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2 October 2024

By Email

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point
Hong Kong

Dear Sir/Madam,

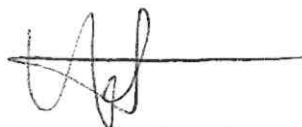
**Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio and
Building Height Restriction for Permitted Public Housing Development at
Po Shek Wu Road, Sheung Shui, New Territories**

(Application No. A/FSS/299)

Reference is made to the captioned Section 16 application received by the Town Planning Board on 6.8.2024 and the comments received from Planning Department dated 9.9.2024, 12.9.2024 and 24.9.2024. We submit herewith the table summarizing the responses to comments.

Should you have any queries or need further information, please contact the undersigned or Ms. Alice LO at 2761 5314. Thank You.

Yours faithfully,



(Yoko CHEUNG)

for Director of Housing

Encl.

S.16 Application No. A/FSS/299

**Application for Minor Relaxation of Plot Ratio and Building Height Restriction
for Permitted Public Housing Development,
Po Shek Wu Road, Sheung Shui, New Territories
Responses to Comments (Batch 2)**

Comments	Responses
<u>Fanling, Sheung Shui & Yuen Long East District Planning Office, Planning Department (9.9.2024)</u>	
Figure 4 Landscape Master Plan (Overall) - The site area stated in the plan (i.e. 13,000m ²) is inconsistent with Table 2 of the supporting planning statement (i.e. 13,800m ²). The calculation for site coverage of greenery (including planting area and covered planting area) should also be rectified accordingly.	The plan is updated as attached in Annex 1 .
<u>Drainage Services Department (12.9.2024)</u>	
Section 7.1.3 - Please indicate that the project proponent will be responsible for the implementation of the required sewerage works.	HD agrees that the project proponent will be responsible for the implementation of the required sewerage works. Section 7.1.3 is revised as attached in Annex 2 .
<u>Fanling, Sheung Shui & Yuen Long East District Planning Office, Planning Department (24.9.2024)</u>	
1. Please clarify if the water works reserve and drainage, as indicated in Environmental Assessment Study and Air Ventilation Assessment submitted, are among the site constraints.	The water works reserve and drainage are not considered as site constraints in the EAS and AVA.
2. Para. 4.9 of Planning Statement mentions podium setback of about <u>16m</u> from southwestern boundary whereas Figure 24 of Air Ventilation Assessment indicates a building setback of only about <u>6m</u> along the southwestern boundary. Please clarify/rectify accordingly.	The typo in the Planning Statement is rectified from about 16m to 6m which tallies with AVAIS as attached in Annex 3 .
3. Table 5.1 of Traffic Review (TR) – It is noted that the junction improvement	Please be advised that the junction improvement scheme for Po Shek Wu Road




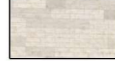



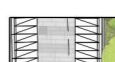
Comments	Responses
scheme for Po Shek Wu Interchange is not included in the TR. Please clarify if the junction improvement should be included/rectify the table accordingly.	Interchange as referenced in the previous assessment has been considered in the assessment in the submitted Traffic Review.
4. Please advise the design population of the OZP-compliant scheme.	The design population of the OZP-compliant scheme is about 4,870.
5. Please clarify if the proposed post office is countable towards the proposed non-domestic GFA/PR.	The proposed post office is countable as non-domestic GFA/PR.
6. Please clarify if Modular Integrated Construction (MiC) method would be adopted for the subject public housing development, and if affirmative, any implication to the increase in proposed building height. Please provide explanations if the MiC arrangement is different from other public housing developments where the adoption of MiC would generally lead to increase in building height.	The conventional storey height would be adopted for the domestic floors in the subject public housing development for which no full MiC is proposed.
7. Please clarify whether, and by how much if affirmative, the proposed local open space (of not less than 5,332 sqm, and as shown in the submitted plans) are covered, and advise on any criteria (including any requirements on degree/extent of open-air space) for accountable local open space in the proposed public housing development.	The calculation of the local open space is based on the principle as set in the chapter 4 of HKPSG. About half of the proposed local open space are located at the covered area. The proposed local open spaces primarily consist of soft landscape areas, sitting-out areas, and communal play areas, but exclude the main circulation.

