

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K4/79

- Applicant** : Hong Kong Housing Authority (HKHA)
- Site** : Pak Tin Estate (Part), Shek Kip Mei, Kowloon
- Site Area** : About 1.92 ha
- Land Status** : Government Land (Vesting Order (VO) No. 25)
- Plan** : Approved Shek Kip Mei Outline Zoning Plan (OZP) No. S/K4/31
- Zoning** : “Residential (Group A)” (“R(A)”)
 (a) maximum domestic plot ratio (PR) of 7.5 and total PR of 9
 (b) maximum building height (BH) of 120 metres above Principal Datum (mPD)
 (c) non-building area (NBA) as shown on the OZP
- Application** : Proposed Minor Relaxation of BH and NBA Restrictions for Permitted Public Housing Redevelopment

1. The Proposal

- 1.1 The applicant seeks planning permission for minor relaxation of both BH restriction from 120mPD to 160mPD (i.e. +40m or about +33.3%) and NBA restriction for permitted public housing redevelopment with Government/social welfare facilities at the application site (the Site) situated on the upper platform of Pak Tin Estate (about 32mPD). The Site falls within an area zoned “R(A)” on the approved Shek Kip Mei OZP No. S/K4/31 and the man-made cut slope in the northern half of the Site is also designated as NBA for air ventilation purpose¹ (**Plans A-1 and A-2**). According to the Notes of the OZP, based on the individual merits of a redevelopment proposal, minor relaxation of the BH restriction may be considered by the Town Planning Board (the Board). Under exceptional circumstances, minor

¹ According to the findings of the Expert Evaluation on Air Ventilation Assessment undertaken to assess the wind environment within the Shek Kip Mei area, a few strips of NBA, including this one, were recommended to facilitate better air ventilation in the area, which were incorporated into the OZP in 2010.

relaxation of the NBA restriction as shown on the OZP may also be considered by the Board.

- 1.2 The Site covers Pak Tin Estate Redevelopment Phase 12, which was previously reserved by the Education Bureau for primary school development². The applicant currently proposes a new development of three public housing blocks of 36 to 37 domestic storeys above a 4 to 5-storey podium with domestic and non-domestic PRs of 7.5 and 1.5 respectively at the Site to optimise the site development potential. The podium will accommodate social welfare facilities, Housing Authority's (HA) office and carpark with open landscape area, children/communal play area, multi-function plaza and badminton court on top (**Drawing A-1 to A-6**). Two footbridges connecting to Nam Cheong Street are also proposed over the slope (**Plan A-2 and Drawing A-6**). The proposed development will provide 2,091 flats, and is targeted for completion in 2028/29 tentatively as the final phase of Pak Tin Estate Redevelopment.
- 1.3 The Site is subject to a number of constraints including the NBA at the aforesaid man-made cut slope in the east-west direction as designated on the OZP, a 30m wide air ventilation corridor passing through the western portion of the Site in the north-south direction as required under the Explanatory Statement (ES) of the OZP, and its narrow and elongated shape (**Drawing A-1**). To further optimise the site development potential and layout without compromising the air ventilation performance, the applicant proposes to deck over a portion of the NBA of about 1,460m² (about 15.3% of the total NBA of 9,520m² within the Site) such that some cut slope areas could be utilised for extension of the podium to allow more efficient placement of non-domestic facilities and for provision of two footbridges as part of the development to enhance pedestrian connectivity of the area. The proposed podium height of about 17m to 20m does not exceed the height of the cut slope (about 33.7m at the tallest portion) (**Drawing A-8**). An Air Ventilation Assessment – Initial Studies (AVA-IS) has been conducted by the applicant to demonstrate that the performance of the proposed development on the pedestrian wind environment is not unacceptable. The inclusion of a part of NBA as net site area would also result in about 219 additional flats to help meet the acute demand for public housing flats.
- 1.4 The proposed domestic blocks have been confined within the southeastern portion of the Site with a view to avoiding encroachment onto the NBA and providing the abovementioned 30m wide air ventilation corridor at the western portion of the Site. Building setbacks of the domestic blocks of about 35m to 39m and about 85m in width from the northern and western site boundaries respectively will be provided (**Drawing A-1**). Taking into account the above and building separations between domestic blocks of about 15m in accordance with the Sustainable Building Design Guidelines (SBDG), the site coverage of the domestic blocks will be confined to about 20%³, and thus, the proposed minor relaxation of BH restriction from 120mPD to 160mPD (i.e. +40m or +33.3%) is required to fully utilise the development potential to achieve the maximum domestic/non-domestic PR of 7.5/1.5 (**Drawing A-1**).

