

**Attachment 4**

Replacement Pages of  
Planning Statement

### 3 INDICATIVE DEVELOPMENT PROPOSAL

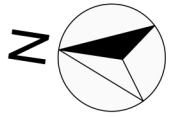
#### 3.1 Indicative Redevelopment Scheme

3.1.1 In response to the comments of the Board as elaborated in **Section 2.2.2** as well as aiming at providing a more desirable living environment for future residents, the Applicant has critically reviewed the Approved Scheme and the Proposed Redevelopment Scheme is formulated with the following design considerations:

- to enhance the design and accessibility of the DE with open space provision for the future DE users;
- to provide more flexibility in designing a development with better spacial quality and setting; and
- to enhance flexibility in flat layout and unit configuration and increase housing supply in response to changing market need.

3.1.2 Under the proposed residential scheme, the existing building is to be redeveloped into two residential towers based on a total GFA of 29,400m<sup>2</sup> with a 60-place DE of not less than 760m<sup>2</sup>. Building separation of not less than 15m-wide will be provided between the two residential towers. The maximum building height of the Proposed Redevelopment (including roof-top structures) will not exceed 77mPD. Therefore, both the proposed GFA and building height conform to the existing restrictions as stipulated in the OZP.

3.1.3 In support of the subject planning application, an indicative layout for the redevelopment proposal has been prepared. The Indicative Layout Plan, Indicative Floor Plans and Indicative Section Plans of the Proposed Redevelopment are provided at **Figures 3.1** to **3.14**. Key development parameters of the Proposed Redevelopment are summarized in the indicative development schedule below (**Table 3.1** refers). Also, a horizontal buffer distance of not less than 3.8m between the proposed development and Ting Kau Bridge will be maintained for maintenance works, which is same as the existing horizontal buffer distance between Ting Kau Bridge and the existing hotel block (**Figure 3.15** refers).



**LEGEND**

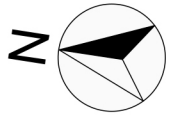
- APPLICATION SITE BOUNDARY
- DEVELOPMENT SITE BOUNDARY
- FOOTPATH / COVERED AREA
- CARPARK / DRIVEWAY
- RESIDENTIAL USE
- LANDSCAPE AREA
- PRIVATE FLAT ROOF / PRIVATE GARDEN



