intended uses, development parameters, and the planning and design requirements to facilitate the preparation of a Master Layout Plan (MLP) submission by the future applicant to the Board.
- 6.2 As it is intended to develop the Site for residential cum commercial purposes with the provision of POS and other supporting facilities in a comprehensive manner, general development concepts for the Site have been formulated and illustrated in paragraph 4 and **Plan 4 of Appendix I** respectively.

- 6.3 The main requirements for the “CDA(7)” site are highlighted below:

Development Parameters

- 6.4 Development within the Site is subject to a maximum GFA of 99,120m² (equivalent to an overall plot ratio of 7), of which a GFA of not less than 39,365 m² shall be for domestic use and a GFA of not less than 59,755 m² shall be for non-domestic use. Assuming an average flat size of 50m², it is estimated that the Site would provide some 788 units.

¹ Taking into account the views of the TWDC, the following changes had been made to the development restrictions of the Site: (1) reduction of the overall plot ratio from 7.556 to 7; (2) widening the NBA from 20m to 38m; and (3) provision of a POS of not less than 1,300m² in the commercial portion of the development.

- 6.5 The Site is also subject to a 2-tier building height restriction of 100mPD/150mPD (maximum building height of 100mPD at the western side of the Site (Site B as shown in **Plan 4 in Appendix I**) and 150mPD at the eastern side of the Site (Site A as shown in **Plan 4 in Appendix I**)). A strip of land (38m-wide) aligned with Chung On Street to the north has been designated as a NBA on the OZP. Besides, not less than 1,300m² POS should be provided at the commercial portion of the development (i.e. Site A as shown in **Plan 4 in Appendix I**).

Urban Design and NBA Requirements

- 6.6 In addition to the 2-tier building height restriction, a number of urban design considerations should be adopted for the future development on the Site. These include adoption of variation in building height profile within the 2-tier building height restriction, and no-podium design, provision of sensitive layout and disposition of buildings to achieve better air ventilation and avoid creating 'wall effect' and avoid adverse impact on pedestrian wind environment.
- 6.7 A 38m-wide landscaped NBA aligned with Chung On Street should be provided to facilitate penetration of wind from the Tsuen Wan waterfront through Chung On Street to the Tsuen Wan Town Centre. It should not be counted as POS and should be provided by the developer and managed and maintained by the owner of the commercial portion of the development at their own cost, and open to the public free of charge at reasonable hours.
- 6.8 A 25m-wide wind corridor in the form of NBA at the southern part of the Site (**Plan 4 in Appendix I**) near Tsuen Wan Park should be provided to act as air path to improve the air ventilation at localized areas inside Tsuen Wan Park under northerly and easterly winds. No building structure should be erected thereon. However, subject to the findings of the Air Ventilation Assessment (AVA) to be conducted by the prospective developer (also refer to paragraph 6.10 below) and the Board's approval at the MLP submission stage, the exact alignment and width of the wind corridor may be varied.
- 6.9 Also, building(s) of the future development should set back 5m from Yeung Uk Road and Ma Tau Pa Road to enhance pedestrian environment and streetscape, and a set back of 10m along the north-western site boundary adjoining The Dynasty (TWTL 394) should be provided to enhance air ventilation.
- 6.10 In addition, a Visual Impact Assessment and an AVA should be included in the MLP submission to ensure better visual permeability and air ventilation.

Open Space and Landscape Requirements (**Plan 4 in Appendix I**)

- 6.11 An at-grade POS of not less than 1,300m² should be provided in the commercial portion of the Site (Site A as shown in **Plan 4 in Appendix I**). The POS should be provided by the developer and managed and maintained by the owner of the commercial portion of the development at their own cost, and open to the public free of charge at reasonable hours. Private open space of 1m² per person should be provided for residents of the proposed residential development at the Site. The greening ratio at a minimum of 30% should be adopted for the Site. At least half of the greening should be provided at grade or at levels easily accessible to pedestrians.

- 6.12 A Landscape Master Plan with the incorporation of various landscaping requirements should be included in the MLP submission. The future developer should pay special attention to the interface between the proposed developments and the 38m-wide NBA as well as the POS.

Pedestrian Connection and Transport Requirements (Plan 4 in Appendix I)

- 6.13 Footbridge(s) (to be open to the public at all times) connecting the existing footbridge at the junction of Yeung Uk Road and Ma Tau Pa Road via the Site to The Dynasty (TWTL 394) should be provided, managed and maintained by the future developer at their own cost. The exact requirements for footbridges concerned have to be looked into in the Traffic Impact Assessment (TIA) to be conducted by the future developer (also refer to paragraph 6.15 below).
- 6.14 Direct barrier-free pedestrian walkway to link up with the footbridge/walkway system and the public footpath along Yeung Uk Road via Site A should also be provided.
- 6.15 A comprehensive TIA shall be conducted by the applicant to the satisfaction of the Commissioner for Transport (C for T). The requirements and methodology of the TIA should be agreed with C for T before its commencement. Any road/junction improvements proposed in the TIA should be designed and implemented by the developer to the satisfaction of C for T. The TIA should be included in the MLP submission.
- 6.16 The provision of ancillary car parking spaces and loading/unloading bays for the proposed development should be provided in accordance with the Hong Kong Planning Standards and Guidelines, and to the satisfaction of the C for T. All parking and loading/unloading facilities should be provided in the basement and incorporated as part of the MLP.

Environmental, Drainage and Sewerage Requirements

- 6.17 An Environmental Assessment should be prepared and submitted as part of the MLP submission to the satisfaction of the Director of Environmental Protection (DEP). It is required to address the potential environmental impacts on the development, in particular the noise and air quality impacts arising from Yeung Uk Road, Ma Tau Pa Road and the industrial developments at the Tsuen Wan East Industrial Area. Proposed mitigation measures should be incorporated as part of the MLP submission to the satisfaction of DEP.
- 6.18 A Drainage and Sewerage Impact Assessment should be prepared and submitted as part of the MLP submission to the satisfaction of DEP and the Director of Drainage Services.

