

APPLICATION FOR AMENDMENT OF PLAN
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. Y/TW/18

- Applicant** : Scarborough Development Limited represented by Ove Arup & Partners Hong Kong Limited
- Site** : Lots 164 RP, 175 and 232 RP in D.D. 354, and adjoining Government land (GL), Yau Kom Tau, Tsuen Wan
- Site Area** : About 6,419m²
- Land Status** : (i) Lots 164 RP and 175 in D.D. 354 (about 356m²) (5%)
- Block Government Lease dated 24.1.1905 (agricultural use)
- (ii) Lot 232 RP in D.D. 354 (about 5,578m²) (87%)
- New Grant No. 2723 dated 23.4.1948 (agricultural use)
- (iii) GL (about 485m²) (8%)
- Plan** : Approved Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/39 [currently in force]
- Approved Tsuen Wan OZP No. S/TW/35
[in force at the time of submission. The zonings and development restrictions for the application site remain unchanged on the current OZP]
- Zonings** : (i) “Green Belt” (“GB”) (about 94%)
(ii) “Government, Institution or Community” (“G/IC”) (about 6%)
- maximum building height (BH) of 2 storeys
- Proposed Amendment** : To rezone the application site from “GB” and “G/IC” to “Residential (Group B) 9” (“R(B)9”)

1. The Proposal

- 1.1 The applicant applies for amendment of the Tsuen Wan OZP to rezone the application site (the Site) at Yau Kom Tau, which falls within an area zoned “GB” with a minor portion zoned “G/IC”, to “R(B)9” under section 12A (s.12A) of the Town Planning Ordinance (the Ordinance) (**Plan Z-1b**). The proposed rezoning of the Site is to permit a private residential development proposal (gross floor area (GFA) of not more than 25,676m² and BH of not more than 180mPD) with social welfare facilities (GFA of not less than 3,021.5m²), including a 100-place Residential Care Home for the Elderly (RCHE) cum 30-place Day Care Unit

(DCU) and a Centre of Home Care Services for Frail Elderly Persons (HCS).

- 1.2 The applicant proposes to amend the Notes of the “R(B)” zone to incorporate a maximum GFA restriction of 25,676m² for domestic purpose and a requirement for provision of Government, institution and community (GIC) facilities, and to move the ‘Social Welfare Facility’¹ use from Column 2 (i.e. requiring planning permission) to Column 1 (i.e. always permitted uses) for the proposed “R(B)9” zone. Moreover, the floor space constructed or intended for use solely as GIC facilities is proposed to be disregarded from GFA calculation². The applicant also proposes to specify the provision of a 100-place RCHE cum 30-place DCU and a HCS with a total GFA of not less than 3,021.5m² in the Explanatory Statement (ES) of the OZP for the “R(B)9” zone. Besides, a BH restriction of 180mPD is proposed for the “R(B)9” zone. The proposed set of Notes and ES for the “R(B)9” zone is attached at **Appendix Ia-1**.
- 1.3 The Site is located at the western urban fringe of Tsuen Wan Town Centre and situated at a relatively high platform with vegetation at about 84mPD to 94mPD. It is bounded by the Yau Kom Tau Fresh Water Service Reservoirs and Treatment Works zoned “G/IC” to the north and east (**Plans Z-1b and Z-2**). To the further east of the Site are Yau Kom Tau Village zoned “Village Type Development” (“V”) and the site zoned “R(B)6” for a Starter Homes Project being implemented by the Hong Kong Housing Society (HKHS) (the “R(B)6” Site) (**Plan Z-1b**). There are a strip of vegetated slope with some man-made slopes zoned “GB” and the Tuen Mun Road to the immediate south of the Site, while to the west is the foothill of Ha Fa Shan zoned “GB” (**Plans Z-1b and Z-2**). To the further south of the Site across Tuen Mun Road are residential clusters comprising low to medium-rise developments zoned “R(B)” and “R(C)” at lower platforms (**Plan Z-1b**). The Tai Lam Country Park (TLCP) is located at about 75m to the north of the Site mainly separated by the service reservoir, as well as the vegetated slope at the western end of the Site (**Plan Z-1b**). The Site is not directly accessible by vehicular or pedestrian access while there is a service road for the Water Supplies Department (WSD)’s facilities (the WSD Service Road) which is about 40m away from the eastern end of the Site and connects to Po Fung Road to the further east (**Plans Z-1b and Z-2**).
- 1.4 About 94% of the Site falls within the eastern end of the concerned “GB” zone with a small portion at its northern edge (about 6%) within the fringe of the “G/IC” zone (**Plans Z-1b and Z-2**). The total area of the concerned “GB” zone within the OZP is about 5.6ha forming a buffer between TLCP and the built-up areas of Yau Kom Tau³, among which the Site occupies about 0.6ha.
- 1.5 According to the indicative scheme submitted by the applicant, the proposed development includes three residential blocks providing 613 flats above a level of common basement carpark (**Drawings Z-1 and Z-2**). The GIC facilities, i.e. the 100-place RCHE cum 30-place DCU and the HCS, are proposed to be located at a

¹ According to the Notes of the current OZP, ‘Social Welfare Facility’ use is always permitted within “R(B)6” to “R(B)8” zones, while it is a Column 2 use requiring planning permission within other “R(B)” sub-zones.

² Under the current Notes for the relevant “R(B)” sub-zones, only the floor space of GIC facilities as required by the Government may be disregarded.

³ The green belt buffer also includes the “GB” zone on the approved Tsuen Wan West OZP to the further west of the Site, which has an area of about 198ha (**Plans Z-1a and Z-1b**).

3-storey podium of Block 3 (**Drawing Z-8**). According to the applicant, the RCHE cum DCU is proposed to be operated on private/self-financing mode while the HCS is proposed to be assigned to the Financial Secretary Incorporated upon demand as a Government Accommodation. The indicative layout plan, floor plans, section plans, Landscape Master Plan (LMP), landscape plans and photomontages are shown in **Drawings Z-1 to Z-21**. The major development parameters of the indicative scheme are summarised as follows:

Major Development Parameters of the Indicative Scheme	
Site Area	About 6,419m ² (including about 485m ² of GL)
GFA - Residential - GIC - RCHE cum DCU - HCS ⁽¹⁾	About 28,697.5m ² - Not more than 25,676m ² - Not less than 3,021.5m ² - About 2,718.5m ² - About 303m ²
Plot Ratio (PR) - Residential - GIC	About 4.47 - About 4 - About 0.47 for the RCHE cum DCU and the HCS
Site Coverage - Residential - GIC	- Not more than 66.6% (below 15m) and not more than 33.3% (15m and above) - About 47.2% (below 15m)
BH - Block 1 - Block 2 - Block 3 - GIC	- Not more than 175.4mPD (85.4m) - Not more than 180mPD (90m) - Not more than 180mPD (90m) - About 100.5mPD (10.5m)
No. of Storeys - Block 1 - Block 2 - Block 3	- 26 - 27 - 27 (all above a common basement carpark level)
No. of Units - Residential - RCHE	- About 613 flats - About 100 beds
No. of Car Parking/ Loading/Unloading (L/UL) Facilities - Private Car - Motorcycle - Light Bus	- 144 (141 for the residential portion (including 2 accessible parking spaces and 15 for visitors); and 3 for RCHE cum DCU (including 1 accessible parking space)) - 7 (for the residential portion) - 2 (1 for the RCHE cum DCU; and 1 for the HCS)

Major Development Parameters of the Indicative Scheme	
- L/UL Bays	- 4 (3 for heavy goods vehicles serving the residential portion; and 1 shared for private light bus and ambulance/other vehicles serving the RCHE cum DCU and the HCS)
- Pick-up/Drop-off Space for Residential Shuttle Bus	- 1 (for the residential portion)
Private Open Space	Not less than 1,816m ²
Sewage Treatment Plant	To be provided at basement (Drawings Z-2 and Z-27) (see paragraph 1.13 below)
Estimated Population ⁽²⁾	1,816
Anticipated Completion Year	2034

Notes:

- (1) The total GFA of the HCS is calculated based on the respective net operational floor area requirements according to the Hong Kong Planning Standards and Guidelines (HKPSG) and will be subject to agreement with the Social Welfare Department (SWD) at the detailed design stage. The HCS as required by the Government will be disregarded from the GFA calculation under the OZP.
- (2) The estimated population is derived by assuming 2.8 persons per flat with reference to the average household size of the Tsuen Wan District under the 2021 Population Census.