**ABBREVIATION:**

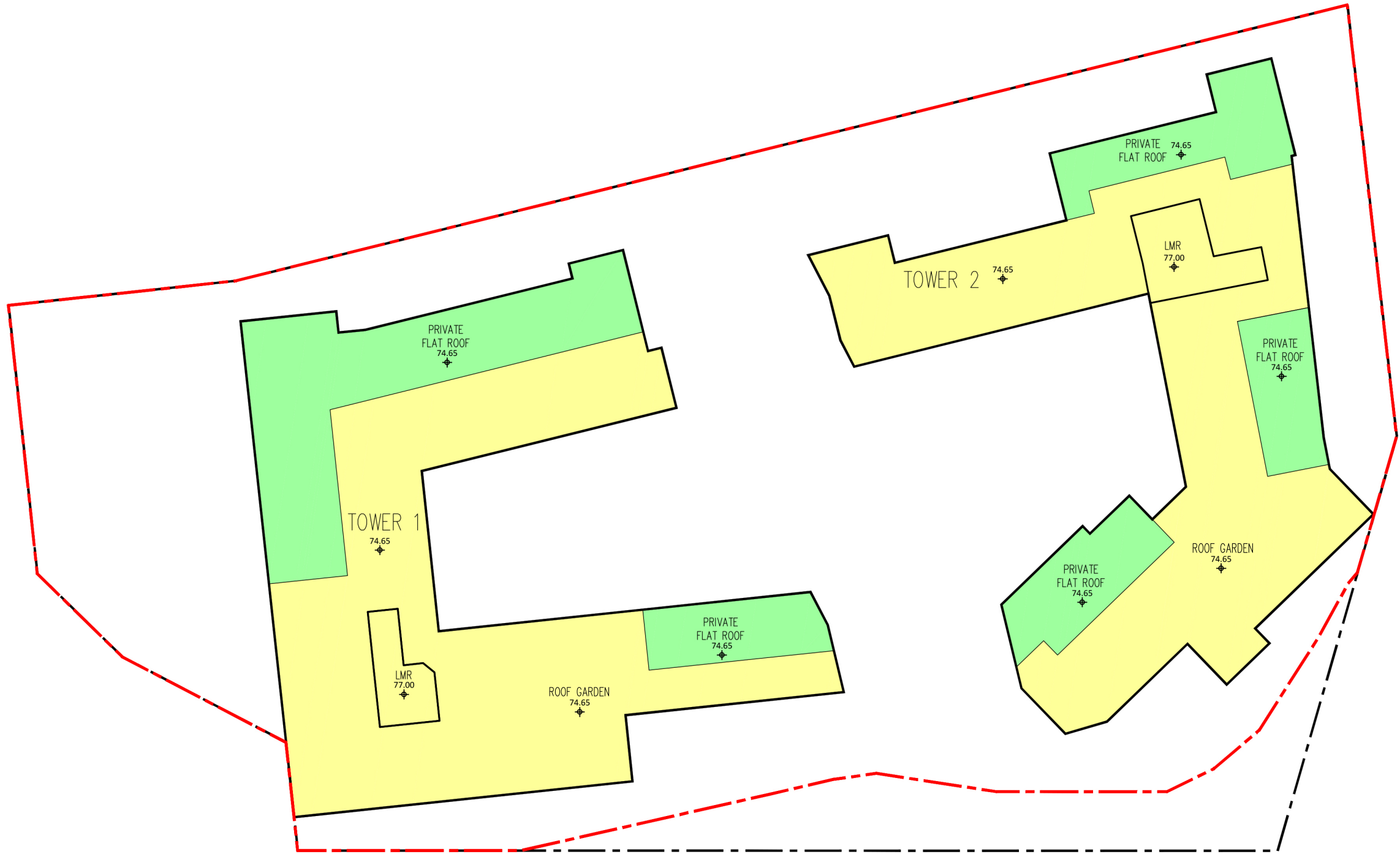
DE = DAY CARE CENTRE FOR THE ELDERLY  
 LMR = LIFT MACHINE ROOM

Checked	DH	Drawn	PW
Rev	0	Date	Jul 2024
Scale	Figure 3.1		



**LEGEND**

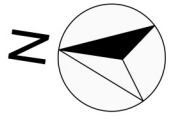
- APPLICATION SITE BOUNDARY
- DEVELOPMENT SITE BOUNDARY
- RESIDENTIAL USE
- PRIVATE FLAT ROOF



