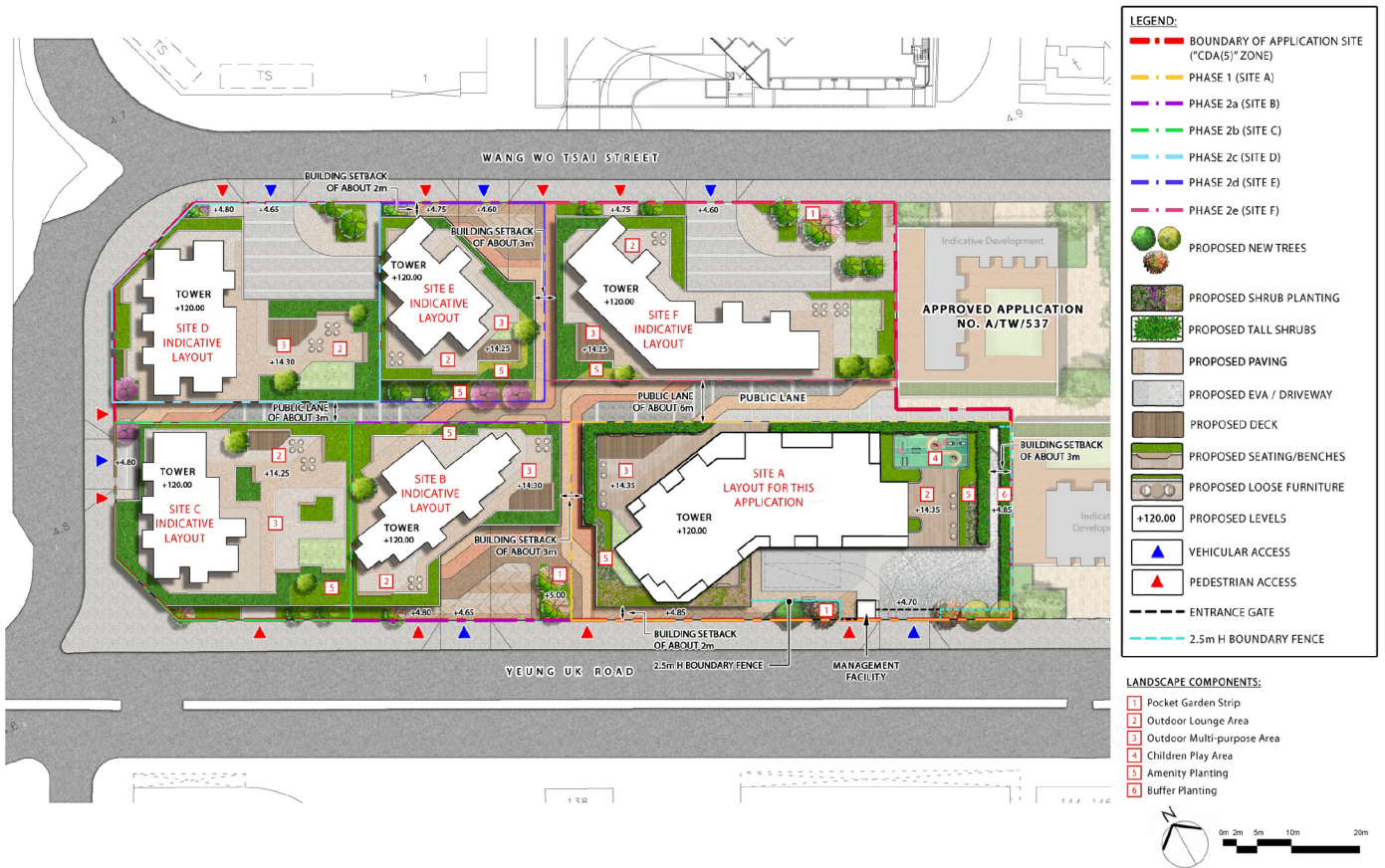


Proposed Comprehensive Residential Development with
 Commercial Uses and Social Welfare Facility and
 Minor Relaxation of Maximum Plot Ratio and
 Building Height Restrictions in
 “Comprehensive Development Area (5)” Zone at
 Yeung Uk Road / Kwu Hang Road / Wang Wo Tsai Street, Tsuen Wan



**llewelyn
 davies**

In association with

Axxa Group Limited

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Ramboll Hong kong Limited

March 2025

TABLE OF CONTENTS

	<i>Page</i>
Executive Summary	ES1
中文摘要	ES4
1 INTRODUCTION.....	1
1.1 Background	1
1.2 Purpose of Submission	2
1.3 Report Structure	3
2 SITE AND SURROUNDING CONTEXTS	4
2.1 Site Context.....	4
2.2 Surrounding Context.....	5
2.3 Planning and Development Context.....	7
2.4 Land Status	10
3 INDICATIVE DEVELOPMENT PROPOSAL	12
3.1 Indicative Master Layout Plan and Development Schedule.....	12
3.2 Landscape Design Proposal	18
3.3 Traffic Arrangement – Access Arrangement	18
3.4 Car parking and Loading/Unloading Facilities	19
3.5 Implementation	19
4 TECHNICAL CONSIDERATIONS	20
4.1 Visual Considerations	20
4.2 Traffic Considerations.....	20
4.3 Environmental Considerations	21
4.4 Air Ventilation Considerations.....	21
4.5 Drainage and Sewerage Considerations.....	22
5 DEVELOPMENT JUSTIFICATIONS AND PLANNING GAINS.....	23
5.1 Proposed Development Conforms to Planning Intention of Subject “CDA(5)” Zone	23

5.2	Proposed Development Serves as a Catalyst for Early Redevelopment of the “CDA(5)” Zone	23
5.3	Proposed Minor Relaxation of PR Restriction in Line with Government’s Policy in Increasing Housing Supply	24
5.4	Proposed Development is Compatible with Existing and Future Surrounding Context	24
5.5	Social Welfare Facility Provided in Site A to Meet the Needs of Social Welfare Services in Tsuen Wan District	26
5.6	Retail Facilities Provided to Enhance Street Vibrancy along Yeung Uk Road ..	26
5.7	Pedestrian Passageway Provided to Enhance North-South Connectivity	27
5.8	Comply with the Criteria for Consideration of Planning Applications for Minor Relaxation of Building Height Restriction	27
5.9	Phased Development Approach to Facilitate Early Implementation of the Proposed Development	28
5.10	Technically Feasible as confirmed by Technical Assessments Conducted for the Subject “CDA(5)” Zone	30
6	CONCLUSION	31

List of Tables

	<i>Page</i>
3.1 Indicative Development Schedule	13
3.2 Proposed Car Parking and Loading/Unloading Provisions	18

List of Figures

	<i>Following Page</i>
1.1 Extract of Draft Tsuen Wan Outline Zoning Plan No. S/TW/38	1
2.1 Location Plan	4
2.2 Site and Surrounding Context	4
2.3 Similar Approved Applications	8
2.4 Landholding Plan	10
3.1 Indicative Master Layout Plan	15
3.2 Indicative Section Plan (A-A)	15
3.3 Indicative Section Plan (B-B)	15
3.4 Indicative Basement Plan of Site A	15
3.5 Indicative G/F Plan of Site A	15
3.6 Indicative 1/F Plan of Site A	15
3.7 Indicative 2/F Plan of Site A	15
3.8 Enhanced North-South Pedestrian Connectivity	16
3.9 Artist’s Impression Viewing from Yeung Uk Road towards Site A	16
3.10 Illustrative Diagram for Indicative Building Setbacks and Separations	17
3.11 Indicative Landscape Master Plan (Overall)	18
3.12 Indicative Landscape Master Plan (Site A Only)	18

List of Appendices

Appendix A	Extract of Draft Tsuen Wan Outline Zoning Plan No. S/TW/38
Appendix B	Landscape Master Plan
Appendix C	Visual Impact Assessment
Appendix D	Traffic Impact Assessment
Appendix E	Environmental Assessment
Appendix F	Air Ventilation Assessment – Expert Evaluation
Appendix G	Drainage and Sewerage Impact Assessment

EXECUTIVE SUMMARY

1. INTRODUCTION

This planning application is submitted to seek permission from the Town Planning Board (the Board) in support of a proposed comprehensive residential development with commercial uses and social welfare facility and minor relaxation of maximum plot ratio (PR) and building height restrictions (the Proposed Development) in “Comprehensive Development Area (5)” (“CDA(5)”) zone at Lots 459 RP, 461, 469, 475 and 476 in D.D. 443, TWTL 11 and adjoining Government land, Tsuen Wan (the Application Site) under Section 16 of the Town Planning Ordinance (CAP. 131).

According to the Notes of the draft Tsuen Wan Outline Zoning Plan (OZP) S/TW/38, the “CDA(5)” zone is intended for comprehensive development/redevelopment of the area primarily for residential use with the provision of commercial facilities, open space and other supporting facilities. As such, the Applicant proposes to follow the planning intention and develop the Application Site for residential use with commercial and social welfare facility provision.

2. INDICATIVE DEVELOPMENT PROPOSAL

The Application Site has a total area of about 7,353m² and can be further divided into six development sites based on the land ownership pattern, with Site A being under the Applicant’s sole ownership and Sites B, C, D, E and F under multiple private ownerships. The Applicant proposes to comprehensively redevelop the Application Site under a phased development approach given the multiple ownerships involved for the whole “CDA(5)” site.

The Proposed Development comprises six residential buildings of not more than 32 storeys (above 1 storey of basement car park) with a maximum building height of not more than 120mPD. As agreed with Social Welfare Department, to meet the needs of social welfare services in Tsuen Wan District, a Social Work Service Team for Pre-primary Institutions (SWSPPI) is proposed on the Ground Floor of Site A. Retail facilities are also proposed on the Ground Floors of Sites A to C which abut to Yeung Uk Road to enhance street vibrancy. In addition, to enhance the north-south pedestrian connectivity across the subject “CDA(5)” zone and nearby CDA zones, a pedestrian passageway to be managed and maintained by respective lot owners in future, but accessible by the public, will be provided by setting back the boundary fence walls on both sides between Sites A and B, and between Sites E and F. This will help link up Yeung Uk Road and Wang Wo Tsai Street to form a better pedestrian network together with the existing public lanes in

this locality.

To optimise the development potential of the Application Site and to accommodate the aforementioned facilities, the Proposed Development includes minor relaxation of the total PR restriction from 5.0, to a domestic PR of 6.0 (at all development sites) plus a non-domestic PR of 0.25 (at Site A only, which includes both commercial uses and social welfare facility) / 0.15 (at Sites B and C only, which include commercial uses), and minor relaxation of the building height restriction from 100mPD to 120mPD (at all development sites).

3. DEVELOPMENT JUSTIFICATIONS AND PLANNING MERITS

Major development justifications and planning merits in support of the Proposed Development are listed as follows:

- The Proposed Development conforms to the planning intention of the subject “CDA(5)” zone for redevelopment for residential use with commercial and social welfare facility provision;
- The Proposed Development could serve as the catalyst for future redevelopments in the “CDA(5)” zone;
- The Proposed Development with minor relaxation of PR restriction is in line with the current strategic policy to increase housing supply upon completion;
- The Proposed Development, after minor relaxation of PR and building height restrictions, is fully compatible with the existing and future surrounding context in terms of land uses, development intensity and building height profile;
- A social welfare facility (i.e. the SWSPPI) is proposed at Site A to meet the needs of social welfare services in Tsuen Wan District;
- Retail facilities proposed on the Ground Floors of Sites A to C abutting Yeung Uk Road could enhance the street vibrancy;
- Pedestrian passageway accessible by the public provided by setting back of the boundary fence walls on both sides between Sites A and B, and between Sites E and F, could enhance the pedestrian connectivity in the area;

- The Proposed Development complies with the criteria for consideration of planning applications for minor relaxation of building height restriction as set out in the relevant OZP’s Explanatory Statement;
- The phased development approach adopted for the Proposed Development fulfils the relevant requirements of the TPB Guidelines, and could facilitate early implementation of development of the subject “CDA(5)” zone; and
- Relevant technical assessments on visual, traffic, environmental, air ventilation, drainage and sewerage aspects have demonstrated that the Proposed Development, with minor relaxation of PR and building height restrictions, would be acceptable in technical terms.

In light of the supporting justifications presented in this Planning Statement, the Board is cordially invited to consider the Proposed Development 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。)

1. 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(城規會)遞交規劃申請，於位於荃灣丈量約份第 443 約地段第 459 號餘段、第 461 號、第 469 號、第 475 號和第 476 號，荃灣市地段第 11 號及毗連政府土地(申請地盤)的「綜合發展區(5)」內，擬議作綜合分層住宅發展暨商業及社福設施，並要求略為放寬最高地積比率及建築物高度限制(擬議發展)。

根據荃灣分區計劃大綱草圖 S/TW/38 的註釋，「綜合發展區(5)」地帶的規劃意向主要是把涵蓋範圍綜合發展 / 重建主要作住宅用途，並提供商業設施、休憩用地和其他配套設施。申請人因此建議依循規劃意向並重建申請地盤作住宅用途及附有商業和社福設施。

2. 發展計劃概覽

申請地盤的面積約 7,353 平方米，並根據土地擁有權的分布進一步分為六個發展地盤。當中地盤 A 由申請人單獨擁有，而地盤 B、C、D、E 及 F 則業權分散，並由其他私人業權人擁有。基於申請地盤的業權分散，申請人建議透過分期發展模式為整個「綜合發展區(5)」地帶進行重建計劃。

擬議發展將興建 6 座樓高不多於 32 層(建於一層地庫停車場以上)的住宅大樓，最高建築物高度為不超過主水平基準以上 120 米。為配合荃灣區對社福服務的需要，申請人經諮詢社會福利署後擬議在地盤 A 地面層設置一所社福設施，以容納學前社工隊服務。申請人亦擬議於面向楊屋道的地盤 A 至 C 的地面層，提供零售設施以增強楊屋道的沿街道活力。另外，為增強橫跨此「綜合發展區(5)」地帶的南北向行人連接性，申請人建議透過將位於地盤 A 與地盤 B 之間、以及地盤 E 與地盤 F 之間兩側的邊界圍牆後移，以開設一條將來由各業權人負責管理和維修的行人通道，供公眾使用。此舉將有助連繫楊屋道和橫窩仔街，與現時區內的公眾後巷形成更便利的行人網絡。

為善用申請地盤的發展潛力及容納上述建議的設施，申請人擬議將最高地積比率限制由 5.0 倍，略為放寬至住用地積比率 6.0 倍(適用於所有發展地盤)，以及非住用地積比率 0.25 倍(只限於設有零售及社福設施的地盤 A) / 0.15 倍(只限於設有零售設施的地盤 B 及 C)，並將最高建築物高度限制由主水平基準以上 100 米略為放寬至主水平基準以上 120 米(適用於所有發展地盤)。

