

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

Chelsea Court.

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳真 Fax: 2877 0245 or 2522 8426

電話 Tel: 2231 4809

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/TW/295

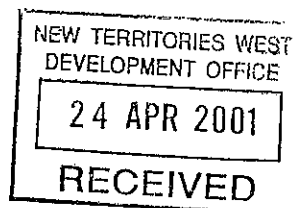
By Registered Post & Fax (2529 2449)

5/TWTL/373

20 April 2001

Pro Plan Asia Ltd
Room 705
7/F East Town Building
41 Lockhart Road
Wanchai
Hong Kong

(Attn : Mr. Phill Black)



Dear Sir,

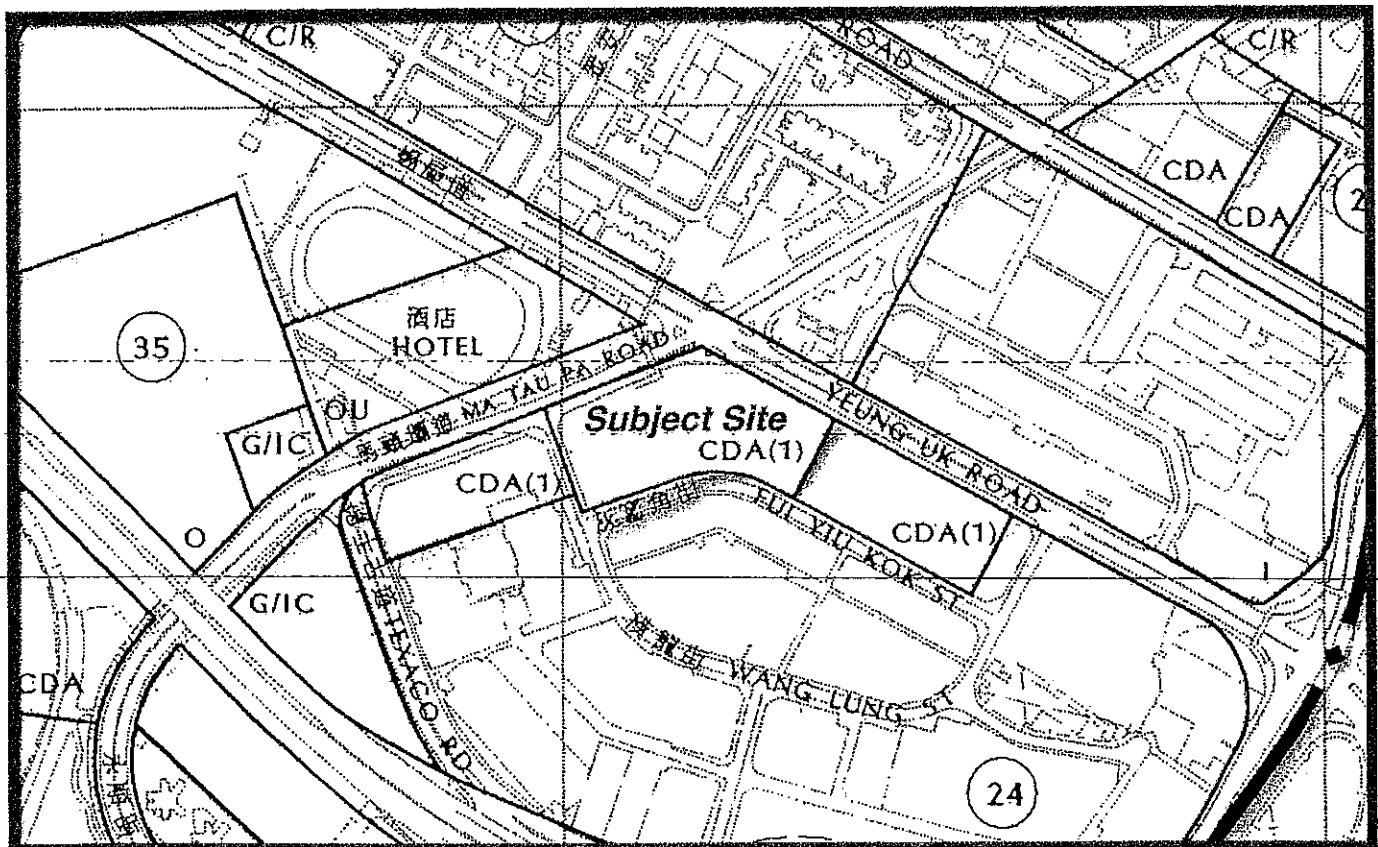
**Proposed Service Apartment Development
(Amendments to an Approved Scheme)
in "Comprehensive Development Area (1)" zone, TWTL 373,
1-9 Fui Yiu Kok Street and 90-114 Yeung Uk Road, Tsuen Wan**