7. Consultation

- 7.1 The following Government departments have been consulted and their comments have been incorporated into the above paragraphs and the draft PB, where appropriate:

- (a) District Lands Officer/Tsuen Wan and Kwai Tsing, Lands Department;
- (b) Commissioner for Transport;
- (c) Chief Building Surveyor/New Territories West, Buildings Department;
- (d) Chief Architect/Central Management Division 2, Architectural Services Department;
- (e) Chief Town Planner/Urban Design and Landscape, Planning Department;
- (f) Project Manager (New Territories North and West), New Territories North and West Development Office, Civil Engineering and Development Department;
- (g) Director of Environmental Protection;
- (h) District Officer/Tsuen Wan, Home Affairs Department;
- (i) Director of Social Welfare;
- (j) Director of Health; and
- (k) Director of Leisure and Cultural Services.

7.2 The following Government departments have no comment on the draft PB:

- (a) Director of Housing;
- (b) Commissioner of Police (District Operations Officer, Tsuen Wan);
- (c) Chief Engineer/Development (2), Water Supplies Department;
- (d) Chief Highways Engineer/New Territories West, Highways Department;
- (e) Government Property Administrator;
- (f) Chief Engineer/Mainland South, Drainage Services Department;
- (g) Postmaster General;
- (h) Director of Agriculture, Fisheries and Conservation;
- (i) Director of Fire Services;
- (j) Head of Geotechnical Engineering Office, Civil Engineering Development Department;
- (k) Director of Food and Environmental Hygiene;
- (l) Director of Electrical and Mechanical Services; and
- (m) Secretary for Education.

8. **Way Forward**

Subject to the Committee's agreement, PlanD will consult the TWDC on the draft PB. The views collected together with the revised PB incorporating the relevant comments, where appropriate, will be submitted to the Committee for further consideration and endorsement.

9. **Advice Sought**

Members are invited to consider the draft PB at **Appendix I**, and agree that the draft PB is suitable for consultation with the TWDC.

10. Attachment

Appendix I

Draft PB for the "CDA(7)" site at TWTL 393

- Plan 1 Location Plan
- Plan 2 Site Plan
- Plan 3 Site Photo
- Plan 4 Development Concept Plan

**PLANNING DEPARTMENT
JANUARY 2014**

**Planning Brief for the “Comprehensive Development Area (7)” Site
at Tsuen Wan Town Lot (TWTL) 393, Tsuen Wan**

1. PURPOSE OF THE PLANNING BRIEF

- 1.1 The purpose of the Planning Brief (PB) is to set out the broad planning parameters and development requirements to facilitate the preparation of Master Layout Plan (MLP) for the comprehensive residential and commercial development at TWTL 393 (the Site) at the “Comprehensive Development Area (7)” (“CDA(7)”) Site in Tsuen Wan.
- 1.2 The Site is zoned “CDA(7)” on the Tsuen Wan Outline Zoning Plan (OZP) (**Plan 1**). Pursuant to section 4A(2) of the Town Planning Ordinance (the Ordinance) and according to the Notes of the OZP, an applicant for permission for development on land designated “CDA(7)” shall prepare a MLP for the approval of the Town Planning Board (the Board).

2. BACKGROUND

- 2.1 The Site is located to the west of the junction of Yeung Uk Road and Ma Tau Pa Road, Tsuen Wan (**Plans 1 and 2**). It was originally zoned “Commercial” (“C”) and subject to a maximum plot ratio of 9.5 on the Tsuen Wan OZP No. S/TW/19. In response to public aspiration for lower development intensity in the waterfront areas of Tsuen Wan, the Planning Department (PlanD) commissioned a consultancy study on air ventilation assessment for the Site (PlanD’s AVA Study) in 2008. The Study recommended reducing the development intensity of the Site to a plot ratio of 7.6 with a maximum building height of about 180 metres above Principal Datum (mPD) and designation of 3 non-building areas (NBA) to enhance air movement (PlanD’s AVA Study Recommended Option).
- 2.2 In 2010, the Community Building, Planning and Development Committee of the Tsuen Wan District Council (TWDC) commissioned another AVA consultancy study for the area which recommended that the proposed development at the Site be re-configured to maximize the building separations between the proposed buildings, e.g. by removing one tower and relocating the remaining tower to either the northwest or southwest of the Site. Having noted the TWDC’s concern, the Site was rezoned from “C” to “Undetermined” (“U”) under the draft Tsuen Wan OZP No.

S/TW/29 on 24.2.2012 pending review of its land use and development parameters.

