

Reference HKHS/NCW/JANICE/03
Date 26 March 2025

By HAND and EMAIL

The Secretary, Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road, North Point, HONG KONG

Dear Sir / Madam,

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

**PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTIONS FOR PUBLIC HOUSING
DEVELOPMENT AT NGAU CHI WAN VILLAGE, KOWLOON (TPB Ref: A/K12/45)**

We write with regards to the captioned Planning Application (TPB Ref: A/K12/45) submitted to the Town Planning Board ("TPB") on 14 February 2025.

Further to comments received from Planning Department ("PlanD"), including those of Urban Design and Landscape ("UD&L") Section (Urban Design Unit and Landscape Unit) and Kowloon District Planning Office, Drainage Services Department ("DSD"), Water Supplies Department ("WSD"), Transport Department ("TD"), Environmental Protection Department ("EPD"), Housing Department ("HD"), Lands Department ("LandsD"), Leisure and Cultural Services Department ("LCSD"), Social Welfare Department ("SWD"), Civil Engineering and Development Department ("CEDD"), Highways Department ("HyD"), Buildings Department ("BD") and Food and Environmental Hygiene Department ("FEHD"), please find our responses provided in the enclosed Responses-to-Comments ("R-to-C") table in **Attachment 1**.

Please note that these responses are clarifications only and there are no changes to the S16 Planning Application or the conclusion of the Technical Assessments. Reference to the Master Layout Plan of the Proposed Development in the Supplementary Planning Statement should refer to **Appendix 1** of R-to-C.

Should there be any queries, please do not hesitate to contact the undersigned or Ms Janice Wong.

Thank you for your assistance.

Yours faithfully,
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED


Vincent Lau
Associate Director
VIN/JANICE/jv

Enc Attachment 1: R-to-C table

cc Client / Team
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Attachment 1

	RESPONSES-TO-COMMENTS TABLE
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Proposed Minor Relaxation of Building Height Restrictions for Public Housing Development at Ngau Chi Wan Village, Kowloon
(TPB Ref. A/K12/45)
Responses to Comments Table

Comments/ Suggestions		Applicant/ Consultant's Responses				
A.	Comments from Kowloon District Planning Office, Planning Department received from Planning Department on 14.03.2025: (Contact person: Ms. CHEUNG Yeung Mei, Grace, Tel no.: 2231 4788)					
	<u>Planning Statement - Table 4.1</u>					
1.	Please provide the separate site area of Site C and Site D1.	The separate site areas of Site C and Site D1 are supplemented in the updated Development Parameters Table (Table 4.1 of the SPS) (Appendix 2 refers).				
2.	The presentation of GFA and provision of GIC facilities is confusing to read. (a) For the calculation of GFA, it is noted the 'commercial' GFA is already counted in the non-domestic GFA. (b) It is noted that the SWFs, BHC and community hall are not accountable for GFA. While the requirement of 5% of domestic GFA is for SWFs only, it is suggested to separate the description and calculation for SWFs and other facilities for better comprehension (refer to below table).	Please refer to the updated Table 4.1 of the SPS to avoid confusion (Appendix 2 refers). Noted. Please refer to the updated Table 4.1 of the SPS (Appendix 2 refers).				
	<table><tr><td>Social welfare facilities</td><td>- 100-place Residential Care Home for the Elderly cum 30-place Day Care Unit; - 100-place Residential Care Home for the Elderly; - 100-place Child Care Centre; - One Neighbourhood Elderly Centre; - One team of Home Care Services for Frail Elderly Persons (2 team-size kitchen-based); and - One Family and Child Protective Services Unit</td></tr><tr><td>Other facilities</td><td>- One Community Hall - One 9-classroom kindergarten - BHC - Retail facilities</td></tr></table>	Social welfare facilities	- 100-place Residential Care Home for the Elderly cum 30-place Day Care Unit; - 100-place Residential Care Home for the Elderly; - 100-place Child Care Centre; - One Neighbourhood Elderly Centre; - One team of Home Care Services for Frail Elderly Persons (2 team-size kitchen-based); and - One Family and Child Protective Services Unit	Other facilities	- One Community Hall - One 9-classroom kindergarten - BHC - Retail facilities	
Social welfare facilities	- 100-place Residential Care Home for the Elderly cum 30-place Day Care Unit; - 100-place Residential Care Home for the Elderly; - 100-place Child Care Centre; - One Neighbourhood Elderly Centre; - One team of Home Care Services for Frail Elderly Persons (2 team-size kitchen-based); and - One Family and Child Protective Services Unit					
Other facilities	- One Community Hall - One 9-classroom kindergarten - BHC - Retail facilities					
	<u>Planning Statement - Para. 2.2.1 & Figure 2.2 and Appendix 5 VIA – Para. 2.3 & Figure 2</u>					
3.	Please rectify the BHs of the below sites in main text and relevant figures:					

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<p>(a) Regent on the Hill: 184.3mPD (b) Hammer Hill Road Sport Ground: 23.9-31.4mPD (c) Rhythm Garden: 71-92.3mPD (d) Nan Lian Garden: 17.4-28.3mPD <u>Appendix 4 AVA-EE – Table 2.2 & Figures showing BHs of surrounding developments</u></p> <p>4. The BHs of surrounding developments are not consistent with the Planning Statement and VIA, e.g. Rhythm Garden, Chi Lin Centre Nunnery. The above comment no. 3 is relevant too, please review accordingly.</p> <p>5. Please advise that what are and where are the 'Educational Institutions across Clear Water Bay Road' listed in Table 2.2.</p> <p><u>Planning Statement – Para. 4.3.4, Appendix 2 Architectural Drawings, Appendix 4 AVA-EE – Paras. 1.4, 1.5, 3.3, Figures 2a, 2b & Table 1.1</u></p> <p>6. It is observed the building/tower/podium setbacks and separations are inconsistent among the main text and relevant drawings in various reports, please review and ensure the consistency.</p> <p><u>Planning Statement – Para. 4.3.8</u></p> <p>7. Please provide further elaboration on the potential flooding risk of the site, i.e. any study or data to support?</p>	<p>The BHs of the mentioned developments are supplemented/rectified in revised Para. 2.2.1 and Figure 2.2 of the SPS and Para. 2.3 and Figure 2 of the VIA (Appendix 2 and 3 refer).</p> <p>Figure 1 and Table 2.2 of the AVA-EE have been updated (Appendix 4 refers).</p> <p>Please be advised that the 'Educational Institutions across Clear Water Bay Road' refer to 'Ping Shek Estate Catholic Primary School' and 'C&MA Sun Kei Primary School (Ping Shek)'. Relevant paragraphs and figures have been updated to avoid confusion in the AVA-EE (Appendix 4 refers).</p> <p>Relevant building/tower/podium setbacks and separations have been supplemented to ensure consistency amongst the Architectural Drawings, SPS and AVA-EE (Replacement pages provided in Appendix 1, 2 and 4 refer).</p> <p>Albeit specific data on Ngau Chi Wan Village's flood risk is limited, Hong Kong's susceptibility to climate change-induced flooding is a growing concern. Recent flooding events in Hong Kong, particularly in areas like Wong Tai Sin, have highlighted the city's vulnerability to extreme weather conditions. Additionally, a drainage reserve area is in close proximity to our Site. Therefore, constructing a basement near drainage reserve areas will contribute to a higher chance of flooding risk at our Site due to groundwater pressure, drainage overflow, and potential sewer or stormwater backups during heavy rain and adverse weather. As such, constructing an above-ground carpark can reduce the potential damages resulted from flooding or water-related hazards.</p>

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8.	<p><u>Planning Statement – Para. 4.3.13</u></p> <p>Please advise if the barrier-free access, lift and route of public passageway from Wing Ting Road to Lung Cheung Road/Lung Chi Path, and further to Choi Hung MTR are 24-hour opening, open-air, with cover/canopy, and the width dimension.</p>	<p>Please note that the barrier free access between Wing Ting Road and Lung Chi Path / Lung Cheung Road provided via shuttle lifts at the retail portion at the podium levels is intended to be opened for public access tentatively from 10am to 10pm, subject to further review at detailed design stage. The covered walkway and canopy (with a width of approx. 2m) will be provided within the site boundary to connect with existing covered walkway (outside of the Application Site) connecting to Choi Hung MTR. The pedestrian connections will be further reviewed and studied at the detailed design stage.</p> <p>Map legends showing the viewing angles of artist's impressions for Site C and Site D1 have been supplemented (Appendix 2 refers).</p> <p>The nos. of TPIs and new trees are indicated on the LMP (Appendix 5 refers).</p>
9.	<p><u>Appendix 2 Architectural Drawings</u></p> <p>Please provide the map legend showing the angle of artist's impression for Site C and Site D1.</p>	
10.	<p><u>Appendix 3 Landscape Master Plan</u></p> <p>Please indicate the nos. of TPIs to be retained/removed and nos. of new trees to be planted on the LMP for better comprehension, in accordance with the Planning Statement Para. 4.4.7.</p>	
B.	Comments from Housing Department received from Planning Department on 14.03.2025: (Contact person: Mr. CHAN Tsun Lok, Jonny, Tel no.: 2761 7387)	
1.	<p><u>Planning Statement - Paragraph 2.3 - bullet point 5 - lines 1 to 3:</u></p> <p>Please be advised that the completion year and building height for Choi Hung Estate Redevelopment are subject to detailed design.</p>	Noted.
2.	<p><u>AVA report - Paragraph 2.2.7 - Table 2.2, paragraph 3.7.5 and Figure 1:</u></p> <p>Please be advised the building height, flat production, and site formation level for Choi Hung Estate Redevelopment are subject to detailed design.</p>	
C.	Comments from Food and Environmental Hygiene Department received from Planning Department on 14.03.2025: (Contact person: Ms. TSE Ka Kei, Kate, Tel no.: 3141 1211)	
1.	No costs would be imposed on FEHD.	Noted.
2.	The project proponent should ensure the works would not affect the operation, maintenance, repair, improvement, inspection and/ or other related work of FEHD's facilities (including but not limited to Ngau Chi Wan Village Refuse Collection Point and Ngau Chi Wan Village Public Toilet) and	Noted.

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<p>refuses collection service. Also, both public and staff access to the FEHD's facilities should not be affected.</p>	
<p>3. No environmental nuisance should be generated to the surroundings. Also, for any waste generated from the operations and works, the project proponent should arrange its disposal properly at their own expenses. If FEHD is requested to provide refuse collection service for domestic waste, FEHD shall be separately consulted.</p>	<p>Noted.</p>
<p>4. Should there be any government lands (i.e. new roads, pavements, footbridges, crossing facilities, elevated walkways systems, subways, open space, footpath widening, lifts etc.) to be built by the project proponent, the project proponent must provide recurrent consequence (RC) to FEHD in case FEHD is required to provide manual cleansing services for captioned localities in the study area on condition that HyD or other concerned departments would take up the maintenance responsibility.</p>	<p>Noted.</p>
<p>5. If any FEHD's facility is affected by the development, FEHD's prior consent must be obtained. Reprovisioning of the affected facilities by the project proponent up to the satisfaction of FEHD is required. Besides, the project proponent should provide sufficient amount of additional recurrent cost for management and maintenance of the reprovisioned facilities to FEHD.</p>	<p>Noted.</p>
<p>6. The project proponent and its consultant is advised to list out all the affected facilities for record purpose and to obtain FEHD's prior consent should any additional facilities are affected by the project. Local consultation / DC consultation should be conducted by the project proponent to the satisfactory of the locals on the proposal of re-provisioning/ arrangement of the affected facilities under FEHD's management.</p>	<p>Noted.</p>
<p>7. If the captioned project will lead to population increase, sufficient amount of recurrent costs may have to be provided to FEHD in order to provide various types of environmental hygiene services for increased population, such as inspection to food premises, hawker control, handling of complaints, etc. According to Chapter 9 of the Hong Kong Planning Standards and Guidelines, a refuse collection point is required to serve the needs of each population of 20,000 persons or areas within a distance of 500 metres. Refuse collection facilities should be provided within the housing development to serve the new population intake.</p>	<p>Please note that Refuse Collection Facilities to serve the Proposed Development will be provided accordingly.</p>

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D.	Comments from Leisure and Cultural Services Department received from Planning Department on 17.03.2025: (Contact person: Ms. WAN Yin Shan, Zoe, Tel no.: 3167 7758)	
1.	Re Appendix 3 - Landscape Master Plan, the 2 nos. of TPIs to be retained as marked below the Man Fat Nunnery in the drawing (figure no.: RLPL14A-LMP01) should be deleted according to the latest figures provided by CEDD.	The 2 nos. of trees to be retained below Man Fat Nunnery are in line with the TPRP approved by CEDD. Please refer to the updated LMP for details (Appendix 5 refers).
2.	Re Appendix 5 - Visual Impact Assessment, previous comment had already been provided for pre-submission in December 2024, we reiterate that the Nan Lian Garden and Hammer Hill Park are located quite close to the proposed development site, Ngau Chi Wan village, the relaxation of building height restrictions might bring future visual impact to the landscape and view from the mentioned venues. In this connection, it is recommended that Chi Lin Nunnery should also be consulted on this issue.	Please note that VP4: View from Nan Lian Garden and VP5: View from Hammer Hill Road Sports Ground (which is adjacent to Hammer Hill Park) have been assessed as part of the VIA of the captioned S16 planning application. The photomontages of these VPs demonstrate that the increase in BH from the Proposed Development is considered not incompatible with surrounding context. The VIA concludes that the visual impact of the Proposed Development is considered acceptable when compared to the Baseline Scheme in support of the Amendment of the Draft Ngau Chi Wan OZP No. S/K12/17. The S16 Planning Application has been made available for public inspection and commenting as part of the established town planning procedures. General public including Chi Lin Nunnery shall be well noted of the S16 Planning Application and able to make comment to the TPB if considered necessary. It is observed that no comment from Chi Lin Nunnery has been received.
3.	Other than the above, WTSDLSO has no specific comment.	Noted.
E.	Comments from Construction Division of Water Supplies Department received from Planning Department on 17.03.2025: (Contact person: Ms. HU Yun, Ruby, Tel no.: 2152 5772)	
	<u>Major Comments on the Application / Main Reasons of Objection:</u>	
1.	Nil	
	<u>Other Detailed Comments (if applicable):</u>	
2.	It is noted that all proposed waterworks for this proposed development as agreed in the WSIA report would be funded and implemented by the project proponent. Moreover, some existing water mains will be affected by the proposed development. The cost of any necessary diversion/removal works of existing water mains shall be borne by the project proponent. On this basis, I have no objection to the application.	Noted.

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F.	Comments from District Lands Office (Kowloon East) of Lands Department received from Planning Department on 17.03.2025: (Contact person: Ms. WONG Yuet Kwan, Mandy, Tel no.: 3842 7605)	
1.	The subject site falls within government land. This office is handling a proposed private treaty grant ("PTG") application for implementing Phase 1 of the Permitted Public Housing Development, namely Site C. As advised by Hong Kong Housing Society, a fresh application would be submitted at a later stage for implementing Phase 2 of the Permitted Public Housing Development.	Noted.
2.	Noting from para. 4 of your memo that the proposed application is for minor relaxation of BH restrictions from 130mPD to 165mPD at Site C and from 115mPD to 140mPD at Site D1 and in view that building height clause would not be imposed in the proposed PTGs as per the streamlined arrangement promulgated by Joint Practice Note No. 5, this office has no specific comment on the captioned planning application.	Noted.
G.	Comments from Commissioner for Transport received from Planning Department on 17.03.2025: (Contact person: Mr. LAU Yan Heng, Henry, Tel no.: 2399 2524)	
1.	It is noted that the planning application is for the proposed minor relaxation of building height for the subject development, with a slight increase in the number of flats from 2,700 to 2,725 units. The slight increase in flat units remains within the development parameters established for the traffic and transport impact assessment (TTIA) conducted by CEDD concluded that the proposed development would not cause adverse traffic impacts to the existing road network/ junctions after implementation of the road/ junction improvement works at Lung Cheung Road, Hammer Hill Road / Ping Ting Road.	Noted.
2.	In view of the above, we have no in-principle objection to the planning application for the proposed minor relaxation of building height for the subject development from traffic engineering and transport operations viewpoint.	TD's no in-principle objection to the captioned S16 Planning Application is noted.
3.	On the other hand, please find below our comments on the proposed master layout plan and landscape master plan for traffic engineering and transport operations viewpoint: a) The Applicant should overlay CEDD's proposed road improvements for Lung Cheung Road and Lung Chi Path for better understanding of the interface between the development and future road layout.	Please refer to the Appendix 6 for the overlay of CEDD's proposed road improvements for Lung Cheung Road and Lung Chi Path. In addition, the off-site traffic improvement work at Lung Cheung Road southbound is least likely

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<p>b) The proposed pedestrian entrance of Site D2 at Lung Cheung Road may conflict with CEDD's proposed GMB layby and shelter at Lung Cheung Road. The Applicant should review the proposal to avoid potential local pedestrian congestion at this location.</p> <p>c) Please consider to pave the proposed lawn adjacent to the existing RCP (i.e. the portion that encroaches onto the existing Lung Chi Path) to align with CEDD's proposed footpath and enhance pedestrian walkability.</p> <p>d) Currently, Lung Chi Path is the sole access road for Ngau Chi Wan Village (with frequent L/UL activities) and potentially for the future retail facilities of the development at Lung Chi Path. To enhance access arrangement, a proper U-turn facility should be provided.</p> <p>e) Pedestrians from Wing Ting Road currently rely on a barrier free route (via Wing Ting Road Sitting-out Area) to access Lung Chi Path, Choi Hung MTR Station and bus stops at Lung Cheung Road. A similar barrier free route should be re-provided to maintain pedestrian connectivity.</p> <p>f) The proposed trees along Lung Chi Path (east of the existing RCP) may cause pedestrians to detour, potentially encouraging them to walk along Lung Chi Path, which may pose road safety hazard. Please consider extending the fusion lane along the section as well.</p> <p>g) Please clarify whether pedestrians can access the fusion lane between the proposed planters. If access is restricted, pedestrians may be diverted to Lung Chi Path, which may pose road safety hazard.</p> <p>h) The proposed covered walkway across Lung Chi Path should maintain the required headroom for vehicle passage in accordance with TPDM.</p>	<p>to impact to this project as the vehicular access (XYZ) of the Site is provided at Wing Ting Road.</p> <p>According to the pedestrian assessment in the Traffic and Transport Impact Assessment ("TTIA") Report conducted by CEDD, LOS of grade A is expected along various sections of Lung Cheung Road footpath even with the development in place. Thus, we consider the section of Lung Cheung Road footpath will not be congested with the proposed GMB layby and shelter in place.</p> <p>Paving of the proposed lawn will be further reviewed and considered during the detailed design stage.</p> <p>Based on the current design, development traffic for the Proposed Development will travel via Wing Ting Road instead of Lung Chi Path and no development traffic is anticipated via Lung Chi Path. As such, existing configuration for Lung Chi Path is generally maintained, except for minor improvement for section near Lung Cheung Road to cater for the relocation of bus layby by CEDD.</p> <p>Please note that the barrier free access between Wing Ting Road and Lung Chi Path, Choi Hung MTR Station and bus stops at Lung Cheung Road is intended to be provided via shuttle lifts at the retail portion at the podium levels, subject to further review at detailed design stage. The pedestrian connections will be further reviewed and studied at the detailed design stage.</p> <p>The new footpath within the Proposed Development adjacent to Lung Chi Path will significantly widen the overall pavement, offering pedestrians an additional and safer walkway within our development. The proposed trees along Lung Chi Path are intended to create a shaded buffer zone between the existing path, with an aim to enhance the walking experience for pedestrians, subject to review at the detailed design stage.</p> <p>Pedestrians can access the fusion lane between the proposed planters as per the LMP (Appendix 5 refers).</p> <p>The proposed covered walkway would not extend outside site boundary and Lung Chi Path. Please refer to the updated Figure 4.2 of the SPS showing the extend of covered walkway for reference (Appendix 2 refers).</p>

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H.	Comments from Social Welfare Department received from Planning Department on 17.03.2025 and 25.03.2025: (Contact person: Mr. PANG Chong Wing, Michael, Tel no.: 2116 5939)	
1.	<p>According to our previous exchange with the HKHS, SWD has proposed and HKHS has agreed to incorporate the following welfare facilities at the subject public housing development</p> <p><u>Site C</u></p> <ul style="list-style-type: none"> • Neighbourhood Elderly Centre; • Centre for Home Care Services for Frail Elderly Persons; and • Family and Child Protective Services Unit <p><u>Site D1</u></p> <ul style="list-style-type: none"> • 100-place Residential Care Home for the Elderly (RCHE) cum 30-place Day Care Unit; • 100-place RCHE; and • 100-place Child Care Centre. 	
2.	<p>We note from the applicant's planning statement that the provision of G/IC facilities (including the above welfare provision) aims to enhance livability and serve residents and the wider community without compromising the original flat production goals of the public housing development. On the understanding that HKHS will ensure all requirements for the aforesaid welfare facilities as stipulated in the Technical Schedule as well as all current and prevailing ordinances and regulations (if applicable) will be fulfilled, and there will be ongoing liaison with us during the detailed design stage, we have no adverse comment on the planning application.</p>	<p>SWD's no adverse comment on the captioned S16 planning application is noted. HKHS will continue to liaise with SWD during the detailed design stage.</p>
3.	<p>In principle, ArchSD concurred with our views, i.e. no adverse comment on the captioned planning application. That said, there appears some ambiguity / discrepancies on the technical assessment reports submitted by the applicant. In fact, our observations have already been conveyed to the applicant direct when we commented on the applicant's pre-submission, which are reiterated below -</p> <ul style="list-style-type: none"> • It is noted that "Child Care Centre" is indicated in both Sites C and D1 in Appendix 2.2 Sewage Generation Estimations of the SIA Report. However, SWD only proposed to incorporate one Child Care Centre at Site D1; and 	<p>Please be clarified that there is no Child Care Centre sewage calculation at Site C. The description of Child Care Centre at Site C has been revised in Appendix 2.2 of the submitted Sewerage Impact Assessment ("SIA") with no GFA indicated.</p>

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	<ul style="list-style-type: none"> As one designated parking space for private light bus and one shared L/UL bay for welfare facilities are required at Site C; and two designated parking spaces for private light bus and one shared L/UL bay for welfare facilities are required at Site D1. We defer to the applicant to ensure that such requirements have been included in his TIA Report (including Table 2-2 Provision of Parking and L/UL Facilities). 	Please be clarified the concerned parking and L/UL spaces have already been included in the Proposed Development (Table 4.2 of the submitted SPS refers).
I. Comments from Urban Design & Landscape Section (Urban Design Unit) of Planning Department received from Planning Department on 17.03.2025: (Contact person: Ms. YIU Sze Wing, Rachel, Tel no.: 3565 3944)		
	<u>General Comment</u>	
1.	The Consultant should ensure that dimensions of all design measures such as building/tower setbacks/separations are tallied across the MLP, SPS, VIA and AVA-EE.	Noted and revised accordingly.
	<u>SPS</u>	
2.	Para. 4.3.4 –	
(a)	The following mentioned setbacks should be annotated on the submitted MLP for ease of reference:	
	(i) 16m-wide building/tower setback at Site C from the site boundary along Lung Cheung Road	Please refers to the updated MLP (Appendix 1 refers).
	(ii) Minimum 2m-wide podium/tower setbacks from Wing Ting Road	Please refers to the updated MLP (Appendix 1 refers).
	(iii) 10m-wide tower setbacks along the site boundary to the adjacent Fortune Garden	Please refers to the updated MLP (Appendix 1 refers).
(b)	As per the submitted MLP, it seems that the 7.5m setback from the northwestern site boundary is a building/tower setback instead of a podium setback.	Please refers to the updated MLP and the updated Para. 4.3.4 of the SPS (Appendix 1 and 2 refer). Please be clarified that the 7.5m setback from the northwestern site boundary is a podium and tower setback from G/F and above.
3.	Para. 4.3.17, 2nd last line – The sentence should be revised as “...respectively to help improve <u>facilitate</u> air ventilation...”	Para. 4.3.17 of the SPS is updated (Appendix 2 refers).
4.	Para. 5.7.1 – The sentence should be revised as “...throughout the site- Notably, the residential tower...from surrounding buildings and which alleviates the potential traffic...”	Para. 5.7.1 of the SPS is updated (Appendix 2 refers).