I refer to your application of 1.12.2000 and am pleased to inform you that at its meeting on 30.3.2001, the Town Planning Board (the Board) approved your application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the Board and subject to the following conditions :

- (a) the submission and implementation of a revised Master Layout Plan to take into account conditions (c) to (j) below to the satisfaction of the Director of Planning or of the Town Planning Board;
- (b) the submission of a revised Traffic Impact Assessment (TIA) to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (c) the design and provision of vehicular access, car-parking spaces, and loading/unloading facilities to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (d) the setting back of the site boundaries abutting Yeung Uk Road, Wang Lung Street and Fui Yiu Kok Street to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (e) the design and provision of the footbridge connection points and supports across Yeung Uk Road (FB No.1), with the future adjacent development to the east of the application site (FB No. 2) and across Wang Lung Street (FB No. 3), to the satisfaction to the Director of Highways or of the Town Planning Board;

**SECTION 16 APPLICATION
FOR
PROPOSED AMENDMENTS TO APPROVED
SERVICE APARTMENT SCHEME
AT TWTL 373, TSUEN WAN**

PLANNING STATEMENT



Pro Plan Asia Ltd.

in association with

MVA Hong Kong Ltd.

EHS Consultants Ltd.

J. Roger Preston Ltd.

Dennis Lau & Ng Chun Man Architects & Engineers (H.K.) Ltd.

critical to local urban design or ridgeline conservation, such height increase is considered acceptable. Moreover, the new building height provides a stronger building height differential, which in turn allows a more distinctive rooftop profile.

- 4.2.2 The other design changes proposed, relating to the E/M floor height and deletion of one internal escalator are also considered "minor" in terms of their effect on the building and impact within the surrounding land use context. Likewise, the changes in parking provision, being a direct response to the increase in number of apartment suites, are also found to be "minor" in scale.

4.3 The Proposed Scheme Still Complies with TPB Guidelines on Service Apartment

- 4.3.1 In granting planning approval to the two previous service apartment schemes, the Board has confirmed that the site is suitable for service apartment development. Since under the new TPB Guidelines for Service Apartment No.2B, this application is regarded as a "minor amendment", it fully complies with the Town Planning Board Guidelines for Application for Service Apartments No. 2A. Table 4.2 below, provides a ready checklist on such compliance.

Main Planning Criteria under TPB PG No. 2A	Compliance of Amended Scheme with TPB PG No. 2A
1. Locational appropriateness & good accessibility to public transport facilities	The Amended Scheme is confined to the same site and for the same use as the Approved Schemes.
2. Provision of appropriate environmental mitigation measures	Same type of environmental mitigation measures will be adopted as in the approved scheme. No additional environmental problem is observed.
3. Not less than 75% of reasonable sized, low convertibility studio/two-room units in a single building	Around 80% of serviced suites are two-room units with an average size of about 57 m ² and low physical convertibility.
4. <u>Central air-conditioning system and central management by reputable corporation</u>	The development is centrally air-conditioned. The Applicant and the Royal Garden Hotel preliminarily agreed that the Hotel will provide professional management service for the development.
5. In keeping with the character of the surrounding development	There is no change to the neighbouring planned/committed redevelopments and, hence, the Amended Scheme still conforms to the local character.
6. Provision of non-street level communal facilities	All SA communal facilities, e.g. dining hall, lounge, health club, and recreational facilities are relocated at 5/F and 6/F, which are not directly accessible to a public street.
7. No adverse impact on local traffic and provision of adequate parking & loading/unloading spaces	As verified in the revised TIA, adequate parking provision is provided and there is no adverse traffic impact on the local network.
8. Compliance with other requirements of relevant government departments.	The block layout complies with requirements of government departments such as FSD, BD, DSD, etc.