- 2.3 A comprehensive review of the proposed land uses and development parameters of the Site and the surrounding area had been undertaken by the PlanD. The Site was recommended to be rezoned to “CDA” for comprehensive residential cum commercial development subject to an overall plot ratio restriction of 7.556 (a total gross floor area (GFA) of 106,993m²; of which, 30,586m² for domestic use and 76,407m² for non-domestic use), a 2-tier building height restriction of 100mPD and 130mPD, and designation of a 20m-wide NBA aligned with Chung On Street (Land Use Review Recommended Option).
- 2.4 On 26.3.2013, the TWDC was consulted on the Land Use Review Recommended Option. While the TWDC in general did not object to the proposed “CDA” approach comprising commercial and residential elements, some members had grave concern on the air ventilation impact of the future development and suggested the development of a single tall slim building block at a lower plot ratio. The TWDC also requested the provision of not less than 13,000 ft² (about 1,208 m²) public open space (POS) within the Site.
- 2.5 Taking into account the views of the TWDC, the development restrictions of the Site had been amended. On 3.5.2013, the amended development option together with the views of the relevant departments and the TWDC were submitted to the Board for consideration. After deliberation, the Board agreed to the amended development option and incorporated the amendments to rezone the Site from “U” to “CDA(7)” with the stipulation of building height and GFA restrictions, the designation of a NBA as well the provision of a POS at the Site. On 16.5.2013, the draft Tsuen Wan OZP No. S/TW/30, incorporating the relevant zoning amendments, was exhibited under section 7 of the Ordinance. On 18.10.2013, after giving consideration to the 24 representations received, the Board decided not to uphold the representations.
- 2.6 On 7.1.2014, the Chief Executive in Council, under section 9(1)(a) of the Ordinance, approved the draft Tsuen Wan OZP, which was subsequently re-numbered as S/TW/31. On 17.1.2014, the approved Tsuen Wan OZP No. S/TW/31 was notified in the Gazette under section 9(5) of the Ordinance.

3. THE SITE AND ITS SURROUNDING AREAS (PLANS 1 – 3)

The Site

- 3.1 The Site has a site area of about 14,160m² (subject to survey) and is zoned “CDA(7)” on the Tsuen Wan OZP (**Plan 1**).
- 3.2 The Site is bounded by Tsuen Wan Park to the southwest, Ma Tau Pa Road to the south and southeast, Yeung Uk Road to the northeast and north, and a comprehensive residential development (The Dynasty (TWTL 394)) to the northwest. According to the PlanD’s AVA Study (paragraph 2.1 above refers), the Site lies within a major air path through which south-westerly wind from the Tsuen Wan waterfront penetrates into the Tsuen Wan Town Centre to the northeast across Yeung Uk Road.
- 3.3 The Site is a piece of Government land. It has been formed and is currently subject to a Short Term Tenancy (STT) for fee-paying public carpark use. A three months’ notice is required to terminate the concerned STT.

Surrounding Land Uses

- 3.4 To the immediate southwest of the Site are Tsuen Wan Park and a “Government, Institution or Community” (“G/IC”) site reserved for GIC use. To the further southwest near the Tsuen Wan waterfront are comprehensive commercial and residential developments at the Mass Transit Railway (MTR) Tsuen Wan West Station Sites; i.e. Tsuen Wan 5 (TW5), Tsuen Wan 6 (TW6) and Tsuen Wan 7 (TW7) (**Plan 1**).
- 3.5 To the southeast across Ma Tau Pa Road are the industrial developments within the Tsuen Wan East Industrial Area and three service apartments at Yeung Uk Road (i.e. Chelsea Court, H Cube and Indi Home) (**Plan 1**).
- 3.6 To the northeast across Yeung Uk Road are the residential developments at the Tsuen Wan Town Centre (**Plan 1**).
- 3.7 To the immediate northwest is a comprehensive residential development (The Dynasty (TWTL 394)) and further to its northwest is Nina Tower which comprises office and hotel developments (**Plans 1 and 2**).

4. GENERAL DESIGN PRINCIPLES FOR THE SITE

4.1 It is the planning objective to develop the Site for residential cum commercial purposes with the provision of POS and other supporting facilities. General development concepts for the Site are illustrated in **Plan 4**.

4.2 The general design principles for the Site are as follows:

- (a) Since commercial element could help screening the adverse impacts of traffic noise, emissions and industrial/residential interface, commercial development should be at the eastern portion of the Site (Site A as shown in **Plan 4**) and residential development should be at the western portion of it (Site B as shown in **Plan 4**).
- (b) No-podium design should be adopted to prevent negative ventilation effects at the pedestrian level.
- (c) The proposed development should have good visual and design integration with the 38m-wide landscaped NBA and POS. In particular, attention should be paid to the edge treatment in areas abutting the concerned NBA and POS so as to achieve an integrated design.
- (d) Adopt variation in building height profile within the 2-tier building height restrictions to enhance visual interest and green design for the developments.
- (e) Since the Site is located at the junction of two major roads namely Yeung Uk Road and Ma Tau Pa Road and situated near the Tsuen Wan East Industrial Area, suitable measures for the residential developments (such as reduced aspect or innovative building design) would be required to mitigate the traffic and industrial noise impacts.
- (f) Ancillary carpark should be provided at basement levels.

5. PLANNING REQUIREMENTS FOR THE SITE

Item	Particulars	Remarks
Major Development Parameters		
OZP Zoning and Planning Intention	<p>The Site is zoned “CDA(7)” which is intended for comprehensive development/ redevelopment of the area primarily for residential cum commercial uses with the provision of open space and other supporting facilities. The “CDA(7)” zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure, visual impact, air ventilation and other constraints.</p> <p>The “CDA(7)” zone is subject to a maximum GFA of 99,120m², of which a GFA of not less than 39,365 m² shall be for domestic use and a GFA of not less than 59,755 m² shall be for non-domestic use. Ancillary car parking shall be provided in the basement. A POS of not less than 1,300m² shall be provided at the commercial portion of the development (i.e. Site A as shown in Plan 4). Development within this zoning is also subject to a maximum building height of 100mPD (at the western side)(Site B as shown in Plan 4) and 150mPD (at the eastern side)(Site A as shown in Plan 4), or the height of the existing building, whichever is the greater. A strip of land (38 m-wide) aligned with Chung On Street to the north has been designated as a NBA on the OZP.</p>	Plan 1

