

Section 16 Planning Application for Submission of Layout Plan for Permitted 'Flat' and 'Social Welfare Facility' Uses at Tsuen Wan Inland Lot 5 and Lot No. 429 in D.D. 399, Ting Kau, Tsuen Wan



July 2024

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EXECUTIVE SUMMARY

PURPOSE OF SUBMISSION

This planning application is submitted to seek permission from the Town Planning Board (the Board) in support of the submission of layout plan for permitted flat and social welfare facility development (hereafter referred to as the "Proposed Redevelopment") in "Residential (Group B) 2" ("R(B)2") zone on the approved Tsuen Wan West Outline Zoning Plan (OZP) No. S/TWW/21 at Tsuen Wan Inland Lot 5 and Lot No. 429 in D.D. 399, Ting Kau, Tsuen Wan (hereafter referred to as the "Application Site") under Section 16 (S16) of the Town Planning Ordinance (CAP. 131).

INDICATIVE DEVELOPMENT PROPOSAL

The Application Site covering the "R(B)2" zone has a site area of about 6,431m². The Proposed Redevelopment comprises of two residential blocks providing about 674 nos. of flats, with a 60-place day care centre for the elderly (DE) at street level. The Proposed Redevelopment will have a total GFA of not more than 29,400m². No part of the structures of the development will exceed the lowest soffit level of the Ting Kau Bridge (i.e. 77mPD). The proposed residential development aligns with planning intention and complies with the development restrictions as specified under the Notes of the OZP.

According to the Remarks of the Notes of the "R(B)2" zone in the OZP, for any new development or redevelopment of an existing building, a layout plan shall be submitted for the approval of the Board.

The proposed uses in the Proposed Redevelopment including 'Flat' and 'Social Welfare Facility' are all Column 1 uses, which are always permitted under the OZP.

DEVELOPMENT JUSTIFICATIONS AND MERITS

This application establishes that the Proposed Redevelopment under this layout plan:

- Complies with the planning intention and development restrictions under the OZP;
- Brings significant enhancement to the social welfare facility (including layout and open space provision);
- Offers design merits not achievable through wholesale conversion;
- Able to address the previous comments of the Board on the approved scheme;
- Provides more housing supply upon redevelopment at the Application Site; and

- Proposed Development being feasible and sustainable in technical terms.

In light of the justifications presented in this Planning Statement, the Board is cordially invited to consider this application favourably.

行政摘要

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

申請目的

申請人現根據城市規劃條例第 16 條 (第 131 章)，向城市規劃委員會 (下稱「城規會」) 遞交規劃申請 (下稱「本申請」)，擬議於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 (下稱「申請地點」)，荃灣西部分區計劃大綱核准圖編號 S/TWW/21，屬「住宅(乙類)2」地帶的申請地盤上作經常准許的住宅及社會福利設施用途 (下稱「擬議重建」)，並提交發展藍圖供城規會核准。

擬議發展計劃

申請地盤位於「住宅(乙類)2」地帶，地盤面積約為 6,431 平方米。擬議重建包括兩座住宅大樓，提供約 674 個住宅單位，地面設有一個長者日間護理中心。擬議重建共提供不多於 29,400 平方米總樓面面積。而擬議重建的任何部分，均不會超過汀九橋的最低拱腹高度 (即主水平基準上 77 米)。擬議住宅發展符合大綱圖註釋的規劃意向及發展限制。

根據大綱圖內有關「住宅(乙類)2」地帶下註釋的備註，在地帶範圍內，任何新發展或現有建築物的重建，都必須提交一份發展藍圖，以供城規會核准。

發展理據及規劃增益

以下為支持是次規劃申請的發展理據及增益：

- 符合大綱圖的規劃意向及發展限制；
- 重建計劃能優化社福設施(包括佈局及休憩用地)；
- 重建計劃能達致其他設計增益；
- 重建計劃能回應城規會對核准計劃所提出的意見；
- 在申請地點重建後提供更多房屋供應；以及
- 技術層面上完全可行。

基於以上理據，現懇請城規會接納是次規劃申請。

1 INTRODUCTION

1.1 Purpose of Submission

1.1.1 This planning application is submitted to seek permission from the Town Planning Board (the Board) in support of the proposed redevelopment of the existing hotel for permitted flat with social welfare facility development (hereafter referred to as the "Proposed Redevelopment") in "Residential (Group B) 2" ("R(B)2") zone on the approved Tsuen Wan West Outline Zoning Plan (OZP) No. S/TWW/21 at Tsuen Wan Inland Lot (TWIL) 5 and Lot No. 429 in D.D. 399, Ting Kau, Tsuen Wan (hereafter referred to as the "Application Site") under Section 16 (S16) of the Town Planning Ordinance (the Ordinance) (CAP. 131) (**Figures 1.1 and 1.2** refer). According to the Notes of the OZP, while 'Flat' and 'Social Welfare Facility' uses are always permitted within the area zoned "R(B)2", it is stipulated in the Remarks of the Notes of the "R(B)2" zone on the OZP that, for any new development or redevelopment of an existing building, a layout plan shall be submitted for approval of the Board (**Annex A** refers). The current planning application is thus submitted to facilitate the proposed residential development with a social welfare facility.

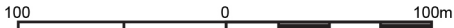
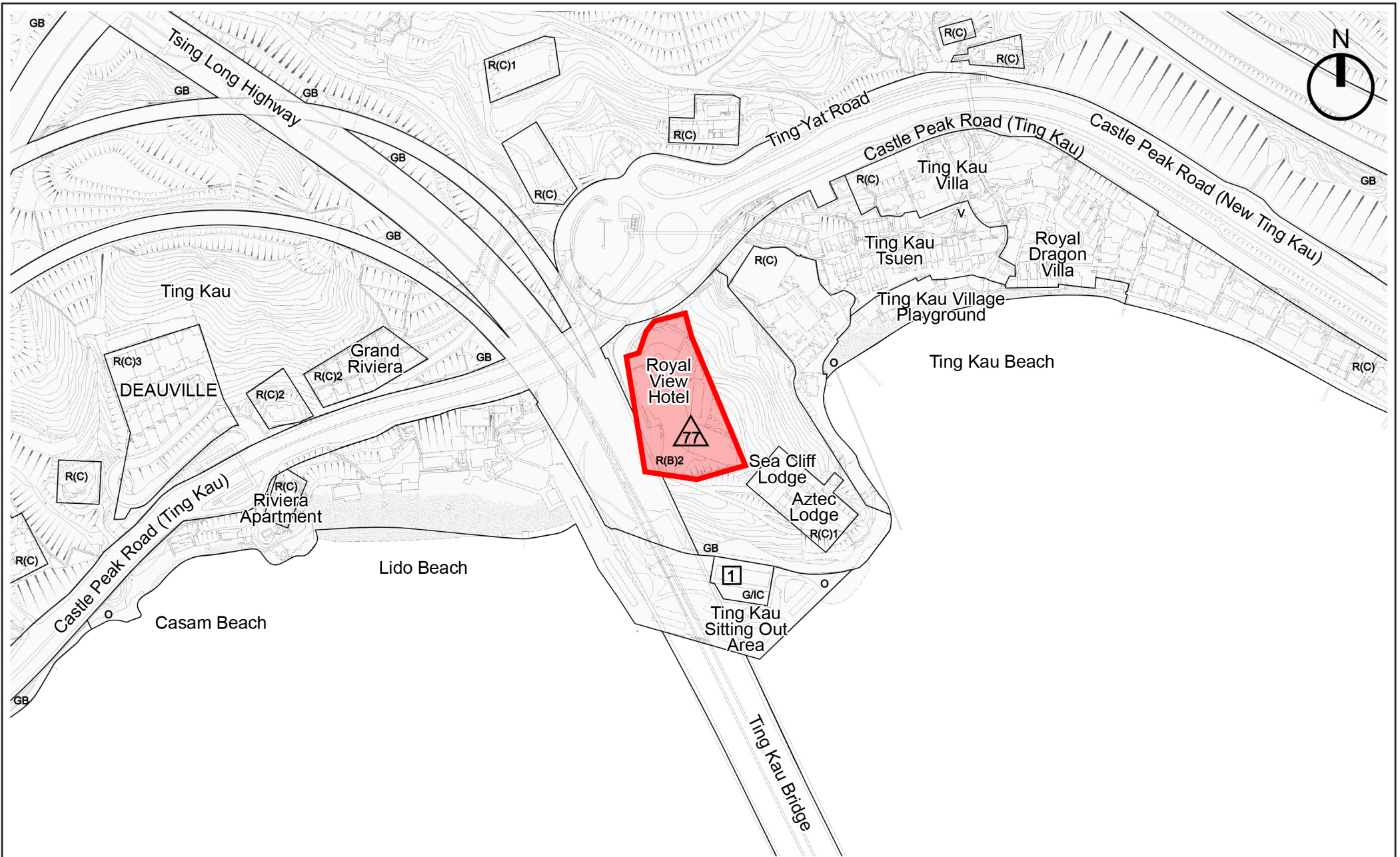
1.1.2 The Application Site was the subject of a S12A rezoning application No. Y/TWW/7 to facilitate a residential development which was agreed by the Board on 2.6.2022 (hereafter referred to as the Approved Scheme). However, due to the limited design flexibility of the Approved Scheme as constrained by the building bulk of the existing hotel, the opportunity to review the location and layout of the GIC facilities and other building design aspects to respond to the Board's comments was restricted. Instead, the Applicant has explored the possibility of redevelopment.

1.2 Report Structure

1.2.1 This planning statement includes the following sections:

Section 2: describes the Application Site particulars, including its surrounding context and planning background;

Section 3: showcases the indicative development proposal with its key design merits;

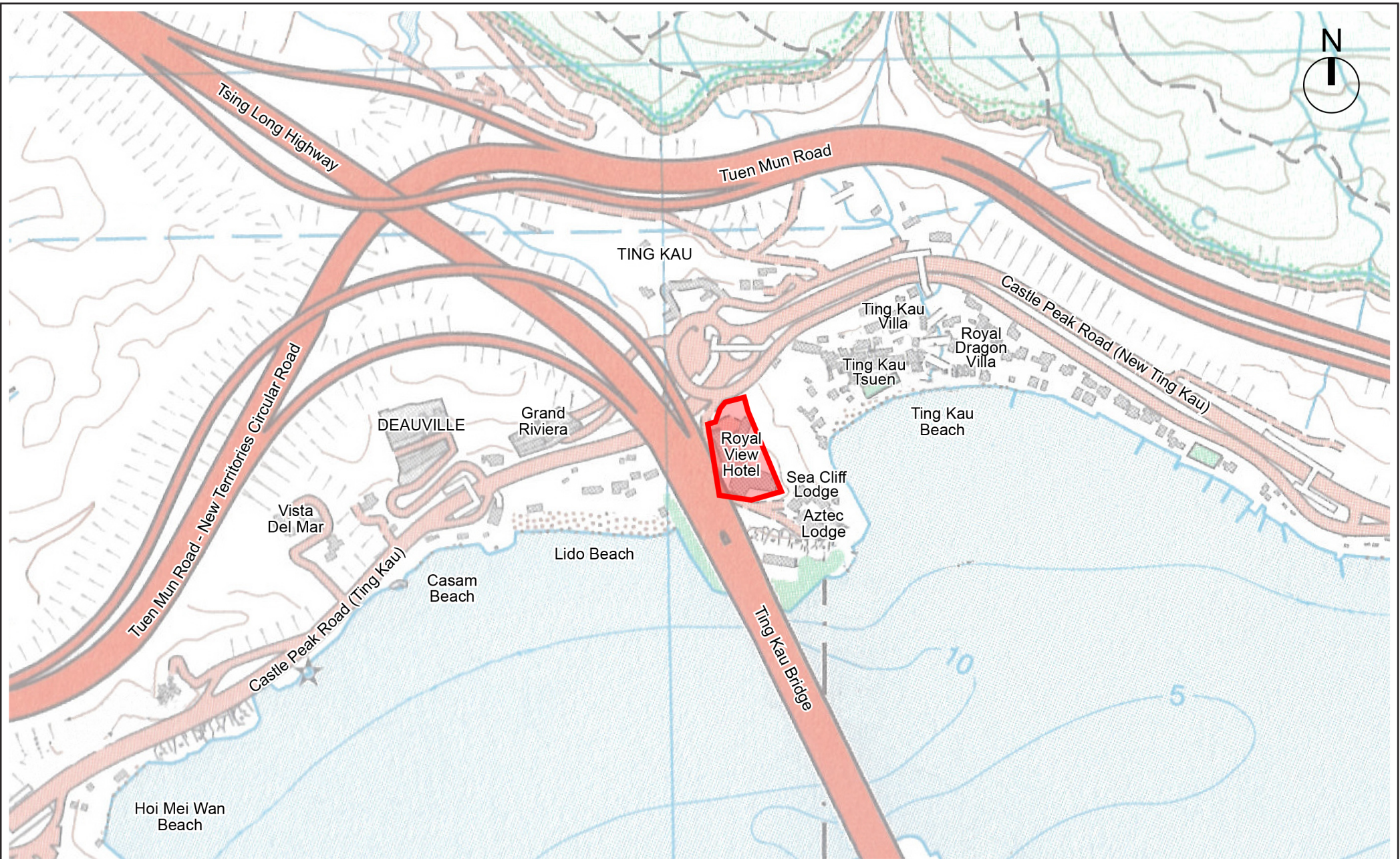


Application Site [Red Box]



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Extract of Approved Tsuen Wan West - Outline Zoning Plan No. S/TWW/21

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Application Site

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Section 4: summarizes the key findings of various technical assessments on traffic, environmental, drainage, sewerage and geotechnical aspects, and considerations on visual and air ventilation aspects;

Section 5: presents the planning justifications of the Proposed Redevelopment; and

Section 6: concludes the planning statement.

1.2.2 Detailed technical assessments and other supplementary information are attached in **Annex A** and **Appendices A to G**.

Annex A Extract of the Approved Tsuen Wan West Outline Zoning Plan No. S/TWW/21 and Explanatory Statement

Appendix A Landscape Master Plan and Tree Preservation Proposal

Appendix B Traffic Impact Assessment

Appendix C Air Quality Impact Assessment

Appendix D Environmental Assessment

Appendix E Drainage Impact Assessment

Appendix F Sewerage Impact Assessment

Appendix G Geotechnical Planning Review Report

2 SITE PARTICULARS

2.1 Site and Surrounding Contexts

- 2.1.1 Covering an application site area of 6,431m²¹, the Application Site is located at the top of a headland sandwiched between Ting Kau Beach and Lido Beach to its east and west respectively in Ting Kau, Tsuen Wan. The Application Site is situated approximately 1.7km from Sham Tseng and 3km from Tsuen Wan, with Ting Kau Bridge overhanging at the south western corner. The Application Site is currently occupied by the existing Royal View Hotel and accessible via an access road branching off and ramping up from Castle Peak Road – Ting Kau to link up the roundabout near the entrance of the existing hotel development.
- 2.1.2 To the immediate west of the Application Site is the northern end of Ting Kau Bridge connecting Tuen Mun Road. To the further southwest lies a long strip of land zoned "Open Space" ("O"), where Lido Beach and Casam Beach are located.
- 2.1.3 To the immediate south of the Application Site is a vegetated slope zoned "Green Belt" ("GB"). To the further south close to the waterfront sits the Ting Kau Sitting-Out Area zoned "O", with Ting Kau Substation zoned "Government, Institution or Community" situated within.
- 2.1.4 To the east of the Application Site are mainly clusters of existing residential developments. There are two major "Residential (Group C)" ("R(C)") zones in the immediate vicinity of the Application Site. Aztec Lodge and Sea Cliff Lodge are examples of residential developments zoned "R(C)1" located to the southeast of the Application Site. Residential developments zoned "R(C)" can also be found in the vicinity of the Application Site, including Ting Kau Villa and Royal Dragon Villa, as well as Ting Kau Tsuen zoned "Village Type Development" ("V") to the northeast of the Application Site. This shows the close proximity of the Application Site to many residential developments. In addition, Ting Kau Beach zoned "O" is also situated to the east of the Application Site.
- 2.1.5 To the immediate north of the Application Site is Castle Peak Road – Ting Kau and Ting Kau Car Park.

¹ Application site area is based on the lot boundary of TWIL 5 and Lot No. 429 in D.D. 399

2.1.6 **Figure 2.1** shows the site and surrounding context of the Application Site.