Traffic Aspect

- 1.6 To provide vehicular and pedestrian access to the Site, the existing WSD Service Road branching off from Po Fung Road⁴ is proposed to be widened from a single-lane road (**Plans Z-1b and Z-2**) to a permanent access road with standard two-lane two-way carriageway of minimum 7.3m in width and a 1.5m-wide footpath on one side and to be extended to the southern side of the Site (the Proposed Access Road⁵) (**Drawing Z-24 and Plans Z-1b and Z-2**). The applicant will be responsible for the construction of the Proposed Access Road and associated geotechnical works. According to the application, the lot owner of the Site will undertake the management and maintenance (M&M) of the Proposed Access Road and associated geotechnical works during the operational stage, subject to liaison with relevant Government departments at the land exchange stage. According to the Traffic Impact Assessment (TIA), shuttle service to MTR Tsuen Wan Station and Tsuen Wan West Station is proposed to be provided to minimise the impact on the public transport services, subject to approval of the Transport Department (TD) at the implementation stage.

- 1.7 According to the TIA, improvement measures are also proposed on two existing

⁴ The existing Po Fung Road is currently a substandard two-lane two-way carriageway of about 5m in width with access to/from Castle Peak Road – Tsuen Wan with a short section of it running under Tuen Mun Road (**Plan Z-1b**). It will be widened into a standard two-lane two-way road of about 7.9m to 12.6m in width with 2m-wide footpath on both sides being/to be implemented by the developer of the site zoned “R(B)7” (the “R(B)7” Site) (road section to the south of Tuen Mun Road) and HKHS under the Starter Homes Project at the “R(B)6” Site (road sections to the north of and under Tuen Mun Road) both under the Gazette Notice published on 3.4.2025 (G.N. 2034) under the Roads (Works, Use and Compensation) Ordinance.

⁵ As agreed by the applicant and the relevant Government departments, the Proposed Access Road will be a non-exclusive right-of-way and will serve the adjacent WSD’s facilities.

sections of Castle Peak Road – Tsuen Wan outside the Site in order to maintain satisfactory road link performance. These measures include expansion of the lay-bys located on Castle Peak Road – Tsuen Wan between Lai Shun Road and Po Fung Road (eastbound) (**Drawing Z-22 and Plan Z-1a**) and between Lai Shun Road and Lai Chi Road (westbound) (**Drawing Z-23 and Plan Z-1a**) to be implemented by the applicant to provide additional off-street stopping space, so as to avoid traffic tailing back onto the nearby roads due to the standing vehicles on the traffic lane. In addition, the cycle time of the signal at the junction of Castle Peak Road – Tsuen Wan and Lai Shun Road (**Plan Z-1a**) is proposed to be extended.

- 1.8 In view of the concurrent construction of the aforesaid HKHS's Starter Homes Project at the "R(B)6" Site and the proposed development, a consensus was reached between HKHS and the applicant regarding the traffic arrangement during the construction stage. During the construction stage, the temporary construction access road (the Construction Access Road) with an entrance to Tuen Mun Road (the Tuen Mun Road Entrance)⁶ for the adjacent HKHS's Starter Homes Project will be shared with the subject proposed development (**Drawing Z-24**). The detailed design, M&M and reinstatement of the Construction Access Road (including the Tuen Mun Road Entrance) and associated traffic management measures will be subject to further liaison and agreement with the relevant stakeholder(s) and bureaux/departments (B/Ds) at the land exchange and subsequent implementation stages.

Ecological Aspect

- 1.9 According to the Ecological Impact Assessment (EcoIA), the majority of the Site and the Proposed Assess Road (i.e. the Project Area) is a mixed woodland with four modified watercourses⁷ of about 138m and is of low to moderate ecological value (**Drawing Z-28**). Four flora species (South China Rosewood (*Dalbergia Balansae*), Scandent Rosewood (*Dalbergia Hancei*), Benthams' Rosewood (*Dalbergia Bentharii*) and Silver-back Artocarpus (*Artocarpus Hypargyreus*)), one avifauna (Black Kite (*Milvus Migrans*)), one mammal (Masked Palm Civet (*Paguma Larvata*)) and one amphibian species (Brown Wood Frog (*Rana Latouchii*)) were recorded within the Project Area (**Drawing Z-28**). According to the EcoIA, most of aforesaid flora and fauna species are common species except one individual of the South China Rosewood (*Dalbergia Balansae*). Various mitigation measures, including compensatory planting for the loss of these flora species that are not feasible for transplantation (refer to paragraph 1.11 below), translocation of the aforesaid fauna species to the adjacent similar habitats before construction and adoption of specific lighting design and non-reflective or low-reflective glass at the proposed development, are proposed to minimise the ecological impact.

⁶ The proposed Construction Access Road with the Tuen Mun Road Entrance was initiated by HKHS to facilitate the Starter Homes Project at the "R(B)6" Site.

⁷ The modified watercourses are partly channelised by concrete and partly comprise natural rocky beds (**Drawings Z-29 and Z-30**).

Visual and Landscape Aspects

- 1.10 A Visual Impact Assessment (VIA) has been conducted to assess the visual impacts of the proposed development (**Drawings Z-15 to Z-21**). The proposed mitigation measures⁸ include building separation, building void, building setbacks from the eastern and western Site boundaries (**Drawing Z-8**), tree buffer plantings along the boundaries of the proposed development (**Drawing Z-10**), multi-level greenery (**Drawings Z-10 to Z-14**) and articulated building façade.
- 1.11 According to the LMP (**Drawing Z-9**) and the Tree Preservation and Removal Proposal (TPRP), among the existing 702 trees within the Project Area, 7 trees are proposed to be retained. The remaining 695 trees, of which 588 are of poor form/poor health condition, are proposed to be felled (**Drawings Z-25 and Z-26**). According to the TPRP, the 695 trees which are proposed to be felled include *Dalbergia Balansae*, *Michelia x Alba* and *Artocarpus Hypargyreus*, which are in poor form and/or poor structural condition with low suitability for transplanting. None of the trees are Old and Valuable Trees (OVTs). To achieve a compensation ratio of 1:1.07 in terms of quantity, 744 new trees including *Cinnamomum Camphora* and *Sterculia Lanceolata*, of which 527 are of native tree species, with 179 of the new trees in hedge form are proposed to be planted within the Project Area. A combination of one to two rows of evergreen trees with shrubs of various heights are proposed along the Site boundary (**Drawing Z-10**). To further minimise the landscape impact, terraced podium gardens on 1/F and 3/F of Block 3, sky gardens on 11/F of Blocks 1 and 2 and rooftop gardens on the rooftops of Blocks 1 and 2 linked by a landscaped skybridge (**Drawings Z-11 to Z-14**) are proposed. Besides, not less than 1m² of private open space per person and an overall greenery coverage of about 27% (about 21% in the primary zone) are proposed. The proposed development will comply with the Sustainable Building Design Guidelines (SBDG).

