

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K12/45

- Applicant** : Hong Kong Housing Society (HKHS) represented by Townland Consultants Limited
- Site** : Ngau Chi Wan Village (NCWV) (Site C and Site D1^[1]), Ngau Chi Wan, Kowloon
- Site Area** : About 16,800m²
- Land Status** : Government Land
- Plan** : Approved Ngau Chi Wan Outline Zoning Plan (OZP) No. S/K12/18
- Zoning** : “Residential (Group A)1” (“R(A)1”)
(a) Subject to a maximum plot ratio (PR) of 7.5 for a domestic building or 9 for a building that is partly domestic and partly non-domestic, or the PR of the existing building, whichever is the greater
(b) Subject to building height restriction (BHR) of 115 meters above Principal Datum (mPD) (Site D1) and 130mPD (Site C) or the height of the existing building, whichever is the greater
- Application** : Proposed Minor Relaxation of BHRs for Permitted Public Housing Development

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed minor relaxation of BHRs (i) from 130mPD to 165mPD (i.e. about +26.9%^[2]) at Site C, and (ii) from 115mPD to 140mPD (i.e. about +21.7%^[3]) at Site D1 for permitted housing development with permitted commercial uses (on the lowest three floors of a building), social welfare facilities (SWFs) and government, institution or community (GIC) uses at NCWV (**Plan A-1**). The Sites fall within an area zoned “R(A)1” on the approved Ngau Chi Wan OZP. According to the Notes of the OZP, the above uses are always permitted within the “R(A)1” zone. Minor relaxation of the BHRs may be considered by the Town Planning Board (the Board) on application under section 16 of the Town Planning Ordinance (the Ordinance) based on the individual merits of a development

^[1] The naming of the Sites follows that adopted in the Feasibility Study for redevelopment of three urban squatters in Kowloon, namely Sites A and B for Chuk Yuen United Village, Sites C, D1 and D2 (refer to the Public Open Space site) for NCWV and Sites E, F and G for Cha Kwo Ling Village.

^[2] Given the mean site level of 7.5mPD at Site C, the corresponding increase in absolute BH would be from 122.5m to 157.5m (+28.6%).

^[3] Given the mean site level of 8mPD at Site D1, the corresponding increase in absolute BH would be from 107m to 132m (+23.4%).

proposal.

- 1.2 In 2022, the Feasibility Study (FS) completed by the Civil Engineering and Development Department (CEDD) concluded that there was no insurmountable technical problem for developing the Sites for high-density residential development. In the FS, a notional scheme (the Baseline Scheme) producing 2,700 flats with variation of BHs of 130mPD (Site C) and 115mPD (Site D1) for air ventilation consideration^[4] was prepared for technical assessments (**Drawings A-7 to A-9**). The Sites were subsequently rezoned to the current “R(A)1” zone.
- 1.3 The Proposed Scheme under this application does not involve changes in PR, gross floor area (GFA), domestic site coverage (SC) as compared to the Baseline Scheme. The proposed increase in BHs is due to the following reasons:

Non-domestic Portion

- (a) the 2-storey underground car parks in the Baseline Scheme may impose construction risk due to close proximity to the underground structure of MTR Choi Hung Station. It is proposed to relocate the underground car parks to above ground in order to tackle this construction risk and ensure timely and cost-effective flat production. The floor-to-floor heights of podium floors with car parks and loading/unloading (L/UL) facilities are 3.75m and 6.5m respectively. The GFA of the aboveground car parks could be disregarded from GFA calculation in accordance with PNAP APP-2 ^[5];
- (b) there is no more basement in the Proposed Scheme;
- (c) the covered local open spaces (LOS) with headroom of 6.1m-8.5m are added at the podium levels (**Drawing A-2**). This is in response to the suggestions from some Members of the Board in considering the zoning amendment and related representations on 16.12.2022 that consideration should be given to slightly increasing the BH and adjusting the height between the transfer plate and the podium levels in order to allow flexibility to provide quality covered open space at the podium levels. Those Members also considered that appropriate headroom at the podium levels would not only provide space for quality landscaping and tree planting but also help improve air ventilation;
- (d) the lowest ground level of Site C is raised by 2m for better alignment with Lung Cheung Road in order to mitigate potential flooding risk;

Domestic Portion

- (e) the floor-to-floor height of the domestic portion increases from 2.8m-2.9m to 3.15m for better living environment;
- (f) a refuge floor (3.15m in height) is added to Site C; and
- (g) a slight increase in height (+0.8m) of the transfer plate in Site C.

