

Form No. S16-I
表格第 S16-I 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

2023年4月19日

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) Construction of "New Territories Exempted House(s)"
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; and
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) Renewal of permission for temporary use or development in rural areas
位於鄉郊地區的臨時用途或發展的許可續期

此文件在收到時，城市規劃委員會
只會在收到所有必要的資料及文件後才正式承認收到
申請的日期。

This document is received on 19 APR 2023
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TW/537
	Date Received 收到日期	19 APR 2023

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Apex Frame Limited 傲林有限公司

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Llewelyn-Davies Hong Kong Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 444, 458, 464, 484 and 488 in D.D. 443 and adjoining Government land, Tsuen Wan, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 4,946* sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input type="checkbox"/> About 約 *Including total development site area of about 4,532.2 sq.m
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有) 413.8 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tsuen Wan Outline Zoning Plan No. S/TW/35
(e) Land use zone(s) involved 涉及的土地用途地帶	"Comprehensive Development Area (6)"
(f) Current use(s) 現時用途	Industrial (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner"[#] (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」[#] (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☒ is one of the "current land owners"[#] (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」[#] (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☒ published notices in local newspapers on 18/04/2023 (DD/MM/YYYY)[&]
於 18/04/2023 (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
18/04/2023 (DD/MM/YYYY)[&]
於 18/04/2023 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☒ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 sq.m 平方米 <input type="checkbox"/> About 約		
	Total 總計 sq.m 平方米 <input type="checkbox"/> About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
(b) Intended use/development 有意進行的用途/發展	

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☒ Plot ratio restriction From 由5.0..... to 至about 6.26*#
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至 %
上蓋面積限制
- ☒ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
From 由100..... mPD 米 (主水平基準上) to 至
.....120.....mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction From 由m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed
use(s)/development
擬議用途/發展

Proposed Comprehensive Residential Development and Minor Relaxation
of Maximum Plot Ratio and Building Height Restrictions with Social
Welfare Facility

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積28,359.2..... sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率6.26*# ☒ About 約
Not more than 100% (Podium Portion)
Not more than 37.5% (Residential Towers)
- Proposed site coverage 擬議上蓋面積 ☒ About 約
- Proposed no. of blocks 擬議座數4.....
- Proposed no. of storeys of each block 每座建築物的擬議層數29@..... storeys 層
☐ include 包括.....storeys of basements 層地庫
☒ exclude 不包括.....storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度120..... mPD 米(主水平基準上) ☒ About 約
..... m 米 ☐ About 約

*Based on development site area (about 4,532.2 sq. m)

#Including a domestic plot ratio of 6.0 in Sites A to D & a non-domestic (social welfare facilities) plot ratio of about 0.62 in Site A

@Excluding 3 storeys of podium, 1 storey of basement and 1 storey of transfer plate for Sites A to D;
also excluding 1 storey of sky garden/refuge floor for Site A

Part 6 (Cont'd) 第 6 部分 (續)

☒ Domestic part 住用部分

GFA 總樓面面積

27,193.2 sq. m 平方米 ☒ About 約

number of Units 單位數目

629

average unit size 單位平均面積

43.23 sq. m 平方米 ☒ About 約

estimated number of residents 估計住客數目

about 1,762 (based on a Person-Per-Flat ratio of 2.8)

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆sq. m 平方米 ☐ About 約☐ hotel 酒店sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室sq. m 平方米 ☐ About 約☐ shop and services 商店及服務行業sq. m 平方米 ☐ About 約☒ Government, institution or community facilities

政府、機構或社區設施

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

a 100-place Child Care Centre at Site A....

(GFA: about 1,166 sq. m)

☒ other(s) 其他

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

Clubhouses at Sites A to D

(Total GFA: about 1,359.7 sq. m)

(Exempted from Plot Ratio calculation)

☒ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☒ private open space 私人休憩用地1,762 sq. m 平方米 ☒ Not less than 不少於☐ public open space 公眾休憩用地sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
T1 (Site A)	B/F	Car Park
.....	G/F	Residential & Child Care Centre Lobby, Club House, L/UL Spaces, Landscape Area, E/M Facilities
.....	1/F	Child Care Centre, Landscape Area, E/M Facilities
.....	2/F	Club House, Swimming Pool, Landscape Area, E/M Facilities
.....	2M/F	Transfer Plate
.....	3/F - 16/F, 18/F - 32/F	Flat
T2 - T4 (Sites B - D)	17/F	Sky Garden/Refuge Floor
.....	B/F	Car Park
.....	G/F - 2/F	Residential Lobby, Club House, L/UL Spaces, Landscape Area, E/M Facilities
.....	2M/F	Transfer Plate
.....	3/F - 31/F	Flat

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Private Open Space, Vehicular and Pedestrian Access

.....

.....

.....

.....

.....

7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

The Proposed Development is tentatively scheduled for completion in 2027

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行車通道安排**

Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>Wang Wo Tsai Street, Yeung Uk Road</u> <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是 No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 <u>192</u> Motorcycle Parking Spaces 電單車車位 <u>9</u> Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?	Yes 是 No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ <u>Loading/Unloading Spaces</u> <u>5</u> _____ _____

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註: 如申請涉及第(ii)類申請, 請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/></p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>		<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木, 請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(尚可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to the attached Planning Statement.

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Dickson C.H. Hui

Director

Name in Block Letters
姓名 (請以正楷填寫)

Position (if applicable)
職位 (如適用)

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☒ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 ... MRTPI

on behalf of
代表

Llewelyn-Davies Hong Kong Limited

Llewelyn-Davies
Hong Kong Limited

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章 (如適用)

Date 日期

24/03/2023

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量^②

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

^② Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該靈灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lots 444, 458, 464, 484 and 488 in D.D. 443 and adjoining Government land, Tsuen Wan, New Territories 新界荃灣丈量約份第443約地段第444號、第458號、第464號、第484號及第488號和毗連政府土地		
Site area 地盤面積	4,946* sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 413.8 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Approved Tsuen Wan Outline Zoning Plan No. S/TW/35 荃灣分區計劃大綱核准圖編號 S/TW/35		
Zoning 地帶	"Comprehensive Development Area (6)" 「綜合發展區 (6)」		
Applied use/ development 申請用途/發展	Proposed Comprehensive Residential Development and Minor Relaxation of Maximum Plot Ratio and Building Height Restrictions with Social Welfare Facility 擬議綜合住宅發展及略為放寬最高地積比率及建築物高度限制連社會福利設施		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	27,193.2 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	6.0# <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,166 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.26# <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	4	
	Non-domestic 非住用		
	Composite 綜合用途		

*包括約4,532.2平方米的總發展地盤面積

Including total development site area of about 4,532.2 sq.m

#基於總發展地盤面積(約4,532.2平方米)計算, 包括於地盤A約0.62的非住用(社會福利設施)地積比率

Calculated based on total development site area (about 4,532.2 sq.m), including a non-domestic (social welfare facilities) plot ratio of about 0.62 in Site A

For Form No. S.16-I 供表格第 S.16-I 號用

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
		About 120	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		29*	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input checked="" type="checkbox"/> Exclude 不包括 *不包括地盤A至D內3層平台、1層地庫及1層轉換層;亦不包括地盤A內1層空中花園/防火層 Excluding 3 storeys of podium, 1 storey of basement and 1 storey of transfer plate for Sites A to D; also excluding 1 storey of sky garden/refuge floor for Site A <input type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input checked="" type="checkbox"/> Refuge Floor 防火層 <input checked="" type="checkbox"/> Podium 平台)
	Non-domestic 非住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	不多於100% (平台部分); 不多於37.5% (住宅樓宇) Not more than 100% (Podium Portion); Not more than 37.5% (Residential Towers) <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	629		
(vi) Open space 休憩用地	Private 私人	1,762	sq.m 平方米 <input checked="" type="checkbox"/> Not less than 不少於
	Public 公眾		sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____	192 9
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <u>Loading/Unloading Spaces 上落客貨車位</u> _____	5

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Extract of Approved Tsuen Wan Outline Zoning Plan No. S/TW/35 荃灣分區計劃大綱核准圖編號S/TW/35撮要圖, Location Plan 位置圖, Site and Surrounding Context Plan 申請地點及周圍狀況圖, Landholding Plan 土地範圍圖</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Landscape Master Plan 園境設計總圖, Drainage and Sewerage Impact Assessment 排水及排污影響評估</u>		
<u>Air Ventilation Assessment (Expert Evaluation) 空氣流通影響評估 (專家評估報告)</u>		

Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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18 April 2023

The Secretary
Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road
Hong Kong

By Hand and Email

Dear Sir

Section 16 Planning Application for Proposed Comprehensive Residential Development and Minor Relaxation of Maximum Plot Ratio and Building Height Restrictions in "Comprehensive Development Area (6)" Zone with Social Welfare Facility at Wang Wo Tsai Street / Yeung Uk Road, Tsuen Wan

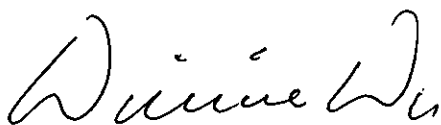
Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 24 March 2023 and our subsequent tele-cons (CHAN/LAI) with the Board.