2.2 Planning Context

The Government's Recent Endeavours in Addressing the Imminent Housing Demand in Hong Kong

2.2.1 Land shortage has been plaguing Hong Kong in recent years. Insufficient land for meeting the housing demand has become one of the major issues in Hong Kong. To enhance and expedite housing land supply in the short-to-medium term, the Government has been carrying out various land use reviews on an on-going basis, including the intensification of housing sites, with a view to providing more housing units to Hong Kong citizens.

2.2.2 The latest 2023 Policy Address also recognizes the land and housing as top priority in making Hong Kong a better place for living and working. Relevant key strategies and targets as delivered by the Chief Executive in the 2023 Policy Address aim at enhancing the quantity, speed, efficiency and quality for both public housing and private housing. In particular, it is re-iterated that promoting better living environment for the citizens is the underlying principle in planning for the long-term development of Hong Kong.

2.2.3 The subject proposed residential development is in line with the recent Government's policies, particularly with the notion of creating a better living environment for future residents. With the Proposed Redevelopment of the existing hotel, it opens up an opportunity for enhancing the internal layout as well as increasing flat supply.

Inadequacy of Social Welfare Facilities for the Elderly in Tsuen Wan area

2.2.4 According to the Annex V of the Board Paper on Consideration of Representations and Comments in respect of the Draft Tsuen Wan West OZP No. S/TWW/20 No. 10912 on 21.7.2023 regarding the provision of community facilities and open space in Tsuen Wan West, there will be shortfalls in social welfare facilities including elderly facilities in Tsuen Wan area. In view of the above and same as the Approved Scheme, a 60-place DE would be incorporated into the Proposed Redevelopment.



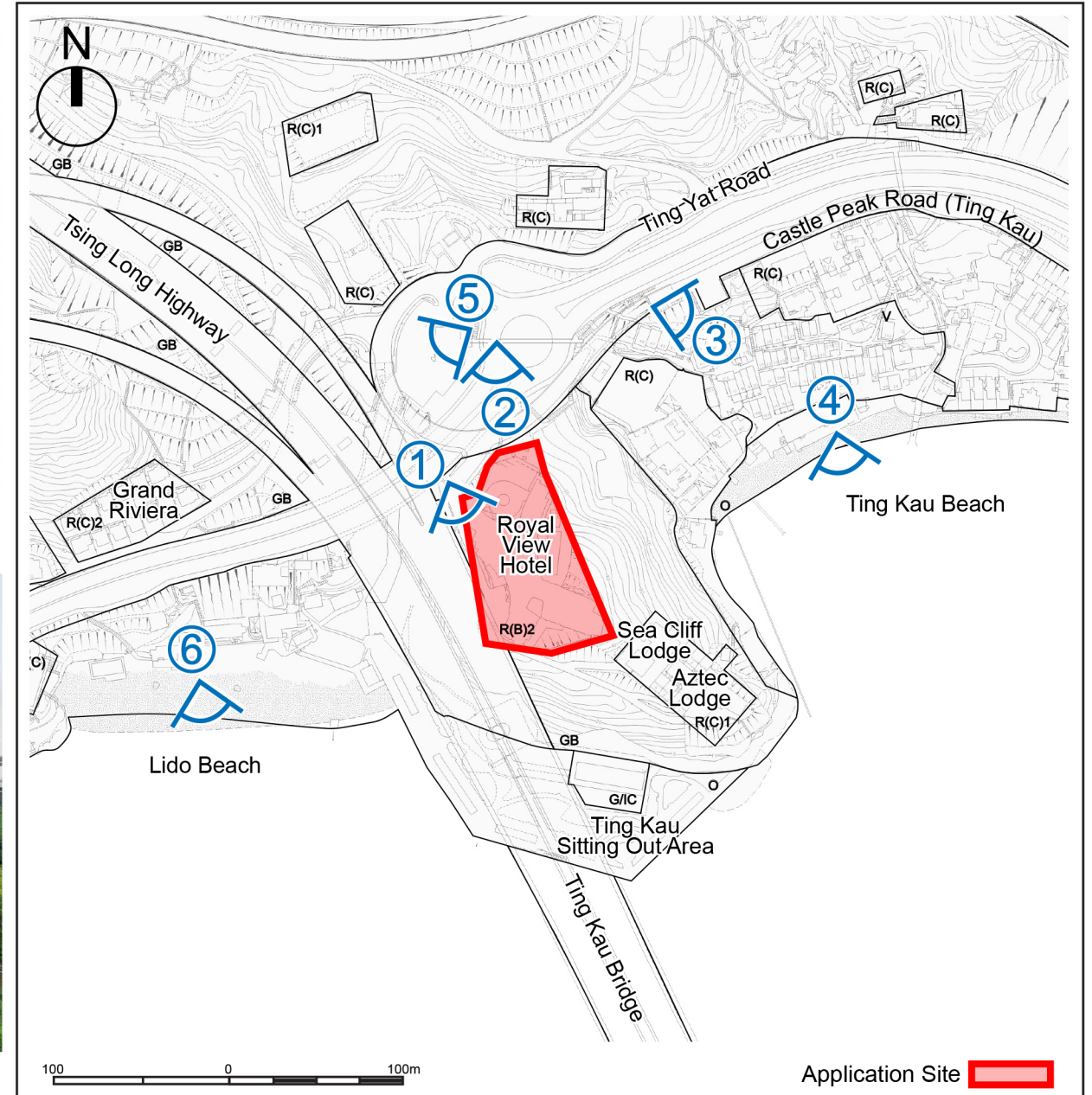
The main entrance of the Application Site (Royal View Hotel)



The Application Site is currently occupied by an existing hotel named Royal View Hotel



A cluster of village houses facing Ting Kau Beach



Application Site



Ting Kau Beach, located to the east of the Application Site, serves as a recreational and leisure space for Ting Kau area



Ting Kau Car Park and Castle Peak Road are located to the immediate north of the Application Site



Lido Beach close to the southwest of the Application Site is one of the recreational spots for nearby residents

Previous Approved Rezoning Application

2.2.5 The Application Site was the subject of a S12A rezoning application No. Y/TWW/7 to rezone the Application Site from "CDA(1)", "GB" and an area shown as 'Road' to "R(B)2", which was agreed by the Board on 2.6.2022. Under the Approved Scheme, 661 nos. of housing units will be provided upon completion with a 60-place day care centre for the elderly (DE) situated on the 2/F and 5/F.

2.2.6 While the Board had agreed on the said application, some Board members had several comments on the Approved Scheme during the Board meeting.

- Regarding the DE, some members queried if the layout of the DE could be further enhanced, and whether some private open space could be opened for the use of DE users;
- There were concerns over the potential interface problem between the clubhouse and the residential units on the same floors (5/F and 6/F under the Approved Scheme);
- Regarding the existing building configuration, some members considered that some interior design of the existing hotel development, such as long common corridor and small-sized flats, may not be the most preferred layout for future residents.

2.2.7 The Applicant has thus further reviewed the comments from the Board members and has taken the initiatives to address these comments under the subject application.

Approved Tsuen Wan West OZP No. S/TWW/21

2.2.8 With the approval of the abovementioned S12A rezoning application No. Y/TWW/7, the Tsuen Wan West OZP has been amended accordingly to reflect the approved zoning of "R(B)2" on the Application Site.

2.2.9 The Application Site falls entirely within an area zoned "R(B)2" in the approved Tsuen Wan West OZP No. S/TWW/21. According to the Notes of the OZP, this zone is intended primarily for medium-density residential developments. Under Column 1 of Schedule of Uses for the subject "R(B)2" zone, 'Flat' and 'Social Welfare Facility' uses are always permitted within the Application Site.

- 2.2.10 As stipulated in the Remarks of the OZP, the Application Site is subject to a maximum GFA of 29,400m² and no part of the structures shall exceed the maximum building height in terms of mPD as stipulated in the OZP (i.e. 77mPD), or the GFA and height of the existing building, whichever is the greater. In addition, a GFA of not less than 760m² for GIC facilities shall be provided at the Application Site.
- 2.2.11 Also on the Remarks of the OZP, for any new development or redevelopment of an existing building on the "R(B)2" zone, a layout plan shall be submitted for approval of the Board.
- 2.2.12 Accordingly, the current S16 planning application for submission of layout plan for the permitted 'Flat' and 'Social Welfare Facility' uses is hence submitted.

3 INDICATIVE DEVELOPMENT PROPOSAL

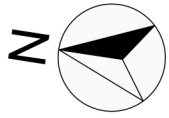
3.1 Indicative Redevelopment Scheme

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 29,400m² with a 60-place DE of not less than 760m². Building separation of not less than 15m-wide will be provided between the two residential towers. The maximum building height of the Proposed Redevelopment 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).



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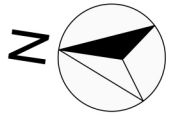
- APPLICATION SITE BOUNDARY
- DEVELOPMENT SITE BOUNDARY
- FOOTPATH / COVERED AREA
- CARPARK / DRIVEWAY
- RESIDENTIAL USE
- LANDSCAPE AREA
- PRIVATE FLAT ROOF / PRIVATE GARDEN



ABBREVIATION:

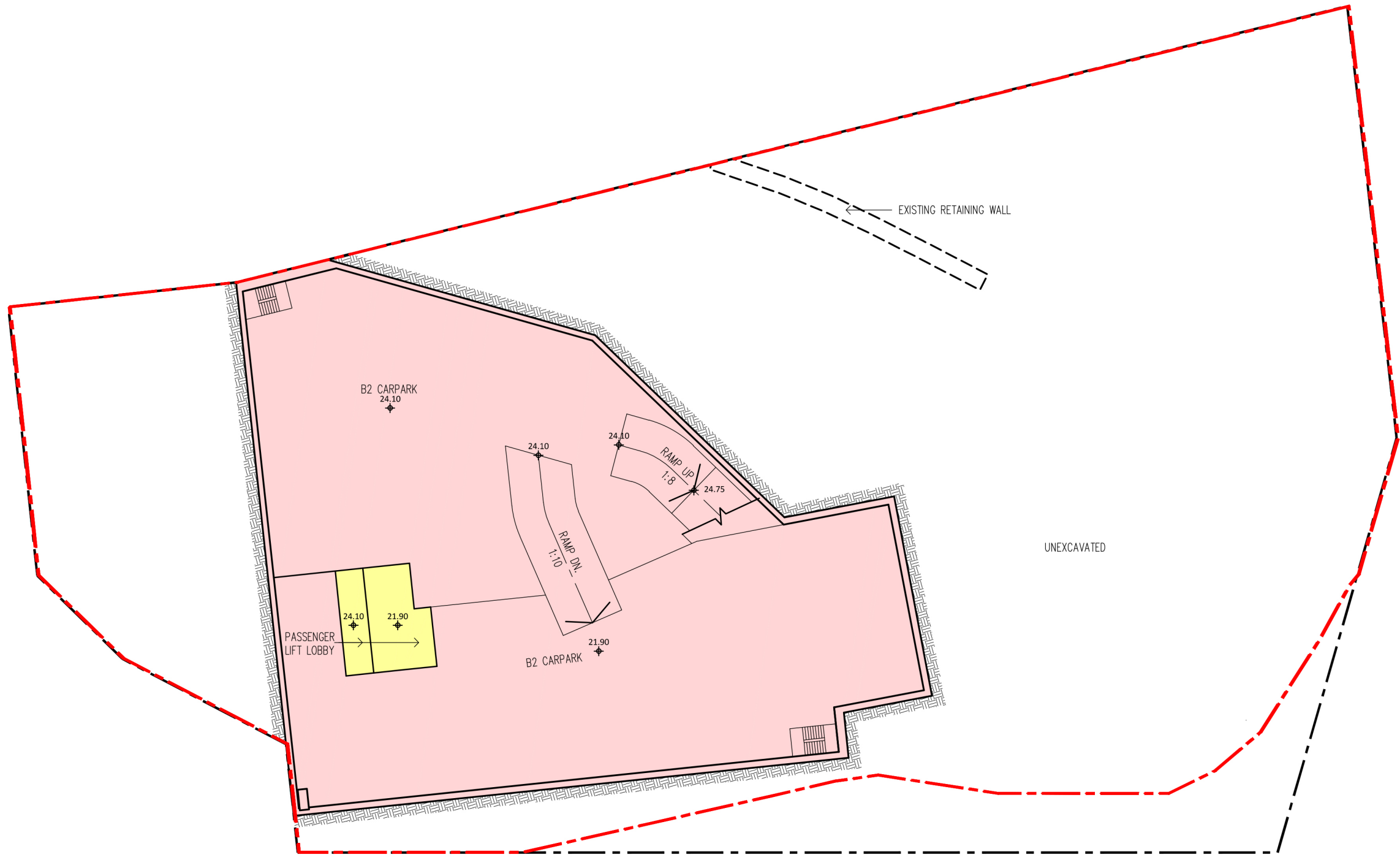
DE = DAY CARE CENTRE FOR THE ELDERLY
 LMR = LIFT MACHINE ROOM

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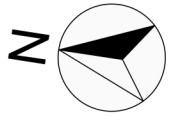


LEGEND

- APPLICATION SITE BOUNDARY
- DEVELOPMENT SITE BOUNDARY
- CARPARK / DRIVEWAY
- RESIDENTIAL USE

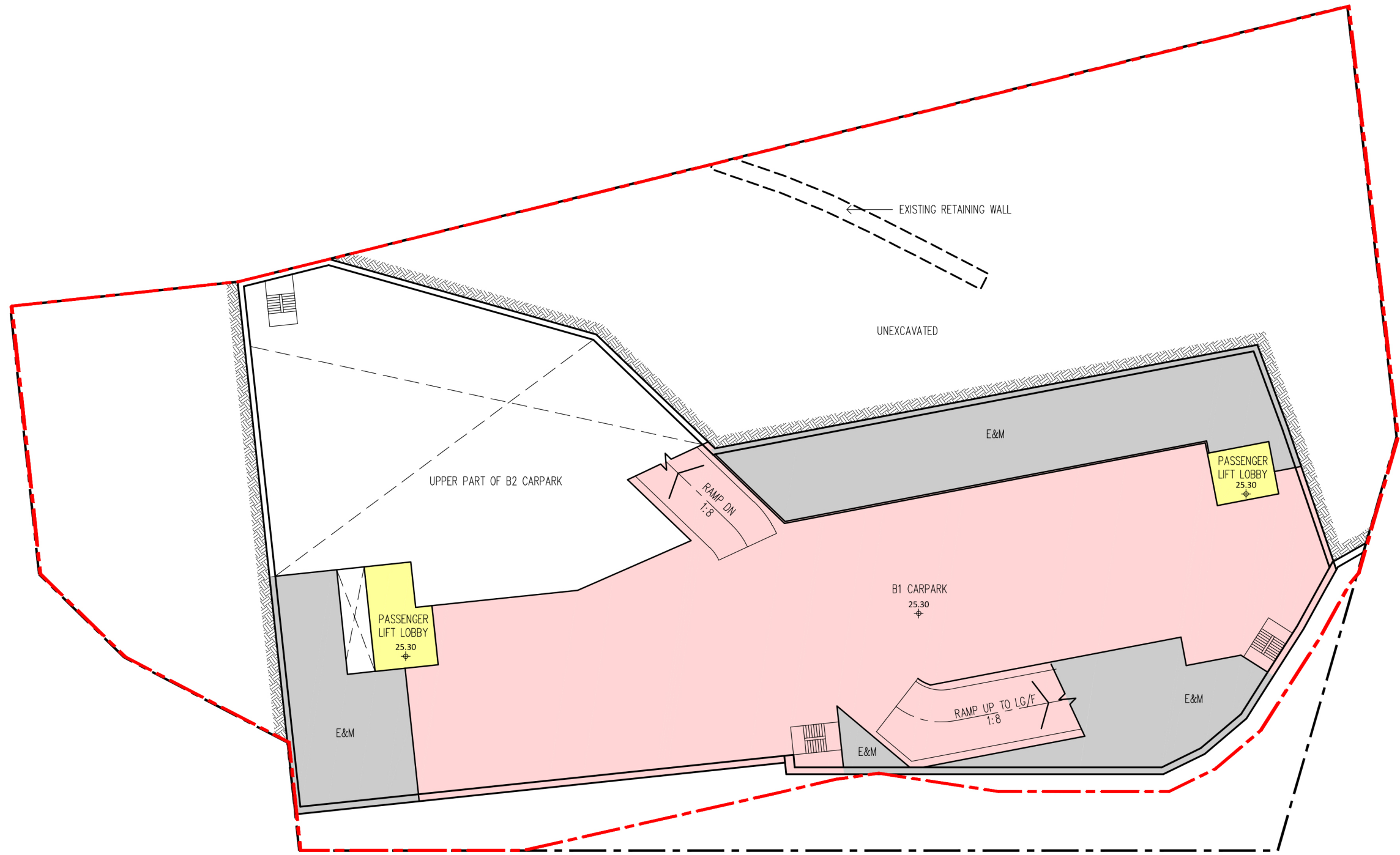


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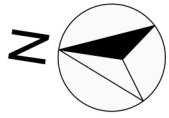