^[4] According to the FS, the variation of BHRs at Sites C and D1 is to enhance vertical air movement under southeastern prevailing wind that would improve air ventilation at the local areas, and the BHRs are generally compatible with the surrounding BH profile ranging from 95mPD to 230mPD.

^[5] With reference to the latest Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers – APP-2 (PNAP APP-2) issued by Buildings Department (BD) in December 2023, the areas of aboveground car parks and L/UL facilities as required to be provided under lease for subsidised sale/rental flats as accepted by the Government, to be provided by HKHS, could be 100% disregarded from GFA calculation under the Buildings Ordinance.

- 1.4 The provision of GIC facilities and various good design features are retained in the Proposed Scheme. Within Site C, the existing Jockey Club Breast Health Centre (BHC) and a Grade 3 historic building, namely Man Fat Nunnery (MFN) (萬佛堂) (**Drawing A-1 and Plan A-2**), will be retained in-situ. The latter will be for adaptive reuse for public appreciation and revitalized for commercial uses (**Drawing A-1 and Plan A-7**). The proposed vehicular ingress/egress points of Site C and Site D1 will be located at Wing Ting Road (**Drawing A-1**). The major development parameters of the Proposed Scheme are summarised in **Table 1** below.

Table 1: Major Development Parameters of the Proposed Scheme^[6]

Development Parameters	Proposed Scheme	
	Site C	Site D1
Site Area (about)	16,800m ²	
Total PR	9	
• Domestic	7.5	
• Non-domestic	1.5	
Total GFA (about)	151,200m ²	
• Domestic	126,000m ²	
• Non-domestic	25,200m ²	
SC	Not more than 33.33%	
• Domestic	Not more than 60%	
• Non-domestic		
Maximum BH at main roof level (absolute BH)	+165mPD (157.5m)	+140mPD (132m)
No. of Block(s)	1	2
No. of Storeys in Domestic Block(s)	36 storeys (incl. 1 refugee floor)	30 storeys
No. of Storeys of Podium (BH) (incl. LOS, carpark and L/UL facilities, GIC and commercial facilities)	8 storeys (40.1m)	7 storeys (33.5m)
No. of Flats (about) ^[a]	1,225	1,500
Design Population (about) ^[a]	3,308	4,050
LOS Provision (not less than) ^[b]	3,308m ²	4,050m ²
SWFs ^[c]	(i) 100-place Residential Care Home for the Elderly cum 30-place Day Care Unit; (ii) 100-place Residential Care Home for the Elderly; (iii) 100-place Child Care Centre; (iv) One Neighbourhood Elderly Centre; (v) One team of Home Care Services for Frail Elderly Persons (2 team-size kitchen-based); and (vi) One Family and Child Protective Services Unit	
Other Facilities ^[c]	(i) One Community Hall; (ii) Commercial and Recreational Facilities; and (iii) BHC	

^[6] The Proposed Scheme and the layouts are indicative in nature subject to revision in detailed design stage.

Aboveground Parking Spaces Provision	Total: 472	
• Private Cars	419 (<i>incl. 15 for visitors, 5 for disabled</i>)	
• Motorcycle	38	
• Others ^[d]	15	
Aboveground L/UL Bays Provision ^[e]	46	
Target Completion Year	2031	2033

Notes:

- [a] According to the applicant, the average flat size of about 50m² (Site C) / 43m² (Site D1) and 2.7 persons per flat are assumed.
- [b] LOS of not less than 1m² per person would be provided as required under the Hong Kong Planning Standards and Guidelines.
- [c] Floor space for SWFs, community hall and BHC (retain in-situ), as required by the Government, are disregarded from PR calculation in “R(A)1” zone. Relevant departmental comments on the design requirements of these facilities will be sought at detailed design stage.
- [d] Other parking spaces include shared-use for light goods vehicle (LGV) and light bus (LB), private LB, refuse collection vehicle.
- [e] Vehicle type of L/UL bays include LGV, heavy goods vehicle (HGV), shared-use for coach/bus and medium/HGV, coach, private LB, shared-use for private LB and ambulance, private car, layby for parking of two vans ambulance.

