

Form No. S12A
表格第 S12A 號

**APPLICATION FOR
AMENDMENT OF PLAN UNDER SECTION 12A OF
THE TOWN PLANNING ORDINANCE
(CAP.131)**

根據《城市規劃條例》(第131章)
第12A條遞交的修訂圖則申請

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

此文件於 2021 年 6 月 3 日收到。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確認收到
申請的日期。

This document is received on 3 JUN 2021.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

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 請在適當的方格內加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	Y/TWW/7
	Date Received 收到日期	- 3 JUN 2021

- 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
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Leverson Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Llewelyn-Davies Hong Kong Ltd.

3. Application Site 申請地點	
(a) Whether the application directly relates to any specific site or sites 申請是否直接與某地點有關?	Yes 是 <input checked="" type="checkbox"/> No 否 <input type="checkbox"/> (Please proceed to Part 6 請繼續填寫第 6 部分)
(b) 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)	Tsuen Wan Inland Lot (TWIL) 5 and Lot No. 429 in D.D. 399, Ting Kau, Tsuen Wan
(c) Site Area 申請地點面積	6,431 (see remarks) sq.m 平方米 <input checked="" type="checkbox"/> About 約 REMARKS: Development site area for calculation of plot ratio and GFA is about 6,066sqm, excluding the portion of an access road within TWIL 5 of about 365sq.m

(d) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	<p style="text-align: center;">----- N/A ----- sq.m 平方米 <input type="checkbox"/> About 約</p>
(e) Current use(s) 現時用途	<p style="text-align: center;">The Application Site is currently occupied by an existing hotel.</p> <p>(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)</p>

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 _____ (DD/MM/YYYY)
於 _____ (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 _____ (DD/MM/YYYY)
於 _____ (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，
或有關係的鄉事委員會[&]

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. Plan Proposed to be Amended 擬議修訂的圖則

(a) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tsuen Wan West OZP No. S/TWW/19
(b) Land use zone(s) involved (if applicable) 涉及的土地用途地帶(如適用)	"Comprehensive Development Area(1)" ("CDA(1)"), with a minor portion falling within "Green Belt" and an area shown 'Road'

7. Proposed Amendments 擬議修訂

<p>(a) Propose to rezone the application site to the following zone(s)/use(s) (May insert more than one 「✓」) (Please illustrate the details on plan) 建議將申請地點的用途地帶改劃作下列地帶 / 用途 (可在多於一個方格內加上「✓」號)(請在圖則顯示詳情)</p>	
<p><input type="checkbox"/> Comprehensive Development Area [] 綜合發展區 []</p> <p><input checked="" type="checkbox"/> Residential (Group <input type="checkbox"/>A/<input checked="" type="checkbox"/>B/<input type="checkbox"/>C/<input type="checkbox"/>D/<input type="checkbox"/>E) [2] 住宅 (<input type="checkbox"/>甲類 / <input checked="" type="checkbox"/>乙類 / <input type="checkbox"/>丙類 / <input type="checkbox"/>丁類 / <input type="checkbox"/>戊類) [2]</p> <p><input type="checkbox"/> Agriculture [] 農業 []</p> <p><input type="checkbox"/> Industrial (Group D) [] 工業 (丁類) []</p> <p><input type="checkbox"/> Government, Institution or Community [] 政府、機構或社區 []</p> <p><input type="checkbox"/> Recreation [] 康樂 []</p> <p><input type="checkbox"/> Country Park [] 郊野公園 []</p> <p><input type="checkbox"/> Conservation Area [] 自然保育區 []</p> <p><input type="checkbox"/> Other Specified Uses (<input type="checkbox"/>Business/<input type="checkbox"/>Industrial Estate/<input type="checkbox"/>Mixed Use/<input type="checkbox"/>Rural Use/<input type="checkbox"/>Petrol Filling Station/ <input type="checkbox"/>Others (please specify _____)) [] 其他指定用途 (<input type="checkbox"/>商貿 / <input type="checkbox"/>工業邨 / <input type="checkbox"/>混合用途 / <input type="checkbox"/>鄉郊用途 / <input type="checkbox"/>加油站 / <input type="checkbox"/>其他 (請註明: _____)) []</p> <p><input type="checkbox"/> Road 道路</p>	<p><input type="checkbox"/> Commercial [] 商業 []</p> <p><input type="checkbox"/> Village Type Development [] 鄉村式發展 []</p> <p><input type="checkbox"/> Industrial [] 工業 []</p> <p><input type="checkbox"/> Open Storage [] 露天貯物 []</p> <p><input type="checkbox"/> Open Space [] 休憩用地 []</p> <p><input type="checkbox"/> Green Belt [] 綠化地帶 []</p> <p><input type="checkbox"/> Coastal Protection Area [] 海岸保護區 []</p> <p><input type="checkbox"/> Site of Special Scientific Interest [] 具特殊科學價值地點 []</p> <p><input type="checkbox"/> Others (please specify _____) 其他 (請註明: _____)</p>
<p>Please insert subzone in [] as appropriate. 請於[]內註明支區，如適用。</p>	
<p><input checked="" type="checkbox"/> Proposed Notes of Schedule of Uses of the zone attached 已夾附對土地用途地帶的《註釋》的擬議修訂</p>	

(b) Propose to amend the Notes of the Plan(s) 建議修訂圖則的《註釋》

☐ Covering Notes 《註釋》說明頁☒ Notes of the zone applicable to the Site 適用於申請地點土地用途地帶的《註釋》

Details of the proposed amendment(s) to the Notes of the Plan, where appropriate, are as follows:

(Please use separate sheets if the space below is insufficient)

建議修訂圖則的《註釋》的詳情，如適用：

(如下列空間不足，請另頁說明)

Please refer to Appendix A of the attached Supplementary Planning Statement.....

8. Details of Proposed Amendment (if any) 擬議修訂詳情 (倘有)☒ Particulars of development are included in the Appendix.

附錄包括一個擬議發展的細節。

☐ No specific development proposal is included in this application.

這宗申請並不包括任何指定的擬議發展計劃。

9. 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 Supplementary Planning Statement.....

[illegible]

10. 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 an application to the Board 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 Hui

Name in Block Letters

姓名 (請以正楷填寫)

Director

Position (if applicable)

職位 (如適用)

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☒ 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 MRT Llewelyn-Davies

on behalf of
代表

Llewelyn-Davies Hong Kong Ltd.

Hong Kong Limited

Authorized Signature

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

Date 日期

21/05/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board 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。

**APPLICATION FOR AMENDMENT OF PLAN UNDER
SECTION 12A OF THE TOWN PLANNING ORDINANCE (CAP. 131)**

根據城市規劃條例(第 131 章)第 12A 條遞交的修訂圖則申請

Development Proposal (only for indicative purpose)

擬議發展的發展計劃 (只作指示用途)

1. Development Proposal 擬議發展計劃	
<input checked="" type="checkbox"/> Proposed Gross floor area (GFA) 擬議總樓面面積	Not more than 29,400 sq.m. 平方米 <input type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed plot ratio 擬議地積比率	4.85 <input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed site coverage 擬議上蓋面積	Not more than 44 % <input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed number of blocks 擬議座數	1
<input checked="" type="checkbox"/> Proposed number of storeys of each block 每座建築物的擬議層數	15 storeys 層 <input type="checkbox"/> include 包括 _____ storeys of basements 層地庫 <input type="checkbox"/> exclude 不包括 _____ storeys of basements 層地庫
<input checked="" type="checkbox"/> Proposed building height of each block 每座建築物的擬議高度 m 米 <input type="checkbox"/> About 約 Not more than 76.45 mPD 米(主水平基準上) <input type="checkbox"/> About 約 (to the main roof)
<input checked="" type="checkbox"/> Domestic part 住用部分	
GFA 總樓面面積	Not more than 29,400 sq.m. 平方米 <input checked="" type="checkbox"/> About 約
number of units 單位數目	Not more than 661
average unit size 單位平均面積	41.9 sq.m. 平方米 <input checked="" type="checkbox"/> About 約
estimated number of residents 估計住客數目	1,785
<input checked="" type="checkbox"/> Non-domestic part 非住用部分	
<input type="checkbox"/> hotel 酒店 sq.m.平方米 <input type="checkbox"/> About 約 sq.m.平方米 <input type="checkbox"/> About 約 (please specify the number of rooms 請註明房間數目:)
<input type="checkbox"/> office 辦公室 sq.m.平方米 <input type="checkbox"/> About 約
<input type="checkbox"/> shop and services/eating place 商店及服務行業/食肆 sq.m.平方米 <input type="checkbox"/> About 約
<input checked="" type="checkbox"/> 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) 60-place Day Care Centre for the Elderly (DE) - about 760 (see remarks).....
REMARKS: GFA dedicated for 60-p DE, as required by SWD, shall be disregarded from PR and GFA calculation.	
<input checked="" type="checkbox"/> 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) Clubhouse - about 1,685 sq.m.
<input checked="" type="checkbox"/> Open space 休憩用地	(please specify land area(s)) (請註明面積)
<input checked="" type="checkbox"/> private open space 私人休憩用地	1,785 sq.m.平方米 <input checked="" type="checkbox"/> Not less than 不少於
<input type="checkbox"/> public open space 公共休憩用地 sq.m.平方米 <input type="checkbox"/> Not less than 不少於