Item	Particulars	Remarks
	Minor relaxation of the GFA / building height / NBA restrictions may be considered by the Board on application under section 16 of the Town Planning Ordinance.	
Proposed Uses	<u>Site A</u> Commercial development with not less than 1,300m ² POS <u>Site B</u> Residential development	Plan 4
Site Area	About 14,160m ²	Plans 1 and 2 Subject to verification upon setting out of site boundary.
Maximum GFA	Total GFA : 99,120m ² (equivalent to a plot ratio of about 7 based on the above site area) <u>Site A (for commercial development)</u> Not less than 59,755 m ² shall be for non-domestic use <u>Site B (for residential development)</u> Not less than 39,365 m ² shall be for domestic use	With the minimum domestic GFA of 39,365m ² and assumed an average flat size of 50m ² , Site B is capable of producing about 788 flats.
Maximum Building Height	<u>Site A</u> 150mPD (main roof level) <u>Site B</u> 100mPD (main roof level)	Plans 1 and 4 See the Urban Design Considerations as stated below for details.
Maximum Site Coverage	Not exceeding those stipulated in the Building (Planning) Regulations.	Calculated based on the above site area.

Item	Particulars	Remarks
Planning Requirements		
Urban Design Considerations	<p>The development scheme should take into account the following urban design considerations, where appropriate:</p> <ul style="list-style-type: none"> • Provide sensitive layout and disposition of buildings to achieve better air ventilation and avoid creating 'wall effect' and avoid adverse impact on pedestrian wind environment. • Adopt no-podium design. • Provision of a 25m-wide wind corridor in the form of NBA at the southern part of the Site near Tsuen Wan Park (Plan 4) to act as air path to improve the air ventilation at localized areas inside Tsuen Wan Park under northerly and easterly winds. No building structure should be erected thereon. • Building set back 5m from Yeung Uk Road and Ma Tau Pa Road to enhance pedestrian environment and streetscape (Plan 4). • Building set back of 10m along the north-western site boundary adjoining The Dynasty (TWTL 394) to enhance air ventilation and avoid unpleasant wind environment due to the narrow gap between the two sites (Plan 4). 	<p>Please also refer to the aspects on non-building area, open space provision, visual and air ventilation as stated below.</p> <p>The design, layout and disposition of the building blocks should be subject to the requirements identified in the Air Ventilation Assessment (AVA) and Visual Impact Assessment (VIA) for the Site.</p> <p>Subject to the findings of the AVA to be conducted by the prospective developer and the Board's approval at the MLP submission stage, the exact alignment and width of the wind corridor may be varied (Plan 4).</p> <p>In the MLP submission to the Board, the applicant is required to demonstrate that the development, including the design of the carpark, can comply with the Sustainable Building Design Guidelines promulgated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Engineers APP-152 issued by the Building Authority.</p>

Item	Particulars	Remarks
	<ul style="list-style-type: none"> • Adopt variation in building height profile within the 2-tier building height restrictions to create greater visual interests. • Pay special attention to the interface between the proposed developments and the 38m-wide NBA as well as the POS (see Non-building Area as stated below for details). There should be good visual and design integration with the concerned NBA and POS. • Carpark should be provided in the basement. 	
Non-Building Area	<p>Provision of a 38m-wide NBA aligned with Chung On Street as shown on Plan 4 to facilitate penetration of wind from the Tsuen Wan waterfront through Chung On Street to the Tsuen Wan Town Centre.</p> <p>The NBA should be landscaped to allow better integration with the POS at the adjoining commercial development of the Site. It should be designed and integrated in harmony with the POS to provide interesting space for enjoyment of the public and focal point for leisure activities and to facilitate pedestrian circulation between Ma Tau Pa Road and Yeung Uk Road.</p> <p>The concerned landscaped NBA should be indicated in the MLP for the Board's consideration.</p>	<p>The NBA restriction will not apply to underground developments.</p> <p>To facilitate the provision of footbridge connection between the existing footbridge at the junction of Yeung Uk Road/Ma Tau Pa Road and The Dynasty, minor structure for footbridge connection on the NBA may be allowed.</p> <p>The NBA should be provided, managed and maintained by the developer at their own cost. However, it is intended that the owner of the commercial portion of the development should be responsible for the future management and maintenance of</p>

Item	Particulars	Remarks
		<p>the NBA at their own cost.</p> <p>The NBA should be open to the public free of charge at reasonable hours.</p> <p>No part of the 38m-wide landscaped NBA should be counted as POS (Please also refer to the aspect on open space provision below).</p>
<p>Open Space Provision</p>	<p>Provision of not less than 1,300m² at-grade POS in the commercial portion of the Site (Site A as shown in Plan 4).</p> <p>It should be designed and integrated in harmony with the adjoining 38m-wide landscaped NBA to provide interesting space for enjoyment of the public and focal point for leisure activities.</p> <p>The location of the POS should be indicated in the MLP for the Board's consideration.</p> <p>For the residential development, not less than 1m² private local open space (LOS) per person should be provided for residents of the Site.</p>	<p>The POS should be provided, managed and maintained by the developer at their own cost. However, it is intended that the owner of the commercial portion of the development should be responsible for the future management and maintenance of the POS at their own cost.</p> <p>The POS should be open to the public free of charge at reasonable hours.</p> <p>The POS should be open-air as far as possible.</p> <p>No part of the 38m-wide landscaped NBA should be counted as POS.</p>

Item	Particulars	Remarks
Landscape and Tree Preservation Aspects	<p>A Landscape Master Plan (LMP) should be prepared and submitted as part of the MLP submission at planning application stage, with the incorporation of the following landscaping requirements:</p> <ul style="list-style-type: none"> • Create a comprehensive landscape proposal to soften the building mass and to integrate the proposed developments with the POS and 38m-wide landscaped NBA. • Landscape the 38m-wide NBA to allow better integration with the POS at the adjoining commercial development at the Site. • Provide amenity planting strip with trees and shrubs planting at the 5m-setback area along Yeung Uk Road and Ma Tau Pa Road as well as at the 10m-setback area along the northwestern boundary. Adequate soil depth should be reserved for planting, especially above basement or structure. • Optimize greening opportunity within the developments at grade, various building levels, roof and vertical façade. • Introduce high quality streetscape with tree planting and street furniture to provide a friendly pedestrian setting and create a strong sense of place. 	<p>Greenery should be provided at various levels and forms, including vertical greening, with priority for tree planting at-grade.</p> <p>Tree planting should be maximized in the development where practicable, particularly, at street level.</p>

