

SECTION 16 PLANNING APPLICATION TOWN PLANNING ORDINANCE (CAP. 131)

**PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO
RESTRICTIONS FOR PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT
WU NGA LOK YEUNG, FANLING, NEW TERRITORIES**

**MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER
TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF
MODULAR INTEGRATED CONSTRUCTION**

- Supplementary Planning Statement -

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SECTION 16 PLANNING APPLICATION

Supplementary Planning Statement

Applicant	Sun Prosper Company Limited
Planning Consultant, Visual Impact Specialist & Submitting Agent	Townland Consultants Limited
Architect	LWK & Partners Limited

File Reference: WNLYFN

For and on behalf of Townland Consultants Limited
Approved by : 
Position : Associate Director
Date : 16 August 2024

16 August 2024

CONTENTS

EXECUTIVE SUMMARY

1. INTRODUCTION

2. SITE CONTEXT

- 2.1 Site Location and Existing Use
- 2.2 Surrounding Land Uses
- 2.3 Land Status
- 2.4 Accessibility

3. PLANNING CONTEXT

- 3.1 Statutory Planning Context
- 3.2 Non-Statutory Planning Context

4. THE PROPOSED DEVELOPMENT

- 4.1 The Proposed Development
- 4.2 Technical and Accommodation Schedule

5. PLANNING JUSTIFICATIONS

- 5.1 In Line with Government Policy
- 5.2 In Line with Statutory Planning Intention and No Increase in Permitted Development Intensity
- 5.3 Increase in Building Height solely arising from adoption of MiC
- 5.4 Stepped Building Height Profile is Preserved
- 5.5 No Adverse Visual Impact
- 5.6 No Adverse Infrastructural Impacts
- 5.7 Desirable Precedent for MiC adoption

6. CONCLUSION

APPENDICES

- Appendix 1** Conceptual Architectural Drawings
- Appendix 2** Visual Appraisal

EXECUTIVE SUMMARY

This Section 16 Planning Application is submitted on behalf of Sun Prosper Company Limited (the “**Applicant**”) to seek permission from the Town Planning Board (“**TPB**”/ “the **BOARD**”) for the Proposed Minor Relaxation of maximum Building Height (“**BH**”) and Plot Ratio (“**PR**”) restrictions for a permitted Composite Residential Development (“**Proposed Development**”) in Fanling Sheung Shui Town Lot (“**FSSTL**”) 182 S.A, Lot Nos. 2020 S.A and 2021 S.B in D.D. 51 and adjoining Government Land at Wu Nga Lok Yeung, Fanling, New Territories (“**Application Site**”). The main purpose of this application is to seek a minor relaxation of the permitted BH to adopt Modular Integrated Construction (“**MiC**”), while there is no actual increase in the permitted development intensity per se.

The Application Site is zoned “Residential (Group A) 1” (“**R(A)1**”) on the Approved Fanling North Outline Zoning Plan No. S/FLN/4 (“**Approved OZP**”), in which “Flat” use, as well as commercial uses e.g. ‘Shop and Services’, ‘Eating Place’, etc. on the lowest two floors of the building excluding basement, are always permitted. The Application Site is subject to a total maximum PR restriction of 6.0 and maximum BH restriction of 115mPD.

On 17 August 2022, the Civil Engineering and Development Department (“**CEDD**”) submitted a S16 Planning Application (TPB No. A/FLN/30) to seek minor relaxation of PR and BH restrictions for various permitted public and private housing developments sites, including the Application Site (i.e. Site B7), to optimise the use of developable land and increase flat production. The S16 Planning Application was approved by the TPB on 23 September 2022. Under the Approved S16, the maximum total PR on the Application Site has already been relaxed to 7.2 (Max. domestic PR of 6.0 and non-domestic PR of 1.2), whilst the maximum BH is relaxed to 140mPD. General Building Plans (“**GBP**”) to accommodate the permitted uses under these parameters were approved on 27 May 2024.

In response to Government’s Policy Initiatives and in line with the promulgated ‘Enhanced Facilitation Measures for Buildings Adopting Modular Integrated Construction’ under Joint Practice Note No.8 (“**JPN No. 8**”), the Applicant has proposed adoption of MiC to enhance the speed, efficiency and quality of the construction. A very minor relaxation of the BH further to 144.14mPD (approx. +2.96% increase from 140mPD approved under TPB No. A/FLN/30) is therefore sought to facilitate the adoption of MiC involving double slabs between storeys and slight increase in slab thickness against traditional construction method at the Application Site, while the Approved PR under TPB No. A/FLN/30 is maintained.

The Proposed Development is justified on the following grounds:

- In line with Government’s Policy initiatives in actively promoting and encouraging the adoption of MiC in the construction industry;
- Facilitate the adoption of MiC in line with JPN No. 8;
- Will not impact the stepped height profile in the Area and will not jeopardise the urban design concept of Fanling North New Development Area;
- The increase in BH restriction is considered very minor in nature and acceptable in terms of visual impact;
- No adverse infrastructural impacts are anticipated with no increase in the permitted development intensity; and
- The slight increase in BH restriction to facilitate the adoption of MiC is considered appropriate and a desirable precedent.

Based on the above justifications and as detailed in this Supplementary Planning Statement, we respectfully request the Board to give favourable consideration to this Application.