3. 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規劃增益：

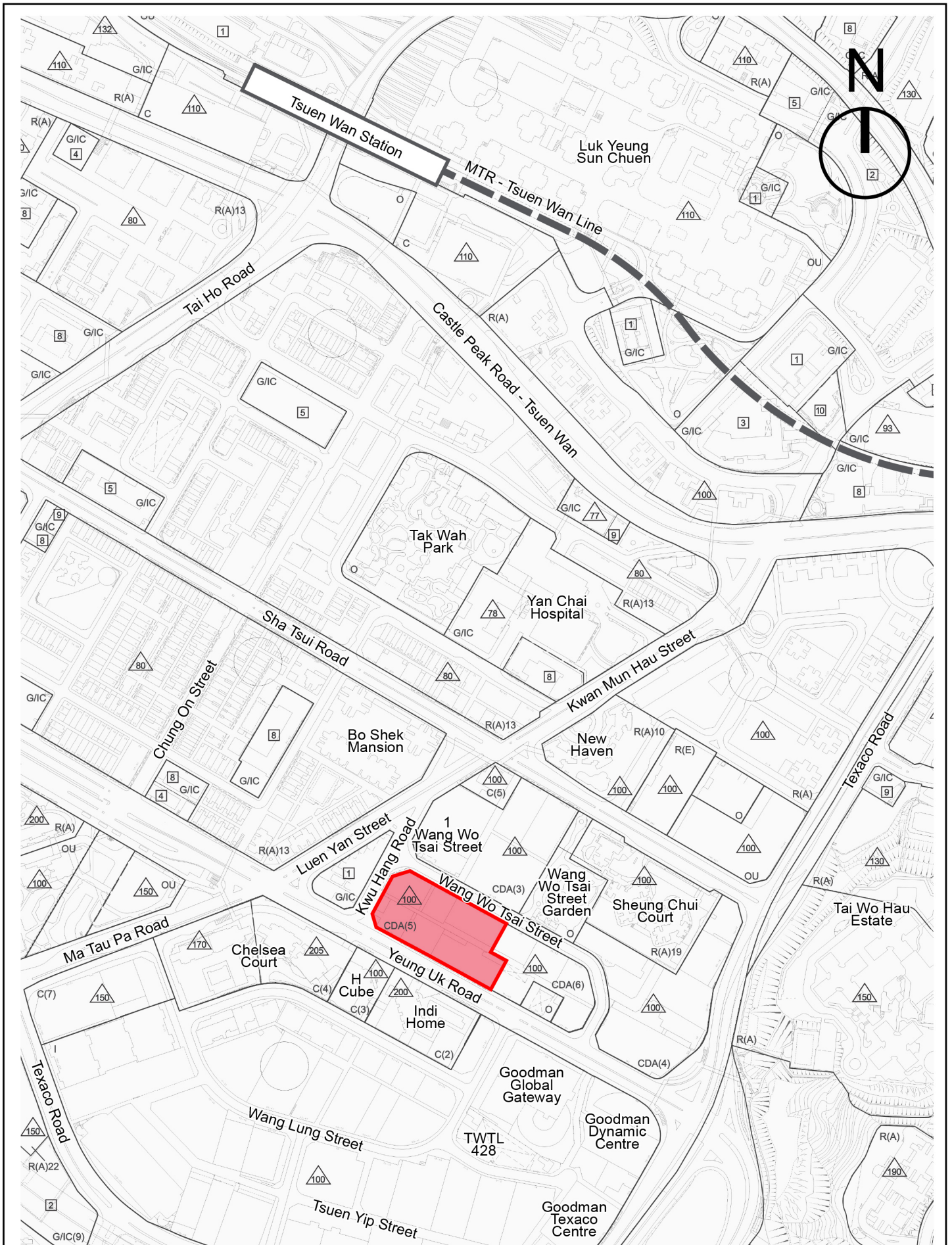
- 擬議發展符合有關「綜合發展區(5)」地帶重建作住宅用途連商業和社福設施的規劃意向；
- 擬議發展能作「綜合發展區(5)」地帶重建的催化劑；
- 略為放寬擬議發展的地積比率，切合政府現行增加房屋供應的政策，以增加住宅單位的供應；
- 略為放寬地積比率及建築物高度限制後，擬議發展於土地用途、發展密度和建築物高度輪廓方面，與周邊現有及未來發展完全互相融合；
- 擬議發展在地盤 A 設有社福設施(容納學前社工隊服務)，以滿足荃灣區的社福服務需要；
- 擬議在地盤 A、B 及 C 的地面層，沿楊屋道設立的零售設施能夠增強該區的街道活力；
- 透過將位於地盤 A 與地盤 B 之間、以及地盤 E 與地盤 F 之間兩側的邊界圍牆後移，而開設一條將來開放予公眾使用的行人通道，可利便當區的行人連接；
- 擬議發展合乎分區計劃大綱圖說明書中有關放寬建築物高度限制的要求；
- 擬議發展採用的分期發展模式，符合城規會指引的相關要求，並可以促進此「綜合發展區(5)」地帶的早日發展；及
- 根據視覺、交通、環境、空氣流通、排水和排污方面進行的相關技術評估，擬議發展在略為放寬地積比率和高度限制後，在各技術層面方面均是可行的。

基於以上的發展理據，現懇請城規會能對是次規劃申請予以贊同。

1 Introduction

1.1 Background

- 1.1.1 This planning application is submitted to seek permission from the Town Planning Board (the Board) in support of a proposed comprehensive residential development with commercial uses and social welfare facility and minor relaxation of maximum plot ratio (PR) and building height restrictions (the Proposed Development) at Lots 459 RP, 461, 469, 475 and 476 in D.D. 443, TWTL 11 and adjoining Government land, Tsuen Wan (the Application Site) under Section 16 (S16) of the Town Planning Ordinance (the Ordinance) (CAP. 131).
- 1.1.2 The Application Site falls within “Comprehensive Development Area (5)” (“CDA(5)”) zone on the draft Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/38 (the draft OZP) (**Figure 1.1** refers). According to the Notes of the draft OZP (see **Appendix A**), the “CDA(5)” zone is intended for comprehensive development/redevelopment of the area primarily for residential use with the provision of commercial facilities, open space and other supporting facilities.
- 1.1.3 The Application Site is currently occupied by six industrial buildings. Based on the land ownership pattern, the Application Site can be further divided into six development sites, with Site A under the Applicant’s sole ownership and Sites B, C, D, E and F under other separate private ownerships.



 Application Site

0 200m



Title
 Extract of the Approved Tsuen Wan Outline Zoning
 Plan No. S/TW/38

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1.2 Purpose of Submission

- 1.2.1 In line with the planning intention of the “CDA(5)” zone, the Applicant intends to redevelop the Application Site for residential use with commercial uses and social welfare facility.
- 1.2.2 According to the Notes of the draft OZP (see **Appendix A**), ‘Flat’, ‘Shop and Services’ and ‘Social Welfare Facility’ are Column 2 uses under the “CDA(5)” zone, which may be permitted with or without conditions on application to the Board. Furthermore, development/redevelopment at the “CDA(5)” zone is subject to a total maximum PR of 5.0 (of which 4.5 shall be for domestic use at minimum) and a maximum building height of 100mPD. Based on the individual merits of a development/redevelopment proposal, minor relaxation of the said PR/building height restriction may be considered by the Board under S16 of the Ordinance.
- 1.2.3 Given the multiple ownership within the Application Site, the Applicant intends to adopt a phased development approach for the redevelopment of the Application Site. Site A (which is under the sole ownership of the Applicant) will be under Phase 1 and implemented first to expedite the provision of housing units and demonstrate the Applicant’s genuine intention in materializing the “CDA(5)” zone’s planning intention for redeveloping the area for residential use with commercial uses and social welfare facility.
- 1.2.4 To maximize the development potential of the Application Site, the Applicant also proposes the minor relaxation of maximum domestic PR (from 5.0 to 6.0) and building height restriction (from 100mPD to 120mPD) by 20% throughout the six development sites. A non-domestic PR of 0.15 is proposed in Sites A to C to incorporate street front retail facilities along Yeung Uk Road, and a non-domestic PR of 0.10 is further proposed in Site A to accommodate a Social Work Service Team for Pre-primary Institutions (SWSPPI) to meet the needs for social welfare services in Tsuen Wan District.
- 1.2.5 As compared with the OZP permissible development intensity, the proposed minor relaxation of maximum PR and building height restriction could facilitate the provision of 886 residential units in total to contribute to more housing supply in the Application Site.

1.2.6 It should be noted that the schemes developed for Sites B to F are notional and for technical assessment and demonstration purposes only. The implementation of these sites under the phased development approach will be subject to the redevelopment intention and programme of respective owners in the future.

1.3 Report Structure

1.3.1 This planning statement includes the following sections:

Section 2: describes and analyses the Application Site, its surroundings and planning context, and reports the land status of the Application Site;

Section 3: depicts the indicative development proposal and the proposed design merits;

Section 4: summarise the key findings of various technical assessments on visual, traffic, drainage, sewage and environmental aspects;

Section 5: highlights the planning merits and development justifications for the Proposed Development; and

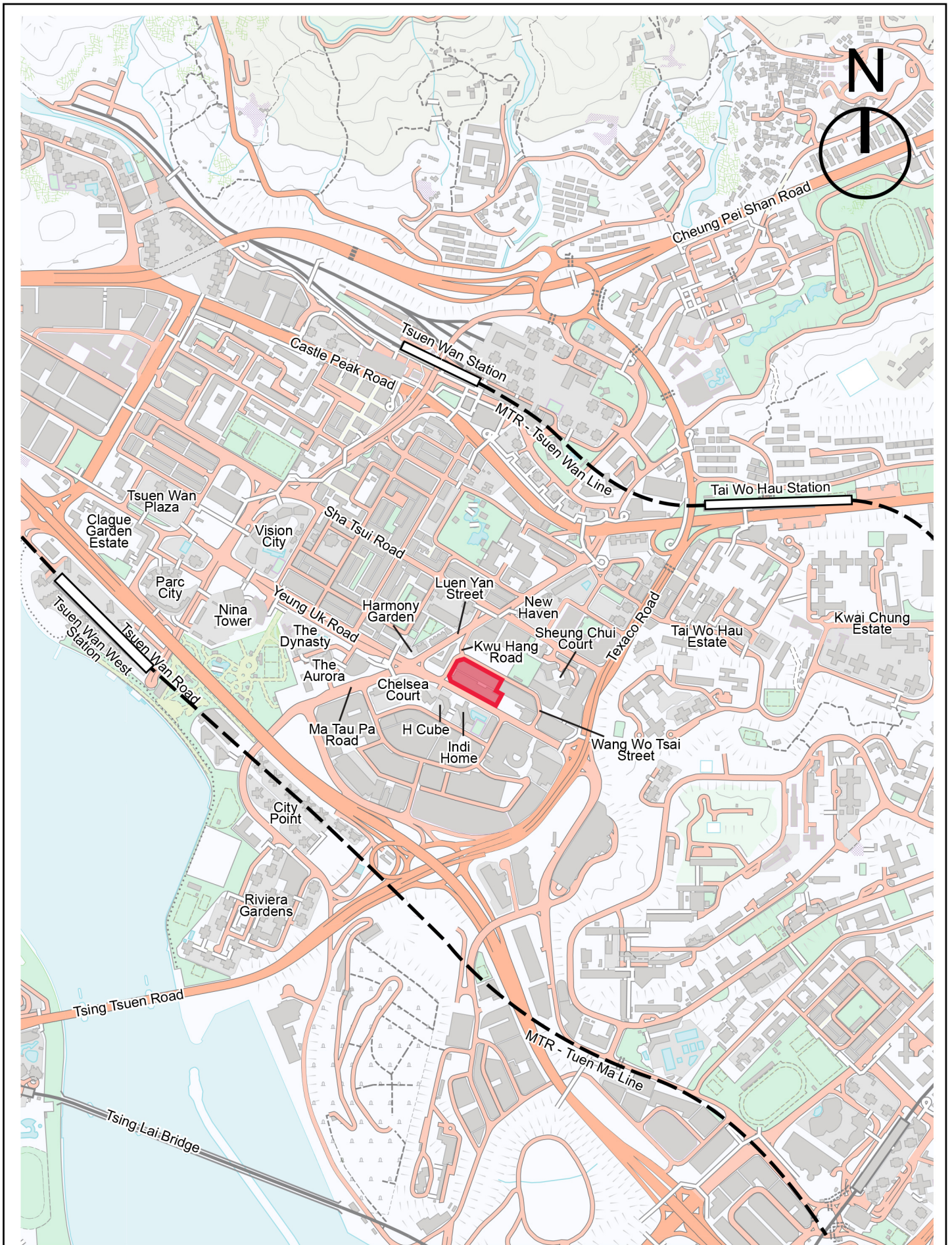
Section 6: concludes the planning statement.

1.3.2 Detailed technical assessments and other supplementary information are attached in **Appendices B to F**.

2 SITE AND SURROUNDING CONTEXTS

2.1 Site Context

- 2.1.1 The Application Site is located to the southeast of the existing Tsuen Wan Town Centre (**Figure 2.1** refers), comprising Lots 459 RP, 461, 469, 475 and 476 in D.D. 443 and TWTL 11 along with the adjoining Government land in the form of a back lane sandwiched in between the lots. It abuts Yeung Uk Road to the south, Kwu Hang Road to the west and Wang Wo Tsai Street to the north.
- 2.1.2 Covering a total site area of about 7,353m², the Application Site falls within an area zoned “CDA(5)” on the draft OZP (**Figure 1.1** refers). Based on the ownership pattern, the Application Site can be further divided into Sites A, B, C, D, E and F. Currently, the Application Site is occupied by six industrial buildings, namely Jumbo iAdvantage (Site A), Wing Wah Industrial Building (Site B), Shui Cheong Industrial Building (Site C), Wing Kwai Factory Building (Site D), Wing Yu Factory Building (Site E) and Sunwise Industrial Building (Site F). Other than Sunwise Industrial Building (26 storeys; 32 years), the other five industrial buildings have similar building heights (6 to 12 storeys) and ages (50 to 58 years) (**Figure 2.2** refers). In between the development sites, there is a back lane connecting Kwu Hang Road to the west and Wang Wo Tsai Street to the east.
- 2.1.3 The Application Site is well served by public transport including buses and green mini-buses, which are routed along Yeung Uk Road, Luen Yan Street and Sha Tsui Road and connect the Application Site to the surrounding urban areas. The Application Site is also only about 15 minutes walking distance away from Tsuen Wan, Tai Wo Hau and Tsuen Wan West MTR Stations.



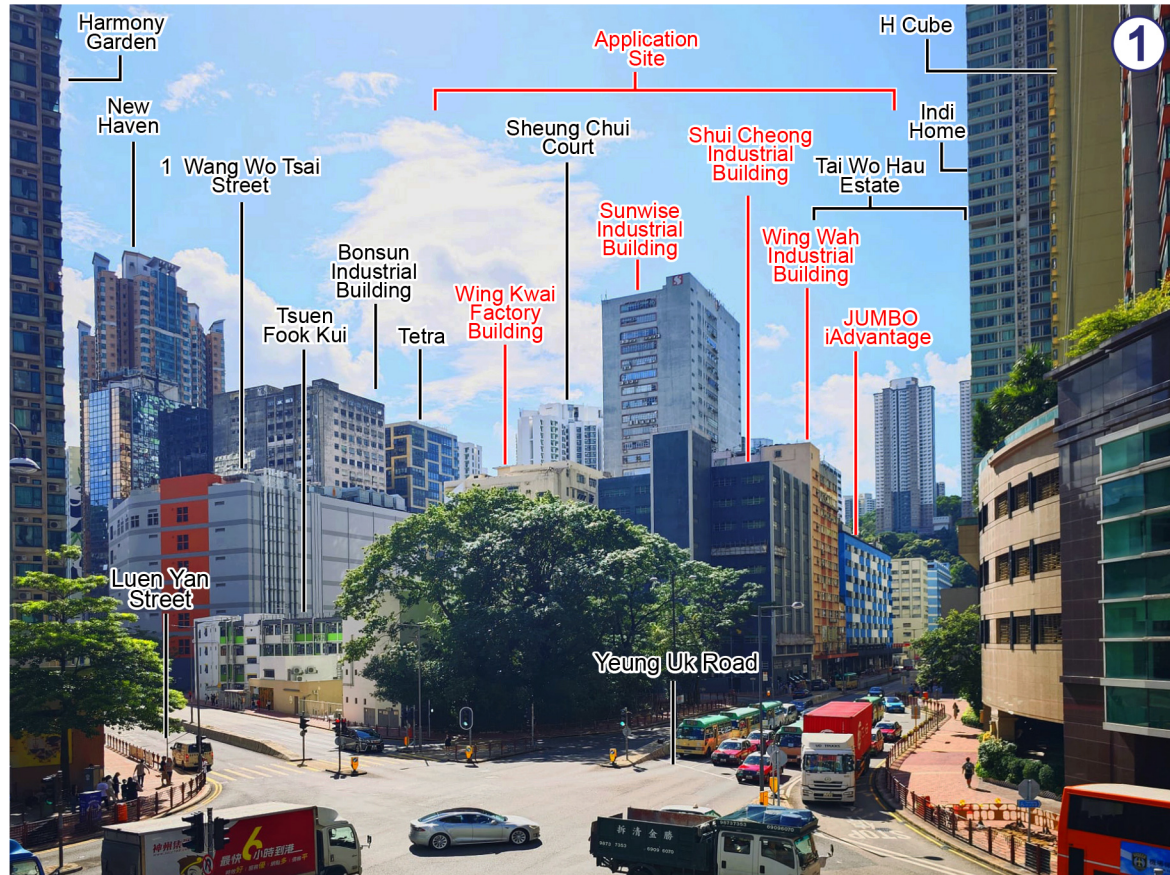
Application Site

0 400m

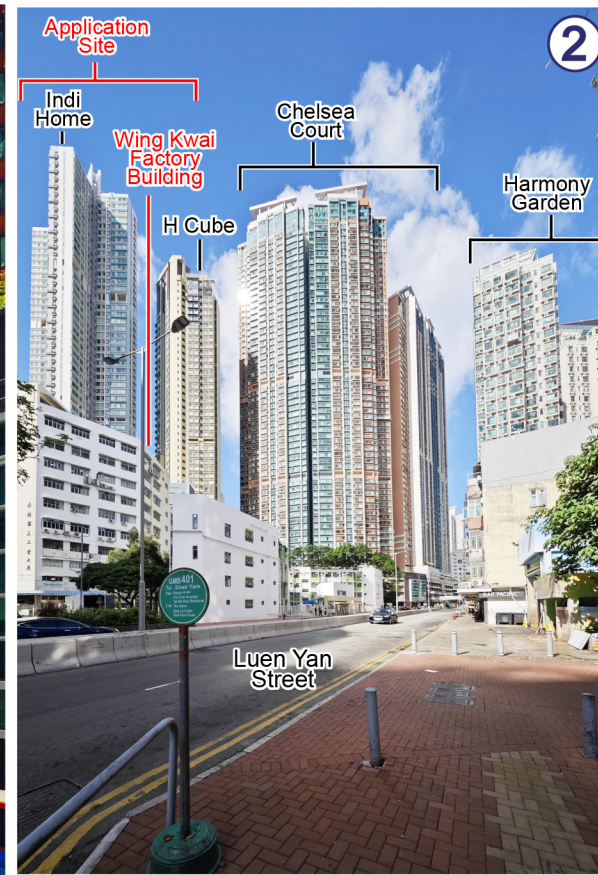


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Location Plan

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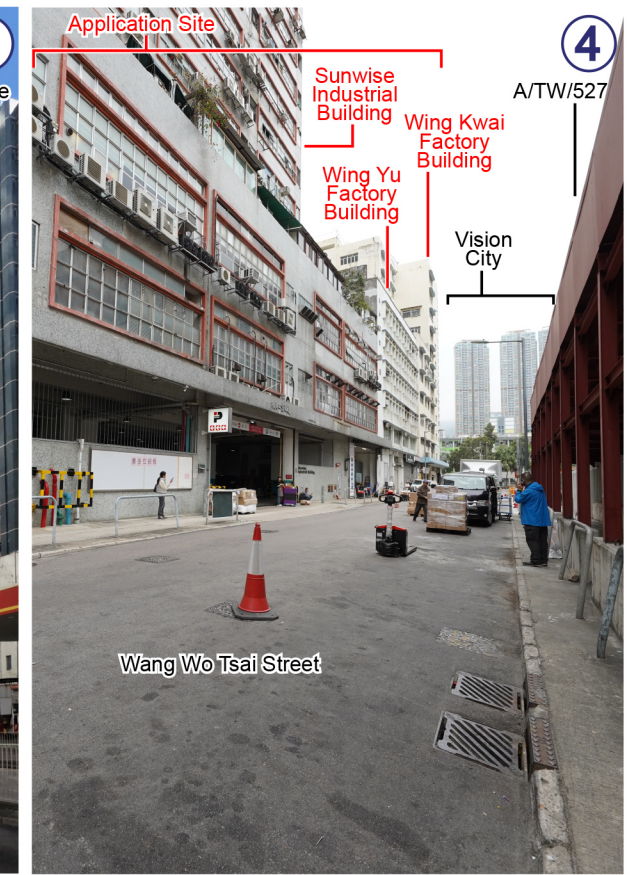
The vicinity of the Application Site is mainly occupied by industrial buildings and residential developments



