

METRO PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD

MPC Paper No. 20/11
For Consideration by the
Metro Planning Committee on 16.12.2011

**FURTHER CONSIDERATION OF THE DRAFT PLANNING BRIEF
FOR THE “COMPREHENSIVE DEVELOPMENT AREA (2)” SITE
AT THE EX-TAI WO HAU FACTORY ESTATE, TSUEN WAN**

**Further Consideration of the Draft Planning Brief
for the “Comprehensive Development Area (2)” Site
at the ex-Tai Wo Hau Factory Estate, Tsuen Wan**

1. Introduction

The purposes of this paper are to:

- (a) report to the Metro Planning Committee (the Committee) the results of the consultation with the Tsuen Wan District Council (TWDC) on the draft planning brief (PB) for the “Comprehensive Development Area (2)” (“CDA(2)”) site (the Site) on the Tsuen Wan Outline Zoning Plan (OZP); and
- (b) seek Members’ endorsement of the revised draft PB at **Appendix I** for the provision of guidance for future development at the Site.

2. Background

- 2.1 On 19.8.2011, the Committee considered the draft PB for the Site at the ex-Tai Wo Hau Factory Estate (ex-TWHFE), Tsuen Wan and agreed that the draft PB was suitable for consultation with the TWDC. A copy of the MPC Paper No. 7/11 and the minutes of the meeting are in **Appendices II and III** respectively.
- 2.2 The major development parameters and planning requirements as set out in the draft PB are summarized as follows:

Site Area	About 1.02 ha
Maximum Plot Ratio	Total maximum PR of 5.0, of which a minimum PR of 4.5 shall be for domestic use.
Maximum Building Height	<ul style="list-style-type: none">• Podium: maximum 16 mPD• Residential Towers: maximum 100 mPD (main roof level)
Maximum Site Coverage	<ul style="list-style-type: none">• Podium: 65%• Above Podium: Not exceeding those stipulated in the Building (Planning) Regulations.
GIC Facilities[™]	Provide a Day Care Centre for the Elderly with Maximum GFA: 930 m ²
Open Space Provision	<ul style="list-style-type: none">• Design and construct a public open space (POS) at the adjacent “O” site (about 0.4 ha) by the developer of the “CDA(2)” site.

	<ul style="list-style-type: none"> • Not less than 1m² private local open space (LOS) per person for residents of the Site should be provided.
Non-Building Area (NBA)	Provide a landscaped walkway within the 15m wide NBA along the western boundary of the Site as shown on the OZP. [†]
Car Parking, Loading and Unloading Provision	<ul style="list-style-type: none"> • In accordance with the Hong Kong Planning Standards and Guidelines (HKPSG). • All parking and loading/unloading facilities should be provided in the basement.

Notes:

* The GFA of the GIC facilities should be included in the GFA calculation.

† The NBA should be excluded from GFA calculation of the Site

- 2.3 The Community Building, Planning and Development Committee (CBPDC) of the TWDC was consulted on the draft PB on 2.9.2011. Extracted draft minutes of the CBPDC is at **Appendix IV** for Members' reference.
- 2.4 On 12.10.2011, the Chief Executive announced in the Policy Address 2011-2012 the new policy for resumption of Home Ownership Scheme (HOS). The Site has been selected as one of the six sites for the first batch of the new HOS to be developed by the Hong Kong Housing Authority/Housing Department (HA/HD).

3. **TWDC's Views on the Draft PB**

- 3.1 CBPDC of TWDC generally welcomed the draft PB and considered that it has largely taken into account their comments and requirements that had been raised on previous occasions. They also supported early disposal of the Site to meet the public needs. The main views of the TWDC members (**Appendix IV**) are summarized as follows:

Provision of Small- to Medium-Sized Units

- (a) Small- to medium-sized units should be provided in the Site. There should be restrictions on the unit size and unit number in the tender conditions for the Site. It is important to ensure that the Site would not be developed into luxurious housing and no luxurious clubhouse facilities should be allowed.

Home Ownership Scheme

- (b) Two members hold the view that the Site, or at least part of it, should be used for HOS housing development. In view of this, one member does not agree with the draft PB.

Provision of More Community Facilities

- (c) More community facilities, such as library, study room and community hall should be provided to cater for the need of future residents in the Site and other CDA sites of the area.

Environmental-friendly and Energy-saving Measures

- (d) Environmental-friendly and energy-saving measures should be encouraged in the proposed development.

Traffic Arrangement and Emergency Vehicular Access

- (e) Adequate transport facilities should be provided for the proposed development with a view to resolving the transport problem of the Tsuen Wan area. Besides, abundant parking spaces for motorcycles should be provided. The Emergency Vehicular Access should be properly designed in view that the area is still predominately industrial.

Technical Assessments

- (f) If one of the technical assessments is not accepted by relevant Government departments, whether the development at the Site will be halted.

Further Consultation with TWDC

- (g) Should a development scheme of the Site be formulated, TWDC should be further consulted on the proposed scheme.

4. Responses to Comments Received

- 4.1 The responses to the comments raised by the TWDC members are as follows:

Provision of Small- to Medium-Sized Units

- (a) The intention of the Site is to provide small- to medium-sized residential units. Relevant restrictions on unit size and unit numbers will be incorporated into the lease conditions.

Home Ownership Scheme

- (b) The Site has now been selected for housing development under the new HOS by HA/HD.

Provision of More Community Facilities

- (c) The current requirement of community facilities at the Site has been agreed by the Director of Social Welfare (DSW). DSW also agrees to provide volunteer training for relatives as well as carers and other family-based services in the required day care centre for the elderly. Nevertheless, Planning Department (PlanD) will continue to monitor the demand for the community facilities and liaise closely with relevant government departments. Should there be need for further provision of community facilities in the Tsuen Wan East Industrial Area, there is scope to provide them in the other CDAs of the area.

Environmental-friendly and Energy-saving Measures

- (d) The applicant is required to submit Environmental Assessments to assess the environmental impact which should be submitted together with the Master Layout Plan (MLP) for the Board's consideration. Besides, relevant environmental guidelines will have to be followed by the developer during the construction stage. The design of the proposed development would also need to comply with the statutory requirements under relevant environmental ordinances.

Traffic Arrangement and Emergency Vehicular Access

- (e) It has been stated in the draft PB that a comprehensive Traffic Impact Assessment (TIA) should be conducted by the applicant to the satisfaction of

Commissioner for Transport (C for T) and be submitted together with the MLP for the Board's consideration. The design of the emergency vehicular access which will be reflected on the MLP together with the provision of ancillary car parking spaces including motorcycle spaces as per the Hong Kong Planning Standards and Guidelines requirement should be to C for T's satisfaction.

Technical Assessments

- (f) Prior to the rezoning of the Site to "CDA(2)", a broad assessment of the rezoning proposal including the boundary and development parameters of the Site and the other CDA sites in the area has been undertaken by PlanD in consultation with relevant departments. It was concluded that the rezoning proposal was acceptable and the existing/planned supporting infrastructure in the Tsuen Wan area would not be overloaded with the proposed development intensity. In connection with the MLP submission, the developer of the Site needs to liaise with concerned Government departments to conduct all relevant impact assessments and demonstrate to the Board's satisfaction that the proposed residential development on the Site would not create environmental and infrastructural impacts on the surrounding areas.

Further Consultation with TWDC

- (g) The TWDC will be further consulted through the established procedures under the provisions of Town Planning Ordinance during MLP submission to the Board by the developer of the Site.

5. Proposed Amendments to the Draft PB

5.1 Most of the views expressed by CBPDC of TWDC have already been reflected in the draft PB. As such, amendment to the draft PB in view of the comments from TWDC members is considered unnecessary. However, in view that the Site is now designated for the new HOS to be developed by HA/HD, comments of the Committee on the option of not having podium structure on the Site (para. 65 of **Appendix III** refers) as well as the latest departmental advices, it is proposed to amend the draft PB mainly on the following aspects:

- (a) to provide the option of not having podium structure (in "Maximum Building Height", "Maximum Site Coverage" and "Urban Design Considerations" under para. 5);
- (b) the site is designated for the new HOS to be developed by HA/HD (in para. 1.1 and para 2.2);
- (c) the POS and the 15m wide NBA will be funded, designed and constructed by HA/HD to the satisfaction of the Director of Leisure and Cultural Services (in para. 4.2 and "Non-Building Area" and "Open Space Provision" under para. 5);
- (d) the Day Care Centre for the Elderly will be funded by DSW, designed and constructed by HA/HD (in "GIC Facilities" under para. 5); and
- (e) the updated requirements for car parking, loading and unloading provision for the new HOS development (in "Car Parking, Loading and Unloading

Provision" under para. 5).

- 5.2 The revised draft PB, with amendments shown in **bold** or ~~crossed-out~~, is attached at **Appendix I** for Members' consideration.

6. Consultation

- 6.1 Comments of the District Officer (Tsuen Wan), Home Affairs Department:

The revised draft PB is valid and compatible for the proposed new HOS development. He considers it not a requirement to reconsult TWDC on the revised draft PB.

- 6.2 The following Government departments have also been consulted and their comments have been incorporated in the above paragraphs and the revised draft PB, where appropriate:

- (a) Commissioner for Transport;
- (b) Director of Housing;
- (c) District Lands Officer/Tsuen Wan & Kwai Tsing, Lands Department;
- (d) Director of Leisure and Cultural Services; and
- (e) Director of Social Welfare.

- 6.3 The following Government bureaux/departments have no comment on the revised draft PB:

- (a) Secretary for Development;
- (b) Secretary for Education;
- (c) Chief Architect/Central Management Division 2, Architectural Services Department;
- (d) Chief Building Surveyor/New Territories West, Buildings Department;
- (e) Chief Engineer/Development(2), Water Supplies Department;
- (f) Chief Engineer/Mainland South, Drainage Services Department;
- (g) Chief Highways Engineer/New Territories West, Highways Department;
- (h) Chief Town Planner/Urban Design & Landscape, Planning Department;
- (i) Commissioner of Police;
- (j) Director of Agriculture, Fisheries & Conservation;
- (k) Director of Electrical and Mechanical Services;
- (l) Director of Environmental Protection;
- (m) Director of Fire Services;
- (n) Director of Food and Environmental Hygiene;
- (o) Government Property Administrator;
- (p) Head, Geotechnical Engineering Office, Civil Engineering and Development Department; and
- (q) Project Manager (NT North and West), Civil Engineering and Development Department.

7. Decision Sought

- 7.1 Members are invited to:

- (a) note the views of the TWDC members as summarized in paragraph 3 and

detailed in **Appendix IV**; and

- (b) endorse the revised draft PB in **Appendix I**, which has incorporated the relevant proposed amendments.

7.2 Should the Committee decide to endorse the revised draft PB, the development parameters set out in the PB will provide a framework for HA/HD to prepare a Master Layout Plan for the new HOS development at the Site for the submission to the Committee for consideration. The finalised PB will be provided to HA/HD to guide future development.

8. **Attachments**

Appendix I	Revised Draft Planning Brief for the "Comprehensive Development Area (2)" Site at the ex-Tai Wo Hau Factory Estate, Tsuen Wan
Appendix II	MPC Paper No. 7/11 - Draft Planning Brief for the "Comprehensive Development Area (2)" Site at the ex-Tai Wo Hau Factory Estate, Tsuen Wan
Appendix III	Minutes of Metro Planning Committee meeting held on 19.8.2011
Appendix IV	Extract of Draft Minutes of Community Building, Planning and Development Committee of the Tsuen Wan District Council meeting held on 2.9.2011

**PLANNING DEPARTMENT
DECEMBER 2011**

**Revised Draft Planning Brief for the “Comprehensive Development Area (2)” Site
at the ex-Tai Wo Hau Factory Estate, 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 new~~ Home Ownership Scheme (HOS) development of the “Comprehensive Development Area (2)” (“CDA(2)”) Site (the Site) at the ex-Tai Wo Hau Factory Estate (ex-TWHFE), Tsuen Wan.
- 1.2 The Site is zoned “CDA(2)” 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(2)” shall prepare a MLP for the approval of the Town Planning Board (the Board).

2. BACKGROUND

- 2.1 On 17.9.2010, the Board endorsed in principle the findings and recommendations of the Area Assessments 2009 of Industrial Land in the Territory including the proposed rezoning of the northern part of Tsuen Wan East Industrial Area (TWEIA) to the north of Yeung Uk Road from “Industrial” (“I”) mainly to “CDA” to facilitate comprehensive residential development with commercial facilities and open space provision. This proposed rezoning could eliminate the potential Industrial/Residential interface problem between the future developments in the northern part of TWEIA and the existing industrial uses to the south of Yeung Uk Road. More importantly, it would give the impetus for land use restructuring and upgrading the environment of the Tsuen Wan East area.
- 2.2 In particular, the ex-TWHFE site, which is a piece of Government land, ~~would be disposed of~~ be developed under the new HOS by the Hong Kong Housing Authority / Housing Department (HA/HD) to serve as a catalyst to facilitate the redevelopment process of other parts of the northern part of TWEIA which are privately owned.

