

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM-SKW/134

- Applicant** : Host Duty Limited represented by Llewelyn-Davies Hong Kong Limited
- Site** : Various Lots in D.D. 385 and adjoining Government Land (GL), Tai Lam Chung, Tuen Mun, New Territories
- Site Area** : About 61,127m² (including GL of about 17,094m² or 28%)
- Lease** : (a) Various Lots in D.D. 385: Block Government Lease (demised for agricultural and/or house use) (about 44,033m² or 72%)
(b) GL (about 17,094m² or 28%)
- Plan** : Approved So Kwun Wat OZP No. S/TM-SKW/15
- Zonings** : “Comprehensive Development Area” (“CDA”) (about 58,341.82m²) (95.44%)
[Restricted to a maximum total Gross Floor Area (GFA) of 105,990m² and a maximum building height (BH) of 18 storeys (70mPD)]

“Village Type Development” (“V”) (about 1,600.87m²) (2.62%)ⁱ

“Green Belt” (“GB”) (about 968.78m²) (1.59%)ⁱ

“Government, Institution or Community” (“G/IC”) (about 215.53m²) (0.35%)ⁱ
- Application** : Proposed Comprehensive Residential Development with Retail/Commercial Uses and Ancillary Facilities and Minor Relaxation of GFA and BH Restrictions

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed comprehensive residential development with retail/commercial uses and minor relaxation of the GFA restriction from 105,990m² to 128,768m² (about +21.5%) and the BH restrictions from 18 to 24 storeys (about +33.3%) and 70mPD to 84mPD (+20%) (the proposed development) at the application site (the Site) mainly zoned “CDA” on the OZP (**Plan A-1**). According to the Notes for the “CDA” zone, ‘Flat’, ‘House’ⁱⁱ, ‘Shop and Services’, ‘Eating Place’, ‘Public Transport Terminus or

ⁱ The application site boundary is formulated largely based on the draft land grant. The proposed development falls largely within the “CDA” zone. Hence, the slight encroachments onto the “V”, “G/IC” and “GB” zones at the fringe of the Site are regarded as minor boundary adjustments in accordance with the covering Notes of the OZP and are not included in the planning assessment.

ⁱⁱ Other than rebuilding of New Territories Exempted House (NTEH) or replacement of existing domestic building by NTEH permitted under the covering Notes.

tation', 'Government Refuse Collection Point', 'Public Vehicle Park (excluding container vehicle)' and 'Public Convenience' are Column 2 uses which require planning permission from the Town Planning Board (the Board). Based on the individual merits of a development proposal, minor relaxation of the GFA/BH restrictions may also be considered by the Board on application under section 16 of the Town Planning Ordinance (the Ordinance).

- 1.2 The Site is located on the eastern side of Tai Lam Chung Nullah and is directly accessible from Luen Hong Lane connecting with Tai Lam Chung Road to its west. The Site is formed and largely vacant with some parts currently used for open storage without valid planning permission (**Plans A-2 to A-4g**). The Site is subject to several previous applications and the latest application (No. A/TM-SKW/32) was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 1.3.2002 for proposed comprehensive residential development (the Approved Scheme) (**Plan A-1b**). Upon approval of the general building plans (GBP) in 2010, the Approved Scheme is regarded as having commenced (details at paragraph 6.5 below). The applicant has subsequently submitted a land exchange application to take forward the Approved Scheme, which is currently being processed by the Lands Department (LandsD) at an advanced stage. A draft land grant has been formulated which serves as the basis for the delineation of the current application site boundary.
- 1.3 According to the applicant, to optimise the development potential of the Site, it is opportune to increase the development intensity so as to achieve a higher flat production with the inclusion of commercial uses to cater for the daily needs of the future residents and the surrounding neighbourhood. With an application site area of 61,127m², the maximum total GFA of the proposed development is 128,768m² (equivalent to a total plot ratio (PR) of not more than 2.107), which is inclusive of a private residential development with a domestic GFA of 108,468m², formation sites for 80 Small Houses (SHs) with a total domestic GFA of 15,600m² and a non-domestic GFA of 4,700m² for ancillary retail/commercial uses and a privately operated public transport interchange (PTI) in form of a covered transport lay-by. According to the Master Layout Plan (MLP) and floor plans submitted by the applicant (**Drawings A-1 to A-2c**), the private residential portion of the proposed development comprises seven residential towers with BHs of not more than 23 storeys (above one level of basement carpark) at 84mPD (at main roof) in the main portion of the Site as well as 17 two-storey houses on the easternmost part of the Site. A total of 2,670 residential units will be provided with an estimated population of about 7,476. The proposed retail/commercial facilities as well as the PTI will be located at the central portion of the Site near the northwestern entrance, adjoined by a dedicated area near Wong Uk reserved for several public facilities including a public refuse collection point (PRCP), public toilet (PT) and public children's playground for reprovisioning of the affected facilities, as well as a public car park (PCP) and public open space (POS). Three areas in the northern, southeastern and southwestern parts of the Site have been designated as formation sites for 80 SHs. The proposed development is tentatively targeted for completion in 2030 for the first population intake.
- 1.4 The MLP, floor plans, section plans and Landscape Master Plan (LMP) submitted by the applicant are at **Drawings A-1 to A-4**. Major development parameters of the proposed development are as follows:

Development Parameters of the Proposed Development	
Overall Development	
Total Application Site Area	About 61,127m ²
Total GFA	Not more than 128,768m ²
- Domestic GFA	124,068m ²
- Private Residential Development	108,468m ²
- Formation Sites for 80 SHs	15,600m ²
- Non-domestic GFA	4,700m ²
- Ancillary Commercial Use	2,000m ²
- PTI	2,700m ²
Total PR ⁽ⁱ⁾	Not more than 2.107
- Domestic PR	2.03
- Non-domestic PR	0.077
BH (at main roof)	Not more than 84mPD
No. of Storeys	Not more than 24 storeys (including one storey of basement carpark)
- Towers	
- Houses	2 storeys
Private Residential Portion	
Site Coverage	About 50%
No. of Residential Blocks	
- Towers	7
- Houses	17
No. of Units	2,670
Average Flat Size	About 40.6m ²
Anticipated Population	7,476 ⁽ⁱⁱ⁾
Car Parking and Loading/Unloading Provisions	
Residential Portion	
- Residential	446
- Visitor	35
- Motorcycle	27
- Bicycle	89
- Loading/unloading	8
Commercial Portion	
- Private Car	10
- Motorcycle	3 1
- Loading/unloading	1 3
Public Facilities	
Reprovisioned PT ⁽ⁱⁱⁱ⁾	1
Reprovisioned PRCP ⁽ⁱⁱⁱ⁾	1
Reprovisioned Public Children's Playground ⁽ⁱⁱⁱ⁾	1 (not less than 400m ²)
POS ^(iv)	1 (not less than 200m ²)
PCP ^(iv)	17 spaces

Remarks: ⁽ⁱ⁾ Calculated based on total application site area. With a development site area of about 46,492m² for private residential development, the resultant PR is about 2.33.

⁽ⁱⁱ⁾ Assuming a person-per-flat (ppf) ratio of 2.8 as per the 2021 Census.

- (iii) To be constructed by the applicant at its own cost and handed over to the Government for future management and maintenance (M&M).
- (iv) To be constructed, managed and maintained by the applicant at its own cost.

Building and Urban Design

- 1.5 According to the applicant, the scheme adopts a more pronounced stepped BH profile that descends from about 84mPD (Towers 5 and 6) at the northeastern hillside to about 72.7mPD (Towers 3 and 4) near Tai Lam Chung Nullah at the south, thereby echoing the natural topography and creating a more visually appealing skyline (**Drawing A-5**). Also, in order to facilitate air ventilation, four building separations of about 15m and 25m are incorporated in the proposed scheme to serve as wind corridor and breezeways (**Drawing A-6**).

Landscape Design and Greenery Provision

- 1.6 According to the LMP submitted by the applicant, landscaped gardens are proposed to enhance visual quality and residents' enjoyment (**Drawing A-4**). In this regard, a total of not less than 7,476m² of private open space will be provided at the northern part (north of Towers 5 and 6) and southern part (east of Towers 2, 3 and 4) of the proposed development. The applicant commits to provide an overall greenery coverage of not less than 30%. Also, peripheral plantings are proposed to soften the development edge and mitigate the potential visual impact when viewed from nearby village clusters and the adjoining hillside.
- 1.7 According to the tree treatment proposal, apart from compensating for the 93 trees (including 25 dead trees) to be felled, the applicant proposes to plant 300 new trees to enhance the landscape amenity within the Site.

Pedestrian Facilities and Connectivity

- 1.8 According to the applicant, the proposed development will retain previously committed access and pedestrian links, including the provision of village roads, a pedestrian access to Wong Uk and a pedestrian route to the burial ground, ensuring that both villagers and future residents could enjoy continuous and convenient access to the adjoining areas (**Drawing A-7**).
- 1.9 Based on the Approved Scheme, Luen Hong Lane is proposed to be widened. In this regard, the improvement works for Luen Hong Lane to a single carriageway with two lanes were gazetted in 2022. According to the applicant, the ingress/egress of the Site will be maintained at Luen Hong Lane under the proposed scheme.
- 1.10 According to the submission, the internal transport and parking provisions have complied with the Hong Kong Planning Standards and Guidelines, with sufficient maneuvering space demonstrated by swept path analysis. A PTI with six bus bays will be provided within the development, supporting a new circular bus service to Tuen Mun Bus-Bus Interchange and an en route stop for enhanced existing bus routes, so as to cater for the estimated peak hour public transport demand.

Provision of Supporting Facilities

- 1.11 According to the applicant, the proposed scheme has responded to updated local needs by adding GFAs of about 2,000m² of retail/commercial uses and about 2,700m² for a PTI in the central portion of the Site near the northwestern entrance,

compared to the Approved Scheme which only included a minibus terminus and without retail provision. These proposed supporting facilities are intended to serve both the future residents and the surrounding neighbourhood.

Provision of Public Facilities

- 1.12 According to the applicant, all previously committed public facilities under the Approved Scheme will continue to be provided, including the reprovision of a PT and PRCP as well as the provision of a POS of not less than 200m² and a PCP. On top of the above, a public children's playground of not less than 400m² is proposed to be re-provided under the proposed scheme to compensate for the loss of Tai Lam Chung Children's Playground adjacent to Luen Hong Lane due to the approved road widening works. These public facilities will be constructed by the applicant. Upon completion, the re-provisioned PT and PRCP as well as the public children's playground will be handed over to the Government for future M&M while the applicant will undertake the M&M responsibility of the POS and PCP. Two existing shrines will be preserved in-situ. Based on the proposed scheme, the applicant will also undertake the construction of the necessary access road and pedestrian links (including those to/from Wong Uk and the adjacent burial grounds) before handing back to the Government for future M&M.

Technically Feasibility

- 1.13 According to the applicant, the proposed development is supported by technical assessments in respect of visual impact, air ventilation, traffic, environmental, drainage, sewerage, water supply and geotechnical aspects, which demonstrate that the proposed scheme is acceptable from a technical point of view without insurmountable adverse impacts.