Other Technical Aspects

- 1.12 In support of the application, the applicant has also conducted other various technical assessments based on the indicative scheme including the Air Ventilation Impact Assessment – Expert Evaluation (AVA-EE), Environmental Assessment (EA), Drainage Impact Assessment (DIA), Sewerage Impact Assessment (SIA), Water Supply Impact Assessment and Geotechnical Planning Review Report. Among other things, AVA-EE recommends building separation of a minimum of about 42m between Block 2 and Block 3 (from 1/F to 2/F of Block 3) and about 66m between Block 2 and Block 3 (from 4/F and above of Block 3) (**Drawing Z-8**) to enable wind penetration. To minimise the traffic noise impact, noise mitigation measures including acoustic window (baffle type), enhanced acoustic balcony (baffle type) and sound absorptive materials are proposed in the EA. As recommended in the DIA, the existing modified watercourses will be diverted and modified with provision of u-channels and box culverts to divert the discharge and/or overflow from the Yau Kom Tau Water Service Reservoirs and runoff generated from the proposed development.

⁸ These design measures, which are proposed by the applicant under the indicative scheme to support the application, may be subject to review at the detailed design stage/general building plan submission stage as appropriate.

- 1.13 Since there is no public sewer in the vicinity and the nearest public sewer is located over 200m southwest downhill of the Site with Tuen Mun Road and Yau Kom Tau Village located in between, the STP at the basement level (**Drawings Z-2 and Z-27**) is proposed in the SIA to ensure that no adverse sewerage impact will be induced by the proposed development.
- 1.14 In support of the application, the applicant has submitted the following documents:
- (a) Application form and letter received on 21.2.2023 (**Appendix I**)
 - (b) Consolidated Supplementary Planning Statement (**Appendix Ia**) received on 15.9.2025
- (Planning Statement received on 21.2.2023 as well as Further Information received on 9.5.2023[#], 18.7.2023[#], 29.9.2023[#], 11.12.2023[#], 22.2.2024[#], 2.5.2024[#], 22.7.2024[#], 26.9.2024[#], 5.12.2024[#], 28.4.2025[#], 4.7.2025[#] and 11.9.2025[@] were superseded and are attached at **Appendices Ib to Im**.)
- [#] not exempted from publication and recounting requirements
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- 1.15 On 28.2.2024, the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months as requested by the applicant.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed at **Appendix Ia**, which are summarised below:

Increasing the Supply of Private Housing

- 2.1 In responding to the policy direction of increasing the private housing supply, the proposed development will provide 613 flats in short-to-medium term by making optimal use of the land resources. Also, in view that identifying suitable “GB” sites for conversion to residential use has been one of the multi-pronged approaches implemented by the Government to increase short-to-medium term land supply, rezoning the Site falling within the “GB” zone with no significant conservation value for residential use echoes with the Government’s initiative.

Utilising the “GB” site of Low Conservation Value

- 2.2 The Site is located at the fringe of the “GB” zone which is already surrounded by a number of buildings. Being an isolated strip of land bounded by road and GIC facilities with a few man-made structures located therein and without OVTs, the Site has little buffering effect and is of low conservation value. As recommended in the EcoIA, compensation for the loss of flora species of conservation interest are proposed for the species that are not feasible for transplantation due to poor condition and low anticipated survival rate after transplantation. For the fauna species, translocation of the species to the adjacent

similar habitats before construction of the proposed development is proposed to minimise the ecological impact. In view of the proximity to TLCP, notwithstanding that there is mixed woodland buffer zone between the Site and TLCP, light sources from the proposed development might constitute potential disturbance to the fireflies recorded at the natural streams of TLCP. To avoid glare impact on TLCP, the lighting design will be reviewed at the detailed design stage. The direction of the external lightings should be directed towards south and downward to the ground (i.e. facing away TLCP) as practicable as possible to minimise the lighting disturbance to TLCP. Under the indicative scheme, while some flat units face towards TLCP, the glass façade of these units is less than 30% of the total envelope area of the buildings. Also, non-reflective or low-reflective glass fulfilling requirement of the Electrical and Mechanical Services Department on Residential Thermal Transfer Values is recommended in the EcoIA. With the aforesaid proposed mitigation measures, no adverse ecological impact is anticipated.

- 2.3 Ample greenery and open space will be provided in the proposed development with minimised excavation as far as possible to better integrate with the surrounding natural landscape. The proposed development will not cause major degradation of the overall integrity of the “GB” zone in the Yau Kom Tau area.

Provision of Social Welfare Facilities and Improvement of the Local Community

- 2.4 In view of the growing residential population in the Yau Kom Tau area and the territorial demand for subsidised RCHE places and nursing places, the proposed development providing a RCHE cum DCU will improve the quality of life of the future residents in the neighbourhood. The HSC is proposed based on the service demand in the local community upon liaison with SWD. The proposed RCHE cum DCU and HSC will be easily accessible from at-grade pick-up/drop-off layby for the future users and visitors. The proposed residential development with social welfare facilities under the indicative scheme is carefully designed with provision of landscaping and open space in responding to the surrounding natural environment to enhance the living environment and promote intergenerational living and social interaction.
- 2.5 Considering the intensified demand for elderly services due to the aging population, the public sector should not be the sole supplier of elderly services in the social welfare system. In addressing the rising territorial needs for residential care services, contribution from the private sector in providing additional GIC facilities in new developments is essential. The proposed development comprising social welfare facilities of about 11% of the total GFA will serve as a good example for the private sector to incorporate social welfare facilities in their future developments.
- 2.6 In terms of the provision of GIC facilities in the Yau Kom Tau area, no adverse impact on the GIC facilities is expected to be brought by the proposed development with an insignificant additional population of about 1,816.

Compatible with the Surrounding Developments and Building Design Merits

- 2.7 The Site is situated in the fringe of Tsuen Wan Town Centre mainly characterised by the predominant low to medium-rise residential developments with scattered low-rise GIC developments and vegetated space. The submitted VIA has demonstrated that the proposed development of a maximum BH of 180mPD, for which the BH restriction of the “R(B)6” site located to the further east of the Site (**Plan Z-1b**) has been taken into consideration, will appear as an extension of the residential clusters in the Yau Kom Tau area. To further minimise the visual impact, the façade will be articulated with recessive colour for the building finishes and colour blocking to add visual interest and character to the environment. With respect to the existing topography, the proposed development will be generally compatible with the surroundings in terms of land use, development scale and intensity and visual impact.
- 2.8 The Yau Kom Tau area has been undergone transformation in terms of the planning context in the recent years. The “R(B)6” and “R(B)7” Sites in the proximity to the Site (**Plan Z-1b**) were previously rezoned from “GB” by the Government having regard to the policy to increase housing land supply and the fact that the two sites were located at the fringe of the existing built-up areas of the western Tsuen Wan New Town and in close proximity to the existing infrastructure, and the proposed developments with appropriate development intensity and BH were technically feasible without insurmountable technical problems. The proposed development at the Site with relatively low conservation and ecological value, which has similar development intensity and planning context as the “R(B)6” Site, will be generally compatible with the predominantly residential neighbourhood in terms of the planning context.
- 2.9 To achieve a quality and sustainable built environment, the proposed development will comply with SBDG with regard to building separation, building setbacks and site coverage of greenery. Also, the natural terrain and landscape of the Site has been taken into consideration in the podium design of Block 3 and stepped design for the podium has been adopted (**Drawing Z-14**), so that the building bulk is minimised with high-quality open space and greenery for the users of the RCHE. Furthermore, the green roof on 3/F podium of Block 3 (**Drawing Z-12**) and the roof gardens on the rooftops of Blocks 1 and 2 linked by the landscaped skybridge (**Drawing Z-13**) will add visual amenity value to the proposed development, provide permeable building gaps to preserve visual permeability to the natural hillside and complement to the green backdrop of the Site. The aforesaid building design merits will enhance the built environment for the future residents.

