

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/HSK/253

- Applicant** : Civil Engineering and Development Department (CEDD) represented by Kenneth To & Associates Limited
- Sites** : Site 1 - Hung Shui Kiu Town Lot (HSKTL) 1
(Hung Shui Kiu and Ha Tsuen Planning Area 8)
- Site 2 - Lots 974, 975RP, 977RP, 987RP, 988RP, 989RP, 991RP, 992RP, 994 to 999, 1001RP, 2386RP, 2387RP, 2398RP in D.D.124 and Adjoining Government Land (GL), Hung Shui Kiu, Yuen Long, New Territories
(Hung Shui Kiu and Ha Tsuen Planning Area 10)
- Site Area** : About 18,660m² (including about 12,999m² of GL) (about 70%)
- Lease** : Site 1 - HSKTL 1 (restricted to residential use)
Site 2 - Block Government Lease (demised for agricultural use)
- Plan** : Approved Hung Shui Kiu and Ha Tsuen (HSK/HT) Outline Zoning Plan (OZP) No. S/HSK/2
- Zonings** : Site 1 - “Residential (Group A)3” (“R(A)3”) (about 12.7% of total site area)
[Restricted to a maximum plot ratio of 5.5 and a maximum building height of 120 mPD]
- Site 2 - “Residential (Group A)2” (“R(A)2”) (about 87.3% of total site area)
[Restricted to a maximum plot ratio of 6 and a maximum building height of 140 mPD]
- Application** : Proposed Minor Relaxation of Plot Ratio (PR) Restriction for Permitted Public Housing Development (Dedicated Rehousing Estate for HSK/HT New Development Area (NDA))

1. The Proposal

- 1.1 The applicant seeks planning permission for minor relaxation of PR restriction for the application sites which comprise two portions in Planning Area 8 (**Site 1**) and Planning Area 10 (**Site 2**) of HSK/HT NDA, which fall within areas zoned “R(A)3” and “R(A)2” on the approved HSK and HT OZP respectively (**Plans A-1** and **A-2**). According to the Notes of the OZP for the “R(A)” zone, ‘Flat’ and ‘School’/‘Shop and Services’ (on the lowest two floors of a building) are always permitted uses. Based on individual merits of a development or redevelopment proposal, minor

relaxation of PR restriction may be considered by the Town Planning Board (the Board) on application.

- 1.2 The proposed public housing development is a Dedicated Rehousing Estate (DRE) comprising both subsidized sales flats (SSF) and public rental housing (PRH) flats (with supporting retail facilities and a kindergarten in Site 2) for local rehousing of the affected households within the HSK/HT NDA. The DRE will be developed and managed by the Hong Kong Housing Society (HKHS) and its purposes are to maintain the social fabric of the existing communities and to rehouse the clearerees affected by the NDA project within the same district as far as possible. The Sites were chosen for local rehousing sites as they are near to the existing Hung Fuk Estate served within existing strategic infrastructures and located within the existing public transport catchment area. The whole HSK/HT NDA development requires clearance of about 2,000 households.
- 1.3 In line with the Government’s policy of optimization of the use of scarce land resources to meet the pressing housing need where their technical feasibility permits, and to cater for the local rehousing needs with a view to enabling timely delivery of land for the NDA development, the applicant (CEDD) proposed minor relaxation of the PR restriction of the Sites for intensifying the DRE development. For Site 1, it is proposed to increase the total PR from 5.5 to 6.5 (+18.2%) (all for domestic), whilst for Site 2 from 6 to 7 (+16.7%) (comprising PR of 6.5 for domestic and 0.5 for non-domestic) (**Drawings A-9 to A-11**), involving an increase of domestic PR of 1 (i.e. domestic PR from 5.5 to 6.5¹) at both sites.

The Indicative Scheme

- 1.4 Given the significant number of clearerees during land clearance and resumption and the need for timely provision of rehousing units in accordance with the implementation programme of the HSK/HT NDA, the DRE will be developed in phases (namely Phases IA, IB, II, IIIA and IIIB) (**Drawing A-2**) with different target population intake years. An indicative development scheme has been prepared to demonstrate the acceptability of the proposed minor relaxation of PR restriction in terms of various infrastructural capacities. The key development parameters of the indicative scheme (**Appendix II and Drawing A-2**) are summarized below. Location plan, master layout plan and photomontages are at **Drawings A-1 to A-8**.