² The Education Bureau confirmed in March 2022 that the planned primary school development would no longer be required.

³ For reference, under Building (Planning) Regulations, maximum site coverage for domestic buildings (exceeding 61m) generally ranging from 33.33% to 40%, depending on the class of a site.

- 1.5 A minimum 20% of greenery coverage of the Site and landscape treatments in the form of trees, shrub planting, green roof and podium garden are proposed (**Drawing A-9**). The applicant also undertakes to explore façade treatment and landscaping at the detailed design stage. The two footbridges, which will be all-weather with universal access, will be open 24 hours for local residents in general and are proposed to connect the proposed development situated at a lower platform of about 32mPD to an upper platform to the north where Nam Cheong Street (about 49mPD), the planned public housing development of Chak On Road South and Pak Tin Extension (about 66mPD) and a cluster of Government, institution and community (GIC) facilities including schools, social welfare facilities and government facilities are located (**Plan A-2**). The proposed development will be further connected to the public transport interchange (PTI) at Pak Tin Commercial Centre (Pak Tin Redevelopment Phases 7 and 8) to the south by footbridges (**Drawing A-1 and Plan A-2**).
- 1.6 According to the applicant, the man-made cut slope within the Site will affect or likely to be affected by the proposed development, and therefore will be modified to suit the proposed development and upgraded to meet the prevailing slope safety standards (**Plan A-2**). As a result, a total of 239 trees on the man-made cut slope are proposed to be cleared for the slope upgrading works and for safety purposes in accordance with the prevailing Government guidelines. No Old and Valuable Trees have been identified among the affected trees. Hydroseeding and shrub planting will be provided to improve the landscape quality of the slope. The applicant will continue to explore all the planting opportunities within the Site including slope area in accordance with the prevailing Government guidelines at the detailed design stage.
- 1.7 The master layout plan, floor plans, section plans, conceptual landscape master plan and photomontages of the proposed indicative scheme (for illustration purpose) submitted by the applicant are at **Drawings A-1 to A-17**. Major development parameters of the proposed indicative scheme are summarised below:

Development Parameters	Proposed Indicative Scheme ^[1]
Site Area ^[2]	
- Gross Site Area	About 1.92ha
- Net Site Area	About 1.14ha
Maximum PR ^[3]	9
- Domestic	7.5
- Non-domestic	1.5
Maximum GFA	102,600m ²
- Domestic	85,500m ²
- Non-domestic	17,100m ²
	(including social welfare facilities and Government use)
Maximum BH (main roof level)	160mPD (36 to 37 domestic storeys above a 4 to 5-storey podium)
Floor-to-floor Height (domestic)	About 2.75m
No. of Block	3

Development Parameters	Proposed Indicative Scheme ^[1]
Site Coverage ^[3] - non-domestic - domestic	About 83% About 20%
Flat Production	2,091 flats
Green Coverage ^[4]	At least 20% (targeted for 30% as far as feasible)
Proposed Social Welfare Facilities	About 3,930m ² ^[5]
Local Open Space	Not less than 5,646m ² (including children/communal play area of 452m ² and badminton court)
Parking Facilities - Car Parking Spaces (Domestic) - Car Parking Spaces (Visitor) - Car Parking Spaces (Non-domestic) - Light Goods Vehicles (LGV) Parking Spaces (Domestic) - Light Bus Parking Spaces (Non-domestic) - Motorcycle Parking Spaces - Loading/Unloading (L/UL) Bays	135 (including 2 accessible parking spaces) 15 11 6 4 14 6

Note:

[1] The proposed indicative scheme is indicative in nature which is subject to detailed design

