

**METRO PLANNING COMMITTEE**  
**OF THE TOWN PLANNING BOARD**

**MPC Paper No. 7/11**  
**For Consideration by the**  
**Metro Planning Committee on 19.8.2011**

**DRAFT PLANNING BRIEF**  
**FOR THE “COMPREHENSIVE DEVELOPMENT AREA (2)” SITE**  
**AT THE EX-TAI WO HAU FACTORY ESTATE, TSUEN WAN**

**Draft Planning Brief  
for the “Comprehensive Development Area (2)” Site  
at the ex-Tai Wo Hau Factory Estate, Tsuen Wan**

**1. Purpose**

This paper is to seek:

- (a) Members’ comments on the draft planning brief (PB) for the development at the “Comprehensive Development Area (2)” (“CDA(2)”) zone on the Tsuen Wan Outline Zoning Plan (OZP); and
- (b) Members’ agreement that the draft PB at **Annex I** is suitable for consultation with the Tsuen Wan District Council (TWDC).

**2. The Site and Its Surroundings**

- 2.1 The Site, with an area of about 1.02 ha, abuts Sha Tsui Road in Tsuen Wan. It is located at the northern fringe of the Tsuen Wan East Industrial Area (TWEIA) which is characterized by industrial developments (**Plans 1 and 2 in Annex I**). The Site covers the majority of the ex-Tai Wo Hau Factory Estate (ex-TWHFE) site which is a piece of Government land and is readily available for development.
- 2.2 Located within the northern part of TWEIA, the Site is surrounded by existing industrial developments to the west and southeast. Besides, two industrial developments, namely Young Ya Industrial Building and Po Yip Building are found to the opposite side of Sha Tsui Road. A comprehensive residential development, namely New Haven is located to the northwest of the Site. The industrial developments to the west and southeast are currently zoned “CDA(3)” and “CDA(4)” respectively for comprehensive development/redevelopment primarily for residential use with the provision of commercial facilities, open space and other supporting facilities. Another two CDA sites, i.e. “CDA(5) and CDA(6)” are found to the further south across Wang Wo Tsai Street for the same purpose. To the immediate south of the Site, i.e. the remaining portion of the ex-TWHFE (about 0.4 ha), is zoned “O” for the provision of public open space for the enjoyment by the future residents within the northern part of TWEIA (**Plans 1 and 2 in Annex I**).

**3. Land Aspect**

The Site is on Government land. A short term tenancy (STT 1429) covering the Site has been granted for temporary car park with a term of one year certain from 19.3.2010 and thereafter monthly.

#### 4. Background

- 4.1 According to the Area Assessments 2009 of Industrial Land in the Territory (Area Assessments 2009) by the Planning Department, the vacancy rates of the TWEIA and its northern part are 9.9% and 19.2% respectively. Many existing industrial buildings in the northern part of TWEIA are over 30 years old and under single ownership. There are established and recently completed residential and commercial developments/redevelopments in the surrounding area. The Area Assessments 2009 recommended rezoning the northern part of TWEIA mainly to "CDA" to facilitate comprehensive residential development with commercial facilities and open space provision. This proposed rezoning could eliminate the potential Industrial/Residential (I/R) interface problem between the future developments in the northern part of TWEIA and the existing industrial uses to the south of Yeung Uk Road. More importantly, it would give the impetus for land use restructuring and upgrading the environment of the Tsuen Wan East area. The findings and recommendations of the Area Assessments 2009 were endorsed in principle by the Town Planning Board (the Board) on 17.9.2010.
- 4.2 In particular, the ex-TWHFE site, which is a piece of Government land, would be disposed of to serve as a catalyst to facilitate the redevelopment process of other parts of the northern part of TWEIA which are privately owned.
- 4.3 The TWDC was consulted on 28.9.2010 on the recommendations of the Area Assessments 2009 in relation to the proposed rezoning of the northern part of the TWEIA from "Industrial" ("I") to mainly "CDA" to facilitate comprehensive residential development with commercial facilities and open space provision. Members of the TWDC agreed in principle on the rezoning proposals.
- 4.4 On 10.12.2010, the Metro Planning Committee (Committee) of the Board endorsed the proposed amendments of the "I" zone to "CDA(2)", "CDA(3)", "CDA(4)", "CDA(5)", "CDA (6)", "Commercial (5)", "Open Space" ("O") and areas shown as 'Road' to facilitate comprehensive development/redevelopment of the area primarily for residential use with the provision of commercial facilities, open space and other supporting facilities. On 24.12.2010, the draft Tsuen Wan OZP No. S/TW/27, incorporating the amendments, was exhibited under section 5 of the Town Planning Ordinance. In this regard, the ex-TWHFE site was rezoned to "CDA(2)" and "O" on the OZP (Plan 1 in Annex I).
- 4.5 The proposed amendments incorporated into the draft OZP were presented to the TWDC on 25.1.2011. The TWDC agreed to the proposed amendments and agreed that detailed requirements for incorporation into the respective CDA site would be further discussed at the PB preparation stage in the Community Building, Planning and Development Committee of the TWDC.
- 4.6 During the exhibition of the draft Tsuen Wan OZP No. S/TW/27, a total of 8 representations were received on the zoning amendments in respect of the "CDA" sites. The 8 representations were published for 3 weeks for public comment and 8 comments were received. On 10.6.2011, after giving consideration to the representations and comments, the Board decided not to uphold the representations. The draft OZP together with the outstanding representations will be submitted to the Chief Executive in Council for approval.
- 4.7 PBs for the respective proposed "CDA(2)" to "CDA(6)" sites will be prepared to

guide the developments. Detailed planning requirements, including the provision of appropriate traffic and environmental mitigation measures, GIC, transport facilities and open space will be specified in the PBs.