No Adverse Technical Impacts

- 2.10 As demonstrated by various technical assessments, the proposed development will not generate adverse impacts on traffic, ecological, environmental, visual, air ventilation, landscape, drainage, sewerage, water supply and geotechnical aspects.

3. **Compliance with the “Owner’s Consent/Notification” Requirements**

The applicant is the sole “current land owner” for the private lots of the Site. Detailed information would be deposited at the meeting for Members’ inspection. For the GL portion, the “Owner’s Consent/Notification” requirements are not applicable.

4. **Previous Application**

There is no previous application at the Site.

5. **Similar Application**

There is a similar s.12A application (No. Y/TW/19) (**Plan Z-1a**) to rezone a site at Fu Yung Shan from “GB” and “V” to “R(B)9” to permit a private residential cum RCHE development (PR of 3 comprising domestic GFA of 29,322m² and not less than 5,400m² for GIC facilities and BH of not more than 150mPD). On 24.1.2025, the Committee partially agreed to the s.12A application on the considerations that the application site was located at the urban fringe area of Tsuen Wan New Town and at the southern periphery of the larger “GB” zone and had been disturbed with low ecological value; the proposed development had no direct impact on Tai Mo Shan Country Park and on the Small House development; there were various planning gains including the proposed road improvement works serving the local community and the provision of RCHE and public vehicle park to meet the needs of the area; and the requirement of RCHE and STP would comply with relevant guidelines/requirements of SWD and the Environmental Protection Department.

6. **The Site and Its Surrounding Area**

6.1 The Site (**Plans Z-2 to Z-5**):

- (a) is situated at a platform with vegetation at about 84mPD to 94mPD; and
- (b) is not directly accessible by vehicular or pedestrian access. The WSD Service Road is located at about 40m away from the eastern end of the Site and connects to Po Fung Road to the further east.

6.2 The surrounding area has the following characteristics:

- (a) to the immediate north is the Yau Kom Tau No. 2 Fresh Water Service Reservoir (zoned “G/IC”) (**Plan Z-5**). To the further north is the fringe areas of TLCP (**Plans Z-1b to Z-3**);
- (b) to the immediate east is the Yau Kom Tau Water Treatment Works (zoned “G/IC”) (**Plan Z-5**). To the further east are Yau Kom Tau Village (zoned “V”) and the “R(B)6” Site with BH restriction of 180mPD for the proposed Starter Homes Project by HKHS (**Plans Z-1b to Z-3 and Z-5**);
- (c) to the immediate south are a strip of land with man-made slopes zoned

“GB” and Tuen Mun Road. To the further south across Tuen Mun Road are residential clusters zoned “R(B)” and “R(C)” at lower platforms at about 16mPD to 70mPD comprising low to medium-rise developments with existing BHs ranging from 60mPD to 182mPD (**Plan Z-1b**); and

- (d) to the west is foothill of Ha Fa Shan zoned “GB” (**Plan Z-1b**).

7. Planning Intention

- 7.1 The planning intention of the “GB” zone is primarily for the conservation of the existing natural environment amid the built up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone.
- 7.2 The planning intention of the “G/IC” zone is primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments.

8. Comments from Relevant Government Departments

- 8.1 The following Government departments have been consulted and their views on the application are summarised as follows:

Land Administration

- 8.1.1 Comments of the Chief Estate Surveyor/Land Supply and the District Lands Officer/Tsuen Wan and Kwai Tsing, Lands Department (CES/LS and DLO/TW&KT, LandsD):

- (a) the proposed development contravenes the existing lease conditions. In the event the subject application under s.12A of the Ordinance is accepted or partially accepted by the Board with a set of clear development parameters (including but not limited to the proposed user, GFA and car parking provisions, as appropriate) defined/firmed up and further submission to the Board is not required, the land owner may submit request for streamlined processing of land exchange application. Depending on the circumstances of each case, LandsD at its sole and absolute discretion may, upon receipt of such valid request and subject to payment of the administrative fee(s) (including fee payable to the Legal Advisory and Conveyancing Office, if required) by the land owner, commence the streamlined processing of the land exchange application on a without prejudice and non-committal basis while the Planning Department (PlanD) is taking forward the relevant OZP amendment;
- (b) the land owner is reminded that once the accepted or partially

accepted proposal is reflected on the OZP and approved under s.9 of the Ordinance, a formal application for land exchange is still required. Every application submitted to LandsD will be considered on its own merits by LandsD at its absolute discretion acting in its capacity as a landlord and there is no guarantee that the land exchange application will eventually be approved by LandsD. If the application for land exchange is approved by LandsD, it will be subject to such terms and conditions as may be imposed by LandsD at its absolute discretion, including payment of premium and administrative fee(s);

- (c) it is understood that the applicant will further liaise with HKHS to agree on the precise shared use arrangement for the Construction Access Road with the Tuen Mun Road Entrance, including the party to carry out the required construction and reinstatement works and the sharing of cost. Upon consensus be reached on the shared use arrangement, the applicant is requested to propose the respective arrangement to be stipulated under lease. Please note that in general, the lease can only stipulate the grant of non-exclusive right-of-way to the applicant whereas any arrangements agreed between the two private parties on the carrying out of modification works, cost sharing, etc. will generally not be reflected in the land lease (if the land exchange application for implementing the proposed development is submitted by the applicant and approved by LandsD in the future). As a caveat and to recap, there is no guarantee that the applicant's proposed road works can be realised and will be incorporated into the lease;
- (d) there are no restrictions specified in the proposed Notes of the OZP limiting the non-domestic PR for the RCHE cum DCU. This intention is solely reflected in the proposed ES, which would not form an integral part of the OZP for the purposes of the Ordinance. In light of the above, please be advised that the mandatory provision of the RCHE cum DCU may not be incorporated into the lease during land exchange stage unless with the policy steer from the Labour and Welfare Bureau (LWB) or support is given by SWD and/or LWB for the concession provisions under LandsD Lands Administrative Office Practice Note Issue No. 5/2023; and
- (e) other detailed comments are at **Appendix II**.

Traffic

8.1.2 Comments of the Commissioner for Transport (C for T):

- (a) no objection to the TIA;
- (b) a consensus was reached regarding the interfacing arrangements between the "R(B)6" Site and the Site. This includes the shared use of the Construction Access Road and the Tuen Mun Road Entrance;

- (c) construction of the permanent access road via Po Fung Road will commence once the Construction Access Road is no longer required by the “R(B)6” Site or by 2033, whichever occurs earlier. As this arrangement was agreed between HKHS and the applicant, she has no adverse comments;
- (d) the applicant should coordinate and agree with HKHS on a lead party to coordinate the traffic management and submit management plan to TD for approval in the future regarding the shared use of the Tuen Mun Road Entrance;
- (e) the lot owner of this proposed development will be responsible for managing and maintaining the essential access road between the proposed development and Po Fung Road during the operation stage, as this road will primarily serve the proposed development. It is noted in the meeting for the application that the permanent Proposed Access Road will be designated as a non-exclusive right-of-way in the future. She has no objection to this arrangement; and
- (f) other detailed comments are at **Appendix II**.