The Applicant now wishes to clarify that the current S16 planning application would involve **about 413.8m²** of Government land instead of about 451.4m². As such, the area of the application site (which includes the development site and Governmental land) would be about 4,946m² instead of about 4,983.6m². To illustrate the clarification, the Applicant also wishes to submit herewith the revised Indicative Development Schedule and Executive Summary to support the captioned planning application.

We would like to highlight that the current submission only serves as technical clarification purpose, with no changes made to the application site boundary, proposed development parameters and all support technical assessments of the captioned planning application submitted to the Board on 24 March 2023. The Applicant sincerely requests the Board to process and consider the captioned application at the soonest.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at 2957 9602 or our Mr Boris Lai at 2957 9662.

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu
Planning Director

WW/bl

S:\13541 Wang Wo Tsai Street 36-50 (S16)\corr\to TPB\20230418_letter to TPB_S16 clarification.doc

Section 16 Planning Application for Proposed Comprehensive Residential Development and Minor Relaxation of Maximum Plot Ratio and Building Height Restrictions in "Comprehensive Development Area (6)" Zone with Social Welfare Facility at Wang Wo Tsai Street / Yeung Uk Road, Tsuen Wan

Indicative Development Schedule (14 Apr 2023)

	Phase 1 (Site A) (Lot Nos. 458 & 488 in D.D. 443) (Harrington Building - Block A & Block B - 36-50 Wang Wo Tsai Street)	Phase 2a (Site B) (Lot No. 444 in D.D. 443) (Leahander Centre - 28 Wang Wo Tsai Street)	Phase 2b (Site C) (Lot No. 484 in D.D. 443) (Existing open storage - 161-167 Yeung Uk Road)	Phase 2c (Site D) (Lot No. 464 in D.D. 443) (Tung Cheong Industrial Building - 177-181 Yeung Uk Road)	APPLICATION SITE ("CDA(6)")
Site Area	About 1,878.8m ²	About 952.5m ²	About 908.6m ²	About 792.3m ²	About 4,946m ² ⁽¹⁾
Total Plot Ratio ⁽²⁾ • Domestic • Non-Domestic (Social Welfare Facilities)	About 6.62 • 6.0 • 0.62	About 6 • 6.0 • Nil			About 6.26 • 6.0 • 0.26
Total Gross Floor Area (GFA)	About 12,438.8m ²	About 5,715m ²	About 5,451.6m ²	About 4,753.8m ²	About 28,359.2m ²
Maximum Site Coverage ⁽²⁾ • Podium Portion • Residential Tower	Not more than 100% Not more than 37.5%	Not more than 100% Not more than 33.3%	Not more than 100% Not more than 33.3%	Not more than 100% Not more than 37.5%	Not more than 100% Not more than 37.5%
Maximum Building Height (main roof level)	Not more than 120mPD				Not more than 120mPD
Total No. of Storeys ⁽³⁾	<u>Above ground</u> 29 (for residential) + 3 (for podium) + 1 (for sky garden/ refuge floor) <u>Below ground</u> 1 (basement car park)	<u>Above ground</u> 29 (for residential) + 3 (for podium) <u>Below ground</u> 1 (basement car park)			<u>Above ground</u> Not more than 33 <u>Below ground</u> 1
Domestic Accommodation					
Domestic GFA	About 11,272.8m ²	About 5,715m ²	About 5,451.6m ²	About 4,753.8m ²	About 27,193.2m ²
No. of Residential Towers	1	1	1	1	4
No. of Flats	261	132	126	110	629
Average Flat Size	About 43.19m ²	About 43.30m ²	About 43.27m ²	About 43.22m ²	About 43.23m ²
Anticipated Population ⁽⁴⁾	About 731	About 370	About 353	About 308	About 1,762
Residents' Clubhouse					
Clubhouse GFA ⁽⁵⁾	About 563.6m ²	About 285.8m ²	About 272.6m ²	About 237.7m ²	About 1,359.7m ²
Social Welfare Facilities					
100-place Child Care Centre ⁽⁶⁾	About 1,166m ²	--	--	--	About 1,166m ²

Remarks:

- (1) Including total development site area of about 4,532.2m² and existing back lane on Government land of about 413.8m². All site areas subject to detailed survey and setting out during land exchange application.
- (2) The Total Plot Ratio and Maximum Site Coverage are based on development site area (about 4,532.2m²) and/or B(P)R First Schedule, assuming Height of Building being over 61 metres.
- (3) Excluding 1 storey of transfer plate for Sites A to D.
- (4) The anticipated population is derived by assuming 2.8 persons per flat as per the latest census data of Tsuen Wan District.
- (5) The residents' clubhouse GFA is about 5% of the domestic GFA and is exempted from plot ratio calculation.
- (6) For the provision of a 100-place Child Care Centre with a NOFA of about 530m². The proposed NOFA to GFA ratio was assumed based on a conversion factor of about 2.2. Detailed design subject to agreement with SWD.

EXECUTIVE SUMMARY

1. INTRODUCTION

This planning application is submitted to seek permission from the Town Planning Board (the Board) in support of a proposed comprehensive residential development and minor relaxation of maximum plot ratio (PR) and building height restrictions with Social Welfare Facility (the Proposed Development) in "Comprehensive Development Area (6)" ("CDA(6)") zone at Lots 444, 458, 464, 484 and 488 in D.D. 443 and adjoining Government land, Tsuen Wan, New Territories (the Application Site) under Section 16 of the Town Planning Ordinance (CAP. 131).

According to the Notes of the approved Tsuen Wan Outline Zoning Plan (OZP) S/TW/35, the "CDA(6)" zone is intended for comprehensive development/redevelopment of the area primarily for residential use. As such, the Applicant proposes to follow the planning intention and redevelop the Application Site for residential uses.

2. INDICATIVE DEVELOPMENT PROPOSAL

The Application Site has a total area of about 4,946m² and can be further separated into four development sites taking into account the land ownership pattern, with Site A under the Applicant's sole ownership and Sites B, C and D under other private ownerships. The Applicant proposes to comprehensively redevelopment the Application Site in a phased approach given the multiple ownership involved. The Proposed Development comprises four residential buildings of not more than 33 storeys with a maximum building height of not more than 120mPD. To meet the needs of social welfare services in Tsuen Wan District, a 100-place Child Care Centre (CCC) is also proposed on the lower floors of Site A. To optimise the development potential of the Application Site, the Applicant intends to seek for minor relaxation of PR restriction from 5.0 to a domestic PR of 6.0 (at all development sites) plus an additional non-domestic PR of 0.62 (at Site A only), and building height restriction from 100mPD to 120mPD.

Relevant technical assessments on visual, traffic, environmental, air ventilation, drainage and sewerage aspects have demonstrated that the Proposed Development would be acceptable in technical and infrastructural terms with appropriate mitigation measures implemented.

3. DEVELOPMENT JUSTIFICATIONS AND PLANNING MERITS

Major development justifications and planning merits in support of the Proposed Development are listed as follows:

- The Proposed Development conforms to the planning intention of the subject "CDA(6)" zone for redevelopment of industrial lots for residential use;
- The Proposed Development with minor relaxation of PR is in line with the current strategic policy to increase housing supply by providing a total of about 629 residential units to the market upon completion (i.e. 105 additional flats compared with the OZP-complied scheme);
- The Proposed Development with minor relaxation of PR and building height restrictions is compatible with the existing and future surrounding context in terms of land use characteristics and building height profile;
- The Applicant has demonstrated genuine intention in redeveloping the "CDA" site for residential use, and the phased development approach adopted fulfils the relevant requirements;
- A social welfare facility (a 100-place CCC) is proposed at Site A to meet the needs of social welfare services in Tsuen Wan District;
- The Proposed Development complies with the criteria for consideration of planning applications for minor relaxation of building height restriction set out in the OZP Explanatory Statements;
- The Proposed Development could act as a catalyst for future redevelopments in the "CDA" sites in the surroundings; and
- The Proposed Development adopting a phased development approach is technically feasible.