## **5. Planning Intention and Development Restrictions**

- 5.1 The planning intention of the "CDA(2)" zone, as stated in the Notes of the OZP, is 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.
- 5.2 The Site is subject to a total maximum plot ratio (PR) of 5.0, of which a minimum PR of 4.5 shall be for domestic use, and a maximum Building Height (BH) of 100mPD. Ancillary car parking spaces should be provided in the basement.

## **6. Draft PB**

- 6.1 A draft PB for the Site has been prepared at **Annex I** in accordance with the planning intention for the "CDA" zone, the development restrictions on the OZP, and having regard to topography and surrounding land uses. The PB sets out the intended uses, development parameters, and the planning and design requirements to facilitate the preparation of a Master Layout Plan (MLP) submission by the future applicant to the Board.
- 6.2 As it is intended to restructure the land use and to upgrade the environment of the northern part of TWEIA through redevelopment of the "CDA" sites in a comprehensive manner, general development concepts for all the five "CDA" sites within the northern part of TWEIA have been formulated in paragraph 4 and illustrated in **Plan 4** of **Annex I**. They will be translated into specific planning requirements of individual "CDA" sites within the northern part of TWEIA.
- 6.3 In particular, a public open space in the form of a central plaza at the "O" site (about 0.4 ha) will be provided at the centre of the northern part of TWEIA as the focus of the area for the enjoyment of the residents and for the enhancement of sense of place and neighbourhood (**Plan 2** in **Annex I**). The central plaza will be designed and constructed by the developer of the "CDA(2)" site at his own cost to the satisfaction of the Director of Leisure and Cultural Services (DLCS) and returned to DLCS for maintenance and management upon completion.
- 6.4 The main requirements for the "CDA(2)" site are highlighted below:

### Development Parameters

- 6.5 The Site, with an area of about 1.02 ha, is intended primarily for residential use with the provision of commercial facilities, open space and other supporting facilities. Development within the Site is subject to a total maximum plot ratio (PR) of 5.0, of which a minimum PR of 4.5 shall be for domestic use. Assuming that the "CDA(2)" site is developed with a domestic plot ratio of 4.5 and an average flat size



of 45m<sup>2</sup>, it is estimated that the Site would provide some 970 units.

- 6.6 The maximum BH is 16 mPD (i.e. about 11 m) for podium and 100mPD for residential towers. The maximum site coverage is 65% for the podium and not exceeding those stipulated in the Building (Planning) Regulations above podium.

#### Urban Design and Landscape Requirements

- 6.7 In addition to the BH restrictions, a number of urban design considerations should be adopted for the future development on the Site. These include adoption of variation in building profile and building heights; stepped terrace design to the podium, streetscape improvement, provision of a 15m wide visual corridor above 16 mPD (**Plan 2 in Annex I**) and to pay special attention to the interface between the proposed development and the adjoining central plaza. In addition, a visual impact assessment and an air ventilation assessment should be included in the MLP submission to ensure better air ventilation and visual permeability.
- 6.8 A 15m wide Non-Building Area (NBA) along the western boundary of the Site as shown on the OZP is designated for the provision of a landscaped walkway to provide connectivity between Sha Tsui Road and the central plaza (**Plan 2 in Annex I**). It should be provided by the developer at his own cost, and shall be handed over to DLCS for management and maintenance upon completion. The NBA should be excluded from GFA calculation of the Site.
- 6.9 The applicant is also required to submit a landscape proposal in the form of a landscape master plan as part of the MLP submission. Existing trees on the Site should be retained where feasible. Greenery should be provided at various levels and forms, including vertical greening, with priority for tree planting at-grade. A minimum coverage of greenery of 20% of the site area (excluding the landscaped walkway) should be provided with half of which at-grade.
- 6.10 The proposed development at the Site should be set back to provide a 3m wide amenity planting strip along Sha Tsui Road for tree planting by the developer. Adequate soil depth should be reserved for planting, especially above basement or structure.
- 6.11 Private open space of 1m<sup>2</sup> per person should be provided to serve the residents of the proposed residential development.

#### Transport Requirements

- 6.12 A comprehensive Traffic Impact Assessment (TIA) should be conducted by the applicant to the satisfaction of the Commissioner for Transport (C for T). The requirements and methodology of the TIA should be agreed with the C for T before its commencement. Should there be any improvement measures required for alleviating the identified adverse traffic impacts arising from the proposed development, the applicant should be responsible for the design, implementation and associated costs to the satisfaction of the C for T. The TIA should be submitted together with the MLP for the Board's consideration.
- 6.13 The provision of ancillary car parking spaces and loading/unloading bays for the proposed development should be provided in accordance with the Hong Kong Planning Standards and Guidelines. All parking and loading/unloading facilities

should be provided in the basement and incorporated as part of the MLP submission.

#### GIC Facilities

- 6.14 A Day-care Centre for the Elderly with GFA of maximum 930 m<sup>2</sup> should be provided in the proposed development to the satisfaction of the Director of Social Welfare (DSW). The GFA of the GIC facilities should be included in the GFA calculation. The GIC facilities should be designed and constructed by the developer and handed over to DSW for management and maintenance upon completion.

#### Environmental, Drainage and Sewerage Requirements

- 6.15 An environmental assessment (EA) should be conducted by the applicant to examine any possible environmental problems that may be caused to or by the proposed development during and after construction, and the proposed mitigation measures. The EA report should be completed to the satisfaction of the Director of Environmental Protection and submitted together with the MLP for consideration.
- 6.16 A drainage and sewerage impact assessment should be carried out by the applicant to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures. The assessment should be submitted together with the MLP for the Board's consideration.

