

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/K4/76**

- Applicants** : Urban Renewal Authority (URA) and Hong Kong Settlers Housing Corporation Limited (HKSHCL), represented by Vision Planning Consultants Limited
- Site** : Tai Hang Sai Estate (THSE), Shek Kip Mei, Kowloon
- Site Area** : About 2.09 ha
- Lease** : (a) New Kowloon Inland Lot (NKIL) No. 4479  
(b) Restricted to erection of not less than 1,600 flats for persons of small means in accordance with the objects as specified in the HKSHCL's constitution and such offices and shops as may be approved by the Government
- Plan** : Draft Shek Kip Mei Outline Zoning Plan (OZP) No. S/K4/30
- Zoning** : "Comprehensive Development Area" ("CDA")  
(a) maximum plot ratio (PR) of 5.5  
(b) maximum building heights (BHs) of 90mPD for the eastern portion and 130mPD for the western portion  
(c) 25m-wide non-building area (NBA) as shown on the OZP
- Application** : Proposed Comprehensive Redevelopment of THSE and Minor Relaxation of PR, BH and NBA Restrictions

**1. The Proposal**

- 1.1 The applicants seek planning permission for the proposed comprehensive redevelopment of THSE (the Site) for residential use with commercial and Government, institution and community (GIC) facilities with minor relaxation of PR, BH and NBA restrictions. The Site falls within an area zoned "CDA" on the draft Shek Kip Mei OZP No. S/K4/30 and is subject to a maximum PR of 5.5,

maximum BHs of 90mPD for its eastern portion and 130mPD for its western portion, and a 25m-wide NBA along the western site boundary (**Plan A-1**).

- 1.2 According to the Notes of the OZP, planning permission from the Town Planning Board (the Board) is required for the “CDA” zone, and planning application should be supported by a Master Layout Plan (MLP). Based on the individual merits of a development or redevelopment proposal, minor relaxation of the PR and BH restrictions may be considered by the Board upon application under s.16 of the Town Planning Ordinance (the Ordinance). In addition, under exceptional circumstances, minor relaxation of the NBA restriction as shown on the OZP may be considered by the Board. Any floor space that is constructed or intended for use solely as GIC or social welfare facilities as required by the Government may be disregarded.
- 1.3 The applicants propose to relax the restrictions of PR from 5.5 to 8.24 (+2.74 or +49.8%), and BHs from 90mPD to 115mPD/135mPD (+25m/45m or +27.8%/50%) for the eastern portion and from 130mPD to 135mPD/160mPD (+5m/30m or +3.8%/23.1%) for the western portion (**Drawing A-1**), as well as to allow two low-rise GIC building structures of one and three storeys respectively with a total footprint of about 900m<sup>2</sup> (19.3% of the NBA) within the NBA (**Drawings A-1, A-4 to A-6, A-8 and A-10**).
- 1.4 The Site, which is held under NKIL No. 4479, was granted to HKSHCL in 1961 for development of low-cost housing estate. THSE currently comprises eight residential blocks of seven to ten storeys with 1,600 flats completed between 1964 and 1981, all without provision of lift (**Plans A-2 to A-6**). It is the subject of a previous planning application (No. A/K4/67) submitted by HKSHCL for proposed comprehensive redevelopment with minor relaxation of restrictions of PR (from 5.5 to 6.8) and BHs (from 90mPD to 94.3mPD; and from 130mPD to 131mPD), which was approved with conditions by the Metro Planning Committee (the Committee) of the Board on 24.6.2016 (Approved Scheme). The planning permission for the Approved Scheme is valid until 24.6.2024.
- 1.5 According to the submitted MLP under the current application, the Proposed Scheme comprises two sites, namely Site 1 and Site 2, accommodating a total of eight blocks of 28 to 40 domestic storeys providing a total of 3,347 flats above podium of one to three storeys as well as one to two levels of ancillary basement car park (**Drawings A-1 to A-6 and A-8 to A-10**). It is proposed to grant Site 1 to HKSHCL for providing 1,289 rehousing units for the affected THSE residents and Site 2 to URA for providing 2,058 Starters Homes (SH) units for URA’s disposal. A total gross floor area (GFA) of 6,500m<sup>2</sup> of welfare facilities including elderly and child care services are proposed in two portions of podium to the southeast and southwest and a 3-storey GIC building to the northwest within Site 2 (**Drawings A-1 to A-6, A-8 and A-10**). Part of the southwestern GIC portion and the whole GIC building also fall within the NBA, of which the former involves a one-storey structure with a footprint of about 270m<sup>2</sup> near Woh Chai Street at a lower street level of about 16mPD and the latter has footprint of about 630m<sup>2</sup> with reduced coverage to 140m<sup>2</sup> for the top floor abutting Tai Hang Sai Street at a higher street level of about 27mPD (only the top floor above street

level). A public open space (POS) of 1,500m<sup>2</sup> will be provided within the NBA located solely in Site 2 (**Drawings A-1, A-4 and A-7**). Landscaped areas atop the GIC building are also proposed which will be open to the public at reasonable hours. The future developer will be responsible for the management and maintenance of the proposed POS. The redevelopment at Sites 1 and 2 will be implemented in one single phase with the anticipated completion year in 2028. The MLP, layout plans, Landscape Master Plan, sections, urban design concept plans and photomontages submitted by the applicants for the Proposed Scheme are at **Drawings A-1 to A-23**. The major development parameters of the Proposed Scheme are summarised in the following table:

Development Parameters	OZP Restrictions	Proposed Scheme		
		Site 1	Site 2	Total (increase from OZP restrictions)
Site area (about)	--	5,500m <sup>2</sup>	15,410.6m <sup>2</sup>	20,910.6m <sup>2</sup>
Total PR (about)	5.5	8.53	8.14	8.24 (+2.74 / +49.8%)
- domestic PR		6.61	7.82	7.5
- non-domestic PR		1.92	0.32	0.74
Total GFA (about)	--	46,920m <sup>2</sup>	125,484m <sup>2</sup>	172,404m <sup>2</sup>
- domestic GFA		36,346m <sup>2</sup>	120,484m <sup>2</sup>	156,830m <sup>2</sup>
- non-domestic GFA		10,574m <sup>2</sup> (including a 9-classroom kindergarten)	5,000m <sup>2</sup>	15,574m <sup>2</sup>
GIC GFA <sup>(i)</sup> (disregarded in calculation of maximum PR under OZP)	--	--	6,500m <sup>2</sup> (equivalent to PR of 0.42; and 5.4% of domestic GFA at Site 2)	6,500m <sup>2</sup> (equivalent to PR of 0.31; and 4.1% of total domestic GFA)
NBA	25m-wide along the western boundary (about 4,655m <sup>2</sup> )	--	one and three-storey GIC structures with maximum footprint of about 900m <sup>2</sup> (about 19.3% of NBA)	--
Site coverage (about)				
- above 15m	--	25%	25%	25%
- below 15m	--	85%	70%	75%
No. of flats (not more than)	--	1,289	2,058	3,347
Estimated population (about)	--	3,416	4,940	8,356