☒ Transport-related facilities 與運輸有關的設施

☒ parking spaces 停車位 (please specify type(s) and number(s))
(請註明種類及數目)

Private Car Parking Spaces 私家車車位 66

Motorcycle Parking Spaces 電單車車位 7

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) Parking Spaces for DE for Private Light buses - 3

☒ loading/unloading spaces 上落客貨車位 (please specify type(s) and number(s))
(請註明種類及數目)

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) L/UL Bay for Residential Development - 1
L/UL Bay for DE for private light buses and ambulances - 1

☒ other transport-related facilities (please specify type(s) and number(s))
(請註明種類及數目)

其他與運輸有關的設施 Refuse Collection Vehicle - 1

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]
1	L1	Car Park / L&UL / Residential Lobby / Clubhouse / E&M / Open Space
	L2	Flats / Garden Units / Open Space / Clubhouse / DE / E&M
	L5	Flats / Open Space / Clubhouse / DE / E&M
	L6	Flats / Clubhouse / Garden Units / E&M
	L7	Flats / E&M / Open Space
	L8 - L17	Flats / E&M
	L18	Flats / Roof Garden / E&M / Open Space
	L19	Flats / E&M
Remarks: L3, L4, L13 and L14 are omitted under the existing hotel and proposed development.		

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

Open Space, private garden, roof garden and driveway

Any vehicular access to the site? 是否有車路通往地盤?

Yes 是 ☒ There is an existing access. (please indicate the street name, where appropriate)
有一條現有車路。(請註明道路名稱(如適用))
The existing access road branches off and ramps up from Castle Peak Road - Ting Kau to link up the roundabout at the entrance of the existing premise.

☐ 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)

No 否 ☐

For Development involving columbarium use, please complete the table in the Annex to this Appendix.

如發展涉及靈灰安置所用途, 請填妥於此附件後附錄的表格。

2. 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，請另頁表示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。																																
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?	Yes 是 No 否	<input checked="" type="checkbox"/> Please provide details 請提供詳情 The development involves the conversion of the existing hotel rooms to residential units, including an extension of the existing L1 for car parking..... <input type="checkbox"/>																														
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 No 否	<input checked="" 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) <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 checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積.....780..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度14.5.....m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/>																														
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<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> 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(倘可)		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"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
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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"/>																														

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[@]

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

[@] 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.
在該骨灰安置所內，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 <u>as far as possible</u> . 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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Tsuen Wan Inland Lot (TWIL) 5 and Lot No. 429 in D.D. 399, Ting Kau, Tsuen Wan 荃灣內地段第5號及丈量約份第399約地段第429號, 汀九, 荃灣		
Site area 地盤面積	6,431 (see remarks) sq. m 平方米 <input checked="" type="checkbox"/> About 約 REMARKS: Development site area for calculation of plot ratio and GFA is about 6,066sqm, excluding the portion of an access road within TWIL 5 of about 365sq.m. (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	Approved Tsuen Wan West OZP No. S/TWW/19 荃灣西部分區計劃大綱核准圖編號S/TWW/19		
Zoning 地帶	'Comprehensive Development Area (1)', with a minor portion falling within "Green Belt" and an area shown as 'Road' 「綜合發展區」(1), 一小部分涉及「綠化地帶」和顯示為「道路」的地方		
Proposed Amendment(s) 擬議修訂	<input type="checkbox"/> Amend the Covering Notes of the Plan 修訂圖則《註釋》的說明頁 <input type="checkbox"/> Amend the Notes of the zone applicable to the site 修訂適用於申請地點土地用途地帶的《註釋》 <input checked="" type="checkbox"/> Rezone the application site from "CDA(1)" "GB" and area shown as 'Road' to "R(B)2" 「綜合發展區(1)」、「綠化地帶」把申請地點由和顯示為「道路」的地方地帶改劃為「住宅(乙類)2」		
Development Parameters (for indicative purpose only) 發展參數(只作指示用途)			
(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	29,400 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	4.85 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	60-p DE 760 (see remarks) <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途	1	

REMARKS:

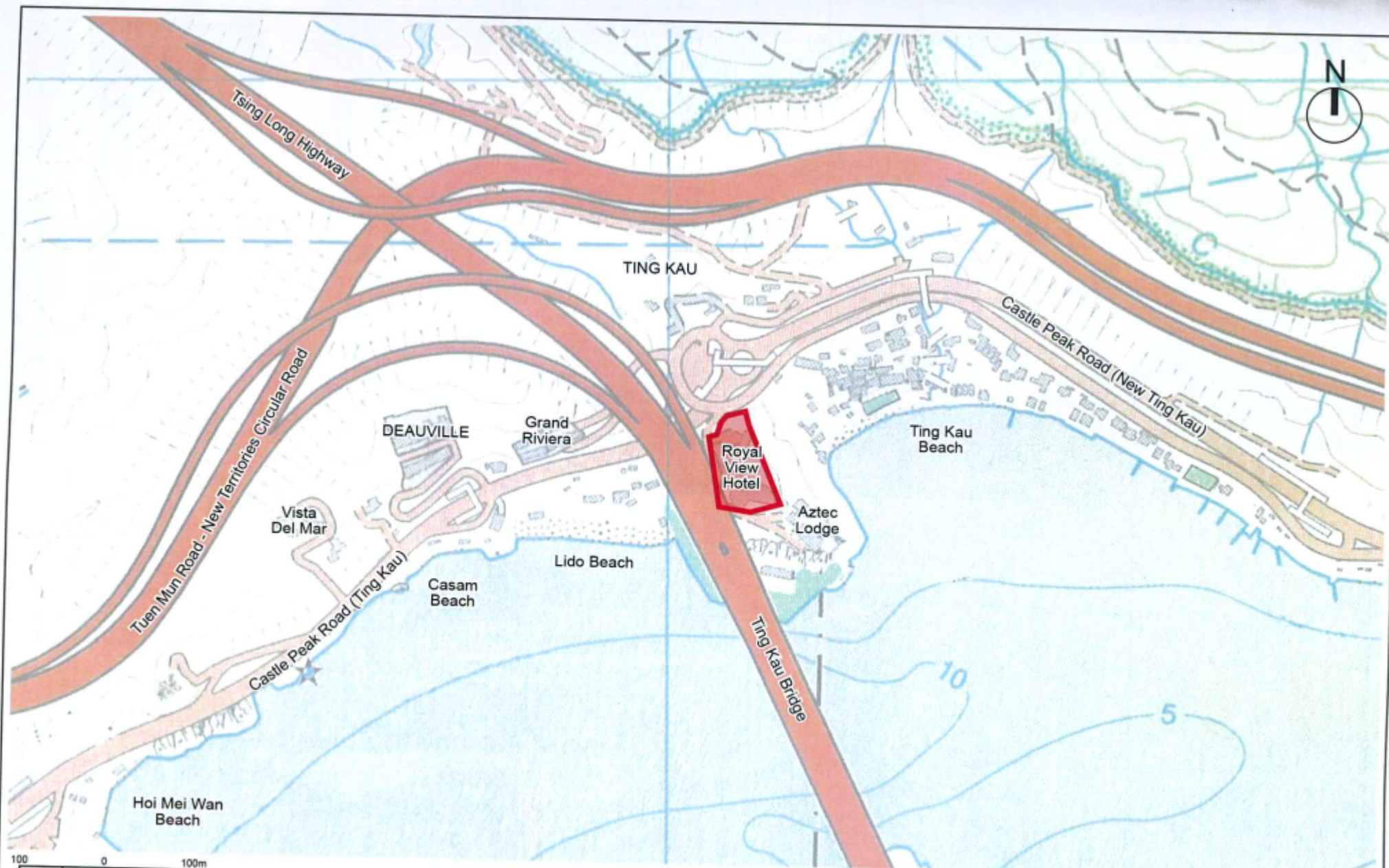
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 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)	
	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)	
		76.45 (to the main roof)	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		15	Storeys(s) 層 <input checked="" 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	Not more than 44 % <input type="checkbox"/> About 約		
(v) No. of units 單位數目	Not more than 661		
(vi) Open space 休憩用地	Private 私人	1,785	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	76
	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) Parking Space for Day Care Centre for the Elderly (長者日間護理中心車位) - 3	66 7
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	3
	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) Loading and unloading bay for residential development (住宅上落停車處) - 1 Loading and unloading bay for Day Care Centre for the Elderly (長者日間護理中心上落停車處) - 1 Other transport-related facilities 其他與運輸有關的設施 Refuse Collection Vehicle (垃圾收集車停車處) - 1	