行政摘要

(內文如有差異，以英文版本為準)

根據城市規劃條例第十六條，我司代表泰陽有限公司（下稱「申請人」）向城市規劃委員會（下稱「城規會」）呈交規劃申請書，要求就位於新界粉嶺烏鴉落陽粉嶺上水市地段第 182 號 S.A、丈量約份第 51 約地段第 2020 號 S.A 及第 2021 號 S.B 和毗鄰的政府土地（下稱「申請地點」）的擬議略為放寬最高建築物高度及地積比率限制，以作准許的綜合住宅發展（下稱「擬議發展」）。此申請旨在輕微放寬已核准之最高建築物高度，以便採用「組裝合成」建築法，而申請並沒有建議對實際已核准之發展密度做出任何增加。

申請地點座落於《粉嶺北分區計劃大綱核准圖編號 S/FLN/4》（下稱「核准圖」）中的「住宅（甲類）1」地帶，其中「分層住宅」以及位於建築物的最低兩層（不包括地庫）的商業用途，例如「商店及服務行業」和「食肆」，為經常准許的用途。申請地點的最高總地積比率和建築物高度限制分別為 6.0 倍及主水平基準以上 115 米。

土木工程拓展署於 2022 年 8 月 17 日提交第十六條規劃申請（申請編號：A/FLN/30），要求略為放寬包括申請地點在內（即 B7 地盤）的多幅公營及私營房屋地盤的地積比率及建築物高度限制，以善用可發展土地及增加房屋供應，而該第十六條規劃申請已於 2022 年 9 月 23 日獲城規會批給許可。根據獲批准的第十六條規劃申請，申請地盤的最高總地積比率已被放寬至 7.2 倍（住用部分地積比率最高為 6.0 倍，非住用地積比率最高為 1.2 倍），最高建築物高度限制亦放寬至主水平基準以上 140 米。具以上發展參數及准許用途的建築圖則已於 2024 年 5 月 27 日獲得批核。

為回應政府政策措施及配合《聯合作業備考》第八號「推廣環保及創新的樓宇鼓勵措施：進一步促進建築物採用『組裝合成』建築法的措施」（下稱「聯合作業備考第八號」），申請人提出採用「組裝合成」建築法，以提高施工速度、效率和質素。為此，申請人要求進一步輕微放寬建築物高度限制至主水平基準以上 144.14 米（較獲批准的申請編號 A/FLN/30 的主水平基準以上 140 米增加約+2.96%），以容納因採用「組裝合成」建築法而比傳統建築方法需要之雙層樓板及輕微增加之樓板厚度；而獲批准的申請編號 A/FLN/30 的總地積比率則維持不變。

擬議發展具備以下充分理據的支持：

- 符合政府積極推動及鼓勵建造業採用「組裝合成」建築法的政策措施；
- 迎合採用「組裝合成」建築法，並與聯合作業備考第八號一致；
- 不會影響當區梯級式建築物高度輪廓和粉嶺北新發展區的城市設計概念；
- 放寬建築物高度限制的幅度非常輕微，與四周發展相容；
- 維持已核准的發展密度，故不會對基礎設施構成不良影響；以及
- 為迎合採用「組裝合成」建築法而輕微放寬建築物高度限制為適當及有利的先例。

基於上述支持理據及此補充規劃文件內的詳述資料，懇請城規會委員對是項申請作出正面的考慮。

Reference: WNLYFN/AGNES/01
Date: 16 August 2024

TO THE TOWN PLANNING BOARD:

**SECTION 16 PLANNING APPLICATION
THE TOWN PLANNING ORDINANCE (CHAPTER 131)**

**PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO
RESTRICTIONS FOR PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT
WU NGA LOK YEUNG, FANLING, NEW TERRITORIES**

**MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER
TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF
MODULAR INTEGRATED CONSTRUCTION**

1. INTRODUCTION

- 1.1 We are instructed by the Sun Prosper Company Limited (the “**Applicant**”) to submit this Section 16 (“**S16**”) Planning Application to seek permission from the Town Planning Board (“**TPB**”/ the “**BOARD**”) for Minor Relaxation of Maximum Building Height (“**BH**”) and Plot Ratio (“**PR**”) Restrictions for a permitted Composite Residential Development at Wu Nga Lok Yeung, Fanling, New Territories (the “**Site**” or “**Application Site**”). This Planning Application aims to mainly seek Minor Relaxation of the permitted BH approved under TPB No. A/FLN/30 in order to facilitate the adoption of Modular Integrated Construction (“**MiC**”).
- 1.2 The Application Site is currently zoned “Residential (Group A) 1” (“**R(A)1**”) on the Approved Fanling North Outline Zoning Plan No. S/FLN/4 (“**Approved OZP**”). Under the Approved OZP, the Application Site is subject to a total maximum PR Restriction of 6.0 (of which the domestic PR should not exceed 5.0). In addition, the Application Site is subject to a maximum BH Restriction of 115mPD. ‘Flat’ is a Column 1 use that are always permitted within “R(A)1” zone. Retail use such as ‘Shop and Services’ and ‘Eating Place’ are always permitted (a) on the lowest two floors of a building excluding basements, or (b) in a free-standing purpose-designed non-domestic building up to five storeys.
- 1.3 On 17 August 2022, the Civil Engineering and Development Department (“**CEDD**”) submitted a S16 Planning Application (TPB No. A/FLN/30) to seek minor relaxation of PR and BH Restrictions for various Permitted Public and Private Housing Developments Sites, including the Application Site (i.e. Site B7), to optimise the use of developable land and increase flat production. The S16 Planning Application was approved by the TPB on 23 September 2022. Under the Approved S16, the total maximum PR on the Application Site is relaxed to 7.2 (Max. domestic PR of 6.0 and non-domestic PR of 1.2), whilst the maximum BH is relaxed to 140mPD. General Building Plans (“**GBP**”) under these parameters were approved on 27 May 2024.
- 1.4 In response to current Government’s initiative in promoting green and innovative buildings and adopting MiC, the Applicant intends to seek further relaxation of the BH to 144.14mPD (further approx. +2.96% increase from 140mPD approved under TPB No. A/FLN/30) as per the Joint Practice Note (“**JPN**”) No. 8 to facilitate the adoption of MiC at the Application Site, while the approved PR under TPB No. A/FLN/30 is maintained.
- 1.5 This Supplementary Planning Statement (“**SPS**”) provides relevant information on the Application to facilitate the BOARD’s consideration including justifications on planning, design and technical grounds.

2. SITE CONTEXT

2.1 Site Location and Existing Use

2.1.1 The Application Site is located on Ma Sik Road in Wu Nga Lok Yeung, Fanling (**Figures 2.1** and **2.2** refer) and was formerly used as community isolation facility.