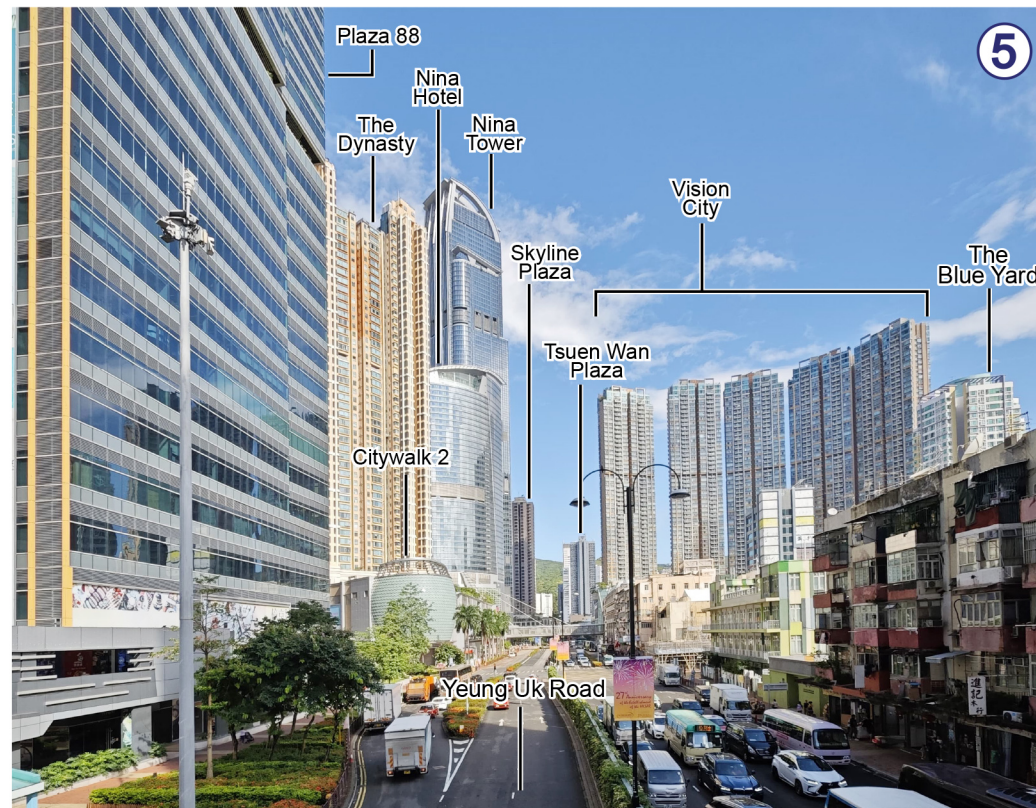
The high-rise residential developments nearby the Application Site



The existing industrial buildings at the Application Site viewing from Yeung Uk Road



The existing industrial buildings at the Application Site viewing from Wang Wo Tsai Street



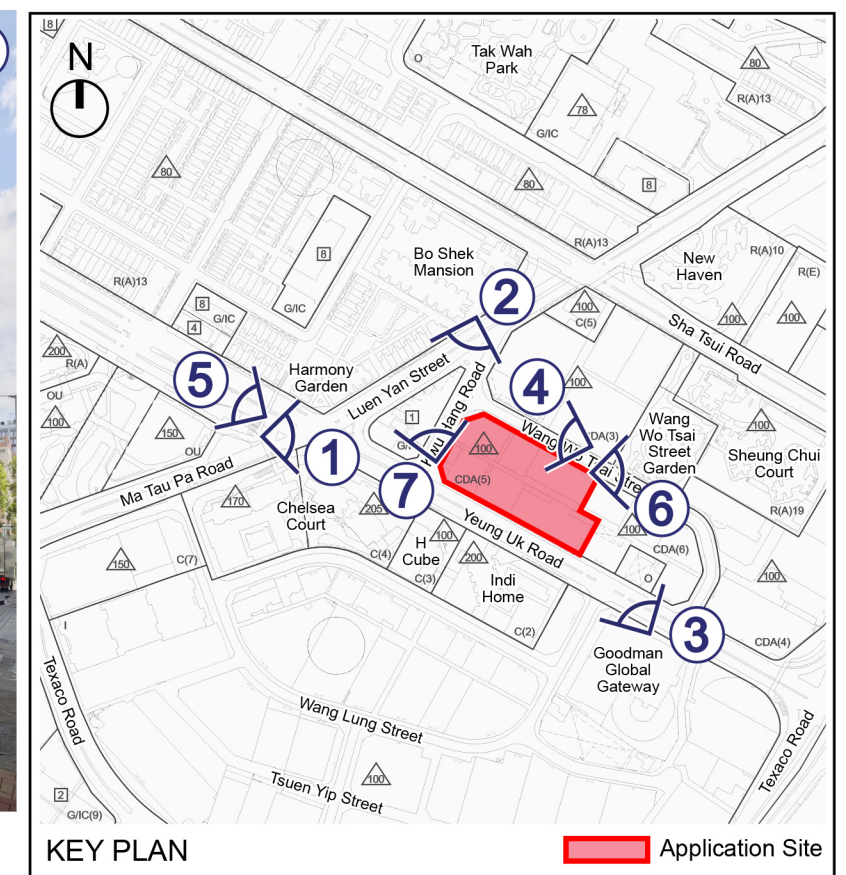
The high-rise residential developments close to Application Site at Yeung Uk Road



The existing industrial development and HOS "Sheung Chui Court" at Wang Wo Tsai Street



The Transitional Housing "Tsuen Fook Kui" and HOS "Bo Shek Mansion"



2.2 Surrounding Context

- 2.2.1 The Application Site is situated in an area which is currently primarily industrial in character but have been undergoing transformation into a residential neighbourhood since the designation of various “CDA” sub-zones in 2010.
- 2.2.2 Specifically, the “CDA(3)” zone to the north of the Application Site across Wang Wo Tsai Street has been subject to several approved S16 applications for comprehensive residential development. According to the latest approved S16 application (no. A/TW/527), the “CDA(3)” zone will be redeveloped into five 31-storey residential buildings with PR of not more than 6.1 (including domestic PR of 6.0 and non-domestic PR of 0.1) and maximum building height of 120mPD, providing 1,330 flats in total. The construction within the “CDA(3)” zone is currently underway.
- 2.2.3 Similarly, the “CDA(6)” zone to the immediate east of the Application Site is the subject of another approved S16 application (no. A/TW/537) for comprehensive residential development. The proposal is to redevelop the “CDA(6)” zone into four 33-storey residential buildings with PR of about 6.1 (including domestic PR of 6.0 and non-domestic PR of 0.1) and maximum building height of 120mPD, providing 629 flats in total.
- 2.2.4 To the northeast of the Application Site are the Wang Wo Tsai Street Garden and a Home Ownership Scheme (HOS) development named Sheung Chui Court, which was redeveloped from the ex-Tai Wo Hau Factory Estate under the then “CDA(2)” zone and completed in 2017. Sheung Chui Court includes 962 flats in three residential blocks with 29 – 38 storeys (about 91.6 – 116.5mPD) whilst Wang Wo Tsai Street Garden acts as a local open space with the provision of recreational facilities for the residents in the surroundings.
- 2.2.5 To the south and southwest of the Application Site across Yeung Uk Road are a few service apartment developments, including Indi Home, H Cube and Chelsea Court. These developments are within various “Commercial” sub-zones subjecting to building height restrictions of 165 – 205mPD, with retail uses on the ground and/or second floor. To the further south is an area zoned “Industrial” (“I”).

2.2.6 An area to the west of the Application Site is currently used for the transitional housing development Tsuen Fook Kui. The existing Tsuen Wan town centre, which is predominantly residential in character intermixed with large scale shopping malls (e.g. Plaza88 and Citywalk 2) along Yeung Uk Road as well as Government, Institution and Community (GIC) uses, is to the further northwest of the Application Site across Luen Yan Street / Ma Tau Pa Road.

2.2.7 **Figure 2.2** shows the site and surrounding contexts of the Application Site.

2.3 Planning and Development Context

Strategic Planning Context

Policy Address to Boost Housing Supply

- 2.3.1 In the *2021 Policy Address*, the Government has reiterated the need for a sustainable land supply to address the housing problem in Hong Kong. In this regard, the Government would continue to follow the multi-pronged land supply strategy as recommended by the Task Force on Land Supply (TFLS).

Task Force on Land Supply - Increasing Development Intensity for Housing Supply

- 2.3.2 In December 2018, the final report *Striving for Multi-pronged Land Supply* by TFLS presented a set of recommendations on land supply strategy and feasible options which have since been fully endorsed by the Government. In the report, a multi-pronged approach through the concurrent implementation of various land supply options was recommended to expand and diversify the sources of supply in order to ensure a sustained and steady stream of land resources and meet the needs of different land uses. TFLS was also with the view that no short-to-medium option should be given up so as to fulfil different requirements for land in different periods of time.
- 2.3.3 In particular, TFLS identified that increasing development intensity for housing sites was one of the measures which should be continued by the Government. As announced in the *2014 Policy Address*, the maximum domestic PR that can be allowed for housing sites located in Density Zones of the Main Urban Areas (except for the north of Hong Kong Island and Kowloon Peninsula) could be raised generally by 20% subject to approval from the Board.
- 2.3.4 Echoes with the public consensus and TFLS’s recommendations to provide more land supply by different means, the Proposed Development to minor relax the permissible PR and building height restriction could contribute to addressing the housing demand promptly by increasing the number of flats provided.

Local Planning Context

Draft Tsuen Wan OZP No. S/TW/38

2.3.5 The Application Site falls within an area zoned “CDA(5)” on the draft Tsuen Wan OZP No. S/TW/38. According to the Notes of the draft OZP, the zone is intended for comprehensive development/redevelopment of the area primarily for residential use with the provision of commercial facilities, open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure, visual impact, air ventilation and other constraints.

2.3.6 As stipulated under the Notes, the Application Site is subject to a maximum PR of 5.0 (of which a minimum PR of 4.5 shall be for domestic uses) and a maximum building height of 100mPD. Ancillary car parking should be provided in the basement. Based on the individual merits of a development/redevelopment proposal, minor relaxation of PR/building height restrictions may be considered by the Board on application under S16 of the Ordinance.

Similar Approved Applications

2.3.7 There are three similar approved applications (Nos. A/TW/451, 527 and 537) for minor relaxation of maximum PR and building height restrictions for proposed comprehensive residential developments within the “CDA” zones on the Tsuen Wan OZP (**Figure 2.3** refers).

2.3.8 Application No. A/TW/451 was submitted for a HOS development (currently developed as Sheung Chui Court) incorporated with a Day Care Centre for the Elderly in the then “CDA(2)” zone to the northeast of the Application Site. The PR of the “CDA(2)” site was proposed to be relaxed from 5.0 to 5.5 (10% increase; including domestic PR of 5.39 and non-domestic PR of 0.11), and the building heights from 100mPD to 118mPD (18% increase). The application was approved on 16.8.2013 on the grounds that it would help meet the community’s imminent demand for housing, and no adverse impact was anticipated for the area and Tsuen Wan as a whole.



Legend

Application Site

Approved Applications

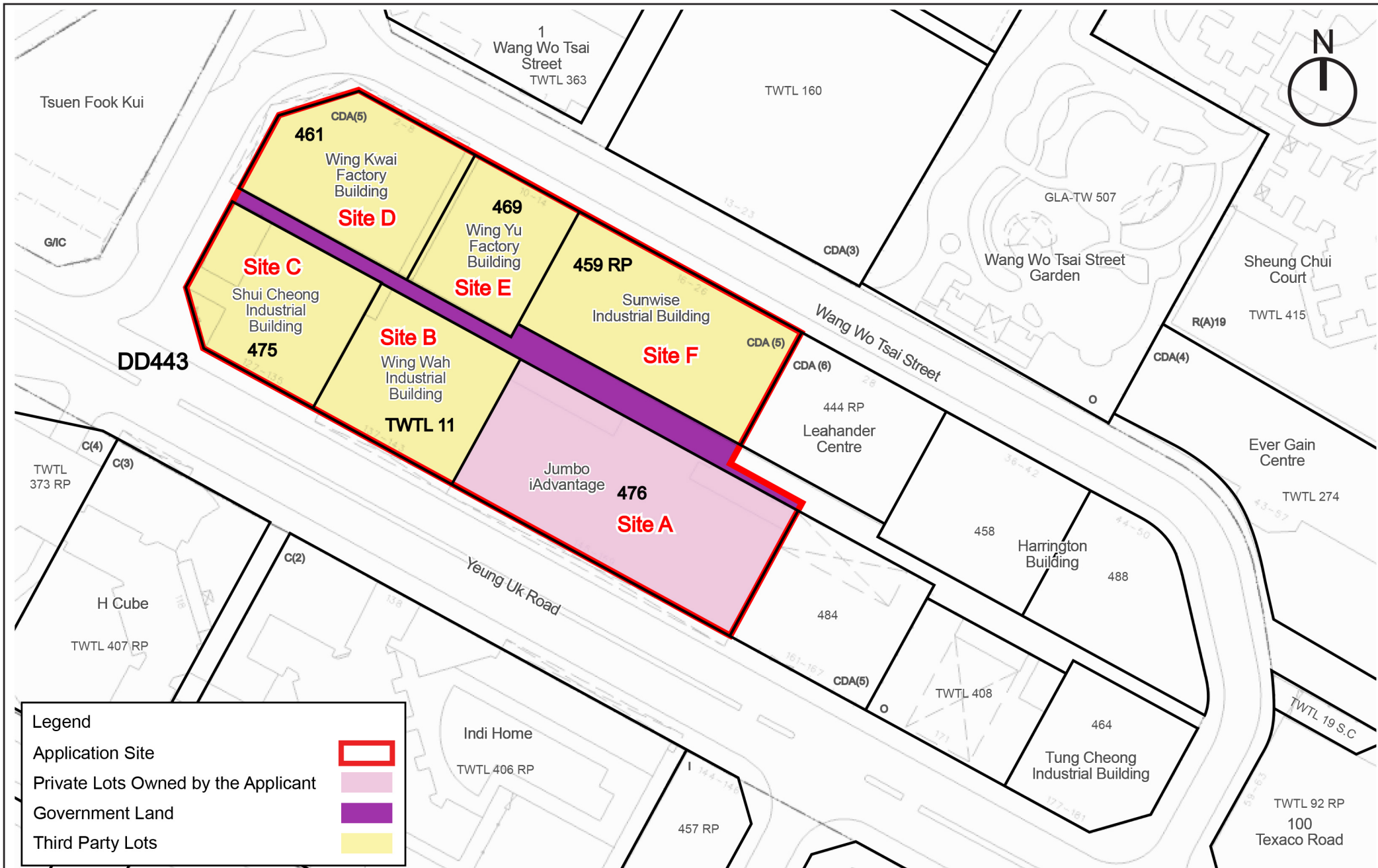
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Rev	0	Date	Mar 2025
Scale	N/A		Figure 2.3

2.3.9 Application No. A/TW/527 was submitted for a private residential development incorporated with a Child Care Centre (CCC) in the “CDA(3)” zone to the north of the Application Site. The PR of the “CDA(3)” site was proposed to be relaxed from 5.0 to 6.1 (22% increase; including domestic PR of 6.0 and non-domestic PR of 0.1), and the building heights from 100mPD to 120mPD. The application was approved on 24.12.2021 on the grounds that it would increase the housing supply, the application was technically feasible and acceptable in the local context, and planning merits including the provision of CCC were present.