1.5 In support of the application, the applicant has submitted the following documents:

- (a) Application Form received on 25.2.2025 **(Appendix I)**
- (b) Supporting Planning Statement (SPS) enclosing Air Ventilation Assessment – Expert Evaluation (AVA-EE), Visual Impact Assessment (VIA), Environmental Assessment (EA) and Sewerage Impact Assessment (SIA) received on 25.2.2025 **(Appendix Ia)**
- (c) Further information (FI) received on 28.3.2025 providing responses to departmental comments (R-to-C); replacement pages of SPS, VIA and AVA-EE; revised MLP and LMP; road improvement works figure; and board brush tree survey of retained trees [FI(1)] ^[#] **(Appendix Ib)**
- (d) FI received on 1.4.2025 providing R-to-C and responses to public comments [FI(2)] ^[#] **(Appendix Ic)**

^[#] FIs accepted and exempted from publication and recounting requirements

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are set out in the SPS and the FIs at **Appendices Ia to Ic**, which are summarised as follows:

Increased BHs to Overcome Site Constraints

- (a) The Proposed Scheme with higher BHs has been optimised taking into account site constraints and design improvements. As mentioned in paragraph 1.3 above, the proposed minor relaxation of BHRs could overcome the interface with the underground structure of MTR Choi Hung Station and minimise potential flooding risk. Design improvements are elaborated below.

Compatibility of BHs with the Surrounding Context

- (b) The relaxed BHRs of 165mPD for Site C and 140mPD for Site D1 are considered compatible with the BH profile in the local context as the BHs of the high-rise

developments in the vicinity are ranging from Choi Wan (I) Estate at 94mPD at the east of the Sites to the planned Comprehensive Development Area (CDA) Development at 35 Clear Water Bay Road with maximum BH of 230mPD adjoining Site D1 (**Plan A-3**). The Proposed Scheme could be considered as an extension of the residential townscape. Mitigation measures to alleviate the visual impacts, such as building separations, building/podium setbacks, relocation of ventilation opening and provision of greening/landscape treatment, will be incorporated.

Design Merits

- (c) The Proposed Scheme features a number of design merits, including 15m-wide building separation above podium in Site D1, about 2m-wide to 16m-wide building/tower setbacks from site boundaries (**Drawing A-1**), opening of 30m (H) x 15m (W) (**Drawings A-2 and A-5**) breaking up the podium of Tower 1 in Site C (the opening is relocated from the domestic tower in the Baseline Scheme), terraced podium design, podium garden for residents at 5/F with clear height of about 6.1m to 7.1m in Site C and 8m to 8.5m in Site D1 (**Drawings A-2 and A-3**), and landscape treatment including periphery and buffer planting (**Drawing A-4**)^[7]. These measures will enhance visual permeability and air circulation.

Visual and Air Ventilation Aspects

- (d) In spite of higher BHs in the Proposed Scheme, the varied BHs for Site C and Site D1 as per the Baseline Scheme are retained to improve air ventilation at the local areas. No adverse visual and air ventilation impact is anticipated as demonstrated by the photomontages in the VIA (**Drawings A-10 to A-17**) and the AVA-EE conducted. The AVA-EE concludes that there are no significant impacts on air ventilation with good design features and more landscaped open space on podium floors as compared to the Baseline Scheme (**Drawings A-7 to A-9**). The VIA concludes that the visual impacts arising from the Proposed Scheme is considered acceptable. The Proposed Scheme is considered not incompatible with the surrounding developments as compared to the Baseline Scheme, particularly on massing, scale and height.

Provision of GIC and Supporting Facilities

- (e) Same as the Baseline Scheme, commercial and GIC facilities will be provided to serve the community. Being in line with the Government's policy to increase SWFs in public housing projects, the Proposed Scheme will continue to provide about 8,579m² GFA (about 6.81% of the domestic GFA) for elderly and child care services, as per Social Welfare Department's advice.

3. Compliance with the "Owner's Consent/Notification" Requirements

As the Sites involve Government land only, the "owner's consent/notification" requirements as set out in the Town Planning Board Guidelines on Satisfying the "Owner's Consent/Notification" Requirements under Sections 12A and 16 of the Ordinance is not applicable to the application.

^[7] These design measures proposed by the applicant may be subject to review at detailed design stage / general building plan submission stage as appropriate.

4. Previous Application

There is no previous application concerning the Sites since they are rezoned to “R(A)1” on the OZP.

5. Similar Application

There is no similar application for minor relaxation of BHR in “R(A)” zones on the OZP.