- 2.3 On 10.12.2010, the Metro Planning Committee (MPC) of the Board endorsed the proposed amendments of the "I" zone to "CDA(2)", "CDA(3)", "CDA(4)", "CDA(5)", "CDA (6)", "Commercial (5)", "Open Space" ("O") and areas shown as 'Road' to facilitate comprehensive development/redevelopment of the area primarily for residential use with the provision of commercial facilities, open space and other supporting facilities. On 24.12.2010, the draft Tsuen Wan OZP No. S/TW/27, incorporating the amendments, was exhibited under section 5 of the Town Planning Ordinance. In this regard, the ex-TWHFE site was rezoned to "CDA(2)" and "O" on the Tsuen Wan OZP. On 4.10.2011, the Chief Executive in Council approved the draft Tsuen Wan OZP. The approved Tsuen Wan OZP No. S/TW/28 was gazetted on 14.10.2011.

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

The Site

- 3.1 The Site has a site area of about 1.02 ha (subject to survey) and is zoned "CDA(2)" on the Tsuen Wan OZP (**Plan 1**).
- 3.2 The Site abuts Sha Tsui Road and covers the majority of the ex-TWHFE site. It is located at the northern fringe of the TWEIA which is characterized by industrial developments.
- 3.3 The Site is a piece of Government land and is readily available. It has been formed and is currently used as temporary carpark.
- 3.4 According to the OZP, the "CDA(2)" site is subject to a total maximum plot ratio of 5.0, of which a minimum plot ratio of 4.5 shall be for domestic use, and maximum building height of 100 metres above Principal Datum, or the height of the existing building, whichever is the greater. Ancillary car parking should be provided in the basement.

Surrounding Land Uses

- 3.5 Located within the northern part of TWEIA, the Site is surrounded by existing industrial developments to the west and southeast. Besides, two industrial developments, namely Young Ya Industrial Building and Po Yip Building are located at the opposite side of Sha Tsui Road. A

comprehensive residential development, namely New Haven is located to the northwest of the Site.

- 3.6 The industrial developments to the west and southeast are currently zoned "CDA(3)" and "CDA(4)" respectively for comprehensive redevelopment by private initiatives. Another two CDA sites, i.e. "CDA(5) and CDA(6)" are found to the further south across Wang Wo Tsai Street for the same purpose.
- 3.7 To the immediate southwest of the Site, i.e. the remaining portion of the ex-TWHFE (about 0.4 ha), is zoned "O" for the provision of public open space at neighbourhood scale for the enjoyment by the future residents within the northern part of TWEIA.

4. GENERAL DESIGN PRINCIPLES OF THE NORTHERN PART OF THE TSUEN WAN EAST INDUSTRIAL AREA

- 4.1 It is the planning objective to restructure the land use and upgrade the environment of the northern part of TWEIA through redevelopment of the "CDA" sites in a comprehensive manner. General development concepts for all "CDA" sites are illustrated in **Plan 4**.
- 4.2 The general design principles for redevelopment of the "CDA" sites within the northern part of TWEIA are as follows:
- Provide a public open space in the form of a central plaza at the "O" site located at the centre of the northern part of TWEIA as the focus of the area for enjoyment of the residents and for the enhancement of sense of place and neighbourhood. The central plaza will be funded, designed and constructed by ~~the developer of the "CDA(2)" site at his own cost~~ HA/HD to the satisfaction of the Director of Leisure and Cultural Services (DLCS) and returned to DLCS for maintenance and management upon completion. The central plaza shall serve the district with multiple functions from leisure, community gathering, to cultural performance to create vibrancy. It should be open air to provide visual openness and has high visibility to the surrounding areas with suitable landscaping and street furniture;

- Provide a public open space at the “O” site abutting Yeung Uk Road to serve the local community;
- The “CDA” developments should have good visual and physical integration with the public open spaces. In particular, attention should be paid to the edge treatment in areas abutting the central plaza so as to achieve an integrated design;
- Keep the size of podium as small as possible. ~~Where podium is unavoidable~~ If podium is required, stepped terrace podium design should be adopted to reduce visual bulkiness of the podium structure;
- Provide good connectivity with other developments outside the area should be provided by means of footbridge(s);
- Set back the development to provide a 3m wide amenity planting strip along Sha Tsui Road and Yeung Uk Road for tree planting;
- Provide quality landscaping especially at ground level;
- Provide visual corridors with reasonable width between building block as indicated in **Plan 4** to improve visual permeability;
- Adopt variation of building height profile and green building design for the developments; and
- Address environmental impact by means of building design, building setback and disposition of towers. In particular, suitable environmental setback against for noise sensitive blocks flanking Texaco Road.

4.3 The above design principles will be translated into specific planning requirements of individual “CDA” site.

5. PLANNING REQUIREMENTS FOR THE "CDA(2)" SITE

Item	Particulars	Remarks
Major Development Parameters		
OZP Zoning and Planning Intention	<p>"CDA(2)" zone, subject to a total maximum plot ratio (PR) of 5.0, of which a minimum plot ratio of 4.5 shall be for domestic use and a maximum building height (BH) of 100 metres above Principal Datum or the height of the existing building, whichever is the greater.</p> <p>The zone is intended for comprehensive development/ redevelopment of the area primarily for residential use with the provision of commercial facilities, open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure, visual impact, air ventilation and other constraints.</p> <p>Minor relaxation of the GFA, and-BH, Non-Building Area (NBA) restrictions may be considered by the Board on application under section 16 of the Town Planning Ordinance.</p>	Plan 1
Proposed Uses	Primarily residential use with the provision of commercial facilities, open space and other supporting facilities	
Site Area	About 1.02 ha	<p>Plan 2</p> <p>Subject to verification upon setting out of site boundary.</p>

Item	Particulars	Remarks
Maximum Plot Ratio	Total maximum PR of 5.0, of which a minimum PR of 4.5 shall be for domestic use.	The 15 m wide Non-Building Area (NBA) as shown on the OZP should be excluded from GFA calculation.
Maximum Building Height	<ul style="list-style-type: none"> - Podium (if any): maximum 16 mPD - Residential Towers: maximum 100 mPD (main roof level) 	<p>If podium is required, The podium should adopt a stepped terrace design to reduce the bulk. The size of podium should be kept as small as possible.</p> <p>See Urban Design Considerations for details.</p>
Maximum Site Coverage	<ul style="list-style-type: none"> - Podium (if any): 65% - Above Podium (if any): Not exceeding those stipulated in the Building (Planning) Regulations. 	Excluding the 15m wide NBA as shown on the OZP.
Planning Requirements		
Urban Design Considerations	<p>The following urban design considerations, should be taken into account when formulating development proposal:</p> <ul style="list-style-type: none"> - adopt variation in building profile and building heights to create greater visual interests; - if podium is required, adopt stepped terrace design to reduce the podium bulk ; - improve streetscape along Sha Tsui Road; - provide a 15m wide visual corridor at grade if podium is not required, or at level of above 16mPD if podium is required, as indicated in 	<p>Please also refer to visual aspect and air ventilation aspect.</p> <p>In the MLP submission to the Board, the applicant is required to demonstrate that the development, including the design of the podium, if any, and car park, 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
	<p>Plan 2 to enhance visual permeability; and</p> <ul style="list-style-type: none"> - pay special attention to the interface between the proposed development and the adjoining public open space (i.e. the central plaza). There should be good visual and physical integration with the central plaza. 	
Non-Building Area	<p>A 15m wide NBA along the western boundary of the Site as shown on the OZP (Plan 1) is designated for the provision of a landscaped walkway to provide connectivity between Sha Tsui Road and the public open space (i.e. the central plaza) to the immediate south of the Site. The NBA should be excluded from GFA calculation of the Site.</p> <p>The landscaped walkway should be designed and integrated in harmony with the central plaza located at its south to the satisfaction of DLCS. It should be funded, designed and constructed by the developer at his own cost HA/HD to the satisfaction of DLCS and handed over to DLCS for management and maintenance upon completion.</p> <p>The landscaped walkway should be incorporated in the MLP for the Board's consideration.</p>	
Open Space Provision	<p>Fund, Ddesign and construct a public open space (POS) at the adjacent "O" site (about 0.4 ha) in the form of a central plaza by the developer of the "CDA(2)" site at his own cost HA/HD</p>	<p>The POS should be returned to DLCS for maintenance and management upon completion.</p>

Item	Particulars	Remarks
	<p>to the satisfaction of the DLCS.</p> <p>Not less than 1m² private local open space (LOS) per person for residents of the Site should be provided.</p>	<p>The private LOS can be provided at-grade or on podium level.</p>
Visual Aspect	<p>Visual Impact Assessment (VIA) should be carried out by the applicant to examine any possible visual impacts that may be caused by the proposed development and suitable mitigation measures should be proposed. The VIA should be submitted together with the MLP for the Board's consideration.</p>	<p>The VIA should be conducted in accordance with the "TPB PG-No. 41 – Guidelines on Submissions of Visual Impact Assessment for Planning Applications to the Town Planning Board".</p>
Landscape and Tree Preservation Aspects	<ul style="list-style-type: none"> - Minimum coverage of greenery of 20 % of the site area (excluding the 15m-wide landscaped walkway) with half of which at-grade. - Provide tree planting at ground level. - Set back the proposed development to provide a 3m wide amenity planting strip along Sha Tsui Road for tree planting (Plan 2). Adequate soil depth should be reserved for planting, especially above basement or structure. - Retain existing trees where feasible. A tree survey and tree preservation proposal should be prepared in accordance with the Lands Administration Office Practice Notes 7/2007. <p>A landscape proposal in the form of a Landscape Master Plan (LMP) should be prepared and submitted by the applicant as part of the MLP submission and should illustrate:</p>	<p>Greenery should be provided at various levels and forms, including vertical greening, with priority for tree planting at-grade.</p>

Item	Particulars	Remarks
	<ul style="list-style-type: none"> - conceptual and detailed landscape proposals including hard and soft landscape; - the 3m wide amenity planting strip along Sha Tsui Road; - other amenities, street furniture and facilities to be provided; - landscape design of the landscaped walkway; - the relationship of the development with the surroundings, especially with the public open space (i.e. the central plaza) to the immediate south of the Site; and - layout and landscape design of open spaces including pedestrian circulation in relation to adjoining development and areas. <p>The LMP should include amongst others the following landscape design principles:</p> <ul style="list-style-type: none"> - optimize greening opportunity within the development at grade, various building levels, roof and vertical façade; - integrate the provision of pedestrian linkages with that of the open space network; and - introduce high quality streetscape with tree and shrub planting and street furniture to enhance the visual connectivity amongst various activity nodes, provide a friendly pedestrian setting and create a strong 	

Item	Particulars	Remarks
	sense of place.	
GIC Facilities	<p>A Day-care Day Care Centre for the Elderly with GFA of maximum 930 m² should be provided in the proposed development to the satisfaction of the Director of Social Welfare (DSW).</p> <p>The GFA of the GIC facilities should be included in the GFA calculation.</p>	<p>The GIC facilities, funded by DSW, should be designed and constructed by the developer/HA/HD and handed over to DSW for management and maintenance upon completion.</p>
Car Parking, Loading and Unloading Provision	<p>The provision of ancillary car parking spaces and loading/unloading bays for domestic part of the proposed development should be provided as follows:</p> <ul style="list-style-type: none"> - Private Car Parking Space: 1 per 19 flats; - Visitor Car Parking Space: 2-3 per housing block; - Motorcycle Parking Space: 1 per 110 flats; and - Loading/Unloading Bay: 1 per housing block. <p>The provision of ancillary car parking spaces and loading/unloading bays for non-domestic part of the proposed development should be provided in accordance with 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</p>	<p>Provision should be up to the satisfaction of the Commissioner for Transport (C for T).</p>

Item	Particulars	Remarks
	MLP submission.	
Other Technical Requirements		
Traffic and Transport Aspects	A comprehensive Traffic Impact Assessment (TIA) should be conducted by the applicant to the satisfaction of C for T. It is advisable that the requirements and methodology of the TIA are agreed with the C for T before its commencement. Should there be any improvement measures required for alleviating the identified adverse traffic impacts arising from the proposed development, the applicant should be responsible for the design and implementation to the satisfaction of the C for T. The TIA should be submitted together with the MLP for the Board's consideration.	
Air Ventilation Aspect	<p>Good design features and air ventilation problem areas should be identified and effective mitigation measures should be proposed to minimize the possible adverse air ventilation impacts within the site and to the nearby areas. Design options should be investigated for practically optimizing the air ventilation performance. The building and podium layout and orientation should assist the penetration of the summer and annual prevailing winds.</p> <p>An Air Ventilation Assessment (AVA) should be prepared by the applicant and submitted as part of the MLP submission.</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.
Environmental	An Environmental Assessment (EA) should be conducted by the applicant to	In the design and disposition of the building blocks, due regard

Item	Particulars	Remarks
Aspect	examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures. The EA report should be completed to the satisfaction of the Director of Environmental Protection and submitted together with the MLP for consideration.	should be given to protecting noise sensitive receivers, i.e. residential blocks, through various measures such as setback and provision of noise barriers.
Drainage and Sewerage Aspects	A drainage and sewerage impact assessment should be carried out by the applicant to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures. The assessment should be submitted together with the MLP for the Board's consideration.	

