

S16 PLANNING APPLICATION

**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**

PLANNING STATEMENT

July 2024

Executive Summary

This Planning Application is submitted by the Hong Kong Housing Authority (HKHA) to seek approval 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 (the Application Site). According to the approved Sha Tin Outline Zoning Plan No. S/ST/38 (the OZP), the Application Site is zoned “Residential (Group A)” (“R(A)”) with no restrictions on gross floor area (GFA) / plot ratio (PR) and building height (BH). According to the Notes of the OZP, the ‘Public Vehicle Park (excluding container vehicle)’ use is a Column 2 use in “R(A)” zone requiring planning permission from the TPB.

Having balanced the needs of various departments, the Transport Department (TD) agrees to provide 105 private car parking spaces and 30 motorcycle parking spaces in the proposed Public Vehicle Park (PVP) forming part of the government complex at the Application Site to address the keen local parking demand and alleviate the congestion situation due to on-street illegal parking. The proposed PVP will be four storeys with gross floor area (GFA) of about 6,000 m², subject to detailed design. Upon completion, the proposed PVP will be handed over to the Government.

Relevant technical assessments have indicated that the impact of traffic, visual and landscape aspects in terms of the proposed PVP will not be unacceptable.

The TPB is requested to approve this planning application for the proposed PVP at the Application Site.

行政摘要

(聲明：此中文譯本僅供參考，如中文譯本和英文原文有差異時，應以英文原文為準。)

香港房屋委員會（下稱「房委會」）現根據《城市規劃條例》第16條提交此規劃申請，要求城市規劃委員會（下稱「城規會」）准許位於大圍村南道（下稱「申請地盤」）提供擬議「公眾停車場（貨櫃車除外）」用途。此用途將於申請地盤的政府綜合大樓內提供，與准許的公營房屋共同發展。根據《沙田分區計劃大綱核准圖編號 S/ST/38》，申請地盤為「住宅（甲類）」地帶，並沒有總樓面面積/地積比率和建築物高度限制。根據大綱核准圖的《註釋》，「公眾停車場（貨櫃車除外）」屬「住宅（甲類）」地帶第二欄所載的用途，須向城規會申請規劃許可。

經平衡了各部門需求，運輸署同意於申請地盤內政府綜合大樓部份的擬議公眾停車場提供105個私家車和30個電單車泊車位，以應付區內殷切的泊車需求，並紓緩因路旁違例泊車而引致的交通擠塞情況。視乎日後詳細設計，擬議公眾停車場共有四層，總樓面面積約為 6,000 平方米。完工後，政府會接收擬議公眾停車場。

相關技術評估顯示擬議公眾停車場在交通、視覺及景觀方面不會造成不可接受的影響。

現向城規會要求批准此規劃申請以在申請地盤內提供擬議公眾停車場。

TABLE OF CONTENTS

EXECUTIVE SUMMARY

1. INTRODUCTION.....	4
2. SITE CONTEXT.....	4
3. INDICATIVE DEVELOPMENT PROPOSAL	6
4. PLANNING JUSTIFICATIONS.....	8
5. CONCLUSIONS	11

LIST OF TABLE

Table 1	Indicative Development Parameters
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LIST OF FIGURES

Figure 1	Location Plan
Figure 2	Site Plan
Figure 3	Indicative Master Layout Plan
Figure 4	Indicative Typical Layout Plan – Public Vehicle Park
Figure 5	Indicative Section Plan

LIST OF APPENDICES

Appendix 1	Traffic Impact Assessment
Appendix 2	Visual Appraisal
Appendix 3	Broad-brush Tree Survey
Appendix 4	Conceptual Landscape Plans

1. INTRODUCTION

- 1.1. This application intends to seek the Town Planning Board (TPB)'s permission 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 (the Application Site) (**Figure 1**). Having balanced the needs of various departments, the Transport Department (TD) agrees to provide 105 private car parking spaces and 30 motorcycle parking spaces in the public vehicle park (PVP) to address the keen local parking demand and alleviate the congestion situation due to on-street illegal parking.

2. SITE CONTEXT

Planning Context

- 2.1. With a land area of about 0.37 hectare (ha), the Application Site is located at the junction of Chik Luk Lane and Tsuen Nam Road, leaning on the western bank of Shing Mun River Channel. The Application Site is on government land currently occupied by Tai Wai Playground for a 7-a-side soccer pitch under the management of the Leisure and Cultural Services Department (LCSD) and a lay-by area (**Figure 2** refers).
- 2.2. According to the approved Sha Tin Outline Zoning Plan No. S/ST/38 (the OZP), the Application Site falls within an area zoned "Residential (Group A)" ("R(A)") with no restrictions on gross floor area (GFA) / plot ratio (PR) and building height (BH) (**Figure 1** refers).
- 2.3. According to the Notes of the OZP, land within "R(A)" zone is primarily intended for high-density residential development, and 'Flat', 'Library', 'Public Clinic', 'Social Welfare Facility' and 'Government Use (not elsewhere specified)' currently proposed under the development are Column 1 uses, which are always permitted. Whereas 'Public Vehicle Park (excluding container vehicle)' is a Column 2 use requiring planning permission from the TPB.