Development Parameters	OZP Restrictions	Proposed Scheme		
		Site 1	Site 2	Total (increase from OZP restrictions)
Flat size (GFA) (about)	--	22m <sup>2</sup> to 65m <sup>2</sup> <sup>(ii)</sup>	36m <sup>2</sup> to 92m <sup>2</sup>	--
No. of blocks	--	2	6	8
BH - eastern portion	90mPD	115mPD (28 domestic storeys above podium)	135mPD (33 domestic storeys above podium)	115mPD / 135mPD (+25m to +45m / +27.8% to +50%)
- western portion	130mPD	135mPD (36 domestic storeys above podium)	160mPD (38 to 40 domestic storeys above podium)	135mPD / 160mPD (+5m to +30m / +3.8% to +23.1%)
GIC provision <sup>(i)</sup>	--	--	<ul style="list-style-type: none"> <li>- Care and Attention Home for Severely Disabled Persons;</li> <li>- Residential Care Home for the Elderly cum Day Care Unit;</li> <li>- Neighbourhood Elderly Centre; and</li> <li>- Home Care Services for Frail Elderly Persons; and</li> <li>- Child Care Centre</li> </ul>	--
Transport facilities - parking spaces	--	<ul style="list-style-type: none"> <li>- private car: 68</li> <li>- motorcycle: 5</li> </ul>	<ul style="list-style-type: none"> <li>- private car: 301</li> <li>- motorcycle: 16</li> <li>- light goods vehicle/light bus: 4</li> </ul>	<ul style="list-style-type: none"> <li>- private car: 369</li> <li>- motorcycle: 21</li> <li>- light goods vehicle/light bus: 4</li> </ul>
- L/UL and lay-bys	--	<ul style="list-style-type: none"> <li>- L/UL: 14</li> <li>- school bus: 2</li> <li>- taxi/private car lay-by: 2</li> <li>- refuse collection vehicle: 1</li> </ul>	<ul style="list-style-type: none"> <li>- L/UL: 15</li> <li>- refuse collection vehicle: 1</li> </ul>	<ul style="list-style-type: none"> <li>- L/UL: 29</li> <li>- school bus: 2</li> <li>- taxi/private car lay-by: 2</li> <li>- refuse collection vehicle: 2</li> </ul>
Private open space (not less than)	--	3,420m <sup>2</sup>	4,950m <sup>2</sup>	8,370m <sup>2</sup>
Greenery coverage (not less than)	--	1,940m <sup>2</sup> (35% of Site 1 area)	4,350m <sup>2</sup> (28% of Site 2 area)	6,290m <sup>2</sup> (30% of total site area)
POS (not less than)	--	--	1,500m <sup>2</sup>	1,500m <sup>2</sup>
Completion year	--	2028		

## Notes:

- (i) GIC facilities are disregarded from PR calculation under the OZP. Further consultation with the relevant government departments on the GIC provision will be conducted at detailed design stage.
- (ii) The flat size in Site 1 is benchmarked to the allocation standard of public rental housing of not less than 7m<sup>2</sup> internal floor area per person.

- 1.6 In the Proposed Scheme, the main design features also include three 15m-wide visual corridors in north-south, east-west and northwest-southeast directions respectively within the Site (**Drawings A-11** and **A-15**); stepped BH design in the form of three-step cascading profile with 20m to 25m intervals (**Drawing A-11**); provision of ground floor setbacks of about 5m to 10m along Woh Chai Street, Tai Hang Tung Road and Tai Hang Sai Street (**Drawing A-12**); and provision of pedestrian connections via the landscaped POS and the commercial part of the podium at Site 2 with barrier-free access to be open to the public at reasonable hours to link up Tai Hang Sai Street with Woh Chai Street and Wai Chi Street (**Drawing A-13**). Vehicular accesses for Sites 1 and 2 are proposed at Woh Chai Street and Tai Hang Sai Street respectively (**Drawings A-1** and **A-3**).
- 1.7 As compared with the Approved Scheme, there would be increases in both total PR (+1.44) and BHs (+26.3m for the lowest block to +29m for the highest block), reduction in number of flats (-1,578 units), and increase in GIC provision (+5,833m<sup>2</sup>). The main design features including the overall blocking layout, stepped BH design and three visual corridors in the Approved Scheme are generally maintained in the Proposed Scheme. The comparisons of the layouts and the major development parameters between the Approved Scheme and the Proposed Scheme are at **Drawings A-14** to **A-15** and **Appendix II** respectively.
- 1.8 In support of the application, the applicants have submitted the following documents:
- (a) Application form received on 20.10.2021 (Appendix I)
  - (b) Supplementary Planning Statement (SPS) with Landscape Proposal (LP), Traffic Impact Assessment (TIA), Noise Impact Assessment (NIA), Air Quality Impact Assessment (AQIA), Air Ventilation Assessment (AVA), Visual Impact Assessment (VIA), Sewerage Impact Assessment (SIA), Drainage Impact Assessment (DIA), Water Impact Assessment (WIA), Waste Management Report and Land Contamination Assessment (LCA) (Appendix Ia)
  - (c) Further Information (FI) received on 24.11.2021 providing responses to departmental comments<sup>#</sup> (Appendix Ib)
  - (d) FI received on 6.12.2021 providing responses to departmental and public comments<sup>#</sup> (Appendix Ic)

[<sup>#</sup> accepted and exempted from the publication and recounting requirements]

## 2. **Justifications from the Applicants**

The justifications put forth by the applicants in support of the application are detailed in the SPS and the FIs at **Appendices 1a to 1c** and summarised as follows:

### In-line with Government Policy

- (a) According to the 2021 Policy Address, the Executive Council has given approval for HKSHCL and URA to jointly implement the redevelopment. The approval of the planning application would enable the commencement of THSE redevelopment and allow the applicants to proceed with the subsequent necessary actions to complete the project as early as possible.

### To Increase Supply of Housing

- (b) In the Proposed Scheme, 1,289 rehousing units will be provided in Site 1 to improve the living condition of THSE, and about 2,000 SH units will be supplied to meet the needs of the community under acute demand for housing. Upon completion of the redevelopment, the total 3,300 units will double the existing 1,600 flats in THSE.
- (c) The proposed rehousing units in Site 1 will range from about 22m<sup>2</sup> to about 65m<sup>2</sup> in flat size, benchmarking the allocation standard of public rental housing. For the proposed SH units, the flat size will range from about 36m<sup>2</sup> to 92m<sup>2</sup>, which are similar to other SH projects, to cater for the market needs.

### Need for Redevelopment

- (d) The existing THSE is old and poor in condition. The building blocks are of seven to ten storeys without lifts and many of the tenants are elderly persons. Redevelopment is the only way to improve the living quality of THSE. New welfare and retail facilities for the local community would be provided in the redevelopment.
- (e) The redevelopment will be implemented in one single phase as it is the applicants' intention to speed up the redevelopment process as much as possible to improve the living environment of THSE and increase housing supply. Besides, it is considered not practical to adopt phased redevelopment as a way to provide interim rehousing as the existing estate blocks are dilapidated, lacking repair and without lifts, and thus, not suitable to serve as interim rehousing for senior residents. Such arrangement will also not obliterate the need to move more than once. On the other hand, phased clearance and demolition will lengthen the redevelopment timeframe.

### Rehousing Arrangement

- (f) According to the occupancy verification conducted in June to July 2021 by HKSHCL, about 1,150 amongst the total 1,262 existing households of THSE (i.e.

91%) are eligible for rehousing, subject to further verification and confirmation. The number of 1,289 rehousing units proposed in Site 1 is the same as the Approved Scheme and is out of conservative consideration for sufficiently meeting the rehousing needs of the eligible households. The size of the rehousing units to be provided in the redevelopment is benchmarked to the allocation standard of public rental housing of not less than 7m<sup>2</sup> internal floor area per person and the rental levels will be comparable to those of the public housing which should be affordable to the residents. Flexibility is also allowed for larger flat size and adjustment to flat mix subject to detailed design.

- (g) The applicants will offer rehousing options and compensation allowances for the residents. All eligible residents would be able to be rehoused at Site 1 upon completion of the redevelopment based on their household size. An ex-gratia rental allowance for temporary accommodations during the redevelopment period will be offered, with the amount benchmarked to the market rental rates. Households who are eligible for rehousing but choose to move out of THSE permanently will be offered a one-off ex-gratia allowance.
- (h) A social service team appointed by HKSHCL will assist in finding temporary accommodations for eligible households and help the households who have special needs to apply for social security allowance, if and when necessary. If individual households encounter difficulties in finding rental units, the social service team will help liaise with the estate agents. HKSHCL is also actively considering other proposals to resolve the rehousing problems. If there are households who are unable to find suitable rehousing, HKSHCL may arrange hotel accommodation or negotiate with non-governmental organisations who provide transitional housing units.
- (i) HKSHCL has been carrying out engagement activities for the existing THSE residents since October 2021 including dissemination of an overview brochure with information on overall redevelopment timeline and preliminary framework of rehousing arrangement options (Appendix XVI to SPS at **Appendix Ia**); and six group discussion sessions for the residents. The social service team appointed by HKSHCL will continue communication with the THSE residents to address their needs and expectations. Collection boxes are provided at the estate management office of the THSE to receive comments from the residents.

#### Optimal Redevelopment Option

- (j) The Site was originally zoned “Residential (Group A)” (“R(A)”) before 2010 where a maximum total PR of 9.0 was permitted. Under shortage of housing land supply, the proposed increase in PR at the Site is not unreasonable. The Proposed Scheme is to make the best use of the development potential of the Site.