LEGEND

- APPLICATION SITE BOUNDARY
- DEVELOPMENT SITE BOUNDARY
- CARPARK / DRIVEWAY
- RESIDENTIAL USE
- VOID/LIGHT WELL
- E&M AREA

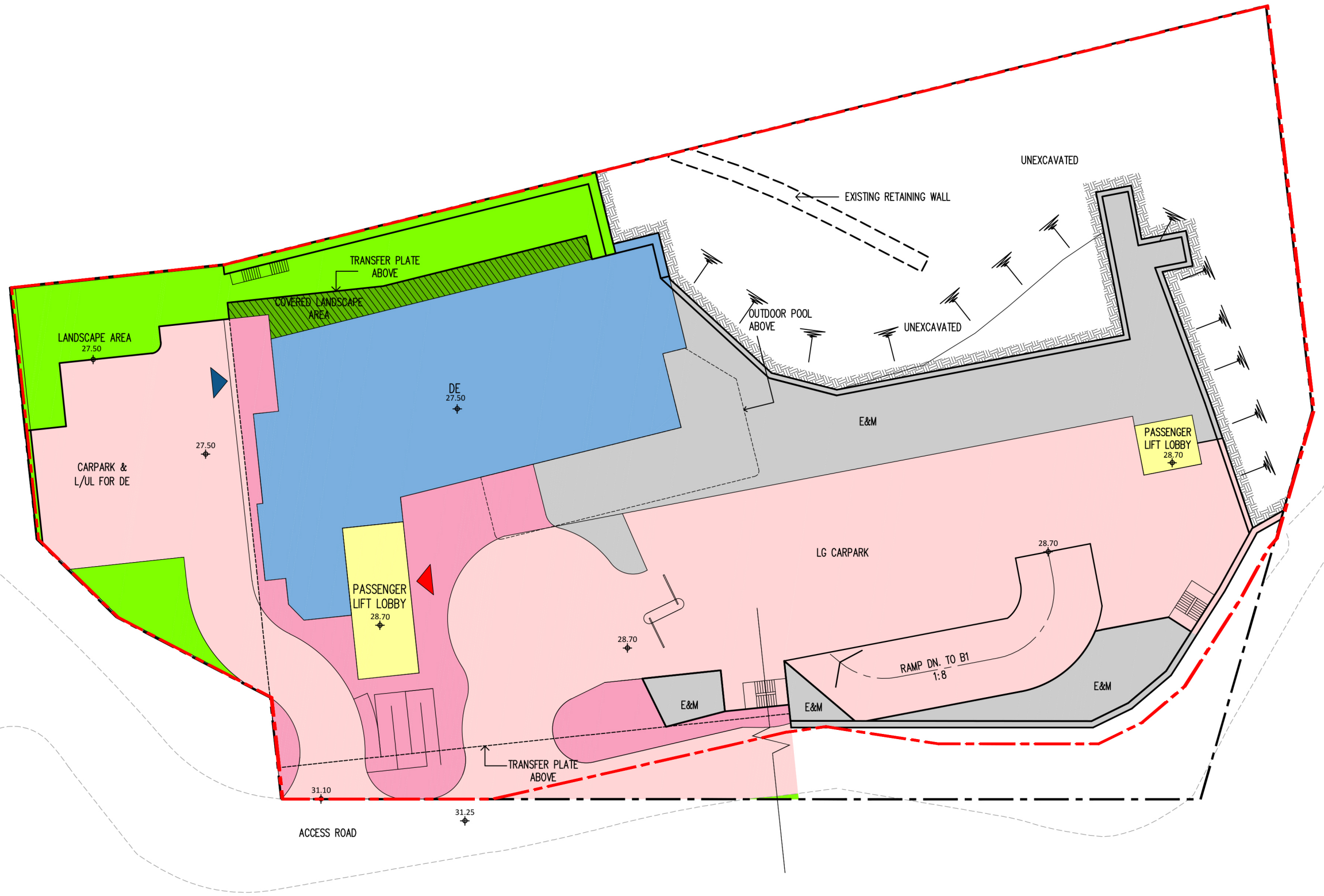


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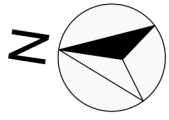


LEGEND

- APPLICATION SITE BOUNDARY
- DEVELOPMENT SITE BOUNDARY
- CARPARK / DRIVEWAY
- FOOTPATH / COVERED AREA
- DAY CARE CENTRE FOR THE ELDERLY (DE)
- RESIDENTIAL USE
- E&M AREA
- LANDSCAPE AREA
- COVERED LANDSCAPE AREA
- ▼ ENTRANCE TO RESIDENTIAL UNITS
- ▼ ENTRANCE TO DE



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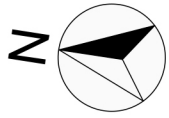


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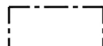

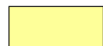


- APPLICATION SITE BOUNDARY
- DEVELOPMENT SITE BOUNDARY
- CARPARK / DRIVEWAY
- FOOTPATH / COVERED AREA
- CLUB HOUSE
- RESIDENTIAL USE
- E&M AREA
- TRANSFER PLATE
- LANDSCAPE AREA
- PRIVATE GARDEN
- ▼ ENTRANCE TO RESIDENTIAL UNITS
- ▲ ENTRANCE TO CLUB HOUSE

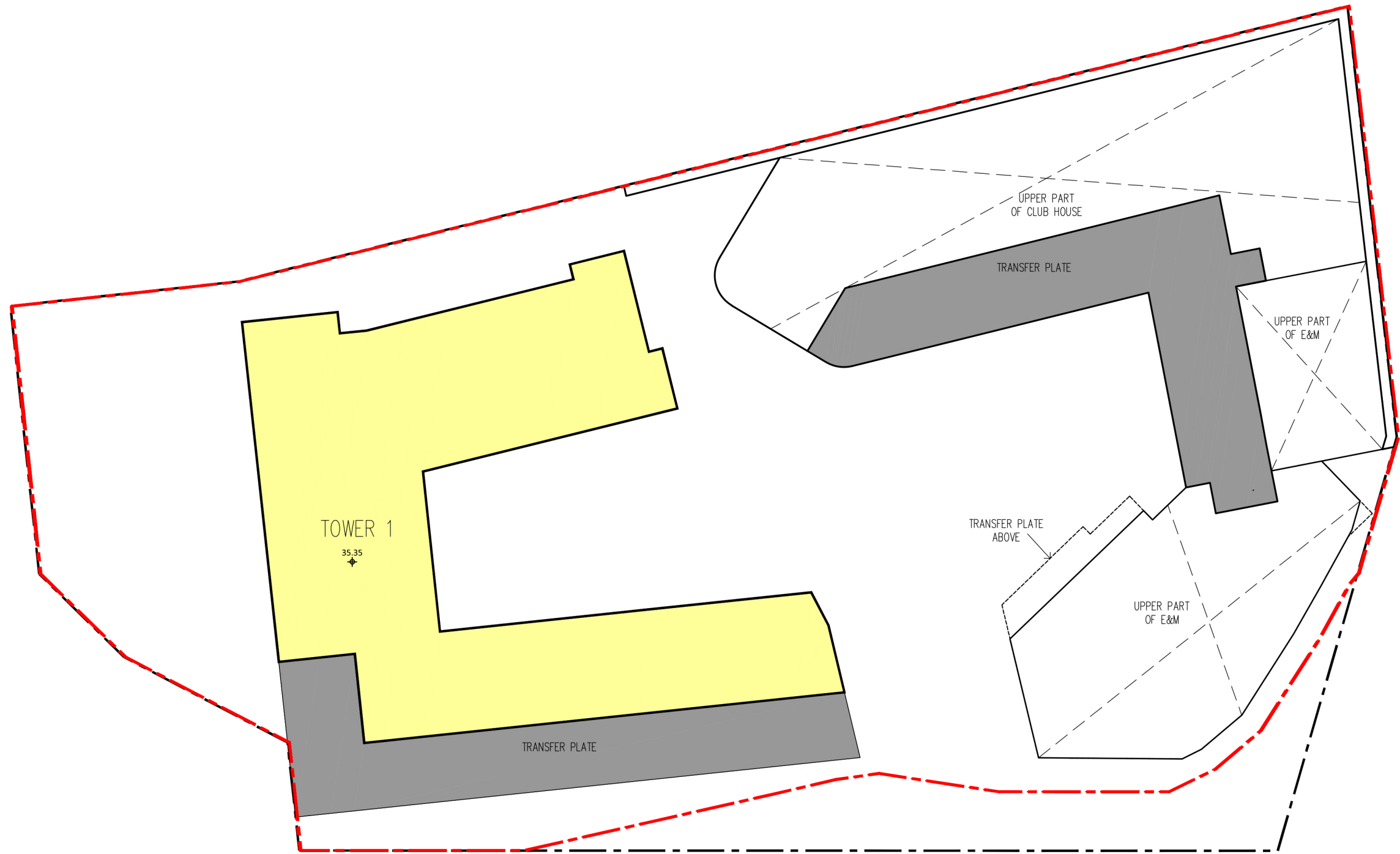


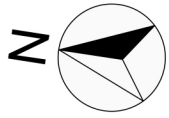
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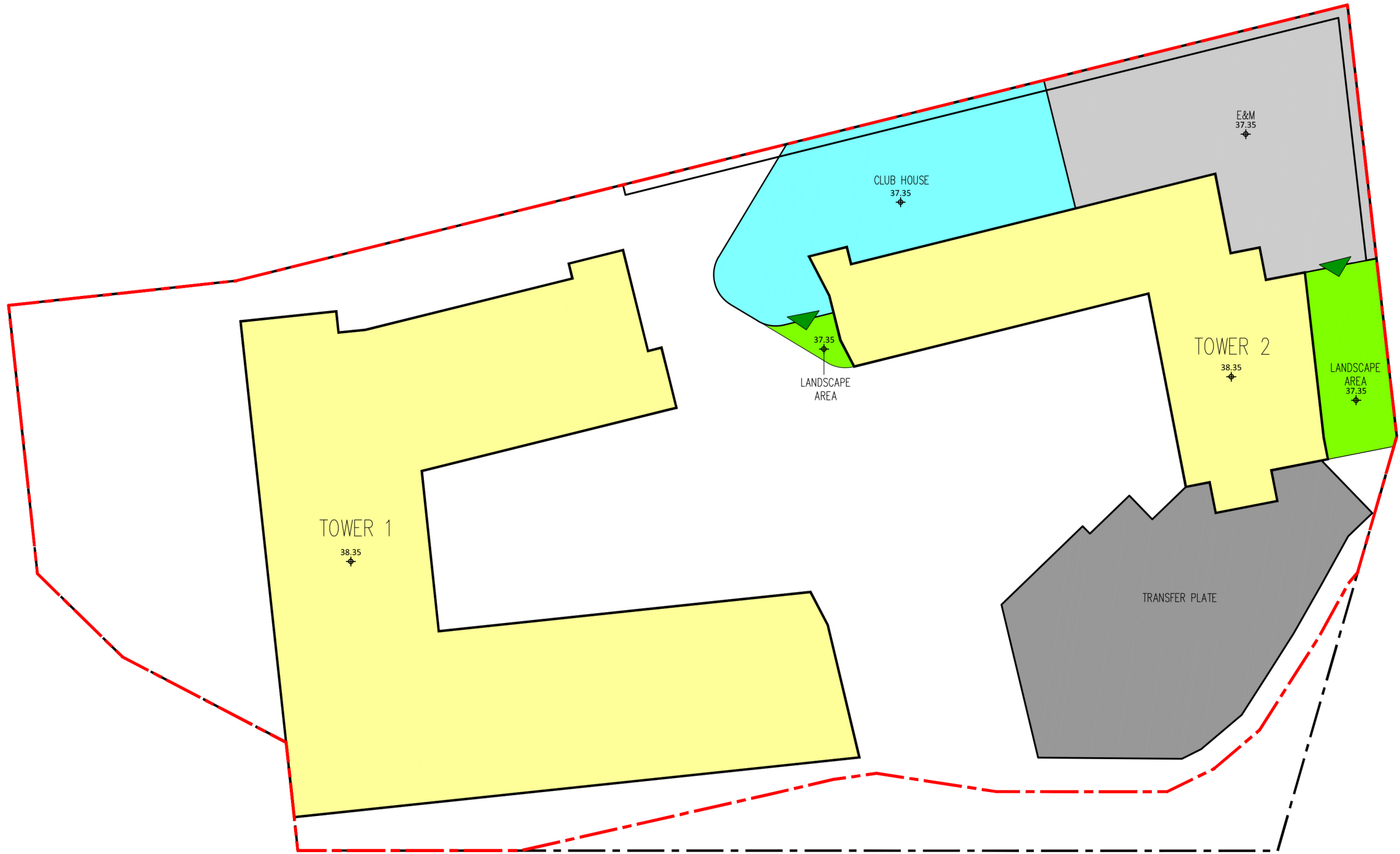
-  APPLICATION SITE BOUNDARY
-  DEVELOPMENT SITE BOUNDARY
-  RESIDENTIAL USE
-  TRANSFER PLATE
-  VOID/LIGHT WELL



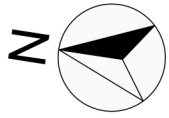


LEGEND

- APPLICATION SITE BOUNDARY
- DEVELOPMENT SITE BOUNDARY
- RESIDENTIAL USE
- CLUB HOUSE
- E&M AREA
- TRANSFER PLATE
- LANDSCAPE AREA
- ▼ ACCESS TO LANDSCAPE AREA

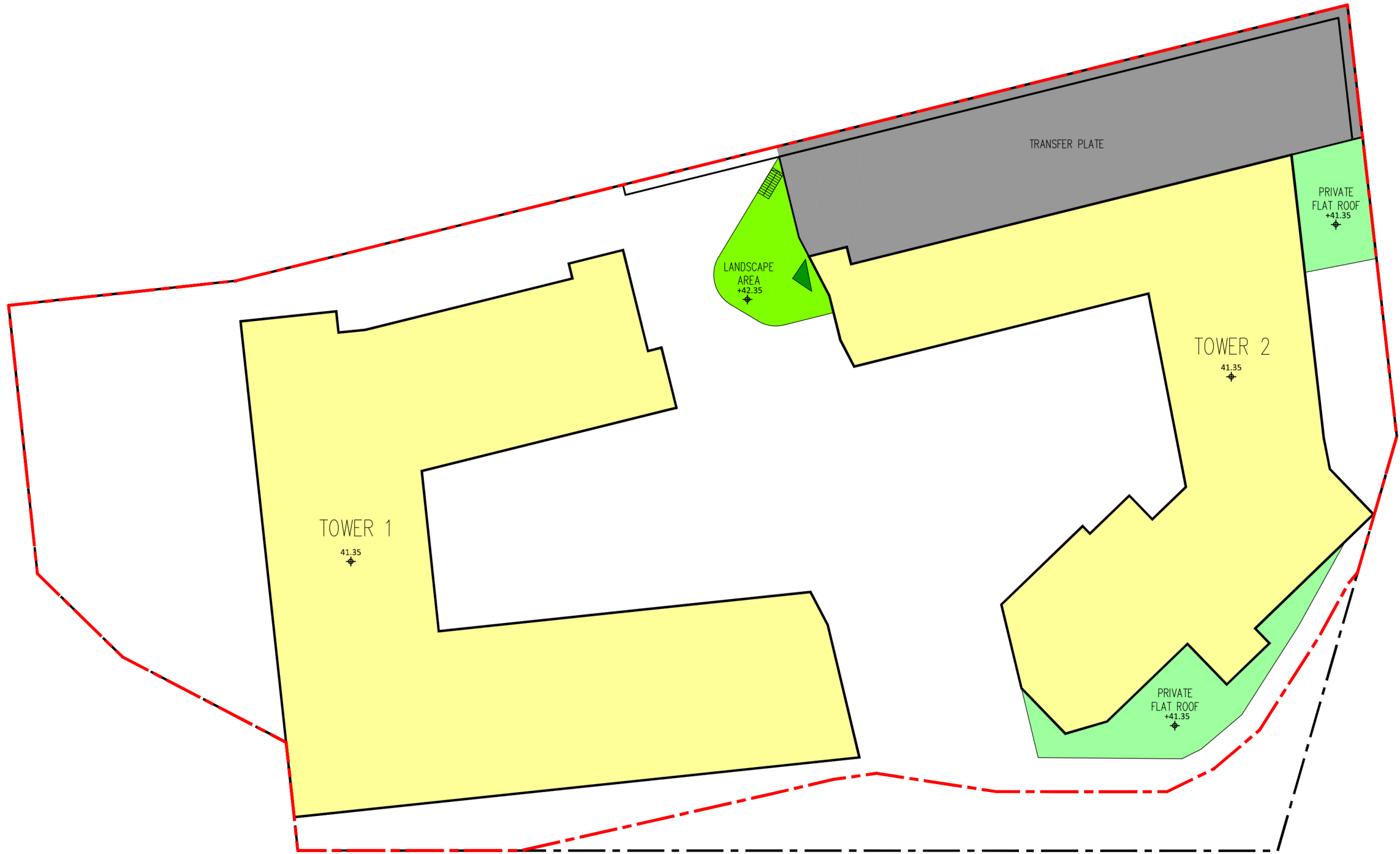


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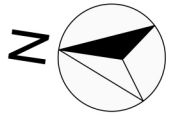