- End -



Site Area	about 13800m ²	
Proposed number of flats	1904	
Design population	about 5330	
Items	Required	Provided
Planting area (including uncovered green area and vertical green within primary and non-primary area)	-	about 2520 m ²
Covered planting area	-	about 230 m ²
Site coverage of greenery	about 2760m ²	about 2770m ²
Green ratio	20%	20%
Community play area	427 m ²	about 460 m ²
Local open space	5332 m ²	about 6040 m ²
Basketball Court	-	-
Badminton Court	-	-
Table Tennis Table	1	1

LEGEND

-  Application Site Boundary
-  Proposed Architectural Scheme
-  Proposed New Tree Planting
-  Proposed Shrub Planting
-  Proposed Tile Paving at Podium
-  Proposed Tile Paving at Ground Floor
-  Proposed Seating
-  Proposed Pavilion
-  Proposed Community Play Area
-  Proposed Bicycle Parking Area
-  Proposed Vertical Greening

PROJECT
Proposed Development of Public Housing
at Po Shek Wu Road, Sheung Shui

Landscape Master Plan (Overall)

SCALE 1:600 (A3) DATE SEP 2024

FIGURE NO. **Figure 4**

REV
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房屋署
HOUSING DEPARTMENT

7. CONCLUSIONS AND RECOMMENDATIONS

- 7.1.1 The Sewerage Impact Assessment (SIA) has been conducted to evaluate the possible impact on the existing sewerage system due to additional flow generated from the proposed public housing developments.
- 7.1.2 The main trunk is mainly responsible for transferring the sewage flow of the residential buildings and commercial buildings of Sheung Shui region to SWHSTW. The additional flow generated from the Site would only occupy about 1.5% of the utilization of the main trunk. The main trunk contains about 10% capacity for the further planning. Therefore, the sewage generation from the Site has minimal effect to the existing sewerage system.
- 7.1.3 Under Scenario 1 in Section 4.1.1, the estimated peak flow in the sewer section between manholes FMH1004664 and FMH1004662 exceeds 100% of full-bore capacity. It is recommended to upgrade the sewer section to 300dia concrete sewer. The project proponent would implement the proposed upgrade.
- 7.1.4 The full-bore capacity of the DN1800 sewer section between manholes FMH1004651 and FMH1004650 is lower than other DN1800 sewer sections in the vicinity due to gentle gradient.

8. REFERENCES

- Site Layout Plan (with Typical Floor) (Option 10) (Drawing No. NO09/SCHEME B/LO-00/K), HKHA
- EPD/TP1/05 “Guidelines for Estimating Sewerage Flows for Sewage Infrastructure Planning”
- The Hong Kong Planning Standards and Guidelines (HKPSG), PlanD
- Sewerage Manual Part 1, Key Planning Issues and Gravity Collection System, DSD
- Commercial and Industrial Floor Space Utilization Survey, PD
- Guidelines for Registration of a New School, EDB
- Manhole and Flow Data, EPD
- Po Shek Wu Road Sewerage Impact Assessment Report (Report no. R3509/009)

4 and 30 Sites 1 and 2 sites) in the vicinity. The Proposed Scheme is visually compatible with the surroundings. As demonstrated in the Visual Appraisal (**Appendix 1** refers), a total of six viewpoints are selected pursuant to the requirements in the Town Planning Board Guidelines, TPB PG-No. 41. The proposed revision in building mass and height comparing to the Current Scheme is considered slight and is unlikely to cause any significant adverse visual impact, which received no adverse comments from the Urban Design & Landscape Section of Planning Department.

No Adverse Impact on Air Ventilation Aspect

4.9. An AVA (**Appendix 2** refers) has been conducted to assess the ventilation performance of the Baseline Scheme and Proposed Scheme. To maintain and enhance the wind performance of the Proposed Scheme, the following wind enhancement features have been adopted -

- preserve 15m full height air path between Block A and B;
- provide a permeable podium design;
- provide a 7m G/F empty bay;
- provide a naturally ventilated carpark;
- provide building setback of about 11m from northeastern site boundary;
- provide podium setback of about 6m from southwestern site boundary; and
- provide tower setback of about 25m from southwestern site boundary.

4.10. Overall, the wind environment would be similar under Proposed and Baseline Scheme with a slight enhancement in performance under annual condition in Proposed Scheme. Under annual condition, the prevailing wind is mainly from eastern quadrant direction. A taller building height under Proposed Scheme would enhance the ventilation performance at upwind surroundings due to increased downwashing of prevailing wind on to the street level by the E/ESE/ENE facing facade. The permeable carpark and podium design would help to maintain the wind environment at leeward region. Under summer condition, prevailing wind is from the south-western quadrant direction, an overall calmer wind environment is observed under both schemes as the wind environment would be generally dominated by the relatively dense mid-rise windward surrounding environment. Similar to that of annual condition, a taller building height under Proposed Scheme would enhance the ventilation performance at upwind surrounding such as San Wan Road. While a wind shadow could be cast to the northeast