### **7. Consultation**

- 7.1 The following Government departments have been consulted and their comments have been incorporated in the above paragraphs and the draft PB, where appropriate:

- (a) Secretary for Development;
- (b) Chief Engineer/Mainland South, Drainage Services Department;
- (c) Chief Town Planner/Urban Design & Landscape, Planning Department;
- (d) Commissioner for Transport;
- (e) Director of Environmental Protection;
- (f) Director of Fire Services;
- (g) Director of Leisure and Cultural Services;
- (h) Director of Social Welfare;
- (i) District Lands Officer/Tsuen Wan & Kwai Tsing, Lands Department; and
- (j) District Officer (Tsuen Wan), Home Affairs Department.

- 7.2 The following Government bureaux/departments have no comment on the draft PB:

- (a) Secretary for Education;
- (b) Chief Architect/Advisory and Statutory Compliance, Architectural Services Department;
- (c) Chief Building Surveyor/New Territories West, Buildings Department;
- (d) Chief Engineer/Development(2), Water Supplies Department;
- (e) Chief Highways Engineer/New Territories West, Highways Department;
- (f) Commissioner of Police;
- (g) Director of Agriculture, Fisheries & Conservation;
- (h) Director of Food and Environmental Hygiene;

- (i) Director of Electrical and Mechanical Services;
- (j) Director of Housing;
- (k) Government Property Administrator;
- (l) Head, Geotechnical Engineering Office, Civil Engineering and Development Department; and
- (m) Project Manager (NT North and West), Civil Engineering and Development Department.

**8. Way Forward**

Subject to Members' agreement, PlanD will consult the TWDC on the draft PB. The views collected together with the revised PB incorporating the relevant comments, where appropriate, will be submitted to the Committee for further consideration and endorsement.

**9. Advice Sought**

Members are invited to consider the draft PB at **Annex I**, and agree that the draft PB is suitable for consultation with the TWDC.

**10. Attachment**

<b>Annex I</b>	Draft PB for the "CDA(2)" Site at the ex-TWHFE, Tsuen Wan
Plan 1	Location Plan
Plan 2	Site Plan
Plan 3	Site Photo
Plan 4	General Development Concept for the northern part of TWEIA

**PLANNING DEPARTMENT  
AUGUST 2011**

**Draft Planning Brief for the “Comprehensive Development Area (2)” Site  
at the ex-Tai Wo Hau Factory Estate, Tsuen Wan**

**1. PURPOSE OF THE PLANNING BRIEF**

- 1.1 The purpose of the Planning Brief (PB) is to set out the broad planning parameters and development requirements to facilitate the preparation of Master Layout Plan (MLP) for the comprehensive development of the “Comprehensive Development Area (2)” (“CDA(2)”) Site (the Site) at the ex-Tai Wo Hau Factory Estate (ex-TWHFE), Tsuen Wan.
- 1.2 The Site is zoned “CDA(2)” on the Tsuen Wan Outline Zoning Plan (OZP) (Plan 1). Pursuant to section 4A(2) of the Town Planning Ordinance (the Ordinance) and according to the Notes of the OZP, an applicant for permission for development on land designated “CDA(2)” shall prepare a MLP for the approval of the Town Planning Board (the Board).

**2. BACKGROUND**

- 2.1 On 17.9.2010, the Board endorsed in principle the findings and recommendations of the Area Assessments 2009 of Industrial Land in the Territory including the proposed rezoning of the northern part of Tsuen Wan East Industrial Area (TWEIA) to the north of Yeung Uk Road from “Industrial” (“I”) mainly to “CDA” to facilitate comprehensive residential development with commercial facilities and open space provision. This proposed rezoning could eliminate the potential Industrial/Residential interface problem between the future developments in the northern part of TWEIA and the existing industrial uses to the south of Yeung Uk Road. More importantly, it would give the impetus for land use restructuring and upgrading the environment of the Tsuen Wan East area.
- 2.2 In particular, the ex-TWHFE site, which is a piece of Government land, would be disposed of to serve as a catalyst to facilitate the redevelopment process of other parts of the northern part of TWEIA which are privately owned.
- 2.3 On 10.12.2010, the Metro Planning Committee (MPC) of the Board endorsed the proposed amendments of the “I” zone to “CDA(2)”, “CDA(3)”, “CDA(4)”, “CDA(5)”, “CDA (6)”, “Commercial (5)”, “Open

Space” (“O”) and areas shown as ‘Road’ to facilitate comprehensive development/redevelopment of the area primarily for residential use with the provision of commercial facilities, open space and other supporting facilities. On 24.12.2010, the draft Tsuen Wan OZP No. S/TW/27, incorporating the amendments, was exhibited under section 5 of the Town Planning Ordinance. In this regard, the ex-TWHFE site was rezoned to “CDA(2)” and “O” on the OZP.

### **3. THE SITE AND SURROUNDING AREAS (PLANS 1 – 3)**

#### The Site

- 3.1 The Site has a site area of about 1.02 ha (subject to survey) and is zoned “CDA(2)” on the Tsuen Wan OZP (**Plan 1**).
- 3.2 The Site abuts Sha Tsui Road and covers the majority of the ex-TWHFE site. It is located at the northern fringe of the TWEIA which is characterized by industrial developments.
- 3.3 The Site is a piece of Government land and is readily available. It has been formed and is currently used as temporary carpark.
- 3.4 According to the OZP, the “CDA(2)” site is subject to a total maximum plot ratio of 5.0, of which a minimum plot ratio of 4.5 shall be for domestic use, and maximum building height of 100 metres above Principal Datum, or the height of the existing building, whichever is the greater. Ancillary car parking should be provided in the basement.