	Site 1	Site 2
Development Phasing	Phase IA	Phases IB, II, IIIA and IIIB
Site Area (m ²) (about)	2,370	16,290
PR	6.5 (domestic)	6.5 (domestic) 0.5 (non-domestic)
Domestic GFA (m ²) Non-domestic GFA (m ²)	15,405 ---	105,885 8,145 (including retail and kindergarten)
Maximum Building Height (BH)	Not more than 120mPD	Not more than 140mPD

¹ Based on Government policies announced in 2014 and 2018 on enhanced development intensity for housing sites, the maximum domestic PR for public housing sites in New Towns could be increased by up to 30%, i.e. PR of 6.5, where infrastructure permits.

No. of Storeys	25 storeys over 2 levels of podium and 1 level of carpark	30 to 37 storeys over 3 levels of podium and 1 level of basement carpark
No. of Flats	300 Subsidized Sale Flat (SSF)	2,300 (including 1,400 SSF and 900 public rental units)
Average Flat Size in m ²	51	Public rental: 38.3 SSF: 51
Estimated Population	900	6,630
Local Open Space	Not less than 900m ²	Not less than 6,630m ²

- 1.5 Comparing the indicative scheme with the conforming scheme (**Drawings A-9 and A-11**), there are increased provisions of 40 and 390 flats in Sites 1 and 2 respectively, with a total increase of 430 flats which could accommodate an additional population of about 1,242.

Technical Assessments

- 1.6 Technical assessments including Traffic Impact Assessment (TIA), Visual Impact Assessment (VIA), Environmental Assessment (EA), Air Ventilation Impact Assessment (AVA), Drainage Impact Assessment (DIA), Sewerage Impact Assessment (SIA) and Water Supply Impact Assessment (WSIA) have been carried out based on the indicative scheme (**Appendix Ia**). The findings indicate that there will not be any insurmountable impacts from technical point of view.

Population Intake

- 1.7 Phase IA in Site 1 and Phase IB in Site 2 are tentatively scheduled for population intake in 2024/2025, whereas Phase II in Site 2 is tentatively scheduled for population intake in 2025/2026. Population intake in Phases IIIA and B in Site 2 will not be made until 2029/2030 to tally with the development of various planned infrastructure and Government, institution and community facilities in other parts of the NDA.

- 1.8 In support of the application, the applicant has submitted the following documents:

- (a) Application Form received on 16.9.2020 (**Appendix I**)
- (b) Supporting planning statement (**Appendix Ia**)
- (c) Further Information (FI) dated 23.10.2020 from the applicant in response to departmental comments (**Appendix Ib**)
[exempted from publication and recounting requirements]

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Supporting Planning Statement at **Appendix Ia**. They can be summarized as follows:

In Line with Government Policy on Increasing Housing Land Supply

- (a) To address the acute demand for affordable housing in Hong Kong, the Government has adopted a multi-pronged approach to increase land supply. According to the Long Term Housing Strategy (LTHS) in December 2019, the long term housing

demand for the ten-year period is 430,000 units while the public/private split for the supply of new housing units would maintain at 70:30. The supply target for public housing would be 301,000 units. To increase overall housing land supply, the Government would press ahead with various planned initiatives including rezoning of existing land as well as major development projects such as Tung Chung New Town Extension, Kwu Tung North / Fanling North NDAs, HSK/HT NDA and Yuen Long South Development. The HSK/HT NDA is one of the projects that is critical to restoring the imbalance between housing demand and supply over the next 10 years and beyond.

Good Opportunity for the Enhancement of Development Intensity for Optimizing the Utilization of Land Resources

- (b) In the Policy Address 2018, the development intensity for public housing sites in Density Zones 1, 2 and 3 of the New Towns should be refined to allow the increase in development intensity where their technical feasibility permits. The proposed minor relaxation of PR restriction for the DRE presents a good opportunity for the enhancement of development intensity in response to the policy which will enable the provision of additional housing units within the capacity of existing strategic infrastructures to meet the acute demand for housing at an earlier stage of the HSK/HT NDA development. The Sites with minor relaxation of domestic PR restriction from 5.5 to 6.5 will provide about 2,600 units, representing an additional of about 430 flats as compared with the conforming scheme. The proposed development is in line with the Government's policy to increase housing land supply and optimizing the utilization of land resources.