In light of the supporting evidence presented in this Planning Statement, the Board is cordially invited to consider the Proposed Development favourably.

行政摘要

(聲明：此中文譯本僅供參考，如中文譯本和英文原文有歧異時，應以英文原文為準。)

1. 申請目的

申請人現根據城市規劃條例第 16 條(第 131 章)，向城市規劃委員會(城規會)遞交規劃申請，於位於新界荃灣丈量約份第 443 約地段第 444 號、第 458 號、第 464 號、第 484 號和第 488 號及毗連政府土地(申請地盤)的「綜合發展區(6)」內，擬議作綜合分層住宅發展，並略為放寬地積比率及建築物高度限制以及加入社福設施(擬議發展)。

根據荃灣分區計劃大綱核准圖 S/TW/35 的註釋，「綜合發展區(6)」的規劃意向主要是把涵蓋範圍綜合發展 / 重建主要作住宅用途。申請人因此建議依循規劃意向並重建申請地盤作住宅用途。

2. 發展計劃概覽

申請地盤的面積約 4,946 平方米，並可根據土地擁有權的分布進一步分為四個發展地盤。當中地盤 A 由申請人單獨擁有，而地盤 A、B 及 C 則由其他私人擁有。基於申請地盤的業權分散，申請人建議透過分期發展對其進行全面重建。擬議發展將興建 4 座樓高不多於 33 層的住宅大樓，最高建築物高度為不超過主水平基準以上 120 米。為配合荃灣區對社福服務的需要，申請人亦擬議在地盤 A 低層興建一所 100 個名額的幼兒中心。申請人擬議將最高地積比率限制由 5.0 倍略為放寬至 6.0 倍住用地積比率(於所有發展地盤)外加 0.62 倍非住用地積比率(只於地盤 A)，並將建築物高度限制由主水平基準以上 100 米略為放寬至主水平基準以上 120 米，以充分利用申請地盤的發展潛力。

就視覺、交通、環境、空氣流通、排水和排污方面進行的相關技術評估顯示，如實施適當的緩解措施，擬議發展在技術和基礎設施方面可以接受。

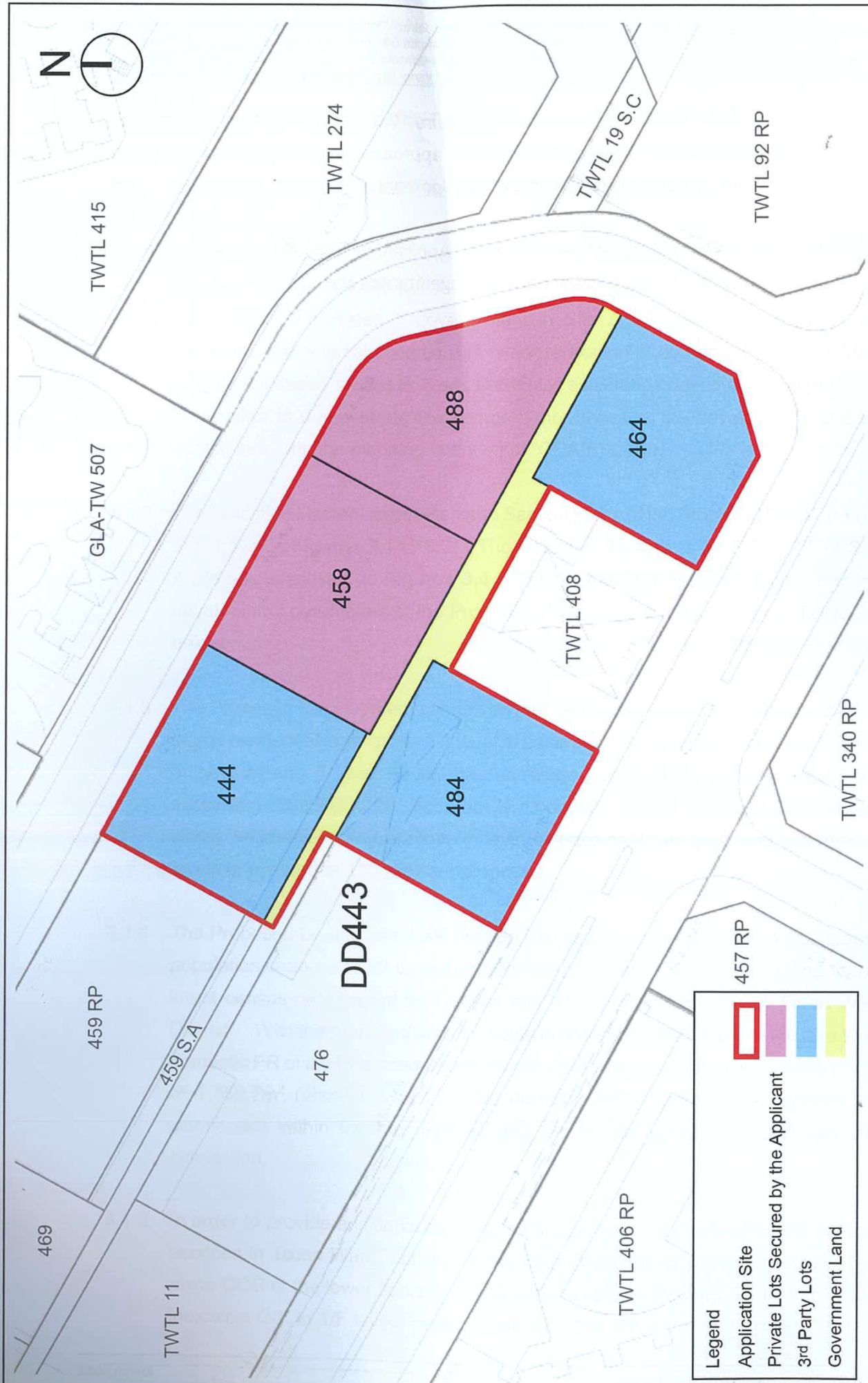
3. 發展理據及規劃增益

以下為支持是次規劃申請的發展理據及規劃增益：

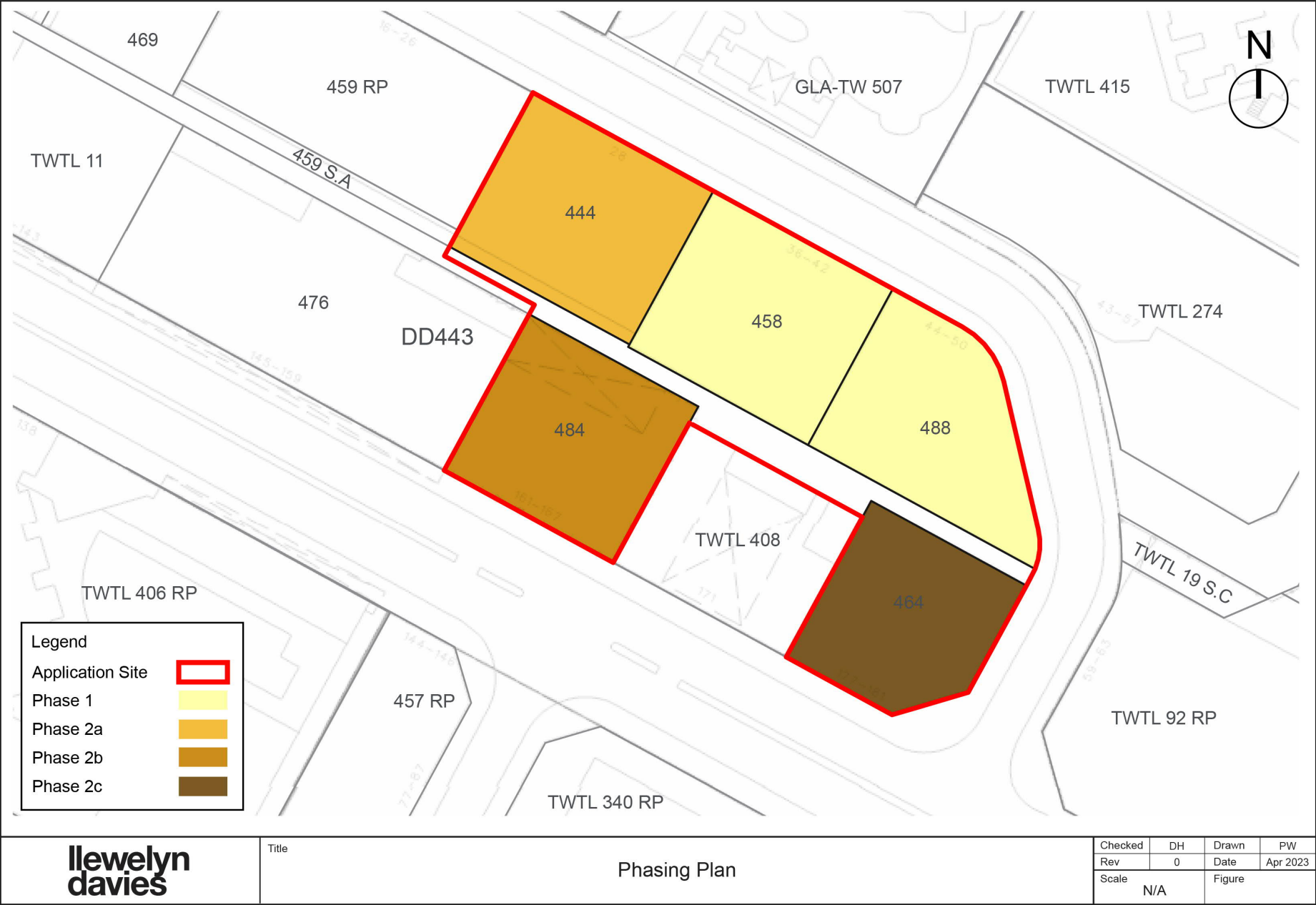
- 擬議發展符合有關「綜合發展區(6)」重建工業用地作住宅用途的規劃意向；
- 擬議發展略為放寬地積比率切合政府現行增加房屋供應的政策，落成後提供總共約 629 個住宅單位(與符合大綱圖的計劃相比增加 105 個單位)；