Surrounding Land Uses

- 2.4. As shown in **Figure 2**, the Application Site is immediately surrounded by cycle track along Shing Mun River Channel to the east, Tsuen Nam Road along railway and cycle track to its south, Tai Wai Village to its west across Chik Luk Lane / Chik Fuk Street, and the adjoining Tung Wah Group of Hospitals (T.W.G.Hs.) Sin Chu Wan Primary School to its north.
- 2.5. The surrounding land uses in the vicinity of the Application Site are predominantly a mix of low to high-rise residential developments, intermingled with Government, Institution and Community (GIC), recreational facilities and industrial developments. The surrounding is characterised by:
- To the northeast across Shing Wan Road is an industrial cluster which is physically separated by the Shing Mun River Channel and the Tai Wai Soccer Pitch atop the Shing Mun River Channel.
 - To the south across Tsuen Nam Road and cycle track is Tai Wai MTR Station and a “Comprehensive Development Area” comprising a private high-rise residential development (namely The Pavilia Farm) atop a shopping mall, namely The Wai.
 - To the west across Chik Luk Lane / Chik Fuk Street and further west across Tai Wai Road are residential clusters with a mixture of retail shops, clinics, restaurants/cafes, salons, car repair shops, pharmacies, etc.
 - There are also public open spaces, namely Chik Fu Street Rest Garden and Chik Fuk Street Sitting-out Area, to the west and northwest.

Accessibility

- 2.6. The nearest Tai Wai MTR station is located at about 100 metres walking distance to the southwest of the Application Site across Tsuen Nam Road. Whilst the Application Site is well served by various public transport modes including bus and mini-bus stops at the nearby T.W.G.Hs. Sin Chu Wan Primary School and Tai Wai MTR Station Public Transport Interchange, there are limited on-street parking and public parking facilities in the vicinity.

3. INDICATIVE DEVELOPMENT PROPOSAL

3.1. The PVP is proposed to be accommodated in the government complex underneath a permitted public housing development at the Application Site. The indicative parameters of the overall development are provided in **Table 1** below for reference only. The design of the overall development is subject to change at a later stage. Only the PVP portion of government complex is under the current application.

Proposed PVP

3.2. The proposed PVP will consist of four storeys, at the lower levels at the Application Site. Subject to detailed design, the proposed PVP will accommodate 105 private car parking spaces and 30 motorcycle parking spaces to relieve parking demand in the community. The vehicular run-in/out as well as the GIC, General Out-patient Clinic (GOPC) and domestic block entrances will be provided at Chik Luk Lane. **Figures 3 to 5** show the Indicative Master Layout Plan, Indicative Typical Floor Plan of the PVP and Indicative Section Plan.

3.3. The indicative development parameters are summarised in **Table 1** below.

Table 1 Indicative Development Parameters

Overall Development (<u>NOT FORM PART</u> of the current application)	
Site Area *	
- Gross Site Area	About 0.37 ha
- Net Site Area	About 0.37 ha
Plot Ratio (PR) @	Max. domestic PR of 9 or max. non-domestic PR of 15 under composite formula
Building Height (BH) # @	Not more than 175mPD
Permitted Uses/Facilities ☆	Flat (about 500 flats for design population of about 1,100 #), Library, Public Clinic, Social Welfare Facility and Government Use
Green Coverage (% of Gross Site Area)	At least 20%
PVP Portion of Government Complex (<u>UNDER</u> the current application)	
Gross Floor Area	About 6,000 m ² (subject to detailed design)

No. of Block	1
No. of Storeys	4 storeys
No. of PVP ^	<ul style="list-style-type: none"> • Private car (PC) parking spaces : 105 • Motorcycle (MC) parking spaces : 30

* Subject to detailed survey.

@ No statutory restrictions on GFA / PR and BH under the prevailing OZP. The maximum PR is governed by Building (Planning) Regulation (B(P)R) under composite formula.

Subject to detailed design.

☆ Apart from flats, all other social welfare/community/government facilities have been agreed with relevant bureau/departments, including the Home Affairs Department, the Social Welfare Department, LCSD, the Health Bureau/Hospital Authority.

^ All parking provisions have been agreed with TD.