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5. Para. 5.7.2, 2nd line – The sentence should be revised as “...at Site C. <u>While there is a footbridge at 5/F across the podium</u> , the opening This would reduce...”	Para. 5.7.2 of the SPS is updated (Appendix 2 refers).
6. Para. 5.8.4, 2nd to 3rd line – The sentence should be revised to read as “...in the Baseline Scheme to enhance site maintain wind penetration and improve conditions in to the downwind area”.	Para. 5.8.4 of the SPS is updated (Appendix 2 refers).
7. Appendix 1, Sheet 1 and VIA, Figure 3 – The 20m-wide tower setback of Tower 1 in Site C from Lung Cheung Road seems to be measured from the site boundary, which does not tally with Figure 3a of the submitted AVA-EE (measured from the road kerb outside of the site boundary).	Both the dimensions of the tower setbacks of Tower 1 in Site C from Lung Cheung Road (from the road kerb outside of the site boundary and from the site boundary) in Baseline Scheme and Proposed Development are supplemented in the updated MLP, VIA and AVA-EE as appropriate for ease of reference (Appendix 1, 3 and 4 refer). Please be clarified that it appears that the 20m-wide setback from Lung Cheung Road under the Baseline Scheme should be measured from the Road Kerb rather than the Site Boundary. Please refer to the updated Figure 3a and Figure 11a of the AVA-EE.
8. Appendix 2, Artist's Impression (Sites C and D1) –	
(a) The Consultant may wish to supplement the viewing angle of the artist's impressions for ease of reference.	Viewing angles of the artist's impressions have been supplemented (Appendix 1 refers).
(b) The Consultant should review if the marked-up trees in the attached pdf are present on the submitted LMP and revise the rendering as appropriate to ensure the rendering would tally with the LMP. <i>[please refer to the attached pdf]</i> <u>VIA</u>	The artist's impressions have been updated (Appendix 1 refers).
9. VP2, Figure 9, Photomontages - As per our internal checking, it seems that the BHs of both the Baseline Scheme and the Proposed Development are underestimated.	Figure 9 of the VIA has been updated (Appendix 3 refers).
10. VP3	
(a) Para. 6.17 – The sentence should be revised as “...the Baseline Scheme, the difference is insignificant and both Schemes will integrate...”	Para. 6.17 of the VIA is updated (Appendix 3 refers).
(b) Para. 6.19 – As per the submitted photomontages, the proposed development is located along the view towards the Lion Rock and it may induce notable visual change with the increase in BH. As such, it should be	Para. 6.19 of the VIA is updated (Appendix 3 refers).

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<p>reviewed whether the overall visual impact would be rated as <u>slightly adverse</u> instead.</p>	
<p>11. VP5, Para. 6.29 - As per the submitted photomontages, the rating of “negligible to slightly adverse” appears to be underrated, and it should be reviewed whether the overall visual impact would be rated as <u>slightly adverse</u> instead.</p>	<p>Para. 6.29 of the VIA is updated (Appendix 3 refers).</p>
<p>12. VP6, Para. 6.34 - As per the submitted photomontages, the rating of “negligible to slightly adverse” appears to be underrated, and it should be reviewed whether the overall visual impact would be rated as <u>slightly adverse</u> instead.</p>	<p>Para. 6.34 of the VIA is updated (Appendix 3 refers).</p>
<p>13. Section 7 and Table 7.1 - The section and the table should be reviewed as appropriate based on the detailed comments above.</p>	<p>Section 7 and Table 7.1 of the VIA are updated per the latest assessments (Appendix 3 refers). While the visual impact of six of the seven assessed VPs is considered slightly adverse as the increase in BH will inevitably result in some visual changes when compared to the Baseline Scheme, the increase in BH in the Proposed Development is considered acceptable when compared to the Baseline Scheme as the Proposed Development has incorporated various visual mitigation measures and is considered not incompatible with the surrounding context, particularly on massing, scale and height.</p>
<p><u>AVA-EE</u></p> <p>14. Paras. 1.4.4 and 3.8.2, Table 1.1 and Figure 2a –</p>	
<p>(a) It does not seem that all good design features <u>as measured from the site boundaries</u> are annotated on Figure 2a.</p>	<p>Figure 2a of the AVA-EE has been updated (Appendix 4 refers).</p>
<p>(b) 2nd point – As per the submitted MLP, there does not seem to be about 2m-wide podium setback from Tower 1 to the site boundary along Wing Ting Road.</p>	<p>Please refers to the updated MLP (Appendix 1 refers). Relevant paragraphs and figures have also been updated in the AVA-EE (Appendix 4 refers). Please be clarified that the 2m-wide podium/tower setback from Tower 1 to the site boundary along Wing Ting Road is from G/F and above.</p>
<p>(c) 3rd point – It seems that the about 7.5m-wide setback from the northwestern boundary is also a tower setback other than podium setback.</p>	<p>Relevant paragraphs and figures have been updated in the AVA-EE (Appendix 4 refers).</p>
<p>(d) 8th point – It should be supplemented that the 15m-wide building separation is located above podium at 33mPD.</p>	<p>Relevant paragraphs and figures have been updated in the AVA-EE (Appendix 4 refers).</p>
<p>15. Para. 1.5.2, Table 1.1 and Figure 3a –</p>	

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(a)	2nd point – It should be supplemented that the 2m-wide setback along Wing Ting Road is also a tower setback other than podium setback.	Relevant paragraphs and figures have been updated in the AVA-EE (Appendix 4 refers).
(b)	3rd point – It should be supplemented that the 7.5m-wide setback of Tower 1 from the northwestern site boundary is also a tower setback other than podium setback.	Relevant paragraphs and figures have been updated in the AVA-EE. (Appendix 4 refers).
(c)	Last point – As per the AVA-EE at rezoning stage, it should be supplemented that the width of the two openings are 15m <u>and 7.5m</u> .	Relevant paragraphs and figures have been updated in the AVA-EE (Appendix 4 refers).
16.	Para. 2.2.2 – It seems that Beacon Hill and Lion Rock are <u>over 450mPD</u> instead of “around 450mPD”.	Para 2.2.2 of the AVA-EE has been updated (Appendix 4 refers).
17.	Comments from our Landscape Team, if any, will be provided under separate cover.	Noted.
J. Comments from Drainage Services Department received from Planning Department 19.03.2025: (Contact person: Ms. TSANG Wai Ching, Veda, Tel no.: 2300 1588)		
1.	Please be advised that we have no comment on the captioned planning application from public drainage operation and maintenance point of view.	DSD's no comment is noted.
2.	Meanwhile, please be reminded that the Sewerage Impact Assessment (SIA) needs to meet the full satisfaction of EPD, the authority of sewerage infrastructure.	Noted.
K. Comments from Railway Development Office of Highways Department received from Planning Department on 19.03.2025: (Contact person: Mr. LI Kwan Ting, Andy, Tel no.: 3525 1805)		
1.	I refer to your preceding email for the captioned subject, we have no comment from Smart and Green Mass Transit System in East Kowloon viewpoint.	Noted.
2.	As a reminder, the subject site falls within or close to the railway protection boundary of the existing Kwun Tong Line. The operation of the existing Kwun Tong Line is not under the jurisdiction of this office. With reference to DEVB TC(W) No. 1/2019 and/or Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-24, please consult MTR Corporation Limited (MTRCL) with respect to the operation, maintenance, safety and any future works required for the existing railway network.	Noted. Comments will be sought from MTRC during detailed design.

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L.	Comments from Comments from Urban Design & Landscape Section (Landscape Unit) of Planning Department received from Planning Department 19.03.2025: (Contact person: Mr. HO Chi Kong, George, Tel no.: 3565 3952)	
	<u>General Comment</u>	
1.	The application sites (Site C and Site D1) are located along Wing Ting Road. It falls within an area zoned "R(A)1" on the approved Ngau Chi Wan Outline Zoning Plan (OZP) No. S/K12/18. According to the aerial photo from Geographical Information Hub (GIH) in 2023, the sites are generally occupied by low rise buildings and predominantly surrounded by high-rise residential developments, Government, Institution or Community ("GIC") facilities and open spaces. The proposed development is considered not incompatible with the existing landscape character.	Noted.
	<u>Detail Comments</u>	
2.	Based on para. 4.4.7, it is noted that ten existing trees, including four Trees of Particular Interests which are proposed to be retained on site. A broad brush tree survey including the general size, species and approximate quantities of the existing tree/ tree groups within the site should be included in the submission.	Please be clarified that ten existing trees including two TPIs will be retained on site per the latest arrangement. A broad-brush tree survey of the retained trees within the Project Site, including the general size, species and approximate quantities of the existing tree/ tree groups, has been supplemented in Appendix 7 . (with information extracted from the endorsed <i>Tree Preservation & Removal Proposal ("TPRP") including Tree and Vegetation Survey under the IDC Study by CEDD</i>).
3.	The broad brush tree survey plan overlaying with the proposed development layout should be provided to demonstrate the landscape impact of the proposed development to the existing trees.	All existing trees to be retained within Site upon Site possession has been indicated on the LMP and will be preserved (Appendix 5 refers). No retained trees will be affected due to the Proposed Development.
4.	Information of the individual Trees of Particular Interests (including the size and species) on site should be provided in the submission.	Information of the individual Trees of Particular Interests (including the size and species) to be retained on Site has been included in the broad-brush tree survey (Appendix 7 refers).(with information extracted from the endorsed <i>TPRP including Tree and Vegetation Survey under the IDC Study by CEDD</i>).
5.	The approximate number and species of existing trees which would be affected by the development should be mentioned in the application including para. 4.4.7.	Please be advised that all existing trees on Site upon site possession, i.e., a total of ten trees, will be retained and preserved. Please refer to Appendix 7 for the information of trees to be retained (with information extracted from the endorsed <i>TPRP including Tree and Vegetation Survey under the IDC Study by CEDD</i>). No retained trees will be affected due to the Proposed Development.

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6.	The site coverage of greenery calculation should be submitted separately to BD/ relevant authority for their comment. Similarly, for any proposed tree preservation/removal scheme, the applicant shall be reminded to approach relevant authority/government department(s) direct to obtain the necessary approval.	Noted.
7.	For Landscape Master Plan Site C LG2F & Site D1 LG1F, a legend should be added for the retained trees, if any.	The legend is supplemented on LMP Site C LG2F & Site D1 LG1F (Appendix 5 refers).
8.	For Landscape Master Plan Site C GF & Site D1 1F, please clarify whether trees planting proposed along the northern boundary of Site C are on podium and sufficient soil depth should be allowed for such planting. In addition, please clarify if vehicular/ pedestrian entrances are proposed along Wing Ting Road.	The proposed trees planting along the northern boundary of Site C are on top of basement structure, while minimum 1.2m clear soil depth with sufficient loading has been reserved for tree plantings. Vehicular/ pedestrian entrances are proposed along Wing Ting Road.
M. Comments from Buildings Department received from Planning Department 19.03.2025: (Contact person: Ms. NG Pui Mei, Teresa, Tel no.: 3106 5742)		
	<u>Other Detailed Comments (if applicable)*</u>	
1.	There is no in-principle objection under the Building Ordinance (BO) to the proposed minor relaxation of building height restriction on the application site.	BD's no in-principle objection is noted.
2.	Nevertheless, based on the information provided, please be advised of my following comments: <u>General Comments for Site C and Site D1</u>	
(a)	The proposed housing development is divided into two portions (i.e. Site C and Site D1), each portion shall be self-sustained in all aspects under the BO.	Noted.
(b)	Based on the information provided by you, both Site C and Site D1 would be considered as a Class A site provided that Site C abuts on Lung Cheung Road or Wing Ting Road and Site D1 abuts on the proposed extension of Wing Ting Road of not less than 4.5m wide and the said roads are vested with the government and maintained by the Highways Department (HyD).	Noted.
(c)	Under the proposed development scheme of Site C and Site D1, the Plot Ratio (PR) exceed the permissible PR restriction stipulated in the First Schedule to the Building (Planning) Regulations (B(P)R). In light of paragraph 4 of Joint Practice Note No. 4, if the permissible PR restriction	Noted.

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<p>stipulated in the First Schedule to the B(P)R is more stringent than the maximum PR / Gross Floor Area (GFA) restriction stipulated in the relevant statutory plan, the Building Authority may, on application, favourably consider exercising discretion under section 42 of the Buildings Ordinance (BO) to grant modification to permit the PR restriction stipulated in the First Schedule to B(P)R to be exceeded to a level on par with maximum PR / GFA restriction under the planning regime.</p> <p>(d) The proposed Wing Ting Road Extension should be excluded from site area for purpose calculating the development intensity.</p> <p>(e) Detailed comments on compliance with the BO for the developments would be given upon formal building plans submission.</p> <p><u>Specific Comments for Site C</u></p> <p>(f) Please refer to Annex B:</p> <p>1) For Site C</p> <p>(a) The preserved Man Fat Nunnery and retained Breast Health Centre in drawing no. PA-003 of Appendix 2, sections 2.5.7 and 2.5.10 of the supplementary planning statement should be included in Plot Ratio (PR)/ Site Coverage (SC) calculation unless they are Government Accommodation (GA) and may be exempted from the Gross Floor Area (GFA)/ Site Coverage (SC) calculation as mentioned in item (b) below.</p> <p>(b) GIC facilities should be accountable for domestic/non-domestic GFA and SC calculations according to their respective use in accordance with the Building (Planning) Regulations (B(P)R). However, for such facilities that would become GA (i.e. these provisions will be handed over to the Government as required under the lease), this Department may consider exempting the GA from GFA calculations if the GA will be exempted from GFA calculations under the Outline Zoning Plan and the provision of such GA is included in the corresponding leases. Joint Practice Note No. 4 refers.</p> <p>(c) GFA concessions (i.e. excluding/disregarding green/amenity features and non-mandatory / non-essential plant rooms and services from GFA and/or SC calculation) under PNAP APP-151 will only be considered when the pre-requisites in paragraph 6 of PNAP APP-151, including the SBD Guidelines as stated in PNAP APP-152, have been complied with.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Please be advised that GIC facilities, which would be GA to be handed over to the Government as required under the lease, may be disregarded from GFA/PR calculations under the prevailing Outline Zoning Plan. The provision of such GA will be included in the corresponding leases.</p> <p>Noted.</p>

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<p>(d) GFA concession for private car parking spaces and loading/unloading areas may be considered if they are required to be provided under lease for subsidised sale/rental flats to be provided by HKHS and the relevant requirements as laid down in PNAP APP-2 have been complied with. Any excessive provision of carparking spaces will be included in GFA calculation.</p> <p>(e) RCHE and the like, which is for habitation, is of domestic use under the BO and should comply with the requirements in respect of domestic use under B(P)R 19, 20, 21, 22 and 25 unless this department may grant modifications to treat such RCHE as a non-domestic part of a composite building provided that the criteria stipulated in PNAP APP-172 are met.</p> <p>(g) Please refer to Annex C:</p> <p>1) <u>For parameters of the proposals (taking as a combined Site C and D1)</u></p> <p>a) The proposed maximum domestic and non-domestic gross floor area (GFA) exceeded the permissible limits stipulated in the First Schedule to the Building (Planning) Regulations (B(P)R). Please note that according to Joint Practice Note (JPN) No. 4, if the permissible Plot Ratio (PR) restriction stipulated in the First Schedule to B(P)R is more stringent than the maximum PR / GFA restriction stipulated in the relevant statutory plan, the Building Authority may, on application, favourably considering exercising discretion under section 42 of the Buildings Ordinance (BO) to grant modification to permit the PR restriction stipulated in the First Schedule to B(P)R to be exceeded to a level on par with the maximum PR / GFA restriction under the planning regime. Our previous comments to the Civil Engineering and Development Department dated 29 October 2021 is relevant. (Annex A).</p> <p>2) <u>For Site D1</u></p> <p>a) The site area of Site D1 and whether the development in Site D1 would be self-sustained under Buildings Ordinance (BO) should be clarified by the applicant. Our comments in paragraph 1a) above is also relevant.</p> <p>b) It appears that the height of the proposed non-domestic podium is over 15m* from the mean street level of Wing Ting Road (including the reserved road extension connecting to). As revealed by footnote 7 of paragraph 4.2.4 of the planning statement (PS), the proposed maximum non-domestic site coverage (SC) for the proposed development with a</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted and it would be addressed in subsequent General Building Plan (GBP) submission.</p> <p>Noted and it would be addressed in subsequent General Building Plan (GBP) submission.</p> <p>Please be advised that the non-domestic SC of the Proposed Development will not be more than 60% to comply with permissible limits stipulated in the First Schedule to the Building (Planning) Regulations (B(P)R) for buildings over 61m for Class A Site. Para. 4.2.5 of the SPS is updated accordingly (Appendix 2 refers).</p>

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<p>building height over 61m is not more than 75%, which has exceeded the permissible limits stipulated in the First Schedule to the Building (Planning) Regulations (B(P)R). This irregularity is not acceptable and should be rectified.</p> <p><i>Remarks:</i></p> <p><i>* The height of podium = Floor level of 5/F – mean of abutting street level</i> $= 33.5\text{mPD} - [(11.4 + 14.8)/2]\text{mPD} = 33.5\text{mPD} - 13.1\text{mPD}$ $= \underline{20.4\text{m} > 15\text{m}}$</p> <p>c) Regarding paragraph 4.2.4 of the PS, the proposed Government, Institution or Community (GIC) facilities should be accountable for domestic/non-domestic gross floor area (GFA) and site coverage calculations according to their respective use in accordance with Building (Planning) Regulation (B(P)R). However, under JPN No. 4, for such facilities that would become Government Accommodation (GA) (i.e. these provisions will be handed over to the Government as required under the lease), this Department may consider exempting the GA from GFA calculations if the GA will be exempted from GFA calculations under the new / amended statutory plans and the provision of such GA is included in the corresponding leases. In this connection, please liaise with Lands Department for incorporation of such requirements and the extent of GA into the leases.</p> <p>d) The applicant's attention is drawn to the Sustainable Building Design Guidelines (SBD Guidelines) under PNAP APP-152 if application for relevant GFA concessions under PNAP APP-151 would be involved in the proposed development. With reference to the drawings in Appendix 2 of the PS, it appears that the podium of the proposed development might be within 7.5m from the centreline of Lung Chi Path (<15m wide). The land status and the width of Lung Chi Path should be clarified if it falls within the definition of street under Appendix A of PNAP APP-152. Appendix C of PNAP APP-152 also refers.</p> <p>e) Application for GFA concessions for carparking spaces might be considered subject to compliance with relevant criteria under PNAP APP-2. With reference to the drawings in Appendix 2 of the PS, it appears that there would be car parking provisions located aboveground. For application for particular attention is drawn to paragraphs 17, 18(d), 18(f) of PNAP APP-2 and its Appendix C, further justifications should be</p>	<p>Noted. Please be advised that GIC facilities, which would be GA to be handed over to the Government as required under the lease, may be disregarded from GFA/PR calculations under the prevailing Outline Zoning Plan. The provision of such GA will be included in the corresponding leases. HKHS will continue to liaise with Lands Department for incorporation of such requirements and the extent of GA into the leases.</p> <p>Noted. The Lung Chi Path is currently vested within a private and village type development lot. Clarification was sought from Transport Department ("TD") that the Lung Chi Path, apart from a short section near Lung Cheung Road (Local Distributor), is not managed by TD. It is also not maintained by Highway Department ("HyD"), according to information shared by HyD from CSDI Portal. As such, Lung Chi Path is considered not falling within the definition of street under PNAP APP-152.</p> <p>Noted and it would be addressed in subsequent General Building Plan (GBP) submission.</p>

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<p>provided at building plan submission stage for considerations, in particular technical difficulties in providing underground car parks for parking spaces for commercial use.</p> <p>f) According to drawing no. PA_001 in Appendix 2 of the PS, Towers 2 and 3 in Site D1 are facing a reserved road extension connecting to Wing Ting Road. In this regard, the land status of such reserved road extension and whether prescribed windows for habitable rooms in Towers 2 and 3 will face such reserved road extension should be clarified. Comments from the Fire Services Department should also be sought on whether the reserved road extension could be used as emergency vehicular access for the subject development in Site D1.</p> <p>g) According to drawing no. PA_012 in Appendix 2 of the PS, the thickness of the transfer plate of Site D1 is greater than the storey height of the typical floor of the Towers 2 and 3 of Site D1 and is not acceptable. PNAP APP-5 paragraph 6(a) refers.</p> <p>h) According to drawing no. PA_012 in Appendix 2 of the PS, the high headroom on 5/F of Towers 2 and 3 in 8.5m and 8m respectively should be justified.</p> <p>i) Detailed comments under the BO on individual sites for private developments such as permissible plot ratio, SC, means of escape, emergency vehicular access, private streets, access roads, open space, barrier free access and facilities, compliance with SBD Guidelines, etc. will be formulated at the building plan submission stage.</p>	<p>The Wing Ting Road extension consists of a 7.3m wide 2-lane carriageway with 2.5m wide footpaths on both sides of the carriageway (Appendix 6 refers). Road extension works will be constructed by HKHS and will be subsequently handed over to the Government upon completion.</p> <p>The overall thickness of the transfer plate indicated in drawing no.PA_012 of the PS consisted of the 850mm(H) E&M zone provision, the actual transfer plate thickness alone will not be greater than the storey height of the typical floor.</p> <p>Please be advised that the high headroom is tentatively proposed for communal sky gardens of the residential building in meeting the requirement on headroom of not less than 4.5m for sky garden in accordance with JPN regulations. It also includes the depth of beams needed for the high headroom, as well as the electrical and mechanical installations beneath the transfer plate and ceiling. Such headrooms could minimise the overall bulk of the podium, facilitate wind penetration of the Application Site, enhance visual permeability and create a greater sense of openness. In this regard, 8m/ 8.5m is reserved and would be reviewed in subsequent General Building Plan (GBP) submission for BD's approval.</p> <p>Noted and it would be addressed in the subsequent General Building Plan (GBP) stage.</p>
N. Comments from Environmental Protection Department received from Planning Department 21.03.2025: (Contact person: Ms. CHAN Lai Mei, Jolitta, Tel no.: 2835 1112)	
1. The applicant, HKHS submitted the Environmental Assessment (EA) and Sewerage Impact Assessment (SIA) to support the application. We provided our technical comments on EA and SIA in the attached Annex 1 .	Noted.