#### Proposed Minor Relaxation of BH Restrictions

- (k) In 2019, the Committee approved the proposed relaxation of BH restriction from 120mPD to 157mPD at Pak Tin Estate in the Shek Kip Mei area. In the recently

proposed amendments to the Shek Kip Mei OZP in 2021, a BH restriction of 200mPD was proposed for the public housing site at Chak On Road South.

- (l) The proposed increase in BHs to 115mPD/135mPD and 135mPD/160mPD at the Site is not unacceptable. The results of the VIA and AVA have indicated that the Proposed Scheme would not result in unacceptable visual or air ventilation impacts on the local area as compared to the Approved Scheme in general.
- (m) The Proposed Scheme would meet the criteria for considering minor relaxation of BH restriction as stated in the Explanatory Statement (ES) of the OZP, including:
  - i. providing better streetscape/good quality street level public urban space – the proposed setbacks alongside Tai Hang Sai Street, Tai Hang Tung Road and Woh Chai Street would widen the walkways, and with the at-grade planting/landscaping and the proposed POS, the streetscape would be improved;
  - ii. providing separation between buildings to enhance air ventilation and visual permeability – minimum 15m building separation for the three visual corridors across the Site would enhance the local air ventilation and visual permeability; and
  - iii. other factors, such as site constraints and planning merits that would bring about improvements to townscape and amenity – the required setback of 5m from the existing underground Mass Transit Railway (MTR) structure at the western portion of the Site imposes constraint to site formation works and basement design, and the need to accommodate 6,500m<sup>2</sup> of GIC floor area (**Drawing A-2**).

#### Provision of POS and GIC facilities

- (n) Landscaped POS for the local community and social welfare facilities are proposed, which is in line with the “single site, multiple use” model. A total of 6,500m<sup>2</sup> GFA, which is equivalent to about 4.1% of the total domestic GFA proposed (and about 5.4% of the domestic GFA proposed in Site 2) would be provided in Site 2 to accommodate the much-needed welfare facilities.
- (o) The proposed utilisation of NBA for GIC facilities allows potential integration and interface with convenient access to the GIC facilities from the POS to the benefits of the public, subject to detailed design and liaison with relevant government departments. It will also reduce the overall massing of the podium by allocating some of the GIC floor space out of the podium. The landscaped areas atop the GIC building at the northern end of the NBA are proposed to be open to the public at reasonable hours, subject to the management of the users of the GIC building (**Drawing A-7**).



### Pedestrian Connection

- (p) The Site has substantial level differences with Tai Hang Sai Street at the northern tip of the Site at the level of about 27mPD, Woh Chai Street at the southwestern end at about 16mPD and Tai Hang Tung Road in the east at about 9.5mPD (**Plan A-2**).
- (q) Direct pedestrian connections between Tai Hang Sai Street and the exits of MTR Shek Kip Mei Station at Woh Chai Street and Wai Chi Street are proposed via the POS and the retail area in Site 2 (**Drawing A-13**). The potential for further connection between the proposed POS and the adjoining Shek Kip Mei Central Playground to the northwest of the Site (**Plan A-2**) will also be considered in detailed design stage.

### Urban Design Considerations and Planning Merits

- (r) The three visual corridors in the Approved Scheme will be kept with building separation of minimum 15m each, and the proposed residential blocks are set away from the 25m-wide NBA to maintain the visual permeability. A courtyard-like design with visual relief space for accommodating a central landscaped podium garden is allowed with the proposed blocking layout. The terraced landscape design at different podium levels, together with the provision of the visual corridors offer positive and active design merits in visual and wind permeability terms (**Drawings A-7, A-11, A-22 and A-23**).
- (s) In line with the OZP intention, stepped BH design is adopted in the Proposed Scheme. To enhance visual interest, a three-step cascading BH profile is proposed taking into account the sloping topography of the Site, by lowering the towers by 25m from the west and further down by 20m in the east to align the overall BH profile in the area and enhance the compatibility of the development with the surrounding.
- (t) Round building edges at podium levels will be adopted and the residential towers of Blocks 4 and 5 will be lifted up to create podium void to enhance local visual and wind permeability (**Drawing A-10**).
- (u) Two existing trees in conflict with the proposed works are recommended to be transplanted. While a total of 53 existing trees are proposed to be felled, to compensate the loss, 168 heavy standard trees with average diameter at breast height (DBH) of approximately 100mm would be planted at the landscape areas, proposed POS and roadside planting within the Site.
- (v) In view of the certain heritage value of THSE, the applicants will consult the Antiquities and Monuments Office (AMO) about salvaging and/or displaying original signage, fluorescent light shop signage and/or ventilation bricks upon

planning approval and will liaise with AMO regarding preserving the Estate by records through photographic recording and 3D scanning.

#### No Adverse Impacts

- (w) The technical assessments conducted including TIA, NIA, AQIA, AVA, VIA, SIA, DIA, WIA and LCA have indicated that the Proposed Scheme will not result in adverse or unacceptable impacts on the environment and the local infrastructure subject to the provision of improvement/mitigation measures such as the proposed bus lay-by at Woh Chai Street; road widening up to 7.3m at Woh Chai Street (eastbound) and Tai Hang Tung Road (northbound); and the incorporation of acoustic windows, acoustic balconies and automatic door closers for the utility platforms.
- (x) Regarding the gas pipeline in the vicinity, the applicants will consult the Hong Kong and China Gas Company Limited in the detailed design stage

### **3. Compliance with the “Owner’s Consent/Notification” Requirements**

HKSHCL is the sole “current land owner”. Detailed information would be deposited at the meeting for Members’ inspection.

### **4. Town Planning Board Guidelines**

The Board’s Guidelines (TPB PG-No. 18A) for “Submission of MLP under s.4A(2) of the Ordinance” are applicable to the application, which outlines the requirements of MLP submission.

### **5. Background**

- 5.1 As stated in the 2020 Policy Address, with the Government’s co-ordination and facilitation, HKSHCL and URA had reached an intention of collaboration in taking forward the redevelopment plan of THSE, with a view to making the best use of the development potential of the site and improving the estate facilities as early as possible. According to the 2021 Policy Address, the Executive Council had given approval for HKSHCL and URA to jointly implement the project, on condition that HKSHCL will provide proper rehousing arrangements for existing tenants.
- 5.2 The Site was firstly zoned “R(A)” without PR nor BH restriction on the draft Shek Kip Mei OZP No. LK4/29 gazetted on 13.8.1976. Maximum domestic and total PR restrictions of 7.5 and 9 respectively were imposed on the “R(A)” zone on the draft Shek Kip Mei OZP No. S/K4/8 gazetted on 13.3.1998. With the aim to meet the public aspirations for improved living conditions, in the proposed OZP amendments in 2010, the Board designated the Site as “CDA” for proper

planning control of its redevelopment through the planning permission mechanism and the submission of MLP with supporting technical assessments. The current set of development restrictions were also stipulated with a view to striking a balance between the scarce land resource in the urban area and the need for a sustainable living environment at that time. The current “CDA” zone and development restrictions of the Site has then been incorporated into the OZP since the draft Shek Kip Mei OZP No. S/K4/24 gazetted on 9.4.2010.

## 6. **Previous Applications**

- 6.1 The Site is the subject of two previous planning applications (Nos. A/K4/67 and Y/K4/1).
- 6.2 Application No. A/K4/67 submitted by HKSHCL for proposed comprehensive redevelopment with minor relaxation of restriction of PR (from 5.5 to 6.8) and BHs (from 90mPD to 94.3mPD; and from 130mPD to 131mPD) was approved with conditions by the Committee on 24.6.2016. On 6.4.2020, the Director of Planning under the delegated authority of the Board approved the application (No. A/K4/67-1) for extension of time for commencement of the Approved Scheme, and the amended permission is valid until 24.6.2024. A comparison of major development parameters between the Approved Scheme and the Proposed Scheme is at **Appendix II**.
- 6.3 Application No. Y/K4/1 submitted by an individual for amending the Notes of the OZP for the “CDA” zone to incorporate planning intention and development restriction clauses on housing type, retail provision, and GIC facilities provision; and to revise the PR restriction from 5.5 to 6.6<sup>1</sup>, was not agreed by the Committee on 26.5.2017, mainly on the grounds that there were no strong justifications and the proposed facilities were not required by the concerned government departments.

