

S.16 PLANNING APPLICATION

**Proposed Minor Relaxation of Maximum Total Plot Ratio and
Building Height Restriction for Proposed Public Housing
Development at Chung Nga Road West, Tai Po, New
Territories**

Supporting Planning Statement

August 2024

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Executive Summary

The present application is submitted by the Hong Kong Housing Authority (HA) as the project proponent to seek approval from the Town Planning Board (TPB) under Section 16 of the Town Planning Ordinance for minor relaxation of maximum total plot ratio (PR) from 6 to 6.9 (about +15%) and building height restriction (BHR) from 140mPD to 172mPD (about +23%) for the public housing development at Chung Nga Road West, Tai Po, New Territories (the Application Site).

The Application Site falls within an area zoned “Residential (Group A)9” under the Approved Tai Po Outline Zoning Plan No. S/TP/30 (OZP), and is subject to a maximum total PR of 6.0 and a BHR of 140mPD. A small portion of land shown as “Road” on the OZP is also included in the Application Site.

Given the shortage of land for public housing development, the Government has been adopting a multi-pronged approach in increasing public housing land supply, including optimisation of public housing sites where technical feasibility permits. The Planning Application is in line with Government’s initiative announced in December 2018 on “Enhancement of the Development Intensity of Public Housing Sites” to increase the maximum domestic PR of the public housing sites in New Towns by up to 30% as appropriate where their technical feasibility permits.

Moreover, in response to the 2020 Policy Address, social welfare facilities equivalent to about 5% of the total attainable domestic Gross Floor Area (GFA) are reserved. As such, HA proposes to increase the maximum total PR from 6 to 6.9 and BHR from 140mPD to 172mPD at the Application Site with a view to optimise the use of public housing land and provide the needed social welfare facilities. With the proposed increase in plot ratio, additional 342 flats will be provided in 2029/30 tentatively to address to the imminent public housing need.

The planning application will optimise the use of public housing land, and will not generate any unacceptable impacts on visual, air ventilation, traffic, sewerage, water supply, drainage, environmental and landscape aspects.

Based on the individual merits of a development proposal, minor relaxation of the BH and PR maybe considered by the TPB through the planning permission system. In view of the above, the TPB is sincerely requested to give favourable consideration on the proposed minor relaxation of maximum total PR and BHR of 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。)

本規劃申請是香港房屋委員會（下稱「房委會」）向城市規劃委員會（下稱「城規會」）提出，根據《城市規劃條例》第16條，向城規會申請規劃許可，略為放寬位於大埔頌雅路西公營房屋發展計劃（下稱「申請地盤」）的最高總地積比率由6倍增加至6.9倍（增加約百分之十五），建築物高度限制由主水平基準上 140 米增加至 172 米（增加約百分之二十三）。

申請地盤位於《大埔分區計劃大綱核准圖編號S/TP/30》（下稱「大綱圖」）上的「住宅(甲類)9」地帶內，受限於最高總地積比率6.0倍以及建築物高度限制的主水平基準上140米。申請地點也包含了一小幅在「大綱圖」上標註為「道路」的土地。

有見公營房屋用地短缺，政府一直採取多管齊下的措施以增加公營房屋土地供應，包括在技術可行的情況下善用個別公營房屋地盤增加發展的可行性。本規劃申請配合2018年12月政府公布的「提升公營房屋用地的發展密度」政策，旨在技術可行的情況下可適度提高在新市鎮的最高住宅地積比率約三成。

另外，為配合《2020年施政報告》的建議，擬議的發展預留了等同約 5% 總住用樓面面積的處所作社福用途。房委會建議申請地盤的最高總地積比率由 6 倍增加至 6.9 倍，建築物高度限制由主水平基準上 140 米增加至 172 米。擬議增加的地積比率預計將於 2029/30 年額外提供 342 個公營房屋單位回應迫切的公營房屋需求。

此項規劃申請能善用公營房屋土地資源，同時不會為視覺、空氣流通、交通、排污、供水、排水、環境及景觀方面帶來不能接受的影響。

城規會可根據發展建議的個別優點，考慮透過規劃許可略為放寬建築物高度限制的規劃申請。基於以上各點，懇請城規會從優考慮略為放寬申請地盤的最高總地積比率及建築物高度限制。

1. INTRODUCTION

- 1.1. This application seeks the Town Planning Board (TPB)'s permission under Section 16 of the Town Planning Ordinance for the proposed minor relaxation of maximum total plot ratio (PR) from 6 to 6.9 and building height restriction (BHR) from 140mPD to 172mPD for the public housing development at Chung Nga Road West (CNRW), Tai Po, New Territories (**Figure 1**) (the Application Site).