LEGEND






- APPLICATION SITE BOUNDARY
- DEVELOPMENT SITE BOUNDARY
- RESIDENTIAL USE
- TRANSFER PLATE
- PRIVATE FLAT ROOF
- LANDSCAPE AREA
- ▼ ACCESS TO LANDSCAPE AREA

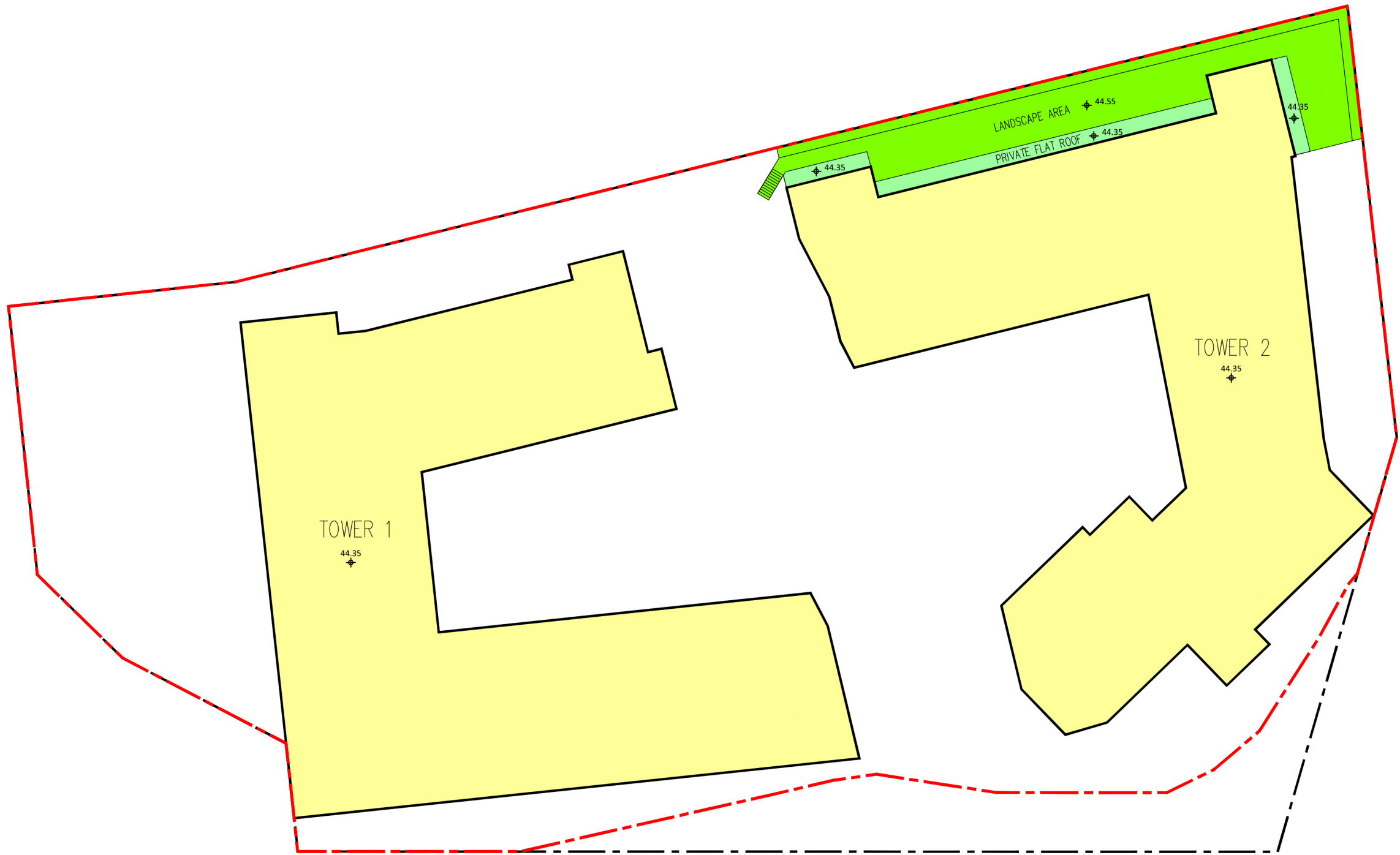


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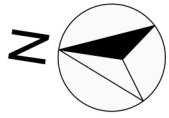


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


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

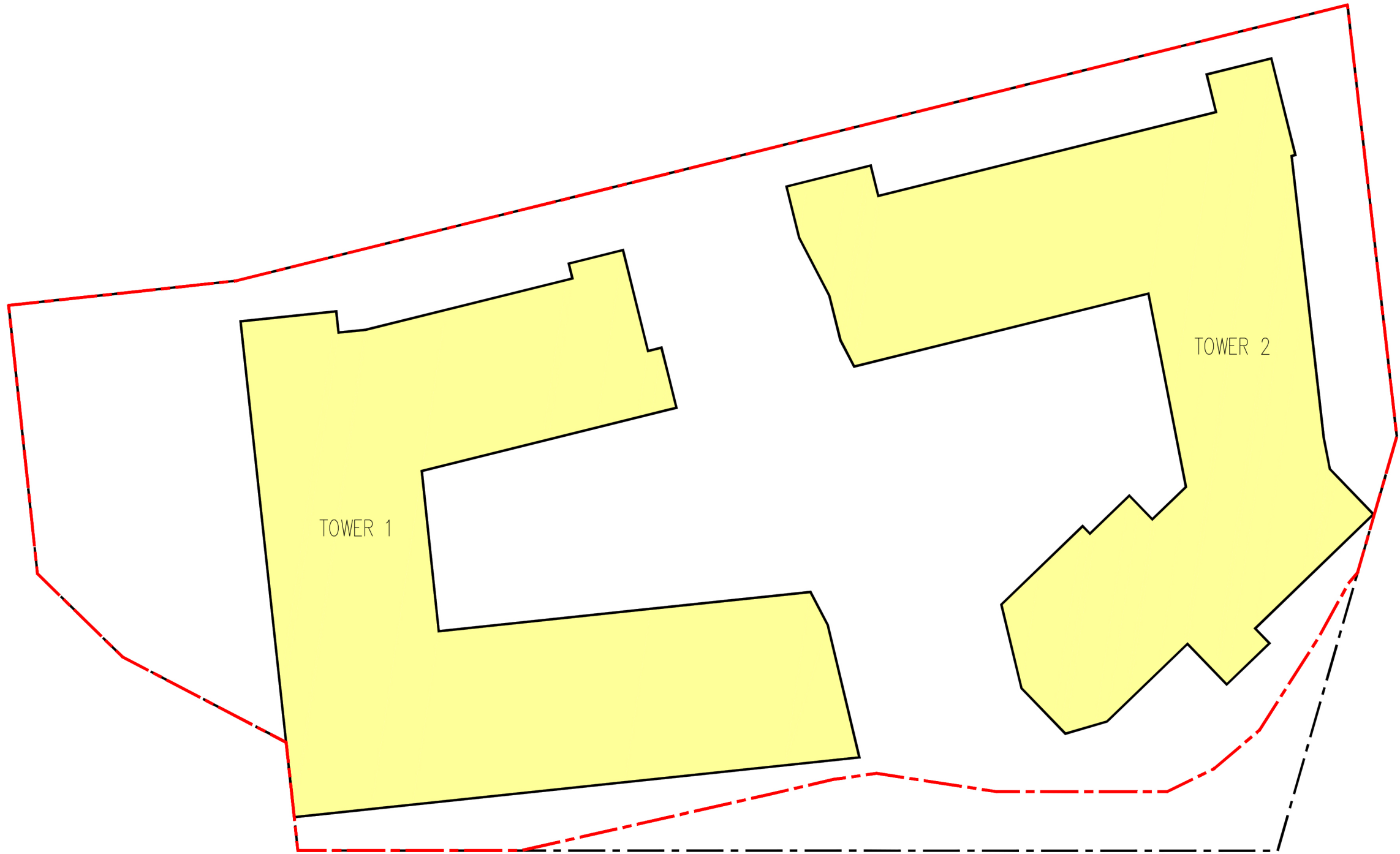


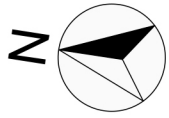
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



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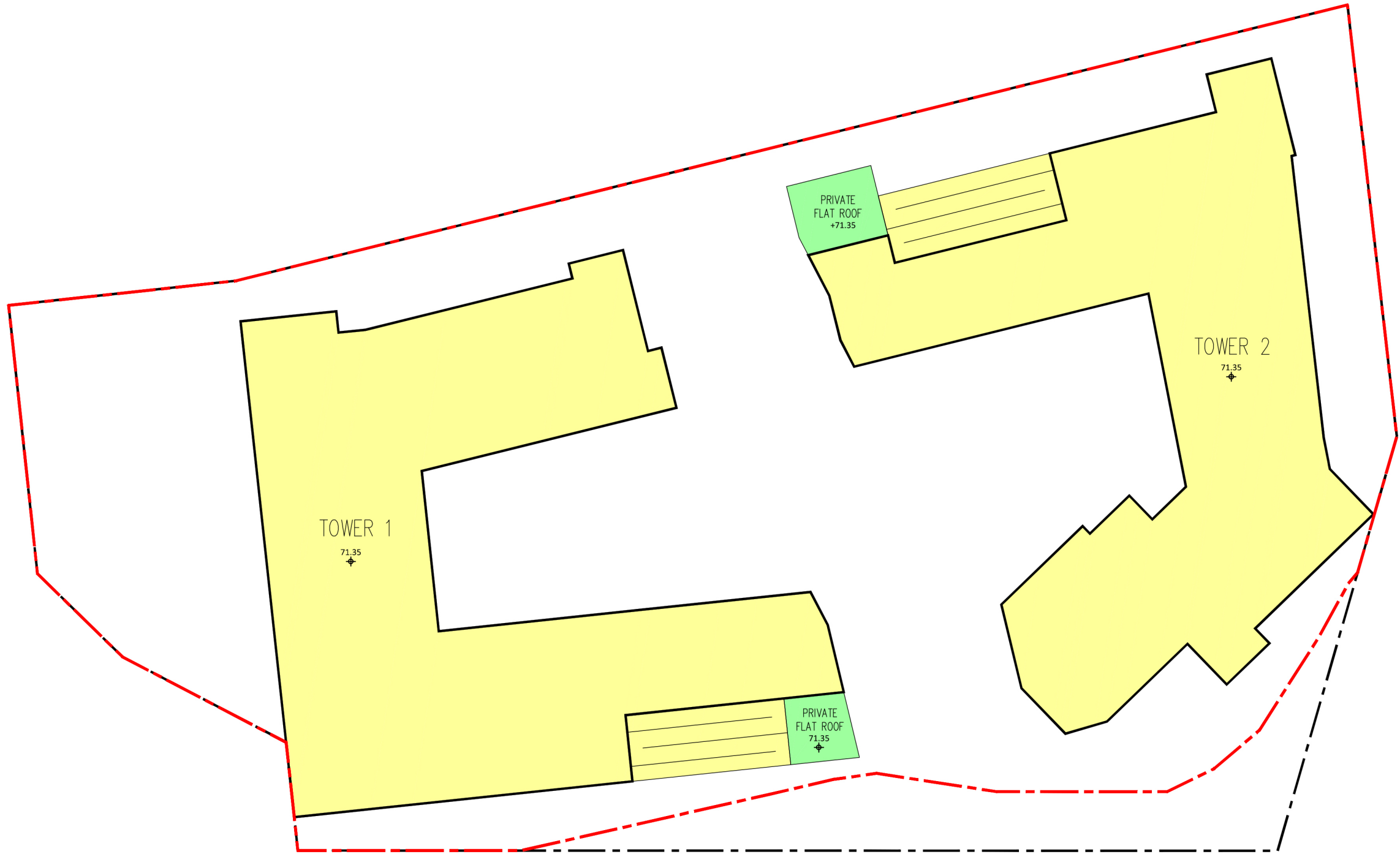
-  APPLICATION SITE BOUNDARY
-  DEVELOPMENT SITE BOUNDARY
-  RESIDENTIAL USE

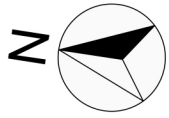








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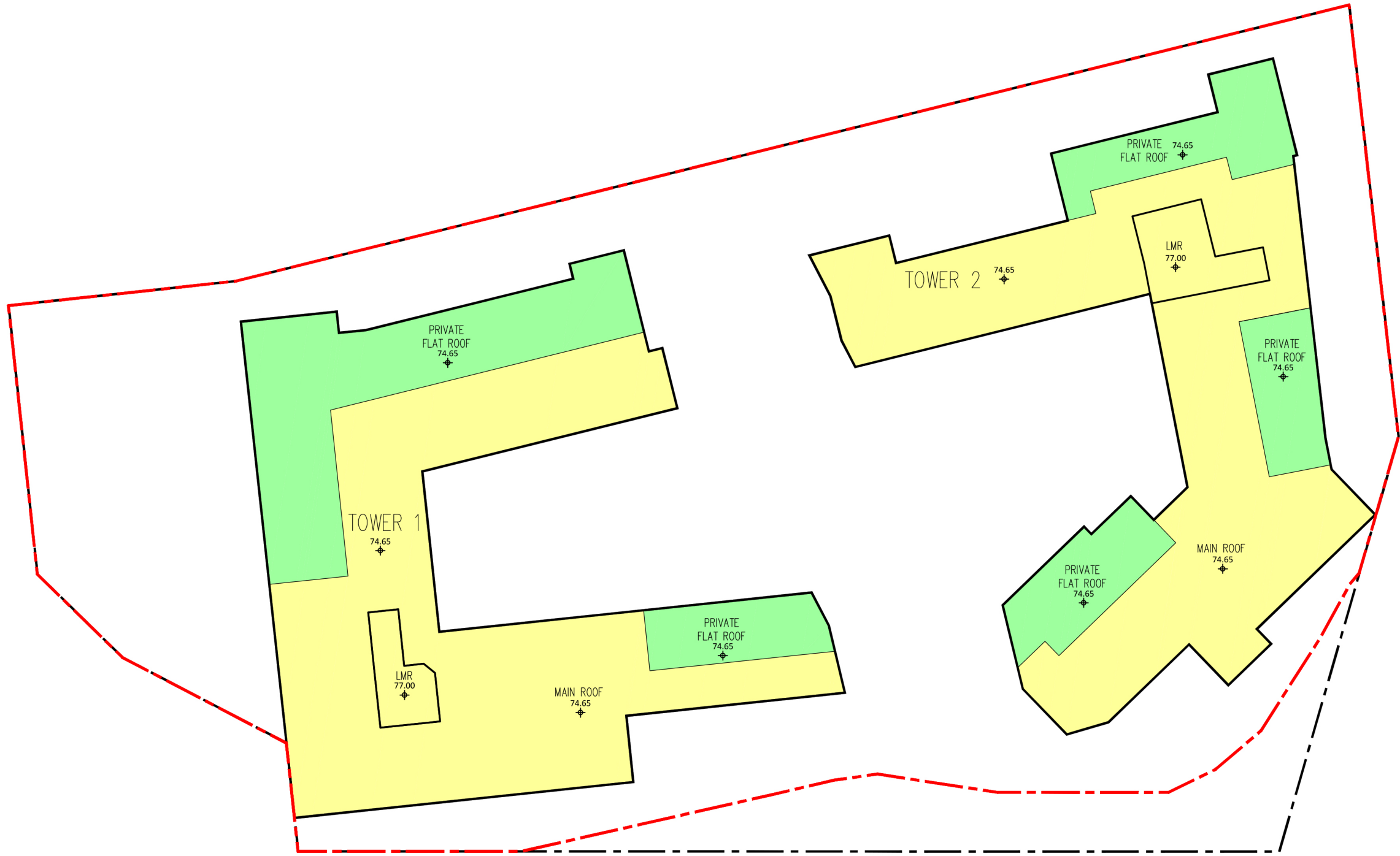
-  APPLICATION SITE BOUNDARY
-  DEVELOPMENT SITE BOUNDARY
-  RESIDENTIAL USE
-  PRIVATE FLAT ROOF