- 擬議發展略為放寬地積比率及建築物高度限制後與周邊現有及未來發展於土地用途和建築物高度方面協調；
- 申請人對重建有關「綜合發展區」作住宅用途有確實發展意向，而採用的分期發展模式亦符合相關要求；
- 擬議發展在地盤 A 擬議一所社福設施(100 個名額的幼兒中心)，以滿足荃灣區的社福服務需要；
- 擬議發展合乎分區計劃大綱圖說明書中有關放寬建築物高度限制的要求；
- 擬議發展能鼓勵周邊的「綜合發展區」進行重建；及
- 擬議計劃將會分期進行，此舉於技術上可行。

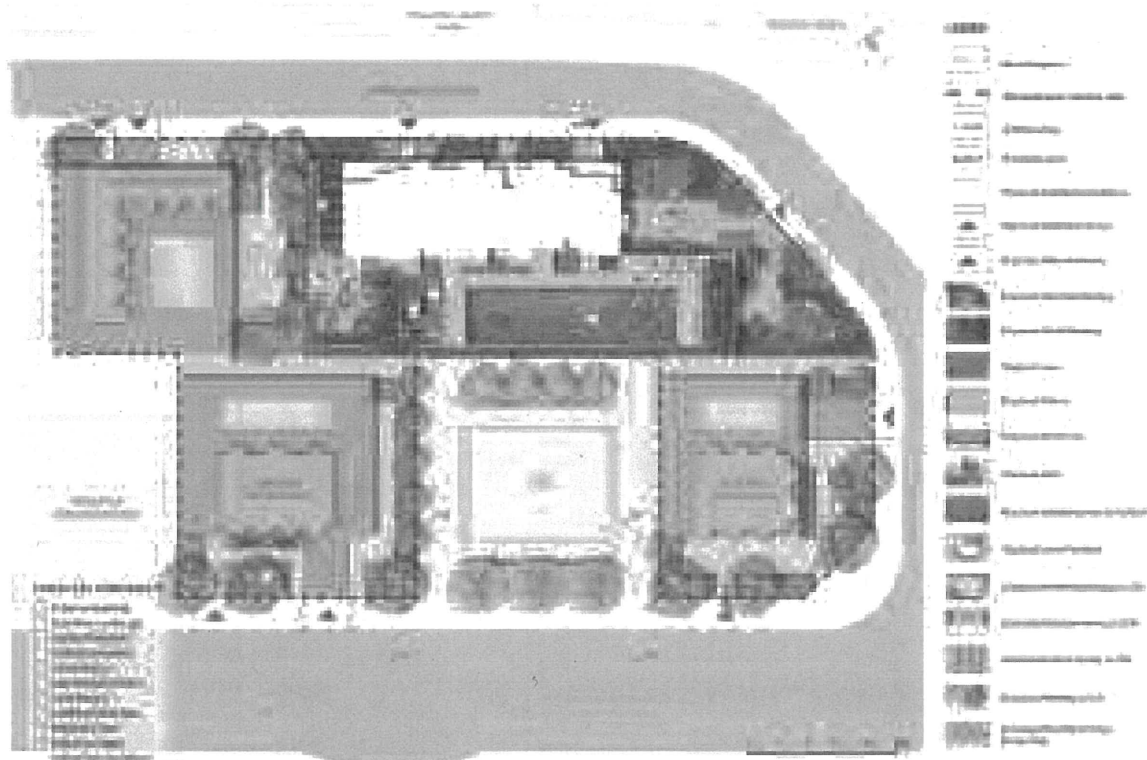
基於以上的發展理據，現懇請城規會能對是次規劃申請予以贊同。



llewelyn d Davies	Title	Landholding Plan				Checked	DH	Drawn	PW
						Rev	0	Date	Mar 2023
						Scale	N/A	Figure	2.3



**Section 16 Planning Application for
Proposed Comprehensive Residential Development
and Minor Relaxation of Maximum Plot Ratio and
Building Height Restrictions in
"Comprehensive Development Area (6)" Zone with
Social Welfare Facility at
Wang Wo Tsai Street / Yeung Uk Road, Tsuen Wan**



**Ilewelyn
davies**

in association with

Hoi & Partners Architects Engineers & Development Consultants Limited

LLA Consultancy Limited

Ramboll Hong Kong Limited

SCENIC Landscape Studio Limited

**llewelyn
davies**

ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd

24 July 2023

The Secretary
Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road
Hong Kong

By Hand and Email

Dear Sir

Section 16 Planning Application for Proposed Comprehensive Residential Development and Minor Relaxation of Maximum Plot Ratio and Building Height Restrictions in "Comprehensive Development Area (6)" Zone with Social Welfare Facility at Wang Wo Tsai Street / Yeung Uk Road, Tsuen Wan (Application No. A/TW/537)

Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 24 March 2023. The Applicant would like to reactivate the captioned application by submitting herewith 70 copies of Further Information for the Board's consideration.

Comments from relevant government departments were received via District Planning Office/Tsuen Wan and West Kowloon (DPO/TWK) in May and June 2023. To address the departmental comments received, a set of Further Information with the following attachments have been prepared and enclosed herewith for your consideration:

- | | |
|----------------|--|
| • Attachment 1 | Revised Indicative Layout Plans |
| • Attachment 2 | Responses-to-Comments Table |
| • Attachment 3 | Replacement Pages of Planning Statement |
| • Attachment 4 | Revised Landscape Master Plan |
| • Attachment 5 | Revised Visual Impact Assessment |
| • Attachment 6 | Revised Air Ventilation Assessment – Expert Evaluation |
| • Attachment 7 | Revised Drainage and Sewerage Impact Assessment |

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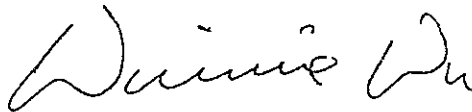


**Llewelyn
davies**

Town Planning Board
Page 2 of 2
24 July 2023

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at 2957 9602 or our Mr. Boris Lai at 2957 9662.

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu
Planning Director

WW/bl

Encl

S:\13541 Wang Wo Tsai Street 36-50 (S16)\corr\to TPB\20230724_letter to TPB_FI(1).doc

cc
DPO/TWK

Attn: Ms Annie Kong

(by email)

8 September 2023

The Secretary
Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road
Hong Kong

By Hand and Email

Dear Sir

Section 16 Planning Application for Proposed Comprehensive Residential Development and Minor Relaxation of Maximum Plot Ratio and Building Height Restrictions in "Comprehensive Development Area (6)" Zone with Social Welfare Facility at Wang Wo Tsai Street / Yeung Uk Road, Tsuen Wan (Application No. A/TW/537)

Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 24 March 2023, and Further Information submitted to the Board on 24 July 2023. The Applicant would like to substantiate the captioned application by submitting herewith 70 copies of Further Information for the Board's consideration.