6. IMPLEMENTATION PROGRAMME

- 6.1 An implementation programme is required as part of the MLP submission to indicate the construction programme of the proposed development and the associated GIC facilities, landscaped walkway, open space, amenity, etc.

7. MASTER LAYOUT PLAN SUBMISSION

- 7.1 A MLP submitted to the Board for approval should contain all the information as required under the Notes of the OZP for the "CDA(2)" zone of the Tsuen Wan OZP and to clearly demonstrate that the requirements stated in this PB have been complied with. Relevant requirements for the submission of MLP are provided in the TPB PG-No. 18A – Submission of MLP Under Section 4A(2) of the Town Planning Ordinance. 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 gross floor area 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;
- (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;
- (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;
- (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; and
- (xi) such other information as may be required by the Town Planning Board.

7.2 The MLP should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such

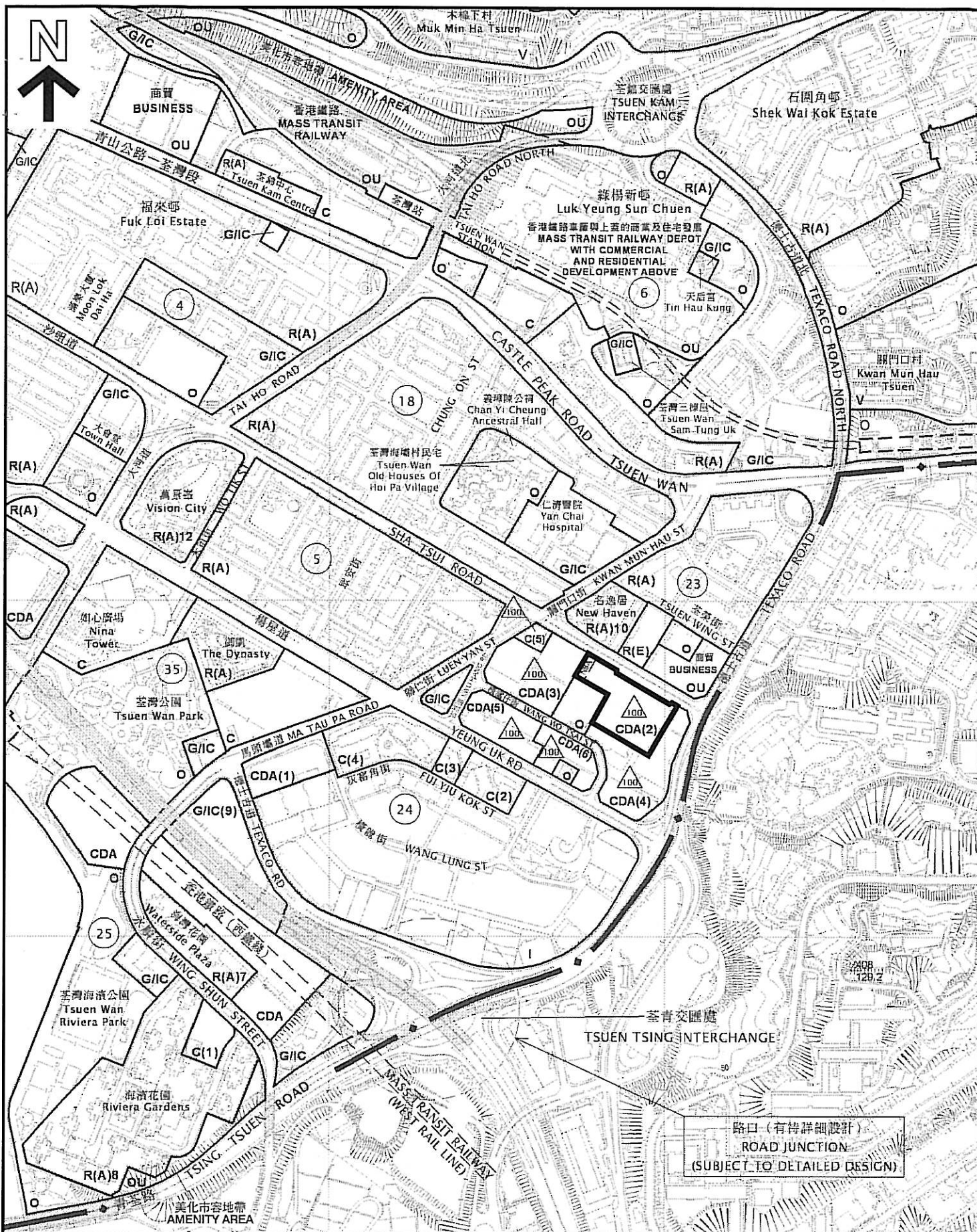
information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.

- 7.3 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	General Development Concept for the Northern Part of TWEIA

PLANNING DEPARTMENT
AUGUST-DECEMBER 2011



主題地點
SUBJECT SITE

本摘要圖於2011年11月23日擬備，所根據的資料
為於2011年10月4日核准的分區計劃大綱圖編號
S/TW/28

EXTRACT PLAN PREPARED ON 23.11.2011
BASED ON OUTLINE ZONING PLAN No.
S/TW/28 APPROVED ON 4.10.2011

位置圖 LOCATION PLAN
前大窩口工廠大廈綜合發展區(2)
COMPREHENSIVE DEVELOPMENT AREA (2) SITE
AT EX-TAI WO HAU FACTORY ESTATE

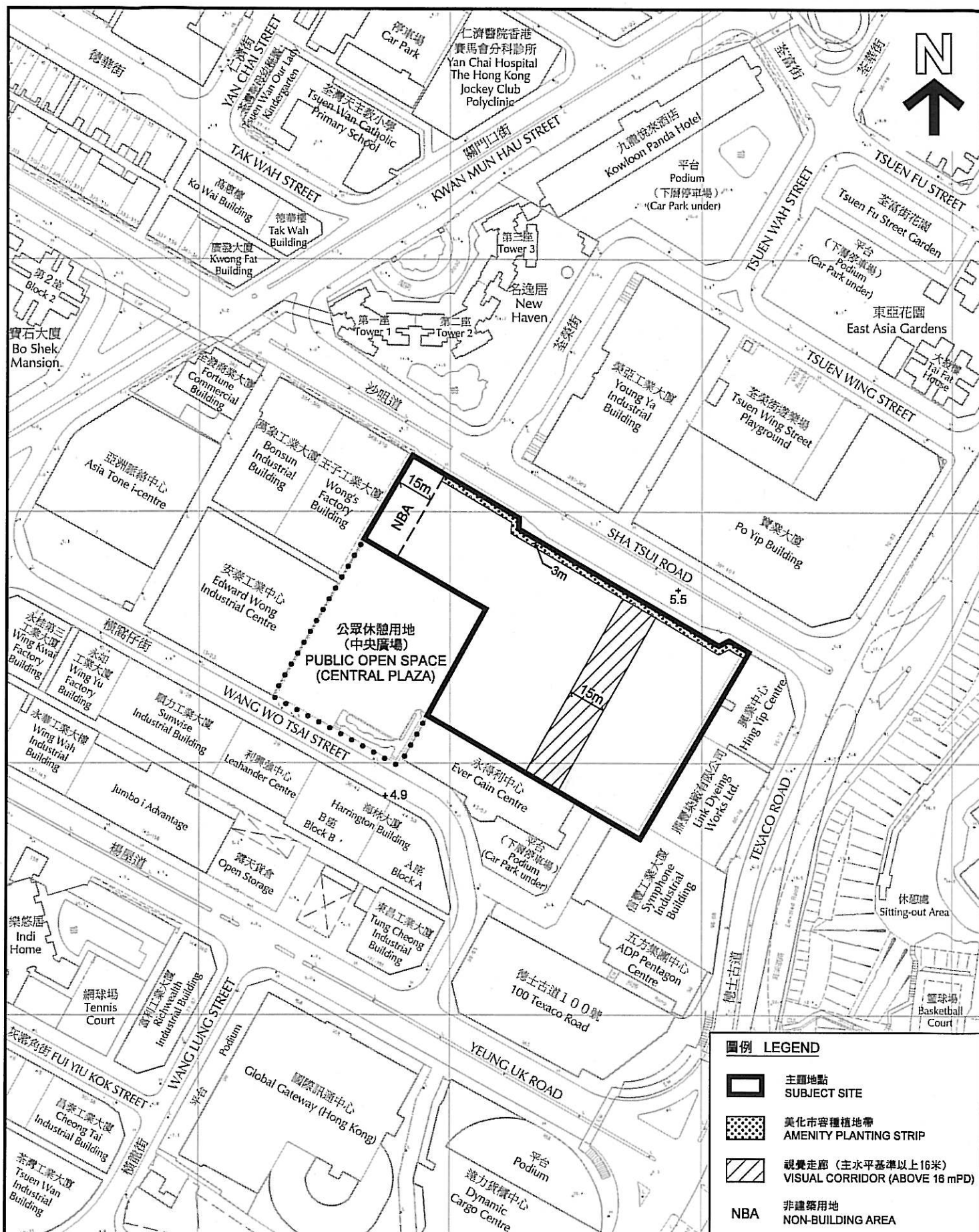
SCALE 1 : 7 500 比例尺
米 METRES 100 0 100 200 300 米 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TW/11/5

圖 PLAN
1



圖例 LEGEND

-  主理地點
SUBJECT SITE
-  美化市容種植地帶
AMENITY PLANTING STRIP
-  視覺走廊 (主水平基準以上16米)
VISUAL CORRIDOR (ABOVE 16 mPD)
-  NBA
非建築用地
NON-BUILDING AREA

平面圖 SITE PLAN

前大窩口工廠大廈綜合發展區(2)

COMPREHENSIVE DEVELOPMENT AREA (2) SITE
AT EX-TAI WO HAU FACTORY ESTATE

本摘要圖於2011年7月11日擬備，所根據
的資料為測量圖編號 7-SW-16C/21A

EXTRACT PLAN PREPARED ON 11.7.2011
BASED ON SURVEY SHEETS No.
7-SW-16C/21A

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


規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TW/11/5

圖 PLAN
2



 主題地點
SUBJECT SITE

本圖於2011年6月23日擬備，所根據的資料為
攝於2010年9月16日的實地照片

PLAN PREPARED ON 23.6.2011
BASED ON SITE PHOTO TAKEN ON
16.9.2010

實地照片 SITE PHOTO

前大窩口工廠大廈綜合發展區(2)

COMPREHENSIVE DEVELOPMENT AREA (2) SITE
AT EX-TAI WO HAU FACTORY ESTATE

規劃署
PLANNING
DEPARTMENT

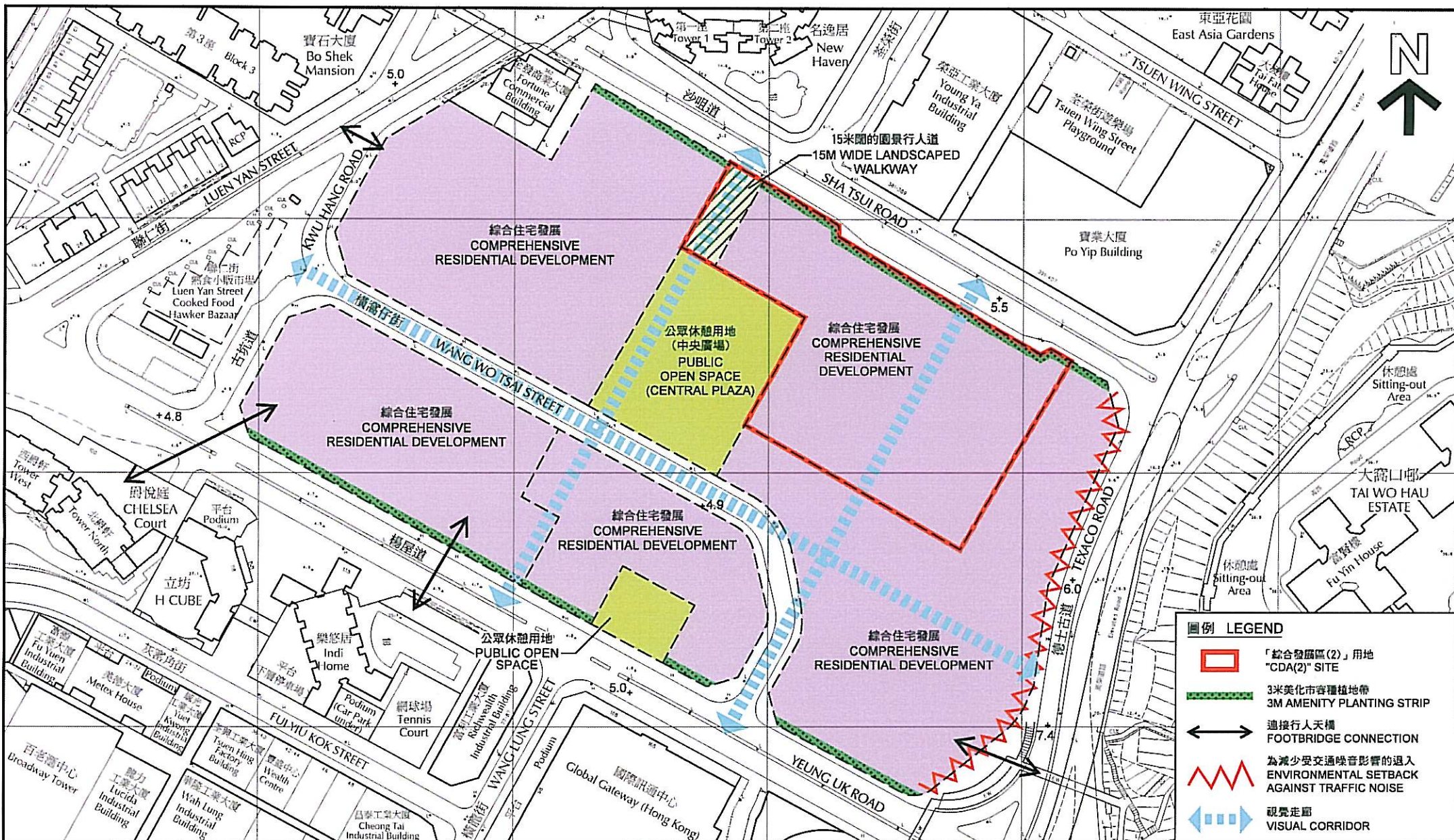


參考編號
REFERENCE No.