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<p>2. Though we have technical comments on the EA and SIA reports, we agreed that insurmountable environmental impact associated with the proposed minor relaxation of building height for the proposed development is not anticipated. Hence, EPD has no objection to the planning application</p>	<p>EPD's no objection is noted.</p>
<p>3. Based on the findings of the EA/SIA, the key environmental issues are set out below:</p> <p><u>Air Quality</u></p> <p>No industrial chimney was identified within 200 m of the Site. According to the updated scheme, the locations of air sensitive uses or fresh air intakes met the buffer distance requirement for roads stipulated in Chapter 9 of the HKPSG. Insurmountable air quality impact is not anticipated given that the air sensitive receivers and fresh air intakes could be carefully designed and located.</p> <p><u>Noise</u></p> <p>The Site is subject to road traffic noise impact arising from Lung Cheung Road and fixed plant noise from building services equipment in the vicinity, e.g. chillers. With proper building orientation/design and provision of mitigation measures such as acoustic windows, acoustic balconies and architecture fins, no adverse traffic noise and fixed noise impact is anticipated at the Site. We have suggested LandsD to impose A Noise Impact Assessment (NIA) clause in the land grant condition to request HKHS to conduct an updated NIA in the detailed design stage to ensure that all practicable mitigation measures will be exhausted to achieve a 100% compliance of traffic noise criteria.</p> <p><u>Sewerage</u></p> <p>Insurmountable sewerage impact arising from the updated scheme of the proposed development is not anticipated. We have suggested LandsD to impose SIA clause in the land grant condition to request HKHS to conduct a SIA during the detailed design stage to ensure that the proposed development would not cause adverse sewerage impact to the nearby public sewerage system.</p> <p>4. As mentioned above, we have earlier suggested to LandsD via email dated 9 July 2024 that relevant environmental assessments/requirements on air quality, NIA and SIA should be imposed in the Special Conditions of the</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>

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<p>subject land grant. Please therefore confirm with LandsD that if these environmental requirements have been included in the land grant conditions or otherwise, it is suggested to impose planning approval conditions on NIA and SIA submissions and implementation of mitigation measures identified in the approved NIA and SIA submissions to the satisfaction of the DEP under planning mechanism to ensure full implementation of mitigation measures.</p> <p><u>Annex 1</u></p> <p><u>Comments on SIA</u></p> <p>5. Section 2.5.1: Typo is found. Please review and revise the SSF flat numbers for Site C in the endorsed SIA</p> <p>6. Section 2.5.2: Discrepancies are found in the ADWF figures under "The Endorsed SIA by Government", please review and revise. In addition, please also supplement the ADWF figures for Site D2</p> <p>Section 2.5.3, Appendix 2.2, Appendix 2.3, Appendix 2.5:</p> <p>7. The previous comment has not been fully addressed; The flow data from the IDC Study in Appendix 2.5 should be for reference only. Please adopt the catchment specific approach to estimate the sewage flow from the upstream catchments and provide the sewerage capacity calculation at least up to sewer manhole FSH4004500.</p> <p>In addition:</p> <p>(1) Please review and clarify if there is any sewage discharge from sewer manhole FMH4096904</p> <p>(2) Please also combine the sewerage capacity calculation tables, for ease of checking</p> <p>8. Figure 2.2: Please include the sewage flow direction arrow for Catchment W and Catchment R, for the avoidance of doubt</p> <p>9. Appendix 2.2: Please adjust the column width of the table, as some of the data could not be shown properly</p> <p>10. Appendix 2.3: Please clarify the difference between "ks" and "ks, Check"; and rectify the display error for the value in "ks, Check" for Lung Cheung Road</p>	<p>Comments on SIA would be addressed in detailed design stage in accordance with the land grant conditions (i.e. SIA).</p> <p>Please refer to response in Comment N5 of this RtoC table above.</p> <p>Please refer to response in Comment N5 of this RtoC table above.</p> <p>Please refer to response in Comment N5 of this RtoC table above.</p> <p>Please refer to response in Comment N5 of this RtoC table above.</p> <p>Please refer to response in Comment N5 of this RtoC table above.</p> <p>Please refer to response in Comment N5 of this RtoC table above.</p>




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<p>11. Please re-visit the assessment based on the above comments. Please note that the implementation of sewerage works shall also meet the satisfaction of DSD. To facilitate review, please provide the SIA report (in pdf) and calculation spreadsheet (in Excel) as well as all Response to Comments from EPD and DSD as Appendix in the next submission.</p> <p><u>Comments on EA</u></p> <p>General Comment</p>	<p>Noted.</p>
<p>12. To facilitate the developers/consultants preparing the Noise Impact Assessment Reports for EPD approval, good-quality submissions of papers/reports can often shorten the project's approval time. It is advised to have the Noise Impact Assessment reports checked and verified by a Certified Noise Modelling Professional of the HKJQEP or equivalent before submitting them to the EPD for vetting, to expedite your project's planning and consideration by relevant authorities. If road traffic noise is the only noise impact identified, please follow the streamlined procedure set out in Section 10(B) of the EPD's ProPECC PN 4/23. Normally, the EPD will not object on noise grounds to the application as 100% compliance of the road traffic noise standards can be achieved.</p> <p>Technical Comments</p>	<p>Noted.</p>
<p>13. S.3.3.1: Written proof of TD's endorsement on the traffic forecast data in Year 2048 should be provided.</p>	<p>Comments on EA would be addressed in detailed design stage in accordance with the land grant conditions (i.e. NIA).</p>
<p>14. S.3.4.4: Referring to the previous comment, please clarify the term "mechanically ventilation".</p>	<p>Please refer to response in Comment N13 of this RtoC table above.</p>
<p>15. S.3.4.3 & S.3.4.4: According to S.3.4.3, the noise sensitive uses such as end-of-life care room and sick/isolation/quiet rooms in GIC will be provided with openable windows for ventilation, while these rooms would be provided with mechanical ventilation in S.3.4.4. Please clarify the inconsistency.</p>	<p>Please refer to response in Comment N13 of this RtoC table above.</p>
<p>16. S.3.5.3: Please review the no. of exceedance for residential units.</p>	<p>Please refer to response in Comment N13 of this RtoC table above.</p>
<p>17. S.3.6.12 & S.3.6.13: The referenced mitigation measures refers to the acoustic doors from ex-NPE. Please justify the relative noise reduction (RNR) of the proposed mitigation measures as it appears that there is no balcony at the GIC.</p>	<p>Please refer to response in Comment N13 of this RtoC table above.</p>

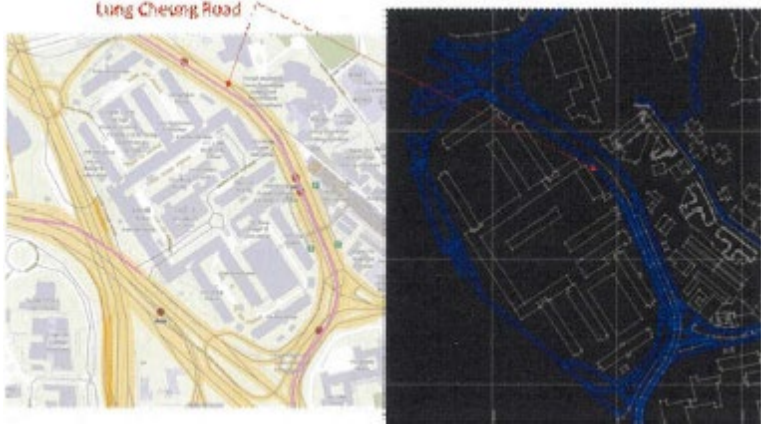
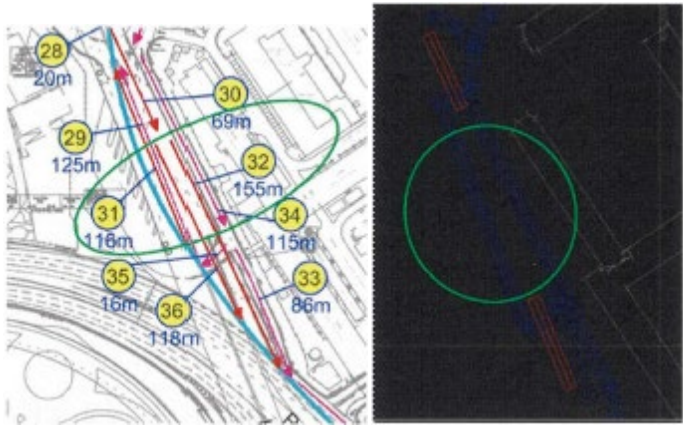
Proposed Minor Relaxation of Building Height Restrictions for Public Housing Development at Ngau Chi Wan Village, Kowloon
 (TPB Ref. A/K12/45)
Responses to Comments Table

Comments/ Suggestions	Applicant/ Consultant's Responses
18. Appendix 3.3: Referring to the previous comment, noted that the proposed vertical fins will be next to the PN AW, the consultant can refer to the case (b2) of Table 1 in PN 5/23.	Please refer to response in Comment N13 of this RtoC table above.
19. Figure 4.1	
(a) Referring to the previous comment, please review if Kam Wan House 'A' & 'B' Substation, Ngau Chi Wan Village HSG Substation, and the rooftop chillers at East Kowloon Chest Clinic, and Ping Shek Estate Market should be considered as fixed noise sources.	Please refer to response in Comment N13 of this RtoC table above.
(b) Please include the layout of the proposed development and the representative NSRs in the Figure for easy checking.	Please refer to response in Comment N13 of this RtoC table above.
(c) Please confirm if there is PA system Hammer Hill Road Sports Ground and consider if it is a fixed noise source.	Please refer to response in Comment N13 of this RtoC table above.
20. Table 4.2	
(a) Referring to the previous comment, please provide relevant details on the planning application no. A/K1 2/34-2, such as heights and layout.	Please refer to response in Comment N13 of this RtoC table above.
(b) Please review if S20 should be conducted in quantitative fixed noise impact assessment.	Please refer to response in Comment N13 of this RtoC table above.
(c) Please provide supporting document on the SWL of S23, S24 and S34.	Please refer to response in Comment N13 of this RtoC table above.
(d) It appears that the names of fixed noise source ID S24 and S25 were swapped. Please check.	Please refer to response in Comment N13 of this RtoC table above.
21. Table 4.3: The representative NSRs are duplicated in the table, please check. <u>Noise Model</u>	Please refer to response in Comment N13 of this RtoC table above.
22. Please check the height of the NAPs from 23/F to 40/F at Tower 1 as inconsistency has been found in in Appendix 3.2.	Please refer to response in Comment N13 of this RtoC table above.

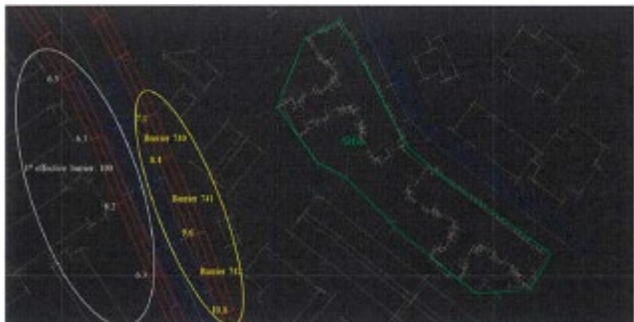
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<p>24. Please seek the latest information from the relevant Authority to demonstrate the validity of the extent of the low noise road surfacing materials on Lung Cheung Road as adopted in the noise assessment model.</p> 	<p>Please refer to response in Comment N13 of this RtoC table above.</p>
<p>25. Some road segments are missing in the noise model, such as Segment 31 and 32. Please check.</p> 	<p>Please refer to response in Comment N13 of this RtoC table above.</p>

Proposed Minor Relaxation of Building Height Restrictions for Public Housing Development at Ngau Chi Wan Village, Kowloon
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<p>26. Please check the height of the road segments marked in the circles as some road might be blocked.</p> 	<p>Please refer to response in Comment N13 of this RtoC table above.</p>
<p>O. Comments from South Development Office of Civil Engineering and Development Department received from Planning Department 21.03.2025: (Contact person: Ms. LI Yeuk Sze, Candy, Tel no.: 3842 7048)</p>	
<p>1. In accordance with DEVB memo dated 11.2.2025, the two nos. of trees near Man Fat Nunnery referred to in LCSD's comment are no longer classified as TPIs, even though these two trees will still be retained. As such, the Landscape Master Plan and paragraph 4.4.7 of the Supplementary Planning Statement have to be updated accordingly.</p>	<p>Noted and please refer to the revised Para. 4.4.7 of the SPS and the updated LMP for details (Appendix 2 and 5 refer).</p>

It is noted that the following Government Departments have no objections to / no adverse comments to the S16 Planning Application:

- Agriculture, Fisheries and Conservation Department (received on 07/03/2025)
- Hong Kong Police Force (received on 07/03/2025)
- Home Affairs Department (received on 19/03/2025)
- Architectural Services Department (received on 19/03/2025)
- Civil Engineering and Development Department (East Development Office) (received on 19/03/2025)
- Civil Engineering and Development Department (Geotechnical Engineering Office) (received on 19/03/2025)
- Highways Department (Urban Region (Kowloon Office)) (received on 21/03/2025)
- Electrical & Mechanical Services Department (received on 21/03/2025)
- Fire Services Department (received on 24/03/2025)
- Government Property Agency (received on 25/3/2025)

Date: 26 March 2025

File Ref: HKHS/NCW

Appendix 1

REPLACEMENT PAGES TO
ARCHITECTURAL DRAWINGS OF
PROPOSED DEVELOPMENT



For illustration purpose only and subject to detailed design



For illustration purpose only and subject to detailed design

Appendix 2

REPLACEMENT PAGES TO
SUPPLEMENTARY PLANNING STATEMENT

- 1.7 This Supplementary Planning Statement (“SPS”) provides information on the Application to facilitate the BOARD’s consideration including justifications on planning, design and technical grounds.

2. SITE AND PLANNING CONTEXT

2.1 Site Location and Existing Uses

- 2.1.1 The Project Site, with a total site area of approx. 19,500m², is situated at Ngau Chi Wan in the southwestern part of Wong Tai Sin District in East Kowloon and is bounded by Wing Ting Road to its north, Lung Cheung Road to the southwest and Lung Chi Path to its south. The Project Site is currently occupied by predominantly low-rise surveyed squatter areas under the Government’s resumption programme. NCWV Office, NCWV Sitting-out Area and Wing Ting Road Sitting-out Area are also situated within the Project Site.

- 2.1.2 The Application Site, namely Site C (northwestern portion of the Application Site) and Site D1 (southeastern portion of the Application Site), has a total area of approx. 16,800 m². The Man Fat Nunnery (“MFN”), a 2-storey Grade 3 Historic Building, and the existing 2-storey Hong Kong Breast Cancer Foundation Jockey Club Breast Health Centre (Kowloon) (“BHC”) are both situated at Site C and will be retained in-situ.

2.2 Surrounding Land Uses

- 2.2.1 The land use patterns around the Application Site are characterised by predominantly an intermix of mid to high-rise residential developments, Government, Institution or Community (“GIC”) facilities and open spaces (**Figure 2.1 and 2.2** refer).

- Immediate to the north and northwest of the Site is a cluster of GIC facilities, including Hammer Hill Road Sports Ground (23.9-31.4mPD), Hammer Hill Road Swimming Pool (29mPD), East Kowloon Polyclinic (approx. 34 – 42mPD) and Buddhist Hung Sean Chau Memorial College (approx. 51mPD). To the further northwest of the Site are Hammer Hill Park, Nan Lian Garden (17.4-28.3mPD) and Chi Lin Nunnery (approx. 26 – 46mPD). Several high-rise residential developments such as Grand View Garden (approx. 117 - 149mPD), Regent on the Hill (184.3mPD), Sun Lai Garden (approx. 124 – 125mPD), King Shan Court (approx. 151 – 158mPD), King Lai Court (approx. 175 – 176mPD) and Kingsford Terrace (approx. 177 – 205mPD) are located to the further north of the Site.
- Areas to the northeast of the Site across Wing Ting Road are a cluster of high-rise residential developments, including Bay View Garden (114mPD), Wealth Garden (103mPD), Fortune Garden (95mPD), and Fire Services Department Wing Ting Road Fire Services Married Quarters (111mPD). Hammer Hill and Ngau Chi Wan Reservoir are also located to the further northeast of the Site.
- To the immediate east of the Site is an Approved Comprehensive Commercial / Residential high-rise Development zoned “Comprehensive Development Area” (“CDA”) at the former St. Joseph’s Home for the Aged, 35 Clear Water Bay Road (TPB Ref: A/K12/34-2) with a maximum BH of 230mPD which is currently under construction. Areas to the southeast and south comprise several mid to high-rise large-scale public housing estates and private residential developments, including Choi Wan (I) Estate (approx. 94 – 127mPD), Ping Shek Estate (approx. 32 - 86mPD), Hong Kong Housing Authority (“HA”)’s Proposed Public Housing Development at Wang Chiu Road (120mPD), 8 Clear Water Bay Road (approx. 184mPD), Man Tak House (27mPD), Hing Yip Building (78mPD) and Richland Gardens (approx. 99 – 102mPD).
- To the immediate south of the Site along Lung Chi Path is a cluster of low-rise village houses, residential dwellings/temporary structures at the Resited Ngau Chi Wan Village (16-19mPD). Areas to the south and southeast of the Site include several GIC facilities and open spaces / recreational facilities, including Ngau Chi Wan Village Playground, Ngau Chi Wan Fire Station (approx. 39mPD), Ngau Chi Wan Municipal Services Building (25-45mPD), Ping Shek Public Transport Interchange and Ping Shek Playground.
- Choi Hung Estate (26-61mPD), a large-scale public housing estate which is earmarked for redevelopment, is located to the west of the Site across Lung Cheung Road. Based on the latest development proposal, Choi Hung Estate will be redeveloped in three phases by 2048/2049 over a period of 15 years, providing a total of approx. 9,200 flats within blocks of approx. 50 storeys high. The public housing estates, Kai Ching Estate (approx. 107 – 120mPD) and Rhythm Garden (71 – 92.3mPD) are also located to the further west and southwest of the Site.

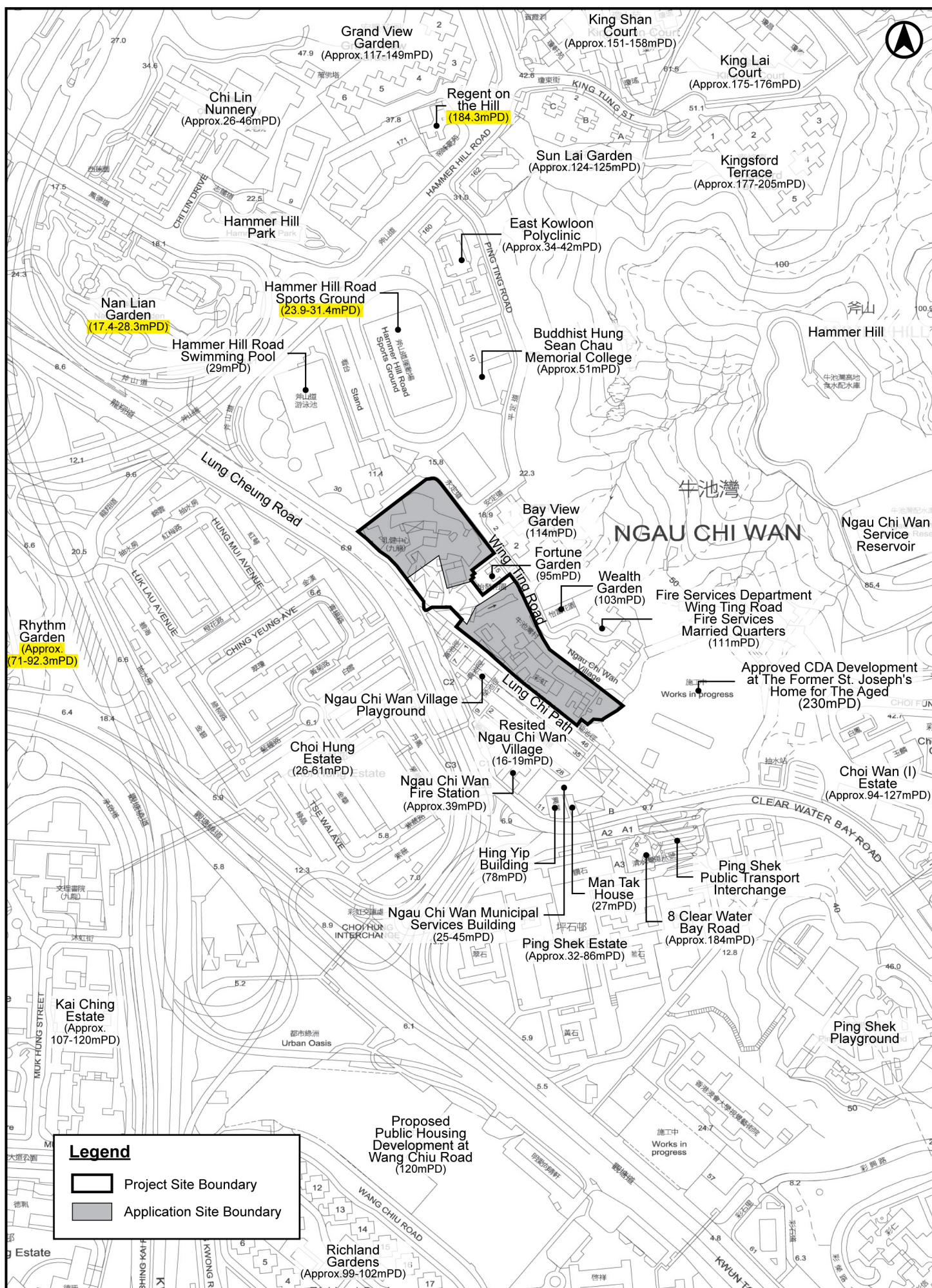


FIGURE 2.2 SURROUNDING LAND USES
SCALE 1 : 5,000

Child Protective Services Unit, a Community Hall, retail and dining facilities, aboveground car park, and ancillary recreational facilities and landscaped open spaces for residents' use.

4.2.5 The comparison of the Technical and Accommodation Schedule summarising the major development parameters of the Proposed Development against the Baseline Scheme is shown in **Table 4.1**.