[2] Subject to detailed survey

[3] Based on net site area of 1.14 ha

[4] Based on gross site area of 1.92ha

[5] Equivalent to about 5% of attainable domestic GFA and subject to change as per Social Welfare Department's (SWD) request at detailed design stage. The proposed social welfare facilities include Integrated Community Centre for Mental Wellness sub-base (ICCMW sub-base), Community Rehabilitation Day Centre (CRDC), District Support Centre for Persons with Disabilities (DSCPD), Multi-disciplinary Outreaching Support Team for the Elderly (MOSTE), Home Care Services (HCS) for Frail Elderly Persons (3-team size non-kitchen-based) and District Elderly Community Centre sub-base (DECC sub-base)

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

- (a) Application form with supplementary information (**Appendix I**)
received on 31.5.2024 and 4.6.2024
- (b) Supplementary Planning Statement received on 4.6.2024 (**Appendix Ia**)
- (c) Further Information (FI) received on 8.7.2024[#] (**Appendix Ib**)
- (d) FI received on 10.7.2024[#] (**Appendix Ic**)

Remark:

[#] accepted and excepted from publication and recounting requirements

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed at **Appendices Ia to Ib**. They are summarised as follows:

- (a) The proposal is in line with the planning intention of the “R(A)” zone. Given the high-rise cluster of existing/planned residential developments including the planned Pak Tin Estate Redevelopment Phase 13 (with an approved maximum BH of 157mPD under application No. A/K4/70) and the planned public housing development of Chak On Road South and Pak Tin Extension (with a BH restriction of 200mPD) in the vicinity, the proposed development with a BH of 160mPD is compatible with the surrounding area (**Plan A-3**). Furthermore, the proposed development with a relaxed BH will add variation to the BH profile of Pak Tin Estate (with existing BH generally ranging from about 70.9mPD to 135.1mPD) and avoid wall effect (**Plan A-2**).
- (b) The proposal is in line with the prevailing Government’s policy to improve housing supply. The proposed relaxation of NBA restriction for extension of the podium and provision of footbridges would help optimise the site development potential and layout, allowing more efficient placement of non-domestic facilities and usage of podium including more efficient design for the podium carpark and greater design flexibility for social welfare facilities, meanwhile also increase the net site area, allowing an increase of about 219 units in public housing supply.
- (c) Floor area of social welfare facilities, equivalent to about 5% of the attainable domestic GFA as agreed with Social Welfare Department (SWD) (subject to the change as per SWD’s request at detailed design stage and confirmation on funding), will be provided to address the demand for social welfare services of the community.
- (d) The proposed minor relaxation of BH is required to address the site constraints. The proposed development with specifically designed disposition and layout detailed in paragraphs 1.3 and 1.4 has been optimised to balance the site constraints, maximise development potential for both domestic and non-domestic purposes, provide the required parking facilities and ensure cost-effective construction (**Drawing A-1**). Incorporating a basement carpark has been explored and considered undesirable in terms of cost and construction programme due to the elongated shape of the Site and the extensive basement required to accommodate the required parking spaces.
- (e) The proposed development has taken into account and incorporated the various planning merits and design measures as detailed in paragraph 1.5.
- (f) Various technical assessments conducted including AVA-IS, Visual Appraisal (VA), Environment Assessment Study (EAS), Sewerage Impact Assessment (SIA) and Traffic Impact Assessment (TIA) have demonstrated that the proposed development with appropriate mitigation measures would not induce adverse/insurmountable impacts on air ventilation, visual, environmental, traffic and infrastructure aspects, etc.

- (g) The Environment, Hygiene and Housing Affairs Committee of Sham Shui Po District Council was consulted on 12.7.2022, and no objection was received from the members.

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

As the Site involves 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 Town Planning Ordinance” (TPB PG-No. 31B) are not applicable.

4. Previous Application

There is no previous application at the Site.

5. Similar Applications

- 5.1 There are three similar applications (Nos. A/K4/63, A/K4/65 and A/K4/70) for proposed minor relaxation of BH restriction for permitted public housing developments within the “R(A)” zone on the Shek Kip Mei OZP, all of which were approved by the Committee with conditions (**Plan A-1**). The grounds of approval were mainly on the compatibility with the surrounding areas, building design to facilitate air ventilation and visual permeability, addressing site constraints and/or increase in housing supply. The respective application details are at **Appendix II** and summarised below:

Applications for minor relaxation of BH restriction within “R(A)” zone				
Application No.	Location	Zone	BH relaxation	Decision (date of decision by the Committee)
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	Approved with conditions (12.4.2019)

			+32%); from 120mPD to 130mPD (+8.3%); and from 120mPD to 157mPD (+30.8%)	
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5.2 There is no similar application for minor relaxation of NBA restriction within “R(A)” zone on the Shek Kip Mei OZP.