**ABBREVIATION:**

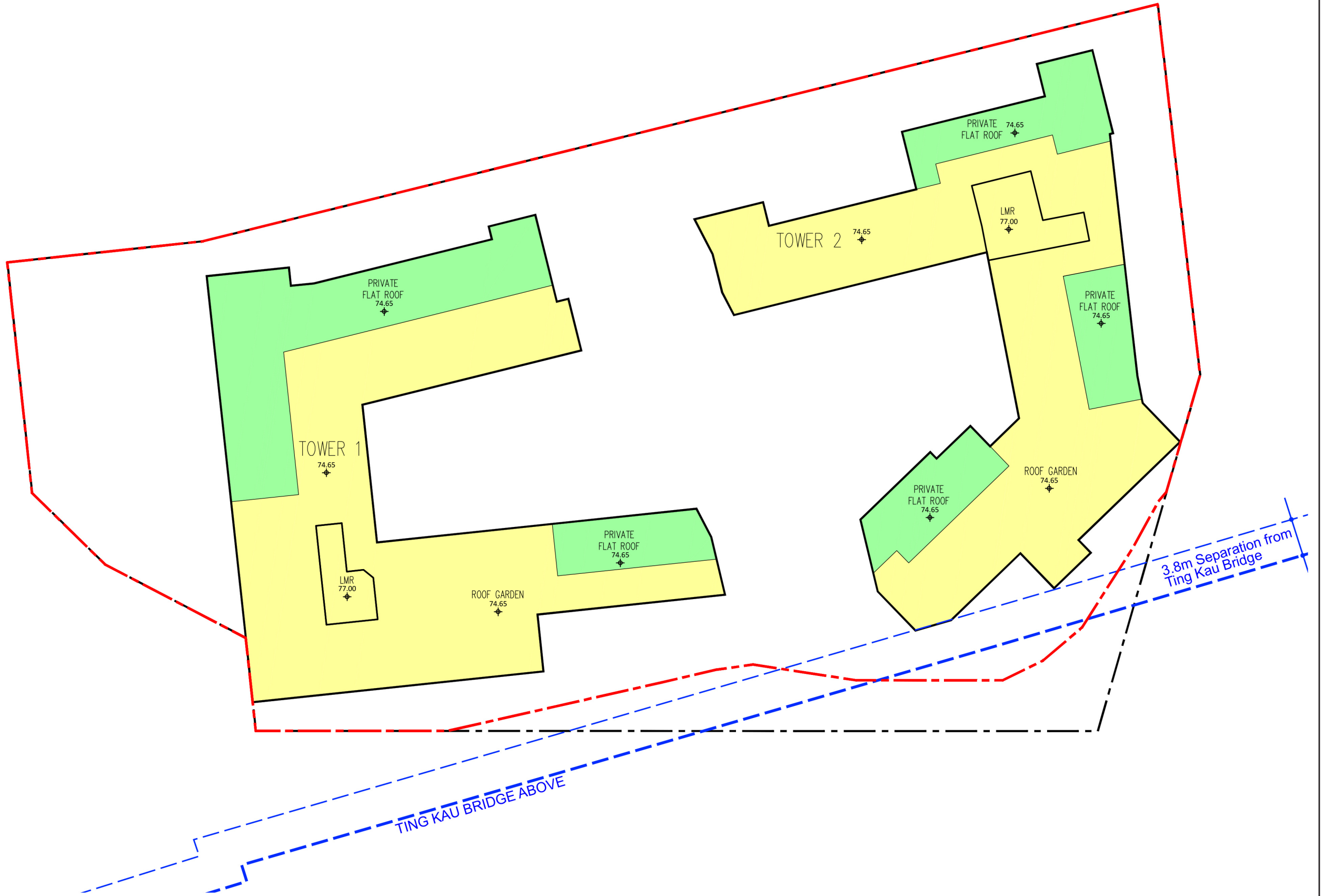
LMR = LIFT MACHINE ROOM

Checked	DH	Drawn	PW
Rev	0	Date	Jul 2024
Scale	Figure 3.12		



**LEGEND**

- APPLICATION SITE BOUNDARY
- DEVELOPMENT SITE BOUNDARY
- RESIDENTIAL USE
- PRIVATE FLAT ROOF



**ABBREVIATION:**

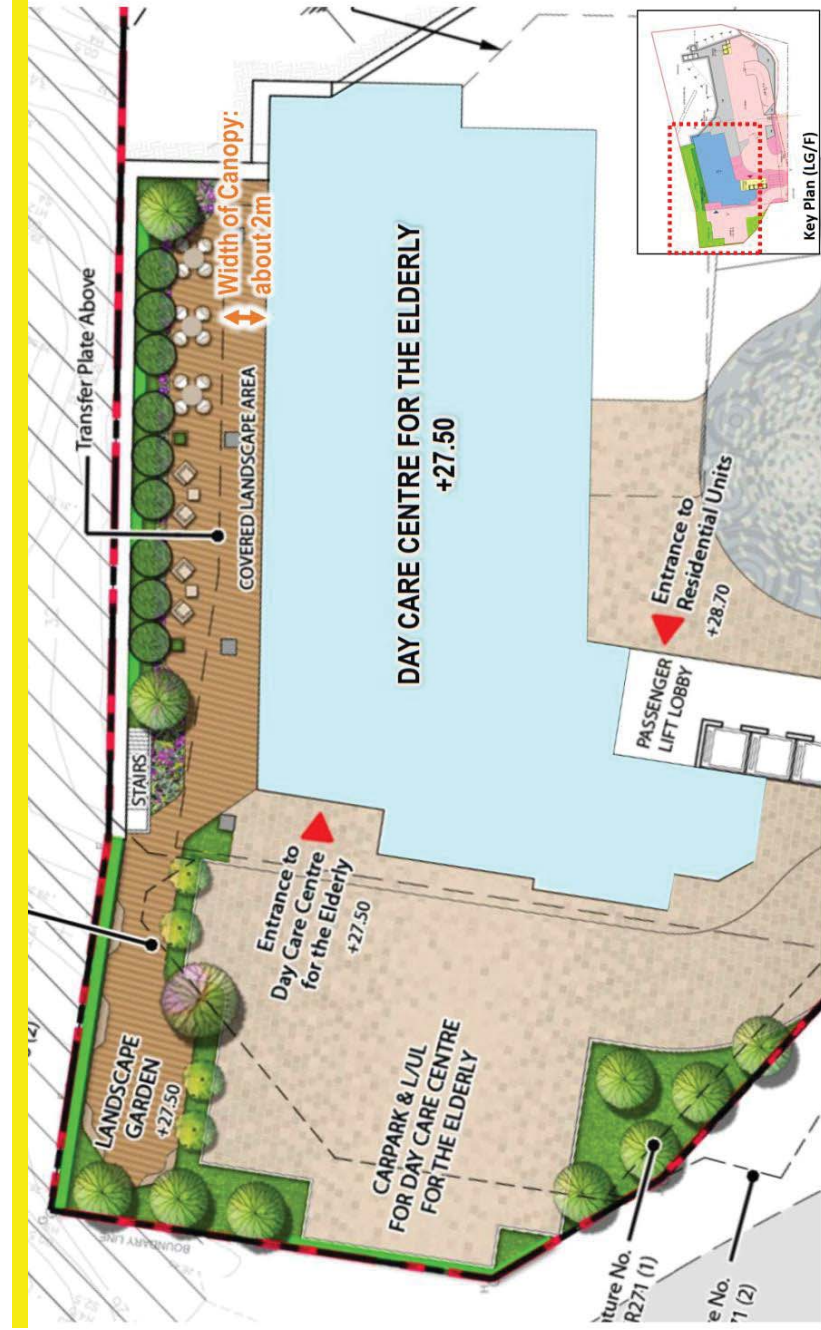
LMR = LIFT MACHINE ROOM

Title

Horizontal Distance between Ting Kau Bridge and the Proposed Development

Checked	DH	Drawn	PW
Rev	0	Date	Oct 2024
Scale	Figure		3.15

3.2.6 Located adjacent to the premises of DE, seamless connection between the open space and the activity rooms of the DE can be achieved. Apart from open-air area, covered landscape area is also created to enhance comfort for the future DE users.