## 7. **Similar Applications**

- 7.1 There is no similar application for comprehensive development with minor relaxation of PR, BH or NBA restrictions for “CDA” zone in the Shek Kip Mei area.
- 7.2 Nevertheless, there are three applications (Nos. A/K4/63, A/K4/65 and A/K4/70) for proposed minor relaxation of BH restriction within the “R(A)” zone considered by the Committee (**Plan A-1**). The respective application details are at **Appendix III** and summarised below:

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<sup>1</sup> The proposed amendments under application No. Y/K4/1 included incorporating the provision of subsidised residential uses, with respective requirements on GFA proportion for subsidised rental housing, in the planning intention in the Notes; amending the PR restriction from 5.5 to 6.6; stipulating requirements on GFA for the total provision and individual size of retail shops and restricting the shops to operate without chain stores; and requiring provision of residential care home for the elderly, a clinic and an indoor swimming pool.

<b>Applications for minor relaxation of BH restriction within “R(A)” zone</b>				
<b>Application No.</b>	<b>Location</b>	<b>Zone</b>	<b>BH relaxation</b>	<b>Decision (date of decision by the Committee)</b>
A/K4/63	Pak Tin Estate Redevelopment (Phases 7, 8, 10, 11 and 13)	“R(A)”	from 100mPD to 122mPD (+22%); and from 120mPD to 130mPD (+8.3%)	Approved with conditions (13.12.2013)
A/K4/65	Shek Kip Mei Estate Redevelopment (Phase 6)	“R(A)1”	from 110mPD to 121mPD (+10%)	Approved with conditions (8.5.2015)
A/K4/70	Pak Tin Estate Redevelopment (Phases 7, 8, 10, 11 and 13)	“R(A)”	from 100mPD to 122mPD (+22%); from 100mPD/130mPD to 132mPD (+1.5% and +32%); from 120mPD to 130mPD (+8.3%); and from 120mPD to 157mPD (+30.8%)	Approved with conditions (12.4.2019)

7.3 Application Nos. A/K4/63 and A/K4/70 for proposed relaxation of BH restrictions for Pak Tin Estate Redevelopment were approved with conditions by the Committee on 13.12.2013 and 12.4.2019 respectively, and the application No. A/K4/65 for proposed relaxation of BH restriction for Shek Kip Mei Estate Redevelopment was approved with conditions by the Committee on 8.5.2015. These applications were approved mainly on grounds of compatibility with the planning intention and the surrounding areas, no significant adverse impacts to the surrounding areas, building design to facilitate air ventilation and visual permeability and/or increase in housing supply.

## **8. The Site and its Surrounding Areas (Plans A-1 to A-3 and photos on Plans A-4 to A-6)**

8.1 The Site is:

- (a) bounded by Tai Hang Sai Street to the northeast, Tai Hang Tung Road to the southeast, Woh Chai Street to the south, Wai Chi Street to the west and Shek Kip Mei Central Playground to the northwest;
- (b) occupied by eight housing blocks of seven to ten storeys high;

- (c) partially within the Railway Protection Boundary of the existing MTR Kwun Tong Line on its western portion;
- (d) accessible via Woh Chai Street, Tai Hang Tung Road and Tai Hang Sai Street; and
- (e) well-served by various public transport services, including MTR with its exits at Wai Chi Street and Woh Chai Street adjoining the Site as well as bus and green mini-bus services.

8.2 The surrounding areas have the following characteristics:

- (a) the surrounding areas are predominantly residential in nature with several high-rise high-density public housing estates and some private residential developments intermixed with GIC uses including schools and government facilities as well as open spaces;
- (b) to the northeast and east across Tai Hang Sai Street and Tai Hang Tung Road are the public housing estates, namely Nam Shan Estate and Tai Hang Tung Estate respectively. To the further east beyond Tai Hang Tung Estate is Yau Yat Tsuen Garden Estate;
- (c) to the south across Woh Chai Street are a private resident development, a number of GIC facilities along Tong Yam Street, and a vegetated knoll known as Woh Chai Shan (also Bishop Hill) of about 80mPD in height;
- (d) to the west and northwest are a cluster of schools across Wai Chi Street and Shek Kip Mei Central Playground above a slope adjoining the Site. To the further northwest are also public housing estates, namely Shek Kip Mei Estate and Pak Tin Estate; and
- (e) to the north across Tai Hang Sai Street are the Police facility and Shek Kip Mei Park.

## 9. **Planning Intention**

- 9.1 The “CDA” zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, visual, traffic, infrastructure, air ventilation and other constraints.
- 9.2 As stipulated in the ES to the OZP, the “CDA” zone covering the Site is intended for a comprehensive redevelopment primarily for residential with supporting commercial facilities. It is situated in a transitional area where the overall BH

profile is descending from the west to the east and where the two north-south and east-west visual corridors of the Shek Kip Mei area meet (**Plans A-1 and A-2**). Buildings within this “CDA” zone should adopt a stepped height design concept (with a height restriction of 130mPD in the western portion and 90mPD in the eastern portion) to create a visual gradation from the high-rise public rental housing (Pak Tin Estate and Shek Kip Mei Estate) in the west to the medium-rise Tai Hang Tung Estate and low-rise Yau Yat Tsuen Garden Estate in the east. Moreover, building gaps within the zone to align with the two existing visual corridors should be provided so as to preserve the visual corridors and enhance permeability of the site. A 25m-wide NBA along the western zoning boundary is required in order to preserve the north-south air ventilation corridor and facilitate the summer south and southwesterly wind. Ancillary car-parking should be accommodated in the basement.

- 9.3 According to the ES of the OZP, a minor relaxation clause in respect of BH restrictions is incorporated into the Notes in order to provide incentive for developments/redevelopments with planning and design merits. Each application for minor relaxation of BH restriction will be considered on its own merits and the relevant criteria for consideration of such relaxation are as follows:
- (a) amalgamating smaller sites for achieving better urban design and local area improvements;
  - (b) accommodating the bonus PR granted under the Buildings Ordinance (BO) in relation to surrender/dedication of land/area for use as public passage/street widening;
  - (c) providing better streetscape/good quality street level public urban space;
  - (d) providing separation between buildings to enhance air ventilation and visual permeability; and
  - (e) other factors, such as site constraints, need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality, provided that no adverse landscape and visual impacts would be resulted from the innovative building design.

## **10. Comments from Relevant Government Bureaux/Departments**

- 10.1 The following Government bureaux/departments (B/Ds) have been consulted and their views on the application and the public comments received are summarised as follows:

**Policy Aspect**

10.1.1 Comments of the Secretary for Transport and Housing (STH):

- (a) as suggested in the 2021 Policy Address, the Government supports HKSHCL and URA in jointly implementing the redevelopment of THSE, on the condition that HKSHCL will provide proper rehousing for the existing tenants. On this premises, the Transport and Housing Bureau (THB) supports the current planning application from the housing policy perspective as it would enable the redevelopment to be taken forward;
- (b) THB notes from the application, subject to the Board's approval, the project can provide over 3,300 housing units upon completion, which include about 1,300 units for rehousing the existing tenants by HKSHCL and about 2,000 SH units to be provided by URA, doubling the existing 1,600 units. Under the Proposed Scheme, the project will also bring upon improvement in the living environment of the existing tenants of THSE and the neighbouring community by providing various non-domestic facilities, including retail facilities, social welfare facilities, public and private open spaces and car parking spaces;
- (c) THB has no comment on the development parameters. The applicants should be informed that the final development plan, including the PR, GFA, number of building blocks, number and size of the domestic flats, as well as the layout should be subject to the Government's approval. Similarly, the sale arrangement of the SH units in Site 2, including the eligible criteria, pricing mechanism, alienation restrictions, etc. should be subject to the Government's approval;
- (d) as far as the rehousing arrangement is concerned, as suggested in the 2021 Policy Address, the Government's support of the joint redevelopment proposal is conditioned upon HKSHCL providing proper rehousing arrangement for the existing tenants. THB is aware that HKSHCL has recently put forward a preliminary rehousing plan and will continue the dialogue with the tenants. The Government will request HKSHCL to submit a report setting out its final rehousing arrangement before executing the relevant land lease. THB considers that such arrangement will not affect the planning parameters of the Proposed Scheme; and
- (e) THB is aware that some comments by the existing residents of THSE during the public inspection stage suggest that the Government/the Hong Kong Housing Authority (HA) should provide them with rehousing at public rental housing in the

vicinity. THB considers this option not suitable since HKSHCL, as the leasee of the site of THSE, has the responsibility to rehouse its tenants. To do so would also be unfair to the many applicants who have been waiting for HA's public rental housing.