6. The Site and Its Surrounding Areas
(Plans A-1 to A-4; and site photos on Plans A-5 to A-6)

6.1 The Site is:

- (a) elongated in shape, comprising a strip of vegetated man-made cut slope in the northern half leaving a formed site in a narrow and elongated shape for development (**Plans A-2 and A-4**);
- (b) currently under construction for site formation (**Plan A-6**);
- (c) located at the northern-most part of Pak Tin Estate with a relatively higher site level of about 32mPD as compared with the southern part of the Estate with site level of about 16mPD to 22mPD, and bounded by the inclined Nam Cheong Street (ascending from about 43.4mPD to 65.7mPD) to the east and north (**Plan A-2**);
- (d) accessible via an internal road within Pak Tin Estate (**Plan A-2**); and
- (e) well-served by various public transport services, including bus and green minibus-services.

6.2 The surrounding areas have the following characteristics:

- (a) to the south and west are existing and planned high-rise public housing blocks within the northern portion of Pak Tin Estate (including the existing Ching Tin House, Long Tin House, Tsui Tin House, Yue Tin House and the planned Pak Tin Estate Redevelopment Phase 13 with approved maximum BH of 157mPD under application No. A/K4/70) and the planned public housing development of Chak On Road South and Pak Tin Extension with BH restriction of 200mPD above the cut slope. To the further southwest across Pak Wan Street, there is a PTI at Pak Tin Commercial Centre (**Plans A-1 and A-2**);
- (b) to the north across Nam Cheong Street is a cluster of GIC facilities, including schools, social welfare facilities and government facilities, with existing BH ranging from about 71.1mPD to 132.1mPD (**Plan A-2**); and

- (c) to the east across Nam Cheong Street are Shek Kip Mei Park and Shek Kip Mei Park Sports Centre (**Plan A-2**).

7. Planning Intention

- 7.1 The planning intention of “R(A)” 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 findings of the Expert Evaluation on AVA undertaken to assess the wind environment within the Shek Kip Mei area, a few strips of NBA, including this NBA, were recommended to facilitate better air ventilation in the area, which were then incorporated into the OZP in 2010. According to paragraphs 8.1, 8.2(c) and 8.3 of the ES of the OZP, the existing slope of varying widths (ranging from 3m to 70m) circumscribing the eastern, northern and western boundaries of Pak Tin Estate is incorporated as NBA on the OZP to facilitate better air ventilation in the Shek Kip Mei area, and to maximise the east-west running air path to facilitate the easterly wind. A minor relaxation clause has been incorporated into the Notes to allow minor relaxation of the NBA as shown on the OZP under exceptional circumstances.
- 7.3 Besides, paragraphs 8.4 and 8.5 of the ES states that air paths should be preserved within large sites including Pak Tin Estate. It is important that the future development on these sites should not shield the nearby areas from the prevailing wind. The ES states that, amongst other things, one north-south NBA of about 30m wide across the central portion of Pak Tin Estate extending the existing Pak Tin Street air path for better air penetration within the estate. The NBA should be taken into account upon future redevelopment of the site. The exact alignment, disposition and width of the NBA should be considered under the detailed AVA to be prepared for the future redevelopment of the site.
- 7.4 According to paragraph 7.9 of the ES, 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 plot ratio granted under the Buildings Ordinance 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.

8. Comments from Relevant Government Bureau/Departments

- 8.1 The following Government bureau/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 West, Lands Department (DLO/KW, LandsD):

- (a) no objection to the application; and
- (b) the Site, i.e. Pak Tin Estate Phase 12, falls within vested land under VO No. 25.

Environment

- 8.1.2 Comments of the Director of Environment Protection (DEP):

- (a) no in-principle objection to the application;
- (b) the proposed development would not cause insurmountable environmental impacts; and
- (c) detailed comments are at **Appendix IV**.