6. The Site and Its Surrounding Areas (Plans A-1 to A-3, aerial photo on Plan A-4 and site photos on Plans A-5 to A-9)

6.1 The Sites are:

- (a) consisting of two portions with a planned public open space (POS) (i.e. Site D2) in between which forms part of the proposed public housing development (**Plans A-1 and A-2**);
- (b) located right next to Choi Hung MTR Station, and situated on a relatively flat terrain. The Sites are bounded by the former St. Joseph’s Home for the Aged which is zoned “CDA” to its east, Lung Cheung Road to its southwest, Lung Chi Path to its south, Hammer Hill Road Swimming Pool Complex and Hammer Hill Road Sports Ground to its north (**Plan A-2**);
- (c) mainly occupied by existing low-rise squatters subject to clearance; and
- (d) having a Grade 3 historic building (MFN) and the BHC at Site C which will be retained (**Plan A-2**).

6.2 The surrounding areas have the following characteristics (Plan A-3**):**

- (a) to its immediate east and northeast are a cluster of high-rise residential developments, including a planned CDA Development at the former St Joseph’s Home for the Aged, 35 Clear Water Bay Road (with BHR of 230mPD)^[8], Fortune Garden (existing BH of 95mPD), Bay View Garden (existing BH of 114mPD), Wealth Garden (existing BH of 103mPD), Fire Services Department Wing Ting Road Married Quarters (existing BH of 111mPD),;
- (b) to its further east and southeast are the high-rise private/public housing developments, including 8 Clear Water Bay Road (with BHR of 180mPD / existing BH of 184mPD), and Choi Wan (I) Estate (with existing BH of 106-127mPD);
- (c) to its south along Lung Chi Path is the cluster of low-rise village houses / residential dwellings (existing 2 storeys / BH of 16-10mPD) at NCWV, as well as GIC facilities, open space and recreational facilities (existing BHs ranging from 25 to 45mPD), i.e. NCW Fire Station, NCW Market and NCW Municipal

^[8] The Master Layout Plan for a comprehensive commercial/residential development under Application No. A/K12/34 was approved on 3.2.2006, and the latest general building plans were approved on 21.1.2025. To minimise noise/air impacts generated from Clear Water Bay Road and provide public open space with three Grade 2 buildings preserved in-situ at the forecourt area, the residential towers are placed in the northwestern part with BH up to 230mPD.

Services Building; and

- (d) to its southwest across Lung Cheung Road is Choi Hung Estate (existing BHs of 26-61mPD), which redevelopment is tentatively scheduled to commence in 2030.

7. Planning Intention

- 7.1 The planning intention of “R(A)1” zone is primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.
- 7.2 According to the Explanatory Statement of the OZP, in order to provide design/architectural flexibility, minor relaxation of the PR / BHRs may be considered by the Board on application under section 16 of the Ordinance in the “R(A)1” zone. Each application will be considered on its individual merits.

8. Comments from Relevant Government Departments

- 8.1 The following Government bureaux/departments have been consulted and their views on the application are summarised as follows:

Land Administration

- 8.1.1 Comments of the District Lands Officer/Kowloon East, Lands Department (DLO/KE, LandsD):
 - (a) The Sites fall within Government land. His office is handling a proposed private treaty grant (PTG) application for implementing Phase 1 (Site C) of the permitted public housing development. As advised by HKHS, a fresh PTG application would be submitted at a later stage for implementing Phase 2 (Site D1) of the permitted public housing development.
 - (b) Noted that the proposed application is for minor relaxation of BHRs from 130mPD to 165mPD at Site C and from 115mPD to 140mPD at Site D1 and in view that BHR clause would not be imposed in the proposed PTGs as per the streamlined arrangement promulgated by Joint Practice Note No. 5, he has no specific comment on the planning application.

Urban Design, Visual, Air Ventilation and Landscape Aspects

- 8.1.2 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

Urban Design and Visual Aspects

- (a) As demonstrated in the submitted VIA, the visual impact as identified from the selected public viewing points range from “negligible” to “slightly adverse”. When viewing from Strategic Viewing Point (SVP) 4 at Quarry Bay Park and SVP5 at Hong Kong Convention and Exhibition Centre, the Proposed Scheme with 180mPD and 153.2mPD