Implementation Programme

- 3.4. Subject to the approval of this planning application by the TPB, the overall development is targeted for completion in 2031/32 tentatively. Upon completion, the proposed PVP will be handed over to the Government.

4. PLANNING JUSTIFICATIONS

Relieving Outstanding Demand for Public Vehicle Park & In-line with Government's Policy for Combating Illegal Parking

- 4.1. In accordance with the 2017 Policy Address, the Government will implement a series of short- and medium- to long-term measures to increase parking spaces in various districts having regard to the local situation in order to combat illegal parking. One of the proposed measures includes the provision of PVPs in suitable new GIC facilities.
- 4.2. In response to the Government's policy, TD requests the provision of PVP at the proposed government complex after considering the current on-street illegal parking activities and a lack of public parking provision nearby. Taking account of the additional 390 private car parking spaces to the new mall 'The Wai' nearby, the proposed PVP with a provision of 105 private car parking spaces and 30 motorcycle parking spaces will increase the supply of public parking spaces in the area to address the keen local parking demand and alleviate the congestion situation due to on-street illegal parking. A Traffic Impact Assessment (TIA) is enclosed at **Appendix 1** for details.

Optimising Land Resources

- 4.3. The proposed PVP under this current application will be located at a lower zone of the government complex, and will be tolerated whilst optimising the utilisation of precious land resources to cater for the community needs at this prime location. With the small size of the Application Site and the existing underground utilities, aboveground PVP is proposed for inclusion of all requested parking spaces taking account of the cost-effectiveness, development programme and availability of underground space.

Conforming to the Planning Intention of the "R(A)" Zone

- 4.4. The overall development as a composite building will jointly accommodate the domestic portion and other uses including the PVP. A balance between domestic use and non-domestic uses has been made through careful design and close liaison

with the relevant government departments with support of relevant technical assessments in terms of traffic, visual and landscape aspects in an effort to cater for the community needs. As such, the overall development will still conform to the planning intention of the “R(A)” zone.

Incorporating Compatible Building Height and Sensible Building Design

- 4.5. The proposed four-storey PVP within this compact Application Site will inevitably increase the building height of the podium, though no building height restriction is imposed under the “R(A)” zone. Nonetheless, due consideration is given to the disposition of the building block facing the Tsuen Nam Road and Chik Luk Lane. Full-height building setback of about 10m from Tsuen Nam Road (**Figure 3** refers) and landscaping at different levels, including ground level, will help reduce the blockage of air ventilation and enhance visual amenity along the streets at pedestrian level. The overall design layout is hence optimised as far as possible whilst taking the existing site constraints into account.

Planning Gains to the Community

- 4.6. Apart from providing more public parking spaces for the local area, the incorporation of the proposed PVP also bring benefits to the users of the permitted GIC facilities within the Application Site. On 21 March 2024, the relevant government departments consulted the Sha Tin District Council, the members had no objection to the PVP provision in principle.

No Adverse Technical Implications

- 4.7. It is emphasised that this planning application is submitted under Section 16 of Town Planning Ordinance to seek planning permission from the Board to allow for the PVP use. The assessment findings are briefly summarised in the ensuing paragraphs.

Traffic Aspect

- 4.8. A TIA was conducted to examine the latest traffic conditions and to assess traffic forecast arising from the overall development including the proposed PVP. The

TIA concludes that the proposed development will not induce adverse traffic impact on the surrounding road network with the implementation of traffic improvement works including road junction improvement at Tsuen Nam Road / Chik Luk Lane and Shing Ho Road / Chik Chuen Street, and additional traffic lane at Chik Fuk Street. It is anticipated that there would be no insurmountable problem to the adjacent road network due to the traffic demand arising from the proposed PVP. Please refer to the TIA at **Appendix 1** for details.