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 type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Comparison Plans of the existing hotel and proposed converted residential development</u> (原有酒店與擬議發展的比較圖)		
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 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 checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>
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。



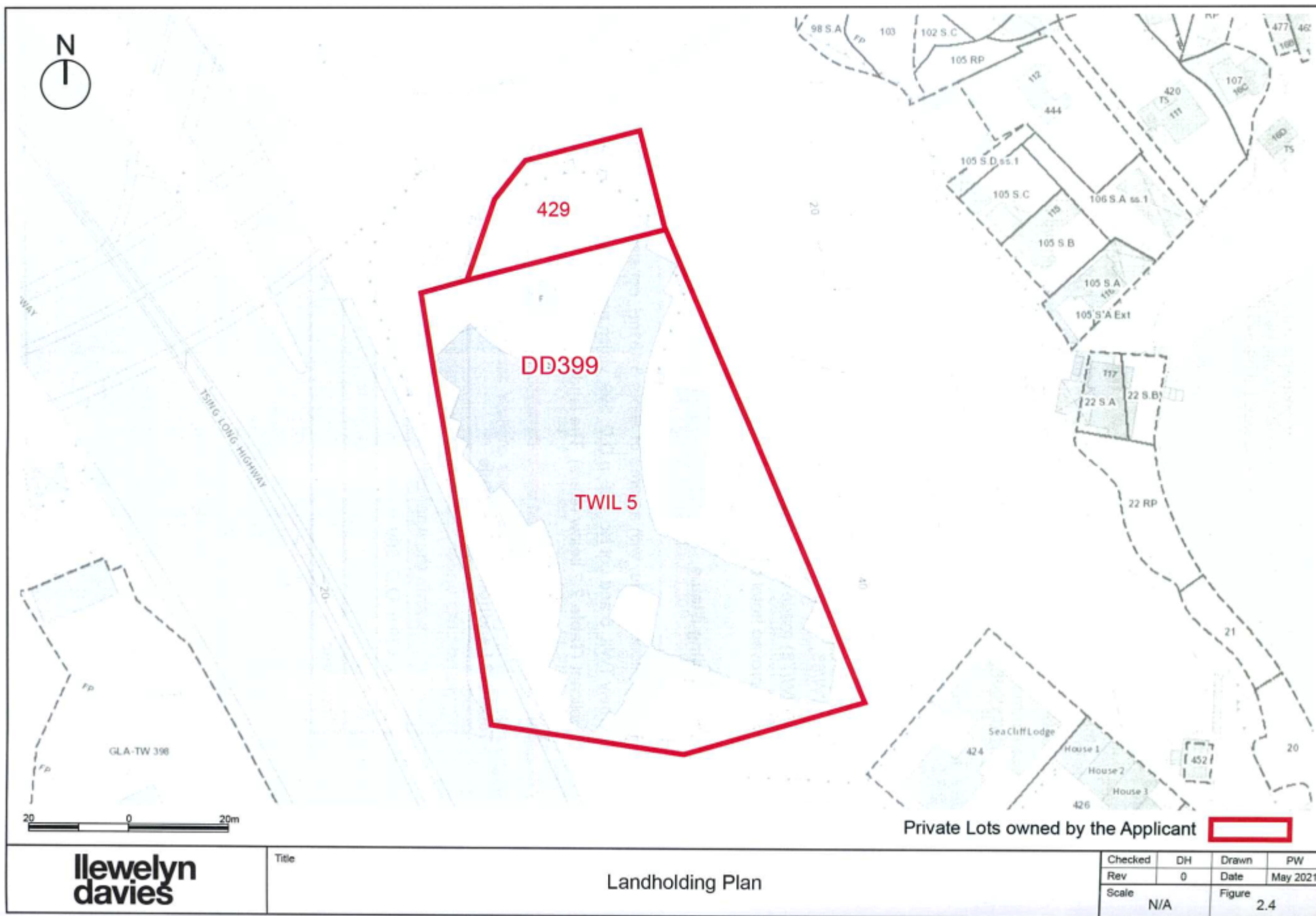
**llewelyn
davies**

Title

Location Plan

Application Site

Checked	DH	Drawn	PW
Rev	0	Date	May 2021
Scale	N/A		Figure 2.1



**llewelyn
davies**

Title

Landholding Plan

Checked	DH	Drawn	PW
Rev	0	Date	May 2021
Scale	N/A	Figure	2.4

**llewelyn
davies**

ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd

7 June 2021

The Secretary of the 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 12A Planning Application for
Proposed Amendments to the Tsuen Wan West Outline Zoning Plan in Support of
Private Residential Development with the Provision of Social Welfare Facility
at TWIL 5 and Lot No. 429 in D.D. 399, Ting Kau, Tsuen Wan
(Application No. Y/TWW/7)**

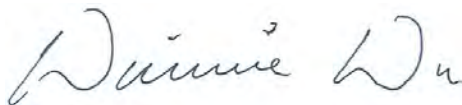
Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 21 May 2021, and the subsequent clarification letter submitted on 1 June 2021 and the tele-con (TSE/KOON) with the Tsuen Wan and West Kowloon District Planning Office on 4 June 2021.

The Applicant would like to clarify that the wordings – ‘Lot Boundary’ and ‘Application Site Boundary’ – in the legend of Figures 3.1 to 3.12 of the Planning Statement should read as ‘Application Site Boundary’ and ‘Development Site Boundary’ respectively. Replacement pages (70 copies in total) are enclosed herewith for rectification purpose.

As there are no changes to the proposed development layout and parameters, but only rectification of wordings in the legend, the Applicant sincerely requests that the captioned application be processed and considered by the Board 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 Arnold Koon at 2957 9667 / Miss Jessie Lau at 2957 9615.

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu
Associate Director

WW/AK/jl
Encl

S:\13459 Ting Kau Hotel (S12A for Flats)\Submission\20210607 - Clarification to TPB\20210607 - Clarification Letter.docx

cc (w/ encl)
DPO/TWK

- Ms. Rosa Tse

(by email)

12 August 2021

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

By Hand

Dear Sir

**Section 12A Planning Application for
Proposed Amendments to the Tsuen Wan West Outline Zoning Plan in Support of
Private Residential Development with the Provision of Social Welfare Facility
at TWIL 5 and Lot No. 429 in D.D. 399, Ting Kau, Tsuen Wan
(Application No. Y/TWW/7)**

Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 21 May 2021, and the request for deferment on 20 July 2021 to allow time for preparation of Supplementary Information to address the departmental comments received. The Applicant would like to withdraw the above request for deferment and reactivate the subject planning application by submitting herewith 70 copies of Supplementary Information for the Board's consideration.