In Line with Previous Decision of the Town Planning Board

- (c) There are some precedent cases involving minor relaxation of development restrictions for public housing sites approved by the Board in the past 3 years, including the minor relaxation of PR and/or building height restrictions for 8 sites in Kwu Tung North/Fanling North NDAs, which was approved by the Board in November 2018 (Application No. A/KTN/54).

Meeting the Imminent Rehousing Need of Households Affected by the HSK/HT NDA Project

- (d) The enhancement in development intensity through minor relaxation of PR restriction is an optimal solution to increase the provision of housing units in a short timeframe without compromising the original planning intention of the "R(A)" zones for local rehousing purpose as well as the planning and urban design framework. The proposed development would provide much needed local rehousing units for the households affected by the HSK/HT NDA project. The impact on the affected households due to land clearance could be minimized by offering suitable residential units at the Sites for rehousing purposes. The timely approval of this application by the Board is of utmost importance to meet the target of first population intake in 2024/2025.

Adequate Provision of Open Space and Government, Institution and Community (GIC) Facilities within the NDA

- (e) There will be sufficient provision of GIC facilities and open space in accordance with the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG) to serve the planned population in the NDA. The detailed requirement and planning provision are at Appendix 3 of the Supporting Planning Statement (**Appendix Ia**).

No Insurmountable Technical Impacts

- (f) The applicant has conducted various technical assessments to ascertain that the proposed increase in development intensity would not have significant adverse impacts on traffic, sewerage, drainage, water supply, environmental, visual, landscape and air ventilation aspects, and demonstrated that the proposal is technically feasible. The proposed increase in development parameters of the Sites has taken consideration of the existing and planned infrastructure capacities (e.g. traffic and sewerage capacities), and established planning and urban design framework of the NDA.

Design measures

- (g) The applicant has proposed a number of design measures to be incorporated into the actual development scheme at detailed design stage :

Stepped Building Height Profile

- Variations in building height (ranging from about 103.7mPD to 140mPD) in the Sites to add visual interest in the area without deviating from the planned stepped height profile of the HSK/HT NDA. The location and disposition of the domestic towers would also take into account the requirements of building permeability under the Sustainable Building Design Guidelines.

Terraced Podium/Setback of Podium

- Terraced podium/podium breakdown and setback of podium for at least 9m and 14.5m from the road kerbs of Hung Yuen Road and Hung Shui Kiu Tin Sum Road will be provided to reduce the sense of encroachment upon the pedestrians.

Street Vibrancy

- Continuous retail frontage will be adopted along Hung Yuen Road to enhance street vibrancy, whereas landscape treatments will be provided to soften the podium edge and enhance the amenity of the development. Soft landscape along Hung Yuen Road pavement will also be provided to create a comfortable walking environment.

3. Compliance with the “Owner’s Consent/Notification” Requirements

For the private land portion of the Sites, the applicant is not a “current land owner” but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) by publishing a notice on local newspapers and posting site notice. Detailed information would be deposited at the meeting for Members’ inspection. The “Owner’s Consent / Notification Requirements” are not applicable to the Government land portion.

4. Background

- 4.1 The P&E Study for HSK NDA was completed in 2017. Taking into account public views consolidated from the three-stage public engagement exercise and various technical assessments on the planning and engineering feasibility, the HSK/HT NDA was identified to serve as a ‘Regional Economic and Civic Hub’ for the Northwest New Territories. The HSK/HT OZP of the NDA was approved on

16.10.2018.

- 4.2 According to the implementation programme, the proposed DRE development is to be implemented under the Advance Works stage of HSK/HT NDA. The current application would facilitate the DRE to provide additional rehousing units within the capacity of existing strategic infrastructures to meet the acute demand for rehousing at an earlier stage of the HSK/HT NDA development, which is expected to have the first population intake in 2024/2025.
- 4.3 HKHS has accepted Government's invitation to develop and manage the DRE to provide rehousing units to the affected households due to the HSK/HT NDA project.