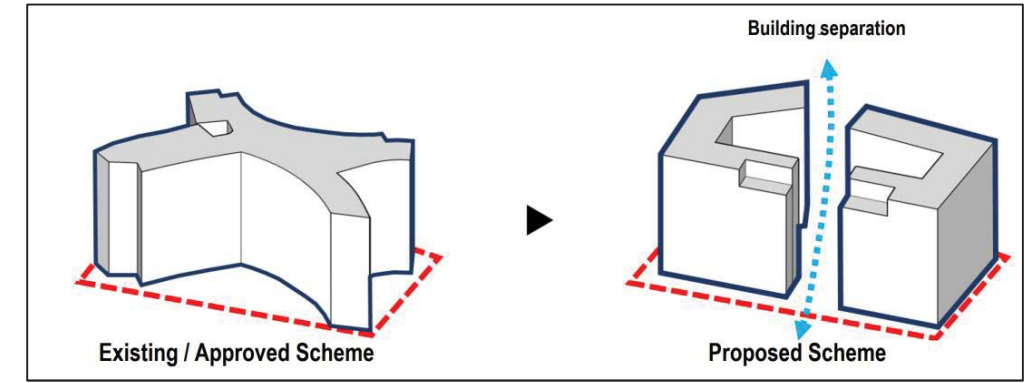
**Proposed Scheme**

- Covered Landscape area connecting with activity rooms – providing protection from direct sunlight & rain

**Design Merits Offered by the Redevelopment Scheme**

(i) Provision of Building Separation for Visual and Air Permeability

3.2.9 Sensible building disposition and separation could be achieved through redevelopment to facilitate air flow and to achieve design enhancement. With the building separation of not less than 15m, building mass is broken down to allow visual permeability.



