

Appendix A Replacement Pages of Updated Supporting Planning Statement

行政摘要

(內文如與英文版本有任何差異，應以英文版本為準)

本規劃綱領根據《城市規劃條例》(第 131 章)第 12A 條，就位於新界打鼓嶺坪輦丈量約份第 77 約地段第 796 號、第 1008 號餘段毗連政府土地(「申請地點」)，擬議修訂坪輦及打鼓嶺分區計劃大綱核准圖編號 S/NE-TKL/14(「分區計劃大綱圖」)將申請地點由「露天貯物」、「農業」地帶及顯示為「道路」的地帶方改劃為「其他指定用途」註明「混合用途」地帶，以作混合用途發展(「擬議修訂」)。

根據分區計劃大綱圖，位於坪輦路西南方的申請地點現時主要被劃為「露天貯物」地帶，另有部分被劃為「農業」地帶及顯示為「道路」的地方。現時申請地點主要為已鋪路面的地區，亦存在不少臨時構築物作露天倉庫用途。隨著政府近年公佈「北部都會發展策略」並銳意發展新界北新市鎮，以促進香港融入粵港澳大灣區。申請地點位於未來新界北新市鎮核心位置並鄰近規劃中的「北環綫」東延的坪輦鐵路站，可藉此釋放珍貴的土地資源，並通過逐步淘汰現有的棕地用途來改善整體的環境質素。

申請人作為申請地點中私人地段的唯一擁有人，積極回應規劃環境的轉變，將透過私人市場參與的發展，爭取於 2032 年之前於申請地點提供共 2,205 個私人住宅單位。透過私人市場適切提供住宅供應將不需動用公共資源，同時於申請地點內提供社會福利設施及公共車輛總站作為規劃增益，服務現有及未來的社群。

鑑於申請地點位於新界北新市鎮未來中心的策略性位置，並鄰近規劃中的坪輦鐵路站，將連繫口岸及附近的香園圍工業邨/科學園，申請人認為可沿坪輦路提供額外的商業活動，包括辦公室和附加酒店，以支援沿口岸一帶的經濟活動。基於以上考慮，申請人建議在申請地點作混合式發展，務求有效及盡早地促進新界北新市鎮的早期發展。

本規劃綱領附上指示性方案以支持在申請地點的擬議修訂。擬議修訂建議最高地積比為 7 倍(其中住用部份的地積比率不得超過 5.9 倍)，另外地積比率約 1.1 倍將用作非住宅用途，包括零售、辦公室及酒店。申請人亦將提供一間 100 個服務名額的幼兒中心、一間提供 60 個服務名額的長者日間護理中心及一個公共車輛總站作為規劃增益以服務本地社區。申請人亦建議將沿申請地點東面的一條低於標準的未命名道路改善為 7.3 米寬的標準車路，及為車路兩旁提供行人道予公眾使用，以連接坪輦路及申請地點以南的地方。

ARUP

Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap.131), to Rezone the Application Site from "Open Storage", "Agriculture" Zones and an area shown as "Road" to "Other Specified Uses" annotated "Mixed Use" Zone, for Proposed Mixed Use Development at Lots 796 and 1008 RP in D.D. 77 and Adjoining Government Land in Ping Che, Ta Kwu Ling, New Territories

Loading / Unloading Spaces ^[5]	Motorcycle Parking Spaces:	33
	Light Goods Vehicle Loading / Unloading Bays	8
	Heavy Goods Vehicle Loading / Unloading Bays	10
	Lay-by for Taxi and Private car:	2
	Lay-by for Single Deck Tour Bus:	1
Anticipated Completion Year	2032	

^[1] Excluding GFA for Clubhouse which could be exempted. According to the Building (Planning) Regulations 23(3)(a) and PNAP APP-104, for total domestic GFA of about 3,500m² could be exempted from GFA calculation for recreational use where the total domestic GFA ranging from more than 100,000m² to 125,000m².