2. SITE CONTEXT

Planning Context

- 2.1 The Application Site, with a gross site area of about 0.99 ha, is currently largely zoned "Residential (Group A)9" ("R(A)9") on the Approved Tai Po Outline Zoning Plan No. S/TP/30 (the OZP). In addition to the "R(A)9" zoning boundary of the approved OZP, at the east of the Application Site also covers a small portion of land shown as "Road" on the OZP which will be included into the boundary of Vesting Order for CNRW. The portion of the land shown as "Road" is proposed for minor boundary adjustment according to the Application Site boundary for inclusion to "R(A)9".
- 2.2 The subject site was rezoned from "Government, Institution or Community" ("G/IC") and "Green Belt" ("GB") zones to "R(A)9" zone for public housing development subject to a maximum total PR of 6.0 (including a maximum non-domestic PR of 0.5) and BHR of 140mPD.
- 2.3 In pursuit of the policy of 'Enhancement of the Development Intensity of Public Housing Sites'¹ and in response to the 2020 Policy Address to provide social welfare facilities equivalent to about 5% of the total attainable domestic Gross Floor Area (GFA), the public housing development at CNRW has been reviewed. Minor relaxation of maximum total PR from 6 to 6.9 and BHR from 140mPD to 172mPD² is proposed with a view to optimise the use of public housing land.

¹ The Executive Council agreed in December 2018 that for sites located in Density Zones 2 and 3 of the Main Urban Areas and Density Zones 1, 2 and 3 of New Towns, the maximum domestic PR of the public housing sites will be allowed to increase beyond the current 20% cap by up to 10% (i.e. maximum 30% in total) where their technical feasibility permits. For this Application Site, under Density Zone 1 of the New Towns, the maximum domestic PR is allowed to be increased from 5 to 6.5.

² The proposed maximum building height of 172mPD has also catered for adopting future Modular Integrated Construction (MiC) development.

According to the Notes of OZP, based on individual merits of the development proposal, minor relaxation of PR and BHR may be considered by the TPB on application under Section 16 of the Town Planning Ordinance.

Surrounding Land Uses

- 2.4 The Application Site is located in the northern fringe of Tai Po town centre, accessible from Chung Nga Road at its south (**Figure 1**). “G/IC” zones, including Hong Chi Pinehill Integrated Vocational Training Centre, Tai Po Hospital and Alice Ho Miu Ling Nethersole Hospital are located in the vicinity. Existing public housing developments (i.e. Chung Nga Court and Fu Heng Estate) are found at its south across Chung Nga Road, currently zoned “R(A)” with BHR of 110mPD. CNRE and TP9 (now known as Fu Tip Estate) are located at its east and northeast, currently zoned “R(A)9” and the maximum building height is 143mPD with planning approval obtained in January 2021.

3. DEVELOPMENT PROPOSAL

- 3.1. The OZP-Compliant Scheme, consists of one housing block with supporting social welfare, retail and ancillary facilities. It complies with the maximum total PR and BHR as set out in the OZP and the development requirements in the approved planning brief. In pursuit of Government’s policy as mentioned in Para. 2.3, the scheme has been assessed.
- 3.2. **Table 1** compares the OZP-Compliant Scheme and Proposed Scheme. **Table 2** summaries other key development parameters of the Proposed Scheme. Master layout plan, floor plans and sections of the Proposed Scheme are attached in **Plans 1 to 11**.

Table 1**Comparison between the OZP-Compliant Scheme and Proposed Scheme**

Development Parameters	OZP-Compliant Scheme [A]	Proposed Scheme [B]	Difference [B] - [A]
Maximum Total PR	Not more than 6	About 6.9	+0.9 (+15%)
Maximum Building Height (up to main roof)	Not exceeding +140mPD (43 storeys)	Not exceeding +172mPD ¹ (52 storeys)	+32m (about+23%)
Housing Flat Production (about)	950	1,292	+342 (+36%)
Design Population (about)	2,400	2,913	+513 (+22%)

Note:

¹ The proposed maximum BH of 172mPD has also catered for adopting future Modular Integrated Construction (MiC) development.