### **Land Administration**

#### **10.1.2 Comments of the District Lands Officer/Kowloon West, Lands Department (DLO/KW, LandsD):**

- (a) no objection to the application;
- (b) the application site falls within NKIL No. 4479 ('the Lot'), granted to the HKSHCL by way of private treaty at concessionary premium under Conditions of Grant dated 31.5.1961. The Conditions of Grant were subsequently replaced by a Government Lease dated 11.1.1983, as varied or modified by a Deed of Surrender dated 8.12.1996, a Modification Letter dated 25.4.1997 and the Particulars and Conditions of Extension of Lease Term dated 25.4.1997 (hereinafter collectively referred to as 'the Government Lease'). The area of the Lot under the Government Lease is 2.091ha;
- (c) the Government Lease restricts the use of building(s) erected or to be erected on the Lot to not less than 1,600 flats for persons of small means in accordance with the objects as specified in the Lessee's constitution and such offices and shops as may be approved by the Government. There is a restriction of alienation unless with the written consent of the Governor except for letting of the flats or other dwellings on short term tenancies. The Government Lease contains a height restriction of 45.72mPD, a maximum built over area restriction of 40%, a non-building area along the boundaries of the Lot abutting Woh Chai Street, Tai Hang Tung Road and Tai Hang Sai Street and a parking, L/UL requirement for not less than 32 motor vehicles;
- (d) the proposed comprehensive redevelopment is not in compliance with the lease restrictions. If the planning application is approved by the Board, HKSHCL and URA have to apply to LandsD for surrender and re-grant of Site 1 and grant of Site 2 respectively. There is however no guarantee that the applications for surrender and re-grant of Site 1 and grant of Site 2 will be approved by Government. Such applications, if received by LandsD, will be considered by LandsD acting in the capacity as Landlord at its sole discretion on behalf of the Government subject to support/directive from the relevant policy bureau, i.e. THB. In the event any such application is



approved by Government, it would be subject to such terms and conditions including, amongst others, the payment of premium and administrative fee as may be imposed by Government; and

- (e) the proposed road widening along Woh Chai Street will be subject to statutory procedures under the Roads (Works, Use and Compensation) Ordinance (Cap. 370).

### **Building Matters**

#### 10.1.3 Comments of the Chief Building Surveyor/Kowloon, Buildings Department (CBS/K, BD);

- (a) no objection to the application;
- (b) all building works are subject to compliance with BO and its allied regulations;
- (c) according to the submission, Sites 1 and 2 are two individual sites. In this regard, each individual site should be self-sustained and in all aspects comply with BO and its allied regulations;
- (d) detailed comments under BO on individual sites for private developments such as permissible PR, site coverage, means of escape, emergency vehicular access (EVA), private streets, and/or access roads, open space, barrier-free access and facilities, compliance with sustainable building design guidelines, etc. will be formulated at the building plan submission stage; and
- (e) detailed comments are at **Appendix IV**.

### **Traffic**

#### 10.1.4 Comments of the Commissioner for Transport (C for T):

- (a) no in-principle objection to the application; and
- (b) detailed comments on TIA are at **Appendix IV**. Based on the findings of TIA, it is noted that insurmountable traffic impacts due to the redevelopment are not anticipated. Notwithstanding this, should the application be approved, it is recommended to impose the following approval conditions:
  - (i) the submission of a revised TIA to the satisfaction of C for T or of the Board; and

- (ii) the design and provision of vehicular access, car parking and L/UL facilities to the satisfaction of C for T or of the Board.

10.1.5 Comments of the Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department (CE/RD2-2, RDO, HyD):

- (a) no in-principle objection to the application from railway development point of view; and
- (b) the Site falls within or is close to the Railway Protection Boundary of the existing railways (Kwun Tong Line). With reference to DEVB TC(W) No. 1/2019 and/or Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-24, the applicants should consult MTR Corporation Limited with respect to the operation, maintenance, safety and future construction of the existing railways.

**Environmental and Sewerage**

10.1.6 Comments of the Director of Environmental Protection (DEP):

- (a) no in-principle objection to the application from environmental planning perspective;
- (b) detailed comments on NIA, SIA and LCA are at **Appendix IV**. The applicants have committed to conducting LCA at a later stage. It is considered that the proposed development would not cause insurmountable environmental impact. Notwithstanding this, should the application be approved, it is recommended to impose the following approval conditions related to noise, sewerage and land contamination issues:
  - (i) the submission of a revised NIA and the implementation of noise mitigation measures identified for the proposed development to the satisfaction of DEP or of the Board;
  - (ii) the submission of a revised SIA for the proposed development to the satisfaction of DEP or of the Board;
  - (iii) the implementation of the local sewerage upgrading/sewerage connection works as identified in the revised SIA for the proposed development in condition (ii) above to the satisfaction of the Director of Drainage Services or of the Board; and

- (iv) the submission of a revised LCA in accordance with the prevailing guidelines and the implementation of the remediation measures identified prior to development of the Site to the satisfaction of DEP or of the Board; and
- (c) the applicants are advised to minimise the generation of construction and demolition (C&D) materials, reuse and recycle the C&D materials on-site as far as possible, and observe and comply with the legislative requirements and prevailing guidelines on proper waste management for the proposed development.

### **Urban Design, Visual, Landscape and Air Ventilation**

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

##### **Urban Design and Visual Perspective**

- (a) as compared to the Approved Scheme, the Proposed Scheme has incorporated similar key design concepts in response to the concepts and requirements under the OZP, including (i) stepped height design with three height bands descending from 160mPD at the western end to 135mPD at the east and the south, further down to 115mPD at the southeast; and (ii) two north-south and east-west visual corridors as required under the ES of the OZP and an additional east-west visual corridor similar to the Approved Scheme. Given the surrounding context and as illustrated in the VIA, while the intended stepped BH as mentioned in the ES of the OZP would be weakened by the proposed increase in BH as compared to the Approved Scheme, the proposed development with stepped height design and visual corridors is generally compatible with the built character of the surrounding areas where a number of existing and planned high-rise residential developments can be found. Significant adverse effects on the visual character of the surrounding townscape is not anticipated;
- (b) another key design feature under the current scheme is a pedestrian connection with barrier-free access at reasonable hours connecting Tai Hang Sai Street with Woh Chai Street and Wai Chi Street where the MTR exits are located via the proposed POS and retail portion within the Site. Within the NBA, a landscaped POS is proposed and the landscaped areas atop the GIC building will also be open to the public at reasonable hours. Setbacks ranging from about 5m to 10m are provided. Although technically speaking, incorporation of the abovementioned design measures do not necessarily require additional BH, they

may help promote visual interest and pedestrian comfort, as well as enhance pedestrian connectivity;

#### Air Ventilation Perspective

- (c) the applicants have submitted an AVA to demonstrate the air ventilation performance of the Proposed Scheme taking into account its encroachment upon the NBA. An AVA – Initial Study using computational fluid dynamics has been conducted for two scenarios. One is the Baseline Scheme (i.e. the Approved Scheme under Application No. A/K4/67) and the other is the Proposed Scheme;
- (d) apart from 25m NBA as in the Approved Scheme, the Proposed Scheme has incorporated the air ventilation measures including (a) three 15m-wide building separations aligning in east-west, north-south and northwest-southeast directions; (b) podium void by lifting up Blocks 4 and 5, and opening up between Blocks 7 and 8; (c) ground floor setbacks from Tai Hang Tung Road, Woh Chai Street and Tai Hang Sai Street. According to the simulation results, the Spatial Averaged Velocity Ratio and Local Averaged Velocity Ratio in both annual and summer conditions are increased in the Proposed Scheme when comparing with the Approved Scheme;

#### Landscape Perspective

- (e) no objection to the application from landscape planning perspective;
- (f) based on the aerial photo taken in 2021, the Site is situated in an area of residential urban landscape character surrounded by residential developments to the west, east and northeast including Tai Hang Tung Estate, Nam Shan Estate and Shek Kip Mei Estate. To the south of the Site is the green knoll Bishop Hill. The proposed development of eight residential blocks is considered not incompatible with the landscape character of the surrounding area;
- (g) with reference to the submitted information, within the Site, 49 existing trees of common species including dominate species such as *Aleurites molucanna*, *Ficus elastica*, *Dimocarpus longan*, *Ficus microcarpa* and *Michelia alba* generally in fair condition are identified, of which 47 are proposed to be felled and 2 are proposed to be transplanted within the Site. Outside the Site, 31 existing trees located adjacent to the Site are identified, of which 25 are proposed to be retained and 6 are proposed to be felled. New landscape treatments such as

planting proposal with 168 new trees, shrubs, groundcover, lawn at UG/F, LG/F, 1/F to 3/F and vertical green wall with overall greenery coverage of around 30% is proposed within the Site. A total private open space of not less than 8,370m<sup>2</sup> (approximately 3,420m<sup>2</sup> in Site 1 and 4,950m<sup>2</sup> in Site 2) is proposed for an estimated population of 8,356, including recreational facilities such as children play area, gathering courtyard, Tai Chi garden, multi-functional lawn, stepping planters and sitting garden. A POS of not less than 1,500m<sup>2</sup> is also proposed in Site 2;

- (h) detailed comments are at **Appendix IV**;
- (i) should the application be approved by the Board, the following approval condition is recommended to be included in the planning permission:

the submission and implementation of Landscape Master Plan to the satisfaction of the Director of Planning or of the Board.