Item	Particulars	Remarks
	<ul style="list-style-type: none"> • Adopt a minimum coverage of 30% for greening at the Site. The greening can be at ground level and rooftop, etc. At least half of the greening should be provided at grade or at levels easily accessible to pedestrians. • Retain existing trees where feasible. A tree survey and tree preservation proposal should be prepared in accordance with the Lands Administration Office Practice Note No. 7/2007 on Tree Preservation and Tree Removal Application for Building Development in Private Projects. • Tree species vulnerable to wind damage at the NBA should be avoided. 	
Pedestrian Connection	<p>Provision of footbridge(s) connecting the existing footbridge at the junction of Yeung Uk Road and Ma Tau Pa Road via the Site to The Dynasty (TWTL 394) which has already reserved two footbridge connection points at its podium.</p> <p>The footbridge connection should be open to the public at all times.</p>	<p>The footbridge(s) should be provided, managed and maintained by the developer at their own cost.</p> <p>The design of the footbridge(s) should be as slender and aesthetically pleasing as possible, with a lightweight cover so that the proposed footbridge(s) may blend in better with the surrounding environment and minimize the visual impact on the surroundings.</p>

Item	Particulars	Remarks
	<p>Provision of direct barrier-free pedestrian walkway to link up with the footbridge/walkway system and the public footpath along Yeung Uk Road via the eastern commercial portion.</p> <p>Enhance the pedestrian networks between the POS, the 38m-wide NBA, the developments within the Site and the adjoining areas.</p>	<p>The exact requirements for footbridges concerned have to be looked into in the Traffic Impact Assessment (TIA) to be conducted by the future developer (Please also refer to the aspect on traffic and transport below).</p>
Car Parking, Loading and Unloading Provision	<p>The provision of ancillary parking spaces and loading/unloading bays for the residential and commercial developments should be in accordance with the requirements under Chapter 8 of the Hong Kong Planning Standards and Guidelines (HKPSG).</p> <p>All parking and loading/unloading facilities should be provided in the basement and incorporated as part of the MLP submission at the planning application stage.</p>	<p>Provision for commercial and residential uses should be to the satisfaction of the Transport Department (TD).</p>
Other Technical Requirements		
Traffic and Transport Aspects	<p>A comprehensive TIA for both Sites A and B should be prepared and submitted as part of the MLP submission at the planning application stage to the satisfaction of TD. It is advisable that the requirements and methodology of the TIA are agreed with TD before its commencement.</p> <p>Any road/junction improvements proposed in the TIA should be designed and implemented by the developer to the satisfaction of TD.</p>	<p>The TIA should take into account major proposed/committed developments in the surrounding areas, such as the developments at the MTR Tsuen Wan West Station Sites (i.e. TW5, TW6 and TW7) and the new Home Ownership Scheme (HOS) development at Sha Tsui Road (Plan 1).</p>

Item	Particulars	Remarks
Air Ventilation Aspect	<p>A quantitative AVA should be prepared and submitted as part of the MLP submission stage and the future developer is required to demonstrate in the AVA that there is no worse-off, if not better, of the pedestrian wind environment when compared with that for the PlanD's AVA Study Recommended Option.</p> <p>Reference should be made to the recommendations of the PlanD's AVA Study in the preparation of the development proposals for Sites A and B.</p>	<p>The AVA should be conducted in accordance with the Housing, Planning and Lands Bureau Technical Circular No. 1/06 and Environment, Transport and Works Bureau Technical Circular No. 1/06 on Air Ventilation Assessment taking into account the relevant sections on air ventilation in Chapter 11 of HKPSG and/or any other relevant technical documents issued by the government.</p> <p>The proposed layout and building disposition at the Site should be carefully designed to promote air ventilation. No-podium design should be adopted.</p> <p>The AVA should take into account major proposed/committed developments in the surrounding areas, such as the developments at the MTR Tsuen Wan West Station Sites (i.e. TW5, TW6 and TW7) and the new HOS development at Sha Tsui Road (Plan 1).</p>

Item	Particulars	Remarks
Visual Aspect	<p>A VIA should be prepared and submitted as part of the MLP submission at the planning application stage to demonstrate that the building height and design of the proposed development would minimize any adverse impact on the surrounding areas and suitable mitigation measures should be proposed.</p>	<p>The development should be carefully designed to avoid creating 'wall effect' on the surrounding areas.</p> <p>The VIA should be conducted in accordance with the Town Planning Board Guidelines on Submission of VIA for Planning Applications to the Town Planning Board.</p>
Environmental Aspect	<p>An Environmental Assessment (EA) should be prepared and submitted as part of the MLP submission at the planning application stage to the satisfaction of the Environmental Protection Department (EPD).</p> <p>It is required to address the potential environmental impacts on the development, in particular the noise and air quality impacts arising from Yeung Uk Road, Ma Tau Pa Road and the industrial developments at the Tsuen Wan East Industrial Area.</p> <p>Proposed mitigation measures should be incorporated as part of the MLP submission to the satisfaction of EPD.</p>	<p>In the design and disposition of the building blocks, due regard should be given to protecting noise sensitive receiver (i.e. residential blocks) through various measures such as setback and provision of noise barriers / other innovative building design should be considered.</p>
Drainage and Sewerage Aspects	<p>A Drainage and Sewerage Impact Assessment (DSIA) should be prepared and submitted as part of the MLP submission at the planning application stage to the satisfaction of EPD and the Drainage Services Department.</p>	

6. IMPLEMENTATION PROGRAMME

An implementation programme is required as part of the MLP submission at the planning application stage to indicate the construction programme of the proposed development, the 38m-wide landscaped NBA, POS and amenity areas, etc.

