

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

**APPLICATION NO. A/KC/495**

<b><u>Applicant</u></b>	:	Hong Kong Housing Authority (HKHA)
<b><u>Site</u></b>	:	Shek Lei (II) Estate (Part), Shek Li Street, Kwai Chung
<b><u>Site Area</u></b>	:	About 22,300m <sup>2</sup>
<b><u>Land Status</u></b>	:	Vesting Order (VO) No. 34 (Government Land)
<b><u>Plan</u></b>	:	Approved Kwai Chung Outline Zoning Plan (OZP) No. S/KC/30
<b><u>Zoning</u></b>	:	“Residential (Group A)” (“R(A)”) <ul style="list-style-type: none"> <li>(a) maximum domestic/non-domestic plot ratio (PR) of 5/9.5</li> <li>(b) maximum building height (BH) of 180 metres above Principal Datum (mPD)</li> </ul>
<b><u>Application</u></b>	:	Proposed Minor Relaxation of PR and BH Restrictions for Permitted Public Housing Development

**1. The Proposal**

- 1.1 The applicant seeks planning permission for minor relaxation of domestic PR restriction from 5 to 6.5 (i.e. +30%)<sup>1</sup> and BH restriction from 180mPD to 225mPD (i.e. + 25%)<sup>2</sup> for permitted public housing development at the application site (the Site), which falls within an area zoned “R(A)” on the approved Kwai Chung OZP No. S/KC/30 (**Plan A-1**). According to the Notes for “R(A)” zone of the OZP, ‘Flat’ and ‘Social Welfare Facility’ are Column 1 uses which are always permitted. Minor relaxation of the PR and BH restrictions may be considered by the Town Planning Board (the Board) on application under section 16 of the Town Planning Ordinance (the Ordinance) based on the individual merits of a development proposal.
- 1.2 The Site comprises the Shek Lei Interim Housing (SLIH) (i.e. Blocks 11 and 12), a vacant school and two existing public housing blocks (i.e. Shek Wai House (SWH) and Shek Yi House (SYH)) (**Plan A-2**). To optimise development potential of the Site for public housing production, the SLIH and the adjacent vacant school will

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<sup>1</sup> It is equivalent to a domestic PR of 6.86 under the composite formula after adopting an actual non-domestic PR of 0.5.

<sup>2</sup> According to the applicant, the proposed BH restriction has already allowed flexibility for the adoption of Modular Integrated Construction (MiC).

be demolished for redevelopment while the existing SWH and SYH will be retained (**Plan A-2** and **Drawing A-1**).

- 1.3 The proposed redevelopment comprises two new public housing blocks of 42 and 43 domestic storeys over a 4-storey podium, and a new 6-storey non-domestic block with a roof garden (**Drawings A-1** and **A-2**). The podium will mainly be used for car parking and loading/unloading (L/UL) and the non-domestic block will accommodate social welfare facilities and a kindergarten (**Drawing A-2**). Subject to detailed design, apart from the existing 1,598 flats in SWH and SYH, the proposed redevelopment of the SLIH and the vacant school will provide about 1,700 new flats with the proposed minor relaxation of PR and BH restrictions. As compared with the OZP compliant scheme<sup>3</sup>, an extra 600 flats could be provided. According to the tentative programme, building completion is targeted for 2028/29.
- 1.4 Apart from the existing footbridges connecting Shek Lei Shopping Centre to the north-west across Shek Li Street and Shek Kai House to the south across Shek Pai Street (**Drawings A-1, A-3** and **Photos 3** on **Plan A-4**), the Site will also be linked with the proposed public housing development at Shek Pai Street (rezoning amendment to be considered by the Committee in this meeting under MPC Paper No. 13/22) via a new covered footbridge through the roof garden of its non-domestic block (**Drawings A-3, A-4** and **Plan A-5**). Besides, pedestrian connection between Shek Li Street and Shek Pai Street will be provided at ground level with landscape proposal (**Drawing A-5**). All the walkways and footbridges are universally accessible and open to the public (**Drawings A-3** and **Photos 3** on **Plan A-4**).
- 1.5 Landscape proposals, including landscaped podium deck with seating and recreational facilities (including children play areas, basketball court, fitness jogging trail and badminton court), rooftop garden at the non-domestic block and tree planting areas are proposed (**Drawings A-4** to **A-6**). Subject to detailed design, a total of 191 trees will be planted within the Site to compensate the 64 existing trees to be felled, i.e. a compensatory ratio of about 1:3. Not less than 8,848m<sup>2</sup> local open space (LOS) will be provided within the Site in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG), resulting in a minimum of 20% overall greenery coverage for the Site<sup>4</sup>.
- 1.6 Design features, including a minimum of 15m-wide building gaps in southeast-northwest direction, empty bays on the podium deck at the domestic blocks, as well as building setbacks of about 5m from Shek Li Street and Shek Pai Street respectively to minimise the potential air ventilation impact (**Drawings A-12** to **A-13**). Mitigation measures, including amenity planting, landscape treatments, adoption of building design with use of finishing materials/colour/façade treatment compatible with the surroundings, are proposed to alleviate the potential visual impacts.