LEGEND

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



ABBREVIATION:

LMR = LIFT MACHINE ROOM

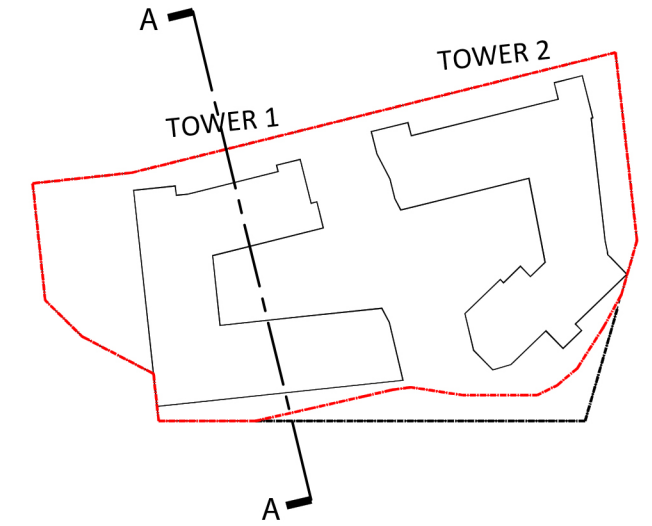
Title

Indicative Roof Plan

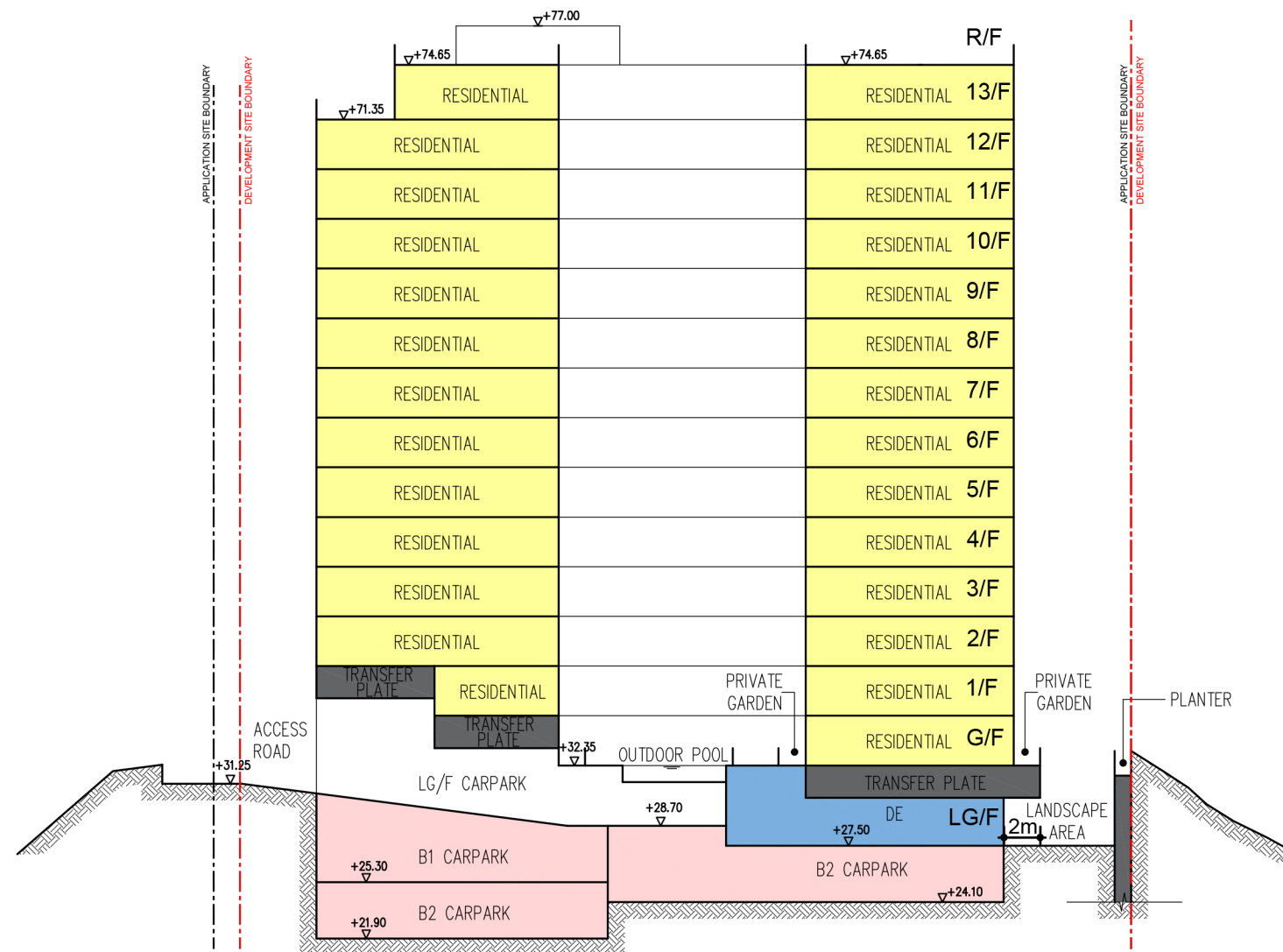
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Scale	Figure 3.12		

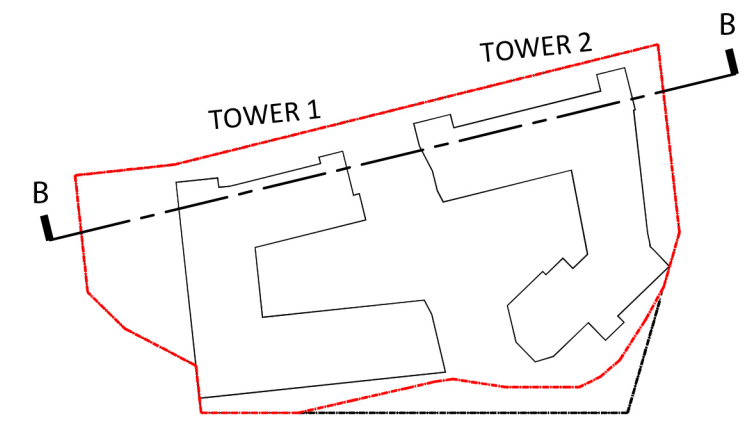
LEGEND

- APPLICATION SITE BOUNDARY
- - - - - DEVELOPMENT SITE BOUNDARY
- RESIDENTIAL USE
- DAY CARE CENTRE FOR THE ELDERLY (DE)
- CARPARK / DRIVEWAY



**TOWER 1
14 STOREYS RESIDENTIAL FLOOR**

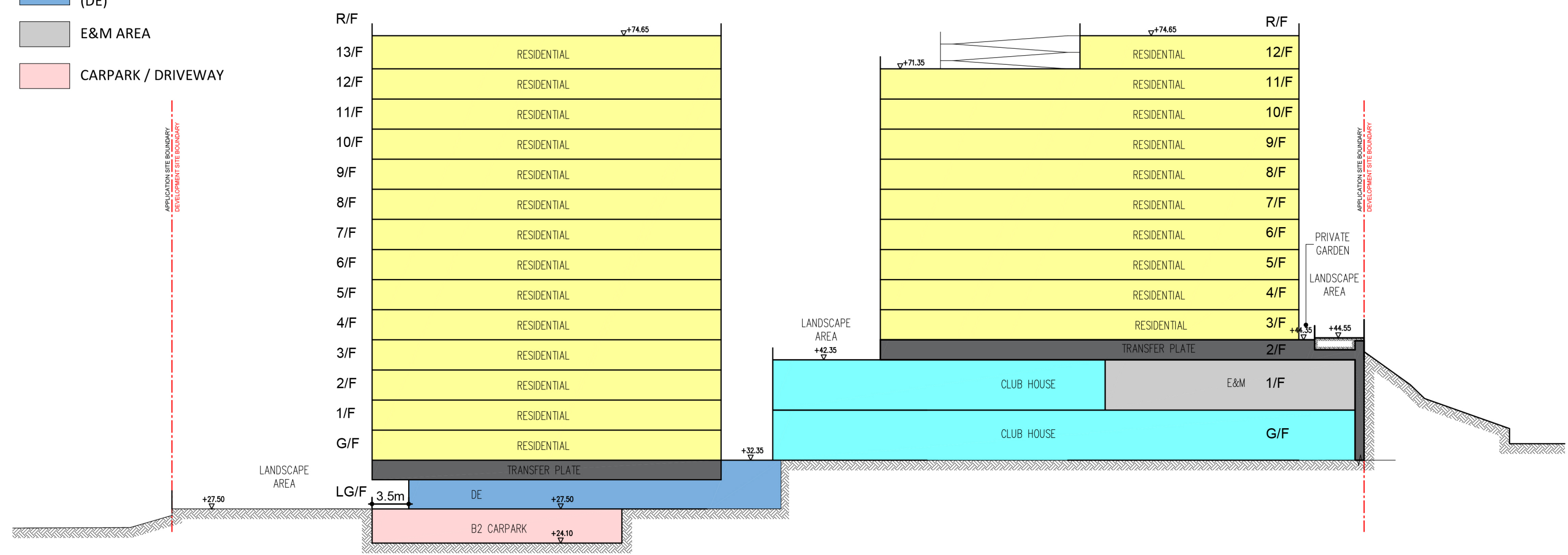




- LEGEND**
- APPLICATION SITE BOUNDARY
 - - - DEVELOPMENT SITE BOUNDARY
 - RESIDENTIAL USE
 - CLUB HOUSE
 - DAY CARE CENTRE FOR THE ELDERLY (DE)
 - E&M AREA
 - CARPARK / DRIVEWAY

TOWER 1
14 STOREYS RESIDENTIAL FLOOR

TOWER 2
12 STOREYS RESIDENTIAL FLOOR



Checked	DH	Drawn	PW
Rev	0	Date	Jul 2024
Scale	Figure 3.14		

Table 3.1 Indicative Development Schedule

	Particulars
Application Site Area ⁽¹⁾	About 6,431m ²
Development Site Area ⁽²⁾	About 6,066m ²
GFA	
- Domestic portion	Not more than 29,400m ²
- Non-Domestic portion ⁽³⁾⁽⁴⁾⁽⁵⁾	Not less than 760m ²
No. of Blocks	2
No. of Storeys ⁽⁶⁾	15 storeys (Tower 1) 14 storeys (Tower 2)
Maximum Building Height (including roof top structures)	Not more than 77mPD
No. of Units	Not more than 674
Anticipated Population ⁽⁷⁾	About 1,820

Remarks:

- (1) Application Site formulated based on the lot boundary of TWIL 5 and Lot No. 429 in D.D. 399 which are currently occupied by an existing hotel development.
- (2) Development site area of about 6,066m² excludes the portion of an access road within TWIL 5 of about 365m².
- (3) GFA of not less than 760sqm for the social welfare facility shall be provided in accordance with the OZP stipulation. According to the Notes of OZP, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded.
- (4) Detailed NOFA to be agreed with SWD.
- (5) The residents' clubhouse GFA is based on the maximum GFA concession for clubhouse according to Buildings Department's Practice Note APP-104.
- (6) Excluding basement levels.
- (7) The anticipated population is derived by assuming 2.7 persons per flat as per the average household size of Tsuen Wan District in 2022 under General House Survey by Census and Statistics Department.

3.2 Design Merits Achieved through Redevelopment

3.2.1 With agreement of S12A application No. Y/TWW/7 sought from the Board, the Applicant proceeded to detailed design stage to implement the development. Several constraints and limitations under the Approved Scheme which limits further scheme enhancements were identified. Through redevelopment, the Applicant takes the initiatives to include various design merits that could only be achieved through redevelopment, which are summarized as follows:

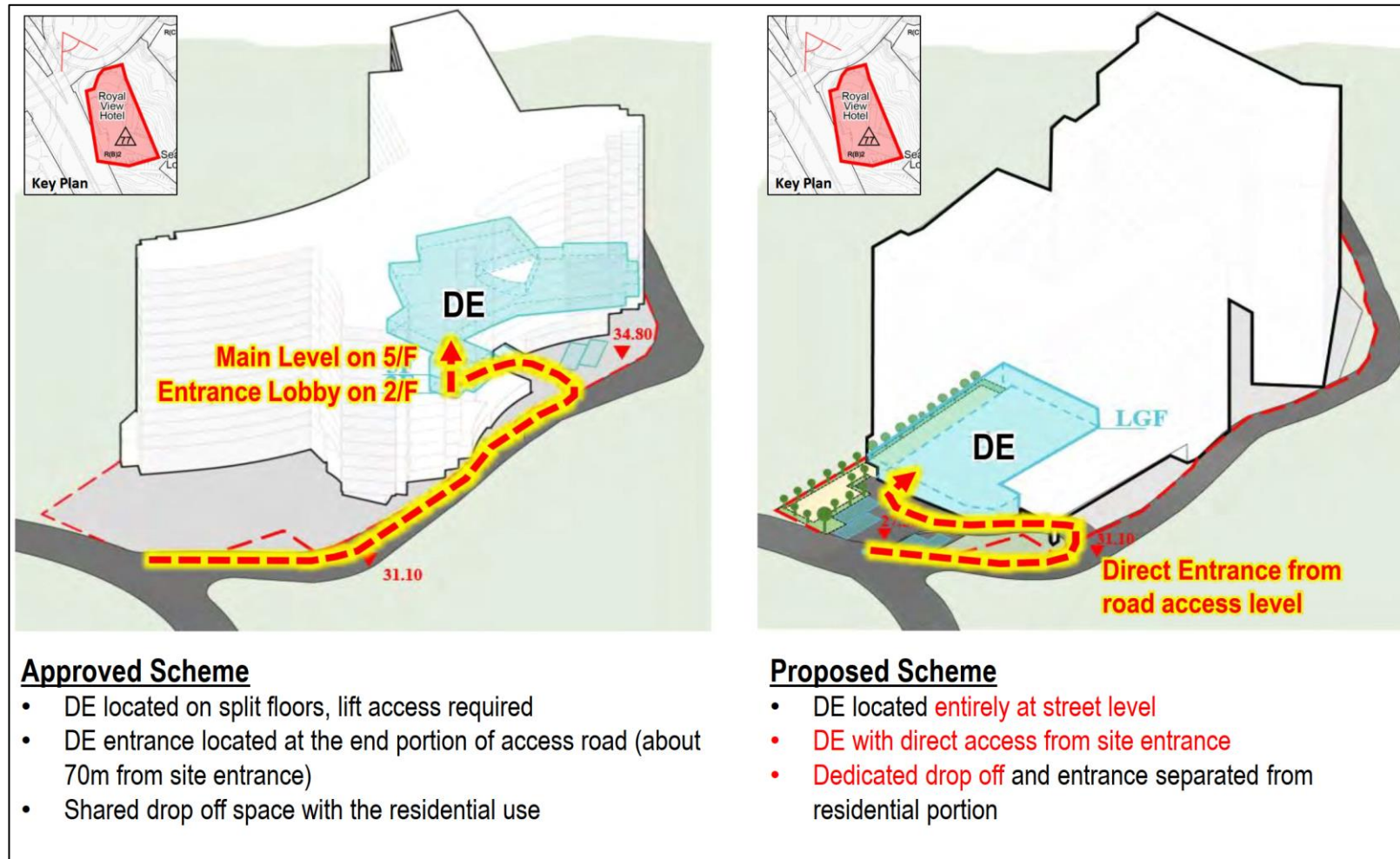
Enhancements to the Layout of the Committed 60-place Day Care Centre for the Elderly

(i) *Improved Accessibility with DE Facilities Consolidated in a Single Floor in Line with SWD's Requirements and Relocated to Street Level*

3.2.2 Under the Approved Scheme, in consideration of the limitations posed by the existing configuration and structures of the existing building, the DE could only be located on two separate floors on 2/F and 5/F. The entrance of DE on 2/F is located at the end portion of the access road, being 70m away from the site entrance at the north. To gain access to the main DE facilities on 5/F, the users have to utilise the lift on 2/F.