2.2 Surrounding Land Uses

2.2.1 The Application Site is predominantly surrounded by planned and existing high-rise residential developments and low-rise residential development and villages. Various bus stops and Green Minibus stops along Ma Sik Road (**Figure 2.2** refers).

- The Application Site is located within the District Centre at the eastern part of Fanling North New Development Area (“**FLN NDA**”). To the immediate north, east and west of the Application Site are the planned high-rise public and private residential developments in Wu Nga Lok Yeung and Ma Shi Po. To the further north east of the Application Site is the planned public housing development (TPB No. A/FLN/28).
- To the further north of the Application Site is Ng Tung River and village houses, residential dwellings/ temporary structures with hilly terrain;
- To the further southeast of the Application Site across Ma Sik Road is a cluster of high-rise residential developments ranging from approx. 81mPD to 118mPD, including Wing Fok Centre, Wing Fai Centre, Union Plaza and Mount One. Fanling Lau Road Playground and Wu Muk Road Playground are also located to the further southeast of the Application Site.
- To the immediate south of the Application Site is a site currently occupied by open-air carpark that will be developed for a planned private high-rise residential development (TPB No. A/FSS/294) located at the intersection of Ma Sik Road and Fanling Lau Road. To the further south of the Application Site are Fan Garden and Fanling Garden along Fan Leng Lau Road.
- To the immediate southwest of the Application Site across Ma Sik Road is a cluster of low-rise village houses, residential dwellings/temporary structures including Good View New Village and Ling Shan Tsuen in Ling Hill.
- To the further west of the Site consists of low to medium rise residential developments, including Shek Wu San Tsuen and Noble Hill.

2.3 Land Status

2.3.1 The Application Site currently occupies Fanling Sheung Shui Town Lot (“**FSSTL**”) 182 S.A, Lot Nos. 2020 S.A and 2021 S.B in D.D. 51 (of which the Applicant is the current Landowner) and adjoining Government Land. The Application Site is currently undergoing Land Exchange. Upon completion, the new lot is to be known as FSSTL No. 297.

2.4 Accessibility

2.4.1 Vehicular and pedestrian access to the Application Site is at Ma Sik Road. The Application Site is currently served by franchised bus and GMB routes on Ma Sik Road (**Figure 2.2** refers). A Public Transport Interchange is planned in Area 15 of FLN NDA to serve future residents of the Area and cycle paths are planned to connect the Application Site. A series of footbridges is also planned near Area 15, 16 and 18 to connect the developments in FLN NDA to Fanling/ Sheung Shui New Town.