^[2] The GFA for the 60-place Day Care Centre for the Elderly (DCC for the Elderly) and the 100-place Child Care Centre (CCC) are calculated based on 2.2 times the respective Net Operational Floor Area (NOFA) requirement of 358m² for DCC for the Elderly and 530m² for the CCC as stipulated in HKPSG Chapter 3. The GFA of the said social welfare facilities is additional to the proposed GFA/PR of the Indicative Scheme, which is assumed to be exempted from PR calculation.

^[3] The GFA for the PTT is additional to the proposed GFA/PR of the Indicative Scheme, which is assumed to be exempted from PR calculation.

^[4] A person per flat (PPF) ratio of 2.8 is adopted with reference to the PPF of TPU (620, 622, 641 642, and 651, 653) as reported in the 2021 Population Census by the Census and Statistics Department.

^[5] All parking spaces are provided underground. According to PNAP APP-2, private carpark that is provided underground (including car parking and loading/unloading areas) are 100% disregarded from the calculation of GFA.

4.4 Building Design of the Indicative Scheme

Overall Development Layout

4.4.1 The proposed mixed use development with a total PR of 7 has paid due consideration with the surrounding context of the Application Site and the changing planning circumstances. The non-domestic portion, which is represented by a commercial tower in the Indicative Scheme, comprising retail, office and hotel together with the proposed social welfare facilities sitting on a PTT is purposely planned with proximity to the Ping Che Road to facilitate access and synergise with the future Ping Che Station. The commercial tower will also serve as a node for the future users and the community by offering essential commercial floor spaces and accommodating a variety of commercial activities. Meanwhile, the domestic portion, which is to the southwest of the Application Site, is designed to accommodate 2,205 units to address the pressing housing demand. The domestic portion is represented by a composite tower and four residential towers with adequate setback being reserved from Ping Che Road to minimise potential noise impact. A basement carpark is also designed to reduce the overall building bulk. Podium gardens at commercial towers and sky gardens in residential tower are provided. The public realm within the Application Site will also be provided with landscaping area as reflected in the overall layout design to bring enhanced visual amenity to the area.

4.4.2 In the Indicative Scheme, an existing local road will be upgraded to a standard 7.3m carriageway with footpaths for vehicle and pedestrian to access the Application Site. There will be a total number of four accesses, including two vehicular accesses and one ingress and one egress point for the PTT. For the two vehicular accesses, one of them will be located at the southern side of the Application Site to serve the residential blocks while another access will be located at the mid-way along the access road to serve mainly the commercial building and as the secondary access for the residential blocks. For the access to the PTT, the ingress point will be located at the upgraded access road and the egress point will be located at Ping Che Road. In addition, a possible pedestrian connection to the future Ping Che Station has been reserved near the commercial tower,

which the connection will be subject to detailed design depending on the exact location of the future Ping Che Station.

Provision of Commercial, Social Welfare Facilities and a Public Transport Terminus

- 4.4.3 Considering the Application Site is in close proximity to the future Ping Che Station, PTT sitting on the G/F of the development, commercial and social welfare facilities will be provided in the Indicative Scheme. It will provide a total of non-domestic GFA of about 19,603 m². 2,400m² is designated for retail floor spaces. About 11,500m² is designated for office, and about 5,703m² is designated for a 70-room complementary hotel. These commercial will cater emerging needs for commercial activities related to the I&T industry, whereas the retail facilities serve the existing and future local community.
- 4.4.4 The Indicative Scheme is proposed to provide two types of social welfare facilities, namely DE and CCC. These two facilities are particularly proposed with thoughtful consideration of the anticipated demand for serving the increasing aging population as well as new families moving into the NTN New Town.
- 4.4.5 The GFA of the proposed DCC for the Elderly will be about 787.6 m² which is calculated based on the NOFA requirement of 358m² for a 60-place DCC for the Elderly as stipulated in Chapter 3 of the Hong Kong Planning Standards and Guidelines (“HKPSG”). It is proposed to be located on the 4/F of the commercial tower. The GFA of the proposed CCC will be about 1,166 m² which is calculated based on the NOFA requirement of 530m² for a 100-place CCC also as stipulated in Chapter 3 of HKPSG. It is proposed to be located on the 2/F and 3/F floor of the commercial tower. The location of the social welfare facilities is thoughtfully planned at a location along Ping Che Road, which is within the commercial tower with direct access to the proposed PTT. Together with the possible connection to the planned Ping Che Station, these facilities will be highly accessible by future users.