Visual Aspect

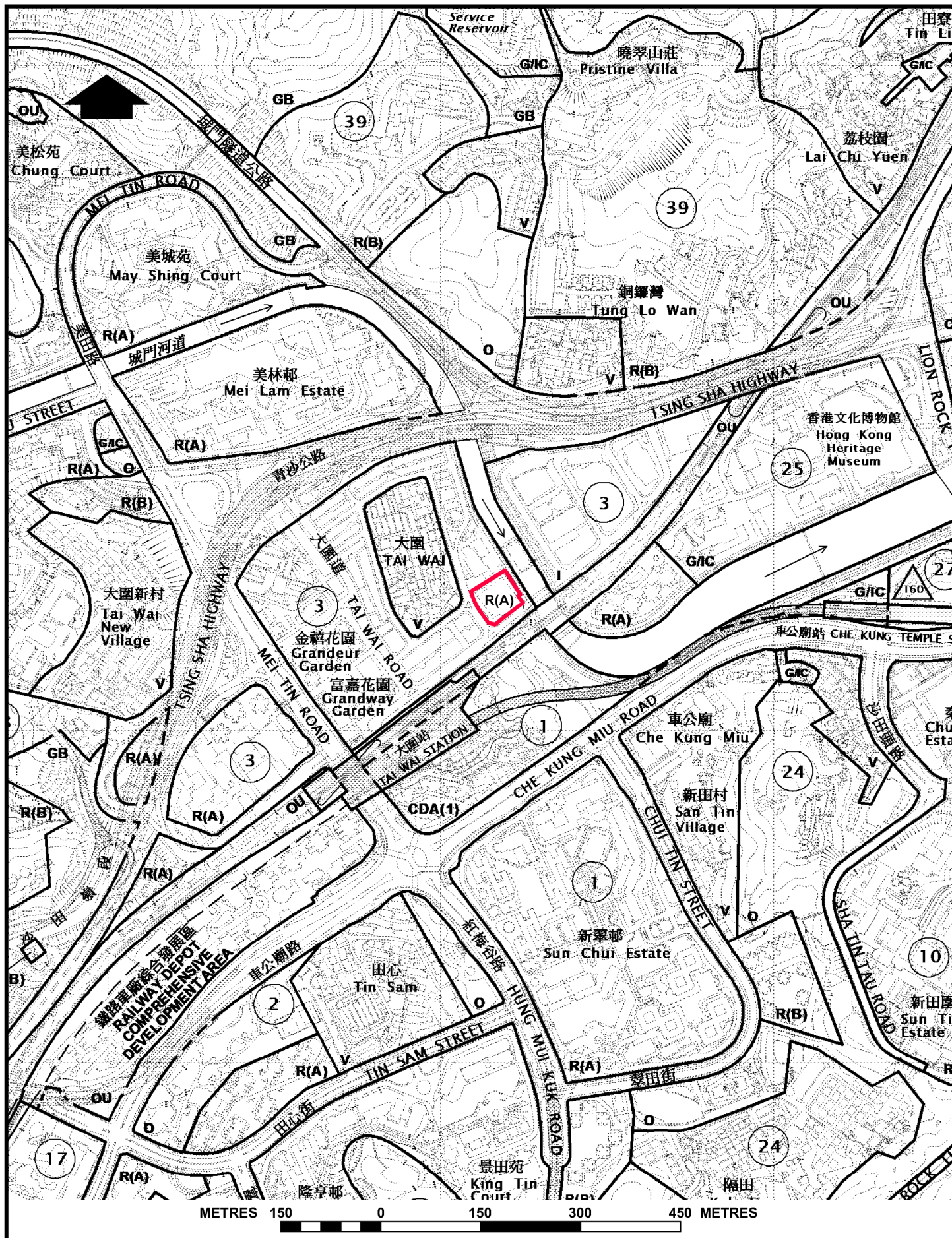
- 4.9. A Visual Appraisal (**Appendix 2** refers) has been conducted and concluded that the overall building height of not more than 175mPD with the proposed PVP is considered compatible with the existing and the future residential developments nearby, including The Riverpark (about 149mPD – 155mPD) to the east, The Pavilia Farm (about 170mPD – 200mPD) to the south and the Festival City (about 164mPD – 182mPD) to the southwest. The overall development including the proposed PVP with at least 10m full-height building setback from Tsuen Nam Road will be acceptable as assessed from the four identified viewpoints at public open space or areas, and visually compatible with the surrounding developments.

Landscape Aspect

- 4.10. A broad-brush tree survey has been conducted, and 39 trees of common species with no old and valuable tree are recorded. Due to severe site constraints with limited buildable area of the Application Site as well as underground utility works and provision of aboveground parking spaces at the southern portion of the Application Site, those trees will be felled for the overall development (**Appendix 3** refers). Compensatory tree planting will be proposed in accordance with the DEVB TC(W) No. 4/2020. Other greening measures, for example vertical greening and landscaping at different podium levels, are proposed to provide more greenery and to soften the building mass, subject to detailed design. In accordance with the requirement of HKPSG, a minimum green coverage of 20% and local open space (i.e. 1 m² per 1 person) will be provided within the Application Site. The Conceptual Landscape Plans shown in **Appendix 4** are for reference and illustration purpose only.

5. CONCLUSIONS

- 5.1. This Application is submitted under section 16 of the Town Planning Ordinance for the proposed PVP use at the government complex co-locating with the permitted public housing development at Tsuen Nam Road, Tai Wai. The proposed PVP will provide 105 private car parking spaces and 30 motorcycle parking spaces as agreed by TD at the Application Site.
- 5.2. As demonstrated in the technical assessments, the overall development including the proposed PVP will have no insurmountable impacts on traffic, visual and landscape aspects. The proposed PVP will be a planning gain by increasing the supply of public parking spaces in the area whilst also serving the whole development at the Application Site.
- 5.3. In view of the above, the TPB is requested to approve this planning application for the proposed PVP at the Application Site.