7. MASTER LAYOUT PLAN SUBMISSION

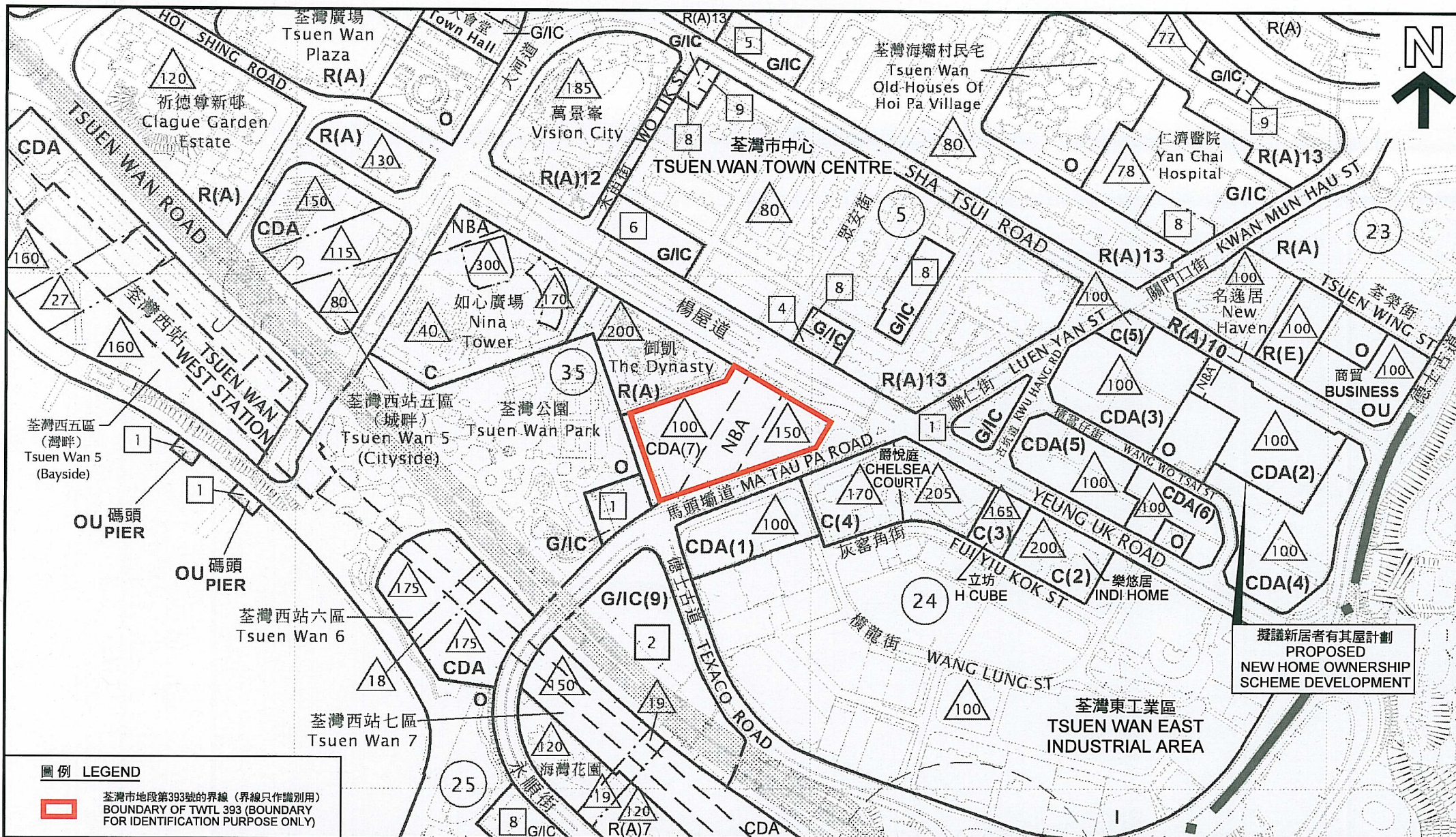
- 7.1 A MLP should be prepared in accordance with the “Town Planning Board Guidelines for Submission of Master Layout Plan under Section 4A(2) of the Town Planning Ordinance” (TPB PG-No. 18A) and submitted to the Board for approval under the Ordinance.
- 7.2 The MLP should contain all the information as required under the Notes of the OZP for the “CDA(7)” zone of the Tsuen Wan OZP and demonstrate clearly that the requirements stated in this PB have been complied with. The MLP should indicate 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 GFA for various uses, total number of flats and flat size, where applicable;
 - (iii) the details and extent of commercial, 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, walkways and footbridges 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 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) visual impact assessment and air ventilation assessment reports to examine any visual and air ventilation problems that may be caused to or by the proposed development and the proposed mitigation measures to tackle them;
 - (ix) 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;
 - (x) 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
 - (xi) such other information as may be required by the Board.
- 7.3 The MLP 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, and recreational and open space facilities.
- 7.4 A copy of MLP, if approved by the Board, shall be deposited in the Land Registry and shall be made available for free public inspection in accordance with section 4A(3) of the Town Planning Ordinance.