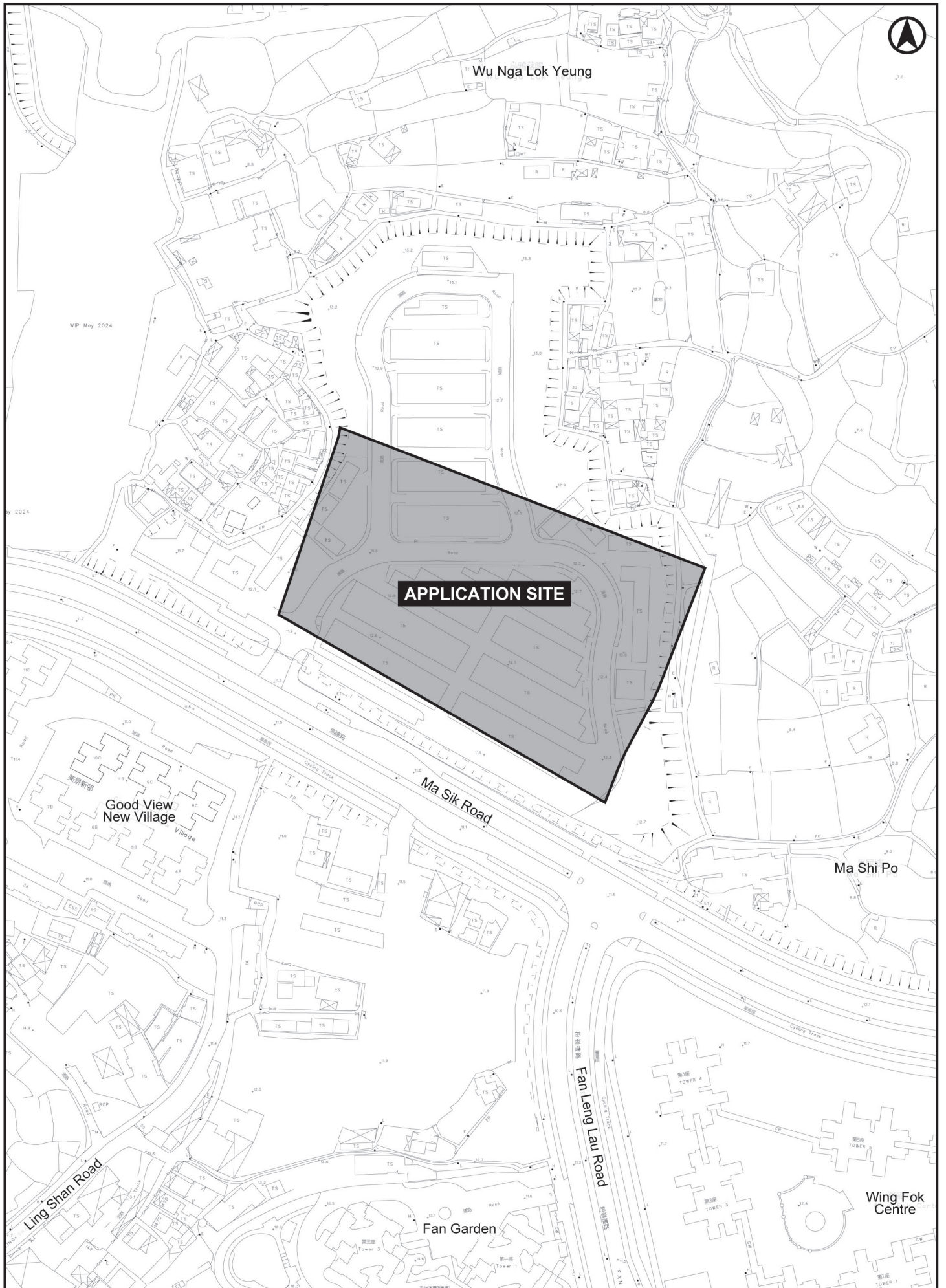


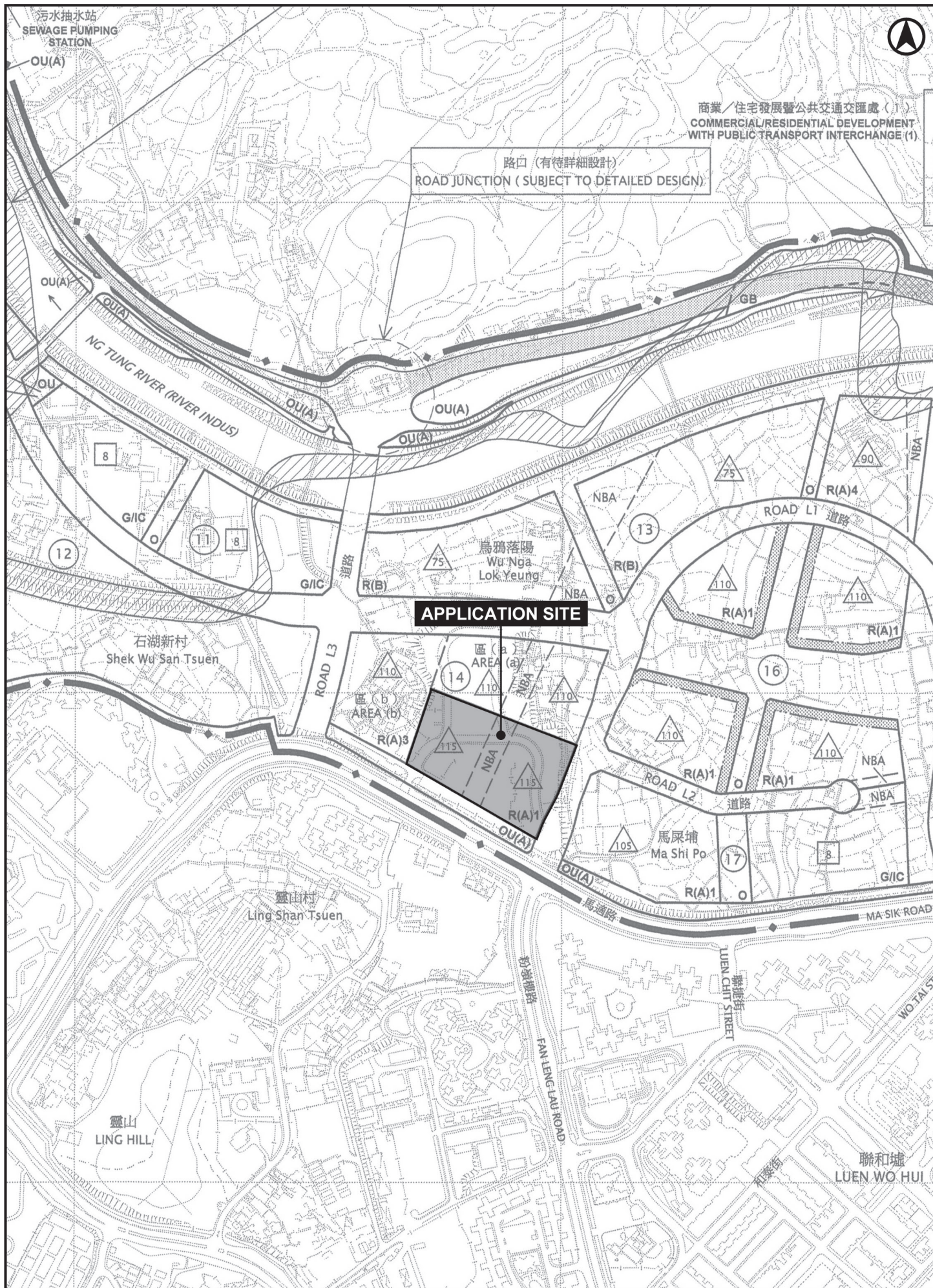
FIGURE 2.1 SITE LOCATION PLAN
SCALE 1 : 2,000

3. PLANNING CONTEXT

3.1 Statutory Planning Context

Approved Fanling North Outline Zoning Plan No. S/FLN/4

- 3.1.1 The Application Site is zoned “R(A)1” on the Approved OZP (**Figures 3.1 and 3.2** refer). According to the Approved OZP, the “R(A)1” zone is intended “*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.*” ‘Flat’ is a Column 1 use that are always permitted within this zone. Various commercial uses such as ‘Shop and Services’ and ‘Eating Place’ are always permitted (a) on the lowest two floors of a building excluding basements, or (b) in a free-standing purpose-designed non-domestic building up to five storeys.
- 3.1.2 Under the Approved OZP, the “R(A)1” zone is subject to a maximum PR Restriction of 6.0 (of which the domestic PR should not exceed 5.0), or the PR of the existing building, whichever is greater, on the Approved OZP. The Application Site is also subject to a maximum BH Restriction of 115mPD on the Approved OZP. A Non-Building Area (“**NBA**”) is designated within the Application Site to facilitate wind penetration to the Fanling area. As indicated in the Statutory Notes of the Approved OZP, based on the individual merits of a development proposal, minor relaxation of the plot ratio and/or building height restrictions may be considered by the TPB on application under section 16 of the Town Planning Ordinance (“**TPO**”). Each planning application will be considered on its individual merits.
- 3.1.3 On 17 August 2022, CEDD submitted a S16 Planning Application (TPB No. A/FLN/30) to seek minor relaxation of PR and BH Restrictions for various Permitted Public and Private Housing Developments Sites, including the Application Site (i.e. Site B7), to optimise the use of developable land and increase flat production. Plan A-2 of RNTPC Paper No. A/FLN/30 is provided in **Figure 3.3** annotating the then proposed (now approved) BHs. The S16 Planning Application was approved by the TPB on 23 September 2022. Under the Approved S16, the total maximum PR on the Application Site is relaxed to 7.2 (Max. domestic PR of 6.0 and non-domestic PR of 1.2), whilst the maximum BH is relaxed to 140mPD.