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

- (a) it is noted that the proposed redevelopment mainly consists of eight residential blocks with BHs ranging from 115mPD to 160mPD. For the adjacent “R(A)” zone, BH of 130mPD is permitted on the OZP. CA/CMD2, ArchSD has no comment from architectural and visual impact points of view;
- (b) for the proposed POS along the western part of the Site, the applicants are encouraged to create a pedestrian-friendly environment by providing barrier-free access/facilities, adequate shading devices, more seating areas and greening/planters, etc. to enhance public enjoyment; and
- (c) it is noted that some of the facade areas at Blocks 2 and 8 are facing west, solar control devices should be considered to reduce solar heat gain and avoid glare as far as practicable.

**Fire Safety**

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

- (a) no in-principle objection to the application subject to fire service installations and water supplies for firefighting being provided to the satisfaction of Fire Services Department (FSD). Detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;

- (b) the applicants are reminded to observe the relevant requirements in accordance with the Child Care Centres Ordinance for child care centres and Residential Care Homes (Elderly Persons) Ordinance for premises used as residential care home for the elderly in particular to the height restriction; and
- (c) the applicants are advised to observe the requirements of EVA as stipulated in s.6, Part D of the Code of Practice for Fire Safety in Buildings 2011 which is administered by BD.

### **Electricity and Gas Safety**

#### 10.1.10 Comments of the Director of Electrical and Mechanical Services (DEMS):

- (a) there is an intermediate pressure underground town gas transmission pipeline (running along Tai Hang Sai Street and Nam Shan Chuen Road) in the vicinity of the Site. For public safety and ensuring the continuity of town gas supply, the applicants shall liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing or planned gas pipes/gas installations in the vicinity of the proposed works areas and any required minimum setback distance during the design and construction stages; and
- (b) detailed comments on electricity safety and town gas safety are attached at **Appendix IV**.

### **Social Welfare Facilities**

#### 10.1.11 Comments of the Director of Social Welfare (DSW):

no comment on the application, on the understanding that all current and prevailing ordinance and regulations will be fulfilled and there will be ongoing liaison with DSW in the detailed design stage.

### **Education Facilities**

#### 10.1.12 Comments of the Secretary for Education (SED):

the applicants are advised to follow the prevailing Hong Kong Planning Standards and Guidelines on the requirements of kindergarten provision as necessary.

### **Leisure Services**

#### 10.1.13 Comments of the Director of Leisure and Cultural Services (DLCS):

- (a) no in-principle objection to the application; and
- (b) detailed comments on maintenance of interfacing slope are at **Appendix IV**.

### **Heritage Conservation**

#### 10.1.14 Comments of the Executive Secretary (Antiquities and Monuments), AMO (ES(A&M), AMO):

- (a) being a low-cost housing estate developed by HKSHCL, THSE is the only existing low-cost housing estate for lower-income group, which is developed, owned and operated by private company with support from the government throughout the Hong Kong history of housing development. The linear block reinforced concrete structures reflect modernist and functional design through strong horizontal lines and vertical elements formed by continuous balconies and staircases respectively. Man Hing House, which is the only housing blocks with shops at lower floors, embodies an interesting east elevation with an extended part projecting from the first floor with piers supported from the ground formed a verandah at the southern part while a fan shape structure was designed at the northern part to accommodate shops. The eye-catching signages attached to facade become a landmark of the area. Nevertheless, as utilitarian buildings with basic provision, only ventilation bricks in honeycomb pattern were installed in some staircases of the blocks as decorations and finishes; and
- (b) in view of the certain heritage value possessed by THSE, the applicants are recommended to preserve the Estate by records through photographic recording and 3D scanning. In addition, original signages by HKSHCL demonstrated all over the Estate, traditional fluorescent light shop signages and some of the ventilation bricks are suggested to be salvaged and displayed with interpretations in the future housing site to tell the history of the area.

### **Local Views**

#### 10.1.15 Comments of the District Officer (Sham Shui Po), Home Affairs Department (DO(SSP), HAD):

THSE redevelopment was the subject of discussion in the Sham Shui Po District Council (SSPDC) meeting on 9.11.2021. An extract of the draft minutes of the meeting is at **Appendix Va**. During the meeting, SSPDC passed a motion requesting the Board to defer the consideration of the current application until a consensus on rehousing arrangements could be reached between HKSHCL and the residents of THSE (**Appendix Vb**). In addition, a letter from Tai Hang Sai Residents Rights Concern Group (大坑西邨居民權益關注組) and the Mutual Aid Committees (MACs) of THSE was received (**Appendix Vc**) which raised that according to a survey conducted in October by the Concern Group and the MACs, over 90% of the surveyed 644 existing households considered the proposed rehousing arrangement under the application No. A/K4/76 of “moving-out first and moving-back after” unacceptable; and that nearly 90% of the surveyed households considered that the Board should defer the consideration of the application until a consensus on rehousing arrangement could be reached.

10.2 The following Government departments have no comment or no objection on the application:

- (a) Chief Highway Engineer/Kowloon, Highways Department (CHE/K, HyD)
- (b) Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD)
- (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (d) Project Manager (South), Civil Engineering and Development Department (PM(S), CEDD);
- (e) Commissioner of Police (C of P)

## **11. Public Comments Received During Statutory Publication Period**

11.1 During the statutory publication period, a total of 855 comments were received, including 43 supporting comments received from a Member of Sham Shui Po East Area Committee and individuals; 707 objecting comments (with 653 comments in standard proforma and one comment incorporating 168 petition signatures) received from Tai Hang Sai Residents Rights Concern Group, Sham Shui Po East Mutual Aid Centre (深東互助中心), Tai Hang Tung Mutual Aid Centre (大坑東互助中心), Sham Shui Po Community Association (深水埗社區協會) and individuals including the residents of THSE; and 105 comments expressing views and concerns on the application received from groups including Hong Kong Association for Democracy and People's Livelihood (香港民主民生協進會), Tai Hang Sai Residents Rights Concern Group, Sham Shui Po Residents Livelihood Concern Group (深水埗民生關注組), and the MACs of various blocks of THSE; the Hong Kong and China Gas Company Limited; and individuals including the residents of THSE. Samples of the public comments



are at **Appendix VI**. A full set of the public comments is deposited at the Secretariat of the Board for Members' inspection and reference.