Traffic

- 8.1.3 Comments of the Commissioner for Transport (C for T):

- (a) no comment on the application from traffic engineering point of view; and
- (b) the details of the parking spaces and L/UL spaces shown in the application have followed the TIA in support of the application.

Urban Design, Visual and Landscape

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

Urban Design and Visual

- (a) given the context and as illustrated in the photomontages of the VA (**Drawings A-10 to A-17**), the proposed development with a maximum BH of 160mPD would unlikely induce significant adverse effects on the visual character of the surrounding townscape;
- (b) the proposed design measures generally mentioned in paragraph 1.4 and 1.5 may promote visual interest and pedestrian comfort and enhance pedestrian connectivity;

Air Ventilation

- (c) an AVA-IS using computational fluid dynamics has been carried out to compare the pedestrian-level air ventilation performance of the Baseline Scheme and the Proposed Scheme;
- (d) to enhance air permeability, the Proposed Scheme maintains the 15m wide building separations above podium between residential towers. In addition, it incorporates various permeable elements in the podium and between the podium and building blocks to enhance air permeability;
- (e) according to the simulation results, the Proposed Scheme will result in lower wind velocity ratio at extension of Pak Wan Street in summer condition but higher wind velocity ratio at that street in annual condition. Overall, the performances of the Proposed Scheme on pedestrian wind environment are comparable with the Baseline Scheme under both annual and summer conditions (**Drawing A-18**);

Landscape

- (f) according to the aerial photo of 2023, the site is situated in an area of residential urban landscape character surrounded by residential developments to the south including other residential blocks of Pak Tin Estate. The proposed development is not incompatible with the surrounding environment (**Plan A-4**); and
- (g) detailed comments are at **Appendix IV**.

8.1.5 Comments of the Chief Architect/Advisory & Statutory Compliance Division, Architectural Services Department (CA/ASC, ArchSD):

- (a) no comment from the architectural and visual impact point of view; and
- (b) it is stated in the Supporting Planning Statement that the planned public housing development of Chak On Road South and Pak Tin Extension to the immediate northwest are subject to BH restriction

of 200mPD. Noting that, and based on the submitted VA, it appears that the proposed development may not be visually incompatible with the high-rise residential buildings in the overall surrounding environment.

Social Welfare Facilities

8.1.6 Comments of the Director of Social Welfare (DSW):

- (a) no adverse comment in-principle on the application;
- (b) as mentioned in the Supplementary Planning Statement, about 5% of the total attainable domestic GFA has been set aside for provision of welfare facilities in accordance with the implementation of initiative announced in the 2020 Policy Address. According to her previous exchange with the HKHA, SWD has proposed and HKHA has agreed to incorporate CRDC, ICCMW sub-base, DSCPD, MOSTE, Centre for HCS for Frail Elderly Persons and DECC sub-base at the proposed development, and this welfare provision is already in the public domain. Funding approval has already been sought for meeting the construction cost of these welfare facilities. She notes from the Supporting Planning Statement that the above welfare provision now accounts for 3,930m² in GFA, which is 4.6% (about 5%) of the total attainable domestic GFA of 85,500m²; and
- (c) she trusts that HKHA will ensure all requirements for the aforesaid welfare facilities as stipulated in the basic provision schedules provided earlier on as well as all current and prevailing ordinances and regulations (if applicable) will be fulfilled, and there will be ongoing liaison between HKHA and SWD during the detailed design stage.

School Demand

8.1.7 Comments of the Secretary of Education:

- (a) no comment on the application from school demand perspective; and
- (b) detailed comments are at **Appendix IV**.

Other Aspects

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

- (a) no specific comment on the application; and
- (b) detailed comments are at **Appendix IV**.

8.1.9 Commissioner of Police (C of P)

- (a) no adverse comment on the application; and
- (b) detailed comments are at **Appendix IV**.

8.2 The following Government departments have no objection to / no comment on the application:

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD);
- (c) Chief Highway Engineer/Kowloon, Highways Department (CHE/K, HyD);
- (d) Director of Electrical and Mechanical Services (DEMS);
- (e) District Officer (Sham Shui Po), Home Affairs Department (DO(SSP), HAD);
- (f) Project Manager/South, Civil Engineering and Development Department (PM(S), CEDD); and
- (g) Head of Geotechnical Engineering Office, CEDD (H of GEO, CEDD).