8.1.3 Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- (a) it is noted that the maintenance of the improved Proposed Access Road and the associated slopes will be responsible by the future project proponent. Hence, he has no comment on the submission from highway maintenance point of view and further comments will be provided upon the receipt of the detailed submission on the proposed works;
- (b) please be reminded that the applicant should be responsible for providing updated information on slope modification works to the Geotechnical Engineering Office (GEO) of the Civil Engineering and Development Department (CEDD) for modification of the slope under the Slope Maintenance Responsibility Information System in accordance with the Works Bureau Technical Circular No. 9/2000; and
- (c) the impact on Tuen Mun Road shall be considered and checked in detailed design stage.

Environment

8.1.4 Comments of the Director of Environmental Protection (DEP):

- (a) having reviewed the EA, he has no objection to the application from the environmental planning viewpoint and it is noted that:
 - (i) after the provision of the proposed noise mitigation measures (i.e.

acoustic window (baffle type), enhanced acoustic balcony (baffle type) and sound absorptive materials), all of the noise sensitive uses in the proposed development would comply with the relevant HKPSG traffic noise standards;

- (ii) according to the EA, there are no noticeable fixed noise sources in the vicinity of the Site. The proposed development is not subject to adverse fixed noise impact;
- (iii) there will be no air sensitive uses including openable window, fresh air intake of mechanical ventilation nor outdoor recreational facilities within the buffer area (i.e. 5m from local road and 20m from expressway);
- (iv) no chimney is identified within the HKPSG recommended buffer distance of 200m from the Site according to the site survey;
- (v) according to the EA, the nearest public sewer is located over 200m southwest downhill of the Site with Tuen Mun Road and Yau Kom Tau Village located in between. The applicant is of the view that there is topographical constraint to construct a sewer passing through the trunk road as well as the existing village to the public sewer downhill of the Site. Thus, the applicant proposes an on-site STP;
- (vi) the design of the STP will be meeting the guideline and relevant statutory discharge standards and will obtain a discharge licence under the Water Pollution Control Ordinance. The Site is also outside the water gathering ground;
- (vii) the on-site STP would be fully enclosed. It will be designed to meet the relevant noise criteria as stipulated in the HKPSG and the mechanical ventilation system of the STP will be connected to an odour removal system; and

- (b) other detailed comments are at **Appendix II**.

Nature Conservation

8.1.5 Comments from the Director of Agriculture, Fisheries and Conservation (DAFC):

- (a) no comment on the EcoIA. The Project Area comprises mainly mixed woodland with relatively less buffering effect. Taking into account that no habitats of high ecological value nor natural watercourses are found within the Project Area, the overall ecological value of the Project Area is considered low to moderate. No significant ecological impact is anticipated with the proposed mitigation measures;

- (b) most of the flora and fauna species recorded within the Project Area are common species except one individual of the South China Rosewood (*Dalbergia Balansae*). As indicated in the TPRP, the South China Rosewood in poor form and structural condition with low suitability for transplanting is proposed to be felled. Therefore, the impact on the species is considered insignificant; and
- (c) for better control of the proposed mitigation measures, the submission of revised EcoIA should be incorporated into the lease conditions during the land exchange stage.

Urban Design, Visual and Landscape Aspects

8.1.6 Comments of the Chief Town Planner/Urban Design and Landscape (CTP/UD&L), PlanD:

Urban Design and Visual

- (a) the Site of about 6,419m² with site levels of about 84mPD to 94mPD is located at the foothill of Ha Fa Shan forming part of an area zoned “GB” mainly occupied by vegetated slope. The Site is elongated in shape and sandwiched between Yau Kom Tau Fresh Water Service Reservoirs and Treatment Works zoned “G/IC” with maximum BH of 2 storeys to the north and a strip of “GB” and Tuen Mun Road to the south. To the south across Tuen Mun Road are clusters of medium-rise residential developments with BH ranging from about 60mPD to 182mPD;
- (b) the proposed BH is the same as the area zoned “R(B)6” located on the same side of Tuen Mun Road to the further east of the Site. According to the submitted VIA, the visual impacts from the selected vantage points (VPs) would range from “negligible” to “slightly adverse”. While the proposed development will change the visual character of the immediate surrounding context, it may be perceived as an extension of the residential clusters to the south across Tuen Mun Road when viewed at a distance, with reference to the photomontages from a number of VPs. The proposed development is unlikely to induce significant adverse visual impact on the surroundings;
- (c) as gathered from the submission, the proposed development will incorporate building separation, building void and building setbacks. Landscape treatments including terraced podium gardens, sky gardens, landscaped skybridge, rooftop gardens and periphery tree planting/buffer planting will be provided. Articulated facades treatments will also be introduced. Such design measures may help add visual interest and soften the development edges. According to the applicant, the proposed development would also fully comply with SBDG;

- (d) as the proposal is for rezoning of the Site to “R(B)9” zone under which the proposed uses are always permitted, the design measures currently proposed by the applicant are subject to review at the detailed design stage;

Air Ventilation

- (e) an AVA-EE has been prepared to demonstrate the ventilation performance under the baseline (existing conditions) and the proposed scheme. Air ventilation measures such as building separation have been incorporated in the proposed scheme to facilitate wind penetration and circulation. Significant adverse impact on the surrounding pedestrian wind environment is not anticipated;

Landscape

- (f) according to the aerial photo of 2021, the Site is situated in an area of residential rural landscape character surrounded by residential, vegetation and Fresh Water Service Reservoirs and Treatment Works. There were 702 existing trees identified within the Site boundary and the new Proposed Access Road. As indicated in the report, seven trees are proposed to be retained, and 695 trees (including *Dalbergia Balansae*, *Michelia x Alba* and *Artocarpus Hypargyreus*) are proposed to be felled which are mostly in poor form and/or poor structural condition with low suitability for transplanting. The applicant reported that no OVTs were found within the Site;
- (g) with reference to the LMP, landscape provisions such as tree and shrub planting, open lawn, outdoor swimming pools, pocket garden, activity lawn and buffer planting strip along the Proposed Access Road are proposed. 744 new trees are proposed in the Project Area. Hence, she has no comment on the application from landscape planning perspective; and
- (h) other detailed comments are at **Appendix II**.

8.1.7 Comments of the Chief Architect/Advisory & Statutory Compliance Division, Architectural Services Department (CA/ASC, ArchSD):

- (a) no comment on the application from architectural and visual impact point of view;
- (b) based on the photomontages, it is noted that the proposed development would create little visual impact to the surrounding environment; and
- (c) the proposed development mainly consists of 3 residential towers with a maximum BH of 180mPD and an overall PR of about 4.47. The proposed BH appears to be compatible with the adjacent “R(B)”

zones.

Social Welfare

8.1.8 Comments of the Director of Social Welfare (DSW):

- (a) the applicant's proposal to include a HCS will be reviewed by SWD at the implementation stage having regard to the prevailing service demand, policy directives and financial resources available; and
- (b) on the understanding that the 100-place RCHE cum 30-place DCU is to be operated on a private/self-financing mode at the proposed development, subject to considerations of PlanD and relevant Government departments, he generally has no objection in principle to the proposed development from service perspective on the condition that:
 - (i) the design and construction of the proposed RCHE is in full compliance with the relevant prevailing ordinances, regulations and Codes of Practice enforcing in Hong Kong and any licensing requirements issued by SWD; and
 - (ii) there shall have no financial implication, both capital and recurrent, to the Government.

Water Supply

8.1.9 Comments of the Chief Engineer/Construction (CE/C), WSD:

- (a) no comment on the application provided that the capacity of the modified watercourses to be diverted and modified are able to accommodate the discharge and/or overflow from Yau Kom Tau No. 1 and No. 2 Fresh Water Primary Service Reservoirs. The applicant should acknowledge that there are waterworks installation at the upstream of the site and WSD will not be liable for any damages caused by our operation. The owner of the modified watercourses shall properly manage and maintain them to ensure no blockages; and
- (b) there is no water gathering ground in the vicinity of the Site.