Comments from relevant government departments were received via District Planning Office/Tsuen Wan and West Kowloon (DPO/TWK) in July and August 2023. To address the departmental comments received, a set of Further Information with the following attachments have been prepared and enclosed herewith for your consideration:

- | | |
|----------------|--|
| • Attachment 1 | Responses-to-Comments Table |
| • Attachment 2 | Revised Indicative Development Schedule |
| • Attachment 3 | Revised G/F Plan of Site A |
| • Attachment 4 | Revised Air Ventilation Assessment – Expert Evaluation |
| • Attachment 5 | Replacement Page of Planning Statement |
| • Attachment 6 | Revised Landscape Master Plan |
| • Attachment 7 | Replacement Pages of Visual Impact Assessment |
| • Attachment 8 | Revised Environmental Assessment |
| • Attachment 9 | Revised Drainage and Sewerage Impact Assessment |

We would like to highlight that there are no changes to the Proposed Scheme as compared to that under the previous Further Information submitted on 24 July 2023. The Revised Indicative Development Schedule is mainly to rectify a typo of the total GFA only, and the Revised G/F Plan of Site A is mainly to update the dimension of a loading/unloading bay only.

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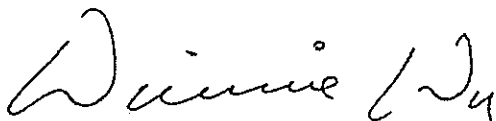


**Llewelyn
davies**

Town Planning Board
Page 2 of 2
8 September 2023

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at 2957 9602 or our Mr. Boris Lai at 2957 9662.

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu
Planning Director

WW/bl

Encl

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cc
DPO/TWK

Attn: Ms Annie Kong

(by email)

**Llewelyn
davies**

ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd

6 October 2023

The Secretary
Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road
Hong Kong

By Hand and Email

Dear Sir

Section 16 Planning Application for Proposed Comprehensive Residential Development and Minor Relaxation of Maximum Plot Ratio and Building Height Restrictions in "Comprehensive Development Area (6)" Zone with Social Welfare Facility at Wang Wo Tsai Street / Yeung Uk Road, Tsuen Wan (Application No. A/TW/537)

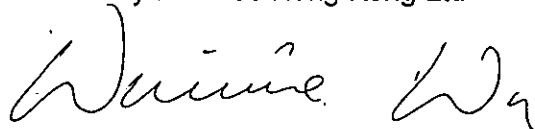
Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 24 March 2023, and Further Information submitted to the Board on 24 July and 8 September 2023. The Applicant would like to substantiate the captioned application by submitting herewith 70 copies of Further Information for the Board's consideration.

Comments from relevant government departments were received via District Planning Office/Tsuen Wan and West Kowloon (DPO/TWK) in August and September 2023. To address the departmental comments received, a set of Further Information with the following attachments have been prepared and enclosed herewith for your consideration:

- Attachment 1 Responses-to-Comments Table
- Attachment 2 Visual Illustrations for the Proposed Development
- Attachment 3 Sightline Analysis for Site C
- Attachment 4 Revised Environmental Assessment

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at 2957 9602 or our Mr. Boris Lai at 2957 9662.

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu
Planning Director

WW/bl

Encl

S:\13541 Wang Wo Tsai Street 36-50 (S16)\corr\to TPB\20231006_letter to TPB_FI(3).doc

cc
DPO/TWK

Attn: Ms Annie Kong

(by email)



10 November 2023

The Secretary
Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road
Hong Kong

By Hand and Email

Dear Sir

Section 16 Planning Application for Proposed Comprehensive Residential Development and Minor Relaxation of Maximum Plot Ratio and Building Height Restrictions in "Comprehensive Development Area (6)" Zone with Social Welfare Facility at Wang Wo Tsai Street / Yeung Uk Road, Tsuen Wan (Application No. A/TW/537)

Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 24 March 2023, and Further Information submitted to the Board on 24 July, 8 September and 6 October 2023. The Applicant would like to substantiate the captioned application by submitting herewith 70 copies of Further Information for the Board's consideration.

Comments from relevant government departments were received via District Planning Office/Tsuen Wan and West Kowloon (DPO/TWK) in October and November 2023. To address the departmental comments received, a set of Further Information with the following attachments have been prepared and enclosed herewith for your consideration:

- | | |
|----------------|---|
| • Attachment 1 | Responses-to-Comments Table |
| • Attachment 2 | Replacement Pages of Visual Impact Assessment |
| • Attachment 3 | Revised Indicative Layout Plans |
| • Attachment 4 | Revised Drainage and Sewerage Impact Assessment |
| • Attachment 5 | Revised Sightline Analysis for Site C |
| • Attachment 6 | Revised Traffic Impact Assessment |
| • Attachment 7 | Replacement Page of Landscape Master Plan |



We would like to highlight that there are no major changes to the Proposed Scheme as compared to that under the previous Further Information submitted on 6 October 2023. There are also no changes to the development parameters. The Revised Indicative Layout Plans and Landscape Master Plan are only to update the dimension of a loading/unloading bay at G/F at Site A (as per comments from the Social Welfare Department (SWD)) and to slightly shift the position of the ingress/egress at Site C (as per comments from the Transport Department). Moreover, the Revised Traffic Impact Assessment is only to reflect the replacement of the originally proposed Child Care Centre by the proposed Multi-disciplinary Outreaching Support Team for the Elderly as agreed with SWD in the previous Further Information dated 24 July 2023. As for the Environmental Assessment (EA), the Applicant will further submit Revised EA with detailed comments from the Environmental Protection Department carefully taken into account at detailed design stage to comply with relevant approval conditions.

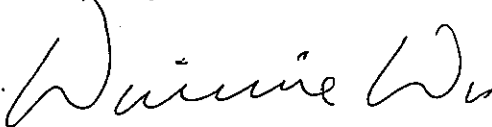
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Town Planning Board
Page 2 of 2
10 November 2023

As all outstanding comments from relevant departments have been satisfactorily addressed, we sincerely request the Board to consider the captioned application at its meeting scheduled on 22 December 2023.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at 2957 9602 or our Mr. Boris Lai at 2957 9662.

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu
Planning Director

WW/bl

Encl

S:\13541 Wang Wo Tsai Street 36-50 (S16)\corr\to TPB\20231110_letter to TPB_FI(4) - Submit.doc

cc (w/ encl)
DPO/TWK

Attn: Mr Michael Cheung / Ms Annie Kong

(by email)

13 November 2023

The Secretary
Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road
Hong Kong

By Hand and Email

Dear Sir

Section 16 Planning Application for Proposed Comprehensive Residential Development and Minor Relaxation of Maximum Plot Ratio and Building Height Restrictions in “Comprehensive Development Area (6)” Zone with Social Welfare Facility at Wang Wo Tsai Street / Yeung Uk Road, Tsuen Wan (Application No. A/TW/537)

Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 24 March 2023, and Further Information submitted to the Board on 24 July, 8 September and 6 October 2023. The Applicant would like to substantiate the captioned application by submitting herewith 70 copies of Further Information for the Board's consideration.

Comments from relevant government departments were received via District Planning Office/Tsuen Wan and West Kowloon (DPO/TWK) in October and November 2023. To address the departmental comments received, a set of Further Information with the following attachments have been prepared and enclosed herewith for your consideration:

- | | |
|----------------|---|
| • Attachment 1 | Responses-to-Comments Table |
| • Attachment 2 | Replacement Pages of Visual Impact Assessment |
| • Attachment 3 | Revised Indicative Layout Plans |
| • Attachment 4 | Revised Drainage and Sewerage Impact Assessment |
| • Attachment 5 | Revised Sightline Analysis for Site C |
| • Attachment 6 | Revised Traffic Impact Assessment |
| • Attachment 7 | Replacement Page of Landscape Master Plan |

We would like to highlight that there are no major changes to the Proposed Scheme as compared to that under the previous Further Information submitted on 6 October 2023. There are also no changes to the development parameters. The Revised Indicative Layout Plans and Landscape Master Plan are only to update the dimension of a loading/unloading bay at G/F at Site A (as per comments from the Social Welfare Department (SWD)) and to slightly shift the position of the ingress/egress at Site C (as per comments from the Transport Department). Moreover, the Revised Traffic Impact Assessment is only to reflect the replacement of the originally proposed Child Care Centre by the proposed Multi-disciplinary Outreaching Support Team for the Elderly (MOSTE) as agreed with SWD in the previous Further Information dated 24 July 2023. As for the Environmental Assessment (EA), the Applicant will further submit Revised EA with detailed comments from the Environmental Protection Department carefully taken into account at detailed design stage to comply with relevant approval conditions.