#### Surrounding Land Uses

- 3.5 Located within the northern part of TWEIA, the Site is surrounded by existing industrial developments to the west and southeast. Besides, two industrial developments, namely Young Ya Industrial Building and Po Yip Building are located at the opposite side of Sha Tsui Road. A comprehensive residential development, namely New Haven is located to the northwest of the Site.
- 3.6 The industrial developments to the west and southeast are currently zoned “CDA(3)” and “CDA(4)” respectively for comprehensive redevelopment by private initiatives. Another two CDA sites, i.e. “CDA(5) and CDA(6)”



are found to the further south across Wang Wo Tsai Street for the same purpose.

- 3.7 To the immediate southwest of the Site, i.e. the remaining portion of the ex-TWHFE (about 0.4 ha), is zoned "O" for the provision of public open space at neighbourhood scale for the enjoyment by the future residents within the northern part of TWEIA.

#### **4. GENERAL DESIGN PRINCIPLES OF THE NORTHERN PART OF THE TSUEN WAN EAST INDUSTRIAL AREA**

- 4.1 It is the planning objective to restructure the land use and upgrade the environment of the northern part of TWEIA through redevelopment of the "CDA" sites in a comprehensive manner. General development concepts for all "CDA" sites are illustrated in **Plan 4**.
- 4.2 The general design principles for redevelopment of the "CDA" sites within the northern part of TWEIA are as follows:
- Provide a public open space in the form of a central plaza at the "O" site located at the centre of the northern part of TWEIA as the focus of the area for enjoyment of the residents and for the enhancement of sense of place and neighbourhood. The central plaza will be designed and constructed by the developer of the "CDA(2)" site at his own cost to the satisfaction of the Director of Leisure and Cultural Services (DLCS) and returned to DLCS for maintenance and management upon completion. The central plaza shall serve the district with multiple functions from leisure, community gathering, to cultural performance to create vibrancy. It should be open air to provide visual openness and has high visibility to the surrounding areas with suitable landscaping and street furniture;
  - Provide a public open space at the "O" site abutting Yeung Uk Road to serve the local community;
  - The "CDA" developments should have good visual and physical integration with the public open spaces. In particular, attention should be paid to the edge treatment in areas abutting the central plaza so as to achieve an integrated design;

- Keep the size of podium as small as possible. Where podium is unavoidable, stepped terrace podium design should be adopted to reduce visual bulkiness of the podium structure;
- Provide good connectivity with other developments outside the area should be provided by means of footbridge(s);
- Set back the development to provide a 3m wide amenity planting strip along Sha Tsui Road and Yeung Uk Road for tree planting;
- Provide quality landscaping especially at ground level;
- Provide visual corridors with reasonable width between building block as indicated in **Plan 4** to improve visual permeability;
- Adopt variation of building height profile and green building design for the developments; and
- Address environmental impact by means of building design, building setback and disposition of towers. In particular, suitable environmental setback against for noise sensitive blocks flanking Texaco Road.

4.3 The above design principles will be translated into specific planning requirements of individual “CDA” site.

## 5. PLANNING REQUIREMENTS FOR THE “CDA(2)” SITE

Item	Particulars	Remarks
<b>Major Development Parameters</b>		
<b>OZP Zoning and Planning Intention</b>	“CDA(2)” zone, subject to a total maximum plot ratio (PR) of 5.0, of which a minimum plot ratio of 4.5 shall be for domestic use and a maximum building height (BH) of 100 metres above Principal Datum or the height of the existing building, whichever is the greater.	<b>Plan 1</b>

Item	Particulars	Remarks
	<p>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.</p> <p>Minor relaxation of the GFA and BH restrictions may be considered by the Board on application under section 16 of the Town Planning Ordinance.</p>	
<b>Proposed Uses</b>	Primarily residential use with the provision of commercial facilities, open space and other supporting facilities	
<b>Site Area</b>	About 1.02 ha	<p><b>Plan 2</b></p> <p>Subject to verification upon setting out of site boundary.</p>
<b>Maximum Plot Ratio</b>	Total maximum PR of 5.0, of which a minimum PR of 4.5 shall be for domestic use.	The 15 m wide Non-Building Area (NBA) as shown on the OZP should be excluded from GFA calculation.
<b>Maximum Building Height</b>	<ul style="list-style-type: none"> <li>- Podium: maximum 16 mPD</li> <li>- Residential Towers: maximum 100 mPD (main roof level)</li> </ul>	<p>The podium should adopt a stepped terrace design to reduce the bulk.</p> <p>See Urban Design Considerations for details.</p>

Item	Particulars	Remarks
<b>Maximum Site Coverage</b>	<ul style="list-style-type: none"> <li>- Podium: 65%</li> <li>- Above Podium: Not exceeding those stipulated in the Building (Planning) Regulations.</li> </ul>	Excluding the 15m wide NBA as shown on the OZP.
<b>Planning Requirements</b>		
<b>Urban Design Considerations</b>	<p>The following urban design considerations, should be taken into account when formulating development proposal:</p> <ul style="list-style-type: none"> <li>- adopt variation in building profile and building heights to create greater visual interests;</li> <li>- adopt stepped terrace design to reduce the podium bulk;</li> <li>- improve streetscape along Sha Tsui Road;</li> <li>- provide a 15m wide visual corridor at level of above 16mPD as indicated in <b>Plan 2</b> to enhance visual permeability; and</li> <li>- pay special attention to the interface between the proposed development and the adjoining public open space (i.e. the central plaza). There should be good visual and physical integration with the central plaza.</li> </ul>	<p>Please also refer to visual aspect and air ventilation aspect.</p> <p>In the MLP submission to the Board, the applicant is required to demonstrate that the development, including the design of the podium and car park, can comply with the Sustainable Building Design Guidelines promulgated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Engineers APP-152 issued by the Building Authority.</p>
<b>Non-Building Area</b>	A 15m wide NBA along the western boundary of the Site as shown on the OZP ( <b>Plan 1</b> ) is designated for the provision of a landscaped walkway to provide connectivity between Sha Tsui Road and the public open space (i.e. the central plaza) to the immediate south of	