Formation Sites for 80 SHs

- 1.14 According to the applicant, site formation works for three portions of land to accommodate 80 SHs will be carried out as required under the Explanatory Statement (ES) of the OZP, and the formed sites will be handed back to LandsD (**Drawing A-1**). With an assumed GFA of 15,600m² (i.e. adopting an assumed GFA of 2,100ft²/195m² for each SH) and a ppf ratio of 2.8, the technical feasibility of these three SH sites has been ascertained with no insurmountable impact anticipated. The applicant is also committed to construct the peripheral drainage channel as well as plug-ended freshwater tee to each of these sites for future connections.

- 1.15 In support of the application, the applicant submitted the following documents:

- (a) Application Form received on 3.6.2025 (Appendix I)
- (b) Consolidated Supplementary Planning Statement (Appendix Ia)
received on 7.1.2026

(Supporting planning statement received on 3.6.2025 and Further Information (FI) received on 4.9.2025[#] and 9.9.2025[#], 28.10.2025^{*}, 11.12.2025[#] and 15.12.2025[#], and 23.12.2025^{*} were superseded and are attached at Appendices Ib, Ic, Id and Ie respectively)

[[#]not exempted from the publication and recounting requirements]

[^{*}exempted from the publication and recounting requirements]

- 1.16 On 1.8.2025 and 24.10.2025, the Committee of the Board agreed to defer making a decision on the application for a period of two months each as requested by the applicant.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Consolidated Supplementary Planning Statement at **Appendix Ia**. They can be summarised as follows:

In line with Government Policy to increase Housing Supply

- (a) The proposal seeks minor relaxation of GFA and BH restrictions to increase total flat production to about 2,670 units, representing an increase of 1,110 flats would help address Hong Kong's housing shortage and contribute to Long Term Housing Strategy targets.

Compatible with Surrounding Context

- (b) The Site sits within an existing low to medium-density residential neighbourhood in So Kwun Wat, where nearby residential sites have reached a PR up to about 4 and a BH up to about 102mPD, while the proposed scheme remains at PR of about 2.1 and maximum BHs of 24 storeys (including one level of basement) and about 84mPD at main roof. Thus, the proposed development is considered compatible with the surrounding developments in terms of intensity and height profile.
- (c) To avoid a monotonous skyline, the applicant has taken the opportunity to feature a more prominent stepped BH profile with the 5.7m difference between the tallest and lowest towers under the Approved Scheme increased to 11.3m (i.e. 84mPD at Tower 6 and 72.7mPD at Tower 4) with a varied BH profile ranging from 2 storeys to 24 storeys under the proposed scheme. The proposed development with a stepped and varied BH profile will not cause obstruction to the direct sight line from the hiking trails of Tai Lam Country Park (**Drawing A-5**).

Site Readily Available to Materialise "CDA" Zone

- (d) The planning intention of the "CDA" zone for comprehensive residential development with supporting commercial, open space and ancillary facilities would be fully realised through the proposed scheme.
- (e) The applicant has secured landholding and is in close liaison with the LandsD on land administrative matters. Upon approval, the comprehensive residential development can be delivered and bring forward the materialisation of the "CDA" zone.

Additional Planning Gains as compared to the Approved Scheme

- (f) Apart from upholding earlier commitments, including the reprovisioning of PT and PRCP as well as the provision of a PCP, a public children's playground will also be re-provided under the proposed scheme to compensate the loss of Tai

Lam Chung Children's Playground adjacent to Luen Hong Lane due to the approved road widening works.

- (g) The proposed scheme also adopted an enhanced stepped BH profile which descends from the northeast hillside (84mPD) towards the Tai Lam Chung Nullah/waterfront (72.7mPD) to improve visual interest. Two additional building separations of about 15m and 25m are also incorporated to improve air ventilation. Besides, the scheme also adds GFAs of about 2,000m² for retail/commercial facilities and about 2,700m² for a PTI to better serve future residents and the surrounding neighbourhood.

No Insurmountable Technical Impact

- (h) Supporting technical assessments covering visual, air ventilation, traffic, environmental, drainage, sewerage, water supply and geotechnical aspects have been undertaken, and the proposed development is concluded to be acceptable and technically feasible in these respects.

3. Compliance with the "Owner's Consent/Notification" Requirements

The applicant is the sole 'current land owner' for the concerned lots in D.D.385. Detailed information would be deposited at the meeting for Members' inspection. For the GL portion, the "Owner's Consent/Notification" Requirements as set out in TPB PG-No. 31B are not applicable.

4. Town Planning Board Guidelines

- 4.1 The Town Planning Board Guidelines (TPB PG-No. 18B) for "Submission of Master Layout Plan under section 4A(2) of the Town Planning Ordinance" are applicable to the application. The main points are summarised as follows:
 - (a) all applications for permission in area zoned as "CDA" should be in the form of MLP and supported by other relevant information whilst the format and details of the MLP submission are set out in the guidelines; and
 - (b) any subsequently revised MLPs to incorporate the relevant approval conditions imposed by the Board or any proposed amendments to the scheme approved by the Board should also be deposited as soon as practicable. Upon completion of the development, the final version of an approved MLP should be deposited in the Land Registry for public inspection.

5. Background

- 5.1 The Site was mainly designated as "Unspecified Use" area and zoned "V" and "GB" on the draft So Kwun Wat Development Permission Area (DPA) Plan No. DPA/TM-SKW/1 (the draft SKW DPA Plan) which was exhibited on 18.6.1993.
- 5.2 Taking into account the Territorial Development Strategy Review, which was to identify comprehensive development areas in the North West New Territories,

part of the Site was rezoned from “Unspecified Use” area, “V” and “GB” to “CDA” on the draft So Kwun Wat OZP No. S/TM-SKW/1 which was exhibited on 7.6.1996. The designation of the “CDA” zone was to facilitate the phasing out of the open storage use for residential development. A maximum GFA of 105,990m² and BH restrictions of 16 storeys and 70mPD were stipulated for the “CDA” zone, while the requirement for the provision of 80 SH sites within the “CDA” zone had been specified in the ES of the OZP.