WNLYFN

FIGURE 3.1 APPROVED FANLING NORTH OUTLINE ZONING PLAN NO. S/FLN/4

SCALE 1 : 5,000

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Flat Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station (excluding open-air terminus or station) Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project	Commercial Bathhouse/ Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office Petrol Filling Station Place of Entertainment Private Club Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution School (not elsewhere specified) Shop and Services (not elsewhere specified) Training Centre

In addition, the following uses are always permitted (a) on the lowest two floors of a building excluding basements, or (b) in a free-standing purpose-designed non-domestic building up to five storeys :

- Eating Place
- Educational Institution
- Institutional Use (not elsewhere specified)
- Off-course Betting Centre
- Office
- Place of Entertainment
- Private Club
- Public Convenience
- Recyclable Collection Centre
- School
- Shop and Services
- Training Centre

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Planning Intention

This zone is intended 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 “Residential (Group A) 3” (“R(A)3”) and “Residential (Group A) 4” (“R(A)4”) zone, the planning intention is purely for residential development.

Remarks

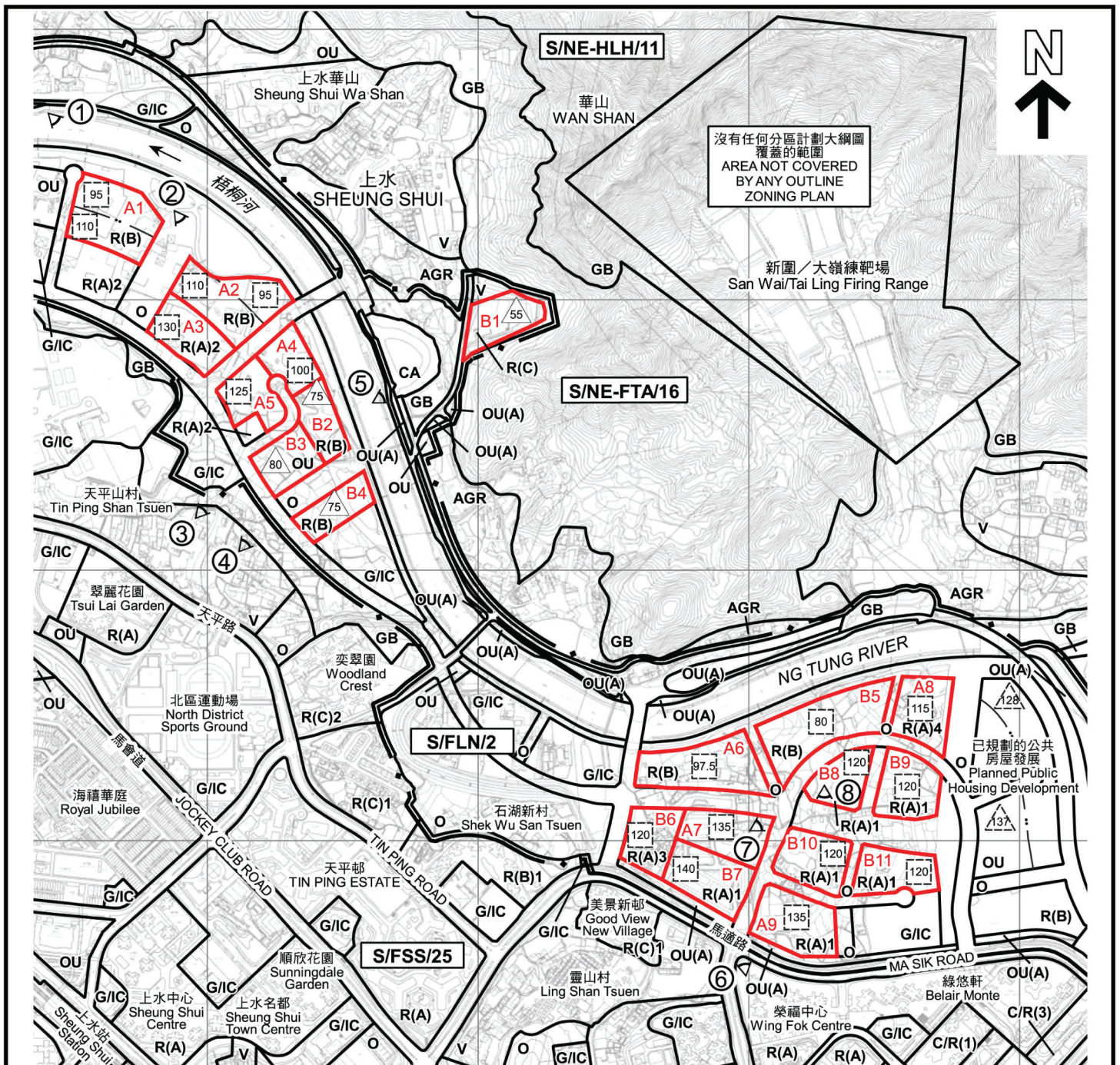
- (a) On land designated “R(A)1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a total maximum plot ratio of 6 (of which the domestic plot ratio should not exceed 5), or the plot ratio of the existing building, whichever is the greater.
- (b) On land designated “R(A)2”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a total maximum plot ratio of 5 (of which the domestic plot ratio should not exceed 4), or the plot ratio of the existing building, whichever is the greater.
- (c) On land designated “R(A)3”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5, or the plot ratio of the existing building, whichever is the greater.
- (d) On land designated “R(A)4”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 4, or the plot ratio of the existing building, whichever is the greater.
- (e) On land designated “R(A)5”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 4.85, or the plot ratio of the existing building, whichever is the greater.
- (f) On land designated “R(A)6”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 6.5, or the plot ratio of the existing building, whichever is the greater.
- (g) On land designated “R(A)1”, “R(A)2”, “R(A)3”, “R(A)4”, “R(A)5” and “R(A)6”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (h) On land designated ‘Terraced Podium’ in the “R(A)1”, “R(A)2” and “R(A)6” zones, the terraced podium is subject to a maximum building height of 5m.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (i) In determining the maximum plot ratio for the purposes of paragraphs (a) to (f) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (j) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraphs (a) to (h) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (k) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.