- 11.2 The supporting comments generally consider that the proposed redevelopment would increase housing supply, improve the living environment and provide additional facilities.
- 11.3 For the objecting comments, while a significant number of the comments indicate in-principle support of redevelopment of THSE, they mainly object to the application on the following grounds regarding unsatisfactory rehousing arrangement:
  - (a) lack of communication and consultation from HKSHCL, and a consensus on the rehousing arrangement has not been reached with the residents. Hence, the application is not in-line with the principle of requiring proper rehousing arrangement under the Policy Address nor with the previous approval granted by the Board in 2016 under application No. A/K4/67<sup>2</sup>;
  - (b) the eligibility criteria, compensation/allowance coverage, and future rental rates upon rehousing as proposed by HKSHCL are unclear and unsatisfactory;
  - (c) the interim arrangement during the redevelopment construction process is unsatisfactory, as there are grave difficulties for the elderly residents in frequent rounds of moving-in and out, and securing suitable rental units in the private market during the transitional period. The existing social network would also be compromised. Some commenters request phased redevelopment to ensure a smooth transition;
  - (d) there should be government intervention in the rehousing arrangement and public housing resources, such as the nearby Pak Tin Estate Redevelopment, should be utilised for rehousing THSE residents; and
  - (e) the Board should defer the consideration of the application until a consensus on the rehousing arrangement could be reached with the residents of THSE.
- 11.4 For comments expressing views and concerns, apart from those relating to the rehousing arrangement as summarised in paragraph 11.3 above, the following views are expressed:
  - (a) the Site should be dedicated for public housing development instead of SH;

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<sup>2</sup> According to the Advisory Clauses under the previously approved application No. A/K4/67, the Committee requested that the Government should not execute the lease modification for the redevelopment proposal before the rehousing arrangement had been satisfactorily resolved.

- (b) the design should cater for a less bulky podium, retaining more trees, safe ingress/egress access points, provision of public transportation, convenient pedestrian connections, and units with larger size and equipped with proper toilets and kitchens; and
- (c) the proposed development is in close vicinity to the Intermediate Pressure B gas pipeline at Tai Hang Sai Street and Nam Shan Chuen Road. The applicants are suggested to conduct a Quantitative Risk Assessment to evaluate the potential risk and determine the necessary mitigation measures, if required. The applicants are also suggested to consult the Hong Kong and China Gas Company Limited in the design stage and closely coordinate with the gas company during the construction stage and provide protective measures.

## **12. Planning Considerations and Assessments**

### **Planning Intention and Land Use Compatibility**

- 12.1 The application is for the proposed comprehensive redevelopment of THSE zoned “CDA” for residential use with commercial and GIC facilities as shown on the submitted MLP (**Drawings A-1 to A-13**). Minor relaxation is also applied for the respective OZP restrictions on PR from 5.5 to 8.24 (+2.74 or +49.8%); BH from 90mPD to 115mPD/135mPD (+25m/45m or +27.8%/50%) for the eastern portion of the Site and from 130mPD to 135mPD/160mPD (+5m/30m or +3.8%/23.1%) for the western portion; and the 25m-wide NBA to allow accommodation of two low-rise GIC structures of one and three-storey respectively with a total footprint of about 900m<sup>2</sup> (19.3% of the NBA). The Site is the subject of the previous application No. A/K4/67 approved with conditions by the Committee in 2016. As compared to the Approved Scheme, the current application proposes further increases in both PR and BH to enable the provision of 1,289 rental units to rehouse the existing tenants, 2,058 SH units, additional retail and GIC facilities as well as a POS while maintaining the similar key design concepts, including the general block layout with setbacks, stepped BH design and three visual corridors.
- 12.2 In line with the “single site, multiple use” model, a total of about 6,500m<sup>2</sup> GFA of GIC facilities will be provided in the podium and a GIC block in the Proposed Scheme, which is an increase by about 5,833m<sup>2</sup> as compared to the Approved Scheme. The proposed GIC uses include the much needed elderly and child care facilities to meet the local demand. Relevant government departments are closely liaising with the applicants with a view to taking forward the proposed GIC facilities.
- 12.3 The subject “CDA” zone of the Site is intended for comprehensive development/redevelopment of THSE for residential and/or commercial uses with the provision of open space and other supporting facilities. The proposed comprehensive residential redevelopment under the Proposed Scheme is in line

with the planning intention and is compatible with the predominantly residential use of the surrounding neighbourhood.

#### Policy Aspect

- 12.4 With a view to making the best use of the development potential of the site and improving the estate facilities as early as possible, under the Government's co-ordination and facilitation, HKSHCL and URA reached an intention of collaboration in taking forward the redevelopment plan of THSE. Subsequently, the Executive Council gave approval for HKSHCL and URA to jointly implement the project, on condition that HKSHCL will provide proper rehousing arrangements for existing tenants. Considering that the application would enable the redevelopment to be taken forward, STH supports the application from housing policy perspective.

#### Minor Relaxation of PR Restriction

- 12.5 In order to maximise the development potential of the Site, the applicants propose to increase the PR to 8.24 (comprising domestic PR of 7.5 and non-domestic PR of 0.74) providing a total of 3,347 flats including 1,289 rehousing units and 2,058 SH units, which is a double of the existing 1,600 flats in THSE. The proposed increase of PR is in line with the Government policy to increase housing supply and to optimise the development potential of land resources in providing housing flats to serve the community.
- 12.6 As mentioned in paragraph 5.2 above, the Site was previously zoned "R(A)" subject to maximum domestic and total PRs of 7.5 and 9 respectively. It was subsequently rezoned to the current "CDA" zone having evaluated factors of flat supply and urban design including visual and air ventilation implications, amongst others, at that time. Under the Proposed Scheme, various technical assessments including VIA and AVA have been conducted by the applicants to demonstrate that the proposed redevelopment would not bring about adverse visual, air ventilation, environmental, traffic and sewerage impacts on the surrounding areas (**Appendices Ia to Ic**). Concerned government departments consulted including CTP/UD&L, PlanD, CA/CMD2, ArchSD, TD, HyD, EPD, DSD, CEDD, WSD, EMSD and FSD have no in-principle objection to the application. Relevant approval conditions on traffic, noise, sewerage, land contamination and fire safety aspects are suggested to be imposed as in paragraph 13.2 below.
- 12.7 In view of the above and taking into consideration the acute housing need, the proposed increase of domestic PR to 7.5 and the provision of non-domestic PR of 0.74 for retail facilities are considered not unacceptable. While the provisions of GIC facilities have been incorporated into the technical assessments, the GFA of the GIC facilities of about 6,500m<sup>2</sup> will be exempted from PR calculation according to the Notes of the "CDA" zone.

### Minor Relaxation of BH Restrictions

- 12.8 The Site is situated in a transitional area where the overall BH profile is descending from the west to the east, and buildings within the Site should adopt a stepped BH design concept to create a visual gradation from the west to the east with building gaps aligning the two existing visual corridors and car-parking accommodated in the basement, as stated in paragraph 9.2 above.
- 12.9 According to the applicants, the proposed relaxation of BH restrictions is needed to accommodate the proposed PR and GIC facilities while respecting the 25m-wide NBA and incorporating the urban design concepts with visual corridors, stepped height and setbacks similar to the Approved Scheme. A stepped height profile with three height bands descending from 160mPD in the west to 135mPD and further down to 115mPD in the southeast is proposed. The block layout maintains the two existing visual corridors and provides an additional east-west visual corridor with building separations of minimum 15m for enhancing air ventilation and visual permeability (**Drawings A-11 and A-15**). All the ancillary car parking spaces are proposed in the basement level. Residential towers of Blocks 4 and 5 are raised by the proposed podium void to further enhance permeability while providing space to the central podium garden for the enjoyment of the future residents. The northern part of the proposed podium is kept generally below the level of the adjoining Shek Kip Mei Central Playground to the northwest. Setbacks of about 5m to 10m (**Drawing A-12**) along Woh Chai Street, Tai Hang Tung Road and Tai Hang Sai Street are also proposed allowing widened walkways and better streetscape. In this regard, the Proposed Scheme could be considered generally meeting Criteria (c), (d) and (e) for consideration of minor relaxation of BH stated in the ES of the OZP as mentioned in paragraph 9.3 above.
- 12.10 With regard to the design concepts under the ES of the OZP, while CTP/UD&L, PlanD considers that the intended stepped BH as mentioned under the ES would be weakened by the proposed increase in BH as compared to the Approved Scheme, the proposed stepped height profile, incorporation of visual corridors and basement car park are generally in line with the design concepts under the ES. Given the surrounding context and as illustrated in the VIA, CTP/UD&L, PlanD considers that the Proposed Scheme is generally compatible with the built character of the surrounding areas where a number of existing and planned high-rise residential developments can be found. CA/CMD2, ArchSD has no adverse comment on the application from architectural and visual impact points of view.
- 12.11 On air ventilation aspect, the AVA submitted indicates that the Proposed Scheme with the design features of 15m-wide building separations, podium void and setbacks would not have adverse air ventilation impact on the nearby environment.