Building Matters

8.1.10 Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- (a) no objection to the application; and
- (b) other detailed comments are at **Appendix II**.

Fire Safety

8.1.11 Comments of the Director of Fire Services (D of FS):

- (a) no objection in principle to the application subject to water supplies for firefighting and fire service installations being provided to the satisfaction of D of FS and that the height restriction as stipulated in relevant regulations governing the proposed social welfare facilities being observed; and
- (b) other detailed comments are at **Appendix II**.

District Office

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

the application was discussed in the Development and Planning Committee of Tsuen Wan District Council (TWDC) in March 2024. During the meeting, members raised comments and enquiries on the application, which are summarised below:

- (a) apart from the two other residential developments at the “R(B)6” and “R(B)7” Sites, the proposed development is also accessed via Po Fung Road. As a result, Po Fung Road would become the only access to and from these three developments. As Po Fung Road is a substandard two-lane two-way carriageway with a relatively steep gradient, a member was worried that Po Fung Road would fail to meet the traffic demand arising from the three developments;
- (b) in view of the potential traffic issues, a member queried about the long-term traffic planning under the subject application;
- (c) whether LandsD could require property developer(s) to reserve a certain number of hourly parking spaces for the RCHE;
- (d) asked for examples of the traffic improvement measures in the TIA; and
- (e) whether their views could be forwarded to the Board and how they should convey their views to the Board.

8.2 The following Government departments have no comment on/objection to the application:

- (a) Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD); and
- (b) Head of GEO (H(GEO)), CEDD.

9. **Public Comments Received During Statutory Publication Periods**

During the statutory public inspection periods, a total of 69 public comments were received, including one supportive comment from an individual (**Appendix IIIa**); 61 objecting comments from HKHS⁹, Yau Kom Tau Village Office, the Incorporated Owners of Hanley Villa, a resident of Hanley Villa and individuals, among which, 21 are in the form of 4 types of standard letters (**Appendix IIIb**); and 7 comments from HKHS and individuals providing suggestions/views on the proposal (**Appendix IIIc**). The major grounds of public views are summarised as follows:

Supporting Views/Providing Positive Views

- (a) the proposed development is in line with the Government's initiative to increase housing supply and optimise the use of land in "GB" zone for residential purpose;
- (b) the Site is close to two other land sale sites that have been rezoned from "GB" for private residential developments;
- (c) the RCHE cum DCU and the HCS can promote intergenerational living and create an age-friendly community in response to the ageing population in Hong Kong;

Objecting Views/Concerns

- (d) the proposed development is not in line with the planning intention of the "GB" zone. The "GB" zone should be retained to serve as a buffer between the urban area and the Yau Kom Tau Fresh Water Service Reservoirs and Treatment Works and TLCP. The approval of the application would set an undesirable precedent for similar applications;
- (e) the Site is not suitable for the proposed development due to its low accessibility, steep terrain that may pose landslide hazards and proximity to the Yau Kom Tau Water Treatment Works and Tuen Mun Road;
- (f) the proposed development is incompatible with the surroundings. The proposed PR is considered excessive as compared to the PRs of the surrounding developments;
- (g) the increase in population from the proposed development will overload the local road network, and will exacerbate the existing traffic congestion and potentially impede the access of emergency vehicles to the proposed elderly facilities, as well as increase burden on the public transport services, sewerage systems, open space and community and amenity facilities, and undermine the living quality of the local residents;
- (h) the proposed development will cause adverse visual, air quality and air ventilation impacts on the surrounding developments, especially Hanley Villa, as well as adverse and irreversible environmental and ecological impacts due to massive tree

⁹ HKHS submitted three public comments in total (including two providing objecting views/concerns and subsequently one clarifying the latest views after consensus reached with the applicant). Please refer to paragraphs 9(l) and 9(m) below for details.

felling, which will result in increased landslide risks and loss of natural habitats for wild animals and green space for public enjoyment, consequently affecting the Fung Shui and tranquillity of the area;

- (i) there will be noise and air pollution during construction of the proposed development. The construction vehicles may also cause safety issues and inconvenience to the local residents. The proposed development will amplify the traffic noise from Tuen Mun Road;
- (j) the rezoning proposal is not supported by sufficient planning merits;
- (k) it is not necessary to rezone a “GB” site for private residential development in view of the sufficient supply of private housing and is undesirable to construct a road solely for a residential development rezoned from a “GB” site;
- (l) the interfacing issues regarding the use of the proposed Construction Access Road by the applicant and HKHS will adversely affect the timely implementation of the Starter Homes Project. The interfacing issues have not been taken into account in the TIA;

Providing Suggestions/Views

- (m) a consensus between the applicant and HKHS was reached and the interfacing issues have been substantially addressed in the latest TIA. The previous objecting views/concerns (see paragraph 9(l) above) are considered substantially addressed;
- (n) pedestrian facilities should be provided at the proposed development to ensure pedestrian safety; and
- (o) elderly facilities should be provided in the under-utilised shopping malls in the area.

10. Planning Considerations and Assessments

- 10.1 The application is for the proposed amendments to the OZP to rezone the Site, which covers mainly private land, from mainly “GB” (about 94%) with a minor portion zoned “G/IC” (about 6%) to “R(B)9” to permit the private residential development proposal with social welfare facilities including the 100-place RCHE cum 30-place DCU and the HCS. According to the indicative scheme submitted by the applicant to support the rezoning proposal, the development would comprise three residential blocks of not more than 175.4mPD, 180mPD and 180mPD, providing a total of 613 flats above a common basement carpark level. The RCHE cum DCU and the HCS would be located at the 3-storey podium of Block 3. The applicant proposes that development/redevelopment within the new “R(B)9” zone should be subject to the development restrictions of maximum GFA of 25,676m² for domestic purpose (equivalent to a domestic PR of about 4), maximum BH of 180mPD and the requirement of provision of GIC facilities without specific GFA requirement, and that ‘Social Welfare

Facility’ should be a Column 1 use under the “R(B)9” zone instead of a Column 2 use. The floor space that is constructed or intended for use solely as GIC facilities is also proposed to be disregarded from GFA calculation. This deviates from the general provision that only those GIC facilities as required by the Government would be exempted. Besides, the applicant proposes that the requirements of the 100-place RCHE cum 30-place DCU and the HCS of not less than 3,021.5m² should be stipulated in the ES of the OZP.