Table 4.2 Checklist for Compliance of Amended Scheme with TPB SA Guidelines

4.4 The Amendments Have No Adverse Environmental, Traffic & Infrastructure Impacts

- 4.4.1 Since the amendments proposed are minor in nature and the increase in service apartment units is less than that confirmed as technically sustainable in the originally approved 1999 scheme, it follows that the latest amendments are also technically acceptable.
- 4.4.2 Environmentally, the fresh air intake for central air-conditioning, as under the approved schemes, is located so as to be unaffected by local industrial air. Under the current proposal, the ventilation intakes are installed on the roofs of Blocks A and B at levels above 160mPD and 200mPD respectively. With such intakes located on the roofs of each tower, the proposed height increase will offer a direct environmental benefit, in being located at a higher, cleaner air zone.
- 4.4.3 In traffic terms, a review of previous Traffic Impact Assessment (TIA) was undertaken by MVA Hong Kong Ltd. (refer to Appendix D). The TIA confirms that, while there is an increase in vehicle trips due to more service apartment units being provided, the overall increase in trip generation is negligible. With the implementation of the proposed lane widening improvement at Yeung Uk Rd/Ma Tau Pa Road and signalisation of Fui Yiu Kok St/Wang Lung St junction, the local road network will function satisfactorily, under the Amended Scheme.
- 4.4.4 In drainage terms, as the Amended Scheme will not cause any changes to run off characteristics of the Application Site, the scheme will have "zero impact" on the existing stormwater system. As such, provision of two 450mm-diameter stormwater connections as proposed in the approved 2000 scheme, to be laid and connected to the existing 900mm and 1,500mm diameter public stormwater mains under Wang Lung Street and Yeung Uk Road respectively will be sufficient enough for the Amended Scheme.
- 4.4.5 Similarly, there is no difference between the Amended Scheme and the approved scheme in terms of sewage disposal. Most of the sewage flow from the SA blocks will be discharged into the 525mm diameter public sewer along Yeung Uk Road. In addition, a 225mm and a 300mm diameter sewer connections, as proposed in the approved 2000 scheme, will be laid and connected to the existing public sewer where it has spare capacity to accommodate the sewage from the Application Site under Wang Lung Street and Yeung Uk Road respectively. The remaining foul sewage will be discharged to the existing 225mm diameter sewer under Fui Yiu Kok Street via a 150mm diameter sewer connection.
- 4.4.6 Since there is no increase in site area under the Amended Scheme and the number of apartment units proposed is slightly lower than that found sustainable under the approved 1999 Scheme, the additional demand on local drainage, sewerage and electricity capacity is considered acceptable.

4.5 Lane Widening Works Are Sufficient to Cater for Scheme Traffic

- 4.5.1 While signalisation of Fui Yiu Kok St/Wang Lung St junction is required to support the development, it also benefits overall district traffic flow. As with all such works, the design and implementation of the actual signalisation is to be undertaken by Government and not the Applicant.
- 4.5.2 While signalisation of Fui Yiu Kok St/Wang Lung St. junction is unquestionably a Government responsibility, the proposed improvement of Yeung Uk Road/Ma Tau Pa Road junction is partially the responsibility of Government and partially that of the Applicant. In order to clarify such responsibilities, the junction improvement must be considered as two inter-related works. The primary works, i.e. the widening of the Ma Tau Pa/Yeung Uk Road

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

5/TWTL/373

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point
Hong Kong.

BOARD

Government Offices

傳真 Fax: 2877 0245 or 2522 8426

電話 Tel: 2231 4809

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/TW/274

By Registered Post & Fax (2529 9192)

19 November 1999

Shankland Cox Asia Ltd.
2108 Harcourt House
39 Gloucester Road
Hong Kong

(Attn : Ms. Jane Lawrence)

Dear Madam,

Proposed Service Apartments
and Minor Relaxation of GFA Restriction
(Master Layout Plan Submission),
TWTLs 77 and 89,
1-9 Fui Yiu Kok Street
and 90-114 Yueng Uk Road,
Tsuen Wan

I refer to your application of 4.9.1999 and my letter dated 5.11.1999. I am pleased to inform you that at its meeting on 5.11.1999, the Town Planning Board (the Board) approved your application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the Board and subject to the following conditions :

- (a) the submission and implementation of a revised Master Layout Plan to take into account conditions (b) to (i) below to the satisfaction of the Director of Planning or of the Town Planning Board;
- (b) the submission of a revised traffic impact assessment and provision of vehicle parking, and loading/unloading facilities in accordance with the Hong Kong Planning Standards and Guidelines and the reprovisioning of the affected parking spaces along Fui Yiu Kok Street to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (c) the setting back of the site boundaries abutting Yeung Uk Road, Wang Lung Street and Fui Yiu Kok Street to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (d) the design and implementation of a footbridge across Wang Lung Street, a footbridge across Yeung Uk Road and a footbridge connecting with the future adjacent development to the east of the application site at no cost to the Government to the satisfaction of the Director of Highways or of the Town Planning Board;