- 5.3 In 2000, pursuant to a partially agreed rezoning request No. Z/TM-SKW/1 submitted by the applicant, the boundary of the subject “CDA” zone was further revised under the draft So Kwun Wat OZP No. S/TM-SKW/4 mainly to incorporate additional areas zoned “V” and “GB” into “CDA” and to relax the BH restriction to 18 storeys. The GFA restriction and the BH restriction in terms of mPD remained unchanged. The draft OZP was subsequently approved and re-numbered as S/TM-SKW/5 on 12.12.2000.
- 5.4 The boundary and development parameters of the “CDA” zone have remained unchanged since then.

6. Previous Applications

- 6.1 The Site was the subject of seven planning applications (No. DPA/TM-SKW/21, DPA/TM-SKW/22, DPA/TM-SKW/24, A/TM-SKW/3, A/TM-SKW/6, A/TM-SKW/26 and A/TM-SKW/32) and one rezoning request (Z/TM-SKW/1), all submitted by the same applicant between 1995 and 2002 for comprehensive residential development.
- 6.2 Prior to the adjustments of the boundary of the “CDA” in 2000, two applications were approved and three applications were rejected. Applications No. DPA/TM-SKW/24 and A/TM-SKW/3 were approved with conditions by the Committee in 1996 mainly on the considerations that the proposed developments were in line with the planning intention of the “CDA” zone; would bring about environmental upgrading to the area; and would not have adverse impact on the environment and infrastructure.
- 6.3 Applications No. DPA/TM-SKW/21 and DPA/TM-SKW/22 were rejected by the Board on review in 1995 mainly on the considerations that the proposed developments were not in line with the planning intention of then “Unspecified Use” area for low-rise and low-density residential development and insufficient information had been provided to demonstrate that it would not have adverse impacts, while Application No. A/TM-SKW/6 was rejected by the Committee in 1998 mainly on the considerations that it was not in line with the planning intention of the “CDA” zone; and there was insufficient information to demonstrate the village housing outside the applicant’s landholding could be realised.
- 6.4 On 15.1.1999, the applicant submitted a rezoning request No. Z/TM-SKW/1 to adjust the boundary of the “CDA” by incorporating additional areas zoned “V” and “GB” based on the updated landholdings of the applicant and to relax the BH restriction to 18 storeys was partially agreed by the Committee and the relevant amendments were exhibited under the draft OZP No. S/TM-SKW/4 on 18.2.2000.

- 6.5 Subsequent to the adjustments to the boundary of the “CDA”, two applications (No. A/TM-SKW/26 and A/TM-SKW/32) which generally followed the boundary and development restrictions of the amended “CDA” zone were submitted by the applicant. Application No. A/TM-SKW/26 involved the development of 13 residential blocks of 16-18 storeys at 70mPD was approved by the Committee on 22.12.2000 mainly on the considerations that the proposed development was in line with the planning intention of the “CDA” zone; and would not have adverse impact on the environment and infrastructure. While, Application No. A/TM-SKW/32 which involved changes in the development layout and flat size was approved by the Committee on 1.3.2002 mainly on the considerations that the proposed development would not have adverse impact on the surrounding environment; and the concerned departments had no adverse comment on the application. Subsequently, applications for extension of time for commencement of development were approved by the Board and the Director of Planning under the delegated authority of the Board in 2005 and 2008 respectively. The first set of GBP concerning the Approved Scheme was approved by the Building Authority in 2010 and hence the proposed development is regarded as having commenced.
- 6.6 Details of these previous applications are summarised at **Appendix II** and their locations are shown on **Plans A-1b to A-1d**. A comparison table of the major development parameters of the Approved Scheme and the current application is at **Appendix III**.

7. Similar Application

There is no similar application in the vicinity of the Site.

8. The Site and Its Surrounding Areas (Plans A-1a to A-4g)

8.1 The Site is:

- (a) located on the eastern side of Tai Lam Chung Nullah and is directly accessible from Luen Hong Lane connecting with Tai Lam Chung Road to the west;
- (b) formed and largely vacant. Some plots of land at the Site are currently used for open storage; and
- (c) partly located within the Tai Lam Site of Archaeological Interest and in proximity to two Permitted Burial Grounds.

8.2 The surrounding areas are mainly rural in character predominated by village clusters of recognised villages namely Tai Lam Chung Tsuen to its north, Wong Uk to its east and Wu Uk to its southwest, and Government, Institution and Community (GIC) facilities along Tai Lam Chung Nullah intermixed with open storage/storage yards and parking of vehicles. Tai Lam Country Park is located to the further east and northwest of the Site.

9. Planning Intention

- 9.1 The “CDA” zone is intended for comprehensive development/redevelopment of the area for residential use with the provision of commercial, open space and other supporting facilities, if any, to serve the residential neighbourhood. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.
- 9.2 According to the ES of the OZP, the “CDA” is intended for sub-urban residential development and village housing which are compatible with the surrounding rural environment. In order not to block the direct sight line from the walking trails in the Country Park, the maximum BH should not exceed 70mPD and 18 storeys. Furthermore, to avoid creating a wall effect, building blocks should be in the range of 3 to 18 storeys. The “CDA” site is in close proximity to Tai Lam Chung Tsuen, Wong Uk and Wu Uk. To meet the SH demand, the developer concerned has to provide 80 SH sites within the “CDA”.
- 9.3 Under the Notes of the OZP, minor relaxation of the GFA/BH restrictions may be considered by the Board on application under section 16 of the Ordinance. Regarding minor relaxation of BH restriction, it will be considered taking into account its own merits and the relevant criteria for consideration of such application as stipulated in the ES are as follows:
- (a) amalgamating smaller sites for achieving better urban design and local area improvements;
 - (b) accommodating the bonus PR granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as public passage/street widening;
 - (c) providing better streetscape/good quality street level public urban space;
 - (d) providing separation between buildings to enhance air and visual permeability; and
 - (e) other factors, such as site constraints, need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality, provided that no adverse landscape and visual impacts would be resulted from the innovative building design.