Table 4.1 Comparison of the Proposed Development against the Baseline Scheme

TECHNICAL SCHEDULE (Sites C and D1)			
	Baseline Scheme	Proposed Development	Comparison
Project Site Area	Approx. 19,500 m ² (including 2,700m ² for proposed POS at Site D2 not forming part of the Application Site)		No change
Application Site Area (Sites C and D1 only)	Approx. 16,800 m ² (Site C: 8,100 m ² , Site D1: Approx. 8,700 m ²)		No change
Mean Site Level	Site C: 6.5 mPD Site D1: 8.0 mPD	Site C: 7.5 mPD Site D1: 8.0 mPD	Site C: +1 mPD Site D1: NIL
Proposed Total Plot Ratio ("PR")	9.0	9.0	No change
Domestic	7.5	7.5	No change
Non-domestic	1.5	1.5	No change
Proposed Total Gross Floor Area ("GFA")*¹	Approx. 151,200m ²	Approx. 151,200m ²	No change
Domestic	Approx. 126,000 m ²	Approx. 126,000 m ²	No change
Non-domestic*²	Approx. 25,200 m ²	Approx. 25,200 m ² * ³	No change
Social Welfare Facilities (exempted from PR calculation under the OZP)	Approx. 8,767 m ² (Approx. 6.96% of domestic GFA)	Approx. 8,579 m ² * ⁴ (Approx. 6.81% of domestic GFA)	Approx. - 188m ² (-2.14%) (Approx. - 0.15% of domestic GFA)
Social Welfare Facilities	<ul style="list-style-type: none"> • 100-place Residential Care Home for the Elderly cum 30-place Day Care Unit • 100-place Residential Care Home for the Elderly • 100-place Child Care Centre • One Neighbourhood Elderly Centre • One team of Home Care Services for Frail Elderly Persons (2 team-size kitchen-based) • One Family and Child Protective Services Unit 	<ul style="list-style-type: none"> • 100-place Residential Care Home for the Elderly cum 30-place Day Care Unit • 100-place Residential Care Home for the Elderly • 100-place Child Care Centre • One Neighbourhood Elderly Centre • One team of Home Care Services for Frail Elderly Persons (2 team-size kitchen-based) • One Family and Child Protective Services Unit 	No change
Other Facilities	<ul style="list-style-type: none"> • One Community Hall • One 9-classroom kindergarten • BHC • Retail facilities 	<ul style="list-style-type: none"> • One Community Hall • BHC • Retail facilities 	Reduce one 9-classroom kindergarten* ⁵
Domestic Site Coverage ("SC") *⁶	About 32% (Site C) About 33% (Site D1)	Not more than 33.33%	No change
Proposed Total No. of Units	About 2,700	About 2,725	About + 25 (+0.93%)
Estimated Total Population*⁷	About 7,290	About 7,358	About + 68 (+0.93%)
Proposed Total LOS	Not less than 1 m ² /person (i.e. Approx. 7,290 m ²)* ⁸	Not less than 1 m ² /person (i.e. Not less than 7,358 m ²)* ⁸	Approx. + 68 m ² (+0.93%)

TECHNICAL SCHEDULE (Site C)			
	Baseline Scheme	Proposed Development	Comparison
No. of Blocks	1	1	No change
No. of Storeys	34 domestic storeys atop 7 storeys of podium (including 2 basement levels)	36 domestic storeys (including 1 refuge floor) atop 8 storeys of podium (including 2 lower-ground levels)	+2 domestic storey (including 1 refuge floor), +1 podium storey (including +2 lower-ground levels, -2 basement levels)
Building Height (Main Roof Level)	Not more than 130mPD	Not more than 165mPD	+ 35mPD (+26.9%)
No. of Units	About 1,200	About 1,225	About + 25 (+2.08%)
Estimated Population ^{*8}	About 3,240	About 3,308	About + 68 (+2.1%)
LOS	Not less than 1 m ² /person (i.e. Approx. 3,240m ²) ^{*8}	Not less than 1m ² /person (i.e. Not less than 3,308m ²) ^{*8}	Approx. + 68 m ² (+2.1%)

TECHNICAL SCHEDULE (Site D1)			
	Baseline Scheme	Proposed Development	Comparison
No. of Blocks	2	2	No change
No. of Storeys	30 domestic storeys atop 6 storeys of podium (including 2 basement levels)	30 domestic storeys atop 7 storeys of podium (including 1 lower-ground level)	+1 podium storey (including +1 lower-ground level, -2 basement levels)
Building Height (Main Roof Level)	Not more than 115mPD	Not more than 140mPD	+ 25mPD (+21.7%)
No. of Units	About 1,500	About 1,500	No change
Estimated Population ^{*8}	About 4,050	About 4,050	No change
LOS	Not less than 1 m ² per person (i.e. Approx. 4,050 m ²) ^{*8}	Not less than 1 m ² per person (i.e. Not less than 4,050 m ²) ^{*8}	No change

^{*1} Total GFA determined according to the Proposed PR.

^{*2} Total Non-Domestic GFA excludes Social Welfare Facilities, Community Hall and BHC, which may be disregarded from PR Calculation

^{*3} The Commercial GFA under Non-Domestic GFA of the Proposed Development includes uses which fall under 'Shop and Services', 'Place of Entertainment' and 'Eating Place' uses. Commercial GFA includes proposed GFA of MFN.

^{*4} Total GFA for GIC facilities determined according to the latest schedule of accommodations provided by Social Welfare Department and Home Affairs Department, subject to review with the Government.

^{*5} The provision of Kindergarten under the Proposed Development in the non-domestic portion of the Proposed Development is subject to market demand and will be further assessed during the detailed design stage.

^{*6} The non-domestic SC of the Proposed Development is not more than 60%. The information is not provided in the Baseline Scheme under the Feasibility Study by CEDD.

^{*7} 2.7 persons per flat is assumed. The average flat size for Site C and Site D1 is approx. 50 m² and 43 m² respectively.

^{*8} Total area of LOS is provided at not less than 1sqm per person based on current tentative population.

4.3 Design Merits of the Proposed Development

- 4.3.1 In taking forward the NCWV Redevelopment Project, the Proposed Development has been updated with reference to the design intent of the Baseline Scheme coupled with latest design directives (i.e. above ground car parking) and with due consideration to the apparent site constraints. The Proposed Development will ensure a high-quality living environment for future residents and the local community. The Proposed Development has been carefully considered to promulgate a better design which maximises natural air ventilation and lighting, mitigates potential noise disturbance, enhances local communal spaces and amenities provision and strengthens pedestrian connectivity to integrate with the surrounding neighbourhood.

Building Disposition and Layout

- 4.3.2 The Proposed Development introduces significant improvements in building disposition and layout compared to the Baseline Scheme that facilitates context sensitive and user-centric architectural design that would further enhance the living quality and experience of the future residents of the Proposed Development and environmental performance. The Proposed Development is positioned to facilitate visual permeability and air circulation through the Site while building separations are provided between the towers to minimise potential adverse roadside air and noise impacts.
- 4.3.3 Notably, the optimized tower disposition strategically orients the towers away from Lung Cheung Road, minimising traffic noise exposure in habitable areas and ensuring compliance with the HKPSG noise assessment standards (**Appendix 6** refers). The change in tower disposition is especially evident in Tower 1 at Site C, when compared to the Baseline Scheme where many typical units front Lung Cheung Road, thus improving residents' comfort and well-being. Appropriate noise mitigation measures such as acoustic windows will be considered at the detailed design stage.
- 4.3.4 The Proposed Development retains key good design features from the Baseline Scheme, including building separations and building/podium setbacks (such as building separation of about 15m between the two residential towers at Site D1 above podium at 33mPD and setbacks from site boundaries, including 16m building/tower setback at Site C from the site boundary along Lung Cheung Road, 7.5m podium and tower setback from Site C (from G/F and above) to the northwestern site boundary, minimum 2m podium and tower setbacks (from G/F and above) from the site boundary along Wing Ting Road and 10m tower setbacks along the site boundary to the adjacent Fortune Garden, fostering a pedestrian-friendly streetscape and enhancing visual permeability.
- 4.3.5 An enhanced empty bay design has been adopted by relocating the openings from the tower level to the podium level at Site C. The proposed opening of minimum 30m in height and 15m in width (subject to minor adjustment of widths and alignment at detailed design stage) will facilitate natural ventilation at the pedestrian level, reducing overall podium bulk, and integrate air flow with landscaped open spaces, enhancing air quality, and creating a better sense of openness. Additionally, it minimises the vertical massing of Site C, creating visual interest and further promoting a comfortable environment for pedestrians. Nonetheless, an open-air footbridge is proposed at the podium level at Site C to further improve the visual permeability and enhance the connectivity between the two podium portions of Site C.
- 4.3.6 The enhanced design allows for the podium to adopt a visually interesting form with setbacks that allow for opportunities to promote urban greening and visual relief. A minor increase in the podium's lowest floor level by 1.5m facilitates better alignment with Lung Cheung Road, addressing site constraints and mitigating potential flooding issues. Overall, these refinements contribute to ensuring a comfortable living environment for residents and visitors whenever they are navigating through the podium's open spaces and promoting sustainability.

Provision of Aboveground Car Park

- 4.3.7 It is proposed to relocate parking facilities aboveground to enhance the overall effectiveness and sustainability of the Proposed Development. Firstly, site-specific challenges, particularly the proximity to the MTR Protection Area for Choi Hung Station and its associated structures such as

the tunnels associated with the Kwun Tong Line, present significant risks for underground construction. The Site's proximity to the underground MTR structure and the inclined ramp from Wing Ting Road presents practical challenges for construction work underground. Therefore, careful placement and design of towers, podiums, and car ramps are essential to ensure that the Proposed Development do not interfere with the underground tunnels, tracks, or other MTR infrastructure. By opting for aboveground parking, these risks are mitigated while still maintaining the required internal transport provisions to support the Proposed Development.

- 4.3.8 Furthermore, the relocation of parking facilities aboveground allows for a more efficient layout that accommodates necessary loading and unloading areas on the ground floor. This not only optimises space utilization but also contributes to a streamlined construction process. By eliminating the need for excavation and requiring less construction works, the project can avoid the complexities and expenses associated with underground construction, ensuring a timely and cost-effective production. In particular, above-ground parking system would allow for more natural lighting and ventilation while being less prone to flooding or related water damage issues, which is in line with the Proposed Development's vision in fostering sustainability. This consideration is particularly crucial for a public housing project, where timely production is required, and reasonable construction costs and future maintenance expenditures play a pivotal role in its long-term success and sustainability. Above-ground parking also offers greater opportunities for natural lighting and ventilation while being less susceptible to flooding or water-related issues.
- 4.3.9 Per the prevailing *PNAP APP-2*, 100% GFA exemption is granted for private and/or public car parks aboveground, provided that the car parking spaces are electric vehicle ("EV") charging-enabling (except those installed with automated parking system) and for loading/unloading spaces provided under lease for subsidised sale/rental flats by HKHS.

Enhanced Floor-to-Floor Height

- 4.3.10 The proposed Floor-to-Floor height under the Proposed Development has been slightly increased to provide more structural design flexibility while still complying with the minimum clear height requirement outlined in Cap. 123F Building (Planning) Regulations R24(1). The Floor-to-Floor height at Site C and Site D1 have been increased from 2.9m and 2.8m respectively to 3.15m. This additional height enhances design flexibility for Volumetric Precast Kitchen Units ("VPK") and Volumetric Precast Bathroom Units ("VPB"), while also improving the clear floor-to-ceiling heights within the units.
- 4.3.11 VPK/VPB is an innovative construction technology method adopted in some HKHS projects, which transfers certain or substantial portions of on-site wet trade construction processes or activities to an off-site factory. As building components are manufactured in a controlled factory environment with higher precision and better quality, this method can greatly reduce abortive work and material wastage during construction and improve the safety and tidiness of construction site condition. Due to the adoption of VPK/VPB construction and to allow the design flexibility for a recess drainage system, a minimum 350mm deep sunken slab and estimated additional overall structural floor slab thickness of approx. 350mm per storey are required to cater for the future construction of associated E&M facilities. These adjustments also contribute to maintaining a more reasonable clear headroom of minimum 2.2m in the bathroom area and functional living environment for future residents as well as expediting the provision of public housing units. Nevertheless, The Proposed Development will also adopt innovative prefabricated construction methods to reduce material waste, subject to detailed design.

Disposition of Uses at Podium Level

- 4.3.12 In order to better serve the community, the Proposed Development strategically locates GIC and commercial facilities in a centralised area within the Podium abutting the POS at Site D2, while locating parking facilities to the periphery of the Site. This positioning aims to activate the POS as an event plaza and community park while seamlessly integrating with adjacent open spaces. Additionally, retail shops along Wing Ting Road and Lung Chi Path are designed with a distinctive, inviting frontage to strengthen the connection with the POS and create a vibrant, pedestrian-friendly environment. This layout ensures that GIC facilities (i.e. RCHE, CCC, etc), are easily accessible to the public and those in need.

Streetscape and Pedestrian Circulation Enhancement

- 4.3.13 The Proposed Development prioritizes pedestrian circulation by addressing the significant level differences within the Site. It maximizes barrier-free access, with lifts provided from the mean street level (**Figure 4.1** refers). Notably, pedestrian pathways from Wing Ting Road and Lung Cheung Road/Lung Chi Path will be significantly improved compared to the Baseline Scheme. Public passageways with barrier-free access will be incorporated to ensure maximum accessibility for the wider community, including those visiting the site for GIC facilities. Various lifts and shuttle lifts are included within the Site at both Site C and Site D1, catering to the needs of the public, residents, and individuals accessing the GIC facilities or residential towers at both locations. **The barrier free access between Wing Ting Road and Lung Chi Path / Lung Cheung Road provided via shuttle lifts at the retail portion at the podium levels is intended to be opened for public access tentatively from 10am to 10pm, subject to further review at detailed design stage.** The barrier-free facilities are in line with the relevant technical guidelines and design standards as outlined in **Section 2.5**.
- 4.3.14 Lung Chi Path is the major pedestrian route interfacing with the Site. To realise the vision to establish the Site as a sustainable social-innovation landmark and intergenerational community hub allowing people of all ages and abilities to enjoy, the Proposed Development intends to seek enhancement of the existing covered walkway network in Ngau Chi Wan Playground from Lung Chi Path to the vicinity of MTR Choi Hung Station exits and to the Wing Ting Road with the newly proposed covered walkways throughout the Site (**Figure 4.2** refers). This is to ensure residents of the existing residential estates along Wing Ting Road can enjoy convenient and easy access to and from the existing and future bus / minibus stations on Lung Cheung Road and MTR Choi Hung Station, by enhancing the permeability of the Site and creating a more comfortable walking environment for pedestrians against adverse weather or for sun shading purposes.
- 4.3.15 The enhanced pedestrian circulation networks will facilitate the integration of the proposed retail atrium, MFN and the communal open spaces at the POS at street level to bring into place the vision of an intergeneration community hub with features/elements of an urban green valley and heritage fusion (**Figure 4.2** refers). This design will greatly open up the streetscape along Lung Chi Path and improve the permeability of the Site.

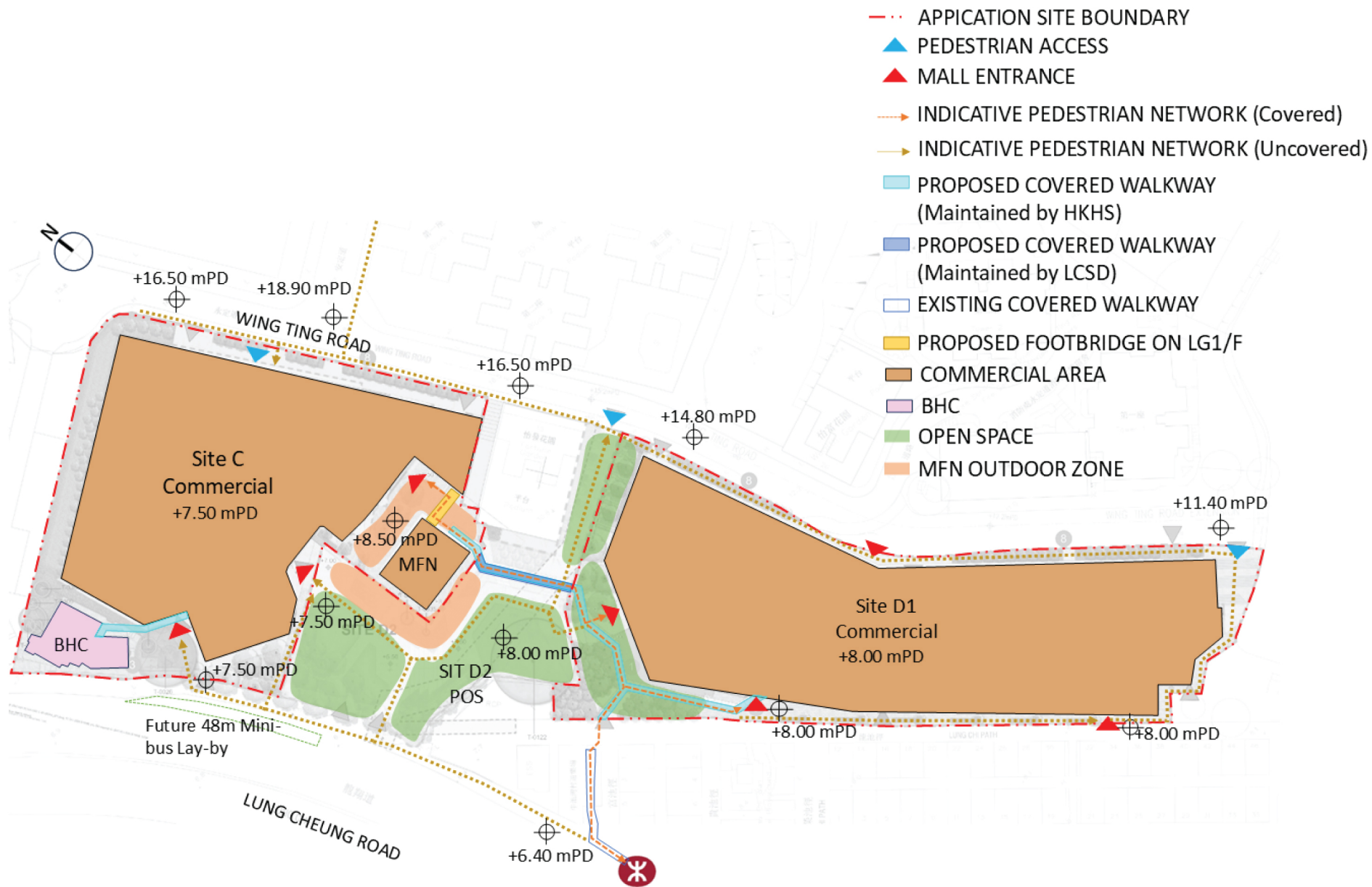
Urban Green Valley and Heritage Fusion

- 4.3.16 With due consideration to the topographical variations, the Proposed Development has proposed a terraced podium design to envision the urban green valley element by allowing multi-level connections to add a vibrant identity to the pedestrian-scale environment and to address the apparent level differences. The multi-layered podium design with setbacks on the upper floors will not only break down building mass of the podium into smaller portions visually and soften the building edges but could create more inclusive “third spaces” to foster social interactions. A Street Shopping Terrace and Tranquil Terrace will be developed at the proposed opening at Site C and the periphery of Site D1 respectively to connect the community park and plazas with the shopping arcades and the at-grade retail streets which aims to infuse heritage elements with respect to the local retail character of the NCWV squatter area and emphasize the history ties of NCWV to the new generations. All in all, the design strives to foster seamless retail and community integration to create a sustainable social innovation landmark and intergeneration community hub where people of all ages can connect, share experiences and strengthen community ties.
- 4.3.17 In comparison to the Baseline Scheme, the Proposed Development includes additional accessible landscaped open spaces for residents at the podium levels of both Site C and Site D1 which serve as landscaped buffers / green visual relief segregating the non-domestic facilities in the podium levels from the transfer plate and the residential towers atop to allow for better integration of various functional uses which share similar natures. For instance, the strategic location of the landscaped podium leaning to the proposed POS at Site D2 which sandwich the proposed building blocks at Site C and Site D1 would help activate the open space and facilitate better transition between the open space and the residential developments. This, in turn, would support a more vibrant, active and integrated communal open space environment. Nonetheless, the revised design incorporating the additional landscaped podiums in the Proposed Development has responded to the Board members' views and suggestions expressed at the Board meeting on 16 December 2022 on the design of open space at the podium levels. The height between the transfer plate and the podium levels has been adjusted to allow flexibility for provision of quality covered open space at podium

levels. Thus, open spaces with quality landscaping and tree planting will be provided on the podium levels of Site C and Site D1 respectively to help **facilitate** air ventilation and enhance urban greening for residents' comfort (**Section 4.4** refers).

Compliance with Relevant Guidelines and Requirements

- 4.3.18 The Proposed Development will comply with the SBDG. Details will be studied in the detailed design stage.
- 4.3.19 The Proposed Development also complies with the noise criteria and standard and meets the buffer distance for vehicular emissions set out by the HKPSG (**Appendix 6** refers).
- 4.3.20 A 100-place RCHE cum 30-place DCU and a 100-place RCHE are to be provided at podium level at the Proposed Development. The dormitories and sick bays at RCHE are noise sensitive receivers and must be arranged to avoid any excessive noise to the inhabitants. The proposed building disposition of the RCHEs has addressed the requirement of prescribed windows and acoustic issues which further limits the disposition of the building blocks at low levels.



For illustration purpose only and subject to detailed design

FIGURE 4.2 PEDESTRIAN CONNECTIVITY

will integrate the old city fabric of Lung Chi Path with the Proposed Development with avenue tree plantings and loose landscape furniture provisions to encourage social interactions. Adequate communal play areas including play areas for children of different age groups and fitness equipment adult, the elderly and the kids are envisioned in the Proposed Development for intergeneration use to allow people of all ages and abilities to enjoy. Courtyard gardens are provided to provide shaded sitting-out areas for residents.

- 4.4.5 Furthermore, the inclusion of appropriate setbacks not only enhances aesthetic appeal but also complies with SBDG by improving separation between structures, ensuring better air ventilation, and increasing greenery coverage. Overall, these changes create a more inviting and environmentally friendly living environment for residents.
- 4.4.6 According to the endorsed Tree Preservation & Removal Proposal (“TPRP”) including Tree and Vegetation Survey under the IDC Study by CEDD, the tree felling works within the Project Site will be conducted by the Government before site handover to HKHS.
- 4.4.7 A total of 10 trees, including 2 Trees of Particular Interests (“TPIs”) will be retained in-situ within the Project Site and 1 TPI to be retained within the Application Site. About 200 new trees will be planted in the Project Site as far as practicable with a combination of native and adapted species to provide an additional biodiversity environment to a newly formed environment and enrich the landscape resources.

4.5 Development Programme

- 4.5.1 Based on the implementation programme, the planned population intake of the Proposed Development will commence by phases from 2031. It is anticipated that the population intake of Site C and Site D1 to be in 2031 and 2033 respectively.

5 PLANNING JUSTIFICATIONS

5.1 In Line with Government Policy in Meeting the Pressing Housing Need

- 5.1.1 The NCWV Redevelopment is one of the Government's Housing Initiatives, as outlined in the Chief Executive's 2019 to 2021 Policy Addresses, to increase the supply of adequate and affordable housing with a view to rebuilding a new community therein. The Proposed Development is intended to be developed by HKHS as a DRE to support the Government's development clearance exercises and redevelopment projects in urban areas. The Proposed Development will be a key housing site to provide affordable housing at a site with high accessibility in meeting the acute housing demand.

5.2 Implementation of Government's 'Single Sites, Multiple Use' Initiative

- 5.2.1 The Proposed Development is a positive and directive response to the Government's policy direction on "Single Site, Multiple Use" to develop GIC sites for residential projects and public facilities under a mixed development model and is also in line with HK2030+ in terms of building a compact and integrated city where the living necessities are located within a walkable distance, through the integration of non-domestic facilities within the Proposed Development. In accordance with the on-going initiatives suggested by the CE, development density should be optimised to make the best use of land resources to benefit the community and serve the needs of the public.

5.3 Compatible with Surrounding Developments

- 5.3.1 Despite the minor relaxation of BH restrictions, the Proposed BHs of 165mPD at Site C and 140mPD at Site D1 are considered acceptable and not incompatible with the surrounding developments in terms of land use, building height and development intensity, which are predominantly existing and planned high-rise residential developments with a BH ranging from Choi Wan (I) Estate at 94mPD to the high-rise Approved CDA development at the former St. Joseph's Home for the Aged at 230mPD which is directly adjacent to the east of the Site. The Proposed Development could be considered an extension of the residential townscape. Mitigation measures to alleviate the visual impacts, such as building separations, building/podium setbacks, relocation of ventilation opening and provision of greening/landscape treatment will also be incorporated.

