



香港房屋委員會
Hong Kong Housing Authority

Our Ref. HD(P2) 8/3/ST39
Your Ref.

Tel No. 2761 5305
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Date: 10 September 2024

By Email

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

Dear Sir/Madam,

**Section 16 Planning Application for Proposed Public Vehicle Park
(Excluding Container Vehicle) at the Government Complex co-locating with the
Permitted Public Housing Development at Tsuen Nam Road, Tai Wai
(Application No. S/ST/1030)**

We submit herewith Further Information in response to comments from the Planning Department, Electrical and Mechanical Services Department, Fire Services Department, Food and Environmental Hygiene Department and Lands Department, and the public to substantiate the captioned application.

(a) Planning Department (PlanD)

(i) Design, Development Parameters and Other Information of Overall Development

The captioned application intends to seek permission from the Town Planning Board (TPB) under section 16 of the Town Planning Ordinance for a proposed 'Public Vehicle Park (excluding container vehicle)' use at the government complex co-locating with a permitted public housing development at Tsuen Nam Road, Tai Wai. Only the Public Vehicle Park (PVP) portion of government complex is the subject of the current application. Other uses within the overall development are always permitted under the Notes of "Residential (Group A)" ("R(A)") zone on the approved Sha Tin Outline Zoning Plan No. S/ST/38, and do **NOT** form part of the captioned application.



The development parameters, building and landscape design, drawings, photomontages of the overall development, including the proposed PVP, provided in the Planning Statement are indicative and subject to change at detailed design stage.

(ii) Full-height Building Setback

To address the potential air quality impact from vehicular emissions from surrounding roads in compliance with the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG), full-height building setback of about 10m from road kerb of Tsuen Nam Road is provided. The full-height building setback together with landscaping at different levels will help reduce the blockage of air ventilation and enhance visual amenity along the streets at pedestrian level.

(iii) Vehicular & Pedestrian Accesses

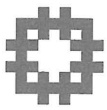
The vehicular access (i.e. run-in-out) of the overall development is proposed at Chik Fuk Street, and the pedestrian accesses will be at the corner of intersection of Chik Luk Lane and Tsuen Nam Road. Please refer to Appendix D of the Traffic Impact Assessment (TIA) at Appendix 1 of the Planning Statement for details.

Please note that the vehicular and pedestrian accesses shown in Figure 3 – Indicative Master Layout Plan of the Planning Statement, Appendix D of the TIA and the Development Concept Plan of the Addendum to the Approved Planning Brief are indicative and subject to change at detailed design stage.

(iv) Tree Planting & Landscape Treatments

The PVP is proposed to be accommodated in the government complex under a permitted public housing development at the Application Site. Therefore, the concern of influence on the landscape resources is not applicable to this application. However, to provide more greenery and soften the building mass of the overall development, tree planting and other greening measures, for example vertical greening and landscaping at different podium levels, have been proposed within the Application Site. Housing Department (HD) will follow the principle of “Right Plant, Right Place”, i.e. to select suitable plants for planting in appropriate places, with due consideration of various factors prior to planting (such as the planting objective, site and spatial constraints, surrounding landscape character, microclimate, etc.) to ensure sustainable plant growth.

Tree planting and other landscape treatments for the overall development will be further refined and subject to change at detailed design stage. All tree planting will comply with the Development Bureau Technical Circulars (Works) No. 4/2020.



(b) Electrical and Mechanical Services Department (EMSD)

EMSD's comments are noted. HD will follow Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" when carrying out works in the vicinity of the electricity supply lines.

(c) Fire Services Department (FSD)

FSD's comments are noted. HD will comply with statutory requirements, FSD Code of Practice and relevant FSD Circulars and demonstrate in general building plan submission in later design stage.

(d) Food and Environmental Hygiene Department (FEHD)

FEHD's comments are noted. HD will follow relevant statutory requirements.

(e) Lands Department (LandsD)

LandsD's comments are noted. The arrangement of management, operation and maintenance of the proposed PVP will be further finalised with the relevant government departments.

(f) Public Comments

(i) Justification of Using the Application Site

The Application Site has long been zoned as "R(A)", which is intended primary for high-density residential development. To echo the 2018-19 Budget that \$8 billion would be set aside to increase district facilities in 18 districts, the Application Site was reserved in 2018 for building a community complex. To cater for the needs of district facilities whilst providing public housing, the government complex, including the proposed PVP, is designed to be co-located with a permitted public housing development, thereby optimising the utilisation of precious land resources.

Through careful design and close liaison with relevant government departments with support of relevant technical assessments, the overall development, including the proposed PVP, would be compatible with the surrounding environments and in line with the planning intention of the "R(A)" zone.

(ii) Increase in Traffic Flow, Vehicular Access Arrangement & Safety Risk to Pedestrians

A TIA has been conducted to assess the latest traffic conditions and traffic



impact arising from the overall development, including the proposed PVP. Different vehicular access arrangement options for the overall development were also assessed. Having considered a number of factors, the vehicular access located at Chik Fuk Street would be more appropriate. The TIA concludes that the overall development, including the proposed PVP, will not induce adverse traffic impact and safety risk upon implementation of traffic improvement works, including road junction improvement at Tsuen Nam Road / Chik Luk Lane and Shing Ho Road / Chik Chuen Street, additional traffic lane at Chik Fuk Street, and safety enhancement measures at the vehicular access. Please refer to the TIA at Appendix 1 of Planning Statement for details.

(iii) Potential Visual Impact

To alleviate the potential visual impact, the overall development will incorporate a full-height building setback of about 10m from road kerb of Tsuen Nam Road and landscaping at various levels. Additionally, it will adopt a sensitive building design as far as practicable by using appropriate materials and finishes with pleasant colour scheme and appearance that is coherent with the surrounding environment.

(iv) Concerns on Green Coverage & Open Space

A minimum of 20% green coverage will be provided within the overall development in accordance with Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-152 and HKPSG. Amongst the 20% of green coverage, at least 50% of overall green coverage will be at grade or at levels easily accessible.

Local open space (i.e. 1 m² per 1 person) will also be provided at both ground floor and podium levels within the overall development in accordance with the HKPSG.

Should you have any queries or need further information, please do not hesitate to contact me at 2761 5315. Thank you.

Yours faithfully,

(Howard TANG)
Planning Officer/8
for Director of Housing