M/TW/11/5

圖 PLAN

3



本摘要圖於2011年7月5日擬備，所根據的資料
為測量圖編號 7-SW-16C/21A

EXTRACT PLAN PREPARED ON 5.7.2011
BASED ON SURVEY SHEETS No.
7-SW-16C/21A

荃灣東工業區北部整體發展概念
GENERAL DEVELOPMENT CONCEPT FOR THE
NORTHERN PART OF TSUEN WAN EAST INDUSTRIAL AREA

荃灣前大窩口工廠大廈「綜合發展區(2)」用地規劃大綱
PLANNING BRIEF FOR THE "CDA(2)" SITE AT
THE EX-TAI WO HAU FACTORY ESTATE, TSUEN WAN

SCALE 1:2 000 比例尺

米 40 0 40 80 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TW/11/5

圖 PLAN

MPC Paper No. 7/11
For Consideration by the
Metro Planning Committee
on 19.8.2011

**Draft Planning Brief
for the “Comprehensive Development Area (2)” Site
at the ex-Tai Wo Hau Factory Estate, Tsuen Wan**

1. Purpose

This paper is to seek:

- (a) Members’ comments on the draft planning brief (PB) for the development at the “Comprehensive Development Area (2)” (“CDA(2)”) zone on the Tsuen Wan Outline Zoning Plan (OZP); and
- (b) Members’ agreement that the draft PB at **Annex I** is suitable for consultation with the Tsuen Wan District Council (TWDC).

2. The Site and Its Surroundings

- 2.1 The Site, with an area of about 1.02 ha, abuts Sha Tsui Road in Tsuen Wan. It is located at the northern fringe of the Tsuen Wan East Industrial Area (TWEIA) which is characterized by industrial developments (**Plans 1 and 2 in Annex I**). The Site covers the majority of the ex-Tai Wo Hau Factory Estate (ex-TWHFE) site which is a piece of Government land and is readily available for development.
- 2.2 Located within the northern part of TWEIA, the Site is surrounded by existing industrial developments to the west and southeast. Besides, two industrial developments, namely Young Ya Industrial Building and Po Yip Building are found to the opposite side of Sha Tsui Road. A comprehensive residential development, namely New Haven is located to the northwest of the Site. The industrial developments to the west and southeast are currently zoned “CDA(3)” and “CDA(4)” respectively for comprehensive development/redevelopment primarily for residential use with the provision of commercial facilities, open space and other supporting facilities. Another two CDA sites, i.e. “CDA(5) and CDA(6)” are found to the further south across Wang Wo Tsai Street for the same purpose. To the immediate south of the Site, i.e. the remaining portion of the ex-TWHFE (about 0.4 ha), is zoned “O” for the provision of public open space for the enjoyment by the future residents within the northern part of TWEIA (**Plans 1 and 2 in Annex I**).

3. Land Aspect

The Site is on Government land. A short term tenancy (STT 1429) covering the Site has been granted for temporary car park with a term of one year certain from 19.3.2010 and thereafter monthly.

4. Background

- 4.1 According to the Area Assessments 2009 of Industrial Land in the Territory (Area Assessments 2009) by the Planning Department, the vacancy rates of the TWEIA and its northern part are 9.9% and 19.2% respectively. Many existing industrial buildings in the northern part of TWEIA are over 30 years old and under single ownership. There are established and recently completed residential and commercial developments/redevelopments in the surrounding area. The Area Assessments 2009 recommended rezoning the northern part of TWEIA mainly to "CDA" to facilitate comprehensive residential development with commercial facilities and open space provision. This proposed rezoning could eliminate the potential Industrial/Residential (I/R) interface problem between the future developments in the northern part of TWEIA and the existing industrial uses to the south of Yeung Uk Road. More importantly, it would give the impetus for land use restructuring and upgrading the environment of the Tsuen Wan East area. The findings and recommendations of the Area Assessments 2009 were endorsed in principle by the Town Planning Board (the Board) on 17.9.2010.
- 4.2 In particular, the ex-TWHFE site, which is a piece of Government land, would be disposed of to serve as a catalyst to facilitate the redevelopment process of other parts of the northern part of TWEIA which are privately owned.
- 4.3 The TWDC was consulted on 28.9.2010 on the recommendations of the Area Assessments 2009 in relation to the proposed rezoning of the northern part of the TWEIA from "Industrial" ("I") to mainly "CDA" to facilitate comprehensive residential development with commercial facilities and open space provision. Members of the TWDC agreed in principle on the rezoning proposals.
- 4.4 On 10.12.2010, the Metro Planning Committee (Committee) of the Board endorsed the proposed amendments of the "I" zone to "CDA(2)", "CDA(3)", "CDA(4)", "CDA(5)", "CDA (6)", "Commercial (5)", "Open Space" ("O") and areas shown as 'Road' to facilitate comprehensive development/redevelopment of the area primarily for residential use with the provision of commercial facilities, open space and other supporting facilities. On 24.12.2010, the draft Tsuen Wan OZP No. S/TW/27, incorporating the amendments, was exhibited under section 5 of the Town Planning Ordinance. In this regard, the ex-TWHFE site was rezoned to "CDA(2)" and "O" on the OZP (**Plan 1 in Annex I**).
- 4.5 The proposed amendments incorporated into the draft OZP were presented to the TWDC on 25.1.2011. The TWDC agreed to the proposed amendments and agreed that detailed requirements for incorporation into the respective CDA site would be further discussed at the PB preparation stage in the Community Building, Planning and Development Committee of the TWDC.
- 4.6 During the exhibition of the draft Tsuen Wan OZP No. S/TW/27, a total of 8 representations were received on the zoning amendments in respect of the "CDA" sites. The 8 representations were published for 3 weeks for public comment and 8 comments were received. On 10.6.2011, after giving consideration to the representations and comments, the Board decided not to uphold the representations. The draft OZP together with the outstanding representations will be submitted to the Chief Executive in Council for approval.
- 4.7 PBs for the respective proposed "CDA(2)" to "CDA(6)" sites will be prepared to

guide the developments. Detailed planning requirements, including the provision of appropriate traffic and environmental mitigation measures, GIC, transport facilities and open space will be specified in the PBs.

5. Planning Intention and Development Restrictions

- 5.1 The planning intention of the “CDA(2)” zone, as stated in the Notes of the OZP, is for comprehensive development/redevelopment of the area primarily for residential use with the provision of commercial facilities, open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure, visual impact, air ventilation and other constraints.
- 5.2 The Site is subject to a total maximum plot ratio (PR) of 5.0, of which a minimum PR of 4.5 shall be for domestic use, and a maximum Building Height (BH) of 100mPD. Ancillary car parking spaces should be provided in the basement.

6. Draft PB

- 6.1 A draft PB for the Site has been prepared at **Annex I** in accordance with the planning intention for the “CDA” zone, the development restrictions on the OZP, and having regard to topography and surrounding land uses. 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 restructure the land use and to upgrade the environment of the northern part of TWEIA through redevelopment of the “CDA” sites in a comprehensive manner, general development concepts for all the five “CDA” sites within the northern part of TWEIA have been formulated in paragraph 4 and illustrated in **Plan 4** of **Annex I**. They will be translated into specific planning requirements of individual “CDA” sites within the northern part of TWEIA.
- 6.3 In particular, a public open space in the form of a central plaza at the “O” site (about 0.4 ha) will be provided at the centre of the northern part of TWEIA as the focus of the area for the enjoyment of the residents and for the enhancement of sense of place and neighbourhood (**Plan 2** in **Annex I**). The central plaza will be designed and constructed by the developer of the “CDA(2)” site at his own cost to the satisfaction of the Director of Leisure and Cultural Services (DLCS) and returned to DLCS for maintenance and management upon completion.
- 6.4 The main requirements for the “CDA(2)” site are highlighted below:

Development Parameters

- 6.5 The Site, with an area of about 1.02 ha, is intended primarily for residential use with the provision of commercial facilities, open space and other supporting facilities. Development within the Site is subject to a total maximum plot ratio (PR) of 5.0, of which a minimum PR of 4.5 shall be for domestic use. Assuming that the “CDA(2)” site is developed with a domestic plot ratio of 4.5 and an average flat size

of 45m², it is estimated that the Site would provide some 970 units.

- 6.6 The maximum BH is 16 mPD (i.e. about 11 m) for podium and 100mPD for residential towers. The maximum site coverage is 65% for the podium and not exceeding those stipulated in the Building (Planning) Regulations above podium.

Urban Design and Landscape Requirements

- 6.7 In addition to the BH restrictions, a number of urban design considerations should be adopted for the future development on the Site. These include adoption of variation in building profile and building heights; stepped terrace design to the podium, streetscape improvement, provision of a 15m wide visual corridor above 16 mPD (**Plan 2 in Annex I**) and to pay special attention to the interface between the proposed development and the adjoining central plaza. In addition, a visual impact assessment and an air ventilation assessment should be included in the MLP submission to ensure better air ventilation and visual permeability.
- 6.8 A 15m wide Non-Building Area (NBA) along the western boundary of the Site as shown on the OZP is designated for the provision of a landscaped walkway to provide connectivity between Sha Tsui Road and the central plaza (**Plan 2 in Annex I**). It should be provided by the developer at his own cost, and shall be handed over to DLCS for management and maintenance upon completion. The NBA should be excluded from GFA calculation of the Site.
- 6.9 The applicant is also required to submit a landscape proposal in the form of a landscape master plan as part of the MLP submission. Existing trees on the Site should be retained where feasible. Greenery should be provided at various levels and forms, including vertical greening, with priority for tree planting at-grade. A minimum coverage of greenery of 20% of the site area (excluding the landscaped walkway) should be provided with half of which at-grade.
- 6.10 The proposed development at the Site should be set back to provide a 3m wide amenity planting strip along Sha Tsui Road for tree planting by the developer. Adequate soil depth should be reserved for planting, especially above basement or structure.
- 6.11 Private open space of 1m² per person should be provided to serve the residents of the proposed residential development.

Transport Requirements

- 6.12 A comprehensive Traffic Impact Assessment (TIA) should 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 the C for T before its commencement. Should there be any improvement measures required for alleviating the identified adverse traffic impacts arising from the proposed development, the applicant should be responsible for the design, implementation and associated costs to the satisfaction of the C for T. The TIA should be submitted together with the MLP for the Board's consideration.
- 6.13 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. All parking and loading/unloading facilities

should be provided in the basement and incorporated as part of the MLP submission.

GIC Facilities

- 6.14 A Day-care Centre for the Elderly with GFA of maximum 930 m² should be provided in the proposed development to the satisfaction of the Director of Social Welfare (DSW). The GFA of the GIC facilities should be included in the GFA calculation. The GIC facilities should be designed and constructed by the developer and handed over to DSW for management and maintenance upon completion.

Environmental, Drainage and Sewerage Requirements

- 6.15 An environmental assessment (EA) should be conducted by the applicant 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. The EA report should be completed to the satisfaction of the Director of Environmental Protection and submitted together with the MLP for consideration.
- 6.16 A drainage and sewerage impact assessment should be carried out by the applicant to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures. The assessment should be submitted together with the MLP for the Board's consideration.