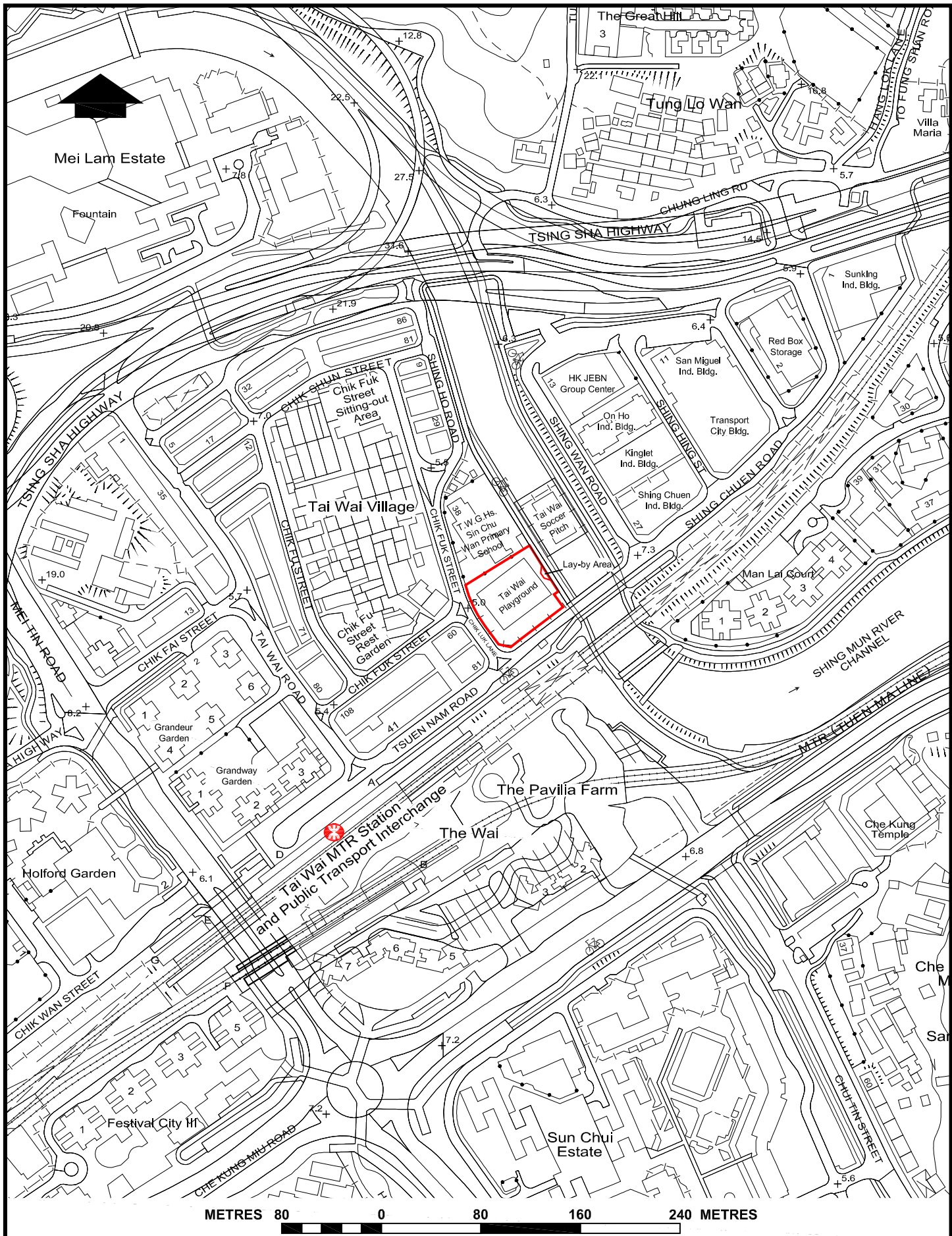
**LOCATION PLAN
APPLICATION SITE
TSUEN NAM ROAD, TAI WAI**



**HOUSING DEPARTMENT
PLANNING SECTIONS**

Figure 1

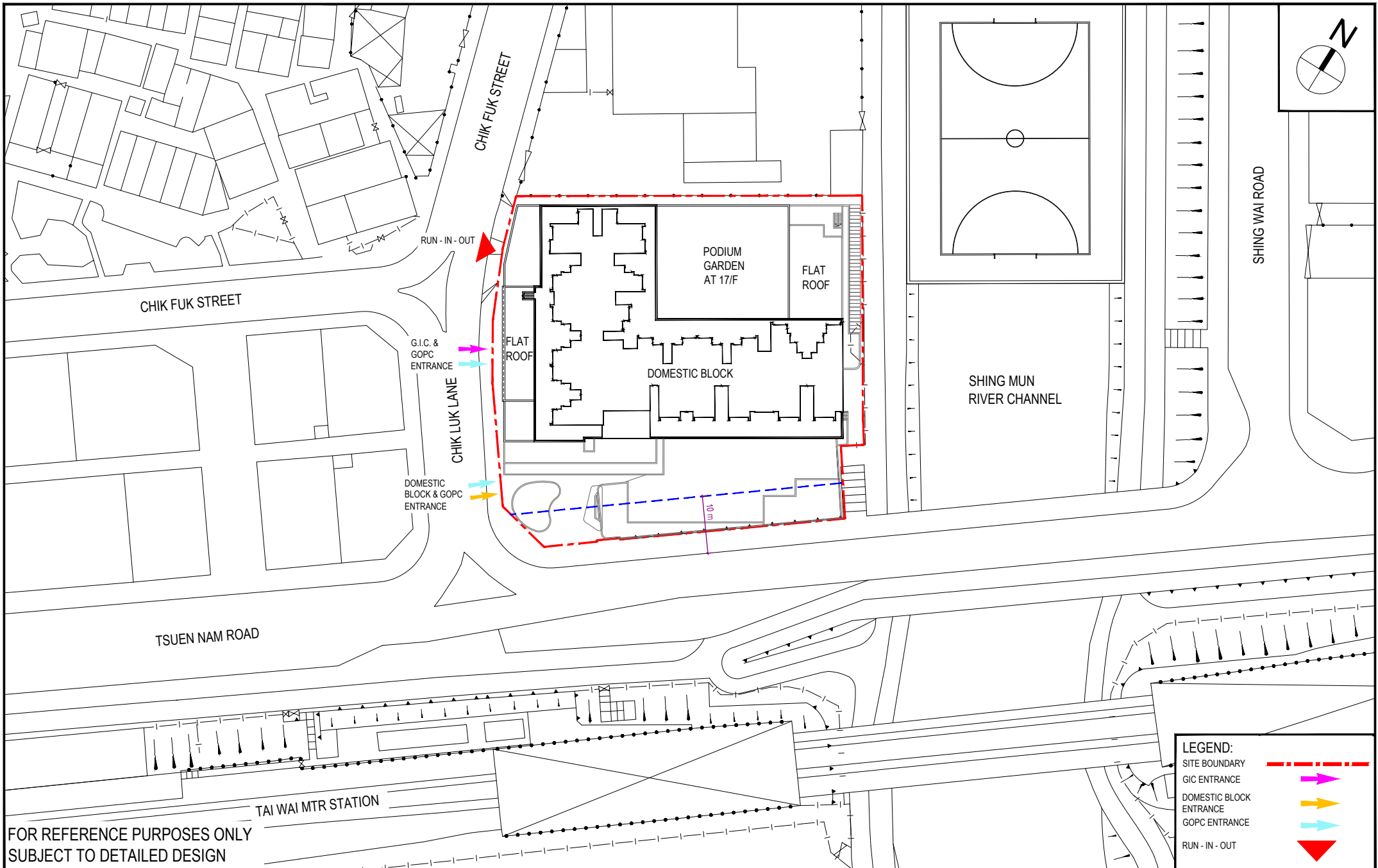
DATE :
12. 7. 2024



**SITE PLAN
APPLICATION SITE
TSUEN NAM ROAD, TAI WAI**

 **HOUSING DEPARTMENT
PLANNING SECTIONS**

Figure 2	DATE : 17. 7. 2024
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FOR REFERENCE PURPOSES ONLY
SUBJECT TO DETAILED DESIGN

LEGEND:

- SITE BOUNDARY
- GIC ENTRANCE
- DOMESTIC BLOCK ENTRANCE
- GOPC ENTRANCE
- RUN - IN - OUT

**PROPOSED PUBLIC HOUSING
DEVELOPMENT AT TSUEN NAM ROAD**

DRAWING TITLE
INDICATIVE MASTER LAYOUT PLAN

SCALE 1:300 (A1) 1:600 (A3)