10. Comments from Relevant Bureaux/Government Departments

- 10.1 The following bureaux/government departments (B/D) have been consulted and their views on the application are summarised as follows:

Land Administration

- 10.1.1 Comments of the Chief Estate Surveyor/ Land Supply, Lands Department (CES/LS, LandsD):

- (a) no objection to the application;

- (b) the Site comprises 47 old scheduled lots held under Block Government Lease demised for agricultural and/or house purposes and adjoining GL. The proposed development would contravene the existing lease conditions of the lots within the Site;
- (c) the landowner has applied for a land exchange in taking forward the previously approved planning application (No. A/TM-SKW/32) and the proposed land exchange (with proposed new lot to be known as Tuen Mun Town Lot (TMTL) 417) is being processed by his department. Given that the proposed amendments to the development scheme in this submission would necessitate a further modification of the lease conditions for the proposed lot, the landowner shall apply to his department for a fresh lease modification/land exchange application for the proposed development in case the subject planning application for the proposed development is approved by the Board. Such application will be considered by his department acting in its capacity as the landlord at its sole discretion and there is no guarantee that such application, including the granting of any GL, will be approved. If such application is approved, it will be subject to such terms and conditions including among others, the payment of such appropriate fees and premium, as may be imposed by his department; and
- (d) his advisory comments on the application are at **Appendix V**.

Traffic

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

- (a) no objection to the application;
- (b) should the application be approved by the Board, an approval condition should be included to request the applicant to design and implement the proposed traffic improvement measures, as proposed in the Traffic Impact Assessment (TIA) Report, to the satisfaction of the C for T or of the Board; and
- (c) her advisory comments on the application are at **Appendix V**.

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

- (a) he has no in-principle objection to the application; and
- (b) his advisory comments on the application are at **Appendix V**.

Environmental

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

- (a) no objection to the application from environmental planning perspective;

- (b) the Site was subject to 12 substantiated and two non-substantiated environmental complaint cases received at the Site related to waste, noise, dust and odour in the past three years; and
- (c) his advisory comments on the application are at **Appendix V**.

Urban Design, Visual, Air Ventilation and Landscape

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

- (a) no comment on the application from urban design, visual impact, air ventilation and landscape perspectives;
- (b) the Site is located in the hillside area, which is sandwiched between Tai Lam Country Park to the east and Tai Lam Chung Nullah to the west, and overlooking the sea to the south. Its locality mainly comprises vegetated hillslopes, some village settlements (including Tai Lam Chung Tsuen, Wong Uk, Luen On San Tsuen and Wu Uk) and low-rise GIC developments (including the Tai Lam Chung Fire Station, Hong Kong Customs College and Hong Kong Police Vehicle Examination Centre, etc.) with BHs ranging from about 5mPD to 20mPD/1 to 3 storeys;
- (c) the proposed development with a maximum BH of 84mPD/23 storeys, which is taller than the surrounding low-rise village houses and GIC cluster, would inevitably alter the existing rural character of the natural hillside area. Notwithstanding, it is noted that the application seeks proposed minor relaxation of the BH restriction which is already at 70mPD/18 storeys. Also, the planning (and hence urban design context) of Tuen Mun East area is subject to the recommendations of the Study for Developments of Tuen Mun East and Adjacent Green Belt Cluster - Feasibility Study;
- (d) according to the Visual Impact Assessment (VIA), as compared with the Approved Scheme, the proposed scheme would have additional visual impacts ranging from 'slightly adverse' at five out of the six selected public viewing points (VPs) and 'slightly to moderately adverse' at the remaining VP;
- (e) according to the revised Air Ventilation Assessment (Expert Evaluation (AVA-EE)), the proposed scheme may result in some localised wind blockage to the downwind areas, but would not have significant air ventilation impacts to the surrounding pedestrian wind environment as compared with the Approved Scheme;
- (f) in the proposed scheme, various design/mitigation measures including stepped BH profile, building separations, building setbacks and landscape treatment, etc. are incorporated to

mitigate its visual and air ventilation impacts. Besides, provision of POS and access road to/from Wong Uk are also proposed;

- (g) based on the aerial photo taken in 2024, the Site is situated in an area of settled valley and miscellaneous rural fringe landscape characterized by woodlands, small houses, open storages, and vacant land. The majority of the Site is already paved and currently vacant, and part of the Site is occupied by open storage use;
- (h) according to the landscape proposal and the LMP submitted by the applicant, a total of 93 (including 25 dead trees) out of the 149 existing trees surveyed are proposed to be felled, while 300 new trees (including 50 nos. in removable planters) will be planted. Landscape areas and not less than 30% greenery coverage will be provided within the proposed residential development. Significant adverse landscape impact arising from the proposed development is not anticipated;
- (i) in view of the “CDA” zoning of the Site, should the application be approved by the Board, an approval condition should be included to request the applicant to submit and implement the LMP to the satisfaction of the Director of Planning or of the Board; and
- (j) her advisory comments on the application are at **Appendix V**.

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

No comment on the application from architectural and visual impact points of view.

Drainage

10.1.7 Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- (a) no comment on the application from public drainage viewpoint; and
- (b) his advisory comments on the application are at **Appendix V**.

Nature Conservation, Built Heritage and Archaeology

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

- (a) no comment on the application from nature conservation perspective;
- (b) the Site is already disturbed and 93 trees to be felled are common species including dead trees and will be compensated by planting about 300 new trees; and

- (c) his advisory comments on the application are at **Appendix V**.