at top roof level would not encroach onto the 20% Building Free Zone (**Drawings A-10 and A-11**). Judging from the site context and as per photomontages in the VIA (**Drawings A-12 to A-17**), no significant adverse effect on the visual character of the surrounding townscape is anticipated from the increase of BHs from 130mPD to 165mPD at Site C and 115mPD to 140mPD at Site D1. To mitigate the potential visual impact, the Proposed Scheme has incorporated design features as detailed in paragraph 2(c) above. The Proposed Scheme will comply with the Sustainable Building Design Guidelines (SBDG) and such measures may soften the building bulk and promote visual interest. There is an open-sided footbridge across the podium at 5/F of Tower 1 in Site C (**Drawing A-5**), as well as covered walkway at LG2/F of Site C and LG1/F of Site D1 (**Drawing A-4**), which may enhance pedestrian connectivity and promote pedestrian comfort.

Air Ventilation Aspect

- (b) An AVA-EE has been prepared to demonstrate the ventilation performance under the Baseline and Proposed Schemes. Although the Proposed Scheme may induce a wake area in the immediate downwind area due to the increase in BH at some locations, air ventilation measures as detailed in paragraph 2(c) above have been incorporated in the Proposed Scheme to facilitate wind penetration and circulation. Significant adverse impact on the surrounding pedestrian wind environment is not anticipated.

Landscape Aspect

- (c) According to the aerial photo taken in 2023, the Sites are generally occupied by low rise buildings and predominantly surrounded by high-rise residential developments, GIC facilities and open spaces. The Proposed Scheme is considered not incompatible with the existing landscape character. Her other comments are at **Appendix III**.

8.1.3 Comments of the Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD):

It is noted that the Proposed Scheme mainly consists of one tower at Site C with a maximum BH of 165mPD (26.9% increase from the BHR of 130mPD as stipulated in the current OZP) and two towers at Site D1 with a maximum BH of 140mPD (21.7% increase from the BHR of 115mPD as stipulated in the current OZP). From the photomontages provided, it appears that the proposal would have little visual impact to the surrounding environment, she has no comment from architectural and visual impact point of view.

Traffic

8.1.4 Comments of the Commissioner for Transport (C for T):

She has no in-principle objection to the planning application from traffic engineering and transport operations viewpoint. She noted that the Proposed Scheme has a slight increase in the number of flats from 2,700 to 2,725 units. The slight increase in flat units remains within the development parameters established for the Traffic and Transport Impact Assessment

conducted by CEDD for the NCWV development. Her other comments are at **Appendix III**.

Cultural Heritage

8.1.5 Comments of the Commissioner for Heritage's Office and the Antiquities and Monuments Office (AMO) of the Development Bureau (DEVB):

They have no comment on the application. They noted that MFN, a Grade 3 historic building, will be preserved in-situ for adaptive reuse and public appreciation, with a Conservation Management Plan to be submitted for AMO's consideration. Their other comments are at **Appendix III**.

Environment

8.1.6 Comments of the Director of Environment Protection (DEP):

- (a) He has no objection to the planning application except some technical comments on the EA and SIA reports. It is agreed that insurmountable environmental impact associated with the proposed minor relaxation of BHs for the Proposed Scheme is not anticipated.
- (b) In terms of sewerage aspect, insurmountable sewerage impact arising from the Proposed Scheme is not anticipated. His other comments are at **Appendix III**.

Provision of Social Welfare Facilities

8.1.7 Comments of the Director of Social Welfare:

He has no comment on the application. He noted that HKHS will ensure all requirements for the SWFs as stipulated in the Technical Schedule as well as all current and prevailing ordinances and regulations will be fulfilled, and there will be ongoing liaison with his office during the detailed design stage. His other comments are at **Appendix III**.

Fire Safety

8.1.8 Comments of the Director of Fire Services (D of FS):

He has no specific comment on the application subject to water supplies for firefighting and fire service installations being provided to the satisfaction of the D of FS. His other comments are at **Appendix III**.

8.2 The following Government departments have no objection to/no comment on the application. Their detailed comments, if any, are at **Appendix III**:

- (a) Secretary for Development;
- (b) Chief Engineer/Construction, Water Supplies Department (WSD);
- (c) Chief Engineer/Mainland South, Drainage Services Department (DSD);
- (d) Chief Engineer/Railway Development, Highways Department (HyD);

- (e) Chief Highway Engineer/Kowloon, HyD;
- (f) Chief Building Surveyor/Kowloon, BD;
- (g) Director of Housing;
- (h) Director of Leisure and Cultural Services;
- (i) Director of Food and Environmental Hygiene;
- (j) Director of Agriculture, Fisheries and Conservation;
- (k) Director of Electrical and Mechanical Services;
- (l) District Officer (Wong Tai Sin), Home Affairs Department;
- (m) Project Manager/South, CEDD;
- (n) Project Manager/East, CEDD;
- (o) Head of the Geotechnical Engineering Office, CEDD;
- (p) Government Property Administrator; and
- (q) Commissioner of Police.