圖例 LEGEND

	申請地點 (界線只作識別用) APPLICATION SITES (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)		休憩用地 OPEN SPACE	以下建築物高度限制為主水平基準上若干米 BUILDING HEIGHT RESTRICTION BELOW IN METRES ABOVE PRINCIPAL DATUM (mPD)	
C/R	商業 / 住宅 COMMERCIAL / RESIDENTIAL	OU(A)	其他指定用途 (美化市容地帶) OTHER SPECIFIED USES (AMENITY)		在分區計劃大綱圖上建築物高度限制 BUILDING HEIGHT RESTRICTION ON OZP
R(A)	住宅 (甲類) RESIDENTIAL (GROUP A)	OU	其他指定用途 OTHER SPECIFIED USES		在第16條規劃申請獲批的建築物高度限制 BUILDING HEIGHT RESTRICTION ON APPROVED BY S.16 APPLICATION
R(B)	住宅 (乙類) RESIDENTIAL (GROUP B)	AGR	農業 AGRICULTURE		擬議建築物高度限制 PROPOSED BUILDING HEIGHT RESTRICTION
R(C)	住宅 (丙類) RESIDENTIAL (GROUP C)	GB	綠化地帶 GREEN BELT		
V	鄉村式發展 VILLAGE TYPE DEVELOPMENT	CA	自然保育區 CONSERVATIVE AREA		
G/IC	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY	①	實地照片的觀景點 VIEWING POINT OF SITE PHOTO		

本摘要圖於2022年9月16日擬備，所根據的資料為測量圖編號3-NW-21D、22C、22D及23C及3-SW-1B、1D、2A、2B、2C、2D、3A、3C、6B、6D、7A、7B、7C、7D、8A及8C
EXTRACT PLAN PREPARED ON 16.9.2022 BASED ON SURVEY SHEETS No. 3-NW-21D, 22C, 22D & 23C AND 3-SW-1B, 1D, 2A, 2B, 2C, 2D, 3A, 3C, 6B, 6D, 7A, 7B, 7C, 7D, 8A & 8C

平面圖 SITE PLAN

擬議略為放寬地積比率及建築物高度限制以作准許的公營及私營房屋發展，及在公營房屋發展內作社會福利設施、商店及服務行業及食肆用途
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS FOR PERMITTED PUBLIC AND PRIVATE HOUSING DEVELOPMENTS; AND PROPOSED SOCIAL WELFARE FACILITIES, SHOP AND SERVICES AND EATING PLACE WITHIN PUBLIC HOUSING DEVELOPMENTS

新界粉嶺北丈量約份第51約、第52約、第83約及粉嶺上水市地段多幅地段和毗連政府土地
ADJOINING GOVERNMENT LAND, FANLING NORTH, NEW TERRITORIES

SCALE 1: 10 000 比例尺

**規劃署
PLANNING
DEPARTMENT**

參考編號 REFERENCE No.	圖 PLAN
A/FLN/30	A-2

FIGURE 3.3 APPROVED BUILDING HEIGHTS UNDER PLANNING APPLICATION NO. A/FLN/30 (EXTRACTED FROM RNTPC PAPER NO. A/FLN/30)

3.2 Non-Statutory Planning Context

Policy Address to advocate optimisation of MiC approach to enhance speed, efficiency and quality

- 3.2.1 As announced in the Chief Executive's ("CE") Policy Address over the past four years (i.e. 2021-2024), the Government encouraged a wider adoption of MiC method and other innovative construction approach in both public and private projects to shorten construction time, expedite the overall housing supply, reduce manpower in construction industry and enhance on-site safety.
- 3.2.2 The CE also mentioned in his 2022 Policy Address that a cross-departmental steering committee would be established for coordinating the development of high productivity construction methods such as MiC, and streamlining of related approval processes. In addition to expediting housing supply, it will strengthen the leading regional position of Hong Kong's construction industry in the adoption of MiC.

Joint Practice Note No. 8 – Incentive to Promote Green and Innovative Buildings “Enhanced Facilitation Measures for Buildings Adopting Modular Integrated Construction”

- 3.2.3 In July 2022, the Buildings Department ("BD"), Planning Department ("PlanD") and Lands Department ("LandsD") issued the joint practice note for the Enhanced Facilitation for Buildings Adopting Modular Integrated Construction with a view to enhance facilitation measures for promoting wider adoption of MiC in new buildings by (a) granting of Gross GFA and Site Coverage concessions and (b) supporting applications for minor relaxation of BH restriction.
- 3.2.4 Under current technology, the adoption of MiC normally involves thickened/ double slabs between MiC modules, resulting in an increase in storey height of MiC floor and hence in the overall BH of the building. To facilitate the adoption of MiC, favourable consideration may be given to an increase of BH up to 4% of the total storey height of MiC floors. Support to such minor relaxation of BH restriction would be up to 4% of the total storey height of MiC floors, irrespective of the actual additional vertical space taken up arising from the adoption of MiC.