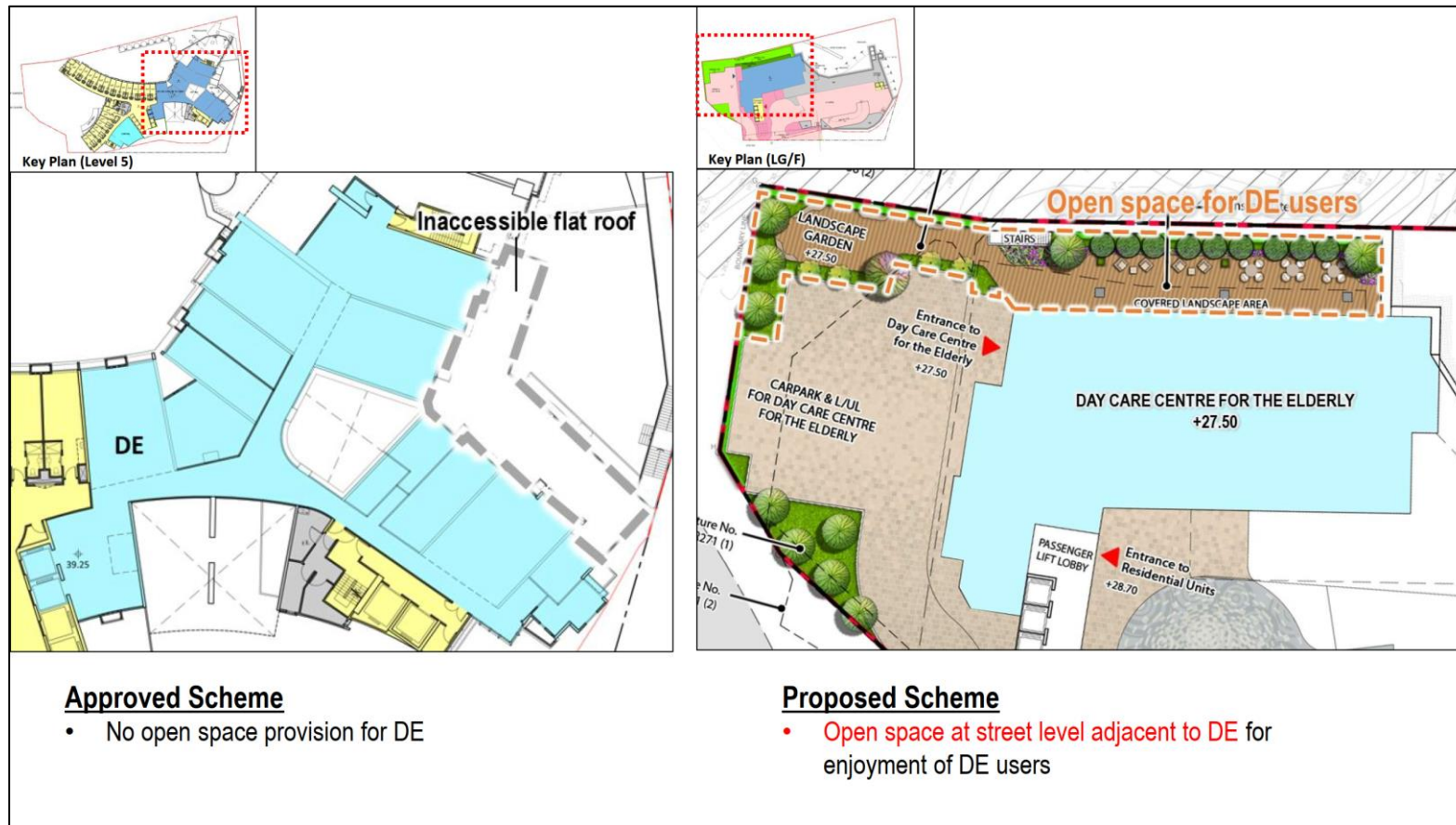
3.2.3 With a view to enhancing accessibility of DE and convenience to its future users, under the Proposed Redevelopment Scheme, the location of the DE has been reviewed and relocated to the street level at the northern portion of the Application Site near the site entrance. The 60-place DE will have direct access from site entrance with exclusive vehicular drop-off directly outside the DE at street level, clearly separated from the residential portion of the subject development.

3.2.4 Besides, the entire DE will be located on one floor at street level in the Proposed Redevelopment instead of being separated into two floors (i.e. 2/F and 5/F) under the Approved Scheme, which enhances convenience and ease for the future DE users.

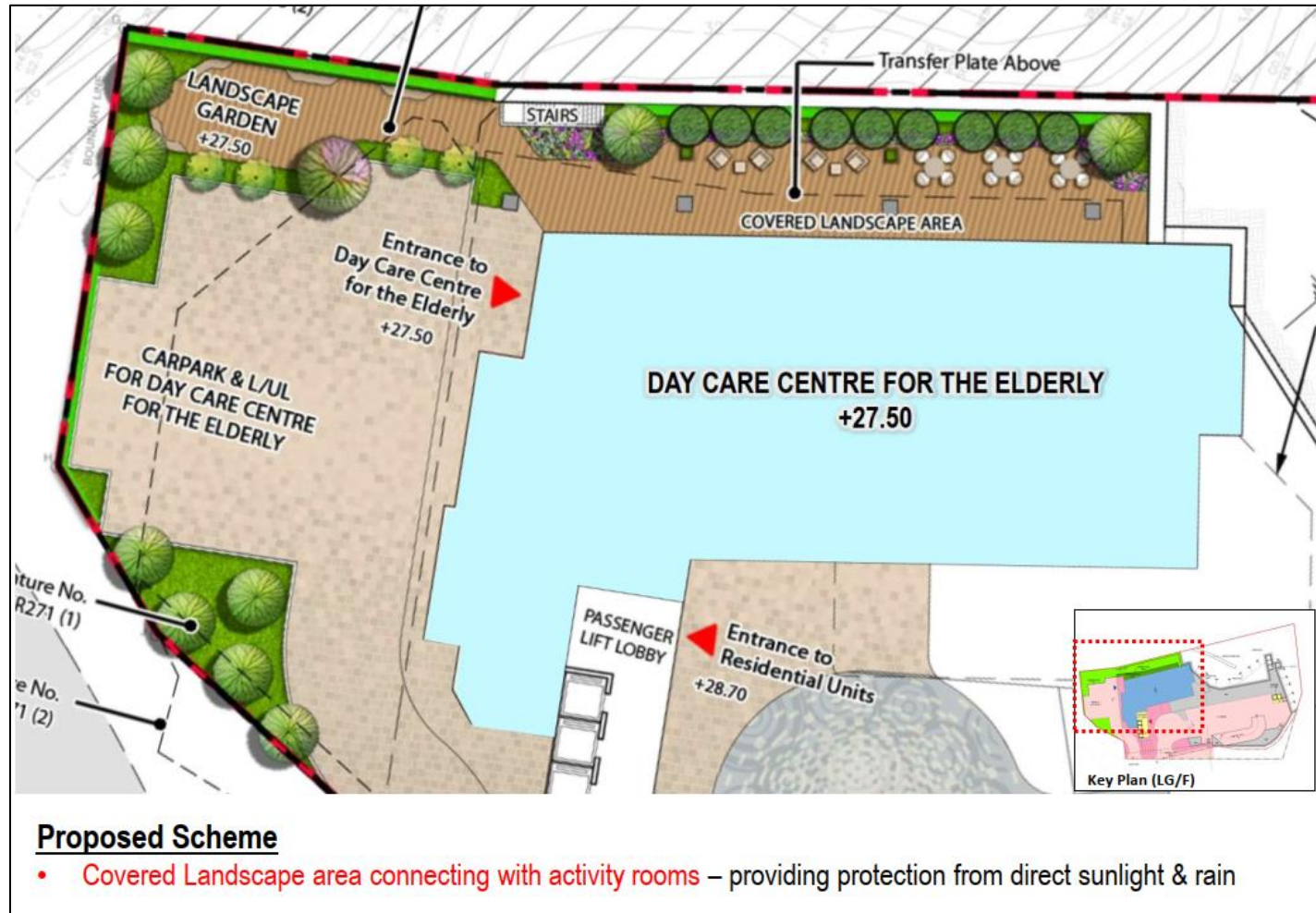


(ii) Provision of Open Space for DE Users

3.2.5 In response to the comments from the Board members on the possibility in providing open space for the enjoyment of DE users, the Proposed Redevelopment Scheme will incorporate an open space of about 200m² adjacent to the DE for enjoyment of DE users which could not have been achieved without redevelopment.



- 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.

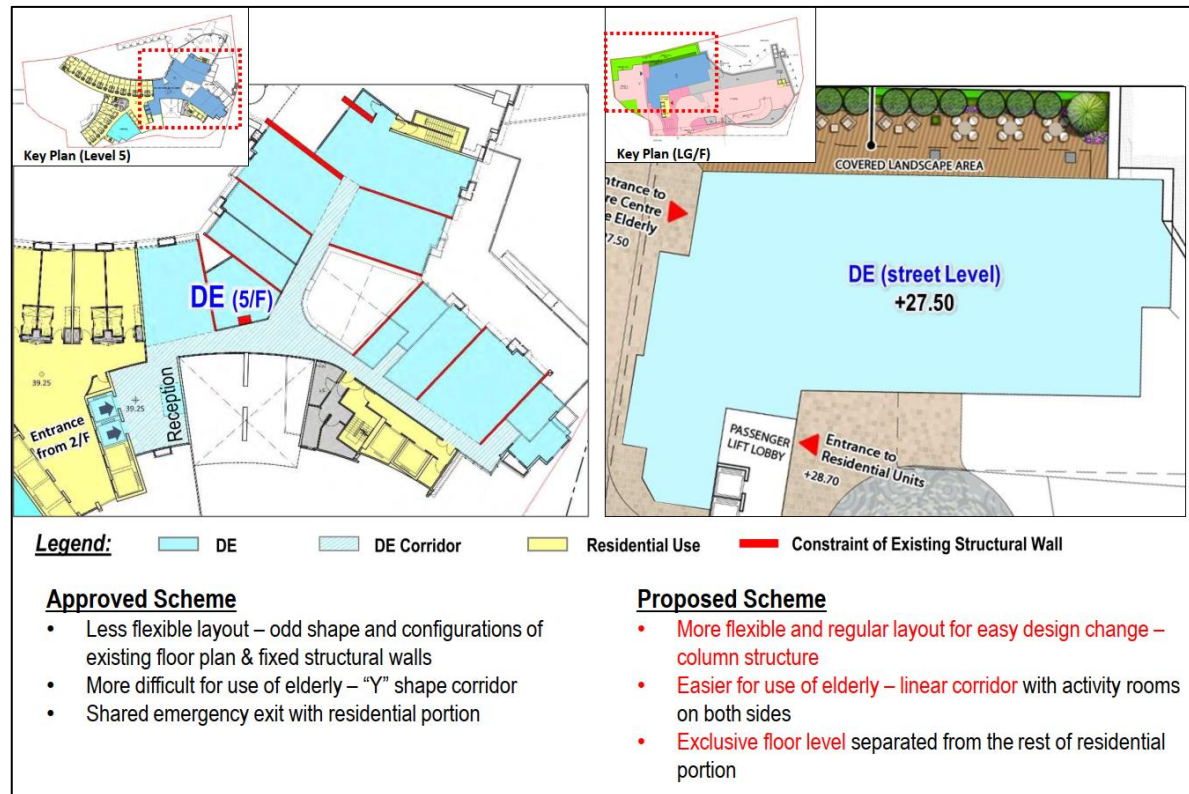


3.2.7 The open space can provide a serene environment suitable for leisure activities. Outdoor seating areas, multi-purpose deck and outdoor lounge area can be provided for relaxation and enjoyment of DE users.



(iii) *Provision of More Regular Configuration for Improved Layout Flexibility and Better Navigation*

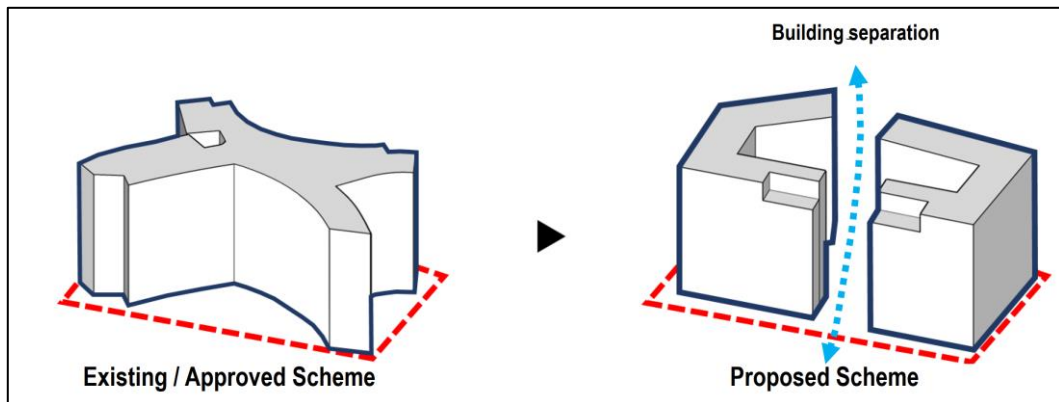
3.2.8 Under the Approved Scheme, there are limitations to the configuration and internal layout of the DE facility. The design of the DE was confined and constrained by the existing structure walls of the existing hotel building. Through redevelopment, the DE layout has been redesigned, with adoption of column structure to provide greater flexibility for possible future modification and adoption of multi-purpose rooms for the future DE users. Besides, linear corridor with activity room at both sides would enhance efficiency of space usage and provide easy navigation for the DE users.



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 enhance 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. The accessible roof garden will also have the merit of enhancing visual amenity to the travellers on Ting Kau Bridge when overlooking the Proposed Redevelopment.



(iii) Enhanced Flexibility for Better Building Layout for Residential Development

3.2.11 Under the Approved Scheme, the internal layout of residential units was inevitably restrained by the size and configuration of existing hotel rooms. The Board members also had concerns on the relatively small flat size of the future residential development constrained by conversion of existing hotel rooms. They also commented that the layout of the existing hotel such as long corridor is also undesirable for residential development. In addition, as mentioned by the Board during the relevant meeting, there might be potential interface issue between residential units and clubhouse located on the same floor.

3.2.12 The Proposed Redevelopment can allow flexibility in internal layout design to provide flats with varying flat layout to cater for the diverse needs of future residents and respond to Government's initiatives to provide a better living environment. Potential interface issue of residential units with other non-domestic components, such as clubhouse, as identified under the Approved Scheme can only be fully addressed through redevelopment.

3.3 Landscape Design Proposal and Tree Preservation Proposal

Landscape Design Proposal

3.3.1 The Indicative Landscape Master Plan (LMP) illustrating the proposed landscape design concept of the Proposed Redevelopment is shown at **Figure 3.15**. The details of the Landscape Design Proposal and Tree Preservation Proposal are provided in **Appendix A**.