9. Public Comments Received During Statutory Publication Period

9.1 During the statutory publication period of the application, 13 public comments were received (**Appendix II**). 10 comments object to the application including 1 from the Corporated Owners of Wealth Garden, 4 from residents of Wealth Garden / Fortune Garden, and the remaining 5 from individuals. Another 3 individuals provide views on the application.

9.2 The major objection reasons and views are summarised below:

Pedestrian and Traffic Impacts

- (a) The Proposed Scheme together with other planned developments within the district, such as CDA Development at 35 Clear Water Bay Road and redevelopment of Choi Hung Estate, will aggravate traffic congestion in the area.
- (b) The surrounding pedestrian streets are narrow in general, the additional population from Proposed Scheme will lead to a more crowded walking environment, and pedestrian safety would be at risk with vehicle-pedestrian conflicts. The Choi Hung MTR Station nearby has reached its carrying capacity.
- (c) There are excessive car parking provisions after taking considerations of the well-established public transportation network in the district.

Provision of GIC Facilities, Open Space and Greenery

- (d) Provision of GIC facilities, open space and greenery, i.e. schools, children, youth, elderly and healthcare facilities, outdoor area, playground and park, are in shortage in the area to accommodate additional population from the Proposed Scheme.
- (e) The Proposed Scheme should include more community and ancillary facilities.

Environmental Concerns

- (f) The construction of Proposed Scheme will cause air and noise pollution, posing harm on physical and mental health of nearby residents, especially infants and elderly.
- (g) The Proposed Scheme will increase sewage discharge. The sewerage

capacity will be overloaded in the district, spill over of sewage may cause odour and affect air quality.

Air Ventilation, Visual and Landscape Impacts

- (h) The Proposed Scheme will create wall effect, contribute to heat island effect and worsen micro-climate in the district. The wind flow from southeast, southwest and northeast will be blocked by the Proposed Scheme and other surrounding developments, and air pollutants will be trapped locally.
- (i) The proposed BHs will adversely affect the air ventilation, natural sunlight, harbour view and intrude the continuous ridgeline. The applicant should adopt stepped terrace design, elevated greenery and air corridor in the Proposed Scheme.
- (j) The Proposed Scheme will cause a loss of mature trees and affect local ecology.

Cultural Heritage and Local Character

- (k) It is noted that except the Grade 3 historic building MFN, various non-graded cultural heritage resources in NCWV, i.e. Earth God Shrine, Yee Sin Fat Tong (義仙佛堂) and Old Well will be demolished (**Plan A-2**). The Proposed Scheme will destroy the history of NCWV, affect local character and the redevelopment is incompatible with the existing village houses cluster nearby.
- (l) The Proposed Scheme will diminish the community ties in NCW. The redevelopment may affect local economy, and lead to gentrification.

Others

- (m) Detailed technical assessments on air ventilation, micro-climate, health, anticipation of population and traffic congestion should be conducted, and the methodologies of these assessments should be reviewed.
- (n) The high development intensity of Proposed Scheme is not favourable to land use diversity in the long term.
- (o) The Proposed Scheme will favour the financial profit of developer, instead of addressing the urgent housing needs. The Proposed Scheme will increase the price level in the district, which the cost of living for families will be increased.
- (p) The rationale of proposed minor relaxation of BHRs of almost 30% in terms of mPD but only a small increase in the number of flats should be challenged.

10. Planning Considerations and Assessments

10.1 The application is to seek planning permission for proposed minor relaxation of BHRs (i) from 130mPD to 165mPD (i.e. about +26.9%) at Site C, and (ii) from 115mPD to 140mPD (i.e. about +21.7%) at Site D1 for permitted public housing development with permitted commercial uses (on the lowest three floors of a building), SWFs and GIC uses at NCWV. Compared to the Baseline Scheme, the Proposed Scheme involves no change in PR/GFA and domestic SC.