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Town Planning Board
Page 2 of 2
13 November 2023

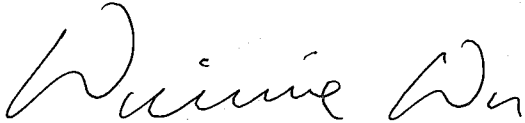
We would also like to use this opportunity to clarify that the proposed MOSTE at Site A of the Proposed Development shall be assigned back to the Government as Government Accommodation upon completion.

As all outstanding comments from relevant departments have been satisfactorily addressed, we sincerely request the Board to consider the captioned application at its meeting scheduled on 22 December 2023.

Please note that this letter serves to supersede the letter submitted to the Board on 10 November 2023.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at 2957 9602 or our Mr. Boris Lai at 2957 9662.

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu
Planning Director

WW/bl

Encl

S:\13541 Wang Wo Tsai Street 36-50 (S16)\corr\to TPB\20231113_letter to TPB_FI(4) - Submit_r.doc

cc (w/ encl)
DPO/TWK

Attn: Mr Michael Cheung / Ms Annie Kong

(by email)

18 December 2023

The Secretary
Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road
Hong Kong

By Hand and Email

Dear Sir

Section 16 Planning Application for Proposed Comprehensive Residential Development and Minor Relaxation of Maximum Plot Ratio and Building Height Restrictions in “Comprehensive Development Area (6)” Zone with Social Welfare Facility at Wang Wo Tsai Street / Yeung Uk Road, Tsuen Wan (Application No. A/TW/537)

Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 24 March 2023, and our subsequent tele-con (KONG/WU) with the Tsuen Wan and West Kowloon District Planning Office (DPO/TWK).

As per comments from DPO/TWK, the Applicant would like to provide the following clarifications and submit herewith 70 copies of Further Information to the Board for consideration:

A. Proposed Design Concept of “CDA(6)” Zone

(i) Development Sites within “CDA(6)”

The “CDA(6)” zone consists of 5 individual lots to be redeveloped under a phased development approach due to the fragmented land ownership. The government land involved within the “CDA(6)” zone are the existing back lanes and they will be kept intact to remain as government land and excluded from development sites. To demonstrate technical feasibility under a phased development approach, comprehensive technical assessments covering the whole “CDA(6)” based on the submitted Indicative Master Layout Plan have been conducted. During subsequent detailed design stage of each individual lot, updated technical assessments shall be submitted through discharge of approval conditions for approval by relevant government departments.

(ii) Building Disposition and Setbacks from Yeung Uk Road and Wang Wo Tsai Street

The “CDA(6)” zone abuts to Yeung Uk Road to the south and Wang Wo Tsai Street to the north and east. To serve as buffer from these roads (unless supported by a quantitative air quality impact assessment), it is proposed that residential towers facing Yeung Uk Road shall be setback from the road kerb by not less than 10m, and residential towers facing Wang Wo Tsai Street shall be setback from road kerb by not less than 5m. This is to ensure that air sensitive users of the development sites would not be subject to adverse air quality from the nearby roads.

.../2

(iii) Landscape Treatment along Site Boundary Facing Yeung Uk Road and Wang Wo Tsai Street

An Indicative Landscape Master Plan for the whole “CDA(6)” zone has been prepared to provide an overall framework for a coordinated landscape design concept of the external landscape treatment of each development site, especially along site boundary. Internal landscape treatment of each development site shall be subject to their future implementation at detailed design stage. Along site boundary of each development site facing Yeung Uk Road and Wang Wo Tsai Street, except at specific portions where fire escape exit routes and/or E&M machine rooms or exhausts that are required to abut directly to public streets or lanes under the Building (Planning) Regulation, or except where there is the need to provide pedestrian entrances to residential development and/or to the social welfare facility, it is encouraged that a continuous planting strip be provided. Such planting strip will be provided outside fence wall, if any, by setting back the fence wall from lot boundary abutting to Yeung Uk Road and Wang Wo Tsai Street by 3m. The planting strip will be layered to create a soft edge to the proposed development. This is designed to reduce the apparent visual mass of the building structures, maximise the area of visible greenery while also creating a more pleasant visual experience for pedestrians walking along the pavement of Yeung Uk Road and Wang Wo Tsai Street.

(iv) Landscape Treatment along Site Boundary Facing Back Lanes

Apart from the site boundary facing Yeung Uk Road and Wang Wo Tsai Street, it is also proposed that there shall be a continuous planting strip along site boundary of each development site facing the back lanes. The planting strip shall be in the form of at-grade tree planting where practicable, or shrub planting on podium edge. During detailed design stage, each development site shall also explore the possibility to provide vertical green wall and/or artistic paintings at the podium façade that faces the back lanes to enhance aesthetic value of the environment of back lanes. These landscape treatment along site boundary and at podium edge will also compliment the greenery that is expected to be realized in the future “Open Space” zone that is located to the south of Site A and in-between Sites C and D of the “CDA(6)” zone.

(v) Provision of Private Open Space

Each development site shall fulfill the requirement of providing not less than 1 sqm of private open space for each future resident within each site. While the form and location of proposed private open space within each site shall be subject to their future implementation at detailed design stage, it is encouraged that small pocket parks to be provided at-grade where practicable, in addition to podium garden to be provided above ground.

B. Revised Indicative Landscape Master Plan

The submitted Indicative Landscape Master Plan has illustrated the above landscape design concept for the whole “CDA(6)” zone. It is further fine-tuned with the setback of boundary fence wall, if any, facing Yeung Uk Road and Wang Wo Tsai Street and the landscape treatment at podium edge facing back lanes being added to strengthen the comprehensiveness of the landscape design concept for the whole “CDA(6)” zone. Please refer to the attached Revised Indicative Landscape Master Plan (see **Attachment 1**) for illustration purpose.

C. Effort Paid by the Applicant in Site Amalgamation

As mentioned above, the “CDA(6)” zone consists of 5 individual lots under different land ownership pattern. The Applicant has paid his best effort over the years to successfully amalgamate 2 of the individual lots (i.e. Lots 458 and 488 in DD 443), which already accounts for 40% of lots involved in this “CDA(6)” zone. For the other 3 individual lots, Lot 444RP in DD 443 is under very fragmented land ownership, and therefore the Applicant has difficulty to identify any representative(s) of land owners to carry out any effective negotiation related to lands matter; Lots 464 and 484 in DD 443 are under two different single land ownership, and are still under active use for industrial and/or storage purposes, with no indication for redevelopment. Nonetheless, to facilitate early implementation of the subject “CDA(6)” zone which has been planned for residential use since 2010 (i.e. over 13 years), the Applicant submitted this planning application based on a phased development approach with comprehensive technical assessments conducted for the whole “CDA(6)” zone, which could expedite the housing supply with no insurmountable technical impacts, while at the same time respect the other land owners without depriving their potential redevelopment rights.

D. Summary of Design Merits / Planning Gains

Overall speaking, the proposed development has offered the following design merits / planning gains:

- Amalgamating two individual lots to facilitate early implementation of the subject “CDA(6)” zone by phased development approach;
- Accommodating a social welfare facility in Site A to meet the needs of the community.
- Providing sufficient building separations between residential towers to facilitate visual and air permeability in the area when compared to the existing bulky industrial buildings;
- Providing setback of residential towers from the road kerb of Yeung Uk Road and Wang Wo Tsai Street by 10m and 5m respectively to ensure quality living environment from air quality point of view;

- Providing better streetscape / good quality street level public urban space by providing a planting strip along site boundary facing Yeung Uk Road and Wang Wo Tsai Street with fence wall, if any, setback by 3m;
- Enhancing aesthetic value of the environment at back lanes by providing at-grade tree planting where practicable or shrub planting on podium edge facing the back lanes, as well as to explore the possibility of vertical green wall and/or artistic paintings at the podium façade facing the back lanes;
- Providing small pocket parks at-grade where practicable, in addition to podium garden to be provided above ground. In particular, outside the pedestrian entrance of the social welfare facility in Site A, there will be seating deck provided (subject to discussion and agreement with Social Welfare Department (SWD) at subsequent detailed design stage).