3.3.2 The design objectives of the LMP are:

- To integrate the Proposed Redevelopment from a landscape and visual perspective with the existing and planned landscape context;
- To provide a quality and sustainable living environment for the future residents;
- To provide adequate open space for the future residents; and
- To maximize opportunities for planting of new trees and shrubs

Private Open Space Provision

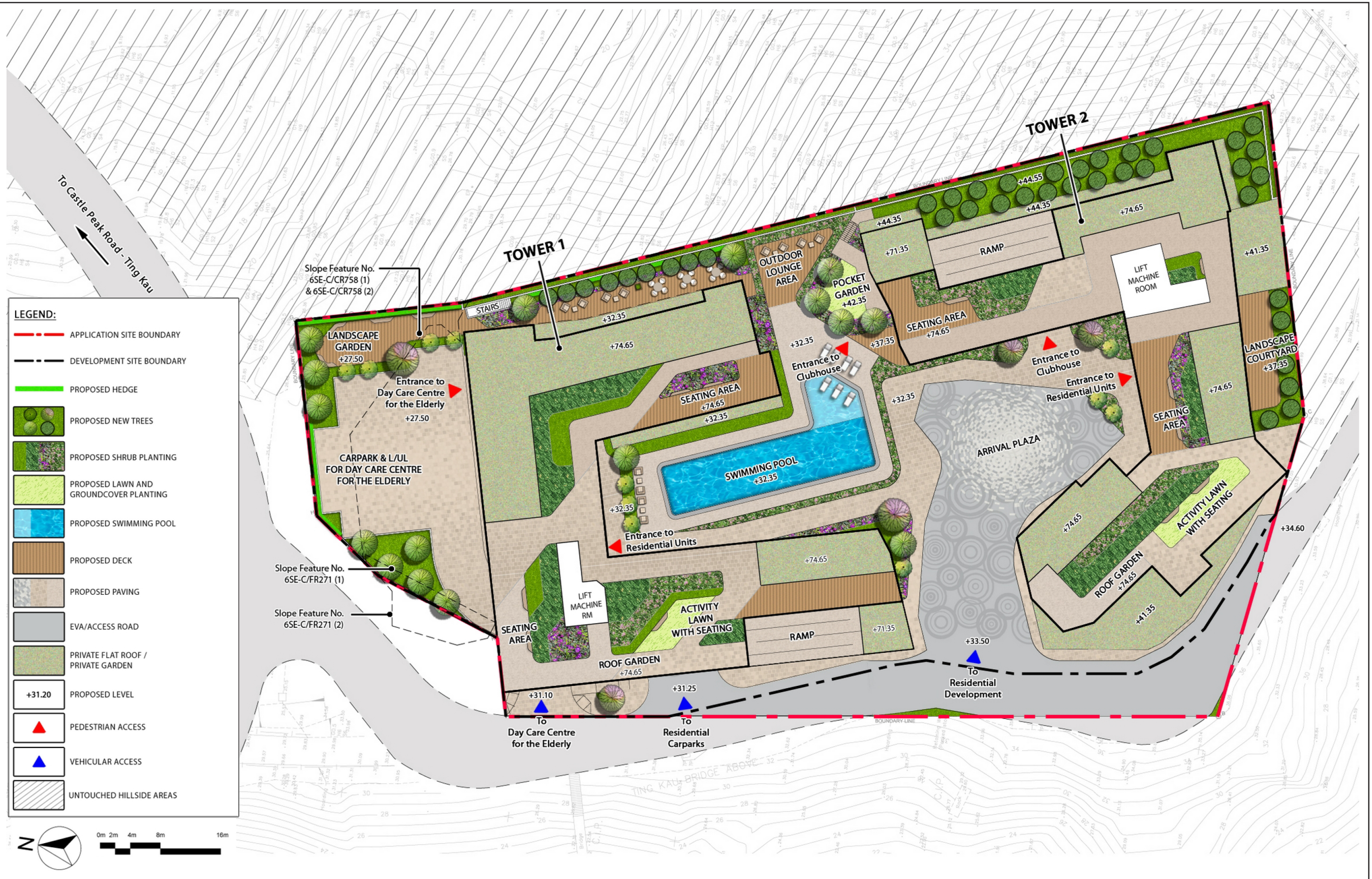
3.3.3 In total, not less than 1,820m² of private open space will be provided within the Application Site for enjoyment of future residents. Among the 1,820m² private open space provided, about 200m² of private open space will be open for the use of DE users.

Greenery Provision

3.3.4 The overall greenery provision will be not less than 20%, which is in full compliance with the PNAP APP-152 Sustainable Building Design Guidelines requirements.

Tree Preservation Proposal

3.3.5 Among the 66 nos. of surveyed trees within the Application Site, all trees are proposed to be felled. As compensation, not less than 72 nos. of trees are proposed in the Proposed Development. The Tree Preservation Proposal of the Application Site is detailed in **Appendix A**.



Title

Indicative Landscape Master Plan

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Rev	0	Date	Jul 2024
Scale	Figure 3.15		

3.4 Vehicular Access and Internal Parking Provision

Vehicular Access Arrangement

- 3.4.1 There will be three ingress/egress at the Application Site for the proposed 60-place DE, parking and pick-up/drop-off of the two residential blocks of the Proposed Redevelopment. The vehicular access will be served by a two-way access road branching off from Castle Peak Road – Ting Kau.
- 3.4.2 All accesses are located at the western side of the Application Site. The first access is located at the north-western portion of the Application Site. This serves as a separate access for the pick-up/drop-off of the DE. The second access is located to the south of the first access, which leads to the pick-up/drop-off of Tower 1 and the basement car park. The third access is located further south of the second access for the pick-up/drop-off of the Tower 2. The separate ingress and egress for DE, pick-up/drop-off and parking for the residential blocks facilitate smoother traffic at the Proposed Redevelopment.

Internal Transport Facilities

- 3.4.3 The provision of internal transport facilities is summarized as follows in **Table 3.2**. For detailed calculations, please refer to **Appendix B**.

Table 3.2 Provision of Internal Transport Facilities

Residential Development	
Private Car Parking Space	112
Visitor Parking Spaces	10
Motorcycle Parking Spaces	7
Loading / Unloading Spaces	2
60-place Day Care Centre for the Elderly	
Private Light Bus Parking Spaces	3 ⁽¹⁾
Loading / Unloading Spaces	1 ⁽¹⁾

Remarks:

(1) Provision of car parking / loading and unloading spaces for the DE is provided in accordance with the requirement of SWD.

3.5 Implementation

3.5.1 The Proposed Redevelopment is scheduled to be completed by year 2028.

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 is in harmony with 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.

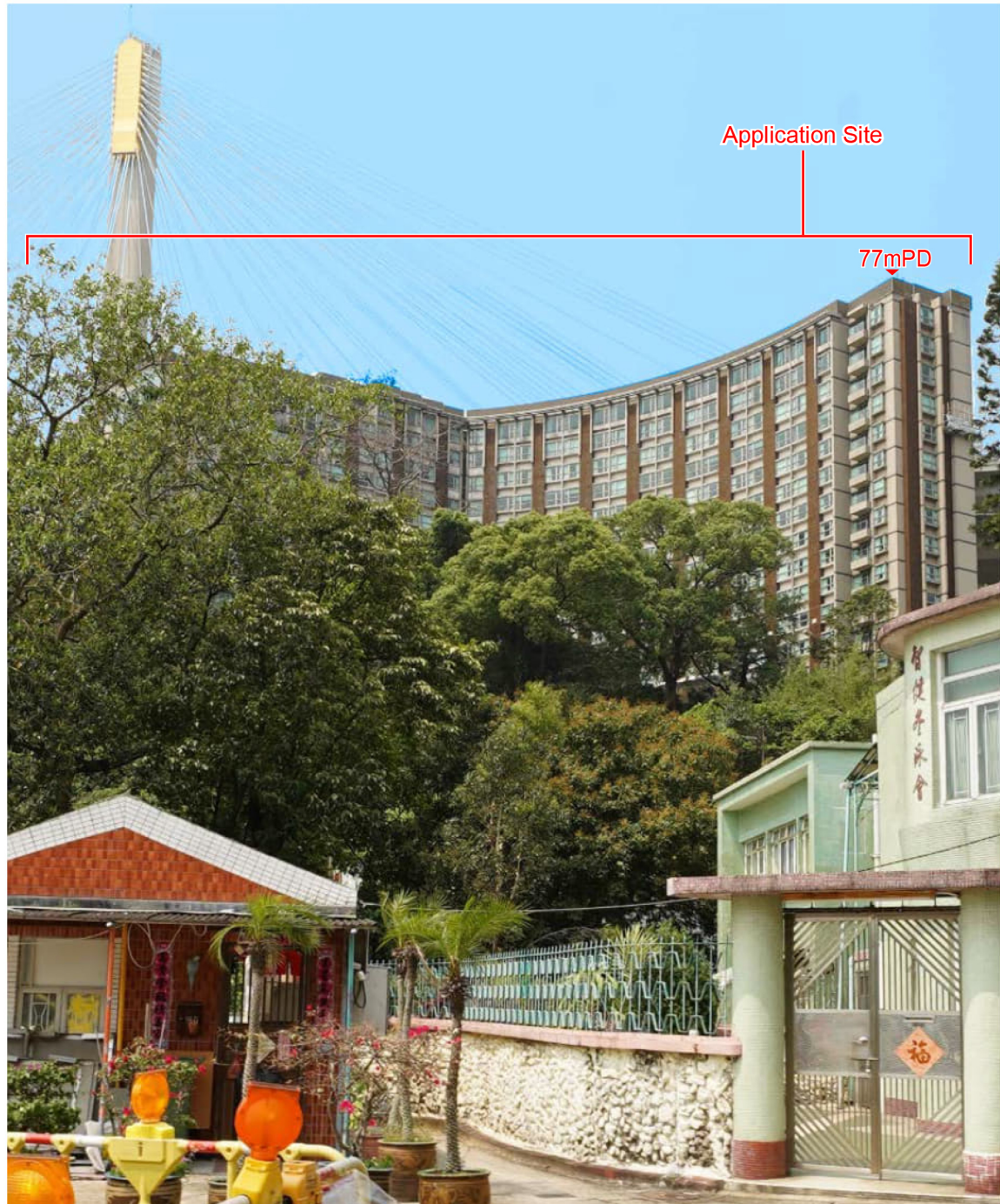
4.2 Air Ventilation Considerations

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 impact on the pedestrian wind environment is anticipated.

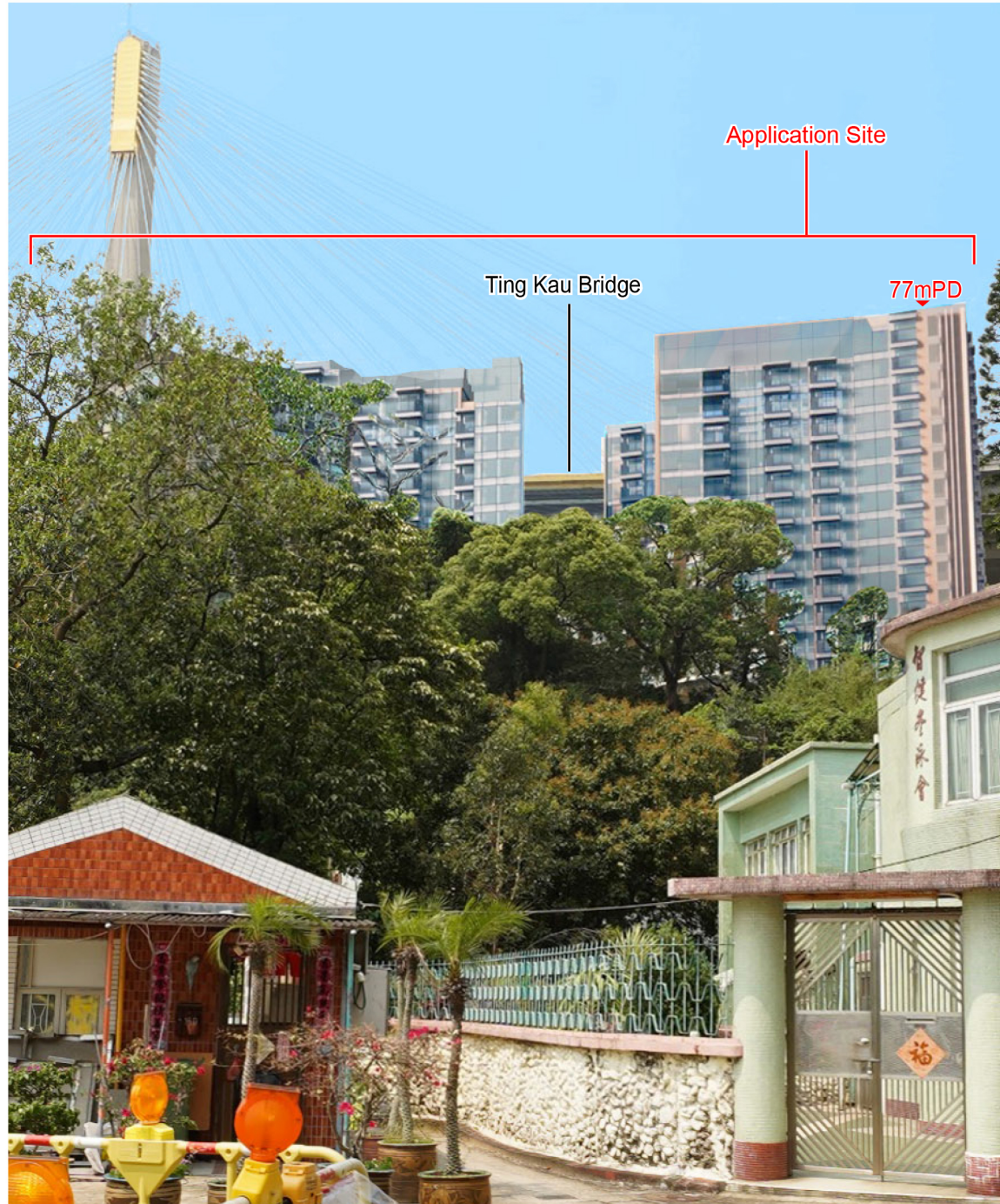
4.3 Traffic Considerations

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**.