In view of the verbal comments from Tsuen Wan and West Kowloon District Planning Office (DPO/TWK), Planning Department (PlanD) on the alignment of the existing access road in June 2021, and the preparation of the Landscape Master Plan, some minor updates have been reflected in the presentation of the Indicative Master Layout Plan (MLP) and plans enclosed in **Appendix A**. Please note that no changes to the development parameters as submitted to the Board on 21 May 2021 were made.

Comments from Urban Design and Landscape Section of PlanD, Drainage Services Department, Water Supplies Department, Environmental Protection Department, Buildings Department, Fire Services Department and Social Welfare Department were also received via DPO/TWK in July 2021. A Responses-to-Comments (RtoC) table together with the revised technical assessments have been enclosed in **Appendix B** for consideration.

On top of substantiating the subject application in technical terms, the Applicant has also took into account the public comments received. A RtoC table has been prepared and enclosed as **Appendix C**.

.../2

Town Planning Board
Page 2 of 2
12 August 2021

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 Arnold Koon at 2957 9667 / Miss Jessie Lau at 2957 9615.

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd

A handwritten signature in blue ink, appearing to read 'Winnie Wu', with a stylized, cursive script.

Winnie Wu
Associate Director

WW/AK/jl
Encl

S:\13459 Ting Kau Hotel (S12A for Flats)\RtoC\FI 1\20210804 - Cover Letter (FI 1).docx

cc (w/ encl)
DPO/TWK

- Ms. Rosa Tse; Mr. Sam Ho

(by email)

27 August 2021

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

By Hand

Dear Sir

Section 12A Planning Application for Proposed Amendments to the Tsuen Wan West Outline Zoning Plan in Support of Private Residential Development with the Provision of Social Welfare Facility at TWIL 5 and Lot No. 429 in D.D. 399, Ting Kau, Tsuen Wan (Application No. Y/TWW/7)

Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 21 May 2021 and the Further Information (FI) submitted on 11 August 2021.

While the earlier FI submitted on 11 August 2021 has included the revised Sewerage Impact Assessment, Drainage Impact Assessment, and the Landscape Master Plan with Tree Preservation Proposal to address comments from relevant departments, the Applicant now would like to submit herewith 70 copies of this set of FI with the revised Traffic Impact Assessment and the Geotechnical Planning Review Report to address the comments from the Transport Department, the Commissioner for Police and the Geotechnical Engineering Office of Civil Engineering and Development Department (CEDD). Please note that there are no changes to the layout plans and development parameters as submitted to the Board on 21 May 2021 and 11 August 2021.

As regards the comments from the Environmental Protection Department (EPD), the revised Environmental Assessment (EA) report, especially on the quantitative air quality assessment as requested by EPD, is under preparation. The revised EA report would be submitted to the Board in due course to address the comment from EPD.

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 Arnold Koon at 2957 9667 / Miss Jessie Lau at 2957 9615.

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu
Associate Director

Encl

WW/AK/jl

S:\13459 Ting Kau Hotel (S12A for Flats)\RtoC\FI 2\20210824 - Cover Letter (FI 2).docx

cc (w/ encl)
DPO/TWK

- Ms. Rosa Tse; Mr. Sam Ho

(by email)

29 October 2021

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

By Email and Hand

Dear Sir

Section 12A Planning Application for Proposed Amendments to the Tsuen Wan West Outline Zoning Plan in Support of Private Residential Development with the Provision of Social Welfare Facility at TWIL 5 and Lot No. 429 in D.D. 399, Ting Kau, Tsuen Wan (Application No. Y/TWW/7)

Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 21 May 2021 and the subsequent Further Information (FI) submitted on 11 August and 27 August 2021 respectively. The Applicant would like to substantiate the subject planning application by submitting herewith 70 copies of Supplementary Information for the Board's consideration.

Comments were received via District Planning Office/Tsuen Wan and West Kowloon (DPO/TWK), Planning Department in July and September 2021. To address the comments from Social Welfare Department (SWD) particularly on the indication of the designated car parking spaces for the proposed 60-place Day Care Centre for the Elderly, the Indicative L2 and L5 Floor Plans and Comparison Plans have been updated and enclosed in **Appendix A**. Please note that there are no changes to the development parameters and development layout as submitted to the Board on 21 May and 11 August 2021 respectively.

In response to the departmental comments on environmental and engineering perspectives, a Responses-to-Comments (RtoC) table and associated revised technical assessments have been prepared and enclosed in **Appendix B** to further substantiate the subject application for departmental consideration.

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 Arnold Koon at 2957 9667 / Miss Jessie Lau at 2957 9615.

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu
Associate Director

Encl

WW/AK/jl

S:\13459 Ting Kau Hotel (S12A for Flats)\RtoC\FI 3\20211028 - Cover Letter (FI 3).docx

cc (w/ encl)

DPO/TWK

- Ms. Rosa Tse; Mr. Sam Ho

(by email)

17 December 2021

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

By Hand

Dear Sir

Section 12A Planning Application for Proposed Amendments to the Tsuen Wan West Outline Zoning Plan in Support of Private Residential Development with the Provision of Social Welfare Facility at TWIL 5 and Lot No. 429 in D.D. 399, Ting Kau, Tsuen Wan (Application No. Y/TWW/7)

Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 21 May 2021 and the subsequent Further Information (FI) submitted on 11 August, 27 August and 29 October 2021 respectively. The Applicant would like to substantiate the subject planning application by submitting herewith 70 copies of Supplementary Information for the Board's consideration.

Comments were received via District Planning Office/Tsuen Wan and West Kowloon (DPO/TWK), Planning Department in October and November 2021. To address the comments from Transport Department particularly on increasing car parking spaces, it should be highlighted that the Applicant has strived to increase the number of private car parking spaces from 66 nos. under the original submission to 75 nos. (including visitor parking spaces) under the various site and conversion constraints. To reflect the revised parking layout and the resultant changes in the open space provision, the set of Indicative Floor Plans and Comparison Plans have been updated in **Appendix A**. Please note that there are no changes to the development parameters as submitted to the Board on 21 May, 1 August, 27 August and 29 October 2021 respectively.

In response to the departmental comments on environmental and engineering perspectives, a Responses-to-Comments (RtoC) table and associated revised technical assessments have been enclosed in **Appendix B** to further substantiate the subject application for consideration.

.../2

Town Planning Board
Page 2 of 2
17 December 2021

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 Arnold Koon at 2957 9667 / Miss Jessie Lau at 2957 9615.

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu
Associate Director

Encl

WW/AK/jl

S:\13459 Ting Kau Hotel (S12A for Flats)\RtoC\FI 4\20211215 - Cover Letter (FI 4).docx

cc (w/ encl)
DPO/TWK

- Ms. Cheryl Yeung; Mr. Parco Chan

(by email)

21 December 2021

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

By Hand

Dear Sir

Section 12A Planning Application for Proposed Amendments to the Tsuen Wan West Outline Zoning Plan in Support of Private Residential Development with the Provision of Social Welfare Facility at TWIL 5 and Lot No. 429 in D.D. 399, Ting Kau, Tsuen Wan (Application No. Y/TWW/7)

Reference is made to the Further Information submitted to the Town Planning Board (the Board) on 17 December 2021 and the subsequent tele-con (YEUNG/KOON) with the Tsuen Wan and West Kowloon District Planning Office on 20 December 2021.

The Applicant now wishes to submit here with 70 copies of the replacement pages for the Indicative Level 5 Floor Plan and Comparison Plan for Level 5 Floor in **Appendix A** of the Further Information. Please note that the current submission does not involve any changes to the development parameters and layout as submitted under the Further Information dated 20 December 2021. As the enclosed information only serves for clarification purpose, the Applicant sincerely requests that the captioned application be processed and considered by the Board 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 Arnold Koon at 2957 9667 / Miss Jessie Lau at 2957 9615.