- (e) the design and implementation of grade-separated pedestrian connections to the existing footbridge across Ma Tau Pa Road and to the future footbridge across the junction between Yeung Uk Road, Ma Tau Pa Road and Luen Yan Street, as proposed by you, at no cost to the Government to the satisfaction of the Director of Highways or of the Town Planning Board;
- (f) the submission and implementation of a master landscape plan to the satisfaction of the Director of Planning or of the Town Planning Board;
- (g) the calculation of the additional gross floor area for the proposed area to be surrendered in accordance with the intention of the Building (Planning) Regulation 22(2)b and to the satisfaction of the Director of Buildings or of the Town Planning Board;
- (h) the provision of emergency vehicular access and fire services installations to the satisfaction of the Director of Fire services or of the Town Planning Board;
- (i) the submission and implementation of a development programme indicating the timing and phasing of the comprehensive development (including the implementation of footbridges) to the satisfaction of the Director of Planning or of the Town Planning Board; and
- (j) ~~the permission shall cease to have effect on 5.11.2002 unless prior to the~~ said date either the development hereby permitted is commenced or this permission is renewed.

A copy of the Town Planning Board guidelines on compliance of approval conditions is attached for your reference.

The Board also agreed to advise you :

- (a) to liaise with the Highways Department and the Water Supplies Department on the design and implementation of the grade-separated pedestrian connections to the existing footbridge across Ma Tau Pa Road and to the future footbridge across the junction between Yeung Uk Road, Ma Tau Pa Road and Luen Yan Street; and
- (b) that the approved Master Layout Plan, together with the set of approval conditions, would be certified by the Chairman of the Town Planning Board and deposited in the Land Registry in accordance with section 4A(3) of the Town Planning Ordinance. Efforts should be made to incorporate the relevant approval conditions into a revised Master Layout Plan for deposition in the Land Registry as soon as practicable.

A copy of the Town Planning Board Paper in respect of the application and the relevant extracts of minutes of the Board meeting are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the Board may apply to the Board for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter. I will then contact you with a view to arranging a hearing before the Board which you and/or your client will be invited to attend.

This approval by the Board under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

In connection with the expiry of this permission as stated above, you are advised that, if you wish to seek renewal of this permission, an application for such renewal should be received by the Board no later than two months but not earlier than four months before the stipulated date of expiry. No renewal of this permission will be considered if the application for such renewals is received after the date of expiry.

If you have any queries regarding this planning permission, please contact Mr. W.M. Lam of Tsuen Wan, Kwai Tsing and Sham Shui Po District Planning Office at 2417 6255. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



(Miss Karina POON)

for Secretary, Town Planning Board

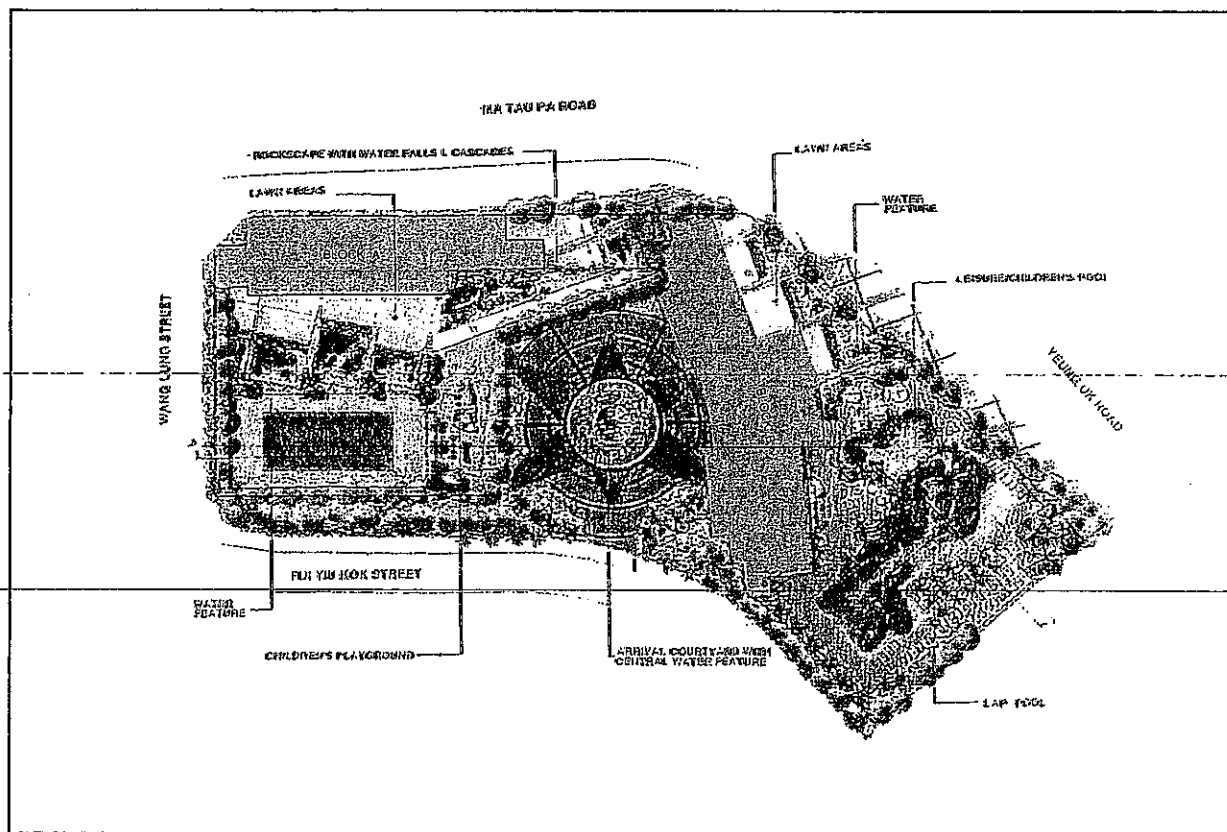
b.c.c. AC for T/NT
CHE/NT, HyD
D of FS
CE/P, WSD
PM/NTW, TDD
SSO/TPB