7. Consultation

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

- (a) Secretary for Development;
- (b) Chief Engineer/Mainland South, Drainage Services Department;
- (c) Chief Town Planner/Urban Design & Landscape, Planning Department;
- (d) Commissioner for Transport;
- (e) Director of Environmental Protection;
- (f) Director of Fire Services;
- (g) Director of Leisure and Cultural Services;
- (h) Director of Social Welfare;
- (i) District Lands Officer/Tsuen Wan & Kwai Tsing, Lands Department; and
- (j) District Officer (Tsuen Wan), Home Affairs Department.

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

- (a) Secretary for Education;
- (b) Chief Architect/Advisory and Statutory Compliance, Architectural Services Department;
- (c) Chief Building Surveyor/New Territories West, Buildings Department;
- (d) Chief Engineer/Development(2), Water Supplies Department;
- (e) Chief Highways Engineer/New Territories West, Highways Department;
- (f) Commissioner of Police;
- (g) Director of Agriculture, Fisheries & Conservation;
- (h) Director of Food and Environmental Hygiene;

- (i) Director of Electrical and Mechanical Services;
- (j) Director of Housing;
- (k) Government Property Administrator;
- (l) Head, Geotechnical Engineering Office, Civil Engineering and Development Department; and
- (m) Project Manager (NT North and West), Civil Engineering and Development Department.

8. Way Forward

Subject to Members' 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 **Annex I**, and agree that the draft PB is suitable for consultation with the TWDC.

10. Attachment

Annex I	Draft PB for the "CDA(2)" Site at the ex-TWHFE, Tsuen Wan
Plan 1	Location Plan
Plan 2	Site Plan
Plan 3	Site Photo
Plan 4	General Development Concept for the northern part of TWEIA

**PLANNING DEPARTMENT
AUGUST 2011**

**Draft Planning Brief for the “Comprehensive Development Area (2)” Site
at the ex-Tai Wo Hau Factory Estate, 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 development of the “Comprehensive Development Area (2)” (“CDA(2)”) Site (the Site) at the ex-Tai Wo Hau Factory Estate (ex-TWHFE), Tsuen Wan.
- 1.2 The Site is zoned “CDA(2)” 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(2)” shall prepare a MLP for the approval of the Town Planning Board (the Board).

2. BACKGROUND

- 2.1 On 17.9.2010, the Board endorsed in principle the findings and recommendations of the Area Assessments 2009 of Industrial Land in the Territory including the proposed rezoning of the northern part of Tsuen Wan East Industrial Area (TWEIA) to the north of Yeung Uk Road from “Industrial” (“I”) mainly to “CDA” to facilitate comprehensive residential development with commercial facilities and open space provision. This proposed rezoning could eliminate the potential Industrial/Residential interface problem between the future developments in the northern part of TWEIA and the existing industrial uses to the south of Yeung Uk Road. More importantly, it would give the impetus for land use restructuring and upgrading the environment of the Tsuen Wan East area.
- 2.2 In particular, the ex-TWHFE site, which is a piece of Government land, would be disposed of to serve as a catalyst to facilitate the redevelopment process of other parts of the northern part of TWEIA which are privately owned.
- 2.3 On 10.12.2010, the Metro Planning Committee (MPC) of the Board endorsed the proposed amendments of the “I” zone to “CDA(2)”, “CDA(3)”, “CDA(4)”, “CDA(5)”, “CDA (6)”, “Commercial (5)”, “Open

Space" ("O") and areas shown as 'Road' to facilitate comprehensive development/redevelopment of the area primarily for residential use with the provision of commercial facilities, open space and other supporting facilities. On 24.12.2010, the draft Tsuen Wan OZP No. S/TW/27, incorporating the amendments, was exhibited under section 5 of the Town Planning Ordinance. In this regard, the ex-TWHFE site was rezoned to "CDA(2)" and "O" on the OZP.

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

The Site

- 3.1 The Site has a site area of about 1.02 ha (subject to survey) and is zoned "CDA(2)" on the Tsuen Wan OZP (**Plan 1**).
- 3.2 The Site abuts Sha Tsui Road and covers the majority of the ex-TWHFE site. It is located at the northern fringe of the TWEIA which is characterized by industrial developments.
- 3.3 The Site is a piece of Government land and is readily available. It has been formed and is currently used as temporary carpark.
- 3.4 According to the OZP, the "CDA(2)" site is subject to a total maximum plot ratio of 5.0, of which a minimum plot ratio of 4.5 shall be for domestic use, and maximum building height of 100 metres above Principal Datum, or the height of the existing building, whichever is the greater. Ancillary car parking should be provided in the basement.

Surrounding Land Uses

- 3.5 Located within the northern part of TWEIA, the Site is surrounded by existing industrial developments to the west and southeast. Besides, two industrial developments, namely Young Ya Industrial Building and Po Yip Building are located at the opposite side of Sha Tsui Road. A comprehensive residential development, namely New Haven is located to the northwest of the Site.
- 3.6 The industrial developments to the west and southeast are currently zoned "CDA(3)" and "CDA(4)" respectively for comprehensive redevelopment by private initiatives. Another two CDA sites, i.e. "CDA(5) and CDA(6)"

are found to the further south across Wang Wo Tsai Street for the same purpose.

- 3.7 To the immediate southwest of the Site, i.e. the remaining portion of the ex-TWHFE (about 0.4 ha), is zoned "O" for the provision of public open space at neighbourhood scale for the enjoyment by the future residents within the northern part of TWEIA.

4. GENERAL DESIGN PRINCIPLES OF THE NORTHERN PART OF THE TSUEN WAN EAST INDUSTRIAL AREA

- 4.1 It is the planning objective to restructure the land use and upgrade the environment of the northern part of TWEIA through redevelopment of the "CDA" sites in a comprehensive manner. General development concepts for all "CDA" sites are illustrated in **Plan 4**.

- 4.2 The general design principles for redevelopment of the "CDA" sites within the northern part of TWEIA are as follows:

- Provide a public open space in the form of a central plaza at the "O" site located at the centre of the northern part of TWEIA as the focus of the area for enjoyment of the residents and for the enhancement of sense of place and neighbourhood. The central plaza will be designed and constructed by the developer of the "CDA(2)" site at his own cost to the satisfaction of the Director of Leisure and Cultural Services (DLCS) and returned to DLCS for maintenance and management upon completion. The central plaza shall serve the district with multiple functions from leisure, community gathering, to cultural performance to create vibrancy. It should be open air to provide visual openness and has high visibility to the surrounding areas with suitable landscaping and street furniture;
- Provide a public open space at the "O" site abutting Yeung Uk Road to serve the local community;
- The "CDA" developments should have good visual and physical integration with the public open spaces. In particular, attention should be paid to the edge treatment in areas abutting the central plaza so as to achieve an integrated design;

- Keep the size of podium as small as possible. Where podium is unavoidable, stepped terrace podium design should be adopted to reduce visual bulkiness of the podium structure;
- Provide good connectivity with other developments outside the area should be provided by means of footbridge(s);
- Set back the development to provide a 3m wide amenity planting strip along Sha Tsui Road and Yeung Uk Road for tree planting;
- Provide quality landscaping especially at ground level;
- Provide visual corridors with reasonable width between building block as indicated in **Plan 4** to improve visual permeability;
- Adopt variation of building height profile and green building design for the developments; and
- Address environmental impact by means of building design, building setback and disposition of towers. In particular, suitable environmental setback against for noise sensitive blocks flanking Texaco Road.

4.3 The above design principles will be translated into specific planning requirements of individual “CDA” site.

5. PLANNING REQUIREMENTS FOR THE “CDA(2)” SITE

Item	Particulars	Remarks
Major Development Parameters		
OZP Zoning and Planning Intention	“CDA(2)” zone, subject to a total maximum plot ratio (PR) of 5.0, of which a minimum plot ratio of 4.5 shall be for domestic use and a maximum building height (BH) of 100 metres above Principal Datum or the height of the existing building, whichever is the greater.	Plan 1

Item	Particulars	Remarks
	<p>The zone is intended for comprehensive development/ redevelopment of the area primarily for residential use with the provision of commercial facilities, open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure, visual impact, air ventilation and other constraints.</p> <p>Minor relaxation of the GFA and BH restrictions may be considered by the Board on application under section 16 of the Town Planning Ordinance.</p>	
Proposed Uses	Primarily residential use with the provision of commercial facilities, open space and other supporting facilities	
Site Area	About 1.02 ha	<p>Plan 2</p> <p>Subject to verification upon setting out of site boundary.</p>
Maximum Plot Ratio	Total maximum PR of 5.0, of which a minimum PR of 4.5 shall be for domestic use.	The 15 m wide Non-Building Area (NBA) as shown on the OZP should be excluded from GFA calculation.
Maximum Building Height	<ul style="list-style-type: none"> - Podium: maximum 16 mPD - Residential Towers: maximum 100 mPD (main roof level) 	<p>The podium should adopt a stepped terrace design to reduce the bulk.</p> <p>See Urban Design Considerations for details.</p>

Item	Particulars	Remarks
Maximum Site Coverage	<ul style="list-style-type: none"> - Podium: 65% - Above Podium: Not exceeding those stipulated in the Building (Planning) Regulations. 	Excluding the 15m wide NBA as shown on the OZP.
Planning Requirements		
Urban Design Considerations	<p>The following urban design considerations, should be taken into account when formulating development proposal:</p> <ul style="list-style-type: none"> - adopt variation in building profile and building heights to create greater visual interests; - adopt stepped terrace design to reduce the podium bulk; - improve streetscape along Sha Tsui Road; - provide a 15m wide visual corridor at level of above 16mPD as indicated in Plan 2 to enhance visual permeability; and - pay special attention to the interface between the proposed development and the adjoining public open space (i.e. the central plaza). There should be good visual and physical integration with the central plaza. 	<p>Please also refer to visual aspect and air ventilation aspect.</p> <p>In the MLP submission to the Board, the applicant is required to demonstrate that the development, including the design of the podium and car park, 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>
Non-Building Area	A 15m wide NBA along the western boundary of the Site as shown on the OZP (Plan 1) is designated for the provision of a landscaped walkway to provide connectivity between Sha Tsui Road and the public open space (i.e. the central plaza) to the immediate south of	

Item	Particulars	Remarks
	<p>the Site. The NBA should be excluded from GFA calculation of the Site.</p> <p>The landscaped walkway should be designed and integrated in harmony with the central plaza located at its south to the satisfaction of DLCS. It should be designed and constructed by the developer at his own cost to the satisfaction of DLCS and handed over to DLCS for management and maintenance upon completion.</p> <p>The landscaped walkway should be incorporated in the MLP for the Board's consideration.</p>	
Open Space Provision	<p>Design and construct a public open space (POS) at the adjacent "O" site (about 0.4 ha) in the form of a central plaza by the developer of the "CDA(2)" site at his own cost to the satisfaction of the DLCS.</p> <p>Not less than 1m² private local open space (LOS) per person for residents of the Site should be provided.</p>	<p>The POS should be returned to DLCS for maintenance and management upon completion.</p> <p>The private LOS can be provided at-grade or on podium level.</p>
Visual Aspect	<p>Visual Impact Assessment (VIA) should be carried out by the applicant to examine any possible visual impacts that may be caused by the proposed development and suitable mitigation measures should be proposed. The VIA should be submitted together with the MLP for the Board's consideration.</p>	<p>The VIA should be conducted in accordance with the "TPB PG-No. 41 – Guidelines on Submissions of Visual Impact Assessment for Planning Applications to the Town Planning Board".</p>
Landscape and Tree Preservation Aspects	<p>- Minimum coverage of greenery of 20 % of the site area (excluding the 15m-wide landscaped walkway) with half of which at-grade.</p>	<p>Greenery should be provided at various levels and forms, including vertical greening, with priority for tree planting at-grade.</p>

Item	Particulars	Remarks
	<ul style="list-style-type: none"> - Provide tree planting at ground level. - Set back the proposed development to provide a 3m wide amenity planting strip along Sha Tsui Road for tree planting (Plan 2). Adequate soil depth should be reserved for planting, especially above basement or structure. - Retain existing trees where feasible. A tree survey and tree preservation proposal should be prepared in accordance with the Lands Administration Office Practice Notes 7/2007. <p>A landscape proposal in the form of a Landscape Master Plan (LMP) should be prepared and submitted by the applicant as part of the MLP submission and should illustrate:</p> <ul style="list-style-type: none"> - conceptual and detailed landscape proposals including hard and soft landscape; - the 3m wide amenity planting strip along Sha Tsui Road; - other amenities, street furniture and facilities to be provided; - landscape design of the landscaped walkway; - the relationship of the development with the surroundings, especially with the public open space (i.e. the central plaza) to the immediate south of the Site; and 	

Item	Particulars	Remarks
	<ul style="list-style-type: none"> - layout and landscape design of open spaces including pedestrian circulation in relation to adjoining development and areas. <p>The LMP should include amongst others the following landscape design principles:</p> <ul style="list-style-type: none"> - optimize greening opportunity within the development at grade, various building levels, roof and vertical façade; - integrate the provision of pedestrian linkages with that of the open space network; and - introduce high quality streetscape with tree and shrub planting and street furniture to enhance the visual connectivity amongst various activity nodes, provide a friendly pedestrian setting and create a strong sense of place. 	
GIC Facilities	<p>A Day-care Centre for the Elderly with GFA of maximum 930 m² should be provided in the proposed development to the satisfaction of the Director of Social Welfare (DSW).</p> <p>The GFA of the GIC facilities should be included in the GFA calculation.</p>	<p>The GIC facilities should be designed and constructed by the developer and handed over to DSW for management and maintenance upon completion.</p>
Car Parking, Loading and Unloading Provision	<p>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 (HKPSG). All parking and loading/unloading facilities should be</p>	<p>Provision should be up to the satisfaction of the Commissioner for Transport (C for T).</p>

Item	Particulars	Remarks
	provided in the basement and incorporated as part of the MLP submission.	
Other Technical Requirements		
Traffic and Transport Aspects	A comprehensive Traffic Impact Assessment (TIA) should be conducted by the applicant to the satisfaction of C for T. It is advisable that the requirements and methodology of the TIA are agreed with the C for T before its commencement. Should there be any improvement measures required for alleviating the identified adverse traffic impacts arising from the proposed development, the applicant should be responsible for the design and implementation to the satisfaction of the C for T. The TIA should be submitted together with the MLP for the Board's consideration.	
Air Ventilation Aspect	<p>Good design features and air ventilation problem areas should be identified and effective mitigation measures should be proposed to minimize the possible adverse air ventilation impacts within the site and to the nearby areas. Design options should be investigated for practically optimizing the air ventilation performance. The building and podium layout and orientation should assist the penetration of the summer and annual prevailing winds.</p> <p>An Air Ventilation Assessment (AVA) should be prepared by the applicant and submitted as part of the MLP submission.</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.