5. Previous Applications

There are four previous applications within Site 2 for temporary shop and services uses (**Plan A-1**). As these applications are not relevant to this application for minor relaxation of development restriction, the details would not be included in this Paper.

6. Similar Application

There is no similar application for minor relaxation of PR restriction within the HSK/HT OZP.

7. The Sites and Their Surrounding Areas (Plans A-1 to A-4c)

The Sites and their surrounding areas are described below. However, it should be noted that the Sites will be cleared and formed for the NDA development in future.

Site 1:

- (a) it is sandwiched between Hung Ping Road to its north, Hung Shui Kiu Tin Sam Road to its south and a nullah to its east. It is currently used as a temporary open-air carpark; and
- (b) to its east are occupied by residential dwellings, open storage of machinery, storage, parking of vehicles and vacant land.

Site 2:

- (a) it is currently used as open storage of recycling materials, vehicle repair workshop, parking of vehicles, warehouse, some residential dwellings and vacant land;
- (b) to its north is an area zoned "Residential (Group B)3" ("R(B)3") currently under construction;
- (c) to its east is Hung Yuen Road; to it further east is Hung Fuk Estate;
- (d) to its south is Hung Ping Road; to its further south is Planning Area 8; and
- (e) to its south-west is an existing residential development, Sheffield Villas, whereas to

its further west is a nullah.

8. Planning Intention

The planning intention of the “R(A)” zone is primarily for high-density residential developments. Commercial uses are always permitted on the lowest two floors of a building excluding basements, or in a free-standing purpose-designed non-domestic building up to five storeys. For the “R(A)” zone, as set out in the Explanatory Statement of the OZP, each application for minor relaxation of PR restriction will be considered on its own merits.

9. Comments from Relevant Government Bureau/Departments

9.1 The following Government bureau/departments have been consulted and their views on the application are summarized as follows:

Policy Aspect

9.1.1 Comments of the Secretary for Development (SDEV):

- (a) The HSK/HT NDA is one of the major sources of housing and development land supply in medium to long-term, and will provide about 61,000 new flats for about 176,000 population and 150,000 new employment opportunities. To cater for the local rehousing needs and to facilitate land resumption and clearance with a view to enabling timely delivery of land for the NDA development, eligible households affected by the HSK/HT NDA project will be offered non-means tested rehousing at the two DRE sites in HSK/HT Planning Areas 8 and 10 respectively. The application, which involves a proposed increase of some 430 units on the DRE sites, will enhance the supply of both rental and subsidized sale flat units for rehousing purpose.
- (b) At a meeting of the Executive Council in December 2018, the Chief Executive ordered that the existing planning policy of intensifying the development density of residential sites in selected Density Zones of the main urban areas and new towns announced under the 2014 Policy Address should be refined to allow the plot ratio (PR) of public housing sites to increase by up to 30% where their technical feasibility permits. The application for minor relaxation of the PR restriction of the DRE sites, which would increase the supply of rehousing units and better utilise the land resources, is considered in line with the aforesaid policy initiatives. Therefore, the application is fully supported by the Development Bureau.

Land Administration

9.1.2 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) on Site 1:

- (a) For Figures 3.2 and 3.4 and Para. 4.6.1 etc. of **Appendix Ia**, the applicant should be reminded that the site under Short Term Tenancy

(STT) No. 2613 and adjoining Government land were handed over to HKHS on 5.10.2020 and the said STT was terminated on the same day.

- (b) It is noted that the proposal is in relation to minor relaxation of PR restriction from 5.5 to 6.5 and total gross floor area (GFA) would be increased to 15,405m². According to the lease conditions of HSKTL 1, the maximum GFA should not exceed 13,035m². Should the application be approved, the owner is required to apply to LandsD for a lease modification for the implementation of the proposed scheme. However, there is no guarantee that the application will be approved. Such application will be dealt with by his department acting in the capacity as the landlord at his discretion, and if it is approved, it will be subject to such terms and conditions including among others, the payment of such appropriate fees and premium, if appropriate as may be imposed by LandsD.

9.1.3 Comments of the Chief Estate Surveyor/New Development Area, New Development Area Section, LandsD (CES/NDA, LandsD) on Site 2:

Lots 974, 975RP, 977RP, 998, 2386RP, 2387RP and 2398RP in D.D.124 have been reverted to Government and a proposed land grant for Phase IB (i.e. HSKTL 2), is being processed with a site area of about 2,380m² (subject to survey).

