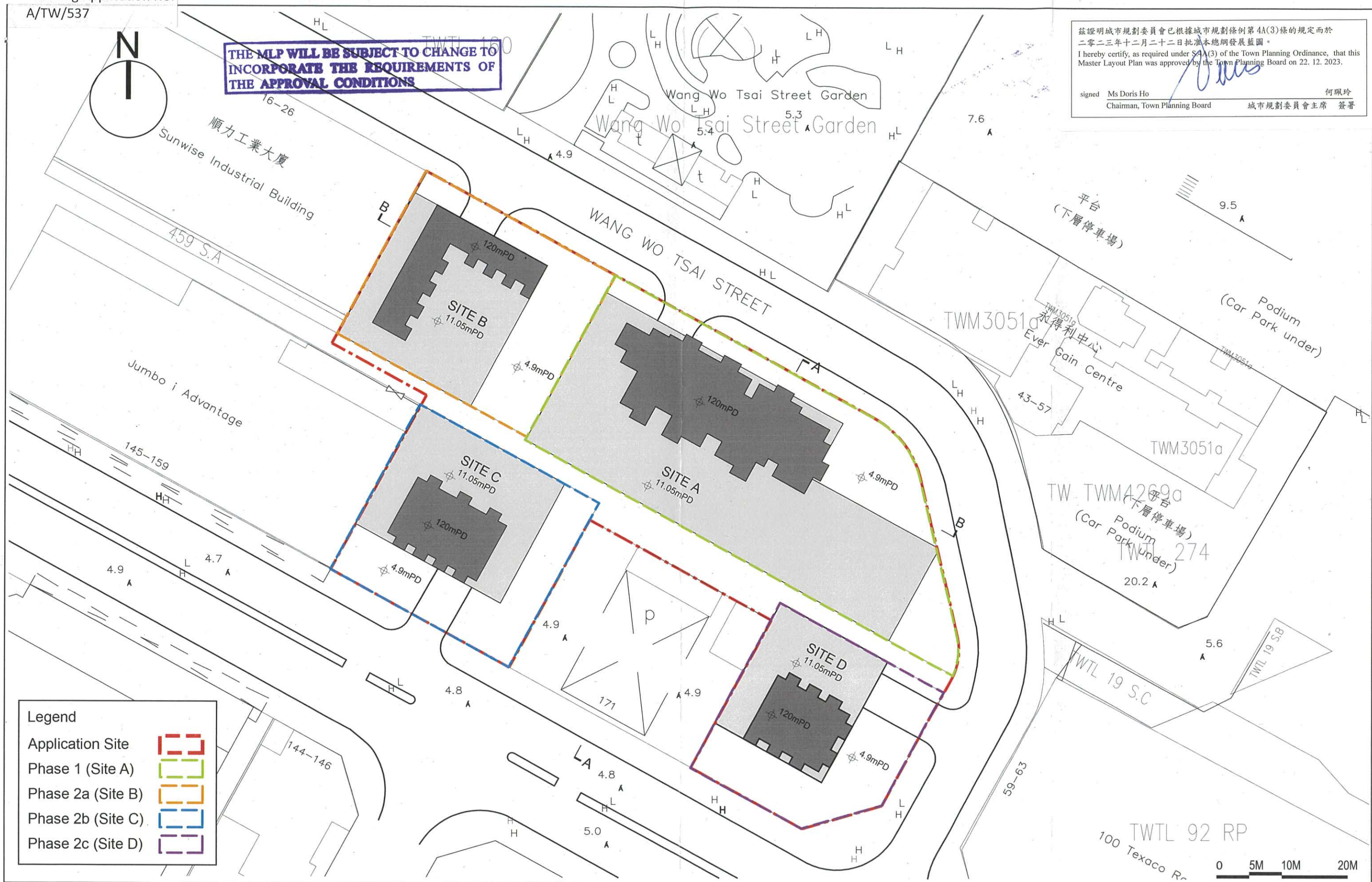


THE MLP WILL BE SUBJECT TO CHANGE TO
INCORPORATE THE REQUIREMENTS OF
THE APPROVAL CONDITIONS

茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於
二零二三年十二月二十二日批准本總綱發展藍圖。
I hereby certify, as required under S4A(3) of the Town Planning Ordinance, that this
Master Layout Plan was approved by the Town Planning Board on 22. 12. 2023.