Planning Intention and Land Use Compatibility

- 10.2 The planning intention of the “GB” zone is primarily for the conservation of the existing natural environment amid the built up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone. The whole concerned “GB” zone at Yau Kom Tau covers an area of about 5.6ha and forms a buffer between TLCP and the built-up areas in Yau Kom Tau. However, the Site is located at the western fringe of Tsuen Wan Town Centre and bounded mostly by a large “G/IC” site occupied by the Yau Kom Tau Fresh Water Service Reservoirs and Treatment Works to the immediate north and east and man-made slopes and Tuen Mun Road to the south (**Plans Z-1b and Z-5**). While the Site is only about 0.6ha which accounts for a small portion of the “GB” zone and it has already been separated from TLCP by the “G/IC” zone, the impact of the proposed rezoning of the Site on the integrity of “GB” zone as a whole is considered insignificant.
- 10.3 The Project Area (i.e. the Site and the Proposed Access Road) comprises mainly mixed woodland with four modified watercourses (**Drawing Z-28**) with relatively less buffering effect. According to the EcoIA, four flora species (South China Rosewood (*Dalbergia Balansae*), Scandent Rosewood (*Dalbergia Hancei*), Bentham’s Rosewood (*Dalbergia Benthamii*) and Silver-back Artocarpus (*Artocarpus Hypargyreus*)), one avifauna (Black Kite (*Milvus Migrans*)), one mammal (Masked Palm Civet (*Paguma Larvata*)) and one amphibian species (Brown Wood Frog (*Rana Latouchii*)) were recorded within the Site (**Drawing Z-28**). Associated mitigation measures including compensatory planting and translocation of the aforesaid fauna species are proposed as set out in paragraph 1.9 above. Taking into account that no habitats of high ecological value nor natural watercourses are found within the Project Area, DAFC advises that the overall ecological value of the Project Area is considered low to moderate. Considering the overall ecological value of the Site and that there are residential clusters to the south of the Site across Tuen Mun Road, rezoning the Site from “GB” to “R(B)9” at this particular location while keeping at least 75m from the fringe areas of TLCP is considered not unacceptable taking into account the land use compatibility and that the buffer function of the remaining “GB” zone would not be compromised.
- 10.4 With the proposed amendments, only about 0.33% of the concerned “G/IC” zone, which is the residual portion on private land outside the existing facilities, would be affected.

Development Scale

- 10.5 In terms of PR, the proposed “R(B)9” zone with a PR of about 4.47 (domestic PR of about 4), is generally in line with the range of the permissible PR under other “R(B)” sites in the vicinity, i.e. 2.1 to 4. The “R(B)6” site located to the further east of the Site on the same side of Tuen Mun Road has a maximum permissible domestic PR of 4 (**Plan Z-6**). The two medium-density residential developments in “R(B)” zones to the further south and southwest of the Site across Tuen Mun Road, namely Blocks 1 to 4 and Blocks 5 to 7 of the Hanley Villa (**Plan Z-6**), have existing domestic PRs of about 4 and 2.9 respectively.
- 10.6 In terms of BH, the proposed “R(B)9” zone with a maximum BH of 180mPD at site levels ranging from about 84mPD to 94mPD is considered not incompatible with the urban fringe of Tsuen Wan Town Centre comprising medium-rise residential developments (i.e. Blocks 1 to 4 of the Hanley Villa and the Westminster Terrace of about 150mPD and 182mPD respectively (**Plan Z-6**) at lower platforms at site levels ranging from about 16mPD to 70mPD) to the south and southeast of the Site across Tuen Mun Road. Also, the proposed maximum BH of 180mPD is the same as the BH restriction of the “R(B)6” site located to the further east of the Site on the same side of Tuen Mun Road (**Plan Z-1b**).
- 10.7 DSW has no objection to the proposed 100-place RCHE cum 30-place DCU to be operated on private/self-financing mode, provided that the RCHE would comply with the licensing requirements by SWD and there shall have no financial implication, both capital and recurrent, to the Government. DSW advises that the applicant’s proposal to include the HCS will be reviewed by SWD at the implementation stage having regard to the prevailing service demand, policy directives and financial resources available.
- 10.8 In light of the above planning context, the proposed development with domestic PR of about 4 and provision of GIC facilities with PR of about 0.47 and maximum BH of 180mPD for the Site is considered not unacceptable at the urban fringe of Tsuen Wan Town Centre.

Ecology

- 10.9 Regarding the aforesaid flora and fauna species recorded within the Project Area as set out in paragraph 10.3 above, DAFC advises that most of them are common species except one individual of the South China Rosewood (*Dalbergia Balansae*). As the South China Rosewood is in poor form and structural condition with low suitability for transplanting as indicated in the TPRP, DAFC considers that the impact of the proposed development on the species is insignificant. With the proposed mitigation measures as set out in paragraph 1.9 above, DAFC advises that no significant ecological impact is anticipated. DAFC has no comment on the EcoIA and advises that the submission of revised EcoIA should be incorporated into the lease conditions during the land exchange stage for better control of the proposed mitigation measures.

Urban Design, Landscape and Air Ventilation

- 10.10 The Site is located at the foothill of Ha Fa Shan and sandwiched between the Yau Kom Tau No. 2 Fresh Water Service Reservoir to the north and a strip of “GB” land and Tuen Mun Road to the south (**Plan Z-1b**). To the south of the Site across Tuen Mun Road are clusters of residential developments with BH ranging from about 60mPD to 182mPD. As illustrated in the VIA and the photomontages submitted by the applicant (**Drawings Z-15 to Z-21**), the visual impacts from the selected VPs would range from “negligible” to “slightly adverse”. CA/ASC, ArchSD has no comment on the application from architectural and visual impact point of view and considers that the proposed development would create little visual impact to the surrounding environment and the proposed BH of the proposed development appears to be compatible with the adjacent “R(B)” zones. While the proposed development will change the visual character of the immediate surrounding context, CTP/UD&L of PlanD considers that it may be perceived as an extension of the residential clusters to the south across Tuen Mun Road when viewed at a distance and the proposed development is unlikely to induce significant adverse visual impact on the surroundings. According to the indicative scheme, various design measures including building separation, building void, building setbacks from the eastern and western Site boundaries (**Drawing Z-8**) and articulated building façade are proposed at the development, which are subject to review at the detailed design stage. Also, landscape treatments, including terraced podium gardens on 1/F and 3/F of Block 3, sky gardens on 11/F of Blocks 1 and 2, rooftop gardens on the rooftops of Blocks 1 and 2 linked by a landscaped skybridge and periphery tree planting/buffer planting (**Drawings Z-11 to Z-14**), are proposed to further minimise the visual impact. According to the applicant, the proposed development will also comply with SBDG. CTP/UD&L of PlanD considers that the aforesaid design measures may help add visual interest and soften the development edges.
- 10.11 With reference to the submitted LMP and TPRP, among the existing 702 trees within the Project Area, seven trees are proposed to be retained, and 695 trees (including *Dalbergia Balansae*, *Michelia x Alba* and *Artocarpus Hypargyreus*) are proposed to be felled which are mostly in poor form and/or poor structural condition with low suitability for transplanting (**Drawings Z-25 and Z-26**). None of the affected trees are OVTs. To achieve a compensation ratio of 1:1.07 in terms of quantity, 744 new trees including *Cinnamomum Camphora* and *Sterculia Lanceolata*, of which 527 are of native tree species, with 179 of the new trees in hedge form are proposed to be planted within the Project Area. Landscape provisions such as tree and shrub planting, open lawn, outdoor swimming pools, pocket garden, activity lawn (**Drawings Z-10 to Z-13**) and buffer planting strip along the Proposed Access Road (**Drawing Z-9**) are proposed to further minimise the landscape impact. CTP/UD&L of PlanD has no comment on the application from landscape planning perspective.
- 10.12 To facilitate wind penetration and circulation at the proposed development, building separation of not less than 42m wide between Block 2 and Block 3 (from 1/F to 2/F of Block 3) and not less than 66m between Block 2 and Block 3 (from 4/F and above of Block 3) are proposed (**Drawing Z-8**). With the

aforesaid air ventilation measures, CTP/UD&L of PlanD considers that significant adverse impact on the surrounding pedestrian wind environment is not anticipated.

Traffic

- 10.13 The anticipated traffic flows during the construction and operational stages at the major junctions/links and the construction arrangement have been assessed in the TIA. With the proposed road and traffic improvement measures and provision of shuttle service to the nearby MTR stations as set out in paragraphs 1.6 to 1.8 above, as well as that the lot owner of the Site will undertake the M&M of the Proposed Access Road and associated geotechnical works during the operational stage, C for T has no in-principle objection to the TIA. The Proposed Access Road will be designated as a non-exclusive right-of-way which will also serve the adjacent WSD's facilities.