Table 2**Other Key Development Parameters of the Proposed Scheme**

Development Parameters	Proposed Scheme¹
Site Area² Gross Net	About 0.99ha About 0.85ha (including about 233 m ² of "Road" on OZP)
Gross Floor Area • Public Housing Units • Social Welfare Facilities • Other Facilities (including retail, etc) Total	About 52,880m ² About 3,029m ² About 2,596m ² About 58,505m²
Total Plot Ratio	About 6.9
Number of Blocks	1
Site Coverage	Domestic: about 33% Non-Domestic: about 44%
Green Coverage (% of Gross Site Area)	At least 20%
Recreation Facilities	
Local Open Space	Not less than 2,913m ² (about)
Children/Communal Play Area	Not less than 234m ² (about)
Table Tennis Table	1
Education Facilities	
Primary School	Nil (One 24-classroom to be provided at the adjoining School Site (outside Application Site))

Development Parameters	Proposed Scheme¹
Retail Facilities	About 489m ² GFA
Parking Facilities	
Private Car Parking (Domestic)	128
Private Car Parking (Retail)	4
Visitor Car Parking	5
Motorcycle Parking	10
Light Goods Vehicle Parking (Domestic) ³	4
Loading/ Unloading (Domestic) ⁴	2
Loading/ Unloading (Retail)	1
Bicycle Parking	87
Parking (Welfare)	3

Note:

¹ The scheme is for illustration purpose and subject to detailed design.

² Subject to detailed survey.

³ Shared Use Parking Space with Light Bus in accordance with Hong Kong Planning Standards and Guidelines (HKPSG).

⁴ Shared Use for overnight parking of medium/heavy goods vehicles and coaches/buses with due consideration of site constraints and local situation in accordance with HKPSG.

3.3. The social welfare, education, ancillary parking and recreation facilities will be provided according to requests from relevant Government departments, approved planning brief and HKPSG. High-end provision of ancillary parking facilities in accordance with the prevailing HKPSG will be provided to address local demand. The anticipated project completion is tentatively in 2029/30.

3.4. Efforts have been made to mitigate the overall impact of the Proposed Scheme. The design measures to improve the scheme are summarized as below –

- The building block will be positioned to facilitate the 20m wide visual corridor from Chuen On Road Garden to Cloudy Hill.
- Greenery areas are created at podium level and other levels for the provision of open spaces. Landscape areas and children/communal play area will be provided to ensure sufficient leisure spaces for residents and to enhance greenery as well as to reduce visual impact.
- Carpark and social welfare facilities are built-over with children/communal play area with landscape which maximize the green coverage and enhance the visual impact.

- The color scheme and texture of materials of the domestic blocks have been carefully worked out. Simple and natural medium texture paint on fair faced concrete, soft and pure white colour background highlighted with a mix of pastel but energetic orange, yellow and green colour pattern imitating the movement of butterflies flying from surrounding butterfly reserve at Fung Yuen. Together with treatments, such as the provision of greening features, to break the bulkiness of the massing and add visual interest to the developments.
- Due to site constraints and limitations of the Application Site which include the retaining structures (i.e. soldier piled wall/ rigid barrier) and EVA/ access road, best efforts have been made to maximize green coverage as far as practicable at suitable locations aside from the aforementioned retaining structures, EVA / access road as well as the domestic block, social welfare facilities, pedestrian circulation paths, children / communal play areas and ancillary facilities. The target of 30% green coverage of gross site area cannot be achieved. A minimum 20% green coverage with half being at-grade / at ground floor of residential block will be provided through incorporating landscape elements at various levels. Landscape areas will be created to promote the harmonious co-existence of residents with the nature. Vertical greening, buffer plantings and roof top greening will be incorporated as far as practicable to enhance the aesthetic value of the proposed development.

4. PLANNING JUSTIFICATIONS

In Line with Government's Policy on Intensification of Public Housing Sites

- 4.1 The Government announced in December 2018 the policy on enhancement of the development intensity of public housing sites. For sites located in Density Zones 2 and 3 of the Main Urban Areas and Density Zones 1, 2 and 3 of New Towns, the maximum domestic PR of the public housing sites will be allowed to increase beyond the current 20% cap by up to 10% (i.e. maximum 30% in total) where their technical feasibility permits. For the Application Site, under Density Zone 1 of the New Towns, the maximum domestic PR is allowed to be increased from 5 to 6.5. To maximize the intensification feasibility of the Application Site, 342 additional flats are proposed with the increase of maximum total PR and BHR. The proposed increase is in line with the policy.

