

# Annex A Replacement Pages of Revised Supporting Planning Statement

### 3.4 High Density Development Proposed under New Territories North Study and Northern Metropolis Action Agenda

- 3.4.1 Completed and published in 2017, the Preliminary Feasibility Study on Developing the New Territories North (the “NTN Study”)<sup>13</sup> recommended Ping Che (within Ta Kwu Ling NDA) together with nearby areas in the NTN for a comprehensive planning harnessing the development potential. It was also stated there is an intention of the NTN to develop into a modern new town<sup>14</sup> with a similar scale as the Fanling/Sheung Shui New Town in accordance with 2013 Policy Address. The NTN Study also suggested that transit-oriented development (“TOD”) should be adopted in the planning of the Potential Development Areas (“PDAs”) to provide opportunities to create core areas of highly concentrated activities and development intensity adjacent to planned or possible stations.
- 3.4.2 The Application Site falls within the Ta Kwu Ling PDA which forms the NTN New Town alongside HYW and Queen’s Hill PDAs. Under Development Scenario II, a high-residential development scenario, the Application Site was planned as a commercial development with a PR of 6.5. While in the vicinity of the Application Site, it was planned as residential development with a PR of 7.5 and 5, as well as mixed use development with domestic plot ratio of 6.5 and non-domestic plot ratio (“non-DPR”) of 1.5 (**Figure 3.4a refers**). In particular, the residential use setting at PR of 7.5<sup>15</sup>, which is the maximum development intensity, has already taken into account of the urban design consideration. Such high development intensity was proposed in the Eastern NTN, where the Application Site locates, for residential use comparable to the PR of the metro area of Kowloon.
- 3.4.3 Located at the centre location with planned high development intensity, it is anticipated that the Application Site, located within Ta Kwu Ling NDA is positioned as high-density residential development with residential and mixed use development at its vicinity. The nearby proposed Science Park / Industrial Estate Boundary planned in the same study will also provide a favourable condition for the provision of ancillary office and hotel at the Application Site as a satellite location with connections to the Industrial Estate (**Figure 3.4b refers**).
- 3.4.4 In addition, in accordance with the latest Northern Metropolis Action Agenda<sup>16</sup> published in 2023, the NTN New Town (where Ping Che and the Application Site fall within) is positioned as “Boundary Commerce and Industry Zone” to boost commerce and industries by utilising the three boundary crossings points (BCPs) in Heung Yuen Wai, Man Kam To and Lo Wu. It is suggested that the NTN New Town has potential to develop various BCP related economic uses and uses requiring larger land area for operation. Ultimately, developing into a BCP business district as a base for emerging industries complement to San Tin Technopole and Luohu District in Shenzhen. Ping Che area, where the Application Site falls within, is foreseen to have tremendous opportunities under the aspirations of the NTN Study. The proposed development at the Application Site could complement with the transformation of the NTN.

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<sup>13</sup> Source: The Preliminary Feasibility Study on Developing the New Territories North, [https://www.pland.gov.hk/pland\\_en/p\\_study/comp\\_s/ntn\\_study/ntn\\_fr.pdf](https://www.pland.gov.hk/pland_en/p_study/comp_s/ntn_study/ntn_fr.pdf)

<sup>14</sup> Source: Paragraph 1.1.7, The Preliminary Feasibility Study on Developing the New Territories North, [https://www.pland.gov.hk/pland\\_en/p\\_study/comp\\_s/ntn\\_study/ntn\\_fr.pdf](https://www.pland.gov.hk/pland_en/p_study/comp_s/ntn_study/ntn_fr.pdf)

<sup>15</sup> Source: Paragraph 3.8.5, The Preliminary Feasibility Study on Developing the New Territories North, [https://www.pland.gov.hk/pland\\_en/p\\_study/comp\\_s/ntn\\_study/ntn\\_fr.pdf](https://www.pland.gov.hk/pland_en/p_study/comp_s/ntn_study/ntn_fr.pdf)

<sup>16</sup> Source: Page 32, Northern Metropolis Action Agenda, [https://www.nm.gov.hk/downloads/NM\\_Eng\\_Booklet\\_Web.pdf](https://www.nm.gov.hk/downloads/NM_Eng_Booklet_Web.pdf)