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<sup>3</sup> According to the applicant, about 1,100 flats would be provided based on the current domestic PR and BH restrictions of 5 and 180mPD respectively under the prevailing OZP.

<sup>4</sup> According to the applicant, 30% of green coverage can be achieved within the redevelopment portion of the Site.

- 1.7 Master layout plan, section plan, master landscape plans and photomontages submitted by the applicant are shown at **Drawings A-1 to A-13**. Major development parameters of the proposed scheme are summarised below:

<b>Development Parameters</b>	<b>Proposed Scheme</b>
Site Area <sup>[1]</sup>	About 22,300m <sup>2</sup>
Gross Floor Area (GFA) <ul style="list-style-type: none"> <li>Domestic GFA</li> <li>Non-domestic GFA</li> </ul>	Not more than 144,950m <sup>2</sup> Not more than 11,150m <sup>2</sup>
Maximum PR <ul style="list-style-type: none"> <li>Domestic PR</li> <li>Non-domestic PR</li> </ul>	6.5 0.5
Maximum BH (main roof level)	225mPD
No. of Blocks	Proposed <ul style="list-style-type: none"> <li>2 public housing blocks</li> <li>1 non-domestic block</li> </ul> Existing <ul style="list-style-type: none"> <li>2 public housing blocks (SYH and SWH)</li> </ul>
No. of Storeys	Proposed <ul style="list-style-type: none"> <li>Block 1: 43 domestic storeys including 1 refuge floor over 4-storey podium</li> <li>Block 2: 42 domestic storeys including 1 refuge floor over 4-storey podium</li> <li>Non-domestic block: 6 storeys</li> </ul> Existing <ul style="list-style-type: none"> <li>SYH: 40 domestic storeys over G/F lobby</li> <li>SWH: 40 domestic storeys over G/F lobby</li> </ul>
Flat Production	Proposed: about 1,700 flats Existing: 1,598 flats
Design population <sup>[2]</sup>	Proposed: about 4,308 persons Existing population: about 4,540 persons
Proposed Education Facility (within redevelopment portion) <sup>[3][4]</sup>	6-classrooms kindergarten
Proposed Social Welfare/Community Facilities (within redevelopment portion) <sup>[3][4]</sup>	<ul style="list-style-type: none"> <li>100-person Residential Care Home for the Elderly</li> <li>100-person Child Care Centre</li> <li>Integrated Family Service Centre</li> <li>District Elderly Community Centre</li> </ul>
Recreation Facilities (including existing provision)	<ul style="list-style-type: none"> <li>Not less than 8,848m<sup>2</sup> LOS</li> <li>Not less than 708m<sup>2</sup> Communal Play Area</li> <li>Badminton Court</li> <li>Basketball Court</li> <li>Table Tennis Table</li> </ul>
Green Coverage (including existing provision)	Not less than 20% of the Site Area
Parking Facilities & L/UL Bays (including existing provision) <sup>[5]</sup> <ul style="list-style-type: none"> <li>Car Parking Space (Domestic)</li> </ul>	195 (including the existing provision of 25)