In Line with Government's Policy to Address the Space Shortfall of the Welfare Sector

- 4.2 The 2020 Policy Address has recommended inviting the Hong Kong Housing Authority to explore setting aside a GFA equivalent to about 5% of attainable domestic GFA in the future public housing projects for the provision of welfare facilities to address the space shortfall of the welfare sector. In response to this initiative, social welfare facilities of about 3 029m² in GFA equivalent to about 5% of the total attainable domestic GFA will be provided as per Social Welfare Department's (SWD's) advice and subject to SWD's confirmation on funding and detailed design to accommodate the welfare facilities.

Meet Acute Demand for Public Housing

- 4.3 Under the Long Term Housing Strategy Annual Progress Report 2023, the supply target for public housing is 308,000 for the ten year from 2024/25 to 2033/34. As at end-June 2024, the average waiting time for general applicants was 5.5 years. This application would increase the public housing production, which is in line with the Government's policy to better utilize land resources in order to meet the acute housing need.

No Adverse Impact on Visual Aspect

- 4.4 The six viewpoints have been chosen for Visual Impact Assessment (VIA) (**Appendix**) which are consistent with those in the previously approved visual appraisal during the OZP amendment process. The results of the VIA have demonstrated that the proposed increase in PR and BHR will only generate slight visual change in building height and is unlikely to cause any significant adverse visual impact.

No Adverse Impact on Air Ventilation Aspect

- 4.5 The Site does not fall within any major breezeway. Significant adverse air ventilation impact on the surrounding pedestrian wind environment is not anticipated.

No Adverse Impact on Traffic and Transport Aspect

- 4.6 Traffic review with updated planning parameters has been conducted. It is anticipated that there would be no adverse traffic impact on the surrounding road network.

No Adverse Impact on Sewerage and Water Supply Aspect

- 4.7 As the updated planning parameters are within the design population adopted in the approved sewerage impact assessment and water supply impact assessment at the OZP amendment stage, no adverse impact on sewerage and water supply aspect is anticipated.

No Adverse Impact on Drainage Aspect

- 4.8 As the updated planning parameters will not result in increased stormwater surface runoff and the drainage characteristic remain unchanged comparing with the approved Drainage Impact Assessment, no insurmountable problem on the stormwater drainage aspect is anticipated.

No Adverse Impact on Environmental Aspect

- 4.9 Environmental Assessment Study (EAS) has been conducted and approved in August 2022 and concluded that there will be no adverse air and noise impact. A minor update on the housing layout has been adopted for this Section 16 planning application which increased one additional floor. This minor update will not affect the conclusion of the EAS conducted in August 2022 and hence, no adverse air and noise impact is anticipated.
- 4.10 According to DEVB TC(W) No. 4/2020, the Tree Felling Applications for total 317 nos. of trees within and in close proximity to the application site will be inevitably affected by the necessary site formation works for the public housing development with compensatory tree proposal approved by HD's Tree Preservation Committee. Among the total of 317 approved felled trees, 315 trees have been removed on site (including 31 undesirable species *Leucaena leucocephala*), and the two remaining trees will be felled in due course subject to the site work progress.
- 4.11 It is not practicable to implement a compensatory tree planting ratio of 1:1 in terms of number due to the congested site layout and all tree planting opportunities have been exhausted. However, 58 new trees will be planted within this development including native species to improve the landscape quality and biodiversity. A detailed tree planting plan will be prepared in the subsequent detailed design stage.

4.12 Green coverage of at least 20% of the gross site area (i.e. 1,980 sq.m.) will be provided. Local open space and community play areas will also be provided according to the provisions stated in Table 2 above. To enhance green effect, planters planted with trees and climbers are provided at the northern side of the Application Site along the retaining structures as tree buffer planting is not feasible due to congested site layout. The schematic landscape plans, demarcation plans of open space and site greenery, proposed tree treatment plan, landscape sections and details are attached in **Plans 12 to 24**.

5. CONCLUSION

5.1 This application is submitted under Section 16 of the Town Planning Ordinance for the proposed minor relaxation of maximum total PR from 6 to 6.9 and BHR from 140mPD to 172mPD for the public housing development at CNRW. It is in line with the Government's initiative on optimising the intensification feasibility of public housing sites and providing welfare facilities equivalent to about 5% of the total attainable domestic GFA, with a view to meeting the pressing demand for affordable housing and needed social welfare facilities.

5.2 The proposed increase in PR and BHR will not generate adverse impacts in terms of visual, air ventilation, traffic, sewerage, water supply, drainage, environmental and landscape aspects.

5.3 In view of the above, the TPB is sincerely requested to give favourable consideration on the proposed minor relaxation of maximum total PR and BHR of the Application Site.