### 3.5 Strategic Location of Ping Che in Unleashing Development Potential

- 3.5.1 Subsequent to the completion of the NTN Study in 2017, the Government recently has shown stronger commitment in shifting the development focus of Hong Kong from south to north under the NMDS. NMDS has proposed to implement eastward extension of the Northern Link<sup>17</sup> (“NOL”) linking the Kwu Tung North NDA to Lo Wu and Man Kam To. As indicated in the NOL eastward extension, a Ping Che Station is planned under this railway line. There is an anticipated improvement of accessibility in Ping Che. In the future, Ping Che Station will be connected to the other new towns such as Kwu Tung North NDA enabled by rail and highway infrastructures, and further west to San Tin/Lok Ma Chau (“ST/LMC”) Development Node. To the north of Ping Che, it is also only two stations from Ping Che Station to planned HYW Station in the NOL railway line and further north to the BCP in Liantang.
- 3.5.2 On top of that, the latest Policy Address 2022<sup>18</sup> has also emphasized the cross-broader interactions through leveraging on the proximity to the hinterland of the NM. Ping Che, by a strategic location in locating near to LT/HYW BCPs further connecting to Shenzhen and the central location of the NTN New Town connecting to the rest of the NM, is embedded with high development potential that are to be unleashed.

3.5.3 Additionally, the latest Northern Metropolis Action Agenda has revealed that, the Ping Che Station<sup>19</sup> will be planned as part of both the Northern Link Eastern Extension and Northeastern New Territories Line, which would further enhance the accessibility of Ping Che area.

3.5.4 In view of the latest planning circumstances, the Application Site is anticipated to be located close to the future Ping Che Station which would be subject to detailed alignment announced by the Government. The Application Site will be able to leverage on the strategic location and unleash its development potential. In particular, the Application Site has opportunity to undergo TOD by capitalizing on its connectivity for not only high-density residential development but also commercial component complementary to economic use in other parts of the NM.

### 3.6 Encouragement of “Other Specified Uses” annotated “Mixed Use” by the Government

- 3.6.1 It is commonly seen in Hong Kong that a mixture of uses is positioned close to each other, such as commercial cum residential building/development, large-scale retail and commercial facilities sitting underneath the high-density residential development, and comprehensive development area. The Government has been encouraging such kind of mixed use development in urban areas and new town development through introduction of a flexible zoning mechanism while at the same time with appropriate planning control to avoid possible nuisances and interface problem, such as the introduction of “OU(MU)” zone.
- 3.6.2 In particular, the Town Planning Board recognizes that there are merits in functionally and physically integrating different types of compatible uses within a building or over a spatial area, which helps creating vitality and diversity of different development. The Town Planning Board Guideline No. 42 Designation of “Other Specified Uses” annotated “Mixed Use” (“OU(MU)”) Zone and Application For Development Within “OU(MU)” Zone under Section 16 of The Town

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<sup>17</sup> Source: Paragraph 79, Northern Metropolis Development Strategy, <https://www.policyaddress.gov.hk/2021/eng/pdf/publications/Northern/Northern-Metropolis-Development-Strategy-Report.pdf>

<sup>18</sup> Source: Paragraph 56, The Chief Executive’s 2022 Policy Address, <https://www.policyaddress.gov.hk/2022/en/p56.html>

<sup>19</sup> Source: Page 35, Northern Metropolis Action Agenda, [https://www.nm.gov.hk/downloads/NM\\_Eng\\_Booklet\\_Web.pdf](https://www.nm.gov.hk/downloads/NM_Eng_Booklet_Web.pdf)

- Permeable design at ground floor;
- Chamfered design at building corner;
- Building orientation align with wind direction;
- Building separation;
- Reduced ground coverage of clubhouse;
- Permeable design at sky garden; and
- Building setback

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 18m to 30m 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. The building setbacks proposed under the Indicative Scheme will also facilitate wind flows from multiple directions.

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*

- 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. Building separations of appropriate widths shall be adopted to enhance the visual and wind 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> <b>5.3c</b>	<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)
<b>ARUP</b>	<i>Date</i> June 2024	<i>Source</i> N/A