**房屋署
HOUSING DEPARTMENT**

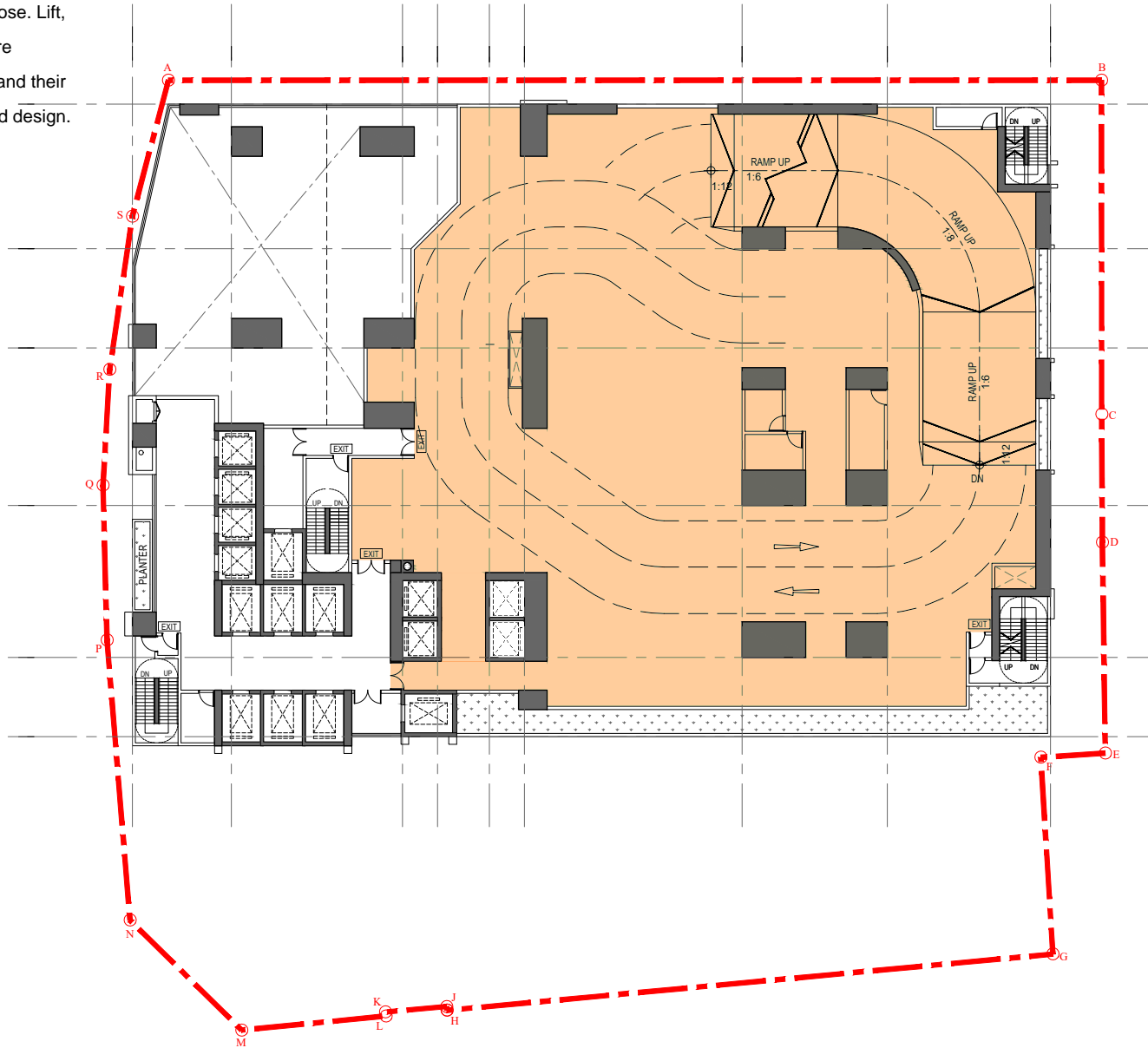
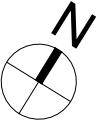
DRAWING NO. **FIGURE 3** 日期 DATE: **APR 2024**

SUBJECT TO DETAILED DESIGN

This typical layout is for illustrative purpose. Lift, E&M and other ancillary facilities, etc. are **NOT PART OF** the current application, and their location are subject to change in detailed design.