5.4 Accommodating Building Design to Address Specific Site Constraints

The Proposed Development carefully considers the site's topography and surrounding area, addressing challenges such as the proximity to MTR Choi Hung Station and underground construction risks. Ancillary parking is relocated aboveground to streamline construction and enhance project sustainability. A higher podium where levels with parking are provided with approx. 3.75m and 6.5m floor-to-floor heights for car parking and loading/unloading respectively to allow for sufficient headroom. The parking is placed on the podium's periphery, with GIC facilities and retail spaces centrally located for better public access. The podium design improves accessibility at multiple levels and connects to the planned POS at Site D2, fostering social interaction and maximizing greening. Its multi-layered landscaping enhances the micro-climate, provides shade, and improves pedestrian comfort, while the relocated opening increases air and visual permeability.

5.5 Provision of GIC Facilities and Supporting Facilities to the Wider Community

- 5.5.1 To accommodate the growing population at the Site and in the surrounding district, commercial facilities and GIC facilities are integrated into Podium levels, with retail spaces positioned along Wing Ting Road and Lung Chi Path to enhance the area's appeal. This is also in line with Government Policy and the HK2030+ in terms of creating a compact and integrated city where the living necessities are located within a walkable distance and fulfilling the growing needs of people of all ages while also providing better recreational facilities.
- 5.5.2 In line with the Government's push for increasing GIC facilities in future public housing developments to enhance livability without compromising the original flat production goals, the Proposed Development has provided various facilities providing community, elderly and child care services to serve residents and the wider community. The GIC Facilities account for approx. **8,579m²** GFA, representing around **6.81%** of the total domestic GFA. Further discussions and

confirmations with relevant departments will be undertaken during detailed design of these facilities. Furthermore, the existing BHC will be retained on-site and integrated with the Proposed Development.

5.6 Improving the Pedestrian Realm/ Environment and Connectivity to the Area

- 5.6.1 HKHS has strived to improve the Scheme with enhanced measures to streetscape and pedestrian circulation as outlined in Section 4.3. Comparing with the Baseline Scheme, the Proposed Development has further incorporated barrier-free accesses within the Site with provision of various lifts for visitors and the public and enhanced linkage of pedestrian walkway across the Site.
- 5.6.2 Furthermore, landscape treatments are proposed at the street and podium levels to create a positive landscape impact to the public realm. In particular, sizeable landscaped LOS at podium levels, which were not realised in the design of the Baseline Scheme, are proposed to provide visual relief as well as enjoyment and comfort to residents. The relatively higher floor-to-floor height will facilitate natural ventilation while providing a quality open space enhancing the quality of life of residents, promotes opportunities for social interactions and physical well-being.
- 5.6.3 To create a more vibrant pedestrian environment, commercial uses are proposed at the lower ground levels of Site C and Site D1 to provide active street frontages and create a more human-scale streetscape. Outdoor dining areas will be provided on the lower ground floor levels of the Proposed Development with a direct opening to the POS. This design will resemble the ambience of the retail character of the squatter huts in the NCWV village to strengthen the local identity and create sense of place.

5.7 Enabling Better Visual and Air Permeability through Building Disposition and Layout

- 5.7.1 The Proposed Development has adopted various building setbacks and separations as outlined in **Section 4.3** to enable better visual and air permeability throughout the Site **which** alleviates the potential traffic and environmental impacts arising from the major road. All residential units will benefit from this tower disposition. With fewer units facing Lung Cheung Road, this would minimise the potential resultant air quality / noise impacts and enhance the sense of place and security by reducing the overlooking issue.
- 5.7.2 In addition, the Proposed Development also relocates the air ventilation opening from the tower level to the podium level at Site C. **While there is a footbridge at 5/F across the podium, the opening** would reduce the overall podium bulk and integrate the air flow with the terraced landscaped open spaces and foster a sense of openness. The stepped terraced podium design allowing multi-level connections and landscaped LOS for residents are introduced at both Sites C and Site D1 to enhance the permeability of the Site to benefit the further downwind area and further enhance wind flow, subject to detailed design.

5.8 No Adverse Air Ventilation Impact

- 5.8.1 An Air Ventilation Assessment – Expert Evaluation (“AVA-EE”) was conducted (**Appendix 4** refers) to assess the potential impact due to the Proposed Development.
- 5.8.2 The Proposed Development has holistically taken into account the building design and layout and strategically repositioned the empty bay design from tower level with two openings of 15m in width and 35m in height to podium level with an opening of minimum 15m in width and 30m in height from G/F to 5/F at Site C in comparison to the Baseline Scheme, which will enhance the air ventilation in pedestrian level across the Site.
- 5.8.3 While the Proposed Development may slightly increase the blockage effect and certain localized air ventilation impact are expected, the Proposed Development has incorporated effective good design features such as maintaining building separations and setbacks along the site boundary near the air paths and between the 3 towers. Variation of building heights between Tower 1 at Site C of 165mPD and Towers 2/3 at Site D1 of 140mPD have been maintained to enhance vertical air movement. Most of the good design features from the Baseline Scheme are preserved in the Proposed Development with only minor adjustments. While some setbacks have been slightly reduced, such as the tower setback of Tower 1 from the site boundary abutting Fortune Garden from approx. 12.5m to 10m and the tower and podium setbacks of T2 and T3 from the Lung Chi

Path boundary from approx. 7.5m to 3.5m, some setbacks have been enhanced, such as the tower setback of Tower 1 at Site C from the Lung Cheung Road site boundary from approx. 14m to approx. 16m and the tower setback of Tower 2 at Site D1 from the boundary adjacent to Fortune Garden from approx. 4m to approx. 10m.

- 5.8.4 In addition, the Proposed Development would introduce more landscaped open space on podium levels which were not featured in the Baseline Scheme to **maintain wind** penetration and improve conditions **to** the downwind area. Therefore, with the proposed design measures in place, the Proposed Development would unlikely impose a significant impact on the surrounding sites from air ventilation perspective, when compared to the Baseline Scheme.

5.9 No Adverse Visual Impact

- 5.9.1 A Visual Impact Assessment (“**VIA**”) has been prepared to assess the potential visual impact on the Proposed Development to its surrounding areas when compared to the Baseline Scheme and to visualize the three-dimensional relationship of the Proposed Development with the surrounding context (**Appendix 5** refers). A total of Eight (8) potential Viewpoints (“**VPs**”) including two (2) strategic viewpoints (“**SVPs**”) were identified with the Proposed Development visible at Seven (7) VPs (the Site is not visible in the One (1) remaining SVPs). As demonstrated in the photomontage, the Proposed Development will preserve the ridgeline with no intrusion to the 20% Building Free Zone in the two SVPs.

- 5.9.2 The VIA conducted in support of this Planning Application concludes that the visual impact arising from the implementation of the Proposed Development when compared to the Baseline Scheme is considered acceptable with “negligible” to “slightly adverse” visual impacts taking into consideration the visual effect three-dimensional relationship with the surrounding context. The minor increase in BH in the Proposed Development compared to the Baseline Scheme is considered not incompatible with the surrounding context, particularly on massing, scale and height.

5.10 No Adverse Traffic Impact

- 5.10.1 With reference to the Preliminary Traffic and Transport Impact Assessment (“**TTIA**”) conducted in support of the Baseline Scheme under the Feasibility Study by CEDD, this Application has abode with the key planning parameters (i.e. number of flats, design years, etc.) given in the TTIA. As such, it is considered that the findings of the TTIA are still valid. In addition, the proposed provisions of parking and L/UL facilities in the Proposed Development at the Site will be adequate in meeting the parking and loading/unloading demands of the Proposed Development. As such, the Proposed Development will not result in adverse traffic impacts on the surrounding roads, pedestrian networks and public transport services.

5.11 No Adverse Environmental Impact

- 5.11.1 An Environmental Assessment (“**EA**”) has been conducted to assess the potential environmental impacts, in terms of potential noise and air quality issues arising from the Proposed Development and has confirmed the acceptability of the Application from an environmental point of view (**Appendix 6** refers). The results of the EA indicate that no insurmountable environment impact is anticipated as a result of the Proposed Development.

5.12 No Adverse Infrastructural Impact

Sewerage

- 5.12.1 An updated SIA has been prepared for the Proposed Development and is included in **Appendix 7**. The results of the SIA indicate that no insurmountable sewerage impact is anticipated as a result of the Proposed Development.

Appendix 3

REPLACEMENT PAGES TO VISUAL IMPACT
ASSESSMENT

2 VISUAL CONTEXT AND VISUAL ELEMENTS

Local Context

- 2.1 The Application Site, namely Site C and Site D1, has an area of approx. 16,800m², falls within the Ngau Chi Wan Village (“**NCWV**”) and is situated on a relatively flat terrain at Ngau Chi Wan. The Site is bounded by Wing Ting Road to its north, Lung Cheung Road to the southwest and Lung Chi Path to its south. (**Figure 1 refers**). The NCWV is currently predominantly occupied by low-rise squatter structures, the NCWV Office, NCWV Sitting-out Area, Man Fat Nunnery, a Grade 3 Historic Building, and Wing Ting Road Sitting-out Area at the centre of the Site. Furthermore, The Hong Kong Breast Cancer Foundation Jockey Club Breast Health Centre (Kowloon) is located at the northwest of the Site, while Choi Hung Villa is situated in the southeast.

Surrounding Context

- 2.2 The predominant land use pattern around the Application Site is characterised by an intermix of mid to high-rise residential developments, GIC facilities, open spaces and green belt.
- 2.3 Key visual elements surrounding the Site are summarised below (**Figures 1 and 2 refer**):
- Immediately to the north of the Site is a cluster of GIC facilities including Hammer Hill Road Sports Ground (23.9-31.4mPD) and Hammer Hill Road Swimming Pool (29mPD) (neutral visual elements). To the further northwest of the Site are Nan Lian Garden (17.4-28.3mPD), Chi Lin Nunnery (approx. 26 – 46mPD), and the ridgeline of Lion Rock, which are considered positive visual elements. Several high-rise residential developments such as Grand View Garden (approx. 117 - 149mPD), Regent on the Hill (184.3mPD), Sun Lai Garden (approx. 124 – 125mPD), King Shan Court (approx. 151 – 158mPD), King Lai Court (approx. 175 – 176mPD) and Kingsford Terrace (approx. 177 – 205mPD) are located to the further north of the Site.
 - Areas to the northeast of the Site are a cluster of high-rise residential developments, including Bay View Garden (114mPD), Wealth Garden (103mPD), Fortune Garden (95mPD), and Fire Services Department Wing Ting Road Fire Services Married Quarters (111mPD). The hillside woodland of Hammer Hill and Ngau Chi Wan Reservoir with a number of lookout points and hiking trails, which are considered as positive visual elements, are also located to the further northeast of the Site.
 - To the immediate east of the Site is the construction site (negative visual element) of the Approved Comprehensive Commercial / Residential Development (max. 230mPD) zoned “Comprehensive Development Area” (“**CDA**”) (“**Approved CDA Development**”) at the former St. Joseph’s Home for the Aged, 35 Clear Water Bay Road (TPB Ref: A/K12/34-2) (neutral visual element). Areas to the southeast and south comprise several mid to high-rise large-scale public housing estates and private residential developments, including Choi Wan (I) Estate (approx. 94 - 127mPD), Ping Shek Estate (approx. 32 - 86mPD), Hong Kong Housing Authority (“**HA**”)’s Proposed Public Housing Development at Wang Chiu Road (120mPD), 8 Clear Water Bay Road (approx. 184mPD), Man Tak House (27mPD), Hing Yip Building (78mPD) and Richland Gardens (approx. 99 – 102mPD).
 - To the immediate south of the Site along Lung Chi Path is a cluster of low-rise village houses, residential dwellings/temporary structures at the Re-sited Ngau Chi Wan Village (16-19mPD). Areas to the south and southeast of the Site include several GIC facilities and open spaces / recreational facilities, including Ngau Chi Wan Village Playground, Ngau Chi Wan Fire Station (approx. 39mPD), Ngau Chi Wan Municipal Services Building (25-45mPD), Ping Shek Public Transport Interchange and Ping Shek Playground.
 - Choi Hung Estate (26-61mPD), a large-scale public housing estate which is earmarked for redevelopment is located to the west of the Site across Lung Cheung Road and will be redeveloped into blocks of approx. 50 storeys high by 2048/2049. The public housing estates, Kai Ching Estate (approx. 107 – 120mPD) and Rhythm Garden (71 – 92.3mPD) are also located to the further west and southwest of the Site.

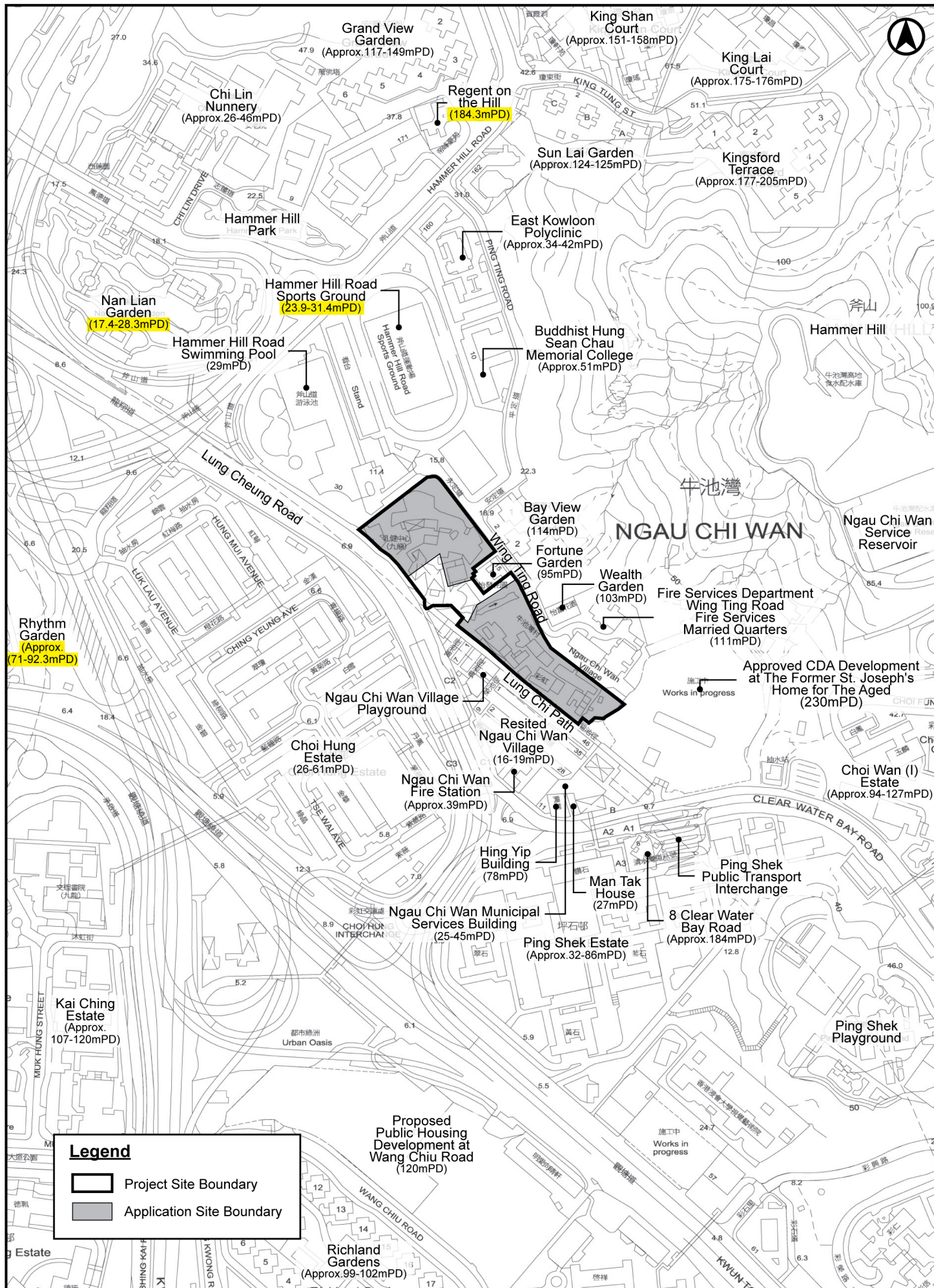
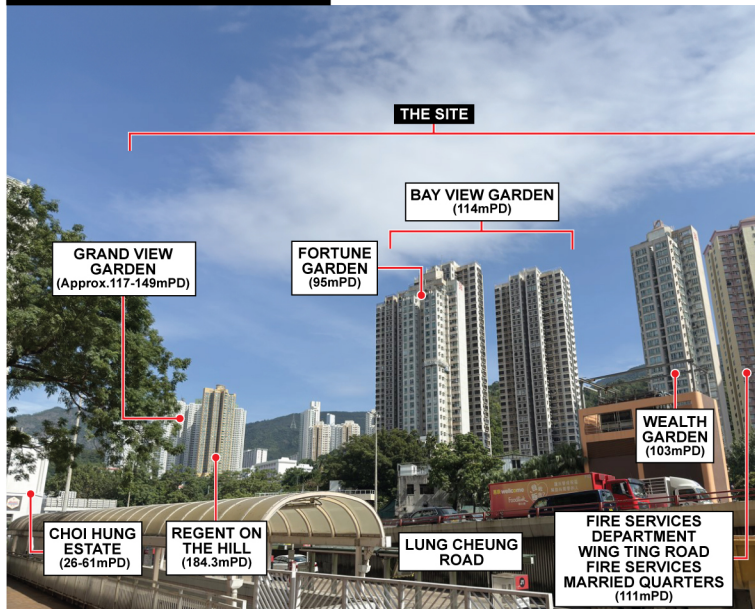


FIGURE 2 SITE LOCATION PLAN
SCALE 1 : 5,000

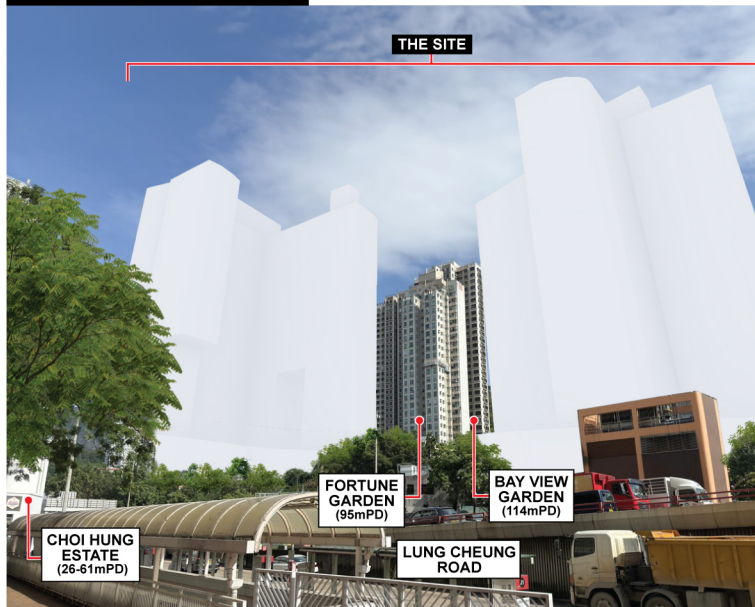


FIGURE 4 MASTER LAYOUT PLAN OF PROPOSED DEVELOPMENT

EXISTING CONDITION



BASELINE SCHEME



PROPOSED DEVELOPMENT

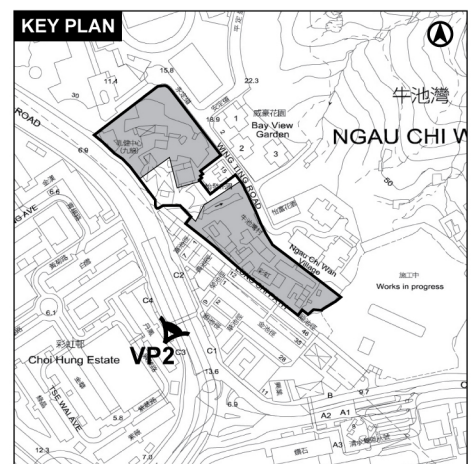
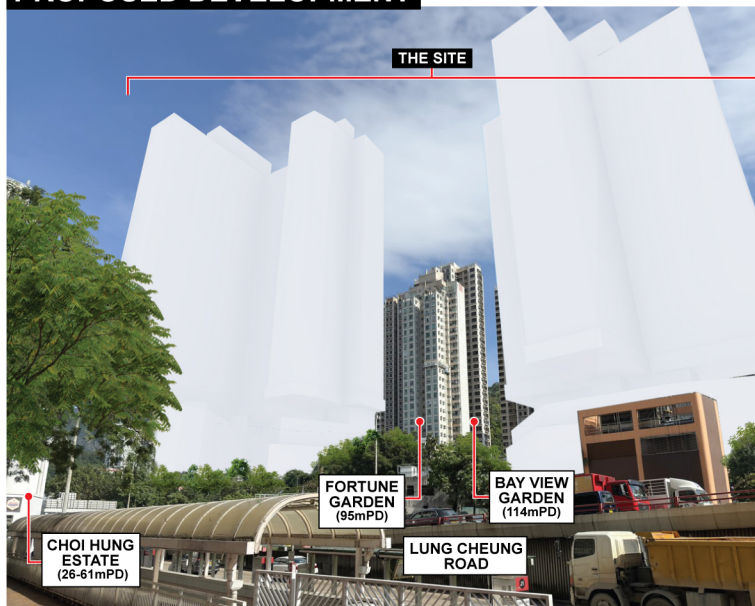


FIGURE 9 VIEWPOINT 2 : VIEW FROM MTR EXIT NEAR
CHOI HUNG ESTATE

VP3: View from the Ping Shek Public Transport Interchange (**Figure 10** refers)

- 6.15 **Visual composition:** The visual composition of this VP comprises the construction site of the Approved CDA Development (negative visual element) and the podium of the Ngau Chi Wan Municipal Services Building (neutral visual element) in the foreground. Various high-rise residential developments including Galaxia, Fortune Garden, Wealth Garden and Fire Services Department Wing Ting Road Fire Services Married Quarters (neutral visual elements) compose of a dense built environment against the Lion Rock Ridgeline (positive visual element) and the open sky backdrop (positive visual element). The low-rise Resited Ngau Chi Wan Village (neutral visual element) and some vegetation (positive visual element) within and surrounding the Site are also visible in the background. Both the Baseline Scheme and Proposed Development will result in some blockage to the view of the open sky and the man-made developments behind the Site when compared to the existing condition. Compared to the Baseline Scheme, the Proposed Development with a higher BH is still compatible with the surrounding developments and will not lead to large difference in visual composition.
- 6.16 **Visual obstruction:** Both the Baseline Scheme and the Proposed Development will result in obstruction of the view towards the open sky backdrop but will not obstruct any view to the Lion Rock Ridgeline. Although the Proposed Development with a higher BH will obstruct more portion of the open sky view and the man-made developments behind, visual openness in this VP among both Schemes will remain largely unchanged given the visual prominence of Approved CDA Development in the foreground. Thus, the degree of obstruction is considered slight.
- 6.17 **Effect on public viewers:** Both the Baseline Scheme and Proposed Development will result in some blockage of the open sky view. While the Proposed Development is slightly higher than the Baseline Scheme, **both** Schemes will integrate well with the existing and planned high-rise developments in the vicinity.
- 6.18 **Effect on visual resources:** Despite the Proposed Development will lead to some loss of visual openness when compared to the Baseline Scheme, it is considered not incompatible with the existing and planned dense built environment while the view to the Lion Rock Ridgeline is maintained. In addition, the Proposed Development will allow for variation in building form and incorporate tower setback/ separation to mitigate the building bulk. Therefore, the conditions, quality and character of the assessment area will unlikely be significantly adversely affected.
- 6.19 In light of the above, the overall resultant visual impact caused by the Proposed Development is considered **slightly adverse** when compared to the Baseline Scheme.