4. THE PROPOSED DEVELOPMENT

4.1 The Proposed Development

- 4.1.1 Based on the total maximum PR of 7.2 and maximum BH of 140mPD approved under TPB No. A/FLN/30, GBP approval was sought on 27 May 2024 for a Composite Residential Development with car parking facilities on two basement floors; retail on G/F and 1/F and resident’s recreational facilities at 2/F in the podium; with four 32-storeys residential towers on top. (“**Approved GBP Scheme**”).
- 4.1.2 In response to current Government’s initiative in promoting green and innovative buildings and adopting MiC, the Applicant intends to seek a minor relaxation of the BH approved under TPB No. A/FLN/30 to 144.14mPD (approx. +2.96% increase from 140mPD approved under TPB No. A/FLN/30) to facilitate the adoption of MiC at the Application Site, while the approved PR under TPB No. A/FLN/30 is maintained. The proposed increase in BH sought solely for the adoption of MiC is in line with JPN No. 8, namely 4% of the total storey height of MiC floors (i.e. 30 residential floors)¹.
- 4.1.3 The Proposed Development mainly follows the Approved GBP Scheme and consists of a Composite Residential Development with car parking facilities on two basement floors; retail uses on G/F and 1/F as compliant with the OZP requirement, and resident’s recreational facilities at 2/F and 3/F in the podium; with four 32-storeys residential towers on top for provision of about 2,300 flats. A refuge floor cum sky garden is provided on 17/F for resident’s enjoyment and to meet the fire safety requirements. The Architectural Drawings of the Proposed Development are provided in **Appendix 1**.

Internal Transport Arrangement

- 4.1.4 Vehicular access to the Application Site is from Ma Sik Road. Internal Transport Provision will be provided in accordance with the Land Grant requirements.

Greening and Open Space Provision

- 4.1.5 Private Open Space of not less than 1m² per person (About 6,440m²) will be provided at the Application Site for resident’s enjoyment according to Hong Kong Planning Standards and Guidelines (“**HKPSG**”). The Proposed Development will comply with the Sustainable Building Design Guidelines (PNAP APP-152) (“**SBDG**”) and the landscape design will aim to improve the quality of residents and to improve the environmental quality of the urban space, in particular at the pedestrian and podium level and to mitigate heat island effect. A minimum 20% overall site coverage of greenery will be provided in accordance with SBDG.

4.2 Technical and Accommodation Schedule

- 4.2.1 The Technical and Accommodation Schedule at **Table 4.1** summarises the major development parameters of the Proposed Development:

Table 4.1 Technical and Accommodation Schedule

TECHNICAL SCHEDULE FOR PROPOSED DEVELOPMENT	
Site Area	Approx. 14,432m ²
Mean Site Level	11.15mPD
Total PR* ¹	Not more than 7.2
Domestic	Not more than 6.0
Non-domestic	Not more than 1.2

¹ Storey height of MiC floor should be measured from the lowest level of the MiC module to the highest level of the MiC module, including the thickness of slab(s), on that MiC floor together with the associated construction joints below.

Proposed Total GFA^{*1}	Not more than 103,910.4m ²
Domestic	Not more than 86,592m ²
Non-domestic	Not more than 17,318.4m ²
Site Coverage (“SC”)	
Podium	Not more than 62.5%
Residential Tower	Not more than 37.5%
Building Height: Main Roof (mPD)	Not more than +144.14mPD
No. of Residential Blocks	4
No. of Residential Units	About 2,300
No. of Storeys^{*2}	32 storeys atop 4 levels of Podium excluding 2 basement floors
Private Open Space	About 6,440 m ² (Not less than 1m ² per person)
Minimum Site Coverage of Greenery	Not less than 20%
Internal Transport Provision^{*3}	
Total no. of Private Cars (includes Residents, Visitors, and Retail Parking)	576 (including 5 disabled parking)
Total no. of Motorcycles (includes Residential and Retail Parking)	36
Total No. of Bicycles	154
Total No. of Loading/Unloading bays (Residential and Retail)	26

^{*1} GFA based on permitted PR of 7.2 (of which Domestic PR is 6.0 and Non-Domestic PR is 1.2) approved under TPB No. A/FLN/30. GFA excludes 10% of MiC floor area which could be disregarded from calculation of GFA and plot ratio as per Joint Practice Note No. 8 and possible GFA exemptions/concessions allowable under BO

^{*2} including 30 no. of MiC storeys for residential use

^{*3} Internal Transport Provision provided in accordance with Land Grant requirement

ACCOMMODATION SCHEDULE		
Basement	B1/F & B2/F	L/UL, Carparking, Residential Lift/ Circulation Core, Retail Lift/ Circulation Core
Podium	G/F	EVA/ Driveway, Landscape Area, Retail, Residential Lift/ Circulation Core
	1/F	Retail, Residential Lift/ Circulation Core
	2/F	Resident’s Clubhouse, Landscape Area, E&M, Residential Lift/ Circulation Core
	3/F	Residential Lift Lobby, Resident’s Clubhouse, Landscape Area, E&M, Residential Lift/ Circulation Core
Residential Floors	5/F-40/F (excludes 4/F, 13/F, 14/F, 24/F, 34/F)	Flats, Refuge Floor cum Sky Garden on 17/F

5 PLANNING JUSTIFICATIONS

5.1 In Line with Government Policy

- 5.1.1 Since 2017, the Government has been actively promoting the adoption of MiC in building projects with a view to enhancing the industry's productivity and cost effectiveness. The Chief Executive's Policy Addresses in recent years reaffirms the Government commitment to promoting the adoption of green, sustainable and innovative technologies in the development process. The Government has further reaffirmed the initiative by wider adoption of MiC methods in multi-sectors, establishing cross-departmental steering committee for coordinating the development and streamlining of related approval process for MiC.
- 5.1.2 MiC is a construction method that involves manufacturing freestanding volumetric modules, complete with finishes, fixtures, and fittings, off-site. These modules are then transported to the construction site for assembly. This approach enhances quality control, shortens the construction period, and minimizes disturbance and nuisance to the surrounding neighbourhood. Additionally, as a green and innovative feature, MiC simplifies the construction process and reduces waste.
- 5.1.3 To encourage a wider use of MiC in new buildings, the enhanced facilitation measures promulgated in JPN No. 8 in 2022, which outline supporting applications for minor relaxation of BH up to 4% of the total storey height of MiC floors.
- 5.1.4 The proposed minor relaxation of BH for the adoption of MiC at the permitted composite residential development is fully in line with Government's policy initiative in actively promoting and encouraging the adoption of MiC in the construction industry.