2.3.10 Application No. A/TW/537 was submitted for a private residential development incorporated with a Multi-disciplinary Outreaching Support Team for the Elderly (MOSTE) in the “CDA(6)” zone to the east of the Application Site. The PR of the “CDA(6)” site was proposed to be relaxed from 5.0 to 6.1 (22% increase; including domestic PR of 6.0 and non-domestic PR of 0.1), and the building heights from 100mPD to 120mPD. The application was approved on 22.12.2023 on the grounds that it could provide the required floor space to support the imminent need of MOSTE services, it is in line with the planning intention of the “CDA(6)” zone as well as the policy on domestic PR relaxation, the application (including the building height relaxation) was technically feasible and acceptable in the local context.

2.4 Land Status

- 2.4.1 The landholding status of the Application Site is shown in **Figure 2.4**. The whole Application Site consists of 92.9% of private land (about 6,828m²) and 7.1% of Government land (about 525m²). The south-eastern portion of the Application Site (i.e. Lot 476 in D.D. 443, Site A) is solely owned by the Applicant, whilst the private lots at the remaining portion are under multiple ownership. In view of the multiple ownership, it is proposed to develop the Application Site in six sites under two phases.
- 2.4.2 Site A has a total area of about 1,858 m² and is made up of Lot 476 in D.D. 443. Since the Applicant is the sole owner of the private lot, timely implementation of the Site as Phase 1 development could be warranted.
- 2.4.3 Sites B to F (Phases 2a to 2e) have a total area of about 4,970m² and comprise Lots 459 RP, 461, 469, 475 and 476 in D.D. 443 as well as TWTL 11. According to the *Report on 2020 Area Assessments of Industrial Land in the Territory*, other than Site C (i.e. Lot 475 in D.D. 443) which is under single ownership, the remaining sites (i.e. Site B, Sites D to F) are all under multiple ownership. As there is no available information that the owners of the other private lots have the intention to redevelop their sites for residential purpose, it is proposed to develop the Application Site in phases to allow flexibility and match with the development programme of individual sites.
- 2.4.4 It is stated in *TPB PG No. 17A for Designation of “CDA” Zones and Monitoring the Progress of “CDA” Developments* that phased development could be considered if the planning intention of the “CDA” zone will not be undermined; the comprehensiveness of the proposed development will not be affected; the resultant development could be self-contained; and the development potential of the unacquired lots within the “CDA” zone would not be absorbed in the early phases of the development, access to these lots would be retained, and the individual lot owners’ landed interest would not be adversely affected. It is considered that the Proposed Development has fulfilled all the criteria as set out in the guideline. Phased development of the Proposed Development is therefore fully justified in planning terms.



Legend

- Application Site
- Private Lots Owned by the Applicant
- Government Land
- Third Party Lots



Title Landholding Plan

Checked	DH	Drawn	PW
Rev	0	Date	Mar 2025
Scale	N/A	Figure	2.4

2.4.5 To develop the Application Site comprehensively, the Proposed Development will be implemented in a phased development approach so as to hasten the flats production to meet the Government's policy of increasing housing supply in Phase 1, while not jeopardising development of the lots owned by others. With multiple ownership involved for the Application Site, a comprehensive phased development approach is considered to be the most optimal solution for timely implementation of the Proposed Development and as a catalyst for redevelopment of the subject "CDA(5)" zone.

2.4.6 The Government Land (mainly, the existing public lanes) involved in the Application Site will be kept intact as public lanes and will be excluded from the development sites.

3 INDICATIVE DEVELOPMENT PROPOSAL

3.1 Indicative Master Layout Plan and Development Schedule

- 3.1.1 As mentioned in Section 2.4, the Application Site comprises six development sites (Sites A, B, C, D, E and F) and will be developed in two phases (Phase 1 and Phase 2a to 2e). While the Phase 1 development in Site A will be implemented by the Applicant, a notional scheme with minor relaxation of PR and building height restrictions in Sites B, C, D, E and F is also submitted under the current planning application to demonstrate the comprehensiveness of the development, the development right of the other lot owners within the same zone would not be deprived, and for compliance with the planning intention of “CDA(5)” zone.
- 3.1.2 The Proposed Development comprises six 32-storey residential towers (above 1 level of basement car park, and including 3 levels of podium) with building heights not exceeding 120mPD to the main roof. The Proposed Development will provide 886 flats in total. For details of the development parameters of the Proposed Development, please refer to **Table 3.1** below.

Table 3.1 Indicative Development Schedule

	Phase 1 (Site A) (Lot 476 in D.D. 443) (Jumbo iAdvantage, 145-159 Yeung Uk Road)	Phase 2a (Site B) (Tsuen Wan Town Lot 11) (Wing Wah Industrial Building, 137-143 Yeung Uk Road)	Phase 2b (Site C) (Lot 475 in D.D. 443) (Shui Cheong Industrial Building, 127-135 Yeung Uk Road)	Phase 2c (Site D) (Lot 461 in D.D. 443) (Wing Kwai Factory Building, 2-8 Wang Wo Tsai Street)	Phase 2d (Site E) (Lot 469 in D.D. 443) (Wing Yu Factory Building, 10-14 Wang Wo Tsai Street)	Phase 2e (Site F) (Lot 459 RP in D.D. 443) (Sunwise Industrial Building, 16-26 Wang Wo Tsai Street)	APPLICATION SITE ("CDA(5)")
Site Area	About 1,858m ²	About 929m ²	About 956m ²	About 1,057m ²	About 697m ²	About 1,331m ²	About 7,353m ² ⁽¹⁾
Total Plot Ratio ⁽²⁾ • Domestic • Non-Domestic - Retail - Social Welfare Facilities	About 6.25 • 6.0 • 0.25 - 0.15 - 0.10	About 6.15 • 6.0 • 0.15 - 0.15 - Nil	About 6.15 • 6.0 • 0.15 - 0.15 - Nil	About 6 • 6.0 • Nil - Nil - Nil	About 6 • 6.0 • Nil - Nil - Nil	About 6 • 6.0 • Nil - Nil - Nil	About 6.11 • 6.0 • 0.11 - 0.08 - 0.03
Total Gross Floor Area (GFA)	About 11,607m ²	About 5,714m ²	About 5,880m ²	About 6,342m ²	About 4,182m ²	About 7,986m ²	About 41,711m ²
Maximum Site Coverage ⁽²⁾ • Podium Portion • Residential Tower	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%	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%
Maximum Building Height (main roof level)	Not more than 120mPD ⁽³⁾	Not more than 120mPD					Not more than 120mPD
Total No. of Storeys ⁽⁴⁾	Above ground 29 (for residential) + 3 (for podium) Below ground 1 (basement car park)	Above ground 29 (for residential) + 3 (for podium) Below ground 1 (basement car park)					Above ground Not more than 32 Below ground 1
Domestic Accommodation							
Domestic GFA	About 11,148m ²	About 5,574m ²	About 5,736m ²	About 6,342m ²	About 4,182m ²	About 7,986m ²	About 40,968m ²
No. of Residential Towers	1	1	1	1	1	1	6
No. of Flats	277	116	116	145	87	145	886
Average Flat Size	About 40.2m ²	About 48.1m ²	About 49.4m ²	About 43.7m ²	About 48.1m ²	About 55.1m ²	About 46.2m ²
Anticipated Population ⁽⁵⁾	About 748	About 313	About 313	About 392	About 235	About 392	About 2,393
Residents' Clubhouse							
Clubhouse GFA ⁽⁶⁾	About 557m ²	About 279m ²	About 287m ²	About 317m ²	About 209m ²	About 399m ²	About 2,048m ²
Retail							
Retail GFA ⁽⁷⁾	About 280m ²	About 140m ²	About 144m ²	--	--	--	About 564m ²
Social Welfare Facilities							
Social Work Service Team for Pre-Primary Institutions ⁽⁸⁾	About 179m ²	--	--	--	--	--	About 179m ²

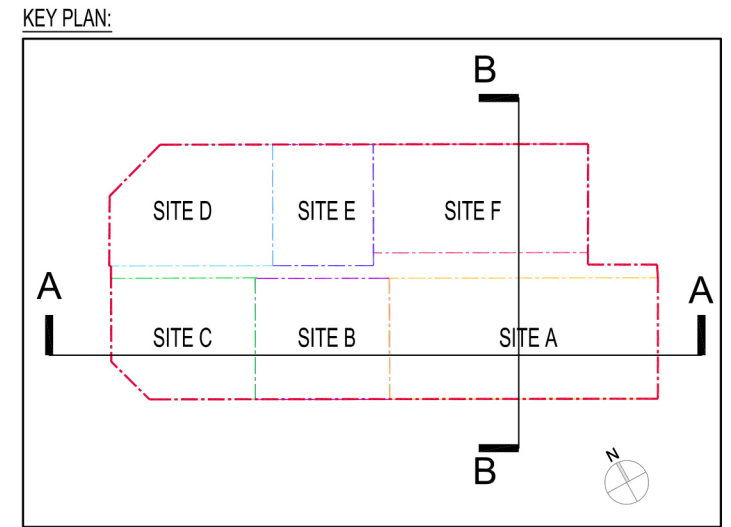
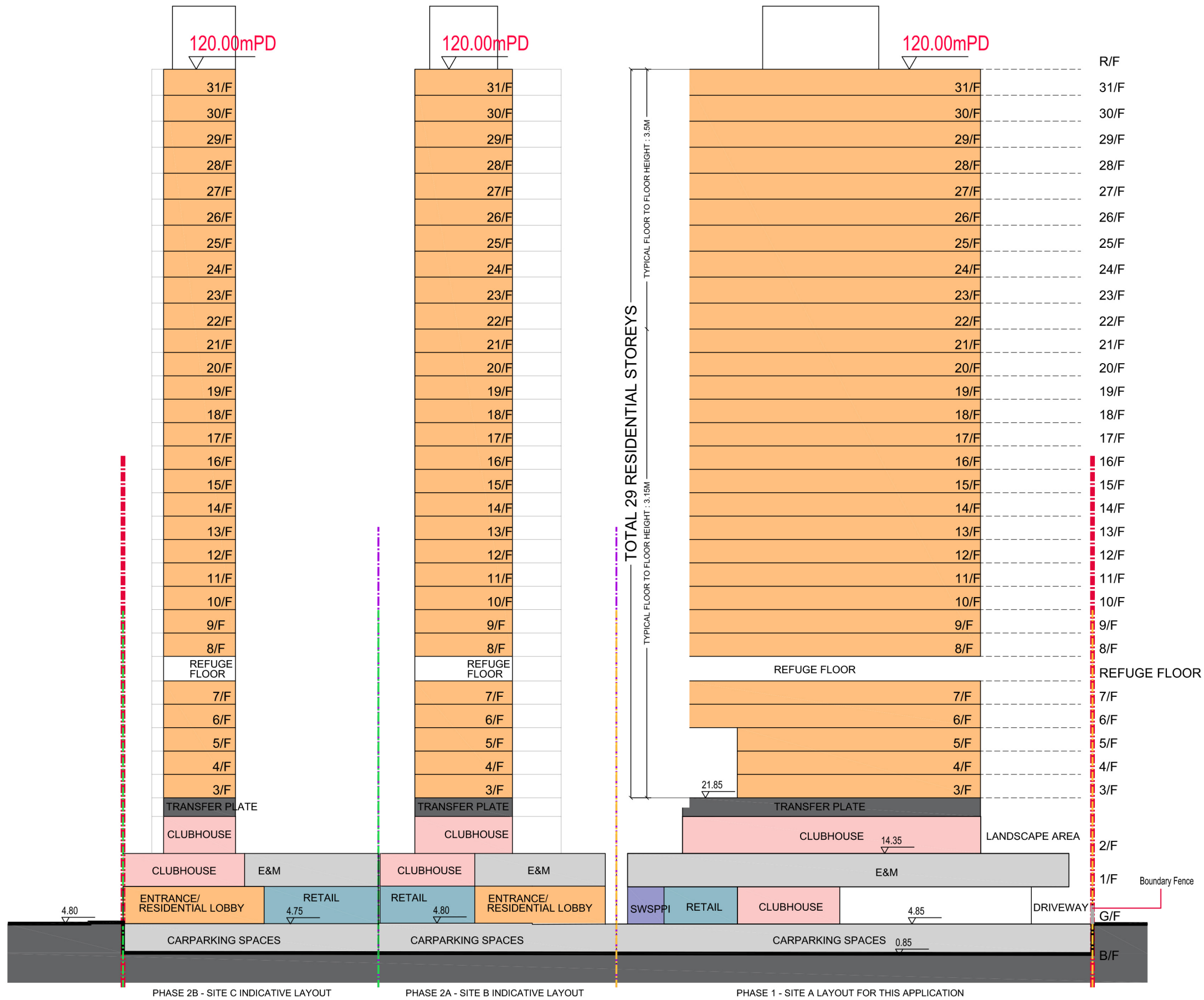
Remarks:

- (1) Including total development site area of about 6,828m² and existing back lane on Government land of about 525m². All site areas subject to detailed survey and setting out during land exchange application.
- (2) The Total Plot Ratio and Maximum Site Coverage are based on development site area (about 6,828m²) and/or B(P)R First Schedule, assuming Height of Building being over 61 metres.
- (3) The typical floor-to-floor height is 3.15m for lower floors and 3.5m for upper floors, which would be subject to further refinements at detailed design stage.
- (4) Excluding 1 storey of transfer plate for Sites A to F.
- (5) The anticipated population is derived by assuming 2.7 persons per flat as per the latest census data of Tsuen Wan District.
- (6) The residents' clubhouse GFA is about 5% of the domestic GFA and is exempted from plot ratio calculation. According to the Buildings Department's PNAP APP-104, for developments with total domestic GFA up to 25,000m², the maximum GFA concession for recreational facilities is 5% of the total domestic GFA.
- (7) Retail GFA refers to retail uses ('Eating Place' and 'Shop and Services'), 'School' (kindergarten, nursery, language, computer, commercial and tutorial schools, art school, ballet and other types of schools providing interest / hobby related courses), 'Place of Entertainment' and 'Place of Recreation, Sports or Culture'.
- (8) The NOFA of the Social Work Service Team for Pre-Primary Institutions is about 95m². The proposed GFA is indicative only and detailed design shall be subject to agreement with SWD at subsequent stage.

- 3.1.3 The indicative Master Layout Plan and Section Plans of the Proposed Development are shown in **Figures 3.1 to 3.3**. The indicative floor plans for Basement to 2/F of Site A are also enclosed as **Figures 3.4 to 3.7** for the Board’s information.
- 3.1.4 The Proposed Development includes minor relaxation of the total PR restriction from 5.0, to a domestic PR of 6.0 (at all development sites) plus a non-domestic PR of 0.25 (at Site A only, which includes both commercial uses and social welfare facility) / 0.15 (at Sites B and C only, which include commercial uses), and minor relaxation of the building height restriction from 100mPD to 120mPD (at all development sites).
- 3.1.5 To meet the needs of social welfare services in Tsuen Wan District, a Social Work Service Team for Pre-primary Institutions (SWSPPI), as agreed with the Social Welfare Department (SWD), is proposed on the Ground Floor of Site A (please refer to **Figure 3.5** for the indicative G/F layout plan of Site A). A separate entrance facing Yeung Uk Road is proposed to ensure easy way finding for future users of the SWSPPI. The proposed SWSPPI with a net operating floor area (NOFA) of about 95m² will be provided according to the standard schedule of accommodation issued by SWD. It will provide services for early identification of and provision of assistance for pre-primary children and their families with welfare needs. Detailed arrangement of the SWSPPI will be agreed with SWD during the detailed design and implementation stage.
- 3.1.6 Retail facilities, with a non-domestic GFA of about 564m², are proposed on the ground floors of Sites A to C abutting Yeung Uk Road to enhance street vibrancy. Such design with retail facilities fronting Yeung Uk Road echoes with the existing retail facilities provided on the ground floor of H Cube and Indi Home on the opposite side of Yeung Uk Road.