VP5: View from Hammer Hill Road Sports Ground (**Figure 12** refers)

- 6.25 **Visual composition:** Several high-rise residential developments, including Bay View Garden, Fortune Garden and 8 Clear Water Bay Road (neutral visual elements) are the major visual components of this VP. The Approved CDA Development (neutral visual element) would also be visible from this VP. These developments stand against a backdrop of an open sky with landscaping and vegetation (positive visual elements) within Hammer Hill Road Sports Ground (neutral visual element) in the foreground. Both the Baseline Scheme and Proposed Development will block some of the man-made developments behind the Site and a portion of the open sky view and alter the visual composition.
- 6.26 **Visual obstruction:** Both the Baseline Scheme and Proposed Development will result in obstruction and reduce the visual openness when assessed against the existing condition. The Proposed Development will result in slightly more obstruction of the open sky when compared with the Baseline Scheme.
- 6.27 **Effect on public viewers:** With or without development on the Application Site, the view from this VP will already be altered by the Approved CDA Development, further cementing this area as a high-rise residential cluster. While the Proposed Development is slightly higher than the Baseline Scheme, a compatible scale, massing and BH with the surrounding high-rise visual context is maintained. Nonetheless, the Proposed Development with a higher BH will allow more variations in building form with a terraced podium design and opportunities for landscaping that create visual interests and soften the building edges. In particular, the Proposed Development will incorporate open-air landscaped open spaces at podium floors which create a source of visual relief between the podium and tower portion and enhance ventilation and building permeability of the Site.
- 6.28 **Effect on visual resources:** In comparison with the Baseline Scheme, the Proposed Development will be slightly higher but the extent is minimal. The Proposed Development is not incompatible with the man-made developments visible in this VP and will add visual amenity to the area with additional open space provision and variations in building forms. As a result, the conditions, quality and character of the assessment area will unlikely be significantly adversely affected.
- 6.29 In light of the above, the overall resultant visual impact caused by the Proposed Development is considered **slightly adverse** when compared to the Baseline Scheme when viewed from this VP.

VP6: View from the Hiking Trail near Ngau Chi Wan Service Reservoir (**Figure 13** refers)

- 6.30 **Visual composition:** The visual elements of this VP comprise views of several high-rise buildings in Ngau Chi Wan, including 8 Clear Water Bay Road, Fire Services Department Wing Ting Road Fire Services Married Quarters, Fortune Garden, Bay View Garden, Kai Ching Estate and Airside (neutral visual elements) and the extensive vegetation (positive visual element) in the hiking trail near Ngau Chi Wan Village in the foreground against an open sky backdrop (positive visual element). The Approved CDA Development (neutral visual element) would also be visible from this VP. While the Baseline Scheme will slightly intrude into the open sky backdrop, the increased BH of the Proposed Development will further block a portion of the open sky view and some existing developments behind and further away from the Site, such as Kai Ching Estate and Airside (neutral visual elements). Notwithstanding, both the Baseline Scheme and Proposed Development are compatible with the adjacent developments of similar massing, scale and form and will blend in with the surrounding developments. There is no significant difference among the two Schemes in terms of visual composition.
- 6.31 **Visual obstruction:** When compared with the Baseline Scheme, the Proposed Development with a higher BH will slightly obstruct the view of the open sky. Given the open sky view is largely preserved, the degree of visual obstruction is considered slight.
- 6.32 **Effect on public viewers:** This VP is located on a fitness trail where the public enjoys the views of the cityscape of Ngau Chi Wan dominated by a cluster of high-rise developments. While the Proposed Development with a higher BH will further block the cityscape view and a part of the open sky when compared to the Baseline Scheme but the extent is negligible to slight given the established high-rise visual content, the visual prominence of the Approved CDA Development to the left and the kinetic nature of this VP.
- 6.33 **Effect on visual resources:** The visual elements in this VP will be affected by both the Baseline Scheme and Proposed Development. While the increase in BH in the Proposed Development will block a larger portion of the sky view, it will integrate well with the nearby neighbourhood and is considered not incompatible with existing built environment visible from this VP.
- 6.34 In light of the above, the overall resultant visual impact caused by the Proposed Development is considered **slightly adverse** when compared to the Baseline Scheme.

7 CONCLUSION

- 7.1 This VIA is undertaken to evaluate the difference in the visual impact of the Proposed Development against the Baseline Scheme. A total of Eight (8) potential VPs were identified with seven (7) VPs assessed while the Site is not visible in the remaining One (1) SVP.
- 7.2 The VIA concludes that while the increase in BH will inevitably result in some visual changes when compared to the Baseline Scheme, the increase in BH in the Proposed Development is considered not incompatible with the surrounding context, particularly on massing, scale and height. Various visual mitigation measures (e.g. landscaping and greenery provision at at-grade and podium levels, building setbacks and separations) have been incorporated into the Proposed Development to allow for more interesting building forms and design, soften the building edges and add visual amenities to the area. In particular, the Proposed Development incorporates a terraced multi-layered podium with landscaped open spaces and relocates the ventilation opening to podium level which creates a source of visual relief and enhances visual permeability at pedestrian levels.
- 7.3 **Table 7.1** summarises the overall visual impact of the Proposed Development compared to the Baseline Scheme.
- 7.4 All in all, the visual impact of the Proposed Development is considered acceptable.

Table 7.1 – Summary Table of Visual Impact (Proposed Development against the Baseline Scheme)

Viewpoints Assessed	Visual Sensitivity	Resultant Visual Impact
VP1: View from Junction of Lung Cheung Road and Lung Chi Path	Medium - High	Slightly Adverse
VP2: View from the MTR Exit near Choi Hung Estate	Medium	Slightly Adverse
VP3: View from the Ping Shek Public Transport Interchange	Medium	Slightly Adverse
VP4: View from Nan Lian Garden	Medium - High	Slightly Adverse
VP5: View from Hammer Hill Road Sports Ground	High	Slightly Adverse
VP6: View from the Hiking Trail near Ngau Chi Wan Service Reservoir	Medium - High	Slightly Adverse
VP7: Strategic Viewpoint from Quarry Bay Park	Medium - High	Negligible
VP8: Strategic Viewpoint from Hong Kong Convention and Exhibition Centre	Medium	Not Applicable (Site not visible)

Edited &

Approved by: Vincent Lau

Prepared by: Janice Wong





Date: 26 March 2025

File Ref: HKHS/NCW

Appendix 4

REPLACEMENT PAGES TO AIR
VENTILATION ASSESSMENT –
EXPERT EVALUATION

Ngau Chi Wan Village, Wong Tai Sin – Feasibility Study (Agreement No. CE 32/2019 (CE)) (hereafter “Feasibility Study”) by Civil Engineering and Development Department (CEDD) for the rezoning is referred and compared with the Proposed Scheme. This is the Baseline Scheme for the evaluation of the potential Air Ventilation impact with the Proposed Scheme.

1.3 Application Site and its Environs

- 1.3.1 **Figure 1** shows the location of the Application Site and the surrounding environs.
- 1.3.2 The Applicant Site is bounded by Wing Ting Road to its north, Lung Cheung Road to its southwest and Lung Chi Path to its south. Choi Hung MTR Station can be accessed via C2 Exit across Lung Chi Path. The Site, with formation levels at about 6.5mPD to 14.5mPD, is currently an urban squatter area against a hilly backdrop, i.e. Hammer Hill with a height of 140mPD to its northeast. Lung Cheung Road section to the west of the Application Site has an elevation of ~6-7mPD. While Wing Ting Road section near the Application Site rises from ~11 mPD in the south to ~19mPD in the north. The site formation levels of the developments to the northeast of the Application Site are generally equal or higher than those of Wing Ting Road.
- 1.3.3 Man Fat Nunnery, a Grade 3 historic building, is situated at the northwest portion of the Site. The Hong Kong Breast Cancer Foundation Jockey Club Breast Health Centre (Kowloon) is located at the northwestern corner of the Site fronting Lung Cheung Road. Both buildings are located within Site C, and will be retained in-situ.
- 1.3.4 The predominant use in the surrounding area is residential developments consists of public housing estates, private housing and village houses, coupled with G/IC uses and sports facilities serving the local community. To the immediate southeast of the Application Site, there is a composite development under an approved planning application No. A/K12/34-2 currently under construction.

1.4 Proposed Scheme

- 1.4.1 The indicative MLP is shown in **Appendix 1**. Phase 1 includes Site C, while Phase 2 includes Site D1 and Site D2, with Site D2 being the POS to be handed over to the Government upon completion. This study will focus on Site C and Site D1 (i.e. the Application Site).
- 1.4.2 For Site C, there is one tower with an elevation of 165mPD, named Tower 1, on top of a podium.
- 1.4.3 Site D1 includes two towers, named Tower 2 and Tower 3, both with a building height of 140mPD, on top of a podium.
- 1.4.4 The following good design features have been adopted in the Proposed Scheme (as shown in **Figure 2a** and **2b**)
- ~16m building setback from Tower 1 to the site boundary along Lung Cheung Road;
 - Minimum 2m podium setback from G/F and above of Tower 1 to 3, along with the tower setbacks to the site boundary along Wing Ting Road;
 - ~7.5m podium setback from G/F and above of Tower 1, along with tower setback to the northwestern site boundary;
 - ~10m tower setback from Tower 1 to the site boundary abutting Fortune Garden;
 - ~10m tower setback from Tower 2 to the site boundary abutting Fortune Garden;
 - ~3.5m tower setback from Tower 3 to the southeastern site boundary;

- ~15m building separation between Tower 2 & Tower 3 above podium at 33mPD;
- Stepped building heights between Site C and Site D1;
- Empty bay designs with openings of 15m in width and minimum 30m in height from G/F to 5/F (Landscaped Open Space for residents), with an open-sided footbridge at 5/F at Site C;
- Minimum 3.5m tower and podium setback from Towers 2 & 3 to the site boundary along Lung Chi Path;
- Landscaped Open Space located on 5/F of Site C and Site D1, with heights of approximate 6-7m and 8-8.5m, respectively, to improve the wind penetration of the Application Site;
- Terraced podium design to improve the air ventilation nearby;

1.5 Baseline Scheme

- 1.5.1 The Baseline Scheme refers to the approved scheme in the Feasibility Study by CEDD, i.e. the scheme in the Feasibility Study for rezoning by CEDD mentioned in section 1.2.3. It consists of three residential towers, i.e. one residential tower with 34 storeys over a five-storey podium (excluding 2 basement levels) at Site C (northwestern part of the site) and two residential towers of 30 storeys over a four-storey podium (excluding 2 basement levels) at Site D1 (southeastern part of the Site).
- 1.5.2 The following good design features have been adopted in the Baseline Scheme (as shown in **Figure 3a and 3b**)
- ~14m tower setback from Tower 1 to the site boundary along Lung Cheung Road;
 - ~2m podium setbacks at Tower 1 to Tower 3, along with tower setbacks to the site boundary along Wing Ting Road;
 - ~7.5m podium setback, along with tower setback from Tower 1, to the northwestern site boundary;
 - ~12.5m tower setback from Tower 1 to the site boundary abutting Fortune Garden;
 - ~4m tower setback from Tower 2 to the site boundary abutting Fortune Garden;
 - ~15m building separation between Tower 2 & Tower 3;
 - ~7.5m tower and podium setback from Tower 3 to the southeastern site boundary;
 - ~7.5m tower and podium setback from Towers 2 & 3 to the site boundary along Lung Chi Path;
 - Stepped building heights between Site C and Site D1;
 - Empty bay designs with two openings of 15m and 7.5m in width above podium level with a height of 35m at Site C.
- 1.5.3 **Appendix 2** shows the indicative MLP and section of the Baseline Scheme.

1.6 Comparison Between Proposed and Baseline Scheme

- 1.6.1 Below describes the major difference between the Proposed and Baseline Scheme (as shown in **Figure 11a to 11c**).
- 1.6.2 Unlike the Baseline Scheme, there is no basement carpark at the Proposed Scheme. According to the latest practice note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers – APP-2 issued by Building Department in Dec 2023, in order to reduce the construction time and cost, the GFA of aboveground carpark required to be provided under lease for subsidised sale/ rental flats to be provided by HKHS could be fully exempted as accepted by the Government. In order to expedite the public housing development so as to alleviate the housing shortage, above-ground carpark is proposed for the Proposed Scheme, which resulting that there is an increase of 1 storey podium storey at the Application Site.
- 1.6.3 In addition, in response to the suggestions of Town Planning Board (TPB) members expressed during the 1286th TPB meeting dated 16 December 2022 on “slightly increasing the BH and adjusting the height between the transfer plate and the podium levels in order to allow flexibility to provide quality covered open space at the podium levels”, landscaped open space(for residents) with heights of approximately 6-7m and 8-8.5m are newly proposed at the podium roof of Site C and Site D1 respectively.
- 1.6.4 For the residential tower at Site C which is immediate next to the Lung Cheung Road, the detailed traffic noise results show that having the residential units parallel to this busy trunk road would be subject to excessive traffic noise with the noise level which cannot be mitigated by any existing practical traffic noise mitigation measures. In order to fulfil the relevant traffic noise standard under the Hong Kong Planning Standards and Guidelines, the residential units at the previous Baseline Scheme facing towards the Lung Cheung Road is relocated to the area away from or perpendicular to this trunk road under the Proposed Scheme.
- 1.6.5 **Table 1.1** illustrates the dimensions of good design features under the two schemes.

Table 1.1 Comparison of the Dimensions of Good Design Features under the Baseline Scheme and the Proposed Scheme

Good Design Features	Baseline Scheme	Proposed Scheme
Tower Setback from T1 to the site boundary along Lung Cheung Road	~14m	~16m
Podium and tower setback from T1 to T3 to the site boundary along Wing Ting Road	~2m	Minimum 2m from G/F and above
Podium Setback and tower setback from T1 to the northwestern site boundary	~7.5m	~7.5m from G/F and above
Tower Setback from T1 to the site boundary abutting Fortune Garden	~12.5m	~10m
Tower Setback from T2 to the site boundary abutting Fortune Garden	~4m	~10m
Tower setback from T3 to the southeastern site boundary	~7.5m	~3.5m
Building separation between T2 & T3	~15m	~15m above podium at 33mPD
Tower and podium setback from T2 & T3 to the site boundary along Lung Chi Path	~7.5m	~3.5m
Empty Bays	Two openings of 15m and 7.5m in width and 35m in height	15m in width and minimum 30m in height from G/F to 5/F

Good Design Features	Baseline Scheme	Proposed Scheme
Landscaped open space podium	NA	6-7m and 8-8.5m in height on 5/F of Site C and D1

- 1.6.6 From Table 1.1, most of the beneficial design features are preserved, with only minor adjustments, such as the dimensions and locations of the empty bays. Some setbacks have been increased, including the tower setback of T1 from the Lung Cheung Road site boundary and the tower setback of T2 from the boundary adjacent to Fortune Garden. Conversely, there are slight reductions in some design features, such as the tower setback of T1 from the Fortune Garden boundary and the setbacks of the tower and podium for T2 and T3 from the Lung Chi Path boundary. Additionally, the Proposed Scheme introduces more landscaped open space podium.

mPD at the southwestern side to 14.5 mPD at the northeastern side near Wing Ting Road.

- 2.2.2 The immediate surroundings of the Application Site have a relatively flat topography. To the north and northwest, the terrain starts to become more undulating, with a series of low hills and ridges, such as Beacon Hill and Lion Rock, which rises to an elevation over 450mPD. Further to the northeast, the topography becomes more dramatically hilly, as the slopes of the Kowloon range begin to take shape. Peaks like Middle Hill and Kowloon Peak can be seen in the distance, reaching elevations of over 500m. Given this topography, it is anticipated that wind from northeast quarter will be blocked to some extent by the higher terrain features in the surrounding area. The undulating hills and ridges, as well as the prominent peaks of the Kowloon mountains, are likely to have a shielding effect on wind flows approaching the Application Site from the northeast direction.

Building Morphology

- 2.2.3 Several large-scale public residential developments are located in proximity to the Site. Choi Hung Estate and Choi Wan Estate are high-density residential developments situated to the southwest and southeast of the Site, respectively. Additionally, there are medium-density private housing developments located immediately northeast of the Site, including Bay View Garden, Wealth Garden, Fortune Garden, and the Fire Services Department Wind Ting Road Fire Services Married Quarters. To the south of the Site across Clear Water Bay Road, there is a public rental housing development named Ping Shek Estate, with the building height restrictions at 80mDP and 100mPD. A public transport interchange (PTI) is located to the northeast of Ping Shek Estate. 8 Clear Water Bay Road, a residential tower with the building height at 180mPD is situated above the PTI.
- 2.2.4 To the immediate southeast of the Application Site, there is a composite development zoned "Comprehensive Development Area" ("CDA") under an approved planning application (No. A/K12/34-2), consisting of five residential towers constructed above a podium for non-domestic uses. The overall building height reaches an elevation of 230mPD.
- 2.2.5 A cluster of G/IC facilities are located to the immediate northwest of the Site, including East Kowloon Polyclinic, Hammer Hill Road Swimming Pool. Ngau Chi Wan Municipal Service Building and Ngau Chi Wan Sports Centre are located to the south of the Site.
- 2.2.6 To the southeast of the Application Site, across Clear Water Bay Road, there are three educational institutions located in the vicinity: Ping Shek Estate Catholic Primary School, C&MA Sun Kei Primary School (Ping Shek) and Hong Kong Society For the Blind Factory for the Blind. In addition, Buddhist Hung Sean Chau memorial College is located to the north.
- 2.2.7 **Table 2.3** highlighted the building height of the surrounding developments. The source of the data is from Spatial Data & Topographic Map of Lands Department. Please refer to Figure 1 for the building height level profile.

Table 2.2 Building Heights and Site Formation Levels of the Surrounding Developments

Name of Development	Building Height (mPD)	Site Formation Level (mPD)	Location relative to the Application Site
Existing Choi Hung Estate	26-61	6-7	Southwest
Choi Hung Estate Redevelopment	190 (assumption based on	7	Southwest

Name of Development	Building Height (mPD)	Site Formation Level (mPD)	Location relative to the Application Site
	proposed BH of 50 storeys)		
Ping Shek Estate	32-86	6-10	Southeast
Choi Fung Court	150	43	Southeast
Choi Wan (I) Estate	94-127	40-63	Southeast
Choi Wan (II) Estate	117-143	56-69	Further Southeast
Bay View Garden	114	19	East
Fortune Garden	95	16	East
Wealth Garden	103	13	East
Fire Services Department Wing Ting Road Fire Services Married Quarters	111	18	East
Approved CDA Development at the Former St. Joseph's Home for the Aged	230	16	Southeast
Hing Yip Building	78	7	South
8 Clear Water Bay Road	184	8	Southeast
Hammer Hill Road Swimming Pool	29	15	Northwest
Buddhist Hung Sean Chau memorial College	51	26	North
Ngau Chi Wan Municipal Services Building	25-45	9	Southeast
Ping Shek Estate Catholic Primary School	32	12-16	Southeast
C&MA Sun Kei Primary School (Ping Shek)	34	12-16	Southeast
Chi Lin Nunnery	26-46	18	Northwest
Nan Lian Garden	17.4-28.3	18	Northwest
Hammer Hill Road Sports Ground	23.9 -31.4	18	Northwest
Hong Kong Breast Cancer Foundation Jockey Club Breast Health Centre	15	7	West
SHK St. Benedict's School	31	5	Southwest
Rhythm Garden	71-92.3	6	Further West
Sheung Ching House	120	5	Further Southwest
Cognitio College	27	5	Further Southwest
Hong Kong Red Cross Margaret Trench School	70	60	East
Man Fat Nunnery	16.8	7	East
Scenic View	192	77	Further East
Fung Shing Street Disciplined Services Quarters	188	84	Further East
Aria Tower	215.2	60	Further East
Kingsford Terrace	177-205	52	Further East

and the Proposed Scheme feature building heights that exceed those of Choi Hung Estate, which is likely to induce downwash winds under SSW/SW conditions. Consequently, it is expected that the wind environment along Lung Cheung Road will be preserved. Since the building heights in the Proposed Scheme are greater than those in the Baseline Scheme, the downwash effect may be stronger, if any, potentially enhancing wind performance along Lung Cheung Road.

- 3.7.2 In the Proposed Scheme, the three building blocks maintain minor setbacks of 2m from the northeastern site boundary along Wing Ting Road, compared to the Baseline Scheme. This design aims to mitigate wind impacts.
- 3.7.3 Furthermore, the Proposed Scheme retains the 15m building separation between Towers 2 and 3. Although the tower setback from Tower 1 to the site boundary abutting Fortune Garden is decreased from 12.5m to 10m, the setback from the site boundary abutting Fortune Garden to Tower 2 has been increased from 4m to 10m, which may allow winds to reach further downwind areas, such as Bay View Garden.
- 3.7.4 Therefore, although the BHs in the Proposed Scheme are higher than in the Baseline Scheme, all key design features have been preserved. As a result, it is expected that the Proposed Scheme will not have any significant adverse impacts on the downwind areas, i.e. Bay View Garden, Wealth Garden and the Fire Services Department Wing Ting Road Fire Services Married Quarters.
- 3.7.5 According to a government press release, Choi Hung Estate is set to be redeveloped in three phases starting in 2028. The development parameters are subject to the detailed design. However, according to the available information, the redevelopment is expected to increase building heights to provide more public rental housing (PRH) units, rising from 7,400 to 9,200 flats, as mentioned in the press release. The residential towers may reach approximately 50 stories, with assumed heights potentially reaching around 190 mPD. Consequently, this will likely create a larger blockage effect on SSW and SW winds, further reduce the wind availability to the Application Site, which is located downwind of Choi Hung Estate.
- 3.7.6 Due to the already decreased wind availability caused by the redevelopment of Choi Hung Estate, the overall impact of the Proposed Scheme on the air ventilation in the area will be diminished.