• Car Parking Space (Visitors)	10
• Motorcycle Parking Space	26 (including the existing provision of 13)
• Light Goods Vehicle Parking Space	17 (including the existing provision of 11)
• Welfare Facilities Parking Space	1
• Share-use coaches/buses and Medium/Heavy Good Vehicles, L/UL bays for service vehicles and overnight parking	4
• Welfare Facilities L/UL Bay	1

Note :

- [1] The site area is subject to detailed survey.
- [2] The design population is subject to actual flat mix.
- [3] The actual provision of the facilities will be subject to confirmation/advice by relevant Government departments at detailed design stage.
- [4] The proposed education and social welfare facilities as required by the Government are GFA countable and included in the non-domestic GFA/PR calculations.
- [5] The number of parking and L/UL provisions have been agreed by the Transport Department.

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

- (a) Application form received on 31.8.2022 (Appendix I)
- (b) Supporting Planning Statement received on 31.8.2022 (Appendix Ia)
- (c) Further Information (FI) received on 21.10.2022<sup>#</sup> (Appendix Ib)

Remarks:

<sup>#</sup> accepted and exempted from publication and recounting requirement

## 2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are set out in the Supporting Planning Statement and FI at **Appendices Ia to Ib** which are summarised as follows:

- (a) Given the acute demand for public housing, the proposed minor relaxation of PR and BH restrictions would enhance the development intensity of public housing sites and better utilise land resources to meet the imminent housing need, which is in line with the Government's relevant initiatives/policies.
- (b) About 5,200m<sup>2</sup> of floor area, i.e. equivalent to about 6.8% of the domestic GFA in redevelopment portion, will be provided subject to the confirmation of Social Welfare Department (SWD) on funding and detailed design.
- (c) The public housing development with social welfare facilities is in line with the planning intention of the "R(A)" zone without compromising relevant planning principles and other technical considerations. Given the high-rise residential developments in the vicinity (i.e. Shek Lei (I) and (II) Estates), the proposed scheme is also compatible with the context of surrounding developments (**Plan A-6**).
- (d) The minor relaxation of BH is required (i) to accommodate the specifically designed disposition and layout of the public housing blocks to address the site constraints, including building setbacks for compliance with air quality

requirement and the above-ground housing block design for minimising the noise impacts from road traffic; (ii) to accommodate the additional domestic floors in optimising development potential of the Site; and (iii) to accommodate the required social welfare facilities and carparking facilities.

- (e) The proposed development has gained support from the locals and key stakeholders. The Community Affairs Committee of the Kwai Tsing District Council (K&TDC) and the Kwai Tsing North East Area Committee were consulted on 6.12.2021 and 20.1.2022 respectively. The DC members supported the development and the Area Committee Members had no adverse comments.
- (f) The planning and design features are proposed as follows:
  - (i) landscaped podium deck with seating and recreational facilities serving as open recreational space for creating a visually pleasing and enjoyable surrounding for the proposed development;
  - (ii) universally and publicly accessible pedestrian linkage between Shek Li Street and Shek Pai Street at ground level, covered pedestrian connections to the proposed Shek Pai Street public housing development and Shek Lei Shopping Centre/Shek Kai House for promoting connectivity and pedestrian comfort;
  - (iii) building gaps of not less than 15m-wide, building setbacks and podium garden/empty bays to mitigate the potential air ventilation impacts;
  - (iv) amenity planting, landscape treatments, adoption of sensible building design with use of finishing materials/colour/façade treatment compatible with the surroundings to alleviate the potential visual impacts; and
  - (v) landscape treatments in the form of tree and planting areas at ground level/podium deck/rooftop garden and sensible building design as mitigation measures for softening the building edge and promoting visual interest. Subject to detailed design, a total of 191 trees will be planted within the Site to achieve a compensatory ratio of 1:3.
- (g) Various technical assessments, including traffic impact assessment (TIA), environmental assessment study (EAS), sewerage impact assessment (SIA), drainage impact assessment (DIA), air ventilation assessment-expert evaluation (AVA-EE), tree preservation proposal and visual appraisal (VA) have been conducted to demonstrate that the proposed redevelopment would not induce adverse/insurmountable impacts on various aspects.