signed Ms Doris Ho 何珮玲
Chairman, Town Planning Board 城市規劃委員會主席 簽署

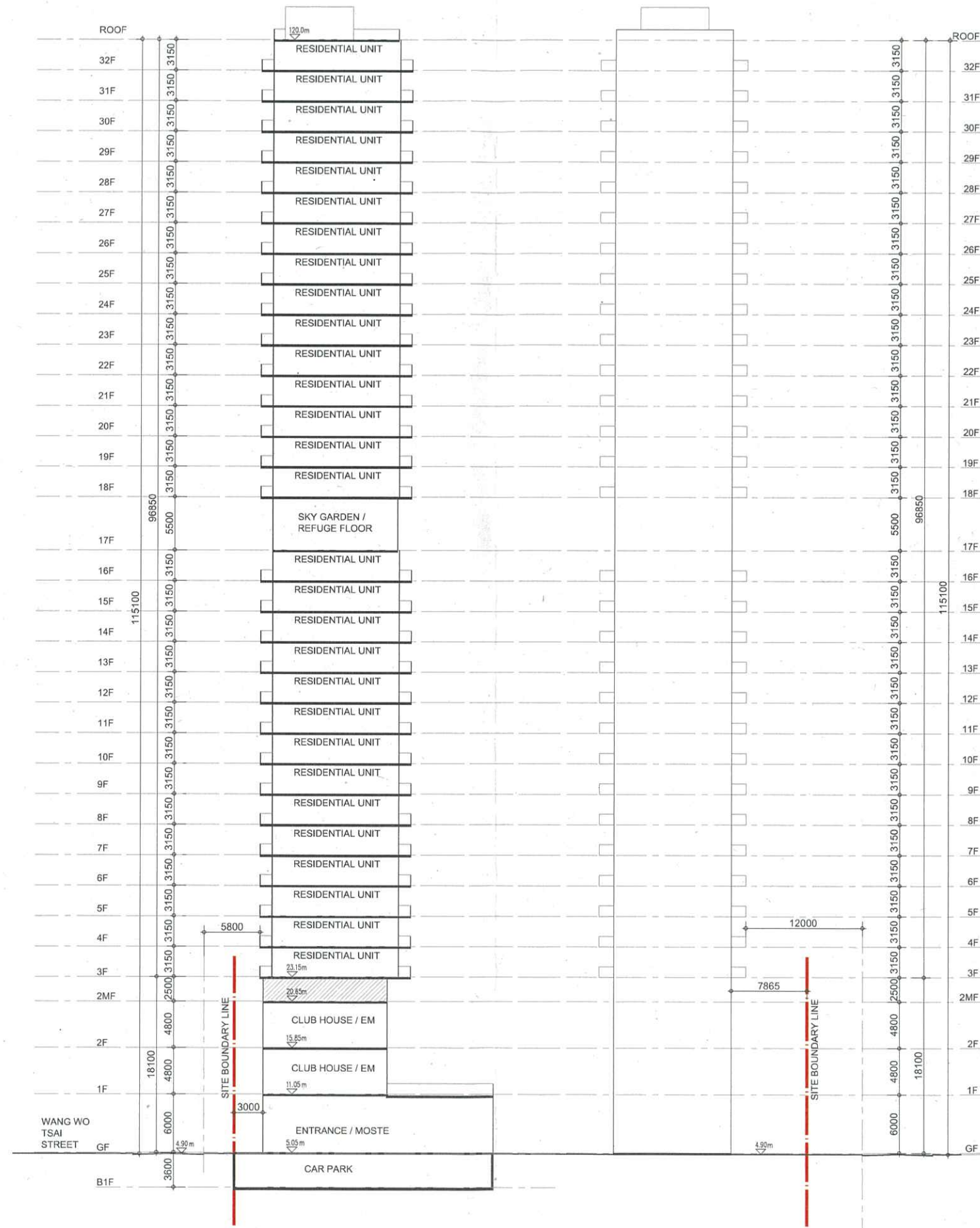


Legend

- Application Site
- Phase 1 (Site A)
- Phase 2a (Site B)
- Phase 2b (Site C)
- Phase 2c (Site D)