3.8 Good Design Features

- 3.8.1 Section 3.3 to 3.6 discussed the ventilation impact between the Baseline Scheme and Proposed Scheme. It is considered that the Proposed Development may slightly increase the blockage effect, but it is not expected to significantly impact the surrounding sensitive areas compared to the Baseline Scheme. This is due to the increased building heights and the minor changes to the empty bays/openings in Tower 1.
- 3.8.2 Notwithstanding, the proposed scheme has incorporated the followed good design features to facilitate the air ventilation:
- ~16m building setback from Tower 1 to the site boundary along Lung Cheung Road;
 - Minimum 2m podium setback from G/F and above of Tower 1 to 3, along with the tower setbacks to the site boundary along Wing Ting Road;
 - ~7.5m podium setback from G/F and above of Tower 1, along with tower setback to the northwestern site boundary;
 - ~10m tower setback from Tower 1 to the site boundary abutting Fortune Garden;

- ~10m tower setback from Tower 2 to the site boundary abutting Fortune Garden;
- ~3.5m tower setback from Tower 3 to the southeastern site boundary;
- ~15m building separation between Tower 2 & Tower 3 above podium at 33mPD;
- Stepped building heights between Site C and Site D1;
- Empty bay designs with openings of 15m in width and minimum 30m in height from G/F to 5/F (Landsaped Open Space for residents), with an open-sided footbridge at 5/F at Site C;
- Minimum 3.5m tower and podium setback from Towers 2 & 3 to the site boundary along Lung Chi Path;
- Landsaped Open Space located on 5/F of Site C and Site D1, with heights of approximate 6-7m and 8-8.5m, respectively, to improve the wind penetration of the Application Site;
- Terraced podium design to improve the air ventilation nearby;

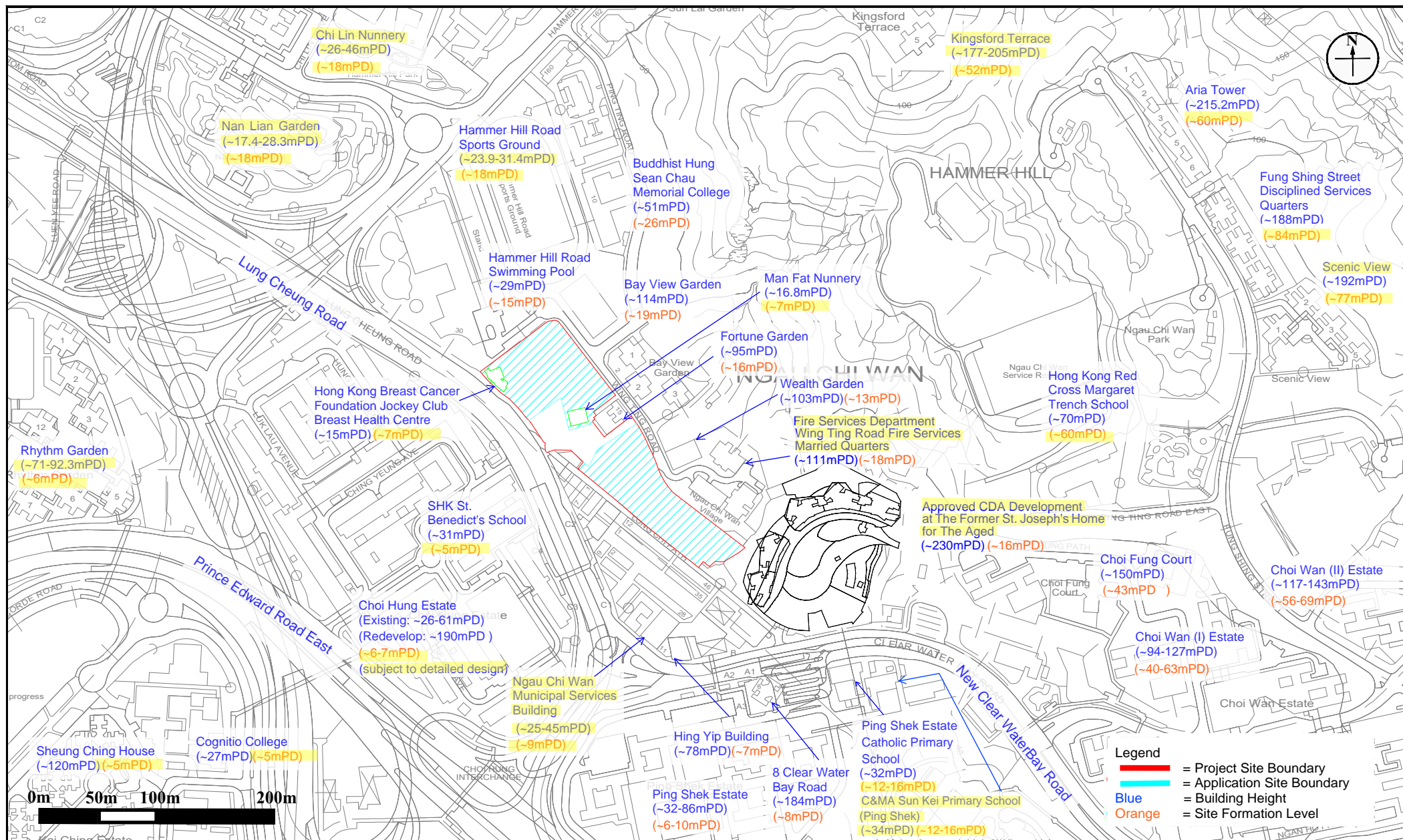


Figure: 1

Title: Location of the Application Site and its Environs

Project: Proposed Minor Relaxation of Building Height Restrictions for Public Housing Development at Ngau Chi Wan Village, Kowloon

RAMBOLL

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Checked by: EC

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Figure: 2a

RAMBOLL

Title: Good Design Features Provided in the Proposed Scheme – Setbacks and Building Separations

Drawn by: EC

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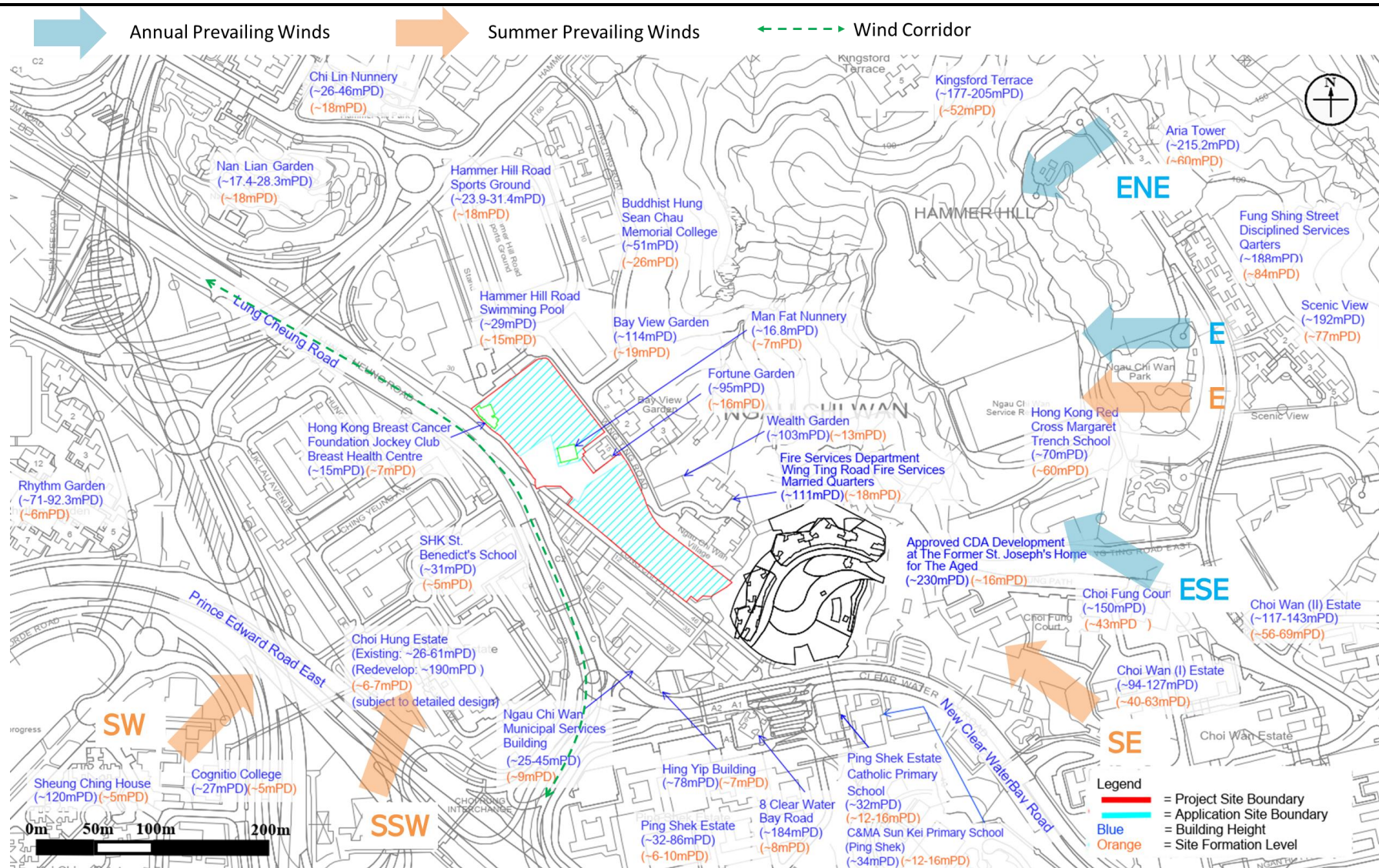


Figure: 5

Title: Potential Wind Flow under Existing Condition

Project: Proposed Minor Relaxation of Building Height Restrictions for Public Housing Development at Ngau Chi Wan Village, Kowloon

RAMBOLL

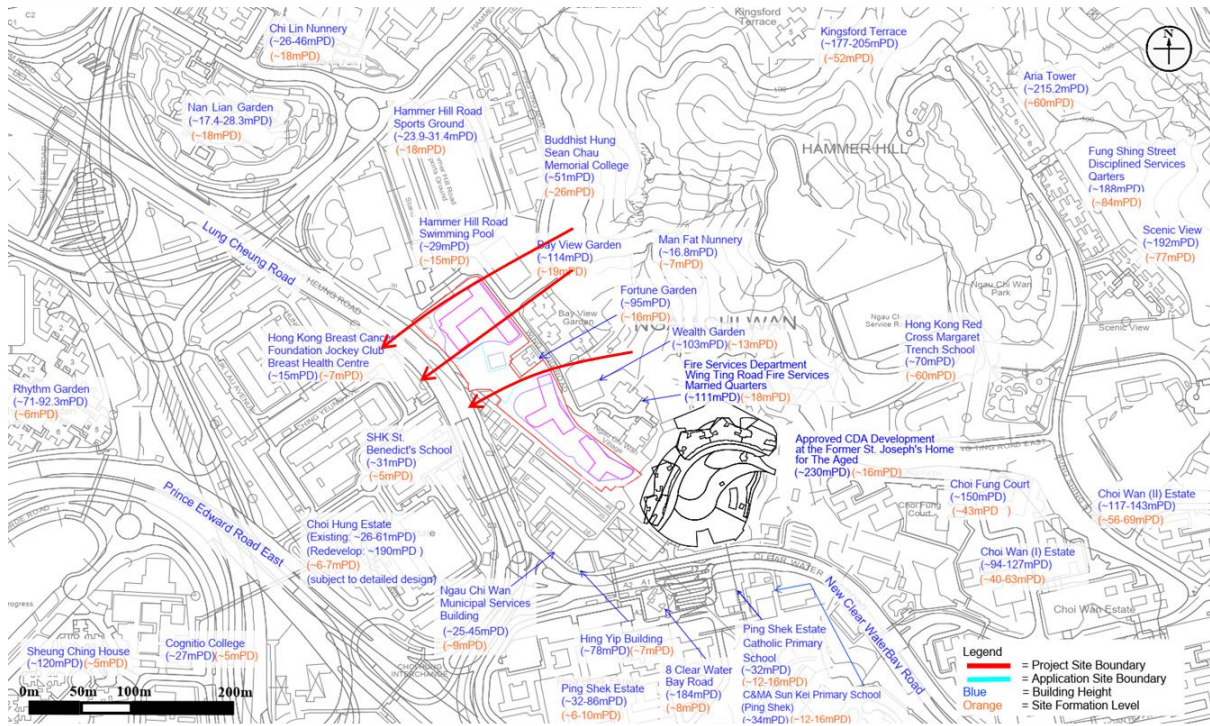
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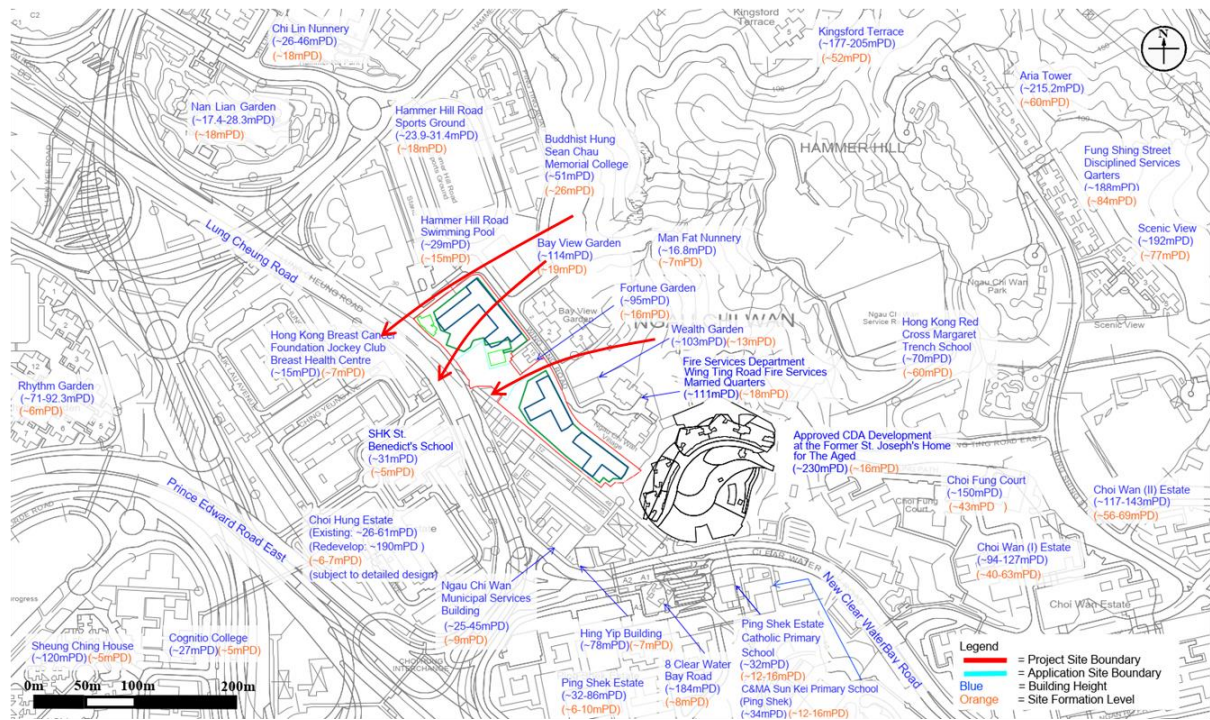
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→ Expected Wind Flow



Baseline Scheme



Proposed Scheme

Figure: 6

Title: Illustration of Wind Flow from ENE Wind Direction

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RAMBOLL

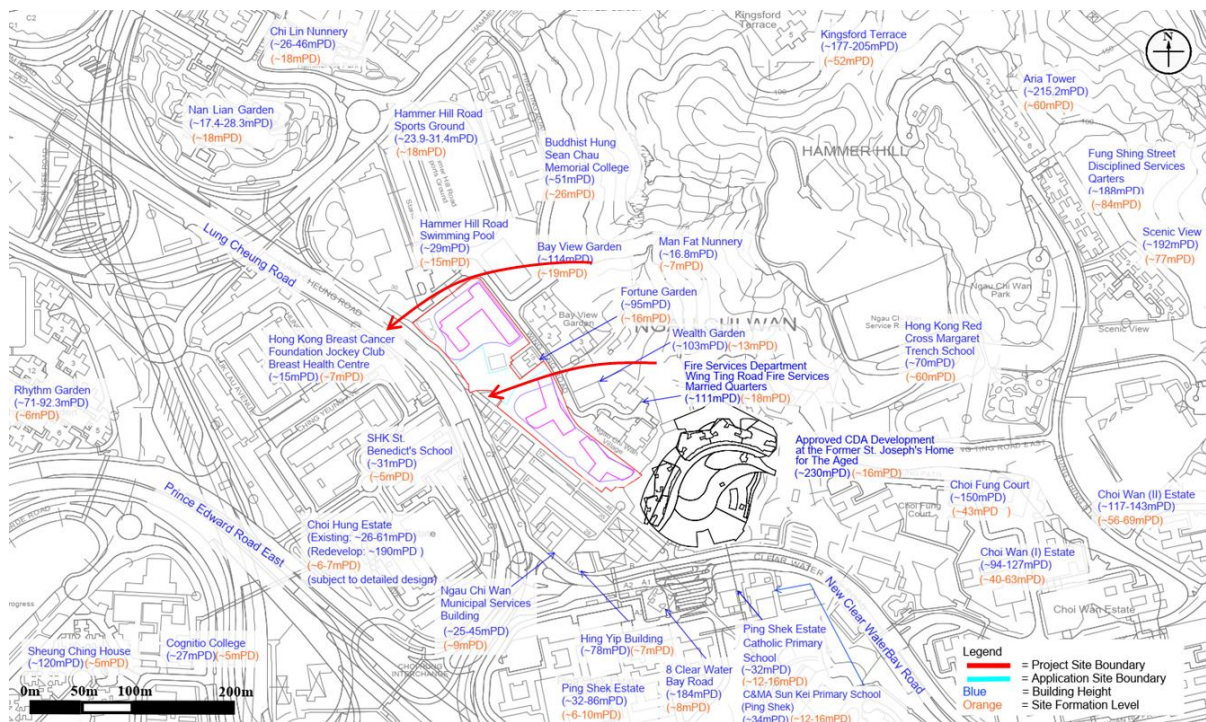
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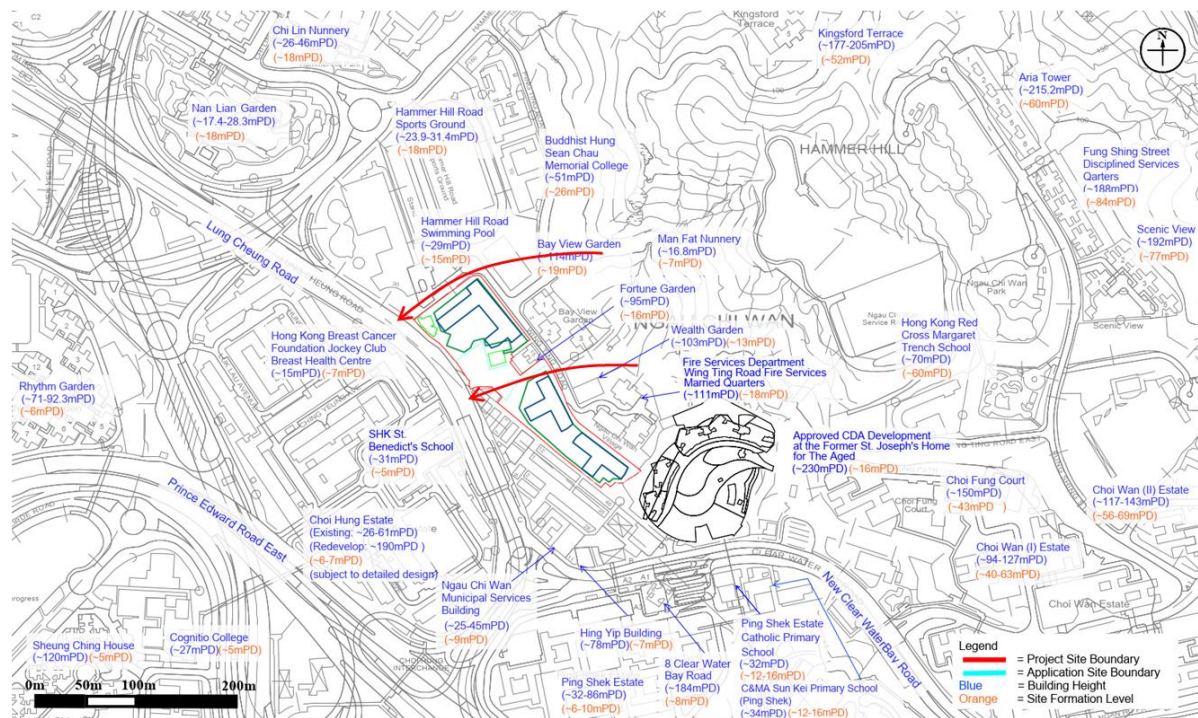
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Expected Wind Flow



Baseline Scheme



Proposed Scheme

Figure: 7

RAMBOLL

Title: Illustration of Wind Flow from E Wind Direction

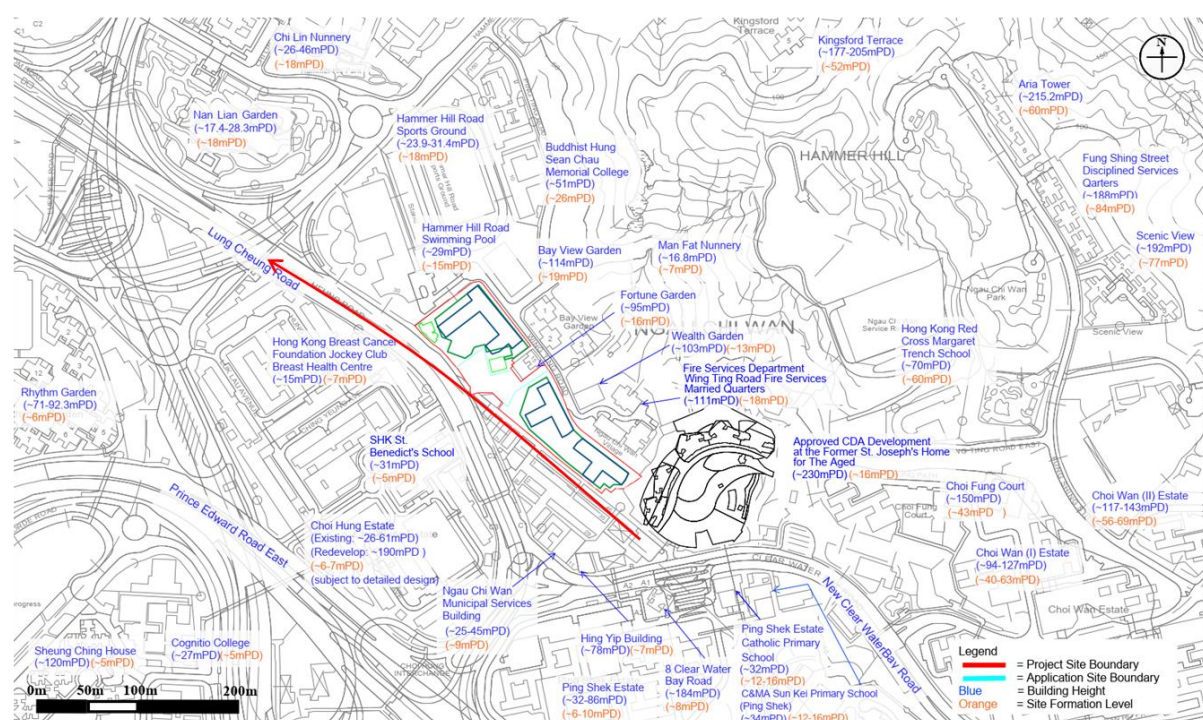
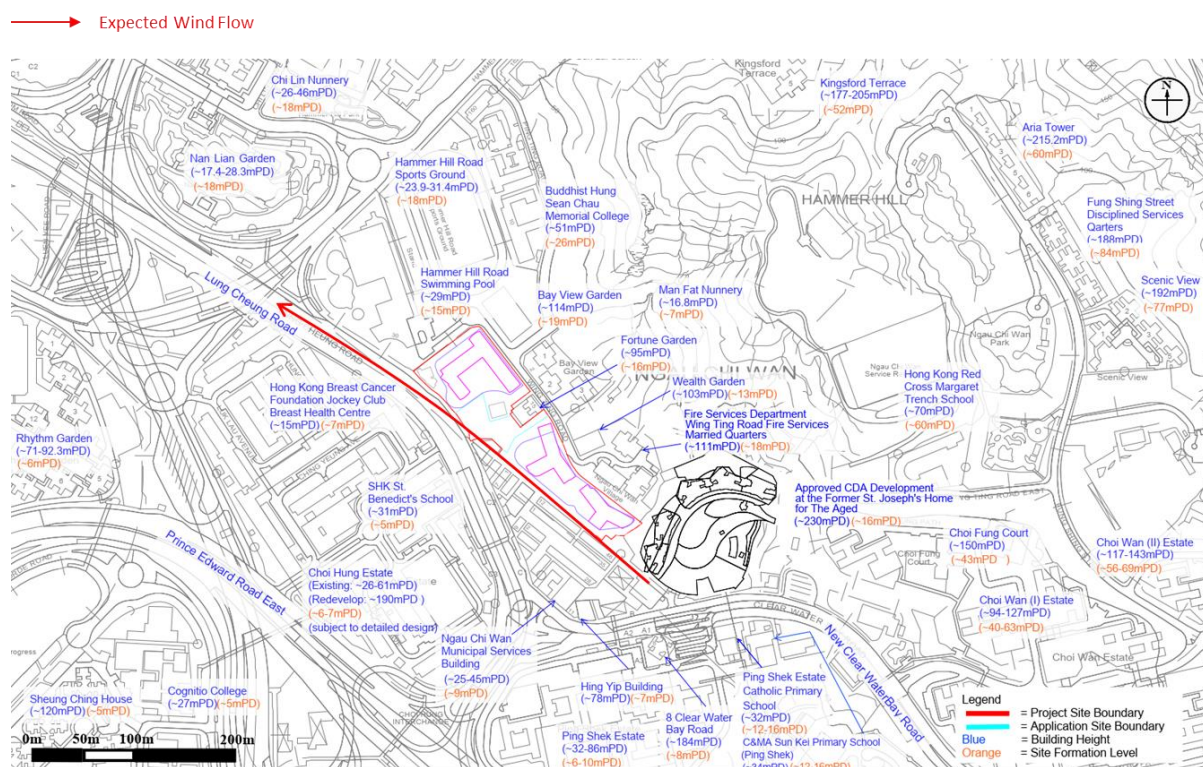
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Baseline Scheme