10.1.9 Comments of the Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office, Development Bureau (ES(AM)/AMO, DevB):

- (a) no in-principle objection to the application from built heritage and archaeological perspectives; and
- (b) her advisory comments on the application are at **Appendix V**.

Quantitative Risk Aspect

10.1.10 Comments of the Director of Electrical and Mechanical Services:

- (a) no comment on the application from regulatory services perspective; and
- (b) his advisory comments on the application are at **Appendix V**.

Provision of Public Facilities

10.1.11 Comments of the Director of Leisure and Cultural Services (DLCS):

- (a) no comment on the application;
- (b) her office will take over the reprovisioned public children's playground and be responsible for its future M&M; and
- (c) her advisory comments on the application are at **Appendix V**.

10.1.12 Comments of the Director of Food and Environmental Hygiene (DFEH):

- (a) no comment on the application; and
- (b) since the existing PT and the existing PRCP in Wong Uk will be demolished due to the land exchange, a temporary PT and a temporary PRCP will be provided nearby the existing ones to ensure uninterrupted services to the public. As a usual practice, the applicant should be responsible for the cost and M&M of the temporary PT and PRCP including but not limited to the provision of cleansing, maintaining and desludging services. Also, a permanent PT and a permanent PRCP will be reprovisioned according to relevant requirements and guidelines as stipulated in relevant departmental handbooks up to his satisfaction. The applicant should consult his department on the size, location and detailed design requirements and follow up on the comments provided by his department.

Aviation Safety and Aircraft Noise

10.1.13 Comments of the Director-General of Civil Aviation (DGCA):

- (a) no comment on the application from regulatory services perspective;
- (b) given the close proximity to some of the main flight paths of the Hong Kong International Airport (HKIA), please observe that all lights, including those installed for construction works, or for maintenance after the construction works, shall not be projected skyward and form a source of glare or in any way affect pilots in flight at all times; and
- (c) regarding aircraft noise, while the Site falls outside the NEF25 and NEF30, it is located in close proximity to some of the main flight paths and hence may be subject to aircraft noise impact. To mitigate the potential noise impact and subject to detailed design, the applicant has proposed in the Environmental Assessment (EA) the use of acoustics windows with 8mm glass for the residential development.
- (d) his advisory comments on the application are at **Appendix V**.

Essential Utilities Aspect

10.1.14 Comments of the Director of the Hong Kong Observatory (DHKO):

- (a) no objection to the application;
- (b) the Brothers Point Terminal Doppler Weather Radar (BPTDWR) is located to the south of the Site. To safeguard members of the public in the vicinity, the BPTDWR will not emit microwave in the direction of nearby buildings; and
- (c) his advisory comments on the application are at **Appendix V**.

10.1.15 Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (a) no objection to the application;
- (b) there are no more chlorine drums or cylinders stored in Tai Lam Chung No. 2 Chlorination Station (TLCCP) and his office has requested it to be delisted from the Potentially Hazardous Installation Register; and
- (c) his advisory comments on the application are at **Appendix V**.

District Officer's Comments

10.1.16 Comments of the District Officer (Tuen Mun), Home Affairs Department (DO(TM), HAD):

- (a) his office will take up the M&M responsibilities of the drainage channels as proposed, and the re-provisioned village access roads upon construction by the applicant; and
- (b) he has consulted the locals regarding the application. One local comment from the villager was received objecting to the application mainly on the grounds that the proposal would bring about drainage issue and the applicant did not take into account the potential impacts of the TLCCS and BPTDWR on the proposed development, and raised query on the site notification procedure of the planning application.

10.2 The following government departments have no objection to/no comment on the application. Their advisory comments, if any, are at **Appendix V**.

- (a) Director of Fire Services (D of FS);
- (b) Chief Surveyor/New Territories West, Buildings Department;
- (c) Project Manager (West), Civil Engineering and Development Department (CEDD);
- (d) Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD); and
- (e) Commissioner of Police.

11. Public Comments Received During Statutory Publication Period

During the statutory public inspection periods, 68 public comments were received (**Appendix VI**), including 55 supporting comments from individuals; eight objecting comments from indigenous inhabitant representatives of Tai Lam Chung Tsuen, villagers of Luen On San Tsuen and other individuals; and eight comments providing views from The Hong Kong and China Gas Company Limited, villagers of Wong Uk and Luen On San Tsuen and other individuals. The comments/views are summarised as follows:

Supporting Views (55 Comments)

- (a) the proposed comprehensive residential development with provision of supporting facilities and transport facilities that serve the nearby neighbourhood is in line with the planning intention of the "CDA" zone and will enhance the environment and liveability of the surroundings;
- (b) the proposed development can unleash the development potential of the Site and better utilise the land resources;
- (c) the Site is formed and readily available for development, which is able to realise the Government's policy in increasing supply of housing land in short to medium term;
- (d) the provision of a range of public facilities will bring about benefit to the local

villages and the wider public;

Objections/Adverse Comments (Eight comments)

- (e) there is currently no urgent need for housing;
- (f) there is existing deficit in the provision of retail and community facilities;
- (g) the proposed development lacks provision of GIC facilities, recreational space and bicycle parking;
- (h) the proposed development will affect fung shui and cause adverse visual impact;
- (i) the proposed development will aggravate the reflection of aircraft noise onto the surrounding areas;
- (j) the increase in population would further aggravate traffic congestion and assessment should be conducted to assess the impacts;

Providing Views (Five comments)

- (k) a 24-hour village access road to Wong Uk within the proposed development should be provided;
- (l) dedicated car parking space for villagers of Luen On San Tsuen should be provided;
- (m) more retail and public facilities should be provided to serve the community; and
- (n) a Quantitative Risk Assessment on the potential impacts to the high-pressure pipelines at Tai Lam Chung Nullah should be conducted in detailed design stage.