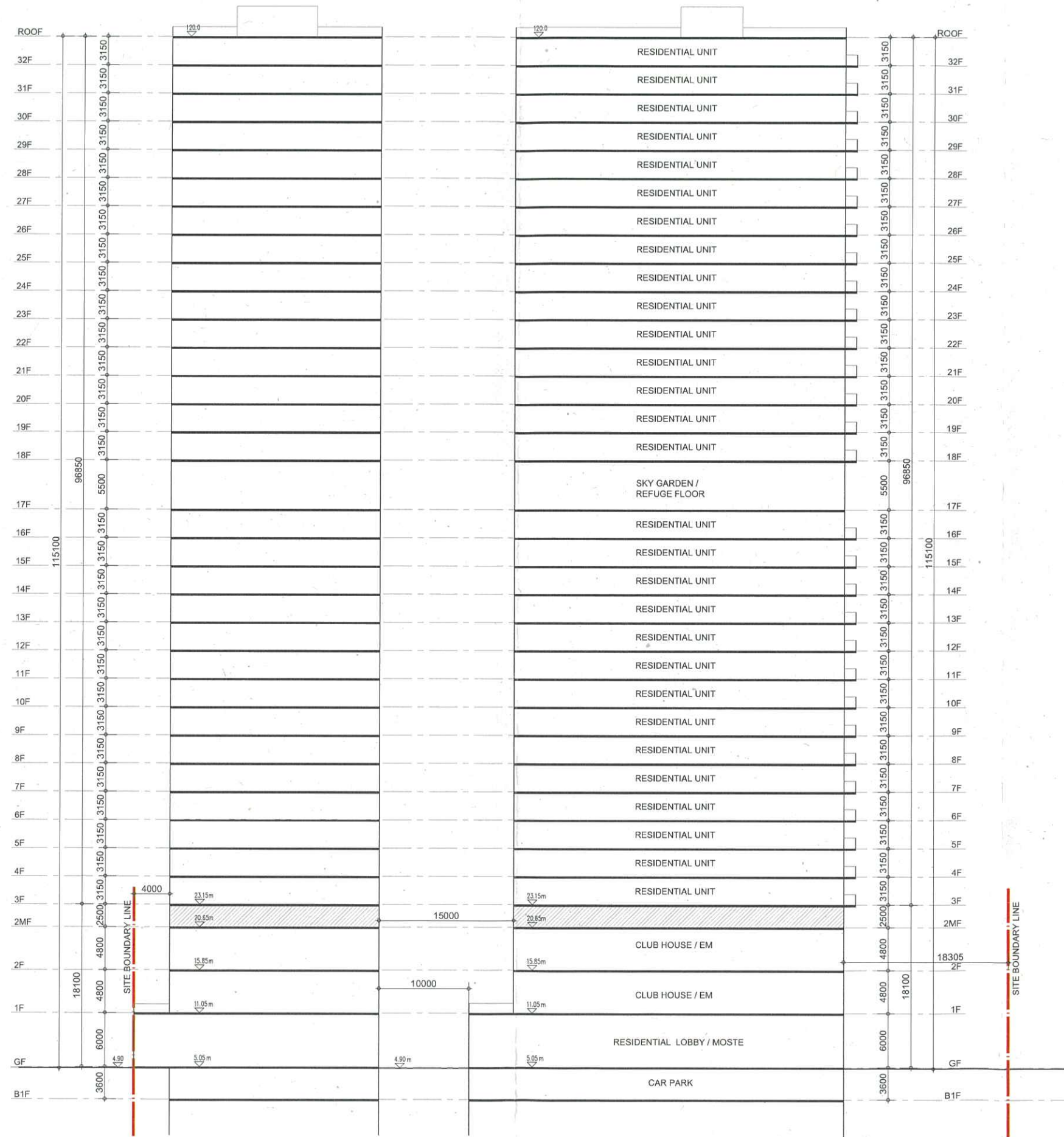


Title		Indicative Master Layout Plan			
Checked	DH	Drawn	PW		
Rev	0	Date	Nov 2023		
Scale	N/A	Figure	3.1		



SECTION A-A 1:500(A3)

0 5M 10M 20M



SECTION B-B 1:500(A3)

0 5M 10M 20M



Table 3.1 Indicative Development Schedule

	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 6.24 • 6.0 • 0.24	About 6 • 6.0 • Nil			About 6.09 • 6.0 • 0.09
Total Gross Floor Area (GFA)	About 11,727.8m ²	About 5,715m ²	About 5,451.6m ²	About 4,753.8m ²	About 27,648.2m 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	<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) + 1 (for sky garden/ refuge floor) <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 ⁽³⁾	About 731	About 370	About 353	About 308	About 1,762
Residents' Clubhouse					
Clubhouse GFA ⁽⁴⁾	About 563.6m ²	About 285.8m ²	About 272.6m ²	About 237.7m ²	About 1,359.7m ²
Social Welfare Facilities					
Multi-disciplinary Outreaching Support Team for the Elderly ⁽⁵⁾	About 455m ²	--	--	--	About 455m ²

Remarks:

- (1) Including total development site area of about 4,532.2m² and existing back lane on Government land of about 451.4m².
- (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) The anticipated population is derived by assuming 2.8 persons per flat as per the latest census data of Tsuen Wan District.
- (4) The residents' clubhouse GFA is about 5% of the domestic GFA and is exempted from plot ratio calculation.
- (5) The NOFA of the Multi-disciplinary Outreaching Support Team for the Elderly is about 293m². Detailed design subject to agreement with SWD.

List of Approval Conditions

Application No. A/TW/537