Other Technical Aspects

- 10.14 As there is no public sewer in the vicinity and the nearest public sewer is located over 200m southwest downhill of the Site with Tuen Mun Road and Yau Kom Tau Village located in between, the applicant proposes to construct the STP at the basement level to handle the sewage generated by the proposed development. DEP has no objection to the application from the environmental planning viewpoint. According to the EA, after the provision of the proposed noise mitigation measures (i.e. acoustic window (baffle type), enhanced acoustic balcony (baffle type) and sound absorptive materials), there would be no adverse traffic noise impact at the proposed development. CE/C of WSD has no comment on the application provided that the capacity of the modified watercourses to be diverted and modified are able to accommodate the discharge and/or overflow from the Yau Kom Tau Water Service Reservoirs. Relevant Government departments (i.e. CHE/NTW of HyD, CE/MS of DSD, H(GEO) of CEDD, CBS/NTW of BD and D of FS) have no comment on /no objection to the application.

Similar Application

- 10.15 A similar s.12A application No. Y/TW/19 to rezone a site at Fu Yung Shan from "GB" and "V" to "R(B)9" to permit a private residential cum RCHE development at a maximum GFA of 34,722m² (equivalent to PR of 3 including not less than 5,400m² for GIC facilities) and a maximum BH of 150mPD was partially agreed by the Committee on 24.1.2025 (**Plan Z-1a**). Details of the application are in paragraph 5 above. With the location at the urban fringe area of Tsuen Wan New Town and at the eastern periphery of the "GB" zone, no direct impact on TLCP, various planning gains and provision of GIC facilities to meet the needs of the local community and compliance with relevant guidelines/requirements by the relevant Government departments of the GIC facilities and STP, approval of the current application is generally in line with the Committee's previous decision.

Proposed Amendments to the OZP

- 10.16 In light of the aforesaid considerations, it is considered not unacceptable to rezone the Site comprising mainly private land as proposed by the applicant for medium-density residential development with the RCHE cum DCU and the HCS to facilitate better utilisation of land resources. The rezoning of the Site for residential use is also in line with the criteria of Government’s review of “GB” sites for housing development in that the Site is situated at the fringe of built-up areas close to the existing urban areas in Tsuen Wan and supporting infrastructure facilities, and the vegetated areas in the Site have relatively less buffering effect.
- 10.17 Regarding the proposed revisions to the Notes as set out in paragraph 10.1 above, for better control of the proposed development and in view of the comments of CES/LS of LandsD that the mandatory provision of the RCHE cum DCU may not be incorporated into the lease during the land exchange stage as there are no restrictions specified in the proposed Notes of the OZP limiting its non-domestic PR, it is considered more appropriate to stipulate a total GFA and a restriction for a minimum provision of GIC facilities in the Notes to better reflect the intention of the proposed private RCHE cum DCU development in the indicative scheme and allow flexibility to provide more GIC facilities in terms of types and floor area. It should be noted that only those GIC facilities as required by the Government will be disregarded from the GFA calculation in determining the GFA restriction within the “R(B)” zone under the OZP.
- 10.18 As there was a s.12A application (No. Y/TW/19) to rezone the site at Fu Yung Shan from “GB” and “V” to “R(B)9” (**Plan Z-1a**) which was partially agreed by the Committee on 24.1.2025, if the Committee agrees to the subject rezoning proposal, the Site would be rezoned to the “R(B)10” zone and appropriate revision to the applicant’s proposed Notes and ES of the OZP at **Appendix Ia-1** would be recommended to reflect the above restrictions when the relevant proposed amendments are submitted to the Committee for consideration.

Public Comments

- 10.19 Regarding the objections/suggestions/views raised by the general public and TWDC concerning the adverse impacts on traffic, environmental, ecological, visual, air ventilation, geotechnical and gas safety aspects and those on the compatibility of the proposed development with the surroundings, relevant planning assessments above and the departmental comments in paragraph 8 are relevant. Regarding the TWDC’s enquiry in relation to the provision of hourly parking spaces for the RCHE, DLO/TW&KT of LandsD advises that SWD and TD would be consulted on the details of the application during the land exchange stage.
- 10.20 Taking into account the proposed amendments above, the planned population of Tsuen Wan District is estimated to be about 369,500. Regarding the concerns on the provision of open space and community facilities to support the additional population brought by the proposed amendments, the existing and planned provision of open space and major GIC facilities are generally adequate to meet

the demand in accordance with the HKPSG and relevant B/Ds' assessments.

11. Planning Department's Views

- 11.1 Based on the assessment made in paragraph 10 above and having taken into account the public comments mentioned in paragraph 9 above, the Planning Department has no in-principle objection to the application and recommends the Committee to partially agree to the application to rezone the Site to "R(B)10" with stipulation of appropriate requirement on the GIC provision in the Notes.
- 11.2 Should the Committee decide to agree or partially agree to the application, details of the amendments to the Tsuen Wan OZP, together with the revised Notes and ES, will be submitted to the Committee for approval prior to gazetting under the Ordinance.
- 11.3 Alternatively, should the Committee decide not to agree to the application for amendment, the following reason is suggested for Member's reference:

the current zonings are considered appropriate and there are no strong justifications to rezone the Site from "GB" and "G/IC" to "R(B)9".

12. Decision Sought

- 12.1 The Committee is invited to consider the application and decide whether to agree, partially agree, or not to agree to the application.
- 12.2 Should the Committee decide not to agree to the application, Members are invited to advise what reason(s) for the decision should be given to the applicant.

13. Attachments

Appendix I	Application Form and Letter Received on 21.2.2023
Appendix Ia	Consolidated Supplementary Planning Statement Received on 15.9.2025
Appendix Ia-1	Schedule of Uses and ES of the Proposed "R(B)9" zone Proposed by the Applicant
Appendix Ib	FI Received on 9.5.2023
Appendix Ic	FI Received on 18.7.2023
Appendix Id	FI Received on 29.9.2023
Appendix Ie	FI Received on 11.12.2023
Appendix If	FI Received on 22.2.2024
Appendix Ig	FI Received on 2.5.2024
Appendix Ih	FI Received on 22.7.2024
Appendix Ii	FI Received on 26.9.2024
Appendix Ij	FI Received on 5.12.2024
Appendix Ik	FI Received on 28.4.2025
Appendix Il	FI Received on 4.7.2025

Appendix Im	FI Received on 11.9.2025
Appendix II	Detailed Departmental Comments
Appendices IIIa to IIIc	Public Comments
Drawing Z-1	Indicative Layout Plan
Drawings Z-2 to Z-7	Indicative Floor Plans
Drawing Z-8	Indicative Section Plan
Drawing Z-9	Indicative Landscape Master Plan
Drawings Z-10 to Z-13	Indicative Landscape Plans
Drawings Z-14	Indicative Landscape Section Plan
Drawings Z-15 to Z-21	Photomontages
Drawings Z-22 and Z-23	Road Improvement Schemes Proposed by the Applicant
Drawing Z-24	The Proposed Construction Access Road
Drawings Z-25 and Z-26	Tree Treatment Plans
Drawing Z-27	Proposed STP at the Proposed Development
Drawing Z-28	Habitat Map with Locations of Species of Conservation Interest Extracted from the Submitted EcoIA
Drawings Z-29 and Z-30	Site Photos of the Existing Modified Watercourses within the Project Area
Plans Z-1 to Z-1b	Location Plans
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Plan Z-3	Aerial Photo
Plans Z-4 and Z-5	Site Photos
Plan Z-6	Maximum Domestic PR of Residential Developments and BH Plan

**PLANNING DEPARTMENT
SEPTEMBER 2025**