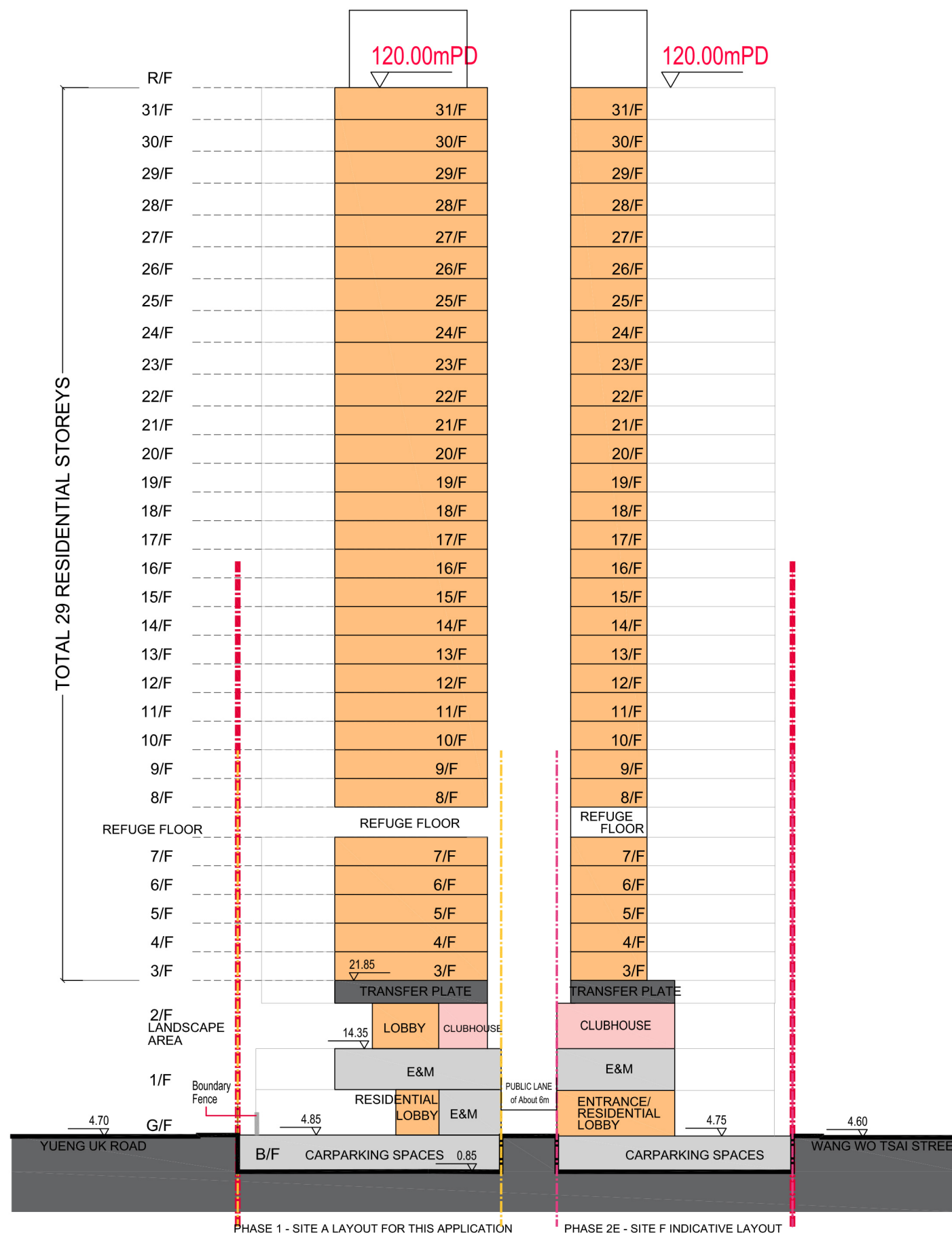


Title	Indicative Master Layout Plan (Overall)			
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	Rev	0	Date	Mar 2025
Scale	N/A		Figure	3.1

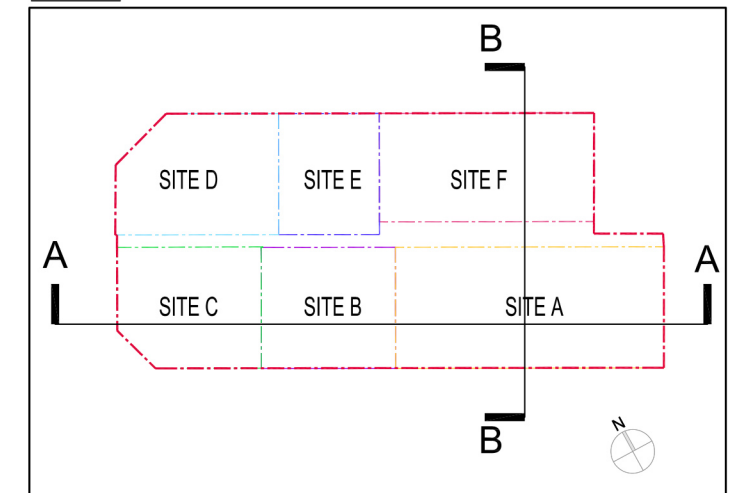


- LEGEND:**
- - - Boundary of Application Site
 - - - Phase 1 (Site A)
 - - - Phase 2a (Site B)
 - - - Phase 2b (Site C)
- Residential
 - Clubhouse
 - Retail
 - Social Work Service Team for Pre-primary Institutions (SWSPPI)
 - Electrical & Mechanical (E&M) Circulation

	Title	Checked	DH	Drawn	PW
	Indicative Section Plan (A-A) (Overall)	Rev	0	Date	Mar 2025
		Scale	N/A	Figure	3.2



KEY PLAN:



LEGEND:

- Boundary of Application Site
- Phase 1 (Site A)
- Phase 2e (Site F)

- Residential
- Clubhouse
- Electrical & Mechanical (E&M)/ Circulation

Title

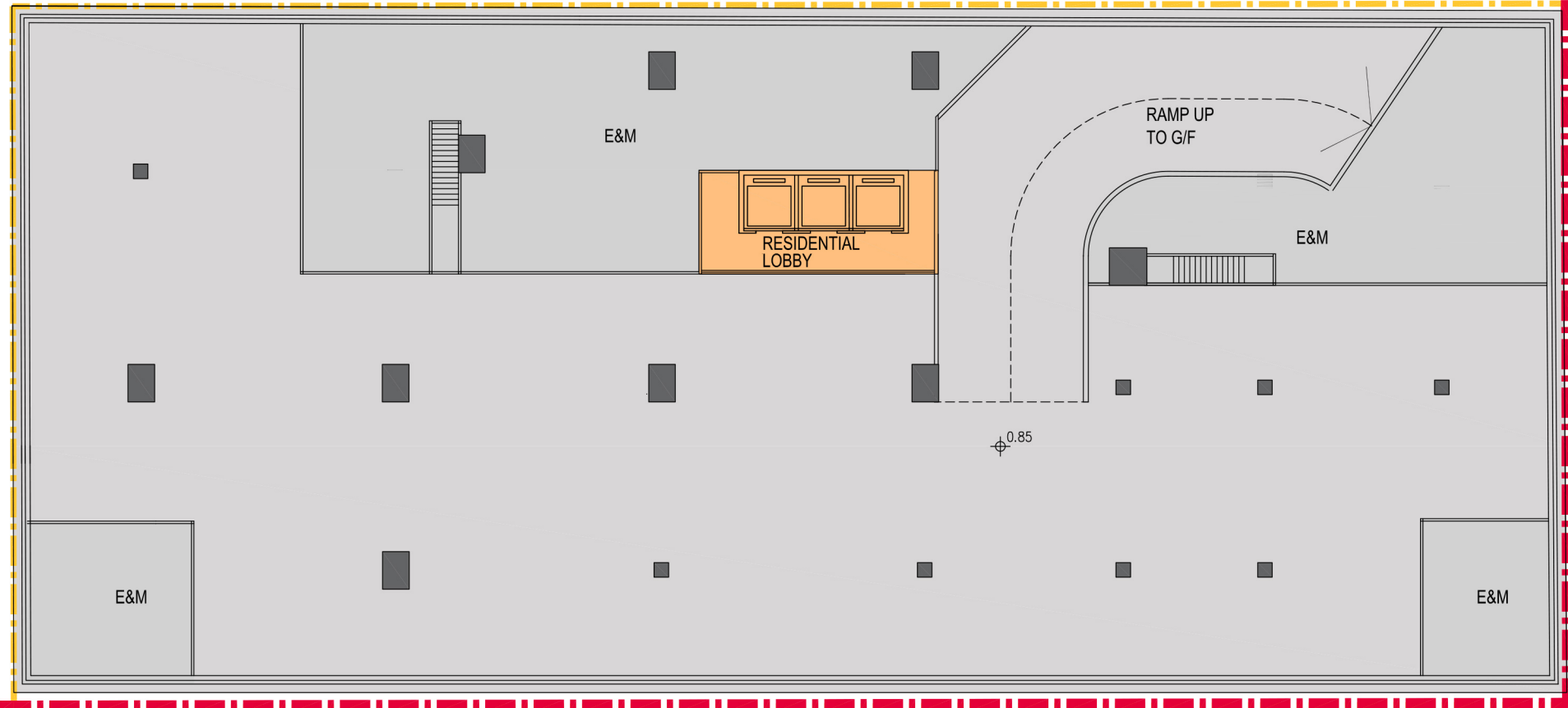
Indicative Section Plan (B-B) (Overall)

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Rev	0	Date	Mar 2025
Scale	N/A		Figure 3.3

LEGEND:

- - - Boundary of Application Site
- - - Phase 1 (Site A)
- - - Phase 2a (Site B)
- - - Phase 2b (Site C)
- - - Phase 2c (Site D)
- - - Phase 2d (Site E)
- - - Phase 2e (Site F)

- Residential
- Electrical & Mechanical (E&M)/ Circulation



Title

Indicative Basement Plan of Site A

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Rev	0	Date	Mar 2025
Scale	N/A		Figure
			3.4

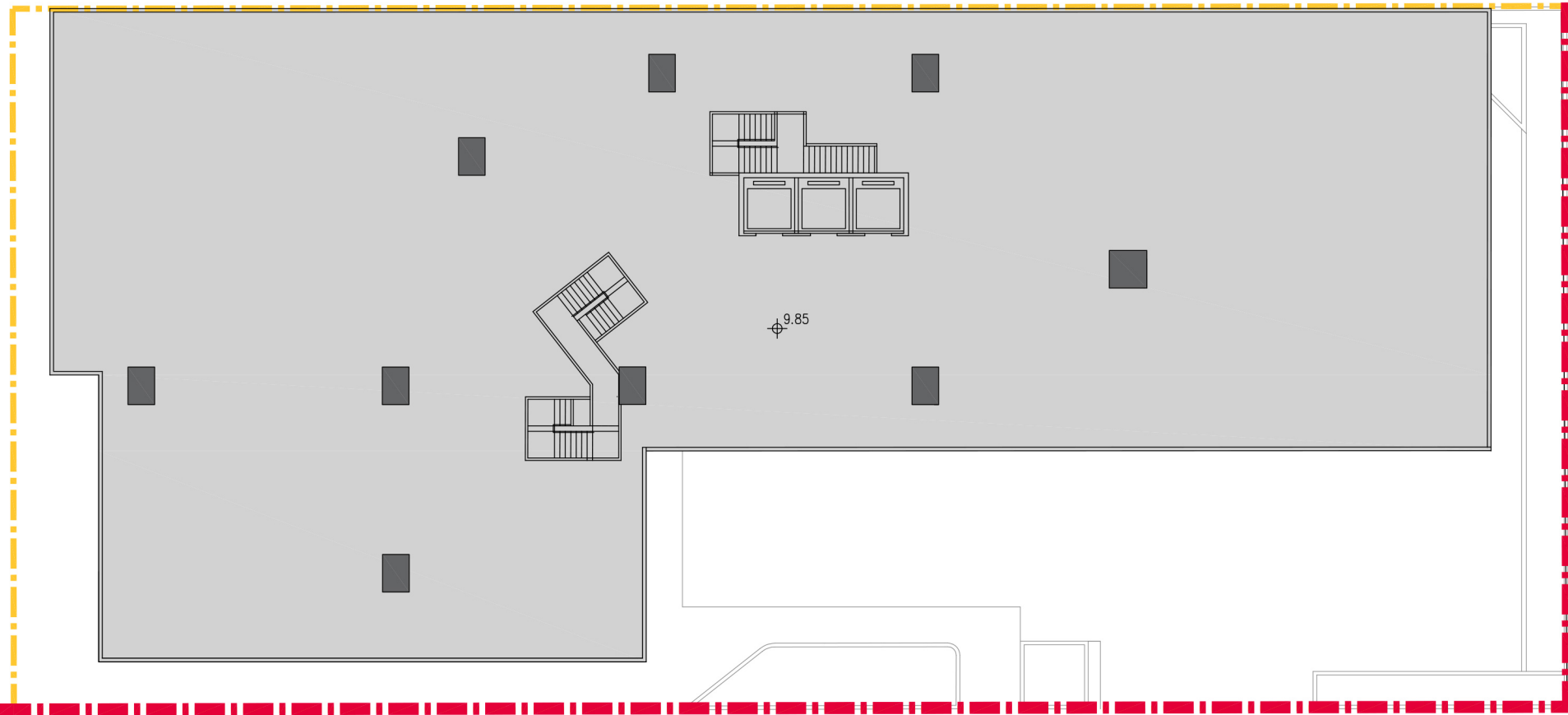


Title	Indicative G/F Plan of Site A				Checked	DH	Drawn	PW
					Rev	0	Date	Mar 2025
					Scale	N/A	Figure	3.5

LEGEND:

- - - Boundary of Application Site
- - - Phase 1 (Site A)
- - - Phase 2a (Site B)
- - - Phase 2b (Site C)
- - - Phase 2c (Site D)
- - - Phase 2d (Site E)
- - - Phase 2e (Site F)

Electrical & Mechanical (E&M)
Circulation



Title

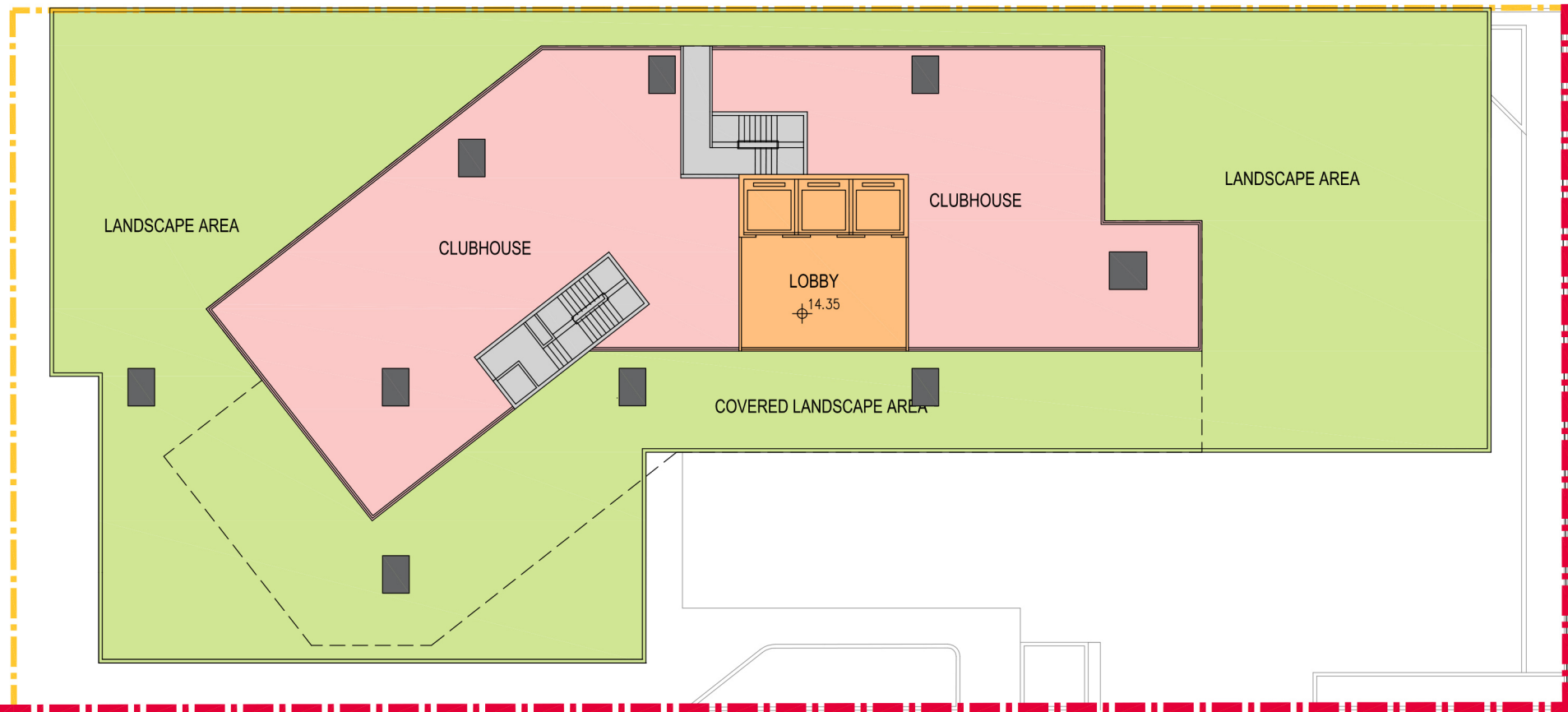
Indicative 1/F Plan of Site A

Checked	DH	Drawn	PW
Rev	0	Date	Mar 2025
Scale	N/A		Figure 3.6

LEGEND:

- - - Boundary of Application Site
- - - Phase 1 (Site A)
- - - Phase 2a (Site B)
- - - Phase 2b (Site C)
- - - Phase 2c (Site D)
- - - Phase 2d (Site E)
- - - Phase 2e (Site F)

- Residential
- Clubhouse
- Electrical & Mechanical (E&M)
Circulation
- Landscape / Uncovered Area