- Application Site : Lots 444 (including S.A and RP), 458, 464, 484 and 488 in D.D. 443 and adjoining Government Land, Tsuen Wan, New Territories
- Subject of Application : Proposed Comprehensive Residential (Flat) and Social Welfare Facility (Multi disciplinary Outreaching Support Team for the Elderly) Development with Minor Relaxation of Maximum Plot Ratio and Building Height Restrictions in “Comprehensive Development Area (6)” Zone
- Date of Approval : 22.12.2023
- Approval Conditions :
- (a) the submission and implementation of a revised Master Layout Plan to incorporate the approval conditions as stipulated in conditions (b) to (g) below to the satisfaction of the Director of Planning or of the TPB;
 - (b) the submission of an implementation programme including a phasing plan of the proposed development to the Director of Planning or of the TPB;
 - (c) the submission and implementation of a revised Landscape Master Plan to the satisfaction of the Director of Planning or of the TPB;
 - (d) the design and provision of parking facilities, loading/unloading spaces and vehicular access for the proposed development to the satisfaction of the Commissioner for Transport or of the TPB;
 - (e) the submission of an updated Environmental Assessment and the implementation of the mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the TPB;
 - (f) the implementation of the local sewerage upgrading/sewerage connection works identified in the Sewerage Impact Assessment to the satisfaction of the Director of Drainage Services or of the TPB; and
 - (g) the provision of social welfare facility, as proposed by the applicant, to the satisfaction of the Director of Social Welfare or of the TPB.