DO/TW
DEP
D of B
DLO/TW
DPO/TKS
PSO/TA

KP/gy

SECTION 16 APPLICATION FOR THE
PROPOSED SERVICE APARTMENT DEVELOPMENT
AT TWTL NUMBER 77 & 89, TSUEN WAN

PLANNING STATEMENT



Shankland Cox Asia Ltd.

in association with
MVA Asia Ltd.
EHS Consultants Ltd.
J. Roger Preston Ltd.
Belt Collins Hong Kong Ltd.
Dennis Lau & Ng Chun Man Architects & Engineers (H.K.) Ltd.

September 1999

The introduction of a high quality service apartment development will reverse the current visual and physical degradation of the site and the surrounding environment. The introduction of planting and landscaping will greatly enhance the site and local landscape character.

The proposed development will act as an effective buffer between the industrial area and the commercial/residential area.

Master Layout Plan

The development comprises two service apartment building blocks. Block A comprises 46 storeys (166.6mPD) and Block B comprises 65 storeys (299.6 mPD), sitting on a four storey podium. A total of 1,749 apartment units are proposed accounting for about 100,002.30m² of GFA. Ancillary services such a common dining hall, health club and generous recreational provision are proposed for the exclusive use of the future occupants.

Two vehicular ingress/egresses to the development are provided along Fui Yiu Kok Street, one of which forms a small cul-de-sac serving the service apartment blocks, ancillary uses and carparking areas. The other provides vehicular egress from the main parking areas. Carparking is provided on the basis of 1 space per 6 apartments and 10 car parking spaces for ancillary uses, totaling 302 carparking spaces with 29 motorcycle spaces and 5 loading/unloading spaces which together meet the parking requirements of the development.

Public pedestrian passage at level two provides for the connection of 5 footbridges from adjoining developments to form an elevated pedestrian circulation system separated from the on-grade vehicular traffic.

Master Landscape Plan

The landscape design proposed for the development not only provides a diverse landscaped area catering for the active and passive recreational needs of the future occupants, but also features specimen planting, dynamic paving patterns, fountains and public artworks that acts as a visual garden for the adjacent industrial buildings. The lush green landscape also helps filter the air and noise pollution for the neighbourhood.

5. Technical Assessments

In undertaking the Traffic Impact Assessment, Drainage Impact Assessment and Sewage Impact Assessment for the proposed development, it was concluded that the existing and proposed infrastructural provision could readily support the proposed development.

The Environmental Impact Assessment has clearly demonstrated that with the provision of centralized fresh air supply, the air quality of the proposed development will be acceptable. In addition, with the provision of good noise insulation, the future occupants of the proposed development will not be affected by the impact of road traffic/industrial noise.

6. Development Justifications

The justifications for the proposed development are summarized as follows:



In the Home.

YOUR REF 來函編號:
OUR REF 本署檔號:
FAX 圖文傳真:
TEL 電話:
www.info.gov.hk/bd

ANSWER TO	905/D/0309012
ANSWERED BY	
BD 2/9046/93	
2845 1559	
2626 1430	

5/TWTL/1

24 October, 2003

Mr. SO Ping-hung
c/o Wong Tung & Partners Ltd.
5th Floor,
Cityplaza 3,
Taikoo Shing,
Hong Kong.

(Total: 4 pages)

Dear Sir,

124-142 Yeung Uk Rd, Tsuen Wan - T.W.T.L. 406
(Formerly known as T.W.T.L. 1)

NEW TERRITORIES WEST DEVELOPMENT OFFICE
29 OCT 2003

I refer to your application dated received on 26 September, 2003 for approval of proposals in respect of BUILDING Amendment (Service Apartment) and the application for consent to the commencement and carrying out of the above building works.