Item	Particulars	Remarks
	<p>the Site. The NBA should be excluded from GFA calculation of the Site.</p> <p>The landscaped walkway should be designed and integrated in harmony with the central plaza located at its south to the satisfaction of DLCS. It should be designed and constructed by the developer at his own cost to the satisfaction of DLCS and handed over to DLCS for management and maintenance upon completion.</p> <p>The landscaped walkway should be incorporated in the MLP for the Board's consideration.</p>	
<b>Open Space Provision</b>	<p>Design and construct a public open space (POS) at the adjacent "O" site (about 0.4 ha) in the form of a central plaza by the developer of the "CDA(2)" site at his own cost to the satisfaction of the DLCS.</p> <p>Not less than 1m<sup>2</sup> private local open space (LOS) per person for residents of the Site should be provided.</p>	<p>The POS should be returned to DLCS for maintenance and management upon completion.</p> <p>The private LOS can be provided at-grade or on podium level.</p>
<b>Visual Aspect</b>	<p>Visual Impact Assessment (VIA) should be carried out by the applicant to examine any possible visual impacts that may be caused by the proposed development and suitable mitigation measures should be proposed. The VIA should be submitted together with the MLP for the Board's consideration.</p>	<p>The VIA should be conducted in accordance with the "TPB PG-No. 41 – Guidelines on Submissions of Visual Impact Assessment for Planning Applications to the Town Planning Board".</p>
<b>Landscape and Tree Preservation Aspects</b>	<p>- Minimum coverage of greenery of 20 % of the site area (excluding the 15m-wide landscaped walkway) with half of which at-grade.</p>	<p>Greenery should be provided at various levels and forms, including vertical greening, with priority for tree planting at-grade.</p>



Item	Particulars	Remarks
	<ul style="list-style-type: none"> <li>- Provide tree planting at ground level.</li> <li>- Set back the proposed development to provide a 3m wide amenity planting strip along Sha Tsui Road for tree planting (<b>Plan 2</b>). Adequate soil depth should be reserved for planting, especially above basement or structure.</li> <li>- Retain existing trees where feasible. A tree survey and tree preservation proposal should be prepared in accordance with the Lands Administration Office Practice Notes 7/2007.</li> </ul> <p>A landscape proposal in the form of a Landscape Master Plan (LMP) should be prepared and submitted by the applicant as part of the MLP submission and should illustrate:</p> <ul style="list-style-type: none"> <li>- conceptual and detailed landscape proposals including hard and soft landscape;</li> <li>- the 3m wide amenity planting strip along Sha Tsui Road;</li> <li>- other amenities, street furniture and facilities to be provided;</li> <li>- landscape design of the landscaped walkway;</li> <li>- the relationship of the development with the surroundings, especially with the public open space (i.e. the central plaza) to the immediate south of the Site; and</li> </ul>	

Item	Particulars	Remarks
	<ul style="list-style-type: none"> <li>- layout and landscape design of open spaces including pedestrian circulation in relation to adjoining development and areas.</li> </ul> <p>The LMP should include amongst others the following landscape design principles:</p> <ul style="list-style-type: none"> <li>- optimize greening opportunity within the development at grade, various building levels, roof and vertical façade;</li> <li>- integrate the provision of pedestrian linkages with that of the open space network; and</li> <li>- introduce high quality streetscape with tree and shrub planting and street furniture to enhance the visual connectivity amongst various activity nodes, provide a friendly pedestrian setting and create a strong sense of place.</li> </ul>	
<b>GIC Facilities</b>	<p>A Day-care Centre for the Elderly with GFA of maximum 930 m<sup>2</sup> should be provided in the proposed development to the satisfaction of the Director of Social Welfare (DSW).</p> <p>The GFA of the GIC facilities should be included in the GFA calculation.</p>	<p>The GIC facilities should be designed and constructed by the developer and handed over to DSW for management and maintenance upon completion.</p>
<b>Car Parking, Loading and Unloading Provision</b>	<p>The provision of ancillary car parking spaces and loading/unloading bays for the proposed development should be provided in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG). All parking and loading/unloading facilities should be</p>	<p>Provision should be up to the satisfaction of the Commissioner for Transport (C for T).</p>

Item	Particulars	Remarks
	provided in the basement and incorporated as part of the MLP submission.	
<b>Other Technical Requirements</b>		
<b>Traffic and Transport Aspects</b>	A comprehensive Traffic Impact Assessment (TIA) should be conducted by the applicant to the satisfaction of C for T. It is advisable that the requirements and methodology of the TIA are agreed with the C for T before its commencement. Should there be any improvement measures required for alleviating the identified adverse traffic impacts arising from the proposed development, the applicant should be responsible for the design and implementation to the satisfaction of the C for T. The TIA should be submitted together with the MLP for the Board's consideration.	
<b>Air Ventilation Aspect</b>	<p>Good design features and air ventilation problem areas should be identified and effective mitigation measures should be proposed to minimize the possible adverse air ventilation impacts within the site and to the nearby areas. Design options should be investigated for practically optimizing the air ventilation performance. The building and podium layout and orientation should assist the penetration of the summer and annual prevailing winds.</p> <p>An Air Ventilation Assessment (AVA) should be prepared by the applicant and submitted as part of the MLP submission.</p>	The AVA should be conducted in accordance with the Housing, Planning and Lands Bureau Technical Circular No. 1/06 and Environment, Transport and Works Bureau Technical Circular No. 1/06 on Air Ventilation Assessment taking into account the relevant sections on air ventilation in Chapter 11 of HKPSG and/or any other relevant technical documents issued by the government.