5.2 In Line with Statutory Planning Intention and No Increase in Permitted Development Intensity

- 5.2.1 The Proposed Development is in line with the Statutory Planning Intention in respect of the "R(A)" zone primarily for high-density residential developments, and where commercial uses are always permitted on the lowest two floors of a building excluding basements. The proposed uses (e.g. flats, retail uses at podium level) are also always permitted.
- 5.2.2 The planned high-density residential character and overall amenities of the 'Riverside Community' with a mixed of uses and facilities will be maintained in the context of this Application. The Proposed Development is fully compatible with the high-density residential area.
- 5.2.3 Furthermore, the proposed PR/GFA is in line with the PR/GFA approved by TPB under TPB No. A/FLN/30. Therefore, the Proposed Development will not result in increased development intensity as approved.

5.3 Increase in Building Height solely arising from Adoption of MiC

- 5.3.1 The Approved GBP scheme fully utilises the permitted BH of 140mPD to accommodate the permitted uses without MiC adoption. As the Government has proactively promoted the adoption of MiC as an innovative and efficient construction approach, the Applicant takes the opportunity to adopt the use of MiC not only echoes to the Government's initiative for wider adoption of the technology but also enhances the construction efficiency to enable timely housing production.
- 5.3.2 Each MiC module is a freestanding volumetric module comprises of ceiling structure, floor slab and wall (in compliance with requirement as stipulated in PNAP ADV-36). The residential towers will be constructed by stacking MiC modules on site. Due to the adoption of MiC construction method for the Proposed Development, the stacking of MiC modules in constructing the residential tower will form a double slab between two storeys (i.e. ceiling structure of MiC module on the floor below and floor slab of MiC module on the floor above). As a result, the overall thickness of slab is increased comparing with traditional construction method of which only single layer of slab, and therefore, there is a minor increase in the overall BH of the building.
- 5.3.3 The proposed increase in BH sought solely for the adoption of MiC is in line with JPN No. 8, namely 4% of the total storey height of MiC floors (i.e. 30 residential floors). The Proposed Development would not cause an increase in development intensity exceeding the approved PR under TPB No. A/FLN/30.

5.4 Stepped Building Height Profile is Preserved

- 5.4.1 As indicated in the Explanatory Statement of the Approved OZP, a stepped BH concept is adopted with BH profile stepping down from district nodes (including Application Site in the District Centre) towards the periphery and riverside to allow better integration with the adjacent rural setting. The proposed minor increase in BH of merely 2.96% as a result of MiC adoption is minor in nature and will not impact the stepped height profile and will not jeopardise the urban design concept (**Figure 5.1** refers). The Proposed Development remains compatible with the surrounding high-rise residential developments in the vicinity

5.5 No Adverse Visual Impact

- 5.5.1 A Visual Appraisal (“VA”) has been prepared to assess the potential visual impact of the Proposed Development against the permitted development parameters approved under TPB No. A/FLN/30 to its surroundings areas and to visualize the three-dimensional relationship of the Proposed Development with the surrounding context (**Appendix 2** refers). Based on the VA, with the very minor increase in BH of only 4.14m from the approved BH of 140mPD, the proposed increase in BH for the adoption of MiC is considered acceptable in terms of visual impact.

5.6 No Adverse Infrastructural Impacts

- 5.6.1 In support of TPB No. A/FLN/30, various technical assessments have already been undertaken and concluded that the proposed increase in development intensity would not have significant adverse impacts on traffic, sewerage, drainage, water supply, environmental, visual, landscape, air ventilation aspects, and the proposal is technically feasible.
- 5.6.2 As the S16 Planning Application only seeks to seek further relaxation of the BH by 4.14m from the Approved BH under TPB No. A/FLN/30 to facilitate the adoption of MiC at the Application Site with no change to the PR/GFA, no adverse impact on the road network or other infrastructural provision is expected as a result of the increase in BH.

5.7 Desirable Precedent for MiC adoption

- 5.7.1 Given the current Government Policy Initiatives in expediting housing supply through wider use of MiC methods, the relaxation of BH to enable the application of MiC technology is considered to be appropriate and beneficial to the overall Proposed Development, the construction industry and environment. The approval of this Application is crucial for enabling the adoption of MiC to accelerate construction speed to ensure timely flat production. It will bring a significant positive impact to the housing sector as well as public benefits.

6 CONCLUSION

- 6.1 This Section 16 Planning Application seeks to allow for further relaxation of the BH to 144.14mPD to facilitate the adoption of MiC at the Application Site from the allowed BH of 140mPD approved by the TPB under S16 Planning Application No. A/FLN/30. There is no change to the approved PR under TPB No. A/FLN/30. It has been demonstrated in this SPS that the Proposed Development is justified on the following grounds:
- In line with Government's Policy initiatives in actively promoting and encouraging the adoption of MiC in the construction industry;
 - Solely to facilitate the adoption of MiC and the magnitude of the minor relaxation in BH restriction is in line with JPN No.8;
 - The slight increase in BH as a result of MiC adoption will not impact the stepped height profile in the Area and will not jeopardise the urban design concept of Fanling North New Development Area;
 - The slight increase in BH is considered very minor in nature and deemed acceptable in terms of visual impact;
 - No adverse infrastructural impacts are anticipated; and
 - The slight increase in BH to facilitate the adoption of MiC is considered appropriate and a desirable precedent.
- 6.2 In light of the justifications and planning merits put forth in this SPS, we sincerely request the BOARD to give favourable consideration to this Application.

Edited &
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