Title

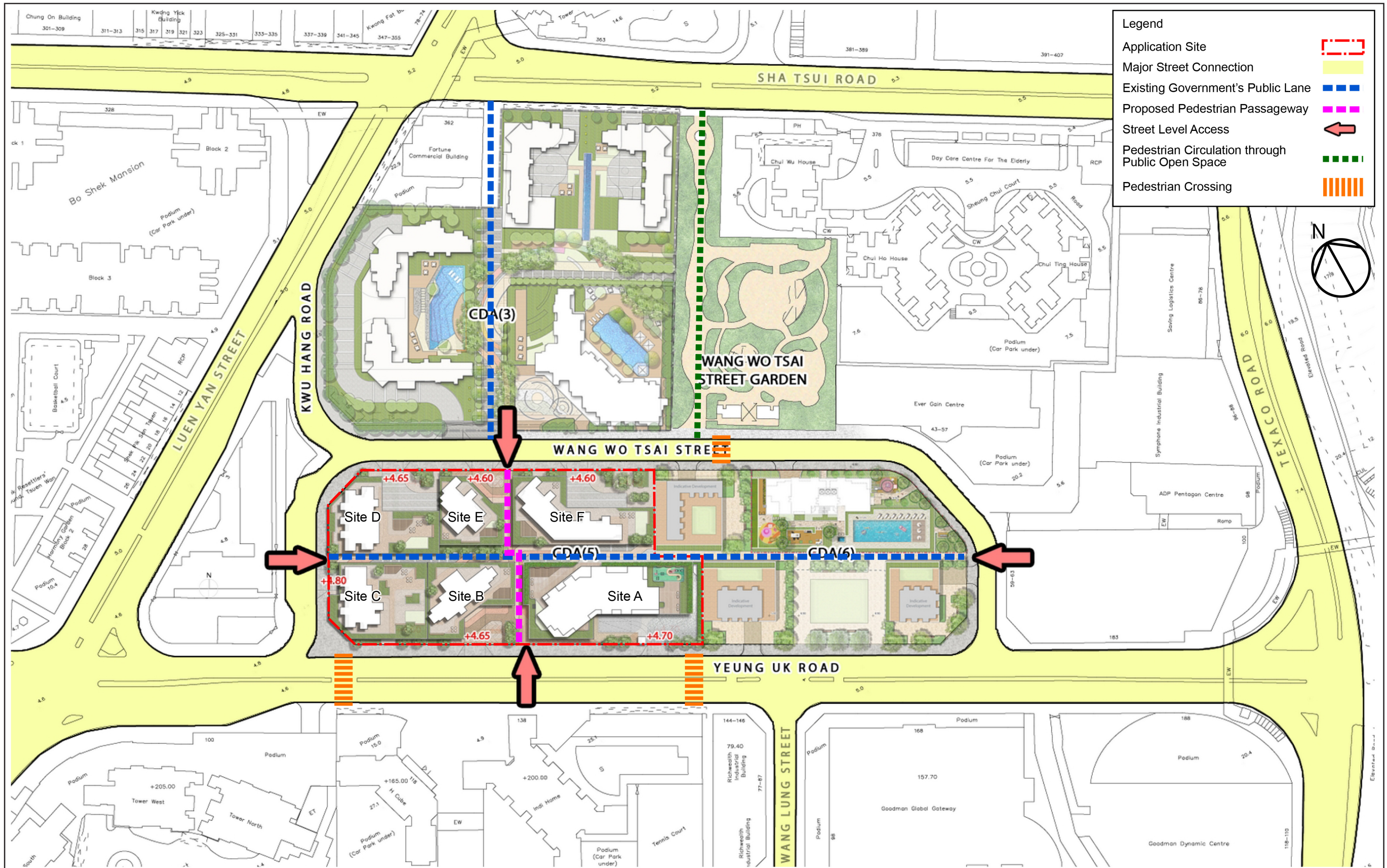
Indicative 2/F Plan of Site A

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Rev	0	Date	Mar 2025
Scale	N/A		Figure 3.7

3.1.7 The existing public lanes (of a width of about 3m to 6m) on the Government land within the subject "CDA(5)" zone will be retained and kept intact for pedestrian circulation purpose. The Applicant will explore enhancement or beautification works within its own development site boundary as far as practicable at the detailed design stage. In addition, to enhance the north-south pedestrian connectivity across the subject "CDA(5)" zone, a new pedestrian passageway to be managed and maintained by respective lot owners in future, but accessible by the public, will be provided through the subject "CDA(5)" zone. It is proposed that the fence walls from the lot boundaries on each side between Sites A and B, and between Sites E and F, will be set back by 1.5m, so that a 3m-wide pedestrian passageway accessible by the public could be provided to enhance the north-south pedestrian connectivity between Yeung Uk Road and Wang Wo Tsai Street through the subject "CDA(5)" zone ⁽¹⁾. Towards the north, the passageway will connect to the existing Government Public Lane within the "CDA(3)" zone and Wang Wo Tsai Garden, forming linkages to Sha Tsui Road and the Tsuen Wan Northeast/Tai Wo Hau Area. Towards the south, pedestrians will have the option to cross Yeung Uk Road using the designated pedestrian crossings outside Sites A and C, facilitating access to the Tsuen Wan Southeast Area. **Figure 3.8** illustrates the enhanced north-south pedestrian connectivity after incorporating the proposed pedestrian passageway across the subject "CDA(5)" zone.

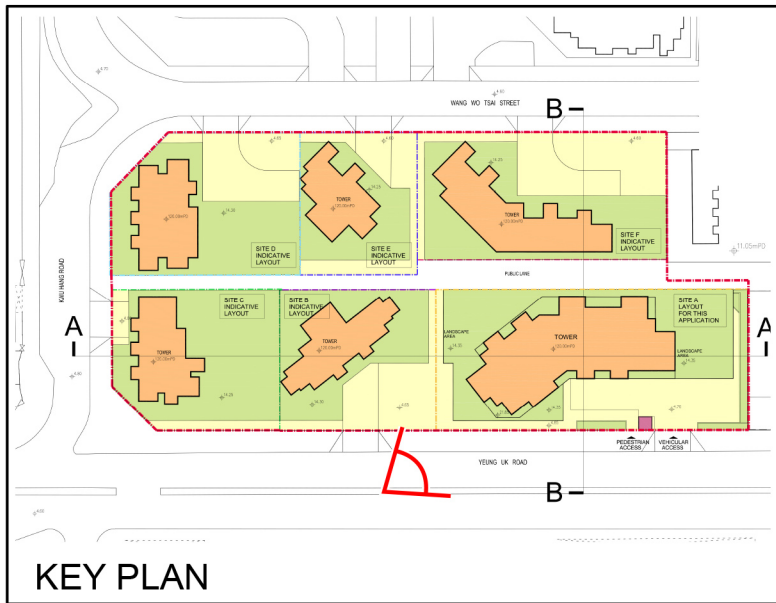
3.1.8 In addition to creating a new pedestrian passageway across the Site, the existing pedestrian network will also be refined to enhance the overall walkability of the locality. The Proposed Development will be voluntarily set back by 2m ⁽¹⁾ from Yeung Uk Road (for Sites A to C) and Wang Wo Tsai Street (for Sites D to F) from the lot boundaries, with landscape provision to beautify the streetscape and enhance pedestrian comfort along the two streets. In addition, a retail frontage is proposed at Sites A to C along Yeung Uk Road, aiming to create a more engaging and lively walking environment to enhance pedestrian interest. An artist's impression of the retail frontage at Site A fronting Yeung Uk Road is shown in **Figure 3.9**.

⁽¹⁾ The setback areas will remain as private areas under the ownership and management by the respective lot owners in future. Taking into account both accessibility and security considerations, the proposed opening hours of these pedestrian passageways will be from 9am to 10pm daily. Details of future detailed design and operation arrangement will be agreed with relevant departments during the subsequent land exchange application.



Remark: The existing cautionary crossing across Yeung Uk Road (near Wang Lung Street) is planned to relocate westwards as shown in the figure (indicative only)

Title	Enhanced North-South Pedestrian Connectivity with Proposed Pedestrian Passageway			
	Checked	DH	Drawn	PW
	Rev	0	Date	Mar 2025
Scale	N/A		Figure	3.8



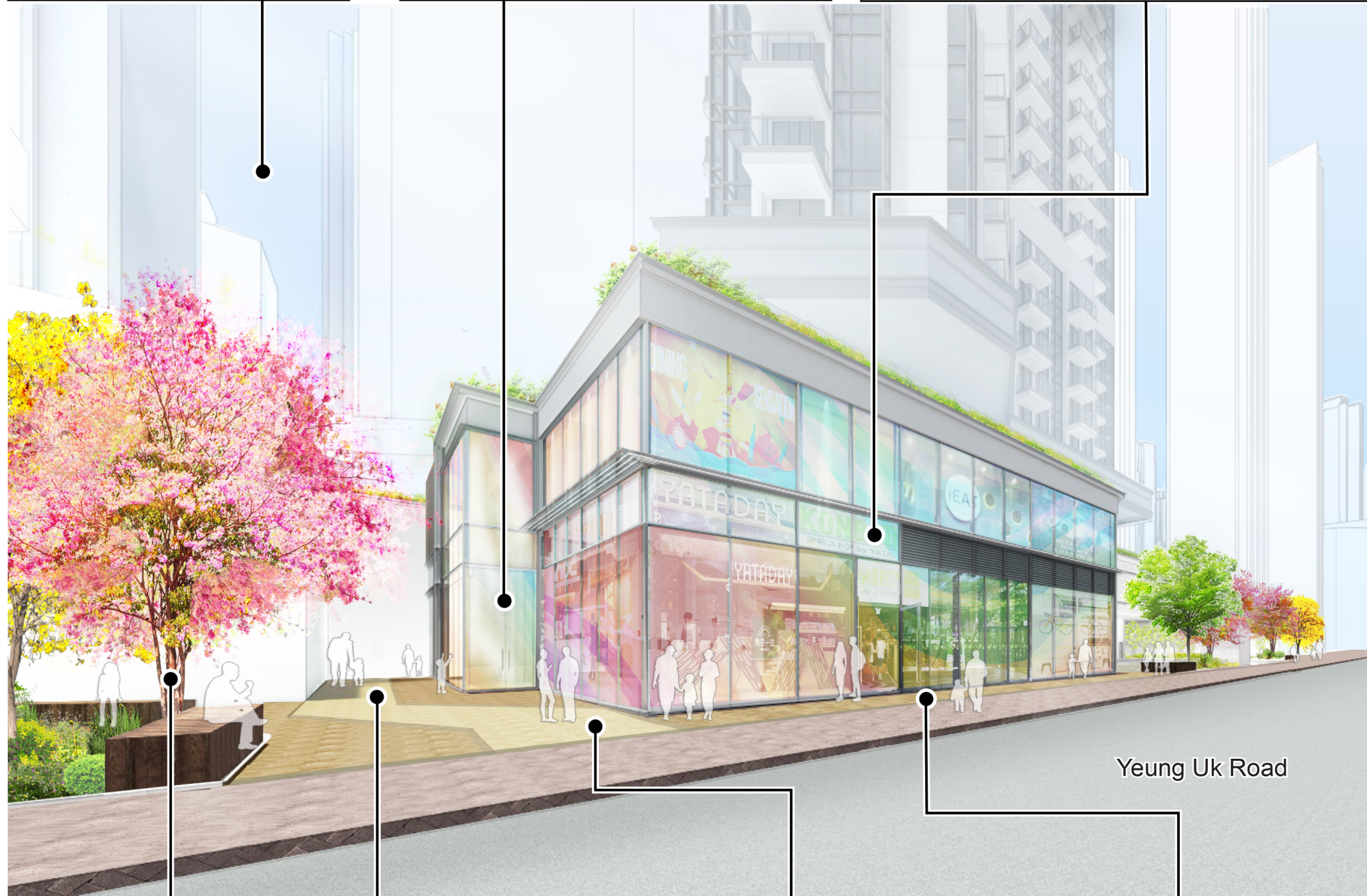
Building separations and setbacks which complies with Sustainable Building Design Guidelines will be provided between each site, so as to maintain visual and air permeability.

To meet the needs of social welfare services in Tsuen Wan District, a **Social Work Service Team for Pre-primary Institutions** is proposed on the ground floor of Site A with a welcoming entrance directly fronting Yeung Uk Road.

At present, existing industrial building frontage facing Yeung Uk Road is rather sterile with no active uses. The Applicant proposes **retail frontages at Sites A to C along Yeung Uk Road** to create a more engaging and lively walking environment to enhance pedestrian interest and infuse vibrancy to the area.



Existing Condition



Flowering feature trees (*Tabebuia rosea*) and ornamental flowering shrubs are proposed along Yeung Uk Road to enhance visual interest at pedestrian level.

Voluntary 1.5m setbacks are proposed from the lot boundaries on each side between Sites A and B to provide a **3m-wide pedestrian passageway accessible by the public** to enhance the north-south pedestrian connectivity.

Colour paving and patterns will be used within development site to delineate the **Social Work Service Team for Pre-primary Institutions** and to create an inviting environment upon which pedestrians and future users will feel safe and comfortable.

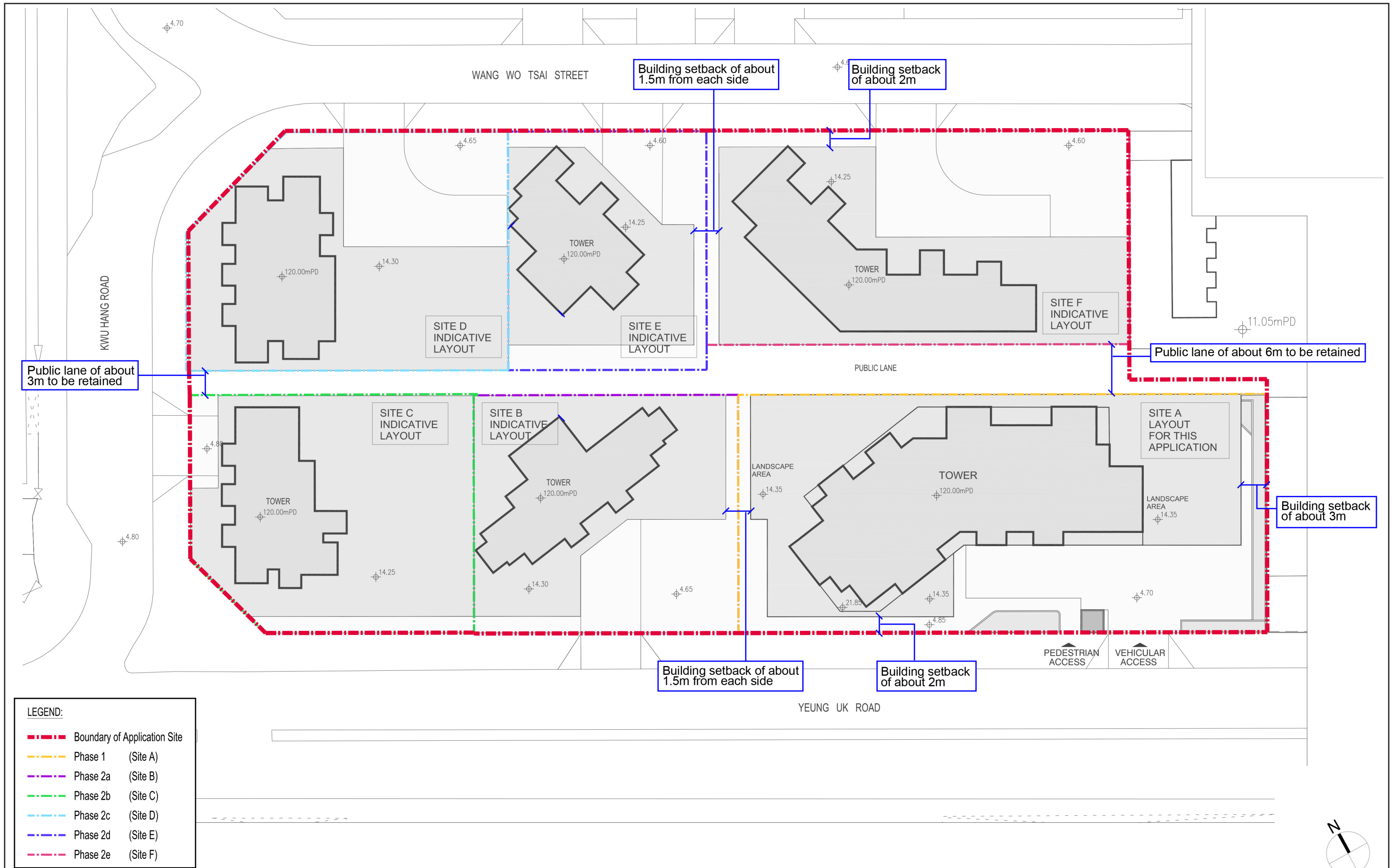
Voluntary 2m building setbacks from site boundary are proposed at Sites A to C fronting Yeung Uk Road to enhance pedestrian comfort and facilitate pedestrian movement along Yeung Uk Road.

Title

Artist's Impression Viewing from Yeung Uk Road towards Site A

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Rev	0	Date	Mar 2025
Scale	N/A	Figure	3.9

- 3.1.9 Overall, with the proposed passageway, setbacks and retail frontage in place, a comprehensive at-grade pedestrian network, complemented by an enhanced pedestrian environment, will be formed to facilitate pedestrian movement throughout and around the Site, infusing vibrancy into the area.
- 3.1.10 Apart from the proposed building setbacks as discussed in Paras. 3.1.7 and 3.1.9, the proposed development will also comply with the building separation and building setback requirements under the Sustainable Building Design Guidelines (PNAP-APP 152). The relevant details will be provided in future general building plans to be submitted at detailed design stage. For illustrative purpose, the indicative building setbacks are shown in **Figure 3.10**. It should be noted that all dimensions are indicative and for reference only and subject to detailed design and technical consideration of each site at subsequent stage.