8. ATTACHMENTS

- Plan 1 Location Plan**
- Plan 2 Site Plan**
- Plan 3 Site Photo**
- Plan 4 Development Concept for the TWTL 393**

**PLANNING DEPARTMENT
JANUARY 2014**



本摘要圖於2014年1月17日擬備，所根據的資料
為於2014年1月7日核准的分區計劃大綱圖編號
S/TW/31

EXTRACT PLAN PREPARED ON 17.1.2014
BASED ON OUTLINE ZONING PLAN No.
S/TW/31 APPROVED ON 7.1.2014

位置圖 LOCATION PLAN

荃灣市地段第393號的規劃大綱

PLANNING BRIEF FOR THE TSUEN WAN TOWN LOT No. 393

SCALE 1:5 000 比例尺
METRES 100 0 100 200 METRES

規劃署
PLANNING
DEPARTMENT



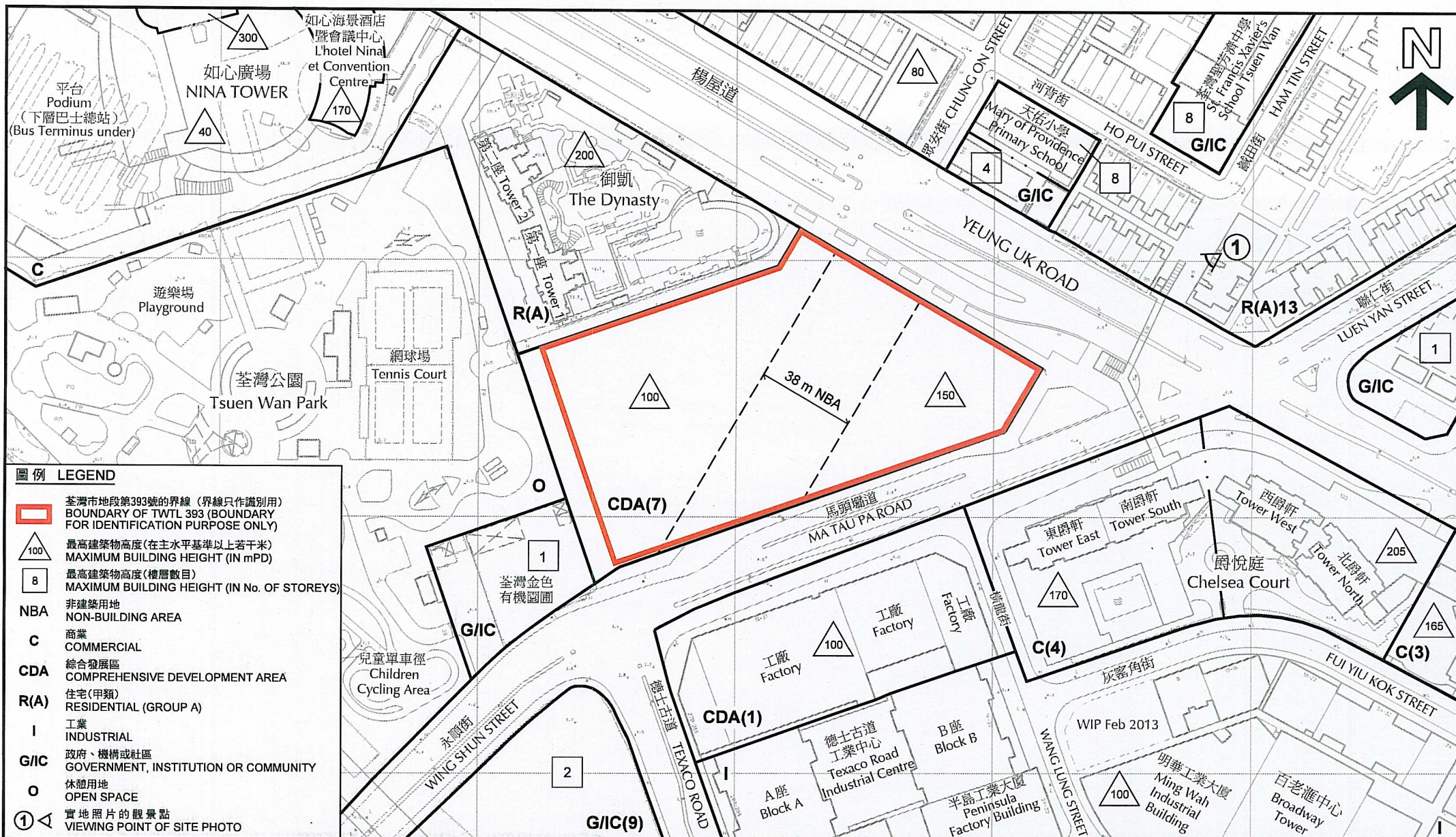
參考編號
REFERENCE No.

M/TW/13/27

圖 PLAN

1

擬議新居者有其屋計劃
PROPOSED
NEW HOME OWNERSHIP
SCHEME DEVELOPMENT



圖例 LEGEND

- 荃灣市地段第393號的界線 (界線只作識別用)
BOUNDARY OF TWTL 393 (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- 100 最高建築物高度(在主水平基準以上若干米)
MAXIMUM BUILDING HEIGHT (IN mPD)
- 8 最高建築物高度(樓層數目)
MAXIMUM BUILDING HEIGHT (IN No. OF STOREYS)
- NBA 非建築用地
NON-BUILDING AREA
- C 商業
COMMERCIAL
- CDA 綜合發展區
COMPREHENSIVE DEVELOPMENT AREA
- R(A) 住宅(甲類)
RESIDENTIAL (GROUP A)
- I 工業
INDUSTRIAL
- G/IC 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- O 休憩用地
OPEN SPACE
- 1 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