Minor Relaxation of BHRs

10.2 The Sites are located at levels of about 7.5-8mPD and bounded by Lung Cheung

Road/Lung Chi Path and Wing Ting Road (**Drawing A-1**). According to the applicant, as detailed in paragraph 1.3 above, higher BHs are sought to address site constraints (i.e. relocating the basement carpark to above ground to avoid the complexity in construction due to proximity to the underground structure of MTR Choi Hung Station; raising the lowest ground level at Site C to mitigate potential flooding risk); allow quality covered local open spaces at podium levels in response to suggestions from Members of the Board and higher floor-to-floor height of domestic storeys for better living environment; and permit a new refuge floor and a higher transfer plate.

Compatibility of BH Profile

- 10.3 The Sites are situated in the high-rise and high-density residential neighbourhood intermixed with GIC uses and open spaces. The surrounding BH profile of existing residential developments ranges from 95mPD to 114mPD, while an approved high-rise CDA Development at the former St Joseph's Home for the Aged site would have a maximum BH of 230mPD. The proposed BHRs of the Proposed Scheme are considered comparable to the neighbouring residential developments and would generally respect the BH profile in the vicinity (**Plan A-3**).

Planning and Design Merits

- 10.4 A number of design measures including opening of 30m (H) x 15 (W) to break the podium, building separation above podium, building/tower setbacks from boundaries, podium garden, terraced podium design and landscape treatment is proposed to enhance the overall design and mitigate the potential visual and air ventilation impacts (**Drawings A-1 to A-6**). The Proposed Scheme will also comply with the SBDG (PNAP APP-152). Besides, the Proposed Scheme retain the same GIC and SWFs as the Baseline Scheme.

Visual and Air Ventilation Aspects

- 10.5 The VIA conducted (**Appendix Ia**) demonstrates that the resultant overall visual impact is acceptable, and the Proposed Scheme would not encroach upon the 20% building free zone of the ridgeline as viewed from the SVPs (**Drawings A-10 and A-11**). CTP/UD&L, PlanD has no adverse comment on the application from visual perspective. CA/CMD2, ArchSD has no adverse comment on the application from architectural and visual perspective.
- 10.6 As mentioned in paragraph 10.3, air improvement measures are proposed. The AVA-EE demonstrates that significant adverse impact on the surrounding pedestrian wind environment is not anticipated. CTP/UD&L, PlanD has no adverse comment on the application from air ventilation perspective.

Other Technical Aspects

- 10.7 Technical assessments including EA and SIA submitted by the applicant have demonstrated that the Proposed Scheme is acceptable and technically feasible. AMO of DEVB, C for T and DEP have no objection to/comment on the application. The further technical assessments required by AMO of DEVB, C for T and DEP shall be incorporated in the land grant conditions. Other relevant Government departments, including DSD and WSD, have no objection to or no adverse comments on the application.

Public Comments

- 10.8 Regarding objections/concerns from the public as mentioned in paragraph 9, the planning assessment above and the departmental comments in paragraph 8 are relevant.
- 10.9 Regarding the public concern on the adverse impact on private views, as set out in the Town Planning Board Guidelines PG-No. 41 on submission of VIA for planning applications to the Board, in the highly developed context of Hong Kong, it is not practical to protect private views without stifling development opportunity and balancing other relevant considerations. In the interest of the public, it is far more important to protect public views.

11. Planning Department's Views

- 11.1 Based on the assessments made in paragraph 10 and having taken into account the public comments mentioned in paragraph 9, the Planning Department has no objection to the application.
- 11.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 11.4.2029, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed.
- 11.3 There is no strong reason to recommend rejection of the application.

12. Decision Sought

- 12.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 12.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 12.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

13. Attachments

Appendix I	Application Form received on 25.2.2025
Appendix Ia	Supporting Planning Statement received on 25.2.2025
Appendix Ib	FI(1) received on 28.3.2025
Appendix Ic	FI(2) received on 1.4.2025
Appendix II	Public Comments received during the Statutory Publication Period
Appendix III	Detailed Comments of Government Departments

Drawing A-1	Master Layout Plan
Drawings A-2 and A-3	Section Plans
Drawing A-4	Landscape Master Plan
Drawings A-5 and A-6	Artist's Impressions
Drawings A-7 to A-9	Comparison of Baseline Scheme and Proposed Scheme
Drawings A-10 to A-17	Photomontages
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Building Height Profile
Plan A-4	Aerial Photo
Plans A-5 to A-9	Site Photos

PLANNING DEPARTMENT
APRIL 2025