

4. JUSTIFICATIONS AND PLANNING MERITS

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

- 4.1. To optimise the use of public housing land, the Executive Council approved the policy on "Enhancement of the Development Intensity of Public Housing Sites" ("Policy on Intensification") in December 2018. For sites located in the Density Zones 1, 2 and 3 of New Towns, the maximum domestic PR of the public housing will be allowed to increase up to 30% (versus by up to 20% as announced in the 2014 Policy Address) where their technical feasibility permits. In line with this policy, the maximum domestic PR for the Proposed Scheme which is under Density Zone 2 of the New Towns, is allowed to be increased from 5.0 to 6.5 (+30%). Therefore, minor relaxation of the maximum overall PR up to 7.2 (including maximum domestic PR 6.5 plus a non-domestic PR 0.7) and maximum BHR from 25 storeys (excluding basement(s)) to 40 storeys (excluding basement(s)) for this Application Site is proposed to achieve the policy target.

Meet Acute Demand for Public Housing

- 4.2. Under the Long Term Housing Strategy Annual Progress Report 2023, the split ratio of public / private housing of 70:30 is maintained and the supply target for public housing is 308,000 units for the ten years from 2024/25 to 2033/34. As at end September 2023, there were about 132,000 general applications for Public Rental Housing and about 96,600 non-elderly one-person applications under the Quota and Points System. This application for minor relaxation of PR and BHR would result in an increase in overall GFA/PR and an increase in number of public housing flat production from about 700 to 944 flats (i.e. about + 244 flats) which is in line with the Government's policy to better utilize land resources in order to meet the imminent housing need.

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

- 4.3. The 2020 Policy Address has recommended inviting the HKHA to explore setting aside a floor area 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. The provision of a Centre of Home Care Services for Frail Elderly Persons and a 70-p Halfway House in the proposed scheme as