9. Public Comments Received During Statutory Publication Period

- 9.1 On 7.6.2024, the application was published for public inspection. During the statutory public inspection period, two public comments from individuals were received, including one raising objection to the application and the other providing view (**Appendix III**). The major grounds of public comments are summarised below:

Objecting Views (1)

- (a) concern on provision of open space and community facilities to meet the needs of future residents of the proposed development;
- (b) concern on the building design and the potential visual and air ventilation impacts on the surroundings; and

Providing View (1)

- (c) suggested converting the proposed light bus parking spaces into private car parking spaces, given that there are already sufficient light bus parking spaces at the PTI at Pak Tin Commercial Centre (**Plan A-2**).

10. Planning Considerations and Assessments

- 10.1 The application is to seek planning permission for minor relaxation of BH restriction from 120mPD to 160mPD (i.e. +40m or +33.3%) and minor relaxation of NBA restriction mainly to address the various site constraints detailed in paragraphs 1.3, 1.4 and 2(d) above for the permitted public housing redevelopment at the Site, which

falls within an area zoned “R(A)” with the man-made cut slope in the northern half of the Site designated as NBA on the OZP. The proposed development is in line with the planning intention of the “R(A)” zone, which is primarily intended for high-density residential development. Given the extension of podium with minor encroachment onto the NBA, and thus minor increase of the net site area, the total flat production has been increased to 2,091 by 219 additional flats, and non-domestic facilities of about 17,100m² including social welfare facilities of about 3,930m² (equivalent to about 5% of the total domestic GFA) would be provided to optimise the site development potential.

Non-building Area

- 10.2 According to the proposal, part of the NBA located at the lower part of the cut slope within the Site of about 1,460m² will be decked over for extension of the podium and provision of two footbridges. This would help optimise the site development potential and layout, which would allow more efficient usage of the podium for placement and design of non-domestic facilities including Government/social welfare facilities and carpark, enhance overall pedestrian connectivity of the area, and increase the net site area, allowing an increase of about 219 public housing units.
- 10.3 The proposed podium height of about 17m to 20m does not exceed the height of the cut slope (about 33.7m at the tallest portion) (**Drawing A-8**). The proposed domestic blocks are also confined within the southeastern portion of the Site avoiding encroachment onto the NBA and providing a 30m wide air ventilation corridor at the western portion of the Site (**Drawing A-1**). CTP/UD&L, PlanD considers that according to the AVA-IS, the performances of the Proposed Scheme on pedestrian wind environment are comparable with the Baseline Scheme under both annual and summer conditions (**Drawing A-18**). To address the severe site constraints due to the site topography and shape as mentioned in paragraphs 1.3, 1.4 and 2(d) above, and to optimise the site development potential for additional public housing flats and Government/social welfare facilities as mentioned in paragraph 1.3 above, it is considered that the application would warrant exceptional consideration for minor relaxation of NBA as shown on the OZP, and that the proposed structures within the NBA are considered not unacceptable.

Building Height

- 10.4 The proposed minor relaxation of BH restriction is required to fully utilise the development potential to achieve the maximum domestic/non-domestic PR of 7.5/1.5, while accommodating the required social welfare facilities and parking facilities, and incorporating relevant SBDG requirements. As such, it is necessary to adopt the proposed disposition and layout of the public housing development with a relatively lower site coverage of about 20% to address various site constraints detailed in paragraphs 1.3, 1.4 and 2(d) above.
- 10.5 The proposed development has incorporated various design measures, including (i) an air ventilation corridor of about 30m wide at the western portion of the Site as required under the ES of the OZP; (ii) two building gaps of about 15m wide between the three domestic blocks; and (iii) two pedestrian linkages as stated in

paragraph 1.5 above (**Drawing A-1**). Landscape treatments in the form of tree and shrub planting, green roof and podium garden are also proposed (**Drawing A-9**). The applicant also undertakes to explore façade treatment and landscaping at the detailed design stage. CTP/UD&L, PlanD considers that the above design measures may promote visual interest and pedestrian comfort and enhance pedestrian connectivity.