Title	Illustrative Diagram for Indicative Building Setbacks and Separations				Checked	DH	Drawn	PW
					Rev	0	Date	Mar 2025
					Scale	N/A	Figure	3.10

3.2 Landscape Design Proposal

3.2.1 The indicative Landscape Master Plan (both Overall and Site A only) are attached in **Figures 3.11 and 3.12** to illustrate the landscape design concepts of the Proposed Development. The primary landscape design objectives are highlighted below:

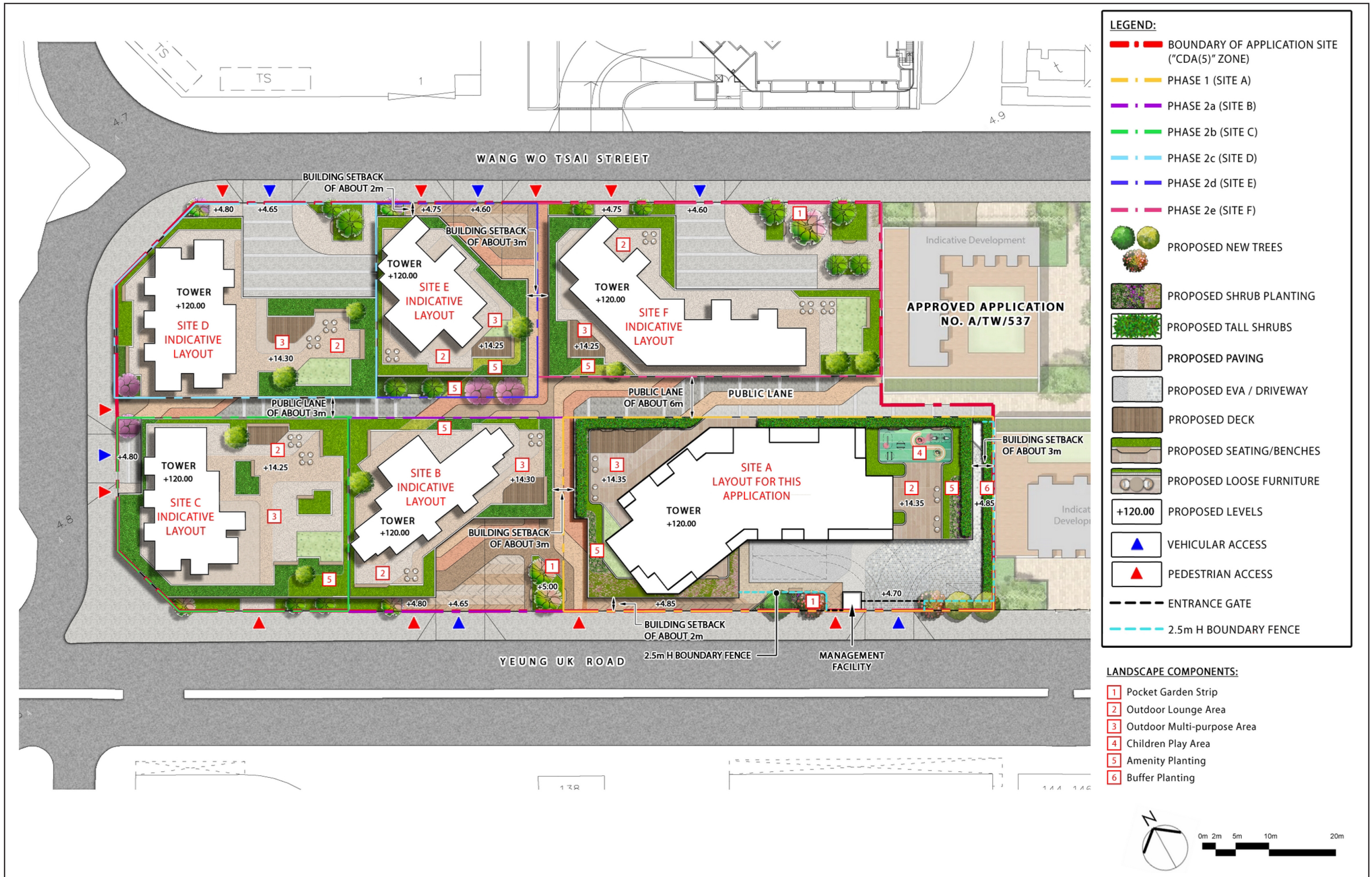
- To integrate the Proposed Development from a landscape and visual perspective with the existing and planned landscape context;
- To provide a quality and sustainable living environment for the residents;
- To maximise greening opportunities and create a high-quality environment for the residents.

3.2.2 According to the open space requirement in the Hong Kong Planning Standards and Guidelines (HKPSG), not less than 1m² of open space per person will be provided in each development site in future. According to the requirement of PNAP APP-152, greenery provision of not less than 20% of the site area will also be provided in each development site in future.

3.2.3 Details of the Landscape Design Proposal are enclosed in **Appendix A** for consideration.

3.3 Traffic Arrangement – Access Arrangement

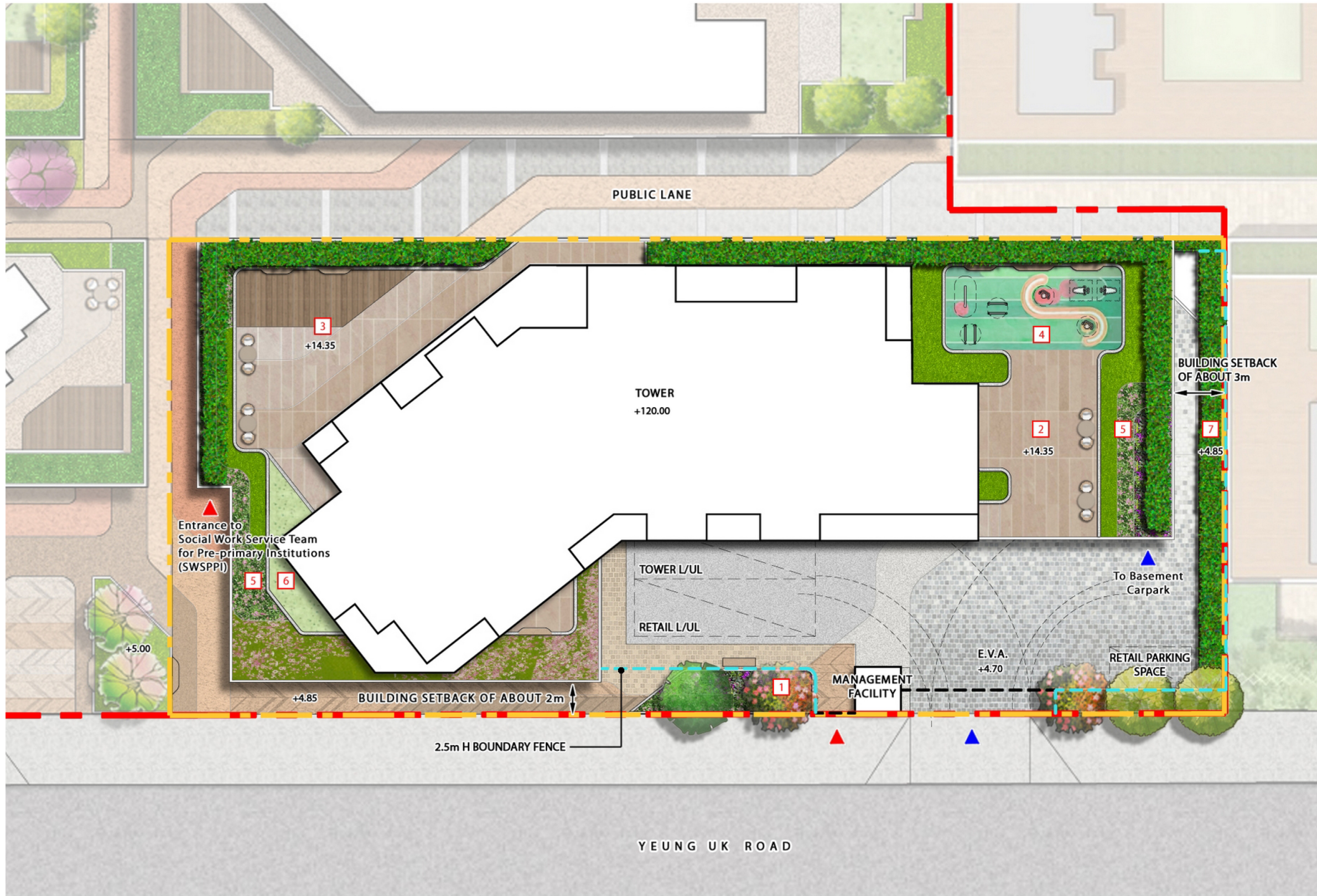
3.3.1 As the Proposed Development is to be implemented based on a phased development approach, each development site will be provided with separate vehicular ingress/egress points. For development sites facing Yeung Uk Road (i.e. Sites A, B and C), the proposed vehicular access of each development site will be located at Yeung Uk Road. For development sites facing Wang Wo Tsai Street (i.e. Sites D, E and F), the proposed vehicular access of each development site will be located at Wang Wo Tsai Street.



Title

Indicative Landscape Master Plan (Overall)

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Rev	0	Date	Mar 2025
Scale	N/A	Figure	3.11

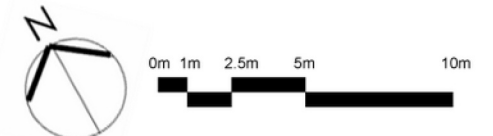


LEGEND:

- - - BOUNDARY OF APPLICATION SITE ("CDA(5)" ZONE)
- - - PHASE 1 (SITE A)
- PROPOSED NEW TREES (5 nos.)
- PROPOSED SHRUB PLANTING
- PROPOSED TALL SHRUBS
- PROPOSED PAVING
- PROPOSED EVA / DRIVEWAY
- PROPOSED DECK
- PROPOSED SEATING/BENCHES
- PROPOSED LOOSE FURNITURE
- +120.00 PROPOSED LEVELS
- VEHICULAR ACCESS
- PEDESTRIAN ACCESS
- ENTRANCE GATE
- 2.5m H BOUNDARY FENCE

LANDSCAPE COMPONENTS:

- 1 Pocket Garden Strip
- 2 Outdoor Lounge Area
- 3 Outdoor Multi-purpose Area
- 4 Children Play Area
- 5 Amenity Planting
- 6 Multi-purpose Lawn
- 7 Buffer Planting



Title

Indicative Landscape Master Plan (Site A Only)

Checked	DH	Drawn	PW
Rev	0	Date	Mar 2025
Scale	N/A		Figure 3.12

3.4 Car parking and Loading/Unloading Facilities

3.4.1 The internal transport facilities for the Proposed Development will be provided in accordance with the HKPSG. The proposed car parking and loading/unloading provisions are summarised in **Table 3.2** below:

Table 3.2 Proposed Car Parking and Loading/Unloading Provisions

	Phase 1 (Site A)	Phase 2a (Site B)	Phase 2b (Site C)	Phase 2c (Site D)	Phase 2d (Site E)	Phase 2e (Site F)
Residential Portion						
Car Parking Spaces	26	21	21	27	16	27
Visitor Parking Spaces	5	5	5	5	5	5
Motorcycle Parking Spaces	3	2	2	2	2	2
Loading/Unloading Bays	1	1	1	1	1	1
Retail Portion						
Car Parking Spaces	2	1	1	-	-	-
Loading/Unloading Bays	1	1	1	-	-	-

3.5 Implementation

3.5.1 The Proposed Development will be implemented in a total of two phases (Phase 1, Phase 2a, Phase 2b, Phase 2c, Phase 2d and Phase 2e) as shown in **Figure 3.1**. The completion year for all sites is assumed to be 2030 for technical assessment purpose.

4 TECHNICAL CONSIDERATIONS

4.1 Visual Considerations

- 4.1.1 In support of the proposed minor relaxation of PR and building height restrictions, a Visual Impact Assessment (VIA) has been conducted to evaluate the visual compatibility and degree of anticipated visual impacts on Visually Sensitive Receivers from public viewpoints for the Proposed Development. The details of the VIA are provided in **Appendix B**.
- 4.1.2 The Application Site is situated in a dense urban context. The baseline visual conditions at the five identified key public viewpoints range from poor to fair, with their existing views characterised mainly by a mix of low- to high-rise industrial and residential developments, busy traffic and some vegetation.
- 4.1.3 The VIA concludes that the Proposed Development (with domestic PR increased to 6.0 at all sites, with non-domestic PR 0.25 proposed at Site A, non-domestic PR 0.15 proposed at Sites B and C, as well as building height increased to 120mPD at all sites) is fully compatible with the development context of the Tsuen Wan area. The magnitude of visual change as compared to the development restrictions allowed on the extant OZP is negligible to slightly adverse. Therefore, the proposed development is fully acceptable from visual point of view.

4.2 Traffic Considerations

- 4.2.1 A Traffic Impact Assessment (TIA) has been conducted to assess the potential traffic impact of the Proposed Development on its adjacent road network. The details of the TIA are provided in **Appendix C**.
- 4.2.2 A total of six critical junctions have been identified for the junction capacity assessment. The results revealed that the traffic impact induced by the Proposed Development would be minimal. All junctions would be operating within capacity in 2033 (i.e. traffic forecast after 3 years of the anticipated completion year of the Proposed Development in 2030).
- 4.2.3 The Proposed Development is considered acceptable in traffic terms.

4.3 Environmental Considerations

4.3.1 An Environmental Assessment (EA) has been conducted to examine the impacts associated with the Proposed Development and confirm its environmental acceptability. Potential environmental impacts, including vehicular emission impact, road traffic noise and fixed noise have been assessed in the EA. The details of the EA are provided in **Appendix D**.

Air Quality Impact

4.3.2 Adequate buffer distances between the air sensitive uses and the nearby road networks (Wang Wo Tsai Street and Yeung Uk Road) complying with the relevant HKPSG standards are provided at the Proposed Development. Therefore it is anticipated that the Proposed Development would be acceptable in air quality terms.

Noise Impact

4.3.3 In terms of road traffic noise, after the provision of proposed noise mitigation measures (i.e. acoustic window (baffle type), enhanced acoustic balcony (baffle type), all of the noise sensitive uses in the Proposed Development would comply with the relevant HKPSG traffic noise standards. As for fixed noise, the Proposed Development would not be subject to insurmountable industrial noise impact. With the provisions of suitable silencers, acoustic louvers and enclosures if necessary, it is anticipated that the fixed noise impact on the surrounding noise sensitive receivers due to the operation of the Proposed Development will not exceed the relevant noise standard of the HKPSG and the Noise Control Ordinance.

4.3.4 The EA confirms the feasibility of the Proposed Development, both during the interim stage (when only Phase 1 being implemented first) and ultimate stage (when all phases being implemented), from an environmental point of view.

4.4 Air Ventilation Considerations

4.4.1 An Air Ventilation Assessment (AVA) – Expert Evaluation has been conducted to qualitatively assess the potential ventilation impact of the Proposed Development on the future pedestrian wind environment based on the proposed building design. The details of the AVA-EE are provided in **Appendix E**.

4.4.2 The AVA-EE reveals that as the Proposed Development will not affect any of the identified air paths in the nearby area. With the presence of compact middle- to high-rise existing buildings in upwind directions, the proposed increase in building height restrictions would not induce significant adverse impact on the leeward side. Although the Proposed Scheme may induce a wake area in the immediate downwind area due to the increase in building height, it will provide good design features, including building separations between each development site and setbacks from the lot boundaries abutting Yeung Uk Road and Wang Wo Tsai Street. In conclusion, the Proposed Development would not induce significant adverse impact on the nearby important pedestrian area when compared to the existing condition and will therefore be acceptable in air ventilation term.

4.5 Drainage and Sewerage Considerations

4.5.1 A Drainage and Sewerage Impact Assessment (DSIA) has been conducted to assess the potential drainage and sewerage impact of the Proposed Development on the vicinity. The details of the DSIA are provided in **Appendix F**.

Drainage Impact

4.5.2 As the Application Site is currently on hard-paved ground, it is anticipated that the Proposed Development will not affect the drainage path or lead to any changes in the runoff behaviour. Furthermore, there is no change or abandonment of existing drains, and no extra stormwater discharge is imposed. The proposed development will be acceptable in drainage terms.

Sewerage Impact

4.5.3 The potential sewerage impact of the Proposed Development has been quantitatively assessed. Based on the assessment results, there will be sufficient capacity for the existing nearby sewers to cater for the sewage generated from the Proposed Development as well as those from the surrounding existing buildings and nearby approved developments. The proposed development will be acceptable in sewage terms.

5 DEVELOPMENT JUSTIFICATIONS AND PLANNING GAINS

5.1 Proposed Development Conforms to Planning Intention of Subject “CDA(5)” Zone

5.1.1 According to the Notes of the draft OZP, the subject “CDA(5)” zone is intended for comprehensive development/redevelopment of the area primarily for residential use with the provision of commercial facilities, open space and other supporting facilities. Furthermore, the zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure, visual impact, air ventilation and other constraints.