Rhythmic Building Height Profile

- 4.4.6 The Indicative Scheme is intended for a rhythmic building height profile from the future Ping Che Station towards the hinterland of Ping Che. Tower 1, which is the commercial tower of 35 storeys with a BH of 169.7mPD, is proposed to be located at the northern portion of the Application Site. Tower 2 to 5 with higher building heights are placed at the core area and southern part of the Application Site with a BH of not more than 175mPD. The proposed BH of different towers would enhance the visual interest of the Application Site to serve as an opening entrance to the future Ping Che Station. Overall, the Indicative Scheme will have an iconic commercial tower locating along the Ping Che Road with possible connection to the planned railway station. It will allow transition from the future vibrant urban centre from the north of the Application Site towards the south where the remaining higher residential towers are placed.
- 4.4.7 A rhythmic BH profile is designed for the Indicative Scheme. The commercial tower (T1) of +169.7mPD (35 storeys) is proposed at the northern portion of the Application Site facing the Ping Che Road, while 5 residential towers (T2 to T6) from +171.83mPD to +175mPD are distributed at the centre of the Application Site. The varying BH of the towers would formulate an undulating BH profile, adding visual interests and variety to the surrounding environment. Podiums of T1 and T2 are also designed with a 3-stepped terraced form allowing a gradual transition in the building height, thus enhancing visual permeability.
- 4.4.8 The commercial tower fronting Ping Che Road and possible connection to Ping Che Station could act as a landmark building welcoming visitors from the future railway, together with the residential

towers placed at the centre and southern portion of the Application site, the Indicative Scheme shows a lively and dynamic BH profile that is also compatible with the proposed high-dense developments in the Ta Kwu Ling PDA in the NTN Study (**Fig 3.4 refers**).

- 4.4.9 The building height of the Indicative Scheme has also taken into account optimizing the habitable space and operational requirement of domestic and non-domestic components, while not compromising compatibility with surroundings. Overall, the Floor-to-Floor height of residential floors are proposed to be about 3.15m, and about 4.2m for the office and hotel commercial uses.

Visual Mitigation Measures

- 4.4.10 The good design features includes:

- Building separation of the building bulk. The building bulk of the towers is sensitively designed with appropriate building separation to allow visual permeability, while complying with the building separation requirements as stipulated in PNAP APP-152 SBDG.
- Articulated façades and landscaping features. Articulated façades and landscaping features are proposed to enhance visual interest, to reduce collective visual mass, and to harmonize with surroundings.

Wind Enhancement Features

- 4.4.11 The good design features includes:

- Permeable design of the ground level PTT;
- Chamfered corner design of the podium structure;
- Orientation of building blocks align with wind flow direction;
- Sufficient separation distance between building blocks;
- Terraced podium design;
- Lower podium and building height;
- Reduced ground coverage of clubhouse; and
- Vast opening design of sky garden

- 4.4.12 For the permeable design at ground floor, there will be a 7.5m tall PTT with 3 sides opening to facilitate the east and southeast wind systems towards the downwind regions. The chamfered building corners would be adopted for the commercial building block and the podium, which allow smoother wind flow around the building structure. The chamfered building corners allows the building group (including commercial and residential buildings) to attract incoming east and southeast wind into the air path. For the building orientation, it is designed to align with wind direction. The tower blocks under the proposed scheme will have their N-E axis aligned with the prevailing wind direction from east and northeast. For building separation, the building gap will be ranged from 17m to 32m in the Indicative Scheme. The gap distance will facilitate more east and southeast wind flow between the buildings towards the downwind area. In terms of terraced podium design, stepping terrace approach is adopted under Indicative Scheme at the podium

design of blocks T1 and T2 to minimize building mass. It also allows incoming mid and high-level wind flow along the stepping terraces and reach the downstream regions.