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu
Associate Director

Encl

WW/AK/jl

S:\13459 Ting Kau Hotel (S12A for Flats)\RtoC\FI 4\Clarification\20211221 - Cover Letter (FI 4) - clarification.docx

cc (w/ encl)
DPO/TWK

- Ms. Cheryl Yeung; Mr. Parco Chan

(by email)

11 February 2022

The Secretary of the 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 12A Planning Application for Proposed Amendments to the Tsuen Wan West Outline Zoning Plan in Support of Private Residential Development with the Provision of Social Welfare Facility at TWIL 5 and Lot No. 429 in D.D. 399, Ting Kau, Tsuen Wan (Application No. Y/TWW/7)

Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 21 May 2021 and the subsequent Further Information (FI) submitted on 12 August, 27 August, 29 October, 17 and 21 December 2021 respectively. The Applicant would like to substantiate the subject planning application by submitting herewith 70 copies of Supplementary Information for the Board's consideration.

Comments were received via District Planning Office/Tsuen Wan and West Kowloon (DPO/TWK), Planning Department in January 2022. To address the comments from Environmental Protection Department, Transport Department, Drainage Services Department and Urban Design and Landscape Section, Planning Department, this submission would comprise a Responses-to-Comments (RtoC) table and the following associated revised technical assessments:-

- Revised Air Quality Impact Assessment (Attachment A)
- Replacement pages for Revised Noise Impact Assessment (Attachment B)
- Replacement pages for Revised Sewerage Impact Assessment (Attachment C)
- Replacement pages for Revised Traffic Impact Assessment (Attachment D)

The revised technical assessments have concluded that the Proposed Development is acceptable in air quality, noise, sewerage and traffic terms.

Please note that no changes have been made to the set of Indicative Floor Plans and Comparison Plans submitted in December 2021, while development parameters remain the same as submitted to the Board on 21 May, 12 August, 27 August, 29 October, 17 and 21 December 2021 respectively.

.../2

Town Planning Board
Page 2 of 2
11 February 2022

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. Arnold Koon at 2957 9667 / Miss Jessie Lau at 2957 9615.

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd

A handwritten signature in blue ink, appearing to read 'Winnie Wu', with a stylized flourish at the end.

Winnie Wu
Associate Director

Encl

WW/AK/jl

S:\13459 Ting Kau Hotel (S12A for Flats)\RtoC\FI 5\20220211 - Cover Letter (FI 5).docx

cc (w/ encl)
DPO/TWK

- Ms. Cheryl Yeung; Mr. Parco Chan

(by email)

3 March 2022

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

By Email

Dear Sir

Section 12A Planning Application for Proposed Amendments to the Tsuen Wan West Outline Zoning Plan in Support of Private Residential Development with the Provision of Social Welfare Facility at TWIL 5 and Lot No. 429 in D.D. 399, Ting Kau, Tsuen Wan (Application No. Y/TWW/7)

Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 21 May 2021 and the comments received from the District Planning Office/Tsuen Wan and West Kowloon (DPO/TWK) on 22 February 2022.

We would like to provide the following clarifications to further substantiate the captioned application:

Clarification on Tree Felling Proposal

- Among the 66 nos. of existing trees proposed to be felled, 40 nos. of them are due to the extension of the basement car park to provide more parking spaces to meet the requirement of the Transport Department (TD) and 16 nos. of them are due to a holistic reconfiguration of the existing main entrance landscape area to accommodate open car park area to make room for increased car parking provision as per the earlier comment from TD. The remaining 10 nos. of them are due to natural decays or in damaged conditions due to previous typhoons or being not suitable for transplanting.
- Among the existing trees, only 18 nos. are native species (approx. 27%) while the remaining 48 nos. are exotic species (approx. 73%).
- To enhance the overall landscape quality, amongst the proposed list of compensatory trees, about 60% of the proposed tree species are native to Hong Kong or Guangdong region. Comparing to the no. of native tree species as identified on site at present, there is a net increase in the no. of native tree species from 27% to 60%. This is considered to be an upgrade to the existing landscape amenity and quality of the site.

.../2

Town Planning Board
Page 2 of 2
3 March 2022

Clarification on the Proposed Flat Mix

There are a total of 661 nos. of flats in the proposed development. Please find below an indicative flat mix table, subject to detailed design for reference:

Type of flats	Nos. of flats	Average flat size (GFA in sq.m.)
Studio	554	About 25
1 to 1.5 Bedrooms	79	About 35
2 Bedrooms	21	About 45
Penthouse	7	About 78

Clarification on the Clubhouse GFA Calculation

The existing hotel building was completed prior to the promulgation of the extant Sustainable Building Design Guidelines (SBDG), hence the hotel building was not required to comply with the requirements as set out in the SBDG. Since the proposed development is to convert the existing hotel building for residential use, there will not be any change to the existing building bulk (except the extension of the basement to accommodate more car parking spaces as per comments from the Transport Department). Hence, exemption of the proposed clubhouse GFA (the criteria of which include the compliance with the SBDG) would not be applicable due to the fact that the existing hotel building was completed before the promulgation of the relevant SBDG.

Clarification on the Target Completion Year

Since the proposed development is only for conversion of the existing hotel building for residential use, the construction and implementation of the residential use will only be based on internal A&A (addition and alteration) works. In terms of work involved, such A&A works would take relatively less time than new construction on a vacant site, especially when the A&A works involved are mainly for reshuffling of the original hotel rooms to residential flats. It is anticipated that such A&A works could be completed by 2024.

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. Arnold Koon at 2957 9667 / Miss Jessie Lau at 2957 9615.

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu
Associate Director

4 April 2022

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

By Email and Hand

Dear Sir

Section 12A Planning Application for Proposed Amendments to the Tsuen Wan West Outline Zoning Plan in Support of Private Residential Development with the Provision of Social Welfare Facility at TWIL 5 and Lot No. 429 in D.D. 399, Ting Kau, Tsuen Wan (Application No. Y/TWW/7)

Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 21 May 2021 and the subsequent Further Information (FI) submitted in 2021, February and March 2022 respectively. The Applicant would like to substantiate the subject planning application by submitting herewith 70 copies of Supplementary Information for the Board's consideration.

Comments were received via District Planning Office/Tsuen Wan and West Kowloon (DPO/TWK), Planning Department in March 2022. To address the comments from Transport Department, Environmental Protection Department and Drainage Services Department, this submission would comprise a Responses-to-Comments (RtoC) table and the following associated revised technical assessments:-

- Replacement pages for Revised Noise Impact Assessment with Undertaking Letter (Attachment A)
- Revised Air Quality Impact Assessment (Attachment B)
- Replacement pages for Revised Sewerage Impact Assessment (Attachment C)

The revised technical assessments have concluded that the Proposed Development is acceptable in noise, air quality and sewerage terms.

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. Arnold Koon at 2957 9667 / Miss Jessie Lau at 2957 9615.

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu
Associate Director

WW/AK/jl

S:\13459 Ting Kau Hotel (S12A for Flats)\RtoC\FI 7\20220401 - Letter to TPB (FI 7).docx

12 May 2022

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

By Email and Hand

Dear Sir

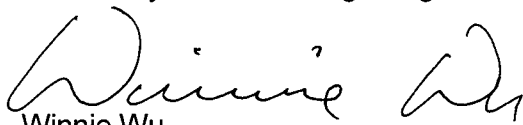
Section 12A Planning Application for Proposed Amendments to the Tsuen Wan West Outline Zoning Plan in Support of Private Residential Development with the Provision of Social Welfare Facility at TWIL 5 and Lot No. 429 in D.D. 399, Ting Kau, Tsuen Wan (Application No. Y/TWW/7)

Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 21 May 2021 and the subsequent Further Information (FI) submitted in 2021, February, March and April 2022 respectively. The Applicant would like to substantiate the subject planning application by submitting herewith 70 copies of Supplementary Information for the Board's consideration.

In response to the minor comments from the Environmental Protection Department on air quality received via District Planning Office/Tsuen Wan and West Kowloon (DPO/TWK), Planning Department in early May 2022, a Responses-to-Comments (RtoC) table and replacement pages for the revised Air Quality Impact Assessment were prepared and enclosed under this submission to demonstrate that the Proposed Development is acceptable in air quality terms.

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. Arnold Koon at 2957 9667 / Miss Jessie Lau at 2957 9615.