- 10.6 The proposed development is located at the northern portion of Pak Tin Estate on the upper platform of the Estate (about 32mPD) with adjoining planned public housing development with approved maximum BH of 157mPD under application No. A/K4/70 on the same platform, and the planned public housing development of Chak On Road South and Pak Tin Extension with BH restriction of 200mPD located to its immediate northwest above the cut slope. VA and AVA-IS conducted have demonstrated that the proposed development would not induce unacceptable adverse visual and air ventilation impacts. CTP/UD&L, PlanD has no objection to the application from the urban design, visual, air ventilation and landscape planning perspectives, and considers that the proposed development would unlikely induce significant adverse effects on the visual character of the surrounding townscape. CA/ASC, ArchSD has no comment from the architectural and visual impact point of view. The proposed development with a BH of 160mPD is considered not incompatible with the surrounding environment (**Plans A-2 and A-3**).
- 10.7 Taking into account paragraphs 10.4 to 10.6 above, the current application would meet the criteria for consideration of relaxation of BH restriction under paragraph 7.9 of the ES of the OZP in respect of provision of better streetscape and separation between buildings to enhance air ventilation and visual permeability, and accommodation of building design to address site constraints.

Other Technical Aspects

- 10.8 Other relevant technical assessments including EAS, SIA and TIA have demonstrated that the proposed development would not induce unacceptable adverse impacts. Relevant Government bureau/departments, including Environmental Protection Department, Transport Department (TD), DSD, WSD and CEDD have no objection to or no adverse comments on the application.

Similar Applications

- 10.9 There are three similar applications (Nos. A/K4/63, A/K4/65 and A/K4/70) for proposed minor relaxation of BH restrictions for permitted public housing developments within the “R(A)” zone within the Shek Kip Mei OZP as stated in paragraph 5 above, all of which were approved by the Committee on 13.12.2013, 8.5.2015 and 12.4.2019 respectively on the grounds mainly on the compatibility with the surrounding areas, building design to facilitate air ventilation and visual permeability, addressing site constraints and/or increase in housing supply. Approval of the current application is generally in line with the Committee’s previous decisions.

Public Comment

- 10.10 Regarding the public comments received, the above planning assessments and departmental comments in paragraph 8 above are relevant. Regarding the concern on provision of open spaces and community facilities, there is a respective surplus of about 20ha and 12.7ha in existing and planned local open space and district open space within the Sham Shui Po district. The proposed development will also provide not less than 5,646m² of local open space in accordance with Hong Kong Planning Standards and Guidelines (HKPSG). Social welfare facilities including those for the elderly and rehabilitation with a floor area equivalent to about 5% of the total domestic GFA will also be provided.
- 10.11 Regarding the suggestion on converting the proposed light bus parking spaces to private car parking spaces, the proposed parking spaces at the proposed development have made reference to HKPSG, and TD has no objection to the currently proposed parking provisions.

11. Planning Department's Views

- 11.1 Based on the assessments made in paragraph 10 and having taken into account the public comment mentioned in paragraph 9 above, 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 16.7.2028, 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 recommended advisory clauses for the application suggested for Members' reference are attached at **Appendix IV**.
- 11.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

The applicant fails to demonstrate that there are sufficient planning and design merits to justify the proposed minor relaxation of building height and non-building area restrictions.

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 with supplementary information received on 31.5.2024 and 4.6.2024
Appendix Ia	Supplementary Planning Statement received on 4.6.2024
Appendix Ib	FI received on 8.7.2024
Appendix Ic	FI received on 10.7.2024
Appendix II	Similar Applications
Appendix III	Public Comments
Appendix IV	Recommended Advisory Clauses
Drawing A-1	Master Layout Plan
Drawing A-2 to A-6	Floor Plans
Drawing A-7 to A8	Section Plans
Drawing A-9	Conceptual Landscape Master Plan
Drawings A-10 to A-17	Photomontages
Drawing A-18	Air Ventilation Performance under Annual and Summer Wind Conditions
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Building Height Profile in Shek Kip Mei Area
Plan A-4	Aerial Photo
Plans A-5 to A-6	Site Photos

**PLANNING DEPARTMENT
JULY 2024**