LEGEND:

SITE BOUNDARY 
PVP PORTION (UNDER CURRENT APPLICATION) 



FOR REFERENCE PURPOSES ONLY
SUBJECT TO DETAILED DESIGN

**PROPOSED PUBLIC HOUSING
DEVELOPMENT AT TSUEN NAM ROAD**

DRAWING TITLE

INDICATIVE TYPICAL LAYOUT PLAN - PUBLIC VEHICLE PARK

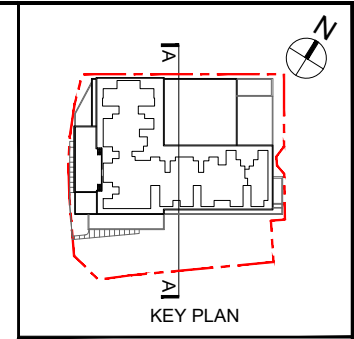
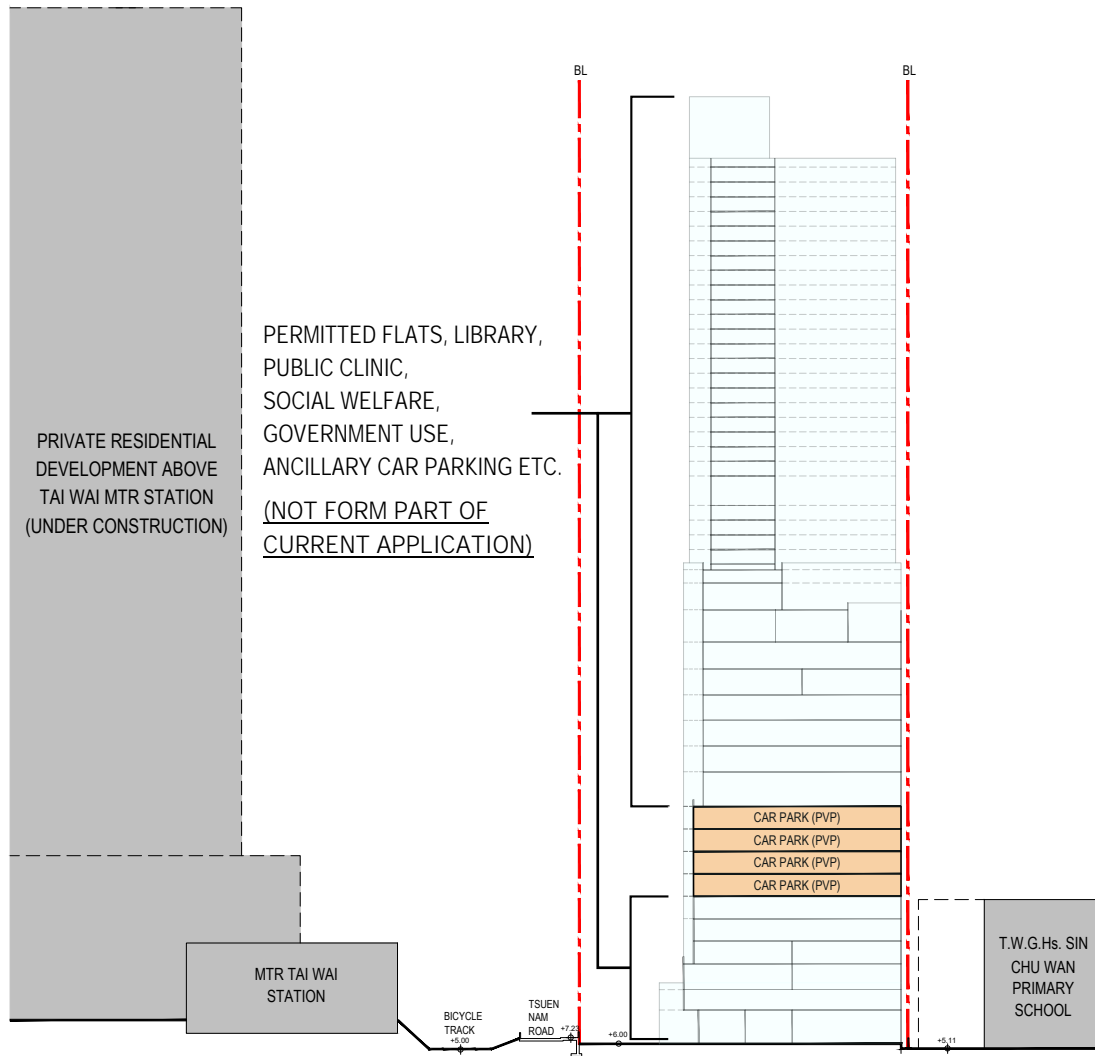
SCALE 1:150 (A1) 1:300 (A3)



房屋署
HOUSING DEPARTMENT


FIGURE 4

APR 2024



FOR REFERENCE PURPOSES ONLY
SUBJECT TO DETAILED DESIGN

LEGEND

 PROPOSED PVP
(UNDER CURRENT APPLICATION)

**PROPOSED PUBLIC HOUSING
DEVELOPMENT AT TSUEN NAM ROAD**

DRAWING TITLE

INDICATIVE SECTION PLAN

SCALE 1:150 (A1) 1:300 (A3)



房屋署
HOUSING DEPARTMENT

FIGURE 5

APR 2024