本摘要圖於2013年8月22日擬備，所根據的資料
為測量圖編號 6-SE-20D/25B 和 7-SW-16C/21A

EXTRACT PLAN PREPARED ON 22.8.2013
BASED ON SURVEY SHEETS No.
6-SE-20D/25B AND 7-SW-16C/21A

平面圖 SITE PLAN

荃灣市地段第393號的規劃大綱

PLANNING BRIEF FOR THE TSUEN WAN TOWN LOT No. 393

SCALE 1 : 2 000 比例尺
METRES 40 0 40 80 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TW/13/27


圖 PLAN

2

1



圖例 LEGEND

-  荃灣市地段第393號的界線
(界線只作識別用)
BOUNDARY OF TWTL 393
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)
- NBA 非建築用地
NON-BUILDING AREA

本圖於2013年8月22日擬備，所根據的
資料為攝於2013年4月18日的實地照片

PLAN PREPARED ON 22.8.2013
BASED ON SITE PHOTO TAKEN
ON 18.4.2013

實地照片 SITE PHOTO

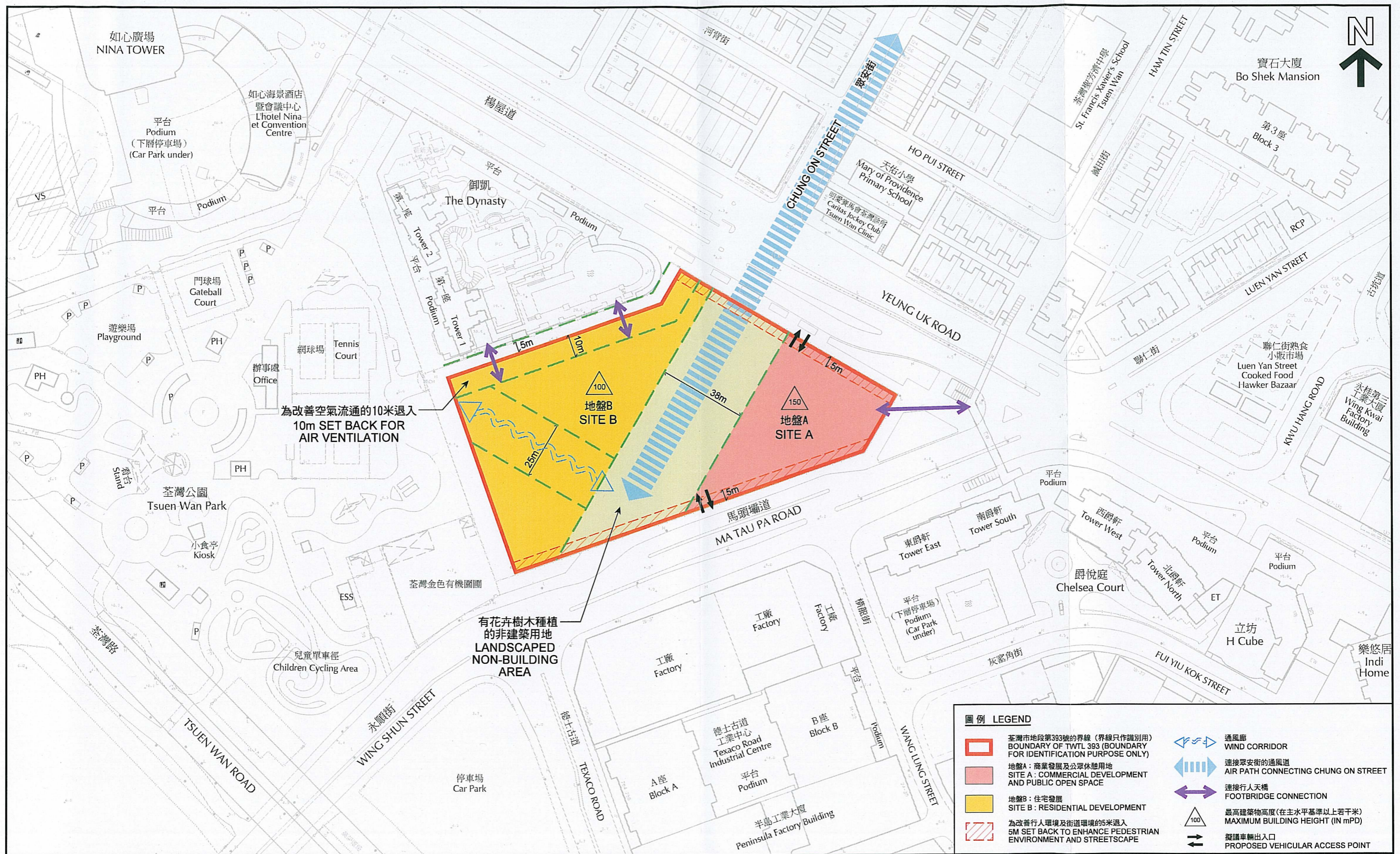
荃灣市地段第393號的規劃大綱
PLANNING BRIEF FOR THE
TSUEN WAN TOWN LOT No. 393

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TW/13/27

圖 PLAN
3



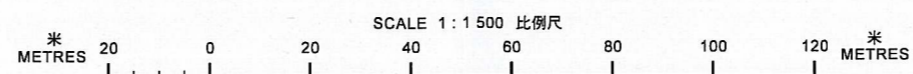
本摘要圖於2014年1月8日擬備，所根據的資料
為測量圖編號 6-SE-20D/25B 和 7-SW-16C/21A

EXTRACT PLAN PREPARED ON 8.1.2014
BASED ON SURVEY SHEETS No.
6-SE-20D/25B AND 7-SW-16C/21A

發展概念 DEVELOPMENT CONCEPT

荃灣市地段第393號的規劃大綱

PLANNING BRIEF FOR THE TSUEN WAN TOWN LOT No. 393



規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/TW/13/27

圖 PLAN