Item	Particulars	Remarks
<b>Environmental Aspect</b>	An Environmental Assessment (EA) should be conducted by the applicant to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures. The EA report should be completed to the satisfaction of the Director of Environmental Protection and submitted together with the MLP for consideration.	In the design and disposition of the building blocks, due regard should be given to protecting noise sensitive receivers, i.e. residential blocks, through various measures such as setback and provision of noise barriers.
<b>Drainage and Sewerage Aspects</b>	A drainage and sewerage impact assessment should be carried out by the applicant to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures. The assessment should be submitted together with the MLP for the Board's consideration.	

## 6. IMPLEMENTATION PROGRAMME

- 6.1 An implementation programme is required as part of the MLP submission to indicate the construction programme of the proposed development and the associated GIC facilities, landscaped walkway, open space, amenity, etc.

## 7. MASTER LAYOUT PLAN SUBMISSION

- 7.1 A MLP submitted to the Board for approval should contain all the information as required under the Notes of the OZP for the "CDA(2)" zone of the Tsuen Wan OZP and to clearly demonstrate that the requirements stated in this PB have been complied with. Relevant requirements for the submission of MLP are provided in the TPB PG-No. 18A – Submission of MLP Under Section 4A(2) of the Town Planning Ordinance. The MLP should indicate the following information:

- (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
- (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
- (iii) the details and extent of commercial, Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
- (iv) the alignment, widths and levels of any roads, walkways and footbridges proposed to be constructed within the area;
- (v) the landscape and urban design proposals within the area;
- (vi) programmes of development in detail;
- (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures;
- (viii) visual impact assessment and air ventilation assessment reports to examine any visual and air ventilation problems that may be caused to or by the proposed development and the proposed mitigation measures;
- (ix) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures;
- (x) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures; and
- (xi) such other information as may be required by the Town Planning Board.

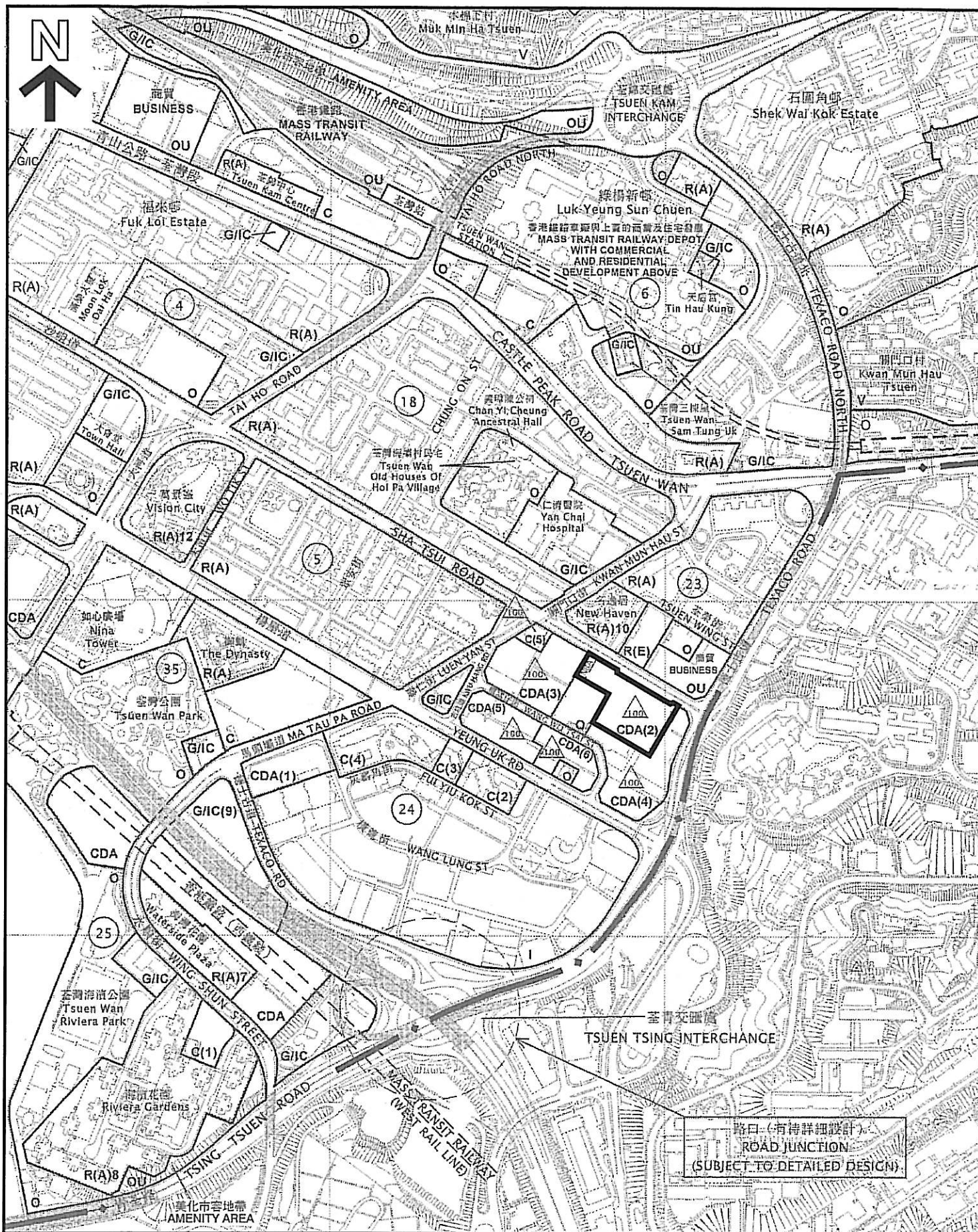


- 7.2 The MLP should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- 7.3 A copy of MLP, if approved by the Board, shall be deposited in the Land Registry and shall be made available for free public inspection in accordance with section 4A(3) of the Town Planning Ordinance.