- 12.12 As mentioned in paragraphs 7.2 and 7.3 above, the Committee has previously approved three applications for minor relaxation of BH for public housing developments within the “R(A)” zone in the Shek Kip Mei area on grounds of compliance with the planning intention and/or that the proposed BHs were not incompatible with the surroundings. The relaxed BHs of the concerned public housing developments ranging from 121mPD to 157mPD are considered comparable to the proposed BHs ranging from 115mPD to 160mPD under the Proposed Scheme.

#### Minor Relaxation of NBA Restriction

- 12.13 The 25m-wide NBA is designated to preserve the north-south air ventilation corridor and facilitate the summer south and southwesterly wind as mentioned in paragraph 9.2 above. The applicants propose to optimise the use of the NBA to accommodate a POS and two low-rise GIC building structures of one and three storeys, allowing potential integration and interface with convenient access to the GIC facilities from the POS to the benefits of the public, subject to detailed design and liaison with relevant government departments; and reducing the overall podium massing by allocating some GIC floor space out of the podium. Although the GIC building has three storeys in total, only the top floor will exceed the street level of Tai Hang Sai Street by making use of the level difference of the NBA. The submitted AVA indicates that these proposed low-rise structures within the NBA would not adversely impact on the ventilation performance along the NBA. CTP/UD&L, PlanD has no adverse comment from the air ventilation point of view. As such, the proposed low-rise GIC structures within the NBA are considered not unacceptable.

#### Landscape

- 12.14 According to the submission, two of the existing trees in conflict with the proposed works are recommended to be transplanted and a total of 53 existing trees are proposed to be felled. To compensate the loss, 168 heavy standard trees would be planted within the Site. Landscape treatments including new trees, shrubs, groundcover, lawns and vertical green walls are proposed, achieving a total greenery coverage of 6,290m<sup>2</sup> (30% of site area). A courtyard-like design for the central landscaped podium garden is allowed with the proposed blocking layout. A total area of not less than 8,370m<sup>2</sup> private open space and POS of not less than 1,500m<sup>2</sup> are also incorporated in the Proposed Scheme. CTP/UD&L, PlanD considers that the Site is situated in an area of residential urban landscape character and the proposed redevelopment is not incompatible with the landscape character of the surrounding area. CTP/UD&L, PlanD has no objection to the application from the landscape planning perspective. The concerns on landscaping can be addressed through imposition of the recommended planning condition under paragraph 13.2 below.

### Pedestrian Connectivity

- 12.15 There are pedestrian connections proposed to link up Tai Hang Sai Street with Woh Chai Street and Wai Chi Street where the MTR exits are located via the landscaped POS and the retail portion with barrier-free pedestrian access (**Drawing A-13**). This proposal will enhance the overall connectivity of the area as the Site lies at the intersection of several streets connected to various housing estates in the neighbourhood and will serve as a direct access to MTR Shek Kip Mei Station. The additional POS will also provide a green linkage for further possible connection with the adjacent Shek Kip Mei Central Playground to the northwest and provide quality open space for the enjoyment of local residents in the area.

### Implementation

- 12.16 The proposed redevelopment is a collaboration between HKSHCL and URA. Site 1 will be re-granted to HKSHCL for providing rehousing, while Site 2 will be granted to URA for providing SH units. The redevelopment at Sites 1 and 2 will be implemented in one single phase to speed up the process, with anticipated completion in 2028.

### Public Comments

- 12.17 Regarding the public comments received (**Appendix VI** refers), the planning considerations and assessments in paragraphs 12.1 to 12.16 above and B/Ds' comments in paragraph 10 above are relevant.
- 12.18 According to the applicants, it is estimated that about 1,150 amongst the total 1,262 existing households of THSE (i.e. 91%) are eligible for rehousing, subject to further verification and confirmation. The proposed 1,289 rehousing units in Site 1 are sufficient for allocation to the eligible households. The applicants also advise that HKSHCL has been carrying out engagement activities for the existing THSE residents including dissemination of information on rehousing arrangement and conducting discussion sessions for the residents; and HKSHCL's social service team will continue communication with the residents to address their needs and expectations, such as providing assistance in finding suitable temporary accommodations, if necessary. In view of the concerns on the rehousing arrangements, the applicants have provided a comparison between the previous and current rehousing packages for Members' reference (Annex B to FI at **Appendix Ic**).
- 12.19 While SSPDC has passed a motion and various public comments were received requesting the Board to defer the consideration of the current application until a consensus on rehousing arrangements have been reached between HKSHCL and the residents of THSE, the rehousing matters may be outside the ambit of the Committee. Notwithstanding this, the 2021 Policy Address has clearly stated that the Government supports HKSHCL and URA in jointly implementing the project, on condition that HKSHCL will provide proper rehousing arrangements

for existing tenants. To this end, the Government will continue to monitor the progress of HKSHCL's rehousing arrangements.

### **13. Planning Department's Views**

- 13.1 Based on the assessments made in paragraph 12 and having taken into account the public comments mentioned in paragraph 11, the Planning Department has no objection to the application.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 10.12.2025, 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. The following conditions of approval and advisory clauses are also suggested for Members' reference:

#### **Approval Conditions**

- (a) the submission and implementation of a revised Master Layout Plan to take into account the approval conditions as stated in paragraphs (b) to (i) below to the satisfaction of the Director of Planning or of the Town Planning Board;
- (b) the submission and implementation of Landscape Master Plan to the satisfaction of the Director of Planning or of the Town Planning Board;
- (c) the submission of a revised Traffic Impact Assessment to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (d) the design and provision of vehicular access, car parking and loading/unloading facilities to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (e) the submission of a revised Noise Impact Assessment and the implementation of noise mitigation measures identified for the proposed development to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (f) the submission of a revised Sewerage Impact Assessment for the proposed development to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (g) the implementation of the local sewerage upgrading/sewerage connection works as identified in the revised Sewerage Impact Assessment for the proposed development in condition (f) above to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (h) the submission of a revised Land Contamination Assessment in accordance with the prevailing guidelines and the implementation of the remediation

measures identified prior to development to the satisfaction of the Director of Environmental Protection or of the Town Planning Board; and

- (i) the provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the Town Planning Board.

#### Advisory Clauses

The recommended advisory clauses are attached at **Appendix VII**.

- 13.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

The applicants fail to demonstrate that there are sufficient planning and design merits to justify the proposed minor relaxation of plot ratio, building height and non-building area restrictions.

### **14. Decision Sought**

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 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.
- 14.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicants.

### **15. Attachments**

<b>Appendix I</b>	Application form received on 20.10.2021
<b>Appendix Ia</b>	SPS with LP, TIA, NIA, AQIA, AVA, VIA, SIA, DIA, WIA, and LCA
<b>Appendix Ib</b>	FI received on 24.11.2021 providing responses to departmental comments
<b>Appendix Ic</b>	FI received on 6.12.2021 providing responses to departmental and public comments
<b>Appendix II</b>	Comparison of major parameters of Approved Scheme and Proposed Scheme
<b>Appendix III</b>	Applications for minor relaxation of BH restrictions within "R(A)" zone on Shek Kip Mei OZP
<b>Appendix IV</b>	Detailed comments from government departments
<b>Appendix Va</b>	Extract of draft minutes of SSPDC meeting held on 9.11.2021



<b>Appendix Vb</b>	Endorsed motion of SSPDC
<b>Appendix Vc</b>	Letter from Tai Hang Sai Residents Rights Concern Group and MACs of THSE
<b>Appendix VI</b>	Samples of public comments
<b>Appendix VII</b>	Recommended advisory clauses
<b>Drawing A-1</b>	MLP
<b>Drawings A-2 to A-6</b>	Floor Plans
<b>Drawing A-7</b>	Landscape Master Plan
<b>Drawings A-8 to A-10</b>	Sections
<b>Drawing A-11</b>	Urban design concept plan
<b>Drawing A-12</b>	Setback diagram
<b>Drawing A-13</b>	Proposed walking system
<b>Drawings A-14 and A-15</b>	Comparison of MLPs and visual corridors of Approved Scheme and Proposed Scheme
<b>Drawings A-16 to A-21</b>	Photomontages
<b>Drawings A-22 and A-23</b>	Landscape perspectives
<b>Plan A-1</b>	Location plan
<b>Plan A-2</b>	Site plan
<b>Plan A-3</b>	Aerial photo
<b>Plans A-4 to A-6</b>	Site photos

**PLANNING DEPARTMENT  
DECEMBER 2021**