Proposed Scheme

Figure: 8



Title:	Illustration of Wind Flow from ESE Wind Direction
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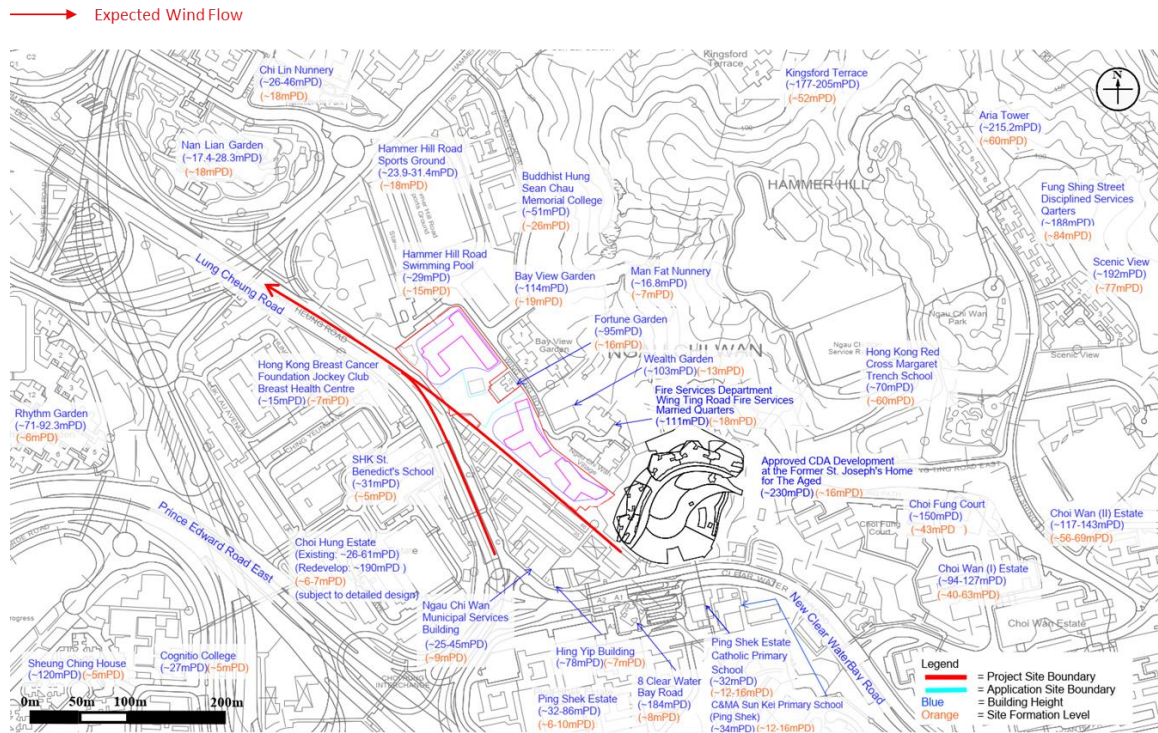
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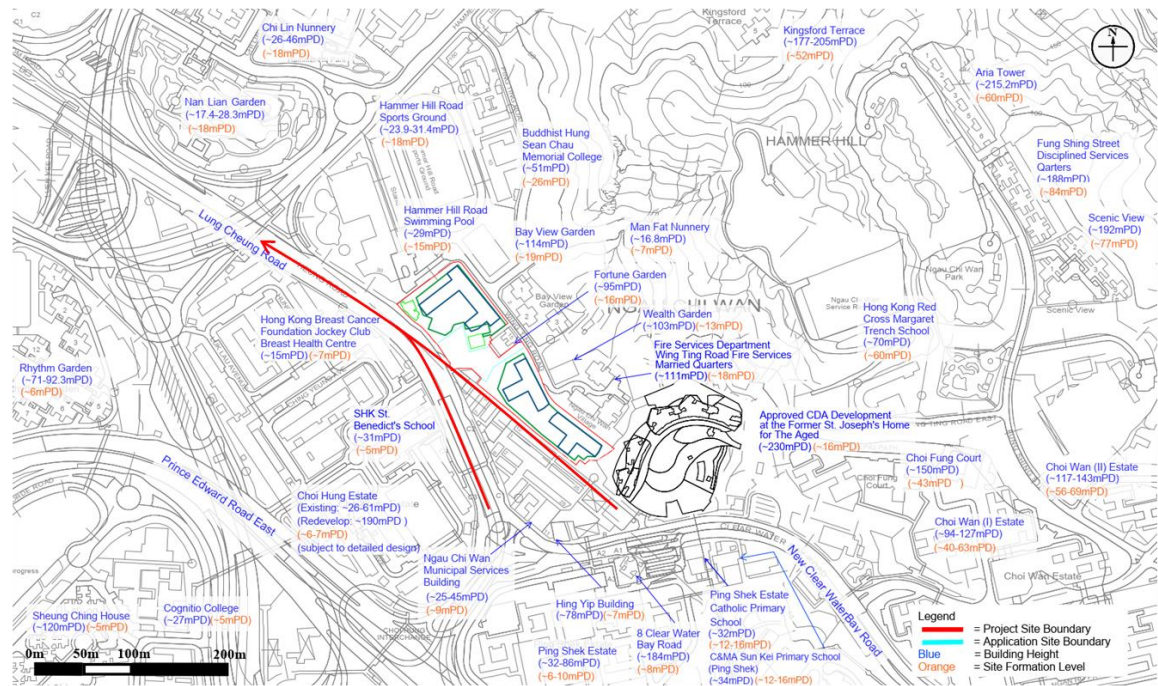
Project:	Proposed Minor Relaxation of Building Height Restrictions for Public Housing Development at Ngau Chi Wan Village, Kowloon
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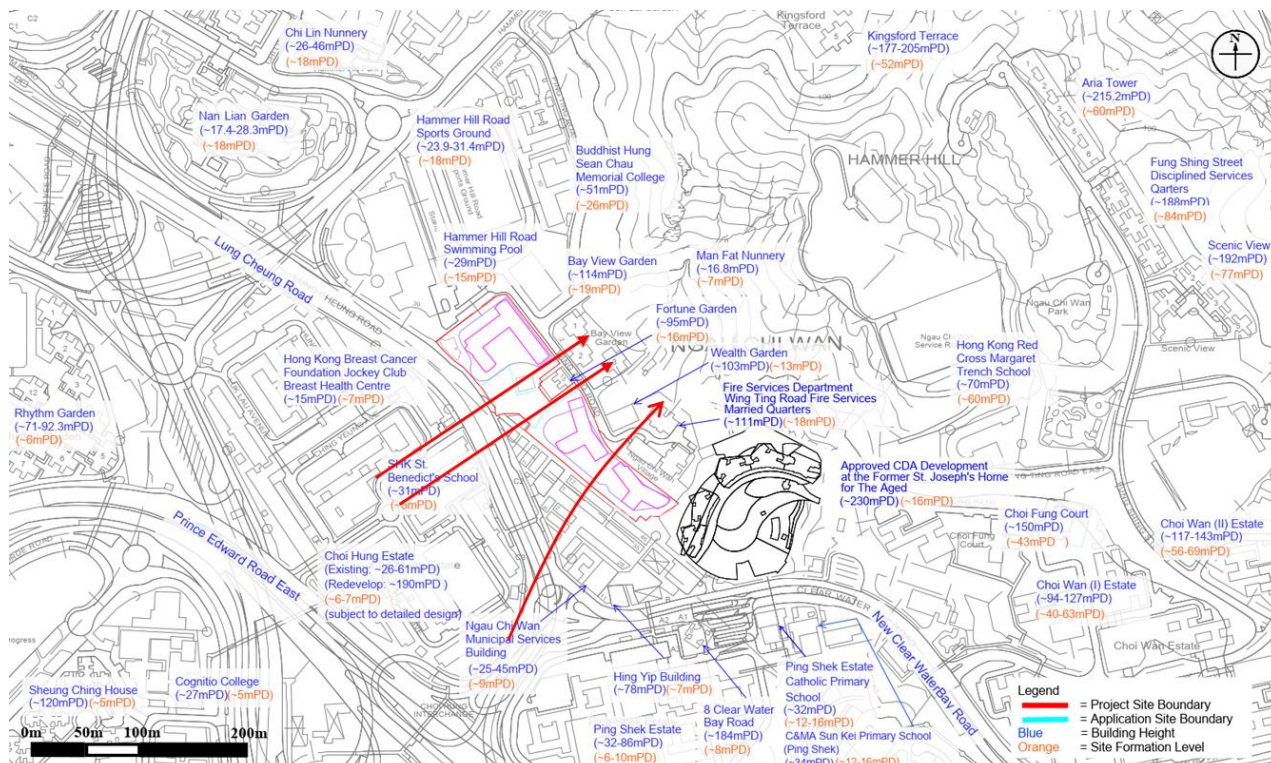
Baseline Scheme



Proposed Scheme

Figure: 9	
Title: Illustration of Wind Flow from SE Wind Direction	Drawn by: EC Checked by: TC
Project: Proposed Minor Relaxation of Building Height Restrictions for Public Housing Development at Ngau Chi Wan Village, Kowloon	Rev.: 1.5 Date: Mar 2025

Expected Wind Flow



Baseline Scheme

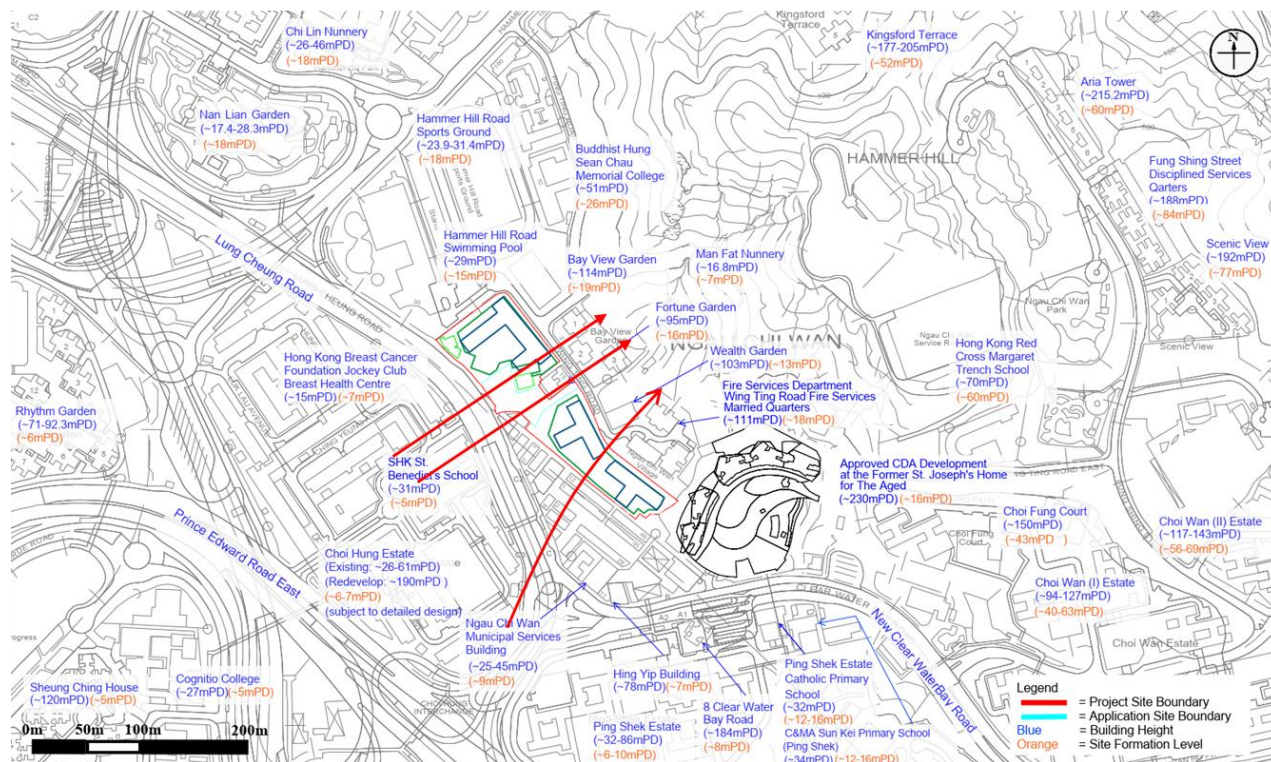


Figure: 10

Title: Illustration of Wind Flow from SSW and SW Wind Direction

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Baseline Scheme



Proposed Development

COMPARISON OF MASTER LAYOUT PLAN

Figure: 11a

Title: Comparison between the Baseline Scheme and Proposed Scheme (MLP)

Project: Proposed Minor Relaxation of Building Height Restrictions for Public Housing Development at Ngau Chi Wan Village, Kowloon

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Appendix 5

REPLACEMENT PAGES TO LANDSCAPE
MASTER PLAN

Legend

Application Site Boundary

Drainage Reserve

Building Line Above

Building

Proposed Lawn

Proposed Shrub

Proposed New Tree Planting
(Approx. 200 number within
the Project Site)

Trees To Be Retained

Trees To Be Retained (TPIs,
1 in POS, 1 in Site C)

Hard Pave

Wood Deck

Communal Play Area

Bench

Covered Walkway

+17.50

Proposed Level

Pedestrian Entrance

Pedestrian Entrance
(Retail)

Vehicular Entrance

Pedestrian Entrance
(POS- Site D2)

POS (Site D2) Boundary

1

Event Plaza
Outdoor extension space of Site D1 to support events/
gathering space; lush landscape buffer with tree plantings
to screen off the RCP.

2

Man Fat Nunnery
Historical building as the focal point of the open space.

3

Entrance Plaza
Welcoming plaza with a TPI retained in-situ for the
entrance of residents and visitors to Site C arcade.

4

Street Shopping Terrace
Open-air terraced open space gradually descends from Wing Ting
Road and connected to the Entrance Plaza at Lung Cheung Road
level, with pockets spaces extended from the Site C arcade.

5

Fusion Lane
Integrate the original Lung Chi Path city fabric with the new development
of Site D1, designed with avenue trees and planting pockets.

6

Courtyard Garden
Designed with leisure lawn and sitting-out area provides shaded
sitting-out area for residents.

7

Communal Play Area
Playground and Fitness stations designed for inter-generation use,
extend recreational facilities from within the clubhouse to outside.

8

Streetscape along Wing Ting Road
Avenue trees to provide continuous shades along the pedestrian
passage of Wing Ting Road, with green buffer to shield off the
traffic from the development.

Greenery Area Provision for Site C & Site D1
* Equivalent to not Less than 20% greenery coverage in Site C and Site D1

Site C : Approx 1620m² (20%)
Site D1: Approx 1740m² (20%)

Open Space Area for the Proposed Site C& Site D1:
Site C Open Space Area: Approx 3308m²
Site D1 Open Space Area: Approx 4050m²

*Minimum 1m² per person for future residents as per HKPSG

For illustration Purpose only and Subject to Detailed Design

PROPOSED PUBLIC HOUSING DEVELOPMENT AT NGAU CHI WAN VILLAGE, KOWLOON

LANDSCAPE MASTER PLAN

SCALE	A1 1:500 A3 1:1000	DATE	FEB 2025
CHECKED	ALL	DRAWN	TEAM
FIGURE NO.	RLPL14A-LMP01	REV	-

ADI

ADI LIMITED

LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING

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Legend

Application Site Boundary

Drainage Reserve

Building

Proposed Lawn

Proposed Shrub

Proposed New Tree Planting

Hard Pave

Wood Deck

Bench

Covered Walkway

Trees To Be Retained

Trees To Be Retained (TPIs,
1 in POS, 1 in Site C)

+7.50

Proposed Level

Pedestrian Entrance

Pedestrian Entrance (Retail)

Vehicular Entrance

Pedestrian Entrance (POS- Site D2)

POS (Site D2) Boundary

1

Event Plaza
Outdoor extension space of Site D1 to support events/
gathering space; lush landscape buffer with tree plantings
to screen off the RCP.

2

Man Fat Nunnery
Historical building as the focal point of the open space.

3

Entrance Plaza
Welcoming plaza with a TPI retained in-situ for the
entrance of residents and visitors to Site C arcade.

5

Fusion Lane
Integrate the original Lung Chi Path city fabric with the new development
of Site D1, designed with avenue trees and planting pockets.

8

Streetscape along Wing Ting Road
Avenue trees to provide continuous shades along the pedestrian
passage of Wing Ting Road, with green buffer to shield off the
traffic from the development.

The map illustrates the proposed public housing development at Ngau Chi Wan Village, Kowloon. It features three main sites: Site C (left), Site D1 (right), and Site D2 (center). Site C includes Tower 1 and the Hong Kong Breast Health Centre (Kowloon). Site D1 includes Tower 2 and Tower 3. Site D2 includes the Man Fat Nunnery and the RCP. The map shows the layout of buildings, roads (Wing Ting Road, Lung Cheung Road, Lung Chi Path), and various landscape features like lawns, shrubs, and trees. A legend in the top left corner defines the symbols used. A north arrow is located in the top left corner. The map also shows existing infrastructure like the ESS, Car Park, and various paths (e.g., Wing Ting Road, Lung Cheung Road, Lung Chi Path).

For illustration Purpose only and Subject to Detailed Design

PROPOSED PUBLIC HOUSING DEVELOPMENT AT NGAU CHI WAN VILLAGE, KOWLOON

LANDSCAPE MASTER PLAN - Site C LG2F & Site D1 LG1F

SCALE	A1 1:500 A3 1:1000	DATE	FEB 2025
CHECKED	ALL	DRAWN	TEAM
FIGURE NO.	RLPL14A-LMP02	REV	-

ADI

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Appendix 6

ROAD IMPROVEMENT WORKS FIGURE

X:\Ozzo\82890_Dedicated Rehousing Estates at Ngau Chi Wan Phase I (Site C) and Phase II (Site D)\Data\DWG\82890_Figure 4-1A.dwg 2025/03/20 11:21:16



Appendix 7

BROAD-BRUSH TREE SURVEY OF
RETAINED TREES

Broad brush tree survey of retained trees at Public Development at Ngau Chi Wan Village, Wong Tai Sin

Tree Assessment Schedule (with information extracted from the endorsed Tree Preservation & Removal Proposal ("TPRP") including Tree and Vegetation Survey under the IDC Study by CEDD)

Tree No.	Species		Tree Size			Amenity value	Form	Health condition	Structural condition	Suitability for transplanting	Recommendation	Location condition	Remarks
	Scientific name	Chinese name	Height (m)	DBH (mm)	Crown spread (m)	(High/ Medium/ Low)	(Good/ Average/ Poor)			(High/ Medium/ Low)	(Retain/ Transplant/ Fell)		
T-0307	<i>Cassia fistula</i>	豬腸豆	6	105	4	Low	poor	Average	Poor	Low	Retain	BHC	restricted roots; multiple attachments; imbalanced crown
T-0308	<i>Cinnamomum camphora</i>	樟	5	137	4	Low	poor	Average	Poor	Low	Retain	BHC	restricted roots; V-shaped branch union; Imbalanced crown
T-0309	<i>Cinnamomum camphora</i>	樟	5	131	3	Low	Average	Average	Poor	Low	Retain	BHC	restricted roots; V-shaped branch union; Decay in branch
T-0310	<i>Celtis sinensis</i>	朴	7	328	7	Low	poor	Average	Poor	Low	Retain	BHC	restricted roots; mesh embedded at trunk base; bulge at trunk base; multiple attachments
T-0311	<i>Cassia fistula</i>	豬腸豆	8	118	4	Low	poor	Average	Average	Low	Retain	BHC	restricted roots; Lion-tailed
T-0312	<i>Cinnamomum camphora</i>	樟	5	118	3	Medium	Average	Average	Average	Low	Retain	BHC	restricted roots
T-0335	<i>Euphorbia antiquorum</i> [#]	火殃勒	2	124	1	Low	poor	Average	Poor	Low	Retain	MFN	restricted roots; trunk topped; cavity at trunk base; cavity in branch
T-0337	<i>Michelia figo</i> [#]	含笑	3	172	4	Low	poor	poor	poor	Low	Retain	MFN	restricted roots; Cavity in trunk; Decay trunk; Trunk topped
T-0026	<i>Ficus religiosa</i>	菩提樹	12	1200	16	Medium	poor	Average	Poor	Low	Retain	Site C	restricted roots; Iron bar embedded in trunk; aerial roots attached on trunk; DBH exceeds 1m
T-0122	<i>Ficus microcarpa</i>	細葉榕	14	1550	22	Medium	poor	Average	Poor	Low	Retain	POS	restricted roots; multiple attachments; fence embedded in trunk; truncated branch; DBH exceeds 1 m

Tree of Particular Interest (TPI)

As advised by CEDD, in accordance with DEVB memo dated 11.2.2025, the two nos. of trees near Man Fat Nunnery are no longer classified as TPIs, even though these two trees will still be retained.