## **8. ATTACHMENTS**

<b>Plan 1</b>	<b>Location Plan</b>
<b>Plan 2</b>	<b>Site Plan</b>
<b>Plan 3</b>	<b>Site Photo</b>
<b>Plan 4</b>	<b>General Development Concept for the Northern Part of TWEIA</b>

**PLANNING DEPARTMENT  
AUGUST 2011**



**主 題 地 點**  
SUBJECT SITE

本摘要圖於2011年7月8日製備，所根據的資料  
為於2010年12月24日展示的分區計劃大綱圖編  
號S/TW/27

EXTRACT PLAN PREPARED ON 8.7.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/TW/27 EXHIBITED ON 24.12.2010

**位置圖 LOCATION PLAN**  
前大窩口工廠大廈綜合發展區(2)  
COMPREHENSIVE DEVELOPMENT AREA (2) SITE  
AT EX-TAI WO HAU FACTORY ESTATE

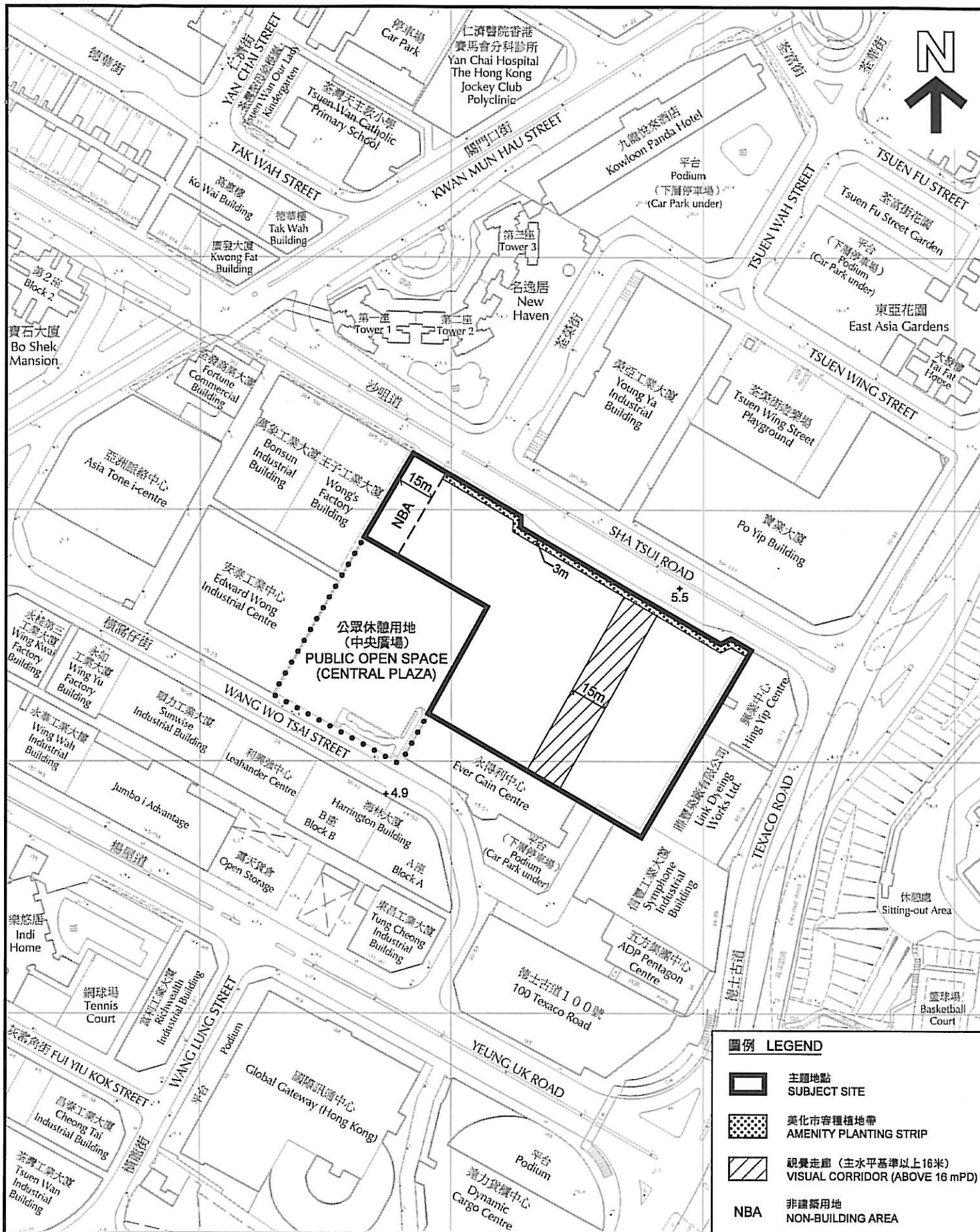
米 100 0 100 200 300 米  
METRES

**規 劃 署**  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/TW/11/5

圖 PLAN  
1



本摘要圖於2011年7月11日擬備，所根據的資料為測量圖編號 7-SW-16C/21A

EXTRACT PLAN PREPARED ON 11.7.2011  
BASED ON SURVEY SHEETS No.  
7-SW-16C/21A

**平面圖 SITE PLAN**  
前大窩口工廠大廈綜合發展區(2)  
**COMPREHENSIVE DEVELOPMENT AREA (2) SITE**  
**AT EX-TAI WO HAU FACTORY ESTATE**

SCALE 1:2 000 比例尺  
米 METRES 40 0 40 80 米 METRES

**規劃署**  
**PLANNING**  
**DEPARTMENT**




參考編號  
REFERENCE No.  
M/TW/11/5

圖 PLAN  
2





 主題地點  
SUBJECT SITE

本圖於2011年6月23日擬備，所根據的資料為  
攝於2010年9月16日的實地照片

PLAN PREPARED ON 23.6.2011  
BASED ON SITE PHOTO TAKEN ON  
16.9.2010

### 實地照片 SITE PHOTO

前大窩口工廠大廈綜合發展區(2)