Traffic

9.1.4 Comments of the Commissioner for Transport (C for T):

- (a) He has no adverse comment on the application from traffic engineering point of view.
- (b) The application is considered acceptable subject to the following approval condition:-

the design and provision of parking facilities, loading/unloading spaces and lay-bys for the proposed development to the satisfaction of C for T or the Board.

Environment

9.1.5 Comments of the Director of Environmental Protection (DEP):

- (a) According to the submitted information in the application, no insurmountable environmental impact due to the subject proposed minor relaxation of PR restriction is anticipated. He has no objection to the application.
- (b) It is noted that the assessment made for the application was conducted based on an indicative layout. The actual noise impact and the associated noise mitigation measures will need to be confirmed at the detailed design stage.

Urban Design and Landscape

9.1.6 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

Urban design and visual perspectives

- (a) The proposed minor relaxation of PR would create changes in BHs resulting in some obstruction towards various viewpoints. However, the proposed BHs do not exceed the BH restrictions as stipulated in the OZP. Given the context and information as illustrated in the Visual Impact Assessment, it is unlikely that the proposed development will induce any significant adverse effects on the visual character of the surrounding townscape. Different design considerations have also been incorporated in the indicative scheme of the proposed development as stated in the planning statement, including:
- (i) to maintain the BH profile of the HSK/HT NDA without exceeding the restrictions stipulated on the OZP;
 - (ii) to incorporate variations in BHs to create visual interest in the area;
 - (iii) building separations of at least 15m between the towers of the phases and about 5.2m between towers within the same phase;
 - (iv) to adopt terraced podium/podium breakdown; and
 - (v) to provide building setback in accordance with the Sustainable Building Design Guidelines (SBDG).
- (b) Although technically speaking, incorporation of these measures do not necessarily require additional PR, they still represent the applicant's efforts in building design improvement. In addition, the applicant has committed to incorporate the above-mentioned design measures in detailed design stage.

Air ventilation perspectives

- (c) An Air Ventilation Impact Assessment – Expert Evaluation (AVA-EE) has been submitted to demonstrate the ventilation performance under the OZP compliance scheme and the proposed development scheme. According to the AVA-EE, the proposed developments would not significantly impact on the surrounding air ventilation while future building design will make reference to the SBDG to achieve better air ventilation.

Drainage

9.1.7 Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- (a) He has no objection in principle to the proposed minor relaxation of PR restriction from the public drainage point of view.
- (b) Should the Board consider that the application is acceptable from the planning point of view, he would suggest that condition be stipulated in the approval letter requiring the applicant to implement drainage proposals as recommended in the Drainage Impact Assessment and

Sewerage Impact Assessment to the satisfaction of his Division.

Water Supply

9.1.8 Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (a) He considers the application acceptable as there will be no insurmountable water supply impact arising from the proposed development.
- (b) The project proponent should continue to liaise with CEDD and WSD on implementation of supporting waterworks infrastructure.

Building Matters

9.1.9 Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- (a) Based on the information provided, he has no comment under the Buildings Ordinance (BO) on the application.
- (b) The maximum PR of a site depends on the proposed BH and the site classification under Building (Planning) Regulations (B(P)R). It is noted that the height of proposed buildings in the Sites are all over 61m. Refer to the 1st Schedule of B(P)R, the maximum permitted PR should be 8 for Class A site. Hence, the proposed maximum relaxation of PR (Site 1 is 6.5 and Site 2 is 7) are well within the permitted PR.
- (c) The applicant is reminded that before any new building works are to be carried out on the Sites, prior approval and consent from the Building Authority should be obtained, otherwise they are unauthorized building works. An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO.

District Officer's Comments

9.1.10 Comments of the District Officer/Yuen Long, Home Affairs Department (DO/YL, HAD):

- (a) He has no comment on the application from departmental point of view.
- (b) His office has not received any comment from the locals on the application.

9.2 The following departments have no comment on / no objection to the application:

- (a) Director of Electrical and Mechanical Services (DEMS);
- (b) Project Manager (West), CEDD (PM/W, CEDD);
- (c) Director of Fire Services (D of FS);
- (d) Chief Highways Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- (e) Secretary for Education (SED);

- (f) Director of Leisure and Cultural Services (DLCS);
- (g) Director of Social Welfare (DSW); and
- (h) Commissioner of Police (C of P).