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu
Associate Director

WW/AK/jl

S:\13459 Ting Kau Hotel (S12A for Flats)\RtoC\FI 8_12.05.2022\20220512 - Letter to TPB (FI 8).docx

**llewelyn
davies**

ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd

23 May 2022

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



By Hand

Dear Sir

Section 12A Planning Application for Proposed Amendments to the Tsuen Wan West Outline Zoning Plan in Support of Private Residential Development with the Provision of Social Welfare Facility at TWIL 5 and Lot No. 429 in D.D. 399, Ting Kau, Tsuen Wan (Application No. Y/TWW/7)

Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 21 May 2021 and the subsequent Further Information (FI) submitted in 2021, February, March, April and May 2022 respectively. The subject application would be considered by the Board at its meeting on 2 June 2022.

To facilitate consideration of the captioned planning application, the Applicant herewith submits 40 nos. of hardcopies of the consolidated Planning Statement (**Enclosure I**), consolidated responses-to-departmental comments tables (**Enclosure II**) and responses-to public comments table (**Enclosure III**) for easy review by the Board. It should be noted that the enclosed sets of documents involve consolidation of all previously submitted FI submission and is intended for internal circulation between departments only. It does not contain any new information nor any revisions to the proposed development parameters.

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. Arnold Koon at 2957 9667 / Miss Jessie Lau at 2957 9615.

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd

Winnie Wu
Associate Director

WW/AK/jl

S:\13459 Ting Kau Hotel (S12A for Flats)_RNTPC\Consolidated Submission\20220520 - Letter to TPB (consolidated submission).docx

RESIDENTIAL (GROUP B)Appendix II of
MPC Paper No. Y/TWW/7

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat	Ambulance Depot
Government Use (Police Reporting Centre, Post Office only)	Eating Place
House	Educational Institution
Library	Government Refuse Collection Point
Residential Institution	Government Use (not elsewhere specified)
School (in free-standing purpose-designed building only)	Hospital
Utility Installation for Private Project	Hotel
Social Welfare Facility (on land designated “R(B)2” only)	Institutional Use (not elsewhere specified)
	Market
	Off-course Betting Centre
	Office
	Petrol Filling Station
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Recyclable Collection Centre
	Religious Institution
	School (not elsewhere specified)
	Shop and Services
	Social Welfare Facility (not elsewhere specified)
	Training Centre

Planning Intention

This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

(Please see next page)

RESIDENTIAL (GROUP B) (cont'd)Remarks

- (1) On land designated “Residential (Group B)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights in terms of metres above Principal Datum (mPD) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum site coverage and plot ratio stipulated in the following table, or the site coverage and plot ratio of the existing building, whichever is the greater:

Height of Buildings in metres	Site Coverage (%)	Plot Ratio
Not Exceeding 6m	30.0	0.60
Over 6m but not exceeding 9m	27.0	0.80
Over 9m but not exceeding 12m	25.0	1.00
Over 12m but not exceeding 15m	22.0	1.10
Over 15m but not exceeding 18m	20.0	1.20
Over 18m but not exceeding 21m	20.0	1.40
Over 21m but not exceeding 24m	18.7	1.50
Over 24m but not exceeding 27m	17.5	1.58
Over 27m but not exceeding 30m	17.5	1.75
Over 30m but not exceeding 33m	17.5	1.93
Over 33m	17.5	2.10

- (3) On land designated “Residential (Group B) 1”, no new development or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of mPD as stipulated on the Plan and the maximum gross floor area (GFA) specified below, or the height and GFA of the existing building, whichever is the greater:

<u>Lot Number</u>	<u>Maximum GFA</u>
Tsing Lung Tau Lot No. 60 (Hong Kong Garden) (excluding commercial complex)	214,706m ²
Government land and Lots No. 15, 16, 18 and 19 in DD 388 (site surrounded by Hong Kong Garden)	2,898m ²

(Please see next page)

RESIDENTIAL (GROUP B) (cont'd)Remarks (cont'd)

- (4) *On land designated “Residential (Group B) 2”, no new development or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) of 29,400m² or the GFA of the existing building, whichever is the greater. No part of the structures of the development shall exceed the lowest soffit level of the Ting Kau Bridge (i.e. 76.77 mPD).*
- (5) In determining the maximum plot ratio/site coverage or GFA for the purposes of *paragraphs (2), (3) and (4)* above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. *On land designated “Residential (Group B) 2”, any floor space that is constructed or intended for use solely as social welfare facilities, as required by the Government, may also be disregarded.*
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage, GFA and/or building height restrictions stated in *the paragraphs (1), (2), (3) and (4)* above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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

210629-104206-78730

提交限期**Deadline for submission:**

02/07/2021

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

29/06/2021 10:42:06

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

Y/TWW/7

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

女士 Ms. Alantha

意見詳情**Details of the Comment :**

Hong Kong hotels including the supply of hotels in Tsuen District are sufficient. There is little hotel demand since the inconvenient transportation and insufficient surrounding facilities.

It is in line with the needs of the society and Tsuen district to convert the current hotel structure into a residence.

The community facilities are not sufficient and elder residents rarely go to other districts for the higher time cost and economic cost. In this project, there is a day care center for the elderly. With the advent of an aging society, this is a wise decision and role model to benefit the people.

21

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

Y/TWW/7

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support this application.YIM CHI LUNG Member
of Tsuen Wan West Area Committee

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

簽署 Signature

Y. J. S.

日期 Date

21 June 2021

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

38

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 Y/17WW/7

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

我是一位長者，我非常支持 Y/17WW/7，
因項目建成住宅後，有長者護理中心，我
可以在護理中心 做此運動，和朋友聚談，
更可以有簡單健康檢查。而且項目在汀九環境
優美，給老人多一個選擇，也在供應住宅有
幫助，當中改裝更合環保原則，盡快落實。

「提意見人」姓名／名稱 Name of person/company making this comment 明仁

簽署 Signature

12

日期 Date

28/06/2021



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 Y/TW/7

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

你好！我支持 Y/TW/7 的計劃
 因為訂九比較少人去，酒店的用途不大
 如果再建住宅，相信全部可以售出
 香港人個個都想有層樓，改建住宅，可
 以供應香港人需求
 而酒店改裝成住宅時間應該很快，因為
 是改裝，不用大清拆

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

簽署 Signature

M

日期 Date

Miki HO

2021/6/28



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

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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 Y/TWW/7

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

我支持這個項目。本人曾居於荃灣一段頗長的時間，熟悉汀九這個地區的社區設施一向不足，由其對於長者社區服務更是不足，所以這個申請項目其中一項規劃是提供一間 60 個名額的長者日間護理中心，能為區內體弱多病的長者提供到必有的幫助和服務，例如日常的照顧，復康運動和社交活動，可以不用舟車勞頓跨區才能得到應有的服務。

「提意見人」姓名／名稱 Name of person/company making this comment 阿健

簽署 Signature

Ken

日期 Date



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

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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 Y/TWW/7

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人贊同將現時酒店改裝成為住宅用途，既可符合社會需求，亦非常環保。而汀九一帶的社區設施一向不足，擬議發展計劃包括提供一間有 60 個名額的長者日間護理中心，正是社會的殷切需求。

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

簽署 Signature

W. J. F.

日期 Date

張苑雯

28-6-2021



就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 210612-202624-57739

提交限期
Deadline for submission: 02/07/2021

提交日期及時間
Date and time of submission: 12/06/2021 20:26:24

有關的規劃申請編號
The application no. to which the comment relates: Y/TWW/7

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Windy Ip

意見詳情
Details of the Comment :

不贊同改建帝景酒店，其獨特的景觀及公共沙灘是帝景酒店住客可享受的獨有景觀。如果改建為私人住宅，將會減少旅客或本地遊客到訪本區，對本地荃灣區旅遊業會有較負面情況。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 210612-220158-49383

提交限期
Deadline for submission: 02/07/2021

提交日期及時間
Date and time of submission: 12/06/2021 22:01:58

有關的規劃申請編號
The application no. to which the comment relates: Y/TWW/7

「提意見人」姓名/名稱
Name of person making this comment: 夫人 Mrs. Andrea Tsang

意見詳情
Details of the Comment :