(ii) Provision of Accessible Roof Garden for Enjoyment by Future Residents

3.2.10 The rooftop of the existing hotel building which is used for accommodating E&M facilities and access is restricted under the Approved Scheme. Under the Proposed Redevelopment Scheme, the rooftop will be transformed into an accessible and well-designed roof garden for the enjoyment of future residents.



## 4 TECHNICAL CONSIDERATIONS

This planning application is for the submission of a layout plan for permitted uses at the Application Site. The proposed GFA, building height and proposed uses all conform to the OZP restrictions, hence it is anticipated that the Proposed Redevelopment would be fully feasible and sustainable in technical terms. Technical reviews/assessments are enclosed in this layout plan submission to demonstrate the acceptability of the Proposed Redevelopment.

### 4.1 Visual Considerations

4.1.1 Since the proposed GFA and building height conform to the existing restrictions as stipulated in the OZP, the proposed residential development **would unlikely induce significant adverse effects on the** visual character of the surrounding townscape. As illustrated in the following photomontages (**Figures 4.1 to 4.4** refer), the provision of building separation of 15m between Towers 1 and 2 would allow visual permeability when viewing from key public viewpoints.

### 4.2 Air Ventilation Considerations

4.2.1 With reference to the Expert Evaluation on Air Ventilation Assessment (AVA) for Tsuen Wan West Area (November 2011), the Application Site does not fall within any identified air path and the Proposed Redevelopment does not fall within the criteria set out in the joint HPLB-ETWB Technical Circular No. 1/06 on AVAs for an AVA. The provision of building separation of not less than 15m between Towers 1 and 2 would facilitate air flow and no significant **adverse** impact on the pedestrian wind environment is anticipated.

### 4.3 Traffic Considerations

4.3.1 A Traffic Impact Assessment (TIA) has been conducted to assess the potential traffic impact of the Proposed Redevelopment on its adjacent road network. The details of the TIA are provided in **Appendix B**.

4.3.2 To review the existing traffic condition and to assess the traffic impacts induced by the Proposed Redevelopment, traffic count surveys had been carried out for junction capacity assessment. Four critical junctions are identified as below, in

### 5.3 Offers Design Merits not Achievable through Wholesale Conversion

5.3.1 Apart from the merits on the DE design, the Proposed Redevelopment also offers other design merits that could only be achieved via redevelopment as detailed in **Sections 3.2.10 to 3.2.13**. The building disposition and separation could **allow** visual permeability and facilitate air flow by breaking down the building mass, which could not be done under the Approved Scheme. The proposed building separation and the proposed building setbacks also comply with Sustainable Building Design Guidelines. More variety of flat layout and configuration can be achieved without the constraints of existing hotel layout. The rooftop of the Proposed Redevelopment will also be transformed into an accessible roof garden for enjoyment of future residents instead of reserving only for the E&M facilities under the existing hotel.

5.3.2 **Table 5.2** below tabulates the design merits under the Proposed Redevelopment Scheme as compared with the Approved Scheme.

**Table 5.2 – Design Merits Offered by the Proposed Redevelopment Scheme**

	Approved Scheme	Proposed Redevelopment Scheme
<b>Building Bulk</b>	<ul style="list-style-type: none"> <li>Single block building with <b>no building separation</b></li> </ul>	<ul style="list-style-type: none"> <li>Two blocks of residential tower <b>with building separation</b> to <b>allow</b> visual permeability and facilitate air flow through the middle of the Application Site</li> </ul>
<b>Flat Layout and Configuration</b>	<ul style="list-style-type: none"> <li><b>Flat layout and configuration limited</b> by existing hotel room layout</li> </ul>	<ul style="list-style-type: none"> <li><b>Wider range of flat layout and configuration with greater design flexibility allowed</b> through redevelopment</li> </ul>
<b>Roof Garden Provision</b>	<ul style="list-style-type: none"> <li>Inaccessible <b>roof</b> packed with E&amp;M facilities for hotel development <b>without landscaping</b></li> </ul>	<ul style="list-style-type: none"> <li><b>Accessible roof garden with landscaping and seating</b> for residents' enjoyment and for visual interest</li> </ul>