10. Public Comment Received During Statutory Publication Period

- 10.1 On 25.9.2020, the application was published for public inspection. During the first three weeks of the statutory public inspection period, a total of 11 public comments were received, including 10 objections and 1 offering comments on other NDA/development area.
- 10.2 The objections received were submitted by individuals, Yuen Long District Council (YLDC) members, Hung Shui Kiu Concern Group and local residents (**Appendix III-1 to III-10**). The major grounds of objections are summarized as follows:
- (a) The population increase from the proposed development would have adverse traffic impacts on Hung Shui Kiu including the capacity for bus and light rail services.
 - (b) Relevant Government departments should liaise with MTR Corporation Limited (MTRCL) for special departure during peak hours at Hung Shui Kiu Light Rail Station, in order to handle the heavy passenger volume.
 - (c) A new public transport interchange (PTI) should be provided to cater some new bus routes to Kowloon East, Hong Kong Island and airport in the future. TD should rearrange some of the bus routes in order to serve the local needs.
 - (d) There are insufficient car parking spaces and traffic network will be overloaded. The increase in population would lead to serious illegal parking problems and traffic congestion in the area.
 - (e) There are insufficient GIC facilities to serve the original planned population and the increase in population from the proposed development. Apart from the kindergarten, more child-care and family support services etc. should be provided to meet the community's needs.
 - (f) The Government should better utilize the proposed Refuse Collection Point (RCP) and the community based recycling centre at Hung Yuen Road, so as to provide sufficient spaces for a temporary community hall for the residents.
 - (g) The current application would jeopardize the vision of HSK promoted as an environmental friendly city without high-rise building and vehicle pollution.
- 10.3 The remaining comment was submitted by Kung Um Road Concern Group who opines that other DRE should also be proposed in the P&E Study for Housing Sites in Yuen Long South.

11. Planning Considerations and Assessments

11.1 The application is for minor relaxation of PR restriction of the Sites, which fall within “R(A)3” (Site 1) and “R(A)2” (Site 2) on the OZP, from 5.5 to 6.5 (+18.2%) and from 6 to 7 (+16.7%) respectively for the permitted public housing development designated for DRE in HSK/HT NDA. The proposed minor relaxation of PR involves an increase of domestic PR by 1 at both Sites.

Policy Aspect

11.2 HSK/HT NDA is an important source of Hong Kong’s land and housing supply in the medium and long term. A DRE has been designated within the NDA to cater for the local rehousing needs and to facilitate land resumption and clearance with a view to enabling timely delivery of land for the NDA development. Eligible households affected by the HSK/HT NDA project will be offered non-means tested rehousing at the DRE in HSK. The application, which involves an increase in domestic PR for both sites by 1, providing an addition of some 430 units on the DRE sites, will enhance the supply of both rental and subsidized sale flat units for rehousing purpose. In this regard, SDEV fully supports the current application.

Planning Intention

11.3 The planning intention of the “R(A)” zone is primarily for high-density residential development. According to the Notes of the “R(A)” zone, minor relaxation of the PR restriction can be considered by the Board on individual merits. The proposed DRE development of the Sites with domestic PR of 6.5 is generally in line with the planning intention for high density residential development and Government policy on enhanced development intensity for public housing sites, and the proposed increase in total PR by 18.2% and 16.7% for Sites 1 and 2 respectively is considered acceptable in scale.

Compatibility with Surrounding Areas

11.4 The Sites are located within a cluster of existing residential developments, which comprise a number of areas zoned “R(A)4”, “R(A)5”, “R(B)3” and “V” with BH restrictions ranging from 3-storey to 140mPD (**Plan A-2**). With minor increase in PR of less than 20% for the Sites, it is considered that there will not be substantial change to the character of the locality. The applicant has demonstrated that the indicative scheme generally maintains its compatibility with the surrounding areas in terms of land use, building height and visual points of view.