2. Your submission of plans has been checked under the curtailed check system announced in Practice Notes for Authorised Persons & Registered Structural Engineers 272. On this basis, I am satisfied that your submission is fundamentally acceptable and may be approved.

3. You are reminded that the curtailed check system covers only the fundamental issues of a building proposal. Although non-fundamental issues will not be raised as reasons for disapproving a submission, I expect that all contraventions of the Buildings Ordinance and its subsidiary legislation are rectified as and when they are discovered and in any event, before completion of the works is certified. In this connection, I ask you to note that the Building Authority attaches great importance to the proper assumption of duties and responsibilities by authorised persons and registered structural engineers.

4. In accordance with the provisions of regulation 30(1) of the Building (Administration) Regulations, this is to notify that the above-mentioned plans submitted with your application dated received on 26 September, 2003 are hereby approved. One set of the said plans, on which I have signified my approval, is enclosed. Your client has been sent a copy of this letter but I would request that you ensure that the contents are understood by him.

5. This approval should not be deemed to confer any title to land or to act as a waiver of any term in any lease or licence. Section 14(2) of the Buildings Ordinance refers.

6. Consent to the commencement and carrying out of the above BUILDING Amendment (Service Apartment) is given in the Form BD103 enclosed. You are reminded to ensure that the plans now approved are compatible with all previously approved plans, any conditions imposed are fulfilled and no works are carried out before all required plans have been approved and consent given. Your attention is drawn to paragraph 10 of Practice Notes for Authorised Persons & Registered Structural Engineers 215.

17.

S.L. 9A (08/2002)

Our Ref. BD 2/9046/93 Pt III

7. District Planning Officer/TWK (Contact officer: Mr. Edward Li at 2417 6255) has the following comment:-
(see attached sheet)

8. Assistant Commissioner for Transport/NT (Contact officer: Mr. Peter Cheung at 2399 2427) has the following comment:-

“ The proposed access ramp with gradient steeper than 1:10 should be avoided. Please revise the design in particular the gradient and sightline of the proposed access ramps and driveways so as to conform to the TPDM requirements.”

In this connection, you are advised to liaise with the officer regarding the items, if any, for which they have adverse comments or queries.

9. Director of Environmental Protection (Contact officer: Mr. Kenny K Y Leung at 2835 1038) has the following comment:-
(see attached sheet)

10. It is noted that the comments of Chief Highway Engineer/NTW has been conveyed to you directly.

11. Project Manager (NTW), TDD has no adverse comment.

12. Comments from District Lands Officer will be conveyed to you upon received.


13. A Form BD106 is enclosed herewith. The previous Forms BD106 issued to you are still valid. Your Form BA16 for the exemption of duct space between the transfer plate and 7/F from GFA calculation has been considered and the modification is not required.

14. It is noted that you took away the plans for amendment on 20 October 2003 and returned on 23 October 2003. In this connection, you are advised to send a copy of the approved plans to the relevant department for record.

15. Your letter dated 23 October 2003 for further clarification on the fresh air intake mechanism is noted.

c.c. **Healthy Sun Limited**
G/F., MassMutual Tower
38, Gloucester Road,
Wanchai, HK

Yours sincerely,


(Jankers S K Lam)
Senior Building Surveyor
for Building Authority

D of FS
DPO/TWK
CHE/NTW
AC for T/NT

D of EP
DLO/ TW
PM/NTW
CO/SM

File no. 2/9046/93(Pt III)

Comment from DPOStatutory Planning Comments

The captioned site falls within an area zoned "Comprehensive Development Area (1)" ("CDA(1)") on the draft Tsuen Wan Outline Zoning Plan No. S/TW/18.

The captioned site is the subject of a number of planning applications for a proposed comprehensive commercial and service apartment development. The latest planning application (No. A/TW/334), which involves minor amendments to a previously approved scheme (No. A/TW/325), was approved with conditions by the District Planning Officer/Tsuen Wan and West Kowloon on 20.8.2003 under the delegated authority of the Town Planning Board (approval letter of 20.8.2003 enclosed).

It is noted that the Authorized Person has claimed for GFA exemption for prefabricated external wall (1,672.512 m²) and miniature logistic room at G/F (22.675m²). Provided that the Building Authority agrees to exempt the GFA for prefabricated external wall and miniature logistic room from total GFA calculation, I have no objection to building works as shown on the building plans under the Town Planning Ordinance. Otherwise, the proposed works would result in a total GFA exceeding the approved total GFA (i.e. 55,406 m²) and the proposed works as shown on the building plans cannot be considered as having obtained planning permission granted by the Town Planning Board for the purpose of s.16(7) of the Town Planning Ordinance. As such the carrying out of the proposed works as shown on the submitted building plans will contravene the draft Tsuen Wan Outline Zoning Plan No. S/TW/18.