反對，那處根本不是宜居的地方，一個孤島週邊沒有配套，而且加大交通負荷，特別是那個路口。

而且居民住宅由於有家庭煮飯及生活用水特別多，會造成污水排污嚴重問題，污染附近海灘。

最後，那個偏僻高低坡難行的位置，請問那會有老人家能走過去使用長者日間護理服務呢？

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

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

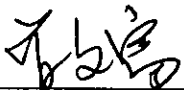
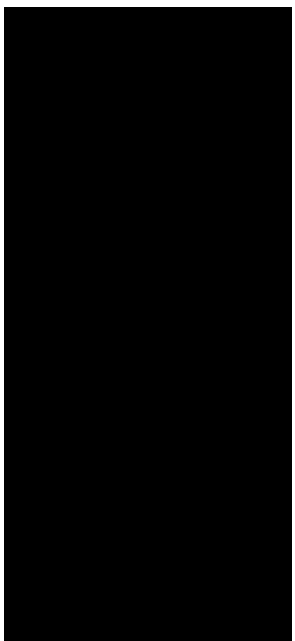
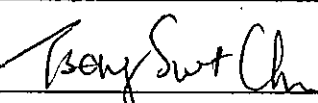


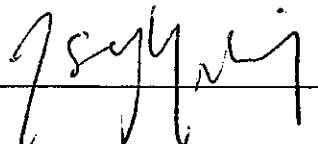
有關的規劃申請編號 The application no. to which the comment relates Y/TWW/7

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

我們是汀九村村民，我們反對此項申請建議，原因如下：

1. 公共交通配套不足 ~ 現時只有兩線九巴 234B 及 53 號行走出荃灣市區，班次疏落，村民搭車出荃灣市區非常困難，雖然另外有三條綠色專線小巴，但汀九村是中途站，途經汀九村的時候好多時已經滿座，不能上車，將來情況更不堪設想；
2. 人口增加，導致人流複雜，影響治安及環境衛生；
3. 停車場車位不足~現時泊車已經非常困難，將來情況更加惡劣；
4. 帝景酒店地皮是早年發展商向政府申請以發展酒店為由而令政府批出，若現時發展商改為私人住宅出售，有欺騙公眾之嫌，若政府同意此項申請，請政府向公眾解釋。

姓名	簽署	聯絡電話	日期
曾文富			15-6-2021
曾聖珍			16-6-2021
曾文道	曾文道		17-6-2021
周素珠			17-6-2021
曾向賢			17-6-2021
曾向朗	Frankie		17-6-2021
譚新晴			19-6-2021

16th June 2021

(海怡居業主提出反對意見附頁)

關於城市規劃委員會編號 Y/TWW/7 帝景酒店改建為住宅（乙類）2 的申請，本公司提出反對，本公司（ELBALAND LIMITED）為 [REDACTED] 之業主，亦為居住於 [REDACTED] 地下的居民。

反對理由：

- 1) 交通問題：該區主要公共交通工具是依賴青山公路的巴士及綠色專線小巴，而巴士站位於距離幾百米之汀九村，專線小巴是往來荃灣至深井或青龍頭之中途站，經常客滿，該處居民經常需要等候半小時或更長時間方能乘搭。如該地段將來改建為住宅後，人流多了乘車更難，另一方面，該地段改建為住宅後，汽車出入相應增多，交通更為繁忙，目前帝景酒店，海怡居，雅石居及雅石居前方尚未發展之地盤的主要通道，是依靠帝景酒店旁唯一單行車路亦是行人路出入。自帝景酒店建成後，該唯一車路，行人路及緊急通道的路旁經常泊滿車輛，影響該處之汽車出入，如將來建成住宅，交通必然更嚴重阻塞。而附近居民出外的公共交通亦不足以應付增加六百多戶人口及長者中心需要，尤其發生突發事件時，或火警等，消防車，救護車使用該路段也有困難。
- 2) 環境問題：於此寧靜的郊外，突然改建成為六百多戶的住宅，人口相應亦增幾倍，嚴重影響附近環境及衛生等問題。
- 3) 環境風貌：汀九乃知名的低密度住宅發展區，與石澳，赤柱等發展區齊名，如在此寧靜美麗的海邊發展成高密度的住宅，將與附近環境風貌格格不相稱。

鑑於交通環境的配套嚴重不足，希貴署慎重考慮我們提出的意見，謝謝！

For and on behalf of
ELBALAND LIMITED

Authorised Signature
ELBALAND LIMITED
LEE YUET MING (Director)

致城市規劃委員會秘書：

22

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
Y/TWW/7

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人曾國威及曾國光為訂九村村代表，本人代表
訂九村所有村民一致反對上水改撥用途，反對詳
情可參閱本人及曾國光之反對信件。

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

簽署 Signature

曾國光

日期 Date

2021.6.25



汀九村村公所
TING KAU VILLAGE OFFICE
新界荃灣汀九地段三九九
D. D. 399, Ting Kau, Tsuen Wan, N. T.

22

致：規劃署

本人曾國威，是荃灣汀九村村代表，現特此來函，反對申請編號 Y/TWW/7 DD399. LOT 5 及 LOT 429 帝景酒店，將帝景酒店改為住宅用途。

於 20 多年前，有關酒店興建，當時政府一意孤行，並無諮詢過各村民，現今並無文件可供參閱。有理由相信當年政府官商勾結，以快打慢形式批地興建，對當地寧靜環境造成影響，村民獲知批地消息已經太遲。政府漠視村民反對，仍堅持有關決定，本村居民強烈反對。

本村原有村地是低密度用地，令區內人口大幅增加，區內交通本來已經十分擠塞，質疑區內交通網絡是否足以應付日後需求，如將酒店改成住宅更加重上址交通負擔。除此之外，現時的酒店興建約二十多年，拆除將製造大量建築廢料，對環保造成災難性後果。現時酒店提供就業機會，但重建後區內將有大量職位消失，期望政府可以撤回方案，回應村民訴求。

此致

祝工作順利

通訊處：新界荃灣青山公路汀九村 28 號 A 汀九村公所
聯絡電話：[REDACTED]



曾國威

荃灣汀九村村代表

2021-06-25

副本送：荃灣民政處及荃灣鄉事委員會



汀九村村公所
TING KAU VILLAGE OFFICE

新界荃灣汀九地段三九九
D. D. 399, Ting Kau, Tsuen Wan, N. T.

22

致：規劃署

反對荃灣青山公路帝景酒店改變用途
反對申請編號 Y/TWW/7 DD399, LOT 5 及 LOT 429 C

本人曾國光，是荃灣汀九村村代表，現特此來函，反對申請編號 Y/TWW/7 DD399, LOT 5 及 LOT 429 C 帝景酒店，將帝景酒店改為住宅用途。

反對理由如下：

- 1) 本村原有村地是低密度用地，令區內人口大幅增加，區內交通本來已經十分擠塞，質疑區內交通網絡是否足以應付日後需求，如將酒店改成住宅更加重上址交通負擔。
- 2) 本村民風純樸，區內人口增加，相對加大上址治安風險。
- 3) 本村車位已供不應求，人口增加，定加重車位需求，必定將上址違泊車況加劇，令上址交通造成阻礙。。
- 4) 本村民原本享有寧靜生活，有關改變使村民承受不必要騷擾，期望政府可以撤回方案，回應村民訴求。

此致

祝工作順利

通訊處：新界荃灣青山公路汀九村 28 號 A 汀九村公所
聯絡電話：[REDACTED]



曾國光
曾國光

荃灣汀九村村代表

2021-06-25

副本送：荃灣民政處及荃灣鄉事委員會

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210702-185338-45174

提交限期

Deadline for submission:

02/07/2021

提交日期及時間

Date and time of submission:

02/07/2021 18:53:38

有關的規劃申請編號

The application no. to which the comment relates:

Y/TWW/7

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 劉浩榮

意見詳情

Details of the Comment :

青山公路近深井段的人口已極度飽和，但社區設施卻未能應付眾多人口，而交通方面的配套亦完全未能承拓現有人口，令每日早上的塞車情況嚴峻。就此項見下的建設若實施，該新增人口都無疑地會使用深井區內的食肆等設施，屆時會令已嚴重密集之細深井區更加密集，影響故有的生活質素之餘，也令社區生活變得更不舒適。故此，任何臨近深井地區的增加人口的建設舉動在現行的交通及社區設施配套下都不合適，本人亦因此而十分反對此項目。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 210702-153732-32836