Infrastructural Capacity and Other Technical Aspects

11.5 The applicant has conducted various technical assessments (Appendices 3 to 11 of **Appendix Ia**) to demonstrate that the proposed minor relaxation of PR restriction is technically feasible in terms of traffic, sewerage, drainage, water supply and environmental aspects. Besides, as the Sites do not fall within any of the identified air paths in HSK/HT areas, the overall ventilation performance of the surrounding areas would not be significantly affected by the proposed increase in PR. Concerned departments, including C for T, CHE/NTW, HyD, DEP, CE/MN, DSD, CE/C, WSD and CTP/UD&L, PlanD have no objection to/no adverse comments on the application. In order to address the technical requirements of concerned Government departments, appropriate approval conditions are recommended in

paragraph 12.2 below.

Planned Provision of Open Space and Major GIC Facilities

11.6 In view of the HSK/HT NDA programme to be implemented by phases, relevant GIC and infrastructure provisions will be provided gradually, including a 6-classroom kindergarten of GFA of about 866m² in Phase IIIA of the DRE (**Drawing A-2**). Also, the applicant has stated in the submission that local open space will be provided in each phase of the proposed public housing development in accordance with the requirements of the HKPSG. The estimated increase in population arising from the minor relaxation of PR restriction will not have significant adverse impact on the provision of open space and GIC facilities in HSK/HT areas. Concerned departments, including DLCS, DSW and SED have no objection to / no adverse comments on the application.

Implementation

11.7 The implementation of HSK NDA will be completed in phases with estimated flat production available starting from 2024/25 to 2037/38 under various stages of works. Earlier phase development is targeted to rehouse the affected clearerees by the NDA project within the same district. As mentioned above, DRE at Site 1 and part of Site 2 (i.e. Phases IA, IB and II) is under earlier phase of development with targeted first population intake in 2024/2025. As more time is required for land resumption and clearance for the remaining part of Site 2 (i.e. Phases IIIA and IIIB), this portion of DRE is targeted for population intake in 2029/2030. Overall, a longer timeframe will be required for implementation of the various phases of the proposed development. As such, a longer validity period of the planning permission is recommended, should the application be approved by the Committee.

Indicative Scheme

11.8 It should be noted that the layout plan for the Sites submitted by the applicant is indicative and solely for technical assessments purpose. It is used to illustrate that the proposed increase of PR would have no significant adverse impacts on the environmental, air ventilation and visual quality, etc. Should the Committee approve the application, the approval is given for the minor relaxation of PR restriction of the Sites as proposed under the application. The indicative development scheme of the Sites does not form part of the approval. This is to allow flexibility to accommodate various types of housing units and community facilities in the Sites, which can only be finalized at detailed design stage by the HKHS. Besides, it should be noted that the actual site areas of various phases are subject to detailed survey at a later stage.

Public Comments

11.9 Of the 11 public comments received, 10 object to the application. The objections are mainly on traffic and environmental grounds while providing comments on provision of transport and GIC facilities to meet the community needs. The planning considerations and assessments in the above paragraphs are relevant. The remaining public comment offers comments on other NDA/development area which are not related to the current application.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11 above and having taken into account the public comments mentioned in paragraphs 10, the Planning Department has no objection to the application.
- 12.2 To cater for a longer development timeframe for the Sites in various phases, a longer validity period of the planning permission of 6 years is suggested. Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 6.11.2026, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are also suggested for Members' reference:
- (a) the design and provision of vehicular access, parking facilities, loading/unloading spaces and lay-bys for the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board; and
 - (b) the implementation of drainage proposals as recommended in the Drainage Impact Assessment and Sewerage Impact Assessment to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

Advisory clauses

The recommended advisory clauses are at **Appendix IV**.

- 12.3 There is no strong reason to recommend rejection of the application.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

14. Attachments

Appendix I	Application Form received on 16.9.2020
Appendix Ia	Supporting Planning Statement
Appendix Ib	Further Information (FI) dated 23.10.2020 from the applicant in response to departmental comments
Appendix II	Development Parameters for Phased Development
Appendix III	Public Comments
Appendix IV	Advisory Clauses
Drawing A-1	Site Location Plan

Drawing A-2	Indicative Layout Plan
Drawings A-3 to A-8	Photomontages from Key Viewpoints
Drawings A-9 to A-11	Comparison of Conforming Scheme and Indicative Development Scheme
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4d	Site Photos

**PLANNING DEPARTMENT
NOVEMBER 2020**