4.4.13 For podium height level, the Indicative Scheme has lower podium structure of 24.15mPD to allow better flow of incoming east wind over the podium structure and reach the downwind areas. There would be reduced ground coverage of clubhouse. The Indicative Scheme has reduced area of clubhouse building. The small ground coverage is having lesser restriction to wind flow and allows more wind flow at ground level. It is also located at the downwind area of T5, allowing gap distance between clubhouse and T3 to enable wind flow from east and northeast direction. For permeable design at sky garden, there would be sky gardens in residential buildings to provide vast openings at façade of the building and allow more wind flow to travel through the building at the façade that facing east and southeast direction.

4.4.14 With these wind enhancement features, significant wind deterioration at district level is not anticipated with the Indicative Scheme. For the details, please refer to **Appendix E** for the AVA-EE .

Environmentally Sensitive Design

4.4.15 Overall, the Indicative Scheme will not generate nor susceptible to unacceptable environmental impact by incorporating environmentally sensitive design in the Indicative Scheme.

Air Quality

4.4.16 Sufficient setback of 50m and 10m of both Ping Che Road and unnamed access road (to be upgraded) have been reserved in the Indicative Scheme from vehicle emission.

Traffic Noise and Fixed Plant Noise

4.4.17 For noise impact, mitigation measures have been provided in the Indicative Scheme to address road traffic noise & fixed plant noise. Building setback from the local road and terraced podium design have been incorporated in the architectural design. The commercial tower which will be equipped with centralize air conditioning system is strategically designed at the north portion of the site fronting Ping Che Road. It can provide noise shielding to residential blocks to the south. Noise mitigation measures, including acoustic window / acoustic door (baffle type), fixed glazing (with maintenance window), have also been proposed at appropriate locations. With the proposed mitigation measures in place, all noise sensitive receivers (NSRs) comply with the HKPSG traffic noise criteria of 70 dB(A) and no NSRs will be subjected to unacceptable traffic noise impact.

4.4.18 For fixed plant noise, the results showed that the future NSRs would not be subjected to unacceptable industrial noise impact.

4.4.19 For other details, please refer to **Appendix F** regarding the Environmental Assessment.

Sewerage

4.4.20 An on-site Sewerage Treatment Plant (“STP”) which is interim in nature is proposed on the Basement Level 1. It is anticipated that in the future NTN New Town Development under detailed study by the Government, the sewerage generated by the Indicative Scheme will be discharged to

the future upgraded public sewerage system. For details, please refer to **Appendix H** for the Sewerage Impact Assessment.

Compliance with Sustainable Building Design Guidelines (SBDG)

- 4.4.21 The Indicative Scheme fully comply with the requirements on building separation, building setback and site coverage of greenery as stipulated in PNAP APP-152. For building separation, given the Application Site is less than 20,000m², the residential blocks are at least 15m apart from each other to avoid a continuous projected façade length of 60m or above. For building setback, a minimum 7.5m (Width) x 15m (Height) cross-sectional area, measuring from centreline of the street to building structure, is provided along full frontage of Ping Che Road. For the site coverage of greenery, it fully complies with the minimum requirement of 20% for site area ranged from 1,000m² to 20,000m², with at least 10% coverage at Primary Zone.

4.5 Landscape Design

Landscape Design Concept

- 4.5.1 During the formulation of the Landscape Master Plan (“LMP”), a careful mix of hard and soft landscaping has been provided. **Compensatory planting will also be cultivated at appropriate locations.** Key design landscape design concept are as follows:
- Provide a quality and sustainable environment with adequate landscape area for the enjoyment of the residents of the proposed development;
 - Provide sufficient landscape treatment along the boundary to minimize the potential visual impact of the built form; and
 - Incorporate new trees and shrubs to enhance the greenery.
- 4.5.2 As the entrance of the Application Site, the commercial tower (T1) would feature a vibrant green wall for the aesthetic appeal and create a pleasing visual element for the future building users and visitors arriving from Ping Che Road and Ping Che Station. Ample green coverage and open space provision would promote a sense of harmony with the surrounding natural elements. Near residential tower (T6) facing the roundabout, a feature signage wall and water feature have been incorporated to create another access point of the Application Site with sense of arrival and visual appeal.
- 4.5.3 Diverse and sufficient open spaces such as sun lawn, rose garden and multi-functional deck are provided throughout the Indicative Scheme for the enjoyment of future building users. Leisure areas such as water play area and Tai Chi courtyard are also designed to add variety to open spaces

improvement committed by the Applicant will be beneficial for the local community in the surroundings without the need to mobilize public resources.