Item	Particulars	Remarks
Environmental Aspect	An Environmental Assessment (EA) should be conducted by the applicant 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. The EA report should be completed to the satisfaction of the Director of Environmental Protection and submitted together with the MLP for consideration.	In the design and disposition of the building blocks, due regard should be given to protecting noise sensitive receivers, i.e. residential blocks, through various measures such as setback and provision of noise barriers.
Drainage and Sewerage Aspects	A drainage and sewerage impact assessment should be carried out by the applicant to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures. The assessment should be submitted together with the MLP for the Board's consideration.	

6. IMPLEMENTATION PROGRAMME

- 6.1 An implementation programme is required as part of the MLP submission to indicate the construction programme of the proposed development and the associated GIC facilities, landscaped walkway, open space, amenity, etc.

7. MASTER LAYOUT PLAN SUBMISSION

- 7.1 A MLP submitted to the Board for approval should contain all the information as required under the Notes of the OZP for the "CDA(2)" zone of the Tsuen Wan OZP and to clearly demonstrate that the requirements stated in this PB have been complied with. Relevant requirements for the submission of MLP are provided in the TPB PG-No. 18A – Submission of MLP Under Section 4A(2) of the Town Planning Ordinance. The MLP should indicate the following information:

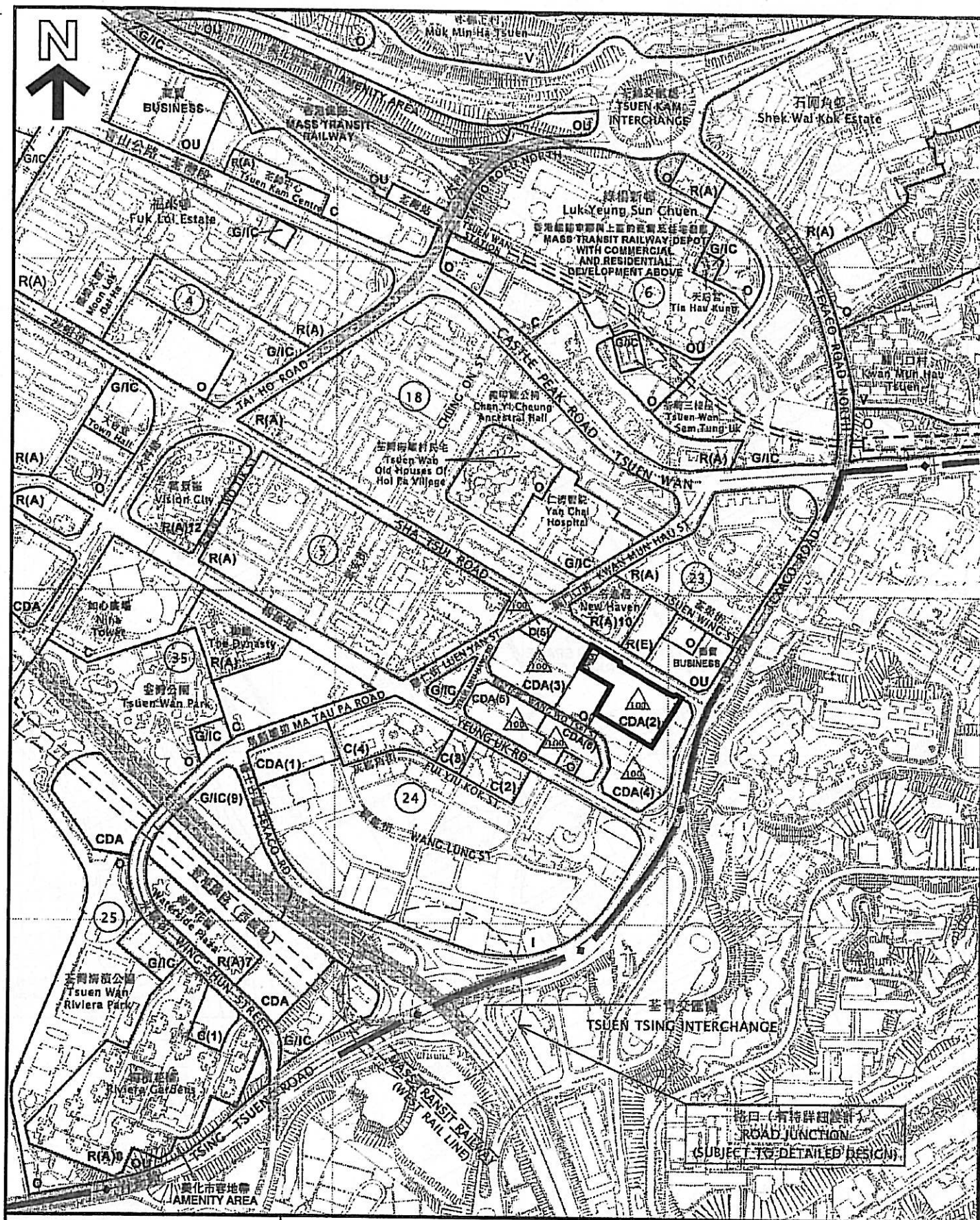
- (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
- (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
- (iii) the details and extent of commercial, 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;
- (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;
- (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;
- (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; and
- (xi) such other information as may be required by the Town Planning Board.

- 7.2 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, types of GIC facilities, and recreational and open space facilities.
- 7.3 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	General Development Concept for the Northern Part of TWEIA

PLANNING DEPARTMENT
AUGUST 2011



主題地點
SUBJECT SITE

本摘要圖於2011年7月8日經備，所根據的資料
為於2010年12月24日展示的分區計劃大綱圖編
號S/TW/27

EXTRACT PLAN PREPARED ON 8.7.2011
BASED ON OUTLINE ZONING PLAN No.
S/TW/27 EXHIBITED ON 24.12.2010

位置圖 LOCATION PLAN

前大窩口工廠大廈綜合發展區(2)
COMPREHENSIVE DEVELOPMENT AREA (2) SITE
AT EX-TAI WO HUI FACTORY ESTATE

SCALE 1:7 600 比例尺
米 100 0 100 200 300 米
METRES

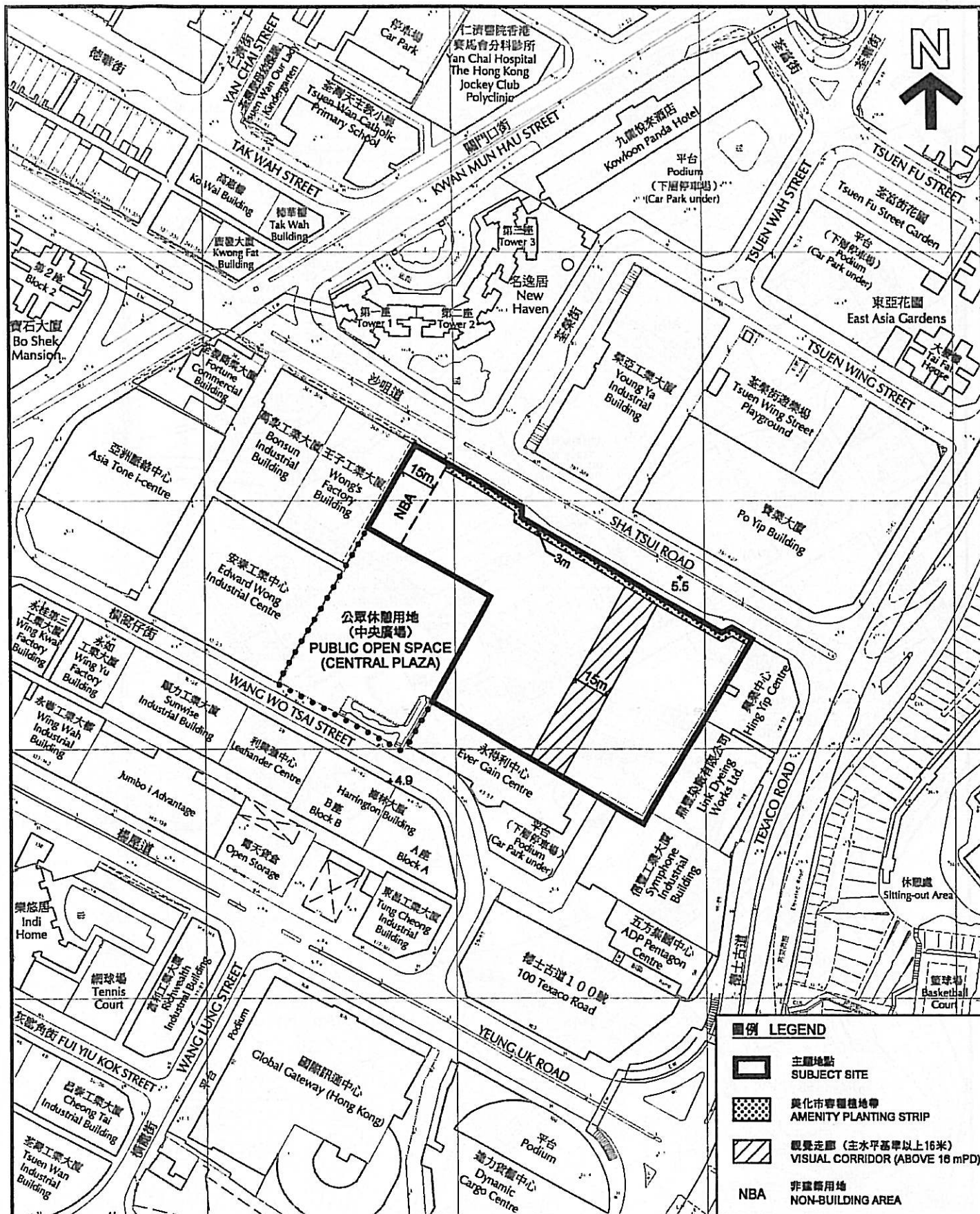
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TW/11/5

圖 PLAN

1



圖例 LEGEND

-  主體地點
SUBJECT SITE
-  美化市容種植地帶
AMENITY PLANTING STRIP
-  觀景走廊 (主水平基準以上16米)
VISUAL CORRIDOR (ABOVE 16 mPD)
-  NBA
非建築用地
NON-BUILDING AREA

平面圖 SITE PLAN

前大窩口工廠大廈綜合發展區(2)

COMPREHENSIVE DEVELOPMENT AREA (2) SITE
AT EX-TAI WO HUI FACTORY ESTATE

規劃署
PLANNING
DEPARTMENT




參考編號
REFERENCE No.
M/TW/11/5

圖 PLAN
2

本摘要圖於2011年7月11日繪備，所根據
的資料為測量圖編號 7-SW-16C/21A
EXTRACT PLAN PREPARED ON 11.7.2011
BASED ON SURVEY SHEETS No.
7-SW-16C/21A

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



 主題地點
SUBJECT SITE

本圖於2011年6月23日製備，所根據的資料為
攝於2010年9月16日的實地照片

PLAN PREPARED ON 23.8.2011
BASED ON SITE PHOTO TAKEN ON
16.9.2010

實地照片 SITE PHOTO

前大窩口工廠大廈綜合發展區(2)

