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SECTION A-A 1:500(A3)

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SECTION B-B 1:500(A3)

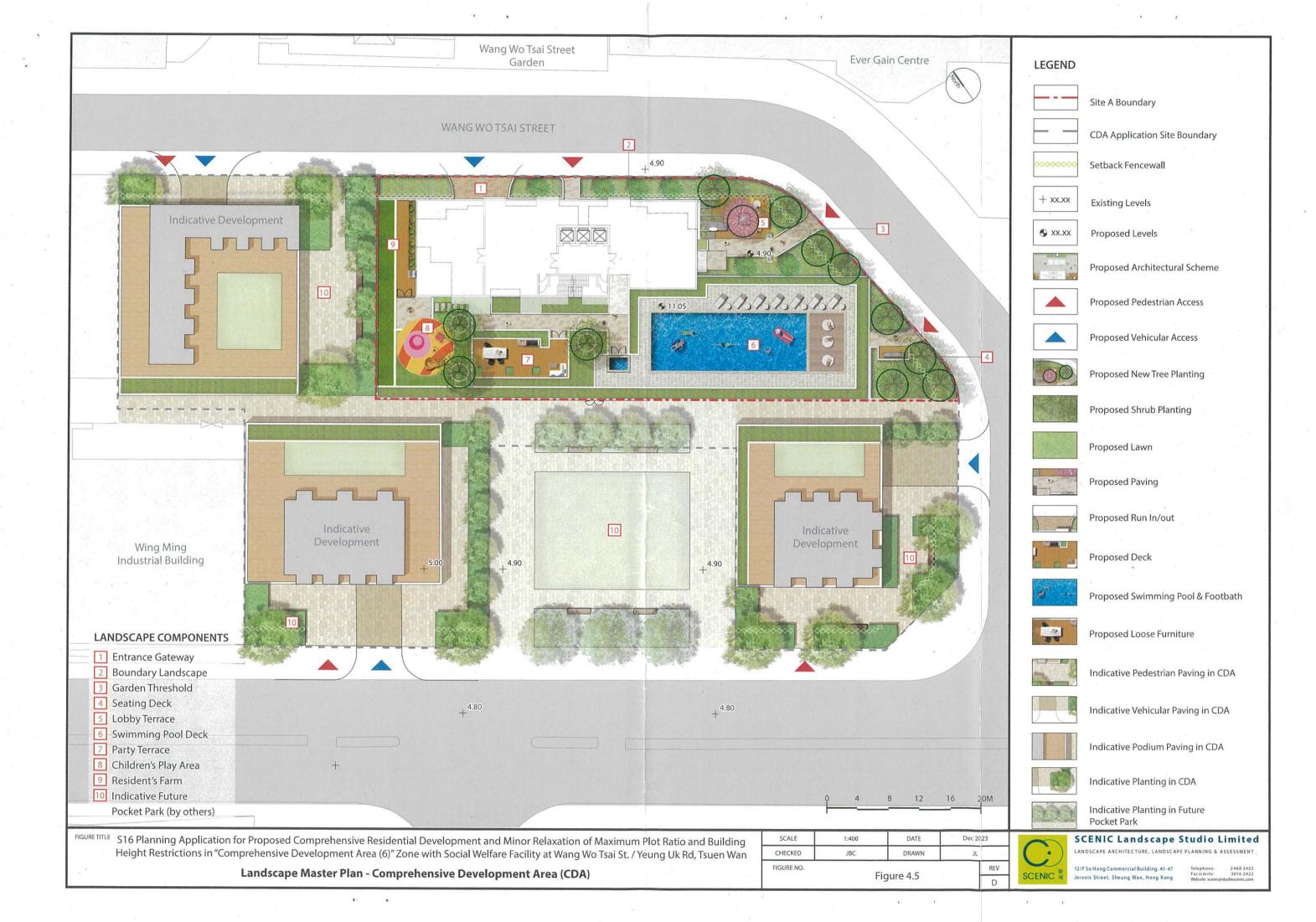


Table 3.1 Indicative Development Schedule

	II	N .		v	V	
	Phase 1 (Site A)	Phase 2a (Site B)	Phase 2b (Site C)	Phase 2c (Site D)		
	(Lot Nos. 458 & 488 in D.D. 443)	(Lot No. 444 in D.D. 443)	(Lot No. 484 in D.D. 443)	(Lot No. 464 in D.D. 443)	APPLICATION SITE	
	(Harrington Building – Block A & Block B, 36- 50 Wang Wo Tsal Street)	(Leahander Centre, 28 Wang Wo Tsai Street)	(Existing open storage, 161-167 Yeung Uk Road)	(Tung Cheong Industrial Building, 177- 181 Yeung Uk Road)	("CDA(6)")	
Site Area	About 1,878.8m ²	About 952.5m ²	About 908.6m²	About 792.3m²	About 4,946m ^{2 (1)}	
Total Plot Ratio ⁽²⁾ Domestic Non-Domestic (Social Welfare Facilities)	About 6.24 • 6.0 • 0.24		About 6.09 • 6.0 • 0.09			
Total Gross Floor Area (GFA)	About 11,727.8m ²	About 5,715m²	About 5,451.6m ²	About 4,753.8m ²	About 27,648.2m²	
Maximum Site Coverage ⁽²⁾ Podium Portion Residential Tower	Not more than 100% Not more than	Not more than 100% Not more than	Not more than 100% Not more than	Not more than 100% Not more than	Not more than 100% Not more than	
	37.5%	33.3%	33.3%	37.5%	37.5%	
Maximum Building Height (main roof level)		Not more than 120mPD				
Total No. of Storeys	Above ground 29 (for residential) + 3 (for podium) + 1 (for sky garden/ refuge floor)	Abov 29 (fo + 3 (for + 1 (for	Above ground Not more than 33			
	Below ground 1 (basement car park)	<u>Belov</u> 1 (ba	<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 27,193.2m²	
No. of Residential Towers	1	1	1	11	4	
No. of Flats Average Flat Size	261 About 43.19m ²	132 About 43.30m²	126 About 43.27m ²	110 About 43.22m ²	629 About 43.23m²	
Anticipated Population (3)	About 731	About 370	About 353	About 308	About 1,762	
Residents' Clubhouse						
Clubhouse GFA (4)	About 563.6m²	About 285.8m²	About 272.6m²	About 237.7m ²	About 1,359.7m ²	
Social Welfare Facilities						
Multi-disciplinary Outreaching Support Team for the Elderly ⁽⁵⁾	About 455m²				About 455m²	

Remarks:

- 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.