6.7 Supporting Community Needs and Improving Quality of Life

6.7.1 Apart from housing provision, the Applicant is committed to provide commercial facilities alongside with retail floor spaces to serve needs of existing and future communities. The Proposed Amendment proposes a non-domestic PR of about 1.1 at the Application Site, of which, under the Indicative Scheme, included 2,400m² GFA for local retail, about 11,500m² GFA for satellite office in support of the economic activities at the boundary and about 5,703m² GFA for complementary hotel in support of the office. These non-domestic components are intended to be located nearer to the Ping Che Road and proximity to the future Ping Che Railway Station to create an economic vibrancy and centrality for the NTN New Town.

6.7.2 In addition, to provide community support for existing and local communities, the Proposed Amendment also requires provision of social welfare facilities, including a 60-place Day Care Centre for the Elderly and a 100-place Child Care Centre, to serve the anticipated increase in young families in the area and responding to the territorial ageing population issue. It is also recommended that these social welfare facilities to be provided nearer to the Ping Che Road to enhance convenience to future users. Detailed layout and GFA of these social welfare facilities will be subject to detailed design and liaison with relevant Government departments.

6.8 Ensuring Compatibility with Surrounding Environment

6.8.1 The Proposed Amendment has incorporated appropriate development control parameters, in terms of BH restrictions of maximum 175mPD to ensure compatibility with surrounding environment. As stated in the proposed ES of the “OU(MU)” zone, a rhythmic building height profile has been recommended to create an interesting skyline and centrality as a welcoming entrance from the future Ping Che Railway Station. It is also demonstrated in the Indicative Scheme that the floor-to-floor height adopted is reasonable. Carparks are all placed at basement location to avoid bulky structure and to minimize BH. Wind permeable design is also encouraged with a number of wind enhancement features suggested in the ES of the “OU(MU)” zone, proven feasible in the Indicative Scheme, to enhance the overall outdoor environment.

6.8.2 Overall, the Indicative Scheme has also promoted building separation of the building bulk and articulated façades and landscaping features as visual mitigation measures. In addition, wind enhancement features, including permeable design of the ground level PTT, chamfered corner design of the podium structure, orientation of building blocks align with wind flow direction, sufficient separation distance between building blocks, terraced podium design, lower podium and building height, reduced ground coverage of clubhouse, and vast opening design of sky garden. They are sensitively designed to ensure the compatibility of the Indicative Scheme with the surrounding environment.

Findings in the Visual Impact Assessment (**Appendix C refers**) and Air Ventilation Assessment (**Appendix E refers**) confirmed that the Proposed Amendment is fully compatible with the surrounding environment. with the surrounding environment.

- 9.8.8 *Rhythmic building height profile with maximum BH not more than 175mPD shall be adopted to encourage creation of an interesting skyline at this prominent location at the future centre of the NTN New Town. Sufficient separation distance between building blocks shall be reserved to enhance the visual permeability.*
- 9.8.9 *Development or redevelopment within the above zones are subject to a maximum BH restriction as stipulated on the Plan, or the height of the existing building, whichever is the greater.*
- 9.8.10 *Minor relaxation of the PR and/or BH restrictions for the “OU” zone may be considered by the Board on application under section 16 of the Ordinance. Each application for minor relaxation of PR / BH restrictions will be considered on its own merits.*

<i>Figure No.</i> 5.3c	<i>Scale</i> -	<i>Figure Title</i> Proposed Explanatory Statement of the “Other Specified Uses” Annotated “Mixed Use” Zone (“OU(MU)”) (Sheet 3 of 3)
ARUP	<i>Date</i> Oct 2023	<i>Source</i> N/A