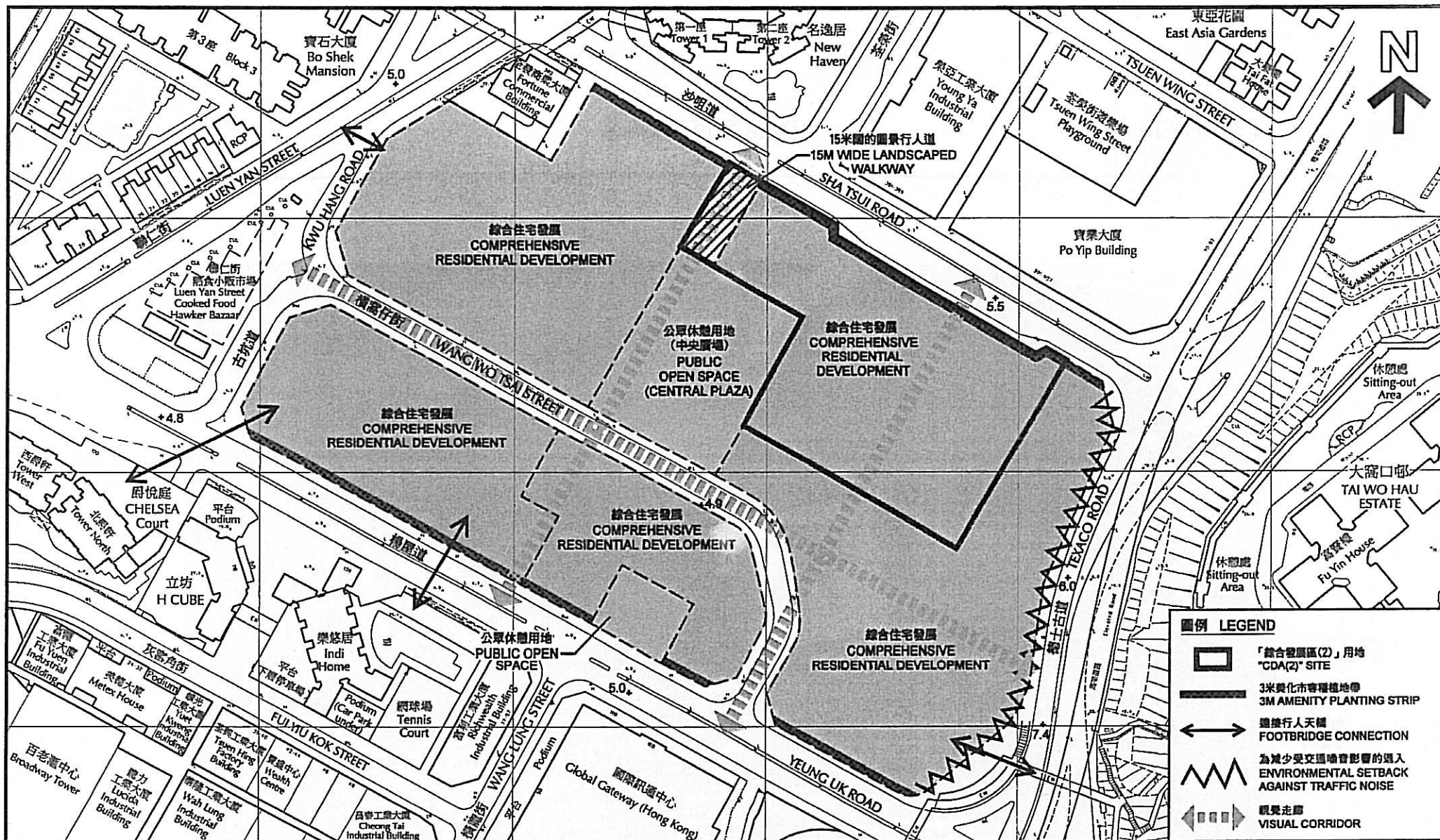
COMPREHENSIVE DEVELOPMENT AREA (2) SITE
AT EX-TAI WO HAU FACTORY ESTATE

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TW/11/5

圖 PLAN
3



荃灣東工業區北部整體發展概念
GENERAL DEVELOPMENT CONCEPT FOR THE
NORTHERN PART OF TSUEN WAN EAST INDUSTRIAL AREA

荃灣前大窩口工廠大廈「綜合發展區(2)」用地規劃大綱
PLANNING BRIEF FOR THE "CDA(2)" SITE AT
THE EX-TAI WO HAU FACTORY ESTATE, TSUEN WAN

SCALE 1:2 000 比例尺

米 METRES 40 0 40 80

本摘要圖於2011年7月5日製備，所根據的資料
為測量圖編號 7-SW-16C/21A

EXTRACT PLAN PREPARED ON 5.7.2011
BASED ON SURVEY SHEETS No.
7-SW-16C/21A

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TW/11/5

圖 PLAN

4

[Mr. K.T. Ng, STP/TWK, was invited to the meeting at this point.]

Agenda Item 10

[Open Meeting (Presentation and Question Sessions Only)]

Draft Planning Brief for the “Comprehensive Development Area (2)” Site
at the ex-Tai Wo Hau Factory Estate, Tsuen Wan
(MPC Paper No. 7/11)

60. The Secretary reported that the subject site was a land sale site covering the ex-Tai Wo Hau Factory Estate (ex-TWHFE). Mr. Gary Cheung, a representative of Director of Lands, had declared an interest in this item. The Committee agreed a preparation of the subject planning brief was part of the plan-making process, Mr. Cheung could be allowed to stay in the meeting after declaring interests.

Presentation and Question Sessions

61. With the aid of Powerpoint presentation, Mr. K.T. Ng, STP/TWK, presented the draft planning brief as detailed in the Paper.

Background

- (a) the site, (about 1.02 ha), covering the majority of the ex-Tai Wo Hau Factory Estate site, was a piece of government land and was readily available for development;
- (b) the Area Assessments 2009 of Industrial Land in the Territory (Area Assessments 2009) by the Planning Department, recommended rezoning the northern part of Tsuen Wan East Industrial Area (TWEIA) mainly to “Comprehensive Development Area” (“CDA”) to facilitate comprehensive residential development with commercial facilities and open space provision. This proposed rezoning could eliminate the potential Industrial/Residential (I/R) interface problem between the future developments in the northern part of TWEIA and the existing industrial uses to the south of Yeung Uk Road. The findings and recommendations

of the Area Assessments 2009 were endorsed in principle by the Town Planning Board (the Board) on 17.9.2010. The ex-TWHFE site would be disposed of to serve as a catalyst to facilitate the redevelopment process of other parts of the northern part of TWEIA which were privately owned;

- (c) on 24.12.2010, the draft Tsuen Wan OZP No. S/TW/27, incorporating the rezoning of the ex-TWHFE site from "CDA(2)" and "O", was exhibited under section 5 of the Town Planning Ordinance;

Draft Planning Brief

- (d) a draft planning brief (PB) for the site had been prepared to facilitate the preparation of a Master Layout Plan (MLP) submission by the future applicant to the Board;
- (e) in particular, a public open space in the form of a central plaza at the "O" site (about 0.4 ha) would be provided at the centre of the northern part of TWEIA for the enhancement of sense of place and neighbourhood. The main requirements for the "CDA(2)" site were highlighted below:

Development Parameters

- (i) the site was intended primarily for residential use with the provision of commercial facilities, open space and other supporting facilities. Development within the site was subject to a total maximum plot ratio (PR) of 5.0, of which a minimum PR of 4.5 should be for domestic use;
- (ii) the maximum BH was 16 mPD (i.e. about 11 m) for podium and 100mPD for residential towers. The maximum site coverage was 65% for the podium and not exceeding those stipulated in the Building (Planning) Regulations above podium;

Urban Design and Landscape Requirements

- (iii) urban design considerations including adoption of variation in building profile and building heights, stepped terrace design to the

podium, streetscape improvement and provision of a 15m-wide visual corridor above 16 mPD should be adopted for the future development on the site. In addition, a visual impact assessment and an air ventilation assessment should be included in the MLP submission to ensure better air ventilation and visual permeability;

- (iv) a 15m-wide non-building area (NBA) along the western boundary of the site as shown on the OZP was designated for the provision of a landscaped walkway to provide connectivity between Sha Tsui Road and the central plaza;
- (v) the applicant was also required to submit a landscape master plan as part of the MLP submission. Greenery should be provided at various levels and forms, including vertical greening, with priority for tree planting at-grade. A minimum coverage of greenery of 20% of the site area (excluding the landscaped walkway) should be provided with half of which at-grade;
- (vi) the proposed development at the site should be set back to provide a 3m-wide amenity planting strip along Sha Tsui Road for tree planting;
- (vii) private open space of 1m² per person should be provided to serve the residents of the proposed residential development;

Transport Requirements

- (viii) a comprehensive Traffic Impact Assessment (TIA) should be conducted to the satisfaction of the Commissioner for Transport (C for T);
- (ix) 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. All parking and loading/unloading facilities should be provided in the basement;

GIC Facilities

- (x) a Day-care Centre for the Elderly with GFA of maximum 930 m² should be provided in the proposed development to the satisfaction of the Director of Social Welfare (DSW). The GIC facilities should be designed and constructed by the developer and handed over to DSW for management and maintenance upon completion;

Environmental, Drainage and Sewerage, Waterworks Requirements

- (xi) an environmental assessment (EA) should be conducted to examine any possible environmental problems that might be caused to or by the proposed development during and after construction and the proposed mitigation measures. The EA report should be completed to the satisfaction of the Director of Environmental Protection and submitted together with the MLP for consideration;
- (xii) a drainage and sewerage impact assessment should be carried out to examine any possible drainage and sewerage problems that might be caused by the proposed development and the proposed mitigation measures; and

Way Forward

- (f) subject to Members' agreement, PlanD would consult the Tsuen Wan District Council (TWDC) on the draft PB. The views collected together with the revised PB incorporating the relevant comments, where appropriate, would be submitted to the Committee for further consideration and endorsement.

62. A Member asked whether there was a mechanism to assure that the developer would provide the open space as required. Mr. K. T. NG. advised that the proposed public open space would be provided according to the design and management guidelines for public open space in private developments issued by the Development Bureau, and the developer was required to build and hand over the completed open space to the government for

management and maintenance.

63. A Member enquired about the ownership pattern of the various "CDA" sites, including the subject "CDA(2)" site, in the TWEIA, and how feasible these sites could be redeveloped under the "CDA" zoning. In response, Mr. K. T. Ng referred to a plan showing the ownership pattern of the "CDA" sites and said that some of the buildings in these sites were under single ownership and were ready for redevelopment. The subject "CDA(2)" sites was a piece of government land. Its disposal for residential use with the provision of commercial facilities, open space and other supporting facilities could serve as a catalyst to facilitate the redevelopment of the other parts in the TWEIA.

64. Noting that there were one proposed public open space (central plaza) in the central part of TWEIA and the other proposed open space adjacent to the "CDA(6)" site, a Member asked whether these two open spaces could be combined together or linked together. In reply, Mr. K. T. NG said that the proposed open space adjacent to the "CDA(6)" site at Yeung Uk Road was occupied by an existing petrol filling station, the lease on which would expire in 2025. The site was rezoned to "O" on the OZP to provide additional open space to serve the local people in the long run. Mr. K. T. Ng further elaborated that as the development of each of the "CDA" sites would be guided by a PB, the Member's suggestion to provide a linkage between the two proposed open spaces could be considered in the preparation of PB of the "CDA(6)" site.

65. The Member enquired whether it was necessary to provide a podium for the future development on the "CDA(2)" site. This Member said that if there was no podium structure on the site, the open space could be provided on the G/F of the development, and the public could have easy access to the open space facilities. A good example in case was the open space provided at the G/F of Citywalk development in Tsuen Wan, which was well used by the public. This Member also pointed out that with such design, the open space on the "CDA(2)" site could be better connected to the open space in the central part (central plaza) for the enjoyment of the local community. In response, Mr. K. T. Ng said that as compared to the "CDA(2)" site, Citywalk development had a larger scale and was for commercial use. The Secretary added that a maximum site coverage of 65% for podium had already been proposed in the PB. However, she suggested to amend the PB to reflect the Member's view on the option of having no podium structure on the "CDA(2)". Members agreed.

66. In response to the Chairman's enquiry, Mr. K. T. Ng advised that upon the Committee's agreement, the draft PB would be submitted to the TWDC on 2.9.2011 for consultation.

67. After further deliberation, the Committee decided to agree that the draft PB, after incorporating the Member's view on the option of having no podium structure on the site, was suitable for consultation with the TWDC. The views collected together with the revised PB would be submitted to the Committee for further consideration.

[The Chairman thanked Mr. K. T. Ng, STP/TWK, for his attendance to answer Members' enquiries. He left the meeting at this point.]