COMPREHENSIVE DEVELOPMENT AREA (2) SITE  
AT EX-TAI WO HAU FACTORY ESTATE

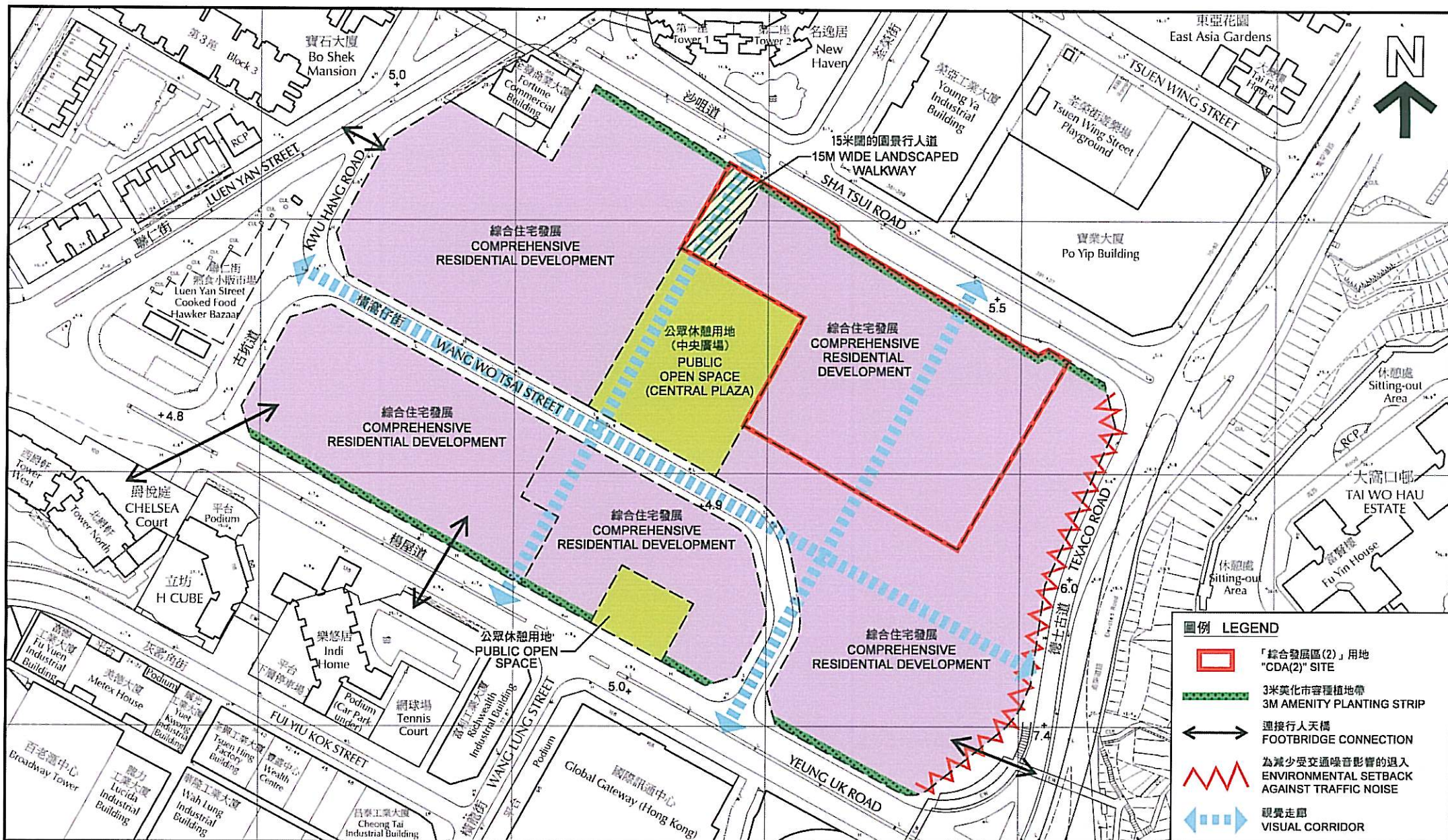
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/TW/11/5

圖 PLAN  
3





本摘要圖於2011年7月5日擬備，所根據的資料  
為測量圖編號 7-SW-16C/21A

EXTRACT PLAN PREPARED ON 5.7.2011  
BASED ON SURVEY SHEETS No.  
7-SW-16C/21A

### 荃灣東工業區北部整體發展概念 GENERAL DEVELOPMENT CONCEPT FOR THE NORTHERN PART OF TSUEN WAN EAST INDUSTRIAL AREA

荃灣前大窩口工廠大廈「綜合發展區(2)」用地規劃大綱  
PLANNING BRIEF FOR THE "CDA(2)" SITE AT  
THE EX-TAI WO HAU FACTORY ESTATE, TSUEN WAN

SCALE 1 : 2 000 比例尺  
METRES 40 0 40 80 METRES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/TW/11/5

圖 PLAN

4