12. Planning Considerations and Assessment

- 12.1 The application is to seek permission for proposed comprehensive residential development with retail/commercial uses at the Site zoned “CDA” on the OZP and minor relaxation of the GFA restriction from 105,990m² to 128,768m² (+21.5%) and BH restriction from not more than 18 storeys to not more than 24 storeys (+33.3%) and from 70mPD to 84mPD (+20%). The proposed increase in GFA will allow for an addition of 1,110 flats as compared with the Approved Scheme under application No. A/TM-SKW/32.

Planning Intention

- 12.2 The planning intention of the “CDA” zone is for comprehensive development/redevelopment of the area for residential use with the provision of commercial, open space and other supporting facilities, if any, to serve the residential neighbourhood. The proposed development which is primarily for comprehensive residential development has included supporting retail/commercial uses, a covered PTI and several public facilities including

PT, PRCP, public children's playground, POS and PCP to serve the daily needs of the future residents and the surrounding neighbourhood. In this regard, the proposed development is considered in line with the planning intention of the "CDA" zone. In accordance with the relevant requirements under TPB PG-No. 18B, the applicant has submitted a MLP (**Drawing A-1**) and various technical assessments in support of the application to demonstrate the feasibility of the proposed development. Besides, the applicant will form sites for 80 SHs under the proposed scheme in accordance with the requirement under the ES of the OZP.

Land Use Compatibility

- 12.3 The Site is located at the eastern side of Tai Lam Chung Nullah. The surrounding areas are mainly rural in character predominated by village clusters and GIC facilities. According to the applicant, the disposition and layout of the proposed development have been formulated with reference to the neighbouring areas and natural setting including the hillslopes to the east and the Tai Lam Country Park in the further east. The proposed development primarily for residential use with retail/commercial facilities is considered not incompatible with the surrounding areas in terms of land use (**Plans A-2 to A-4g**).

Development Intensity

- 12.4 The applicant proposes to relax the GFA restriction from 105,990m² to 128,768m² (about +21.5%). To accommodate the proposed increase in GFA and to achieve a more sustainable layout design, the applicant also proposes to relax the BH restrictions from not more than 18 storeys to not more than 24 storeys (about +33.3%) and from 70mPD to 84mPD (+20%). While the surrounding areas of the Site are predominated by village clusters and GIC facilities with Tai Lam Country Park located to its further east and northwest, medium-density residential developments with PRs ranging from 2.2 to 4 are found around the foothill areas of Tai Lam Country Park along Tuen Mun Highway, including Palatial Coast (PR of about 2.2), MORI (PR of about 3.6) and Gold Coast Bay (PR of about 4), as well as a residential development under construction at TMTL 561 (PR of 3.6) (**Plan A-5**). The BH profile in the surroundings generally ranges from about 70mPD to 100mPD, with Palatial Coast located to the west of the Site attaining a BH of 102mPD (**Plan A-5**). Having considered the development context of the surrounding areas, the proposed development is considered not incompatible with the neighbouring areas in terms of development intensity.

Visual and Urban Design Aspects

- 12.5 The applicant proposes to relax the BH restrictions from not more than 18 storeys to not more than 24 storeys (+33.3%) and from 70mPD to 84mPD (+20%). In the proposed scheme, a stepped and varied BH profile which descends from Towers 5 and 6 (84mPD) in the northeast near the natural hillslopes towards Towers 3 and 4 (72.4mPD) in the south near the villages and Tai Lam Chung Nullah is adopted (**Drawing A-1**). According to the VIA, the proposed scheme would have visual impacts ranging from 'slightly adverse' at five out of the six selected public VPs and 'slightly to moderately adverse' at the remaining VP. Nevertheless, various design/mitigation measures including stepped BH profile, building separations, building setbacks and

landscape treatment are proposed to mitigate the potential visual impacts (**Drawings A-5 and A-6**). In view of the above, CTP/UD&L, PlanD opines that the proposed development is considered not incompatible with the surrounding developments and has no adverse comment from visual and urban design perspectives. Considering the proposed increment in BHs under the proposed scheme is minor, CA/ASC, ArchSD also has no comment on the proposed development from architectural and visual impact perspectives.

Air Ventilation and Landscape Aspects

- 12.6 In terms of air ventilation, the applicant has conducted an AVA-EE which concludes that there is no adverse air ventilation impact arising from the proposed development with four building separations of about 15m and 25m provided between the residential towers to enhance air ventilation (**Drawing A-6**). CTP/UD&L, PlanD has no adverse comment on the proposed development from air ventilation perspective.
- 12.7 Under the LMP, a total of 300 new trees will be planted and no less than 30% of greenery area will be included alongside the reprovisioning of a public children's playground of not less than 400m² and the provision of a POS of not less than 200m². Also, continuous periphery plantings will be provided to create green buffers between the proposed development and the neighbouring villages, the natural hillslopes and Tai Lam Country Park (**Drawing A-4**). In this regard, CTP/UD&L of PlanD has no adverse comment on LMP from landscape point of view.