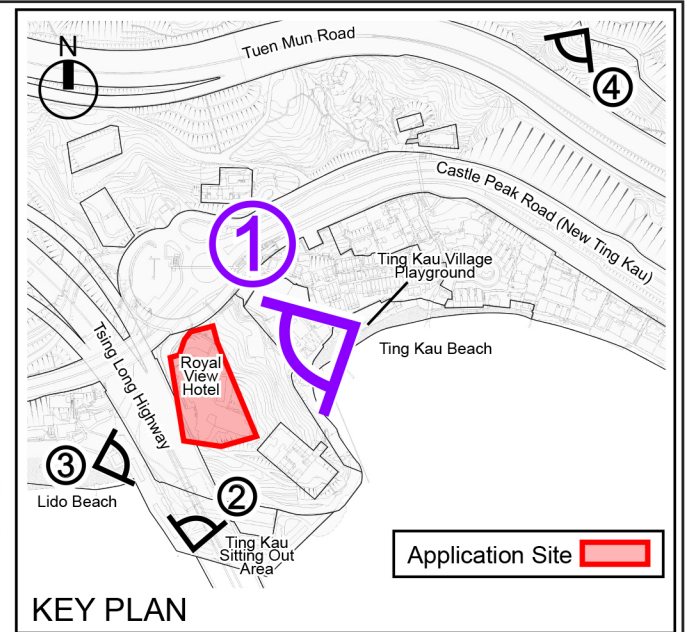
4.3.2 To review the existing traffic condition and to assess the traffic impacts induced by the Proposed Redevelopment, traffic count surveys had been carried out for junction capacity assessment. Four critical junctions are identified as below, in



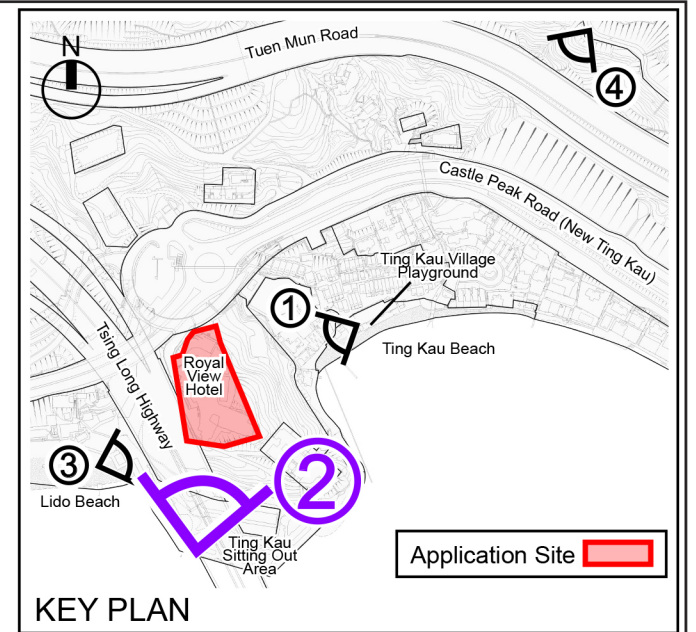
Existing Condition



Proposed Scheme



KEY PLAN



Existing Condition

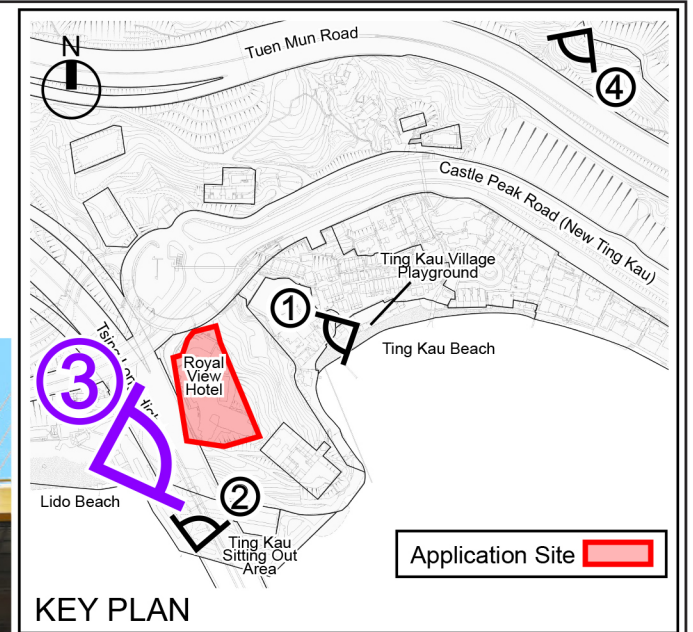
Proposed Scheme



Existing Condition



Proposed Scheme



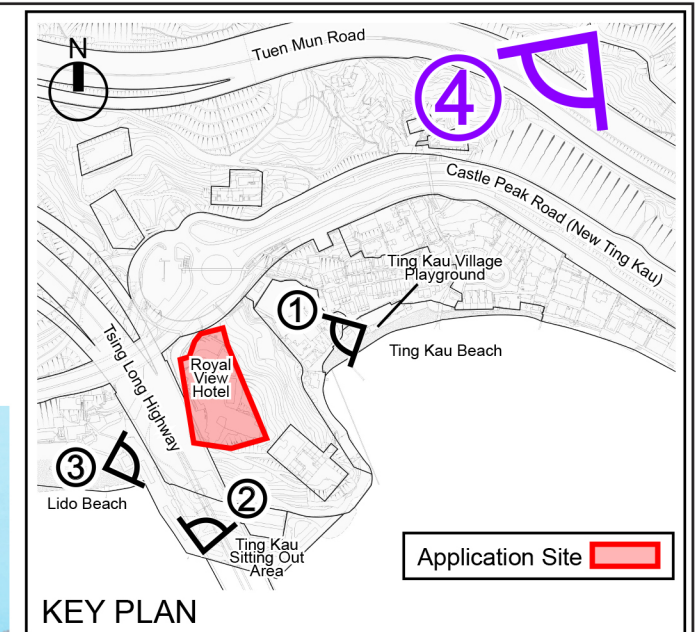
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Scale	Figure 4.3		



Existing Condition



Proposed Scheme



which all critical junctions are currently operating within capacity during AM and PM peak periods.

- J1: Castle Peak Road (Ting Kau) / Access Road to Application Site
- J2: Castle Peak Road (Ting Kau) / Access Road to Grand Riviera
- J3: Castle Peak Road (Ting Kau) / Ting Yat Road
- J4: Castle Peak Road (Ting Kau) / Castle Peak Road (New Ting Kau)

4.3.3 As the anticipated year of completion of the Proposed Redevelopment is 2028, 2031 is adopted as the design year in the TIA. Upon completion of the Proposed Redevelopment, all the critical junctions will operate with ample capacity in 2031. Therefore, the Proposed Redevelopment will be acceptable in traffic term.

4.3.4 Also, to cater for the public transport demand induced by the Proposed Redevelopment, it is proposed to enhance the services to provide additional three to four trips for GMB routes 96/96C/96M subject to further review and consideration by relevant government departments and/or stakeholders in detailed design stage.

4.4 Air Quality Considerations

4.4.1 A quantitative Air Quality Impact Assessment (AQIA) has been carried out for the Proposed Redevelopment to evaluate the acceptability of the Proposed Redevelopment in terms of air quality. Based on the assessment results, the predicted air quality pollutant concentration at all levels starting from the local ground level (1.5mAG) of the Proposed Redevelopment will comply with the relevant Air Quality Objectives.

4.4.2 Besides, the fresh air intake for the Proposed Redevelopment is recommended to be located at or above 1.5mAG. The contour plots show that there is no exceedance within the Application Site, therefore, the Proposed Redevelopment will be acceptable in air quality terms.

4.4.3 The AQIA Report is enclosed in **Appendix C**.

4.5 Environmental Considerations

4.5.1 In order to evaluate the acceptability of the Proposed Redevelopment in terms of road traffic noise and construction waste management, an Environmental Assessment (EA) has been prepared.

Road Traffic Noise

4.5.2 A road traffic Noise Impact Assessment (NIA) has been carried out for the Proposed Redevelopment. With provision of mitigation measures such as acoustic window (baffle type), acoustic balcony (baffle type), and fixed glazing with/without maintenance window, no exceedance is found. The Proposed Redevelopment would be acceptable in road traffic noise terms.

4.5.3 The EA Report is enclosed in **Appendix D**.

Waste Management

4.5.4 Due to the potential waste generated during the construction and operation phases of the Proposed Redevelopment, the waste management implications are assessed. Prior to considering the disposal options for various types of waste, opportunities for reducing waste generation, on-site or off-site reuse and recycling have been evaluated. Measures to be taken in the planning and design phase and construction phase for maximizing waste reduction have been considered. Practices to promote segregation of waste materials are also considered for enhancing waste management efficiency.

4.5.5 After considering the opportunities to reduce waste generation, as well as maximizing reuse, types and quantities of the waste required to be disposed, waste disposal method and appropriate mitigation measures have been proposed as detailed in the EA Report (**Appendix D** refers).

4.6 Drainage Considerations

4.6.1 Details of the Drainage Impact Assessment (DIA) are presented in **Appendix E**. The results of the DIA indicate that the Proposed Redevelopment is feasible from drainage perspective.

- 4.6.2 The paving conditions within the Application Site under the subject application are similar to the existing development. The runoff generated from the Proposed Redevelopment on the Application Site is also similar.
- 4.6.3 Assessment on existing public drainage system has been conducted, a segment of stormwater drain would operate close to its capacity and upgrading works by the applicant is proposed. With the proposed works, it is considered that the existing public drainage has adequate capacity to cater the runoff generated by the Proposed Redevelopment.
- 4.6.4 With implementation of the above proposed drainage measures and temporary drainage works, the Proposed Redevelopment at the Application Site would be acceptable from drainage perspective.

4.7 Sewerage Considerations

- 4.7.1 A Sewerage Impact Assessment (SIA) has been conducted to evaluate impacts on the local sewerage network induced by the Proposed Redevelopment. The details of the SIA are provided in **Appendix F**.
- 4.7.2 The Proposed Redevelopment lies within the catchment of Sham Tseng STW and is in the vicinity of the existing sewer near Castle Peak Road - Ting Kau. The estimated sewage to be generated from the Proposed Redevelopment is approximately 580.1 m³/day.
- 4.7.3 Based on the calculation, the sewage generated by the Proposed Redevelopment will be decreased when comparing with the sewage generated by current hotel development at the Application Site. It is anticipated that no significant impact or cumulative impact would be induced on the existing sewerage system as a result. The Proposed Redevelopment is considered acceptable in sewerage terms.

4.8 Geotechnical Considerations

- 4.8.1 To investigate the potential geotechnical issues related to the Proposed Redevelopment, a Geotechnical Planning Review Report (GPRR) has been prepared. Please refer to **Appendix G** for reference.
- 4.8.2 All structures, utilities, slopes and retaining walls affecting or being affected by the Proposed Redevelopment will be assessed, if necessary, upgrading works will be carried out in detailed design stage to ensure that the slopes and retaining walls will not be affected. It is therefore considered that the Proposed Redevelopment is geotechnically feasible.

5 PLANNING JUSTIFICATIONS

5.1 Compliance with the Planning Intention and Development Restrictions under the OZP

5.1.1 The Proposed Redevelopment complies with the restrictions on GFA and building height as required in the "R(B)2" zone of the OZP. In terms of GFA restrictions, the total GFA of the Proposed Redevelopment would not exceed the maximum permissible GFA of 29,400m², and the GFA of the proposed GIC facilities (i.e. a 60-place DE) would not be less than the minimum required GFA of 760m². In terms of building height restriction, no part of the structures of the Proposed Redevelopment would exceed the lowest soffit level of the Ting Kau Bridge (i.e. 77mPD) as stipulated under the "R(B)2" zone in the OZP.

5.1.2 The Proposed Redevelopment is also fully in line with the OZP's planning intention for the subject "R(B)2" zone. According to the Notes of the OZP, "R(B)2" zone is intended primarily for medium-density residential developments. **The proposed uses in the Proposed Redevelopment including 'Flat' and 'Social Welfare Facility' are all Column 1 uses, which are always permitted under the OZP.**

5.2 Brings Significant Enhancement in Layout of Social Welfare Facility

5.2.1 Under the Approved Scheme, several constraints in relation to the 60-place DE were identified as detailed in **Sections 3.2.2 to 3.2.7**. For instance, location of the 60-place DE was separated into 2/F and 5/F, which was less preferable and less convenient for the DE users. Layout of the 60-place DE was also constrained by the building bulk of the existing hotel, which was irregular in shape with existing floor plan and structural walls limiting the layout flexibility.

5.2.2 Under the Proposed Redevelopment, the 60-place DE will be located in a more convenient location on street level near the site entrance with exclusive vehicular drop-off directly outside the DE at street level separated from the residential portion. The DE will also be located on the same floor at street level in line with SWD requirement instead of splitting into two floors (i.e. 2/F and 5/F) under the Approved Scheme, which will have the merit of enhancing convenience and ease for the DE users.

5.2.3 Besides, in response to the comments from the Board members on the possibility of providing an open space for enjoyment of DE users, an open space adjacent to the DE will be opened for the enjoyment of DE users, which would not have been feasible under the Approved Scheme. Also, regular shape of floor plate with column structure under the Proposed Scheme instead of structural wall and linear corridor under the Approved Scheme could provide more flexibility and efficiency for layout design and space usage.

5.2.4 **Table 5.1** below summarizes the enhancement made to DE under the Proposed Redevelopment Scheme.

Table 5.1 – Enhancement of DE under Proposed Redevelopment Scheme

	Constraints of Approved Scheme	Merits of Proposed Redevelopment Scheme
DE Layout	<ul style="list-style-type: none"> DE separately located at 2/F & 5/F, access to the main area of the DE (5/F) through lift from lobby on 2/F is required, which is less convenient for elderly DE users 	<ul style="list-style-type: none"> DE located at street level of the development, with direct vehicular drop-off outside DE to enhance accessibility and convenience of DE users
	<ul style="list-style-type: none"> DE facilities separated into two floors with irregular shape due to structural walls of existing hotel 	<ul style="list-style-type: none"> DE facilities consolidated into a single floor with regular configuration which can promote efficient usage of floor space and be more convenient for DE users. The new layout design with adoption of structure columns provide greater flexibility for potential layout changes in future
	<ul style="list-style-type: none"> Open spaces are not near the DE, opportunity to open up for DE users' enjoyment is limited 	<ul style="list-style-type: none"> Open space provided adjoining DE for DE user's enjoyment

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

5.4 Proposed Redevelopment Addresses the Board's Previous Comments on Approved Scheme

5.4.1 During the consideration of the Approved Scheme under application No. Y/TWW/7 at the RNTPC Meeting held on 2.6.2022, several comments were received which related to the limitations of wholesale conversion (Section 2.2.2 above refers). The current Proposed Redevelopment Scheme can fully address the Board's comments, which is summarized in **Table 5.3** below:

Table 5.3 – Design Features of Proposed Redevelopment Scheme in Response to the Board's Previous Comments for Approved Scheme

	Board's Comments on the Approved Scheme	Proposed Redevelopment Scheme
Enhancement of DE	<ul style="list-style-type: none"> Whether the layout of DE could be enhanced; and Whether some private open space could be opened for DE users 	<ul style="list-style-type: none"> DE facilities have been consolidated in one single floor in line with SWD requirement and more regular in shape for efficient use of space and better navigation of DE users. Open space has been proposed outside DE for enjoyment of DE users.
Interface between Clubhouse and Residential Units Addressed	<ul style="list-style-type: none"> There might be potential interface problem between the clubhouse and residential units on the same floors (5/F and 6/F) 	<ul style="list-style-type: none"> Clubhouse and residential units have been segregated with no interface issue. Separate access to clubhouse facilities outside the residential floor is provided.
Improvements to Residential Layout	<ul style="list-style-type: none"> Interior design of existing hotel, such as long common corridor and small-sized flats, may not be the most preferred layout for future residents 	<ul style="list-style-type: none"> Standard and more preferable residential common corridor can be allowed through redevelopment. Without limitation of existing hotel configuration, the Proposed

		Redevelopment can offer residential units with variety of sizes to meet different market needs.
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5.5 Provides More Housing Supply upon Redevelopment at the Application Site

5.5.1 One of the main policy measures initiated by the Government recently is to increase land supply for housing uses. In response to the policy direction of the Government, the Proposed Redevelopment would help contribute a total of 674 nos. of units. The Proposed Redevelopment being technically feasible will allow greater flexibility to suit the needs of the market with the layout and structural constraints of the Approved Scheme eliminated.

5.6 Proposed Redevelopment being Feasible in Technical Terms

5.6.1 Technical assessments on traffic, environmental, drainage, sewerage and geotechnical aspects have been conducted to demonstrate the acceptability and sustainability of the Proposed Redevelopment. Visual and air ventilation aspects have also been taken into considerations. Therefore, the Proposed Redevelopment is considered acceptable in the aforementioned aspects.

6 CONCLUSION

- 6.1 This planning application is submitted to seek permission from the Board in support of the submission of layout plan for permitted flat and social welfare facility in "R(B)2" zone on the approved Tsuen Wan West OZP No. S/TWW/21 at the Application Site under S16 of the Ordinance.
- 6.2 The Proposed Redevelopment is supported by the following justifications:
- Compliance with the planning intention and development restrictions on GFA and building height as required in the "R(B)2" zone under the OZP. It should be highlighted that 'Flat' and 'Social Welfare Facility' are always permitted uses under this "R(B)2" zone;
 - Significant enhancement in the layout of social welfare facility including:
 - Improved accessibility with DE facilities consolidated in a single floor in line with SWD's requirement and located on street level with convenient access;
 - Provision of open space for DE users;
 - Provision of more regular configuration for better efficiency of space usage;
 - Other design merits of the redevelopment including:
 - Provision of building separation for visual and air permeability;
 - Provision of accessible and well-designed roof garden for enjoyment of future residents;
 - Enhanced design flexibility for better building layout for residential development;
 - Fully address the design-related comments of the Board on the Approved Scheme including:
 - Enhancement of DE's layout with provision of open space for DE users;
 - Potential interface issue between clubhouse and residential units addressed;
 - Enhancements in residential layout;
 - Contribution of 674 nos. of housing units through redevelopment to address the acute private housing demand; and
 - Various technical assessments conducted have concluded that the Proposed Redevelopment will be feasible in traffic, air quality, environmental, drainage, sewerage and geotechnical terms. Visual and air ventilation

aspects have also been taken into considerations.

- 6.3 In light of the justifications presented in this Planning Statement, the Board is cordially invited to consider this planning application favourably.