5.1.2 The Proposed Development will redevelop the existing industrial buildings at the Application Site into six residential buildings with the provision of various supporting facilities, such as clubhouses and ancillary car parking spaces, as well as retail use in Sites A to C, and social welfare facility in Site A. The Proposed Development is also carefully formulated with respect to the different site constraints, with technical assessments substantiating that the Proposed Development will be acceptable in technical terms. The planning intention of the “CDA(5)” zone is materialised through the proposed development.

5.2 Proposed Development Serves as a Catalyst for Early Redevelopment of the “CDA(5)” Zone

5.2.1 The Application Site has been zoned as “CDA(5)” since 2010. **No S16 planning applications for comprehensive redevelopment of the subject “CDA(5)” zone for residential use have been submitted so far.** While the intention for the designation of the subject “CDA(5)” zone is to facilitate the redevelopment of the existing industrial buildings to comprehensive residential development, its materialization could not be achieved without proactive effort by the concerned lot owners.

5.2.2 The absence of any S16 planning applications for comprehensive redevelopment of the subject “CDA(5)” zone so far reflected that there are some genuine difficulties (particularly, the fragmented multiple land ownerships and the loss of GFA after redevelopment as compared with the existing bulk of industrial buildings) faced by and with limited incentives for the lot owners in materialising the planning intention.

To expedite the redevelopment process, greater incentives should be provided to the lot owners. As such, the Proposed Development with minor relaxation of maximum domestic PR and building height restrictions by +20%, plus additional non-domestic PR allowed for the provision of some commercial uses and social welfare facility, should warrant favourable consideration by the Board.

- 5.2.3 The approval of the Proposed Development could serve as a catalyst for further redevelopment in the Application Site, contributing to the early materialization of the planning intention for residential development of the subject “CDA(5)” zone as stipulated on the OZP.

5.3 Proposed Minor Relaxation of PR Restriction in Line with Government’s Policy in Increasing Housing Supply

- 5.3.1 Increasing housing supply is currently one of the imminent needs of Hong Kong. With proposed minor relaxation of PR restriction, the Proposed Development could provide 886 residential units in total, thereby contribute to the supply of flats available in the market and alleviate the problem of housing supply shortage in Hong Kong.

- 5.3.2 The proposed minor relaxation of maximum domestic PR from 5.0 to 6.0 is in line with the prevailing Government’s policy to generally allow a 20% increase in maximum domestic PR in housing sites located in Density Zones of the Main Urban Areas (except for the north of Hong Kong Island and Kowloon Peninsula) subject to approval from the Board. The proposed minor relaxation could enhance the flat production potential of the site by enabling additional domestic GFA of about 6,828m².

5.4 Proposed Development is Compatible with Existing and Future Surrounding Context

- 5.4.1 The surroundings of the Application Site have been undergoing a gradual transformation from industrial to residential character since the turn of the century. New residential/commercial developments have been completed in the area, such as New Haven (completed in 2002), Chelsea Court (completed in 2005), Indi Home (completed in 2005), H Cube (completed in 2006) and Sheung Chui Court (completed in 2017). With the rezoning initiative in 2010, the existing industrial buildings in the proximity of the Application Site within “CDA(3)”, “CDA(4)” and “CDA(6)” zones would also be transformed into comprehensive residential

developments once redevelopments take place. Specifically, residential redevelopment proposals for the then “CDA(2)”, “CDA(3)” and “CDA(6)” zones have already been approved by the Board in 2013, 2021 and 2023 respectively. In this regard, by fully conforming with the planning intention of the subject “CDA(5)” zone and comprehensively redeveloping the Application Site primarily for residential use, the Proposed Development would be compatible with both the existing and future context of its surroundings in terms of land use compatibility.

- 5.4.2 In terms of development intensity, there are two similar applications for comprehensive residential development with minor relaxation of PR restriction in the surrounding area. The approved development in “CDA(3)” zone under Application No. A/TW/527 was accepted by the Board on 24.12.2021 with minor relaxation of PR restriction from 5 to 6.1 (+22%). The approved development in “CDA(6)” zone under Application No. A/TW/537 was accepted by the Board on 22.12.2023 with minor relaxation of PR restriction from 5 to 6.1 (+22%) as well. The Proposed Development, with minor relaxation of the total PR restriction from 5.0 to 6.11 (+22%), comprising a domestic PR of 6.0 (at all development sites) plus a non-domestic PR of 0.25 (at Site A only, which includes both commercial uses and social welfare facility) / 0.15 (at Sites B and C only, which include commercial uses), is considered compatible with the surrounding developments.
- 5.4.3 In terms of building height profile, the proposed minor relaxation of building height restriction from 100mPD to 120mPD is considered acceptable with reference to the surrounding developments, such as Indi Home (about 203.5mPD), Goodman Global Gateway (about 157.7mPD) and Sheung Chui Court (about 116.5mPD). Furthermore, the building height restriction for the nearby “CDA(3)” and “CDA(6)” zones have already been relaxed from 100mPD to 120mPD under the abovementioned Application Nos. A/TW/527 and A/TW/537. Having considered the existing heights of the surrounding buildings, as well as the aforementioned approved applications for relaxation of maximum building heights to a level similar to that proposed under the subject application, it can be considered that the proposed minor relaxation of building height restriction from 100mPD to 120mPD for the Proposed Development would be fully compatible with the existing and future surrounding context.

5.5 Social Welfare Facility Provided in Site A to Meet the Needs of Social Welfare Services in Tsuen Wan District

- 5.5.1 With an aim to meeting the needs of social welfare services in Tsuen Wan District, the Applicant, upon agreement with SWD, proposed to include a SWSPPI in Site A with a NOFA of about 95m². To accommodate the SWSPPI under the Proposed Development, the Applicant therefore included a non-domestic PR of 0.1 in Site A.
- 5.5.2 To facilitate easy accessibility by future users, the SWSPPI will be located on the Ground Floor of Site A with an entrance directly fronting Yeung Uk Road. The entrance to the SWSPPI will be blended in with the new pedestrian passageway to form a pleasant and welcoming access to the SWSPPI. The proposed SWSPPI will be provided according to the standard schedule of accommodation issued by SWD. Detailed design of the SWSPPI will be agreed with SWD during the detailed design and implementation stage.
- 5.5.3 The Applicant would also like to highlight that the floor area that can be provided within the podium of Site A is constrained by the limited site area and the requirement for provision of setbacks along Yeung Uk Road, the Applicant has already made the best effort to provide a social welfare facility in the proposed development at the ground floor of Site A given the relevant constraints.

5.6 Retail Facilities Provided to Enhance Street Vibrancy along Yeung Uk Road

- 5.6.1 The subject “CDA(5)” zone abuts to Yeung Uk Road, which is a major road in the area. At present, as the existing buildings in the subject “CDA(5)” zone are not redeveloped yet, the frontage facing Yeung Uk Road is rather sterile with no active uses. Yet, on the opposite side of the subject “CDA(5)” zone across Yeung Uk Road, there are existing retail shops on the ground floor of H Cube and Indi Home. These ground floor retail shops provide daily services to existing residents in the area, complementing other retail facilities provided along Yeung Uk Road and in large-scale shopping malls further down in the Tsuen Wan town centre.
- 5.6.2 The Proposed Development gives rise to an opportunity to provide similar retail shops on the ground floor along the frontage facing Yeung Uk Road. Hence, retail facilities, with a non-domestic GFA of about 564m², are proposed on the ground floors of Sites A to C abutting Yeung Uk Road to enhance street vibrancy. This retail frontage will create a more engaging and lively walking environment to enhance pedestrian interest. Complemented with the proposed 2m setback at Sites A to C

abutting Yeung Uk Road which further enhances pedestrian comfort, the pedestrian environment along Yeung Uk Road will be significantly enhanced, facilitating pedestrian movement and infusing vibrancy into the area.

5.7 Pedestrian Passageway Provided to Enhance North-South Connectivity

5.7.1 At present, the subject “CDA(5)” zone was bounded by Yeung Uk Road to the south and Wang Wo Tsai to the north. Yet, there is only a Government’s public lane running in an east-west direction across the subject “CDA(5)” zone, without any north-south connection across the subject “CDA(5)” zone.

5.7.2 The Proposed Development gives rise to an opportunity for a new pedestrian passageway to enhance the north-south connectivity across the subject “CDA(5)” zone. To provide this new pedestrian passageway, it is proposed that the fence walls from the lot boundaries on each side between Sites A and B, and between Sites E and F, will be set back by 1.5m, so that a 3m-wide pedestrian passageway accessible by the public could be provided to enhance the north-south pedestrian connectivity between Yeung Uk Road and Wang Wo Tsai Street through the subject “CDA(5)” zone. While such setback areas will remain as private areas under the ownership and management of the respective lot owners in the future, the pedestrian passageway will be opened to public use. The proposed pedestrian passageway will form a shortcut to help link up Yeung Uk Road and Wang Wo Tsai Street and form a better pedestrian network together with the existing public lanes in this locality.

5.8 Comply with the Criteria for Consideration of Planning Applications for Minor Relaxation of Building Height Restriction

5.8.1 Due efforts have been made in the Proposed Development to comply with the relevant criteria as set out in the Explanatory Statement of the OZP for consideration of planning applications for minor relaxation of the building height restriction. The relevant design merits are summarised below:

Providing better streetscape / good quality street-level public urban space

- Voluntary setback of the fence walls by 1.5m from the lot boundaries on each side between Sites A and B, and between Sites E and F, so as to provide a 3m-wide pedestrian passageway accessible by the public to enhance the north-south pedestrian connectivity

- Voluntary setback of buildings at Sites A to C by 2m along Yeung Uk Road to enhance pedestrian comfort, with a retail frontage to create a more engaging and lively walking experience for the creation of an enhanced pedestrian environment

Providing setbacks and separations to allow air and visual permeability

- As compared with the existing bulky industrial buildings that built up to the edge of the site boundaries of each lot in the subject “CDA(5)” zone, the future developments in each development site will provide setbacks from lot boundaries and comply with building separation requirement under SBDG, so as to allow visual and air permeability

5.9 Phased Development Approach to Facilitate Early Implementation of the Proposed Development

5.9.1 While the Applicant is the sole land owner of Site A (Lot 476 in D.D. 443), the ownership of the remaining five lots within the Application Site remains under third parties' ownership. Specifically, four out of the remaining five lots (Lots 459 RP, 461, 469 and 476 in D.D. 443 as well as TWTL 11) are under fragmented multiple ownership, making it difficult for site agglomeration. With the uncertain schedule in uniting all the land lots within the Application Site under single ownership, it is considered reasonable to adopt a phased development approach for the redevelopment of the “CDA(5)” zone in order not to further delay the potential housing provision in the area.

5.9.2 The phased development approach would provide flexibility for the early implementation of the Proposed Development in Site A, without jeopardising the development potential of Sites B to F. The Applicant can first redevelop Site A while attempting to obtain the land ownership of Sites B to F, or the landowners of Sites B to F can also choose to redevelop their own lots with consideration to the Indicative Master Layout Plan of the Application Site. The phased development approach could thus facilitate the timely redevelopment of the Application Site without impairing the integrity of the whole “CDA(5)” site.

5.9.3 The phased development approach adopted for the Proposed Development also fulfils the following requirements stipulated in the Board’s Guidelines No. 17A for the comprehensive implementation of “CDA” zones:

The planning intention of the “CDA” zone will not be undermined

5.9.4 With the Application Site proposed for six residential buildings with the provisions of clubhouses (for all phases), a SWSPPI (for Phase 1) and retail spaces (for Phase 1, 2a and 2b), the planning intention of the “CDA(5)” zone for comprehensive development/redevelopment of the area primarily for residential use with the provision of commercial facilities, open space and other supporting facilities can be maintained by the Proposed Development.

The comprehensiveness of the proposed development will not be adversely affected as a result of the revised phasing

5.9.5 While the Application Site is proposed to be developed in phases, a comprehensive scheme has been prepared for the Proposed Development such that the specific developments within individual development sites will be compatible with each other as parts of a larger, harmonious development within the “CDA(5)” site. Developments for the different phases will be of the same development intensity (in terms of domestic PR and building heights), and retail facilities will be provided across different phases along Yeung Uk Road. Landscape provision will also be provided in accordance with the comprehensive overall Landscape Master Plan prepared under the subject application (see **Appendix B**).

The resultant development should be self-contained in terms of layout design and provision of open space and appropriate GIC, transport and other infrastructure facilities

5.9.6 For the Proposed Development to be self-contained, the proposed layout design of Site A has to comply with all technical requirements at both the interim stage (i.e. with only Phase 1 completed and Phases 2a to 2e still active for industrial use) and final stage (i.e. with all two phases completed for residential use). In particular, given the existing condition in the area, the Proposed Development in Site A should not be subject to noise and traffic impacts even with Sites B to F being kept for non-domestic purposes. As demonstrated in the supporting technical assessments in **Appendices B to F**, no adverse impact is expected for the Proposed Development at Site A from the surrounding industrial activities at both

interim and completion stages.

The development potential of the unacquired lots within the “CDA” zone should not be absorbed in the early phases of the development, access to these lots should be retained, and the individual lot owners’ landed interest should not be adversely affected

5.9.7 The minor relaxation of maximum PR and building height restrictions is also sought for the remaining phases under the current application. With the remaining third parties’ lots accessible from Yeung Uk Road/Kwu Hang Road/Wang Wo Tsai Street via individual accesses, the supporting technical assessments in **Appendices B to F** have demonstrated that the proposed minor relaxation is technically feasible such that the Proposed Development at Site A would not absorb the development potential of the remaining phases. Whilst a notional scheme for Sites B to F is formulated (as shown in **Figures 3.1 and 3.10**) to illustrate the comprehensiveness of the Proposed Development, the other land owners of Sites B to F can develop their own lots based on the Indicative Master Layout Plan approved under this application, or submit separate planning applications in future according to their own programme and desired design when they intend to redevelop their sites for residential use.

5.10 Technically Feasible as confirmed by Technical Assessments Conducted for the Subject “CDA(5)” Zone

5.10.1 Despite the phased development approach, technical assessments have been conducted to demonstrate the technical feasibility of the Proposed Development, with minor relaxation of PR and BH restrictions, in both the interim stage (with only Site A redeveloped under Phase 1 first) and final stage (i.e. with all two phases completed for residential use). Therefore, the Proposed Development is considered acceptable in technical terms.

6 CONCLUSION

- 6.1 This planning application is submitted to seek permission from the Board in support of the Proposed Development at the Application Site under S16 of the Ordinance (CAP. 131). The Application Site is currently occupied by six industrial buildings. Based on the land ownership pattern, the Application Site can be further divided into six development sites, with Site A under the Applicant’s sole ownership and Sites B, C, D, E and F under other separate private ownerships. To expedite the implementation of the Proposed Development, a phased development approach will be adopted.
- 6.2 The Proposed Development includes minor relaxation of the total PR restriction from 5.0, to a domestic PR of 6.0 (at all development sites) plus a non-domestic PR of 0.25 (at Site A only, which includes both commercial uses and social welfare facility) / 0.15 (at Sites B and C only, which include commercial uses), and minor relaxation of the building height restriction from 100mPD to 120mPD (at all development sites). The Proposed Development will provide 886 flats.
- 6.3 A social welfare facility (the SWSPPI) is proposed on the Ground Floor of Site A. Retail facilities are proposed on the ground floors of Sites A to C abutting Yeung Uk Road to enhance street vibrancy. A 3m-wide pedestrian passageway accessible by the public will be provided through the subject “CDA(5)” zone to enhance the north-south pedestrian connectivity. The proposed pedestrian passageway will help link up Yeung Uk Road and Wang Wo Tsai Street to form a better pedestrian network together with the existing public lanes in this locality.
- 6.4 The Proposed Development is supported by the following development justifications and planning merits:
- The Proposed Development conforms to the planning intention of the subject “CDA(5)” zone for redevelopment of industrial lots for residential use with commercial and social welfare facility provision;
 - The Proposed Development could serve as the catalyst for future redevelopments in the “CDA(5)” zone;
 - The Proposed Development with minor relaxation of PR restriction is in line with the current strategic policy to increase housing supply to the market

upon completion;

- The Proposed Development is fully compatible with the existing and future surrounding context in terms of land uses, development intensity and building height profile;
- A social welfare facility (i.e. the SWSPPI) is proposed at Site A to meet the needs of social welfare services in Tsuen Wan District;
- Retail facilities proposed on the Ground Floors of Sites A to C, which abut to Yeung Uk Road, could enhance the street vibrancy;
- Pedestrian passageway accessible by the public provided by setting back of the boundary fence walls on both sides between Sites A and B, and between Sites E and F, could enhance the pedestrian connectivity in the area;
- The Proposed Development complies with the criteria for consideration of planning applications for minor relaxation of building height restriction as set out in the relevant OZP’s Explanatory Statement;
- The phased development approach adopted for the Proposed Development fulfils the relevant requirements of the TPB Guidelines, and could facilitate early implementation of development of the subject “CDA(5)” zone; and
- Relevant technical assessments on visual, traffic, environmental, air ventilation, drainage and sewerage aspects have demonstrated that the Proposed Development, with minor relaxation of PR and building height restrictions, would be acceptable in technical terms.

6.5 In light of the supporting evidence presented in this Planning Statement, the Board is cordially invited to consider the Proposed Development favourably.