In addition, the proposed development is also subject to a set of approval conditions imposed by the Town Planning Board. In particular, the following ones are relevant to the current building plan submission:

<u>Condition</u>	<u>Department</u>
(b) & (c)	Transport Department
(e) & (f)	Highways Department
(g)	Buildings Department
(h)	Fire Services Department

Should the comments from the above Government department advise that the above approval conditions have not been satisfactorily complied with, the proposed works as shown on the building plans cannot be considered as having obtained planning permission granted by the Town Planning Board for the purpose of s.16(7) of the Town Planning Ordinance. As such the carrying out of the proposed works as shown on the submitted building plans will contravene the draft Tsuen Wan Outline Zoning Plan No. S/TW/18.

Advisory Comments

The Authorized Person is advised to liaise closely with the owner/developer of TWTL 407 (previously known as TWTL 123) to ensure that the connection/supporting point at TWTL 407 fits with the alignment of the proposed footbridge between TWTL

File no. 2/9046/93 (Pt III)

Comment from EPD

I refer to CBS/NTW, BD's memo ref. (36) in BD 2/9046/93 (Pt. III) dated 29.9.2003 enclosing one set of the authorized person's plans for comment.

2. In supporting the previous s.16 application for the service apartment development of the subject lot, we noted that the applicant had made the following commitments to the Town Planning Board:

(a) all the noise sensitive receivers at the schematic service apartment development will be provided with fixed windows and equipped with central air conditioning system and.

(b) the fresh air intake shafts for the central air conditioning system will be located at levels below 54.8mPD or above 119.1 mPD in order to avoid any unacceptable industrial air quality impacts.

3. If the above commitments are realized, it is anticipated that the future occupants of the proposed service apartment need not rely on windows for ventilation and thus will not be affected by unacceptable industrial air emissions and noise transmitted inside through the windows.

4. The present building plans indicated that the proposed service apartment will be provided with fixed windows with lockable devices for cleaning purposes and will also be equipped with central air conditioning system with its fresh air intake openings to be located at levels below 54.0mPD or above 120.0mPD. As such, the building plans submitted are considered in line with what the applicant has committed in the s.16 application stage on the provision of fixed windows and central air conditioning.

5. The plans are hereby returned to CBS/NTW, BD.

H-Cube.

MEMO

Urgent

17

District Planning Officer/TKS

To Distribution

Answer to

Ref. () In TPB/A/TW/283

(Attn:)

Answered by

Tel. No. 2417 6257

DEVELOPMENT OFFICE

Your Ref. () In

Fax. No. 2412 5435

- 8 FEB 2000

Dated Fax. No.

Date 1.2.2000

RECEIVED

Total Pages 2 + Encl.

**Proposed Comprehensive Commercial and Service Apartment Development
within "CDA(1)" zone at TWTLs 1 and 123
Yeung Uk Road, Tsuen Wan
(Application No. A/TW/283)**

I attach herewith a copy of planning application No. A/TW/283 for your urgent comment please. The applicant is seeking planning permission to revise the Master Layout Plan (MLP) for the development proposal at the application site which is zoned "Comprehensive Development Area (1)" ("CDA(1)") on the approved Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/11.

2. The application site is the subject of a previous application for the same use (No. A/TW/260) approved with conditions by the Metro Planning Committee (MPC) of the Town Planning Board (TPB) on 28.8.1998. A comparison between the previous and present schemes for the major planning parameters are summarized as follows:

Planning Parameters	Previous Scheme (A/TW/260) (a)	Present Scheme (A/TW/283) (b)	Differences (b) - (a)
Site Area (m ²) (including the public lane of 280.53m ²)	8,010	8,010	--
Area Surrendered for Road Widening (m ²)	380.1	380.1	--
No. of Storey	42 & 58	47 & 60	+ 5 & 2
Proposed GFA			
- Service Apartment	54,878	69,476	+14,598
- Retail	5,112	5,848	+736
- Office	5,402	-	-5,402
- Total	65,392	75,324	+9,932
Transport Facilities			
- Private Car-parking Space	261	416	+155
- Private Car Lay-by	4	4	--
- Loading and Unloading Bay	15	11	-4
Recreation and Open Space	Clubhouse, Tennis Courts, Swimming Pool, Landscaped Garden and Piazza	Clubhouse, Tennis Courts, Swimming Pool, Landscaped Garden and Piazza	--