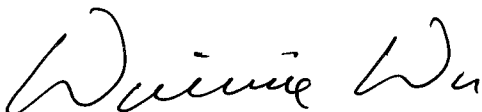
E. Response to Comment from Social Welfare Department

As per the minor comment provided by SWD, the Indicative Ground Floor Plan has been updated to rename the loading/unloading bay for the social welfare facility from 'L/UL for MOSTE' to 'shared L/UL for MOSTE' to better reflect the fact that it can be shared use with ambulance services and social welfare facility. Please refer to the attached Revised Indicative Ground Floor Plan (see **Attachment 2**) for illustration purpose.

We would like to highlight that there are no changes to the layout and development parameters of the Proposed Scheme as compared to that under the previous Further Information submitted on 10 November 2023. There are also no changes to all the technical assessments previously submitted. As all outstanding comments from relevant departments have been satisfactorily addressed, we sincerely request the Board to consider the captioned application at its meeting scheduled on 22 December 2023.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at 2957 9602 or our Mr. Boris Lai at 2957 9662.

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu
Planning Director

WW/bl

Encl

S:\13541 Wang Wo Tsai Street 36-50 (S16)\FI\FI(5)\20231215_letter to TPB_FI(5).doc

cc (w/ encl)
DPO/TWK

Attn: Mr Michael Cheung / Ms Annie Kong

(by email)

Similar Applications

	Application No.	Proposed Use(s)/Development(s)	Date of Consideration	Approval Conditions
1.	A/TW/452	Proposed Comprehensive Residential Development	16.1.2015 (Approved with conditions)	(a) to (g)
2.	A/TW/519	Proposed Comprehensive Residential Development (Amendments to Approved MLP)	18.12.2020 (Rejected)	-
3.	A/TW/527	Proposed Comprehensive Residential (Flat) and Social Welfare Facility (Child Care Centre) Development with Minor Relaxation of Maximum PR and BH Restrictions (Amendments to Approved MLP)	24.12.2021 (Approved with conditions)	(a) to (c), (e) to (i)

Approval Conditions

- (a) the submission and implementation of a revised Master Layout Plan to the satisfaction of the Director of Planning or of the Town Planning Board.
- (b) the submission and implementation of a revised phasing plan and implementation programme to the satisfaction of the to the satisfaction of the Director of Planning or of the Town Planning Board.
- (c) the implementation of the noise mitigation measures identified in the Environmental Assessment to the satisfaction of the Director of Environmental Protection or of the Town Planning Board.
- (d) the submission of a revised Traffic Impact Assessment, the design and provision of car parking spaces and loading and unloading facilities to the satisfaction of the Commissioner for Transport or of the Town Planning Board
- (e) the provision of water supplies for firefighting and fire service installations to the satisfaction of the Director of Fire Services or of the Town Planning Board.
- (f) the submission and implementation of Landscape Master Plan and Tree Preservation Proposal to the satisfaction of the Director of Planning or of the Town Planning Board.
- (g) the implementation of the local sewerage upgrading/sewerage connection works identified in the Sewerage Impact Assessment to the satisfaction of the Director of Environmental Protection or of the Town Planning Board.
- (h) the provision of social welfare facility, as proposed by the applicant, to the satisfaction of the Director of Social Welfare or of the Town Planning Board
- (i) the design and provision of car parking spaces and loading and unloading facilities to the satisfaction of the Commissioner for Transport or of the Town Planning Board.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

230503-175413-50216

提交限期**Deadline for submission:**

19/05/2023

提交日期及時間**Date and time of submission:**

03/05/2023 17:54:13

有關的規劃申請編號**The application no. to which the comment relates:**

A/TW/537

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Zhiwei Feng

意見詳情**Details of the Comment :**

- 1) 增加香港住宅供應，協助解決香港深層次的社會問題
- 2) 增加幼兒設施，幫助區內有小孩家庭，提高社區生活品質

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

230503-172824-12135

提交限期**Deadline for submission:**

19/05/2023

提交日期及時間**Date and time of submission:**

03/05/2023 17:28:24

有關的規劃申請編號**The application no. to which the comment relates:** A/TW/537**「提意見人」姓名/名稱****Name of person making this comment:**

先生 Mr. Alex Xiao

意見詳情**Details of the Comment :**

- 1) 增加香港住宅供應，協助解決香港深層次的社會問題
- 2) 增加幼兒設施，幫助區內有小孩家庭，提高社區生活品質

3

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

230503-172316-46199

提交限期**Deadline for submission:**

19/05/2023

提交日期及時間**Date and time of submission:**

03/05/2023 17:23:16

有關的規劃申請編號**The application no. to which the comment relates:**

A/TW/537

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Thomson Leung

意見詳情**Details of the Comment :**

本人贊成此項申請，可以增加住宅單位及幼兒照顧服務設施，有助解決住屋問題和社區服務問題。

4

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

230516-153131-55433

提交限期**Deadline for submission:**

19/05/2023

提交日期及時間**Date and time of submission:**

16/05/2023 15:31:31

有關的規劃申請編號**The application no. to which the comment relates:**

A/TW/537

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Luk Ling Chung

意見詳情**Details of the Comment :****本人對是項申請意見如下：**

- 1) 在建築群設計上須致力確保通風，避免屏風效應。
- 2) 車輛出入口位置及安排須確保日後交通流暢順，避免出現樽頸；提供足夠泊車位，避免導致日後路邊違泊加劇。

5

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&put



A/TW/537 DD 443 Tsuen Wan CDA
18/05/2023 02:52

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

A/TW/537

Lots 444, 458, 464, 484 and 488 in D.D. 443 and adjoining Government land, Tsuen Wan

Site area : About 4,946sq.m Includes Government Land of about 413.8sq.m

Zoning: "Comprehensive Development Area (6)"

Applied development: 4 Towers - 629 Units / 100 place Child Care Centre / MR of PR 6.26 (5) and BHR 120mPD (100) / OS 1,762sq.m / 197 Vehicle Parking

Dear TPB Members,

The intention of the CDA zoning is to provide a variety of land uses. Multiple sites nearby are being redeveloped to residential. However the gradual elimination of industrial and commercial buildings is a cause for concern because it reduces the number of employment nodes. In view of the large PH estates nearby it is essential that there be local employment opportunities, particularly for grass root workers with lower education levels.

Object to the increase in height as can be seen from the images this will increase wall effect.

While the focus of this application is Harrington Building, members should take into consideration the 2018 A/TW/496 approved Data Centre 1-7 floor at Jumbo Advantage that would make an adjacent residential building at Site C inappropriate.

According to the application the SC at podium level is 100% but the layout plans show alleyways between the 4 towers? So are they open to the public or private? If so then how can the GFA be included in the site area. If alleys are public who would manage them?

The CCC is social wash and totally inadequate in view of the 500sq.m of government land included in the site and the planning intention of CDA. One small facility under one tower only is certainly not adequate.

Members should reject this application. The application for Site A should submit an

application for this site only. This would avoid all the multiple applications and amendments of the lots next to the Wang Wo Tsai Street Garden where the owner of one of the industrial buildings choose to renovate not redevelop.

Mary Mulvihill

seg 1 6

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



Re: A/TW/537 DD 443 Tsuen Wan CDA

25/08/2023 20:58

From:

To: tpbpd <tpbpd@pland.gov.hk>

File Ref:

Dear TPB Members,

Some tweaking to the location of the trees does not address the fundamental issues.

In view of the current state of the housing market and the growing number of vacant private units there is absolutely no urgency to develop further stock.

This plan should be shelved until such time the entire site holistically developed in line with the zoning.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Thursday, 18 May 2023 2:52 AM CST

Subject: A/TW/537 DD 443 Tsuen Wan CDA

A/TW/537

Lots 444, 458, 464, 484 and 488 in D.D. 443 and adjoining Government land, Tsuen Wan

Site area : About 4,946sq.m Includes Government Land of about 413.8sq.m

Zoning: "Comprehensive Development Area (6)"

Applied development: 4 Towers - 629 Units / 100 place Child Care Centre / MR of PR 6.26 (5) and BHR 120mPD (100) / OS 1,762sq.m / 197 Vehicle Parking

Dear TPB Members,

The intention of the CDA zoning is to provide a variety of land uses. Multiple sites nearby are being redeveloped to residential. However the gradual elimination of industrial and commercial buildings is a cause for concern because it reduces the number of employment nodes. In view of the large PH estates nearby it is essential that there be local employment opportunities, particularly for grass root

workers with lower education levels.

Object to the increase in height as can be seen from the images this will increase wall effect.

While the focus of this application is Harrington Building, members should take into consideration the 2018 A/TW/496 approved Data Centre 1-7 floor at Jumbo Advantage that would make an adjacent residential building at Site C inappropriate.