提交限期
Deadline for submission: 02/07/2021

提交日期及時間
Date and time of submission: 02/07/2021 15:37:32

有關的規劃申請編號
The application no. to which the comment relates: Y/TWW/7

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Tai

意見詳情
Details of the Comment :

停車位不足
公共交通配套嚴重不足
生活配套亦不足
原居民生活已十分不便，再多的居民只會加劇問題

**劉志雄****議員辦事處****劉志雄 Lau Chi Hung****Office of Tsuen Wan District Councillor Martin Lau**

☎ 電話：53330915 ✉ 電郵：martinlauhker@gmail.com

新界深井深井村 57 號二樓

致 城市規劃委員會主席：

有關汀九帝景酒店改劃住宅之意見

本人為荃灣區汀深區議員劉志雄，就編號 Y/TWW/7 之土地規劃公眾諮詢，本辦事處在區內收集居民意見，並鼓勵居民上網回應諮詢。另外，2021 年 6 月 28 日荃灣區議會的地區規劃、發展及設施管理委員會中有不少議員對此申請計劃提出意見。現綜合觀點如下：

1. 停車位不足

現時帝景酒店提供 66 個私家車車位，但住宅單位卻有 661 個，有居民擔心停車位不足對會增加附近路面（青山公路汀九段）違泊問題，事實上，現時該處很多車輛沒有車位，就只泊在附近道路上（見附圖）。



圖 1：青山公路汀九段違泊情況（近帝景酒店路口）



圖 2 及 3：青山公路汀九段違泊情況（近 368 號支路）

此外，參考深井區內樓盤，車位與住宅單位比例不超過 1:5，帝景酒店卻是 1:10（詳見下表），加上汀九比深井更不方便，預料居民出入均以車代步，現時酒店的停車位顯然不足。加上酒店旁邊有不少沙灘，夏季遊客湧到深井時，區內違泊問題更甚，甚至影響青山公路的行車安全。

樓盤名稱	住宅類別	單位數目	住客泊車位數目	車位單位比例
碧堤半島	甲類	3345	2573	1:1.30
縉皇居	甲類	557	560	1:0.99
海韻花園	甲類	1068	242	1:4.43
海韻臺	甲類	212	43	1:4.93
麗都花園	甲類	1392	279	1:4.99
浪翠園第一期	甲類	867	174	1:4.98
海雲軒	乙類	248	124	1:2
浪翠園第二期	乙類	244	247	1:0.99
浪翠園第三期	乙類	644	712	1:0.90
帝景酒店改劃項目	乙類	661	66	1:10.02

表 1：深井、青龍頭部份樓盤及帝景酒店改劃項目的車位單位比例比較

2. 交通問題

居民預計將來汀九人口增加時，主要以私家車代步的居民會增加青山公路車流量，繁忙時間相信會引致麗城花園一帶交通塞上加塞。另外，該區公共交通服務非常欠缺。研究報告只建議巴士公司在繁忙時間加強服務，並沒有整體改善非繁忙時間的交通，安排甚不妥當。

3. 社區配套嚴重不足

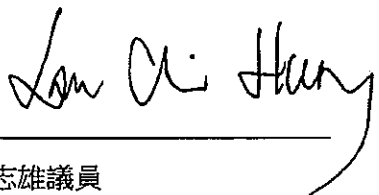
相比深井，汀九社區配套更加缺乏。日用品的店舖如超級市場、街市、便利店完全沒有，現有汀九村居民表示要往最近的麗城花園或深井添置所需。將來汀九人口增加，商店需求大增，計劃當中卻沒有包括任何商店，未能藉此為原有居民帶來方便，顯然申請方規劃失誤。與海澄軒(Y/MOS/6)不同，海澄軒鄰近馬鞍山市中心，居民搬進以後仍能方便購買日用品。兩者性質看似相近，但位置的周遭環境截然不同。

4. 忽視帝景酒店原有特色

申請方提及到將帝景酒店改劃住宅的原因，是因為大嶼山一帶未來增加酒店房間供應，荃灣區酒店供應已經充足。然而，帝景酒店卻忽視其原有特色，汀九附近有眾多沙灘，並有特色海濱長廊，景色優美，環境寧靜，為其獨特吸引遊客住宿或 Staycation 之處，這是荃灣區內其他酒店沒有的特色，應該予以保留。再者，假如日後政府有振興旅遊業的措施推出，酒店供應須要配合，將酒店改劃住宅的構思，豈非和政府措施違背？因此，維持原有酒店的設定，應該是最合理的安排。

上述意見反映帝景酒店改變土地用途興建住宅的申請，未能改善汀九原有居民的生活質素。居民人數增加卻沒有相應配套支持，改變特色酒店用途對旅遊業存在不利，最終損失的是原有居民及公眾社會。

在此敬請委員會主席及各位成員，審慎處理是項申請，以保障汀九原有居民及地區福祉並公眾利益。



劉志雄議員

2021 年 6 月 30 日

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 210614-183757-81724

提交限期
Deadline for submission: 02/07/2021

提交日期及時間
Date and time of submission: 14/06/2021 18:37:57

有關的規劃申請編號
The application no. to which the comment relates: Y/TWW/7

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Leung

意見詳情
Details of the Comment :

Too many studio flats.

Reasons:

cannot fullfil the needs of family groups;

the main group to buy/rent flats are new-marriage or kid-domain family,they don't have enough space to live or even live separately nowadays in hk;

Studio flats are over supply in the market,esp in New Territories area.

Suggestions:

At least 50% of the hotel renovation project should be 2room-flats;more rooms flat can encourage ppl to build up family and even willing to have kid/kids;Bigger size flats can increase a little bit the overall flat price but more attractive to ppl inner value

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

Y/TWW/7 Received on 27/08/2021

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人是汀九村民，對申請編號 Y/TWW/7 發展計劃有些憂慮，有以下幾點意見：

- ① 發展為住宅及商業，居民比汀九村村民多幾倍，交通很成問題，現時村民在繁忙時間，乘搭公共交通工具很困難，如果多了幾倍居民人數，請問如何解決我們村民生活上交通的問題？
- ② 發展住宅，其提供的車位只有幾拾幾個，未能滿足住戶需求，而遷移佔用汀九停車場，而汀九停車場，現時未能容納所需，尤其是夏天泳場，泳客很多停車場常常爆滿，不敷應用，希望能將此問題解決！

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

簽署 Signature 何美佩 (村民) 曾友明 日期 Date 10/9/2021

還有要求如下：

- ① 改善交通問題提議：

在汀九村設立循環迴路，總站，可否將兩域鐵行之九巴循環迴路 34 號巴士延長至汀九，使村民可以有機會乘搭公共交通 (因為人數太多，繁忙時間真的不能搭到巴士)

- ② 增加停車場停車位，可建多層停車場，可租出用途，或時鐘計數，方便村民解決停泊運送貨物，有車位需求 (有時購物送回汀九村沒有車位落貨)！

③ 以上問題不能解決，我們會反對此發展計劃。

通訊地址：

荃灣鄉事委員會

新界荃灣沙咀道二七七號二至三樓
電話：2490 1966, 2492 2444, 2492 4444
圖文傳真：2415 2751



TSUEN WAN RURAL COMMITTEE

NO. 277, SHA TSUI ROAD, 1ST FL.,
TSUEN WAN, NEW TERRITORIES
TEL: 2490 1966, 2492 2444, 2492 4444
FAX: 2415 2751

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15 SEP 2021

Town Planning
Board

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環境衛生主任

曾俊文先生

曾偉強先生

交通運輸主任

劉偉輝先生

公共關係主任

何偉明先生

敬啟者：

本會接獲汀九村村代表來函，有關(申請編號：Y/TWW/7) 荃灣汀九荃灣內地段第5號及丈量約份第399約地段第429號由「綜合發展區(1)」、「綠化地帶」和顯示為「道路」的地方改劃為「住宅(乙類)2」，汀九村表示強烈反對。本會懇請 貴署與村先行達成共識，保持良好溝通，並考慮村民所擔憂的項目作出詳細解釋，以便村民進一步了解。專函奉達，敬祈諒察！

此致

規劃署荃灣及西九龍規劃專員

荃灣鄉事委員會

主席：邱錦平



副主席：傅振光



副主席：孫華安



謹啟

二零二一年九月八日