Agenda Item 11

Any Other Business

68. There being no other business, the meeting closed at 11:45 a.m..

Extract of Draft Minutes of Community Building, Planning and Development
Committee of the Tsuen Wan District Council meeting held on 2.9.2011

V 第4項議程：荃灣前大窩口工廠大廈「綜合發展區（2）」用地的規劃大綱擬稿
（社區第11/2011號文件）

13. 主席表示，規劃署提交文件，向委員介紹荃灣大窩口工廠大廈「綜合發展區（2）」用地的規劃大綱擬稿，並諮詢委員的意見。出席會議的規劃署代表有：

- (1) 高級城市規劃師／荃灣吳國添先生；以及
- (2) 規劃助理／荃灣及西九龍李偉傑先生。

14. 規劃署高級城市規劃師／荃灣介紹文件。

（按：葛兆源議員於下午三時四十五分離席。）

15. 周厚澄議員同意規劃大綱擬稿及建議的發展參數，認為限定的樓面面積及單位數量符合市場的需要，中小型住宅單位亦適合首次置業人士。他期望有關部門在訂定賣地條

款時可清楚釐定該用地的用途，以確保發展商不會興建豪華會所，並推高樓價。此外，他詢問如發展商提交的其中一項評估報告不獲接受，會否擱置整個計劃。

16. 陳偉明議員讚揚規劃署在規劃大綱擬稿中採納區議會的建議，由於該用地鄰近工廠大廈，他關注緊急車輛通道的安排。此外，他認為規劃署應在該用地設置足夠的電單車泊車位，以符合中小型單位住戶的需要；亦期望規劃署可鼓勵發展商加強環保及節約能源的工作。

17. 蔡成火議員認同重新規劃該用地，但認為應在該用地興建居屋，以切合社會的需要及協助市民置業。

18. 規劃署高級城市規劃師／荃灣回應如下：

- (1) 該用地預計於二零一二年三月招標，用作興建私人住宅物業，政府在過去一年積極限制發水樓，規劃署期望有關的住宅發展符合可持續建築設計指引的元素，而中小型住宅單位亦符合市民的需要；
- (2) 在交通問題方面，荃灣東工業區一向以發展工業為主，現建議改劃為住宅用途，將會改變現有的交通面貌，因工業區的交通流量及對泊車位的需求與住宅用地不同。規劃署會要求發展商提交交通影響評估報告，說明發展計劃可能造成的交通問題，並須建議交通改善措施。在緊急車輛通道方面，發展商可透過設計藍圖釐定合適的通道，以符合有關的要求，而發展商亦須按照《香港規劃標準與準則》訂定電單車泊車位的數量；
- (3) 在環保及節約能源方面，發展商須提交環境評估報告，說明在施工期間及竣工後可能造成的環境問題，並須建議環境改善措施，而建築商在施工期間亦需按照現有的環保指引；以及
- (4) 規劃署明白社會大眾對住屋的需求各有不同，但按政府的計劃，該用地將用作發展私人住宅；至於興建居屋方面，需按照政府的決策，才可考慮物色合適的土地。

19. 周厚澄議員查詢，若發展商提交的評估報告不獲城規會接納，該用地的發展會否被擱置或修改，規劃署又會如何處理。

20. 規劃署高級城市規劃師／荃灣回應，發展商在提交任何類型的評估報告之前，可主動與有關部門商討，了解所需提供的數據或其他資料，以符合部門的要求。他續表示，署方把該用地由工業用途改為住宅用途之前已進行初步分析，認為該用地的基礎設施能作出配合，可供發展。

21. 林發耿議員建議，規劃署在作出招標時，可加入興建最少一幢居屋為條件。他表示，楊屋道的交通問題已順利解決，期望規劃署能考慮該用地的交通配套設施是否完

善，例如會否於適當地點興建接駁楊屋道及荃灣大會堂的道路，以解決荃灣整體的交通問題。

22. 黃偉傑議員同意該用地應集中興建中小型住宅單位，期望招標條款能作出有關限制，避免發展商興建豪宅。此外，他認為興建一間老人日間護理中心並不足夠，要求預留更多空間興建社區或公共設施，例如社區會堂。

23. 規劃署高級城市規劃師／荃灣回應如下：

- (1) 有關房屋供應方面，綜合發展區的住宅用途以中小型單位為主，日後待規劃大綱釐定後，政府會在賣地條款中更清晰反映有關要求；
- (2) 在社區用途方面，地盤可建樓面面積內的非住宅樓面面積包括商業及社區設施，以多方面支援該住宅區。社會福利署會為擬議發展的老人日間護理中心，向家屬及關愛者包括青少年提供義工訓練及其他以家庭為本的服務，有利平衡及完善社區的發展；
- (3) 是次大窩口工廠大廈的改劃建議將成為催化劑，帶動日後區內的發展及演變，有關部門會留意該區日後的整體交通發展模式，並參考有關的交通評估報告，以作出恰當措施改善交通；以及
- (4) 日後可考慮於區內其他綜合發展區加設不同類型的社區設施，以回應居民的訴求。

24. 荃灣民政事務專員表示，規劃署就是次項目認真聽取區議會的意見，實在是一個好的開始，有助加強互動及溝通，他感謝過往區議會提出的寶貴意見，期望日後規劃署能與區議會緊密合作，令荃灣東工業區的整體規劃及發展更趨完善。

25. 主席總結，五位發言的議員都表示歡迎文件及規劃署就荃灣前大窩口工廠大廈用地再次諮詢區議會。對於規劃署在最新的規劃大綱擬稿採納區議會和居民的大部分意見，包括限制樓宇高度、限制發水、增加綠化、加強空氣流通、大廈後移作美化市容種植地帶，增加中小型住宅單位及避免豪宅化等，委員會均表示歡迎，亦支持規劃署盡快把土地推出市場，以回應市民對增加土地供應的期望。此外，委員會希望規劃署聽取剛才發言議員的意見，在前大窩口工廠大廈用地及於規劃鄰近的綜合發展區時，積極考慮提供更多社區設施，例如圖書館、社區會堂、自修室等服務居民，以回應居民的訴求；亦希望政府留意公共交通配套，以免發展後為居民帶來不便。他續促請規劃署在有進一步發展時，向委員會匯報該用地發展的具體方案及進展。

26. 蔡成火議員澄清，他沒有同意有關文件，並認為有關當局應考慮重新推出居屋計劃，以回應市民訴求。

(按：陳耀星議員、周厚澄議員及鍾偉平議員於下午四時離席。)

(English Translation)

V Agenda Item 4: Draft Planning Brief for the "Comprehensive Development Area (2)" Site at the ex-Tai Wo Hau Factory Estate, Tsuen Wan
(CBPDC Paper No. 11/2011)

13. The Chairman said that the Planning Department (PlanD) had submitted the Paper to brief and consult Members on the draft planning brief (PB) for the "Comprehensive Development Area (2)" ("CDA(2)") site (the site) at the ex-Tai Wo Hau Factory Estate (ex-TWHFE), Tsuen Wan. The following representatives from PlanD were invited to the meeting:

- (1) Mr K.T. NG, Senior Town Planner/Tsuen Wan (STP/TW); and
- (2) Mr L.I. Wai-kit, Planning Assistant/Tsuen Wan & West Kowloon (PA/TWK).

14. STP/TW, PlanD presented the Paper.

(Mr. KOI Siu-yuen left the meeting at 3:45 pm.)

15. Mr CHAU How-chen agreed to the draft PB and the proposed development parameters. He held that the specified floor area and number of flats could meet the market's demand and the production of small to medium-sized residential flats also suited the needs of first-time home buyers. The relevant departments should clearly define the use of the site when formulating the conditions of sale to ensure that luxury club house would not be built as a means to pushing up property prices. Besides, he asked whether the whole project would be shelved if one of the assessment reports submitted by the developer was not accepted.

16. Mr CHAN Wai-ming commended PlanD's efforts in adopting District Council (DC)'s proposals in the draft PB. As the site was in close proximity to industrial buildings, he expressed concern on the arrangement of emergency vehicular access. In addition, PlanD should provide sufficient on-site parking spaces for motor cycle to cater for the needs of the residents of the small to medium-sized residential flats. PlanD should also encourage the developer to enhance his environmental and energy-saving performance.

17. Mr CHOI Shing-for appreciated the rezoning of the site but opined that the

site should be used for building Home Ownership Scheme (HOS) flats to suit community needs and to promote flat ownership among members of the public.

18. STP/TW, PlanD responded as follows:

- (1) The site was scheduled to be put up for tender in March 2012 for private residential development. With the Government's strenuous efforts in addressing the issue of inflated buildings in the past year, the concerned residential development was expected to be able to fulfill the requirements under the Sustainable Building Design Guidelines and the supply of small to medium-sized residential flats was also able to meet the needs of the public;
- (2) On traffic side, Tsuen Wan East Industrial Area (TWEIA) was mainly characterised by industrial developments. The current proposal of rezoning for residential use would certainly change the existing traffic pattern as there was difference between industrial and residential developments in terms of traffic flow and demand for parking spaces. The developer was required to submit a Traffic Impact Assessment (TIA) report to illustrate the possible traffic impact generated by the development and to recommend traffic mitigation measures accordingly. As for the emergency vehicular access (EVA), the developer could work out the suitable EVA in the layout plan in order to fulfill the requirements. The developer was also required to provide motor cycle parking spaces with reference to the Hong Kong Planning Standards and Guidelines;
- (3) In terms of environmental and energy-saving performance, the developer was required to submit an environmental assessment report to highlight the possible environmental problems that might be created during and after construction and to recommend environmental mitigation measures accordingly. The construction contractors should also observe the prevailing environmental guidelines during construction; and
- (4) PlanD recognised the differing housing needs in the community. Nevertheless, it was the Government's plan to reserve the site for private residential development. The provision of land for HOS development should tally with the latest housing policy of the

government.

19. Mr CHAU How-chen asked whether the development of the site would be put on hold or amended if the assessment reports submitted by the developer were not accepted by the Town Planning Board and how PlanD would deal with the matter.

20. In response, STP/TW, PlanD said that prior to the submission of any assessment report, the developer could approach the relevant departments to confirm the data or other information required for submission in order to satisfy the departments' requirements. He further advised that PlanD had conducted a broad assessment before rezoning the site from industrial use to residential use and found that the infrastructural facilities thereat were adequate for such development.

21. Mr LAM Faat-kang suggested adding a condition requiring the construction of at least one block of HOS flats when putting the site up for tender. He said that as the traffic problem of Yeung Uk Road had been resolved, PlanD should review the adequacy of supporting transport facilities of the site, e.g. whether suitable locations would be identified for building access roads connecting Yeung Uk Road and Tsuen Wan Town Hall with a view to addressing the overall traffic problem in Tsuen Wan.

22. Mr WONG Wai-kit agreed that the site should primarily be used for building small to medium-sized residential flats and such conditions should be included in the tender agreement to prevent the construction of luxury flats. Besides, the provision of one Day-care Centre for the Elderly was insufficient and more space should be reserved for building community or public facilities such as community halls.

23. STP/TW, PlanD responded as follows:

(1) As for housing provision, the residential use of the CDA was intended for small to medium-sized residential flats. The Government would reflect more clearly such requirement in the conditions of sale upon finalising the PB;

(2) On community uses, the non-domestic gross floor area under the permissible gross floor area of the site included the provision of commercial and community facilities in order to provide support to the residential area in a comprehensive manner. The Social Welfare Department would provide volunteer training and other family-oriented

services for families and carers including youngsters through the Day-care Centre for the Elderly of the proposed development, so as to facilitate a balanced and coherent community development;

- (3) The rezoning proposal for the ex-TWHFE would serve as a catalyst to facilitate the future growth and development of the area. The concerned departments would pay heed to the future development of the overall traffic pattern of the area and formulate appropriate traffic improvement measures taking into account the relevant traffic assessment reports; and
- (4) Consideration might be given to providing an array of community facilities in other CDAs within the area to address residents' aspirations.

24. District Officer (Tsuen Wan) said that it was a good start for PlanD to listen to DC's views on this matter seriously, enabling both interaction and communication. He thanked the DC for giving valuable comments and hoped that PlanD would work closely with the DC for better overall planning and development of the TWEIA.

25. The Chairman concluded that all five Members who had given views in the meeting welcomed the proposals set out in the Paper and PlanD's second round of consultation with the DC on the ex-TWHFE site, Tsuen Wan. Noting that most of the views of the DC and the residents had been incorporated in the latest draft PB by PlanD, including, among others, restricting building height, controlling inflated buildings, enhancing greenery, improving air ventilation, setting back buildings for amenity planting strip, increasing the supply of small to medium-sized residential flats and preventing the construction of luxury flats, the Committee expressed appreciation and supported PlanD's efforts in putting the site into market as soon as possible in order to meet the public aspiration of increasing land supply. In addition, after listening to the views of Members in this meeting, PlanD should seriously consider the provision of more community facilities, including, inter alia, library, community hall and study room, in the ex-TWHFE site and the nearby CDAs to cater for residents' needs. Government attention should also be paid to the supporting public transport services to avoid causing inconvenience to residents upon completion of the development. He further urged PlanD to report to the Committee the concrete proposal and development progress of the site when there were further developments.

26. Mr CHOI Shing-for clarified that he did not agree to the Paper and opined that the Administration should consider relaunching the HOS to address public aspirations.

(Mr. CHAU How-chen, Mr CHAN Iu-seng and Mr CHUNG Wai-ping left the meeting at 4:00 pm.)