According to the application the SC at podium level is 100% but the layout plans show alleyways between the 4 towers? So are they open to the public or private? If so then how can the GFA be included in the site area. If alleys are public who would manage them?

The CCC is social wash and totally inadequate in view of the 500sq.m of government land included in the site and the planning intention of CDA. One small facility under one tower only is certainly not adequate.

Members should reject this application. The application for Site A should submit an application for this site only. This would avoid all the multiple applications and amendments of the lots next to the Wang Wo Tsai Street Garden where the owner of one of the industrial buildings choose to renovate not redevelop.

Mary Mulvihill

seg 2 7

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/TW/537

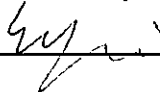
意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本公司同意申請人作出的規劃申請，歡迎申請人就申請地段的改劃。

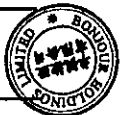
「提意見人」姓名／名稱 Name of person/company making this comment 卓悅控股有限公司

簽署 Signature



日期 Date

21/9/2023



Seg 2 8

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



Re: A/TW/537 DD 443 Tsuen Wan CDA
10/10/2023 02:38

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

Dear TPB Members,

So the Social Welfare Facility (Child Care Centre) has been ditched and now the contribution to society is a 455sq.m Multi-Disciplinary Outreaching Support Team for the Elderly, conveniently located right under the swimming pool. All the better to ensure damp, unsanitary conditions. But then this is how developers fulfill their societal obligations, dump them in the most unsavory location within the development. Out of sight, out of mind.

Again this 4-site business is misleading. This application should be for Site A only.

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 25 August 2023 8:58 PM CST
Subject: Re: A/TW/537 DD 443 Tsuen Wan CDA

Dear TPB Members,

Some tweaking to the location of the trees does not address the fundamental issues.

In view of the current state of the housing market and the growing number of vacant private units there is absolutely no urgency to develop further stock.

This plan should be shelved until such time the entire site holistically developed in line with the zoning.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 18 May 2023 2:52 AM CST
Subject: A/TW/537 DD 443 Tsuen Wan CDA

A/TW/537

Lots 444, 458, 464, 484 and 488 in D.D. 443 and adjoining Government land, Tsuen Wan

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Zoning: "Comprehensive Development Area (6)"

Applied development: 4 Towers - 629 Units / 100 place Child Care Centre / MR of PR 6.26 (5) and BHR 120mPD (100) / OS 1,762sq.m / 197 Vehicle Parking

Dear TPB Members,

The intention of the CDA zoning is to provide a variety of land uses. Multiple sites nearby are being redeveloped to residential. However the gradual elimination of industrial and commercial buildings is a cause for concern because it reduces the number of employment nodes. In view of the large PH estates nearby it is essential that there be local employment opportunities, particularly for grass root workers with lower education levels.

Object to the increase in height as can be seen from the images this will increase wall effect.

While the focus of this application is Harrington Building, members should take into consideration the 2018 A/TW/496 approved Data Centre 1-7 floor at Jumbo Advantage that would make an adjacent residential building at Site C inappropriate.

According to the application the SC at podium level is 100% but the layout plans show alleyways between the 4 towers? So are they open to the public or private? If so then how can the GFA be included in the site area. If alleys are public who would manage them?

The CCC is social wash and totally inadequate in view of the 500sq.m of government land included in the site and the planning intention of CDA. One small facility under one tower only is certainly not adequate.

Members should reject this application. The application for Site A should submit an application for this site only. This would avoid all the multiple applications and amendments of the lots next to the Wang Wo Tsai Street Garden where the owner of one of the industrial buildings choose to renovate not redevelop.

Mary Mulvihill

Detailed Departmental Comments

- (a) Comments of the Chief Building Surveyor/New Territories West, Buildings Department:
- (i) if the proposed PR is based on the assumption that GFA concessions will be granted for clubhouse, the pre-requisites in Practice Note for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-151 (e.g. BEAM Plus Certification) and SBDG set out in PNAP APP-152 should be complied with;
 - (ii) for application for exclusion of floor areas for recreational use from GFA calculations, the limitation of GFA concession and requirements under PNAP APP-104 should be complied with. Please note that only maximum 4.5% of total domestic GFA/maximum 1,250m² area for GFA concession (whichever is greater) can be accepted for exclusion from GFA calculations for total domestic GFA > 25,000 to 50,000m² (the Site); and
 - (iii) detailed comments will be given in the building plan submission stage.
- (b) Comments of Chief Engineer/Construction, Water Supplies Department:
- (i) existing water mains will be affected. The cost of any necessary diversion shall be borne by the proposed development.
 - (ii) in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the centre line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - (iii) no trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main; and
 - (iv) the Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.
- (c) Comments of the Director of Leisure and Cultural Services:
- (i) in case of any soft landscape areas under LCSD's maintenance will be affected by this project, comments on the construction schedule and detail compensatory proposal for soft landscape should be sought from LCSD prior to implementation; and
 - (ii) should there be any change to the proposal that will affect any roadside tree in future, the project proponent should provide relevant information (e.g. tree survey report and /or Tree Preservation and Removal Proposal) for her comments.

Recommended Advisory Clauses

- (a) to note the comments of District Lands Officer/Tsuen Wan and Kwai Tsing that:
 - (i) if planning approval is given by the Board, the owner(s) of respective lots will need to apply to LandsD for lease modification/ land exchange for implementation of the proposed development on each lot respectively. He must emphasize that the proposal will only be considered upon his receipt of the valid application from the owner(s) of respective lots. There is no guarantee that the application, if received by LandsD will be approved and his Office reserves comment on such. The application will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event that the application is approved, it will be subject to such terms and conditions as the Government shall deem fit to do so, including, among others, charging of premium and administrative fee; and
 - (ii) his office reserves comment on the proposed schematic design which will only be examined in detail during building plan submission stage upon completion of lease modification/land exchange. There is no guarantee that the schematic design as presently proposed in the subject application if reflected in future building plan submission(s) will be acceptable under lease; and
 - (iii) the figures including the site area in the subject application have not been checked by survey and subject to verification which will be addressed when handling the lease modification/land exchange application.
- (b) to note the comments of Chief Town Planner/Urban Design & Landscape that:
 - (i) the approval of the application under S16 of the Town Planning Ordinance does not imply approval of tree works such as felling/transplanting or pruning under lease. Applications on tree works should be submitted direct to relevant authorities/Government departments for approval where appropriate; and
 - (ii) the approval of the S16 application under Town Planning Ordinance does not imply approval of the site coverage of greenery requirements under APP PNAP-152 and/or under the lease. The site coverage of greenery calculation should be submitted separately to BD for approval.
- (c) to note the comments of Chief Building Surveyor/NTW, Buildings Department that:
 - (i) the proposed PR and SC should not exceed the permissible limits under First Schedule of Building (Planning) Regulations. The backlane on GL is excluded from site area calculation and the proposed social welfare facility should be included in the GFA and SC calculations unless exempted;
 - (ii) for the phased development, each phase shall be self-sustainable and comply with the prevailing requirements under the BO and allied regulations and Code of Practices on its own, e.g. means of escape, means of access, emergency

vehicle access, sustainable building design requirements, etc;

- (iii) if the proposed PR is based on the assumption that GFA concessions will be granted for clubhouse, the pre-requisites in PNAP APP-151 (e.g. BEAM Plus Certification) and SBDG set out in PNAP APP-152 should be complied with;
 - (iv) for application for exclusion of floor areas for recreational use from GFA calculations, the limitation of GFA concession and requirements under PNAP APP-104 should be complied with. Please note that only maximum 4.5% of total domestic GFA/maximum 1,250m² area for GFA concession (whichever is greater) can be accepted for exclusion from GFA calculations for total domestic GFA > 25,000 to 50,000m² (the Site)
 - (v) detailed comments will be given in the building plan submission stage.
- (d) to note the comments of Chief Engineer/Construction, Water Supplies Department that:
- (i) existing water mains will be affected. The cost of any necessary diversion shall be borne by the proposed development.
 - (ii) in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the center line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - (iii) no trees of shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main; and
 - (iv) the Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.
- (e) to note the comments of the Director of Leisure and Cultural Services that:
- (i) in case of any soft landscape areas under LCSD's maintenance will be affected by this project, comments on the construction schedule and detail compensatory proposal for soft landscape should be sought from LCSD prior to implementation; and
 - (ii) should there be any change to the proposal that will affect any roadside tree in future, the project proponent should provide relevant information (e.g. tree survey report and /or Tree Preservation and Removal Proposal) for her comments.