3. Addressees are requested to comment on the application within their areas of responsibilities. In particular, the following departments/offices please comment on the relevant aspect:

- (a) AC for T/NT, TD and CHE/NTW, HyD: to comment on the car-parking provision, Traffic Impact Assessment, proposed footbridges arrangement, and whether the proposed setback for road improvement is acceptable;

CTDA in NTWS/TWTL/1 (PT2)

Master Layout Plan Submission
Proposed Comprehensive Development at
T.W.T.L. 1 and T.W.T.L. 123,
Yeung Uk Road, Tsuen Wan

Planning Statement

January 2000

Appendix 2

Environmental Impact Assessment

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

Answer to
15/F., North Point Government Offices
333 Java Road, North Point
Hong Kong.

傳 真 Fax: 2877 0245 or 2522 8426

電 話 Tel: 2231 4809

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/TW/283

5/TWT2/1
By Registered Post & Fax (2311 6549)

30 June 2000

R & U Planning and Development Consultants Ltd.
901A, Harbour Crystal Centre
100 Granville Road
Tsim Sha Tsui East
Kowloon

(Attn : Miss Candy Ng)



Dear Madam,

Proposed Comprehensive Commercial
and Service Apartment Development and
Minor Relaxation of GFA Restriction
(Amendments to the Approved Master Layout Plan),
116-142 Yeung Uk Road
(TWTLs 1 and 123 and Government Land in-between),
Tsuen Wan

I refer to your application of 29.1.2000 and am pleased to inform you that at its meeting on 16.6.2000, the Town Planning Board (the Board) approved your application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the Board and subject to the following conditions :

- (a) the submission and implementation of a revised Master Layout Plan to take into account conditions (b) to (i) below and to include the development programme of the proposed development to the satisfaction of the Director of Planning or of the Town Planning Board;
- (b) the design and provision of appropriate vehicular accesses, car-parking space and motor-cycle parking spaces, and loading/unloading facilities to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (c) the setting back of the site boundary abutting Fui Yiu Kok Street to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (d) the provision and maintenance of the ground floor landscaping area integrating with the existing public lane, at your own cost as proposed by you, and to open the area for public access to the satisfaction of the Director of Highways or of the Town Planning Board;

1. BACKGROUND

Two pieces of vacated land lots in Tsuen Wan at 116-142 Yeung Uk Road are proposed to be redeveloped into a comprehensive service apartment development. In order to demonstrate that the proposed development will be environmentally acceptable, an Environmental Assessment (EA) is prepared. The EA report shall address the following issues:

- Industrial air quality impact;
- Indoor air quality for the carpark; and
- Construction phase impact.

Due to the fact that all of the noise sensitive receivers at the schematic service apartment development will be provided with fixed windows and equipped with central air conditioning, traffic noise from surrounding road network and industrial noise from the industrial operations in the industrial buildings in the vicinity would not cause any noise impact upon the proposed development. As such, detail noise assessment was considered unnecessary.

The developer shall be responsible for adopting appropriate mitigation measures for approval to meet the Hong Kong Planning Standards and Guidelines (HKPSG) to minimise any unacceptable impacts, if there is any.

EHS Consultants Limited (The Consultant) was commissioned by the developer to conduct the EA in relation to the said development. Architectural drawings and technical information of the development site were provided largely from the project architect and other project team members.

2. THE PROPOSED DEVELOPMENT AND THE ENVIRONS

The proposed development, bounded by Yeung Uk Road, Fui Yiu Kok Road, Ma Tau Pa Road and Wang Lung Street, is located at the periphery of the Tsuen Wan East Industrial Area. North of the site is a cooked food stall at the intersection of Yeung Uk Road and Kwu Hang Road. Tai Wo Hau Factory Estate and numbers of existing operating industrial building blocks are located to the north-east, south-east and south-west of the site. To the north-west is a vacant site zoned to "CDA" on 14 February, 1997 and will be redeveloped into a high rise service apartment building.

The proposed development consists of two service apartment buildings which will be link up by a pedestrian bridge at the 1st floor. A service apartment building with maximum height of 60 storeys is proposed to be built on TWTL 1. Commercial and retail units will be found at the ground and first floor. Carpark levels are located on the 2nd to 4th floors. A club house will be on 5th floor. 21th and 47th floor are refugee floors. Another service apartment building of 46 storey high will be built on TWTL 123, including a 5 storey high podium consisting of commercial and retail units and carpark floors. 21th floor will be the refuge floor. Floor to floor heights of both the service apartment buildings are 3.6m.

Figure 2-1 shows the location of the development. Master layout plan and cross-sectional plan of the proposed development is shown in Figure 2-2 and Figure 2-3 respectively.