Planning and Design Merits

- 12.8 In addition to the reprovisioning of the PT and PRCP and the provision of a POS and a PCP to serve the local community as committed under the Approved Scheme, the proposed development has also retained the previously committed access and pedestrian links, including the provision of village roads, a pedestrian access to Wong Uk and a pedestrian route to the neighbouring burial grounds, thus ensuring that villagers, future residents and the wider public will enjoy continuous and convenient access to the adjoining areas. Moreover, the applicant will re-provide a public children's playground within the Site that will be affected by the gazetted road improvement works. Regarding these public facilities, they will all be constructed by the applicant and handed over back to the Government for M&M upon completion except for the POS and PCP which the applicant will undertake the M&M responsibility. In this regard, DLCS, DFEH and DO(TM), HAD have no comment on the future M&M arrangement of these facilities.
- 12.9 To meet the acute demand for retail/commercial facilities in the locality and enhance the accessibility of the neighbourhood, addition of retail/commercial facilities with a GFA of about 2,000m² as well as a covered PTI with a GFA of about 2,700m² providing six bus lay-bys are incorporated into the proposed scheme as compared with the Approved Scheme.
- 12.10 Under the ES of the OZP, to provide flexibility for developments/redevelopments with design merits/planning gains, a list of criteria for consideration of minor relaxation of BH restriction is set out. Relevant considerations include planning merits that would bring about improvement to townscape and amenity to local areas and measures to enhance air and visual

permeability. In this regard, to avoid wall effect and obstruction of direct sight line from the hiking trails of Tai Lam Country Park while enhancing the visual permeability and wind penetration within the Site and in the locality, the proposed residential development has incorporated two additional building separations as mentioned in paragraph 12.6 above and adopted a more prominent stepped BH profile with varying height bands, including houses of two storeys and building towers ranging from 6 to 24 storeys, which also feature a larger BH difference (i.e. 11.3m) between the tallest (i.e. 84mPD at Tower 6) and lowest building (i.e. 72.7mPD at Tower 4) as compared with the Approved Scheme (**Drawings A-1, A-3a and A-3b**).

Other Technical Aspects

- 12.11 In support of the application, the applicant has submitted TIA and Drainage Impact Assessment to demonstrate that the proposed relaxation with an increase in the total GFA will not create adverse traffic impact and flooding issues on the surrounding areas. With the proposed mitigation measures, including improvement works at the junction of Castle Peak Road – Tai Lam and Tai Lam Chung Road, as well as the provision of periphery drainage channels, a detention tank and a twin-box culvert, no insurmountable traffic and drainage impacts are anticipated. In this regard, C for T and CE/MS, DSD have no objection to the application from traffic engineering and drainage points of view respectively.
- 12.12 The applicant has also conducted other technical assessments including EA, Sewerage Impact Assessment, Water Supply Impact Assessment and Geotechnical Planning Review Report to demonstrate that the proposed development with minor relaxation of GFA and BH restrictions would not cause insurmountable adverse impacts on the surrounding areas. Relevant government departments consulted including DEP, D of FS, CE/C, WSD and H(GEO), CEDD have no objection to/adverse comment on the application from environmental, sewerage, fire safety, water supply and geotechnical perspectives while the detailed technical requirements could be addressed through approval conditions as recommended in paragraph 13.2 below or at land administration stage. Comments of CES/LS, LandsD and other land administrative matters can be further addressed during the lease modification stage should the Committee approve this application.

Public Comments

- 12.13 Regarding the public comments on the application as summarised in paragraphs 10.1.16(b) and 11 above, the departmental comments in paragraph 10 and the planning considerations and assessments in paragraphs 12.1 to 12.12 above are relevant. Regarding the query on the site notification procedure raised by a local villager, the relevant procedure under Town Planning Board Guidelines (TPB PG-No. 30C) on “Publication of Applications for Planning Permission and Review and Submission of Comments on Applications under the Town Planning Ordinance” has been duly followed.

13. Planning Department's Views

- 13.1 Based on the assessment made in paragraph 12 above and having taken into account the public comments mentioned in paragraph 11, the Planning Department has no objection to the application.
- 13.2 Should the Committee decide to approve the MLP and the application under sections 4A and 16 of the Ordinance, it is suggested that the permission shall be valid until **6.2.2030**, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) the submission and implementation of a revised Master Layout Plan to take into account conditions (b) and (d) below to the satisfaction of the Director of Planning or of the Town Planning Board;
- (b) the submission and implementation of a Landscape Master Plan to the satisfaction of the Director of Planning or of the Town Planning Board;
- (c) the design and implementation of the proposed traffic improvement measures, as proposed by the applicant in the Traffic Impact Assessment Report, to the satisfaction of the Commissioner for Transport or of the Town Planning Board; and
- (d) the submission and implementation of a development phasing programme of the proposed development to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory clauses

The recommended advisory clauses are attached at **Appendix V**.

- 13.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' consideration:

the applicant fails to demonstrate that there are sufficient planning and design merits to justify the proposed minor relaxation of GFA and BH restrictions.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 14.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

15. Attachments

Appendix I	Application Form received on 3.6.2025
Appendix Ia	Consolidated Supplementary Planning Statement received on 7.1.2026
Appendix Ib	FI received on 4.9.2025 and 9.9.2025
Appendix Ic	FI received on 28.12.2025
Appendix Id	FI received on 11.12.2025 and 15.12.2025
Appendix Ie	FI received on 23.12.2025
Appendix II	Previous Applications
Appendix III	Comparison of Major Development Parameters Between the Approved Scheme and the Proposed Scheme
Appendix IV	Approval Conditions of Application No. A/TM-SKW/32
Appendix V	Recommended Advisory Clauses
Appendix VI	Public Comments
Drawing A-1	Indicative Master Layout Plan
Drawings A-2a to A-2c	Indicative Floor Plans
Drawings A-3a to A-3b	Indicative Section Plans
Drawing A-4	Landscape Master Plan
Drawing A-5	Photomontage
Drawing A-6	Building Separation Plan
Drawing A-7	Indicative Access Arrangement Plan
Plan A-1a	Location Plan
Plans A-1b to A-1d	Previous Applications Plans
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4g	Site Photos
Plan A-5	Development Intensity in the Surroundings of the Site

**PLANNING DEPARTMENT
FEBRUARY 2026**