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

The Site is currently Government Land, the “Owner’s Consent/Notification” Requirements as set out in TPB PG-No.31A are not applicable.

#### 4. **Background**

##### Policy of “Enhancement of the Development Intensity of Public Housing Sites”

- 4.1 As announced in the 2014 Policy Address (PA), except for the north of Hong Kong Island and Kowloon Peninsula, which are more densely populated, the maximum domestic plot ratio (PR) that can be allowed for housing sites located in the other Density Zones of the Main Urban Areas and New Towns would be raised generally by about 20% as appropriate. According to 2015 PA and decision of Executive Council in 2018, the Government will increase development intensity as appropriate by allowing further increase of domestic PR for public housing sites by 10% (i.e. up to 30% in total) (i.e. up to PR 6.5) where technically feasible.
- 4.2 In 2020 PA, the CE announced to increase the PR of future public housing projects so that 5% of the attainable domestic GFA would be set aside for social welfare facilities without compromising flat production.

##### Redevelopment of SLIH

- 4.3 In September 2020, the Strategic Planning Committee of HKHA has decided to clear SLIH in late 2022 for public housing development based on the finding on the Comprehensive Structural Investigation in 2015 conducted by the Housing Department (HD) that the subject two existing interim housing blocks would not be structurally sustainable beyond 2022 without substantial structural repair/strengthening works, rendering it not cost-effective to maintain.

#### 5. **Previous Application**

There is no previous application at the Site.

#### 6. **Similar Applications**

- 6.1 There are two similar applications (No. A/KC/445 and A/KC/447) submitted by HKHA for minor relaxation of PR and/or BH restriction(s) for permitted public housing developments in Kwai Chung area, both of which were approved with condition on 12.5.2017 and 14.7.2017 respectively (**Plan A-1**). These applications were approved mainly on the considerations that they were in line with the Government’s policy to increase housing supply; relevant technical assessments were submitted to support the technical feasibility; and there was no adverse comment from relevant government departments.
- 6.2 Details of the similar applications are summarised at **Appendix II** for Members’ reference.

**7. The Site and Its Surrounding Areas (Plans A-1, A-2, A-5 and A-6; photos on Plans A-3 to A-4)**

**7.1 The Site:**

- (a) is located in the southeastern part of Shek Lei (II) Estate, which is bounded by Shek Li Street to the northwest, Shek Pai Street to the southeast and Wai Kek Street to the southwest;
- (b) comprises the existing portion including SWH and SYH which would be retained, as well as the redevelopment portion which is currently occupied by SLIH and the vacant school (**Plan A-3** and **Photo 3** on **Plan A-4**). The two blocks of SLIH and the school will be demolished for redevelopment;
- (c) is accessible via pedestrian/vehicular entrances at Shek Lei Street and Shek Pai Street; and
- (d) is well served by public transport services at the nearby public transport interchange at Shek Lei Shopping Centre (**Plan A-2**).

**7.2 The surrounding areas have the following characteristics:**

- (a) to the north are high-rise public housing blocks (i.e. Shek Wing House & Shek Kwong House), Shek Lei Estate Shopping Centre and public transport interchange. To the northeast are Shek Lei Catholic Primary School and Shek Lei Street Tennis Courts;
- (b) to the east and northeast across Shek Pai Street is a strip of area zoned “Green Belt” (“GB”), which is the subject of the proposed amendments to the approved Kwai Chung OZP No. S/KC/30 to facilitate the Shek Pai Street public housing development, a primary school and reprovisioning of a fresh water pump house, and will be considered at this meeting. The proposed “R(A)3” zone for Shek Pai Street public housing development is subject to a maximum PR and BH restrictions of 6.62 and 260mPD respectively. Connection between the Shek Pai Street public housing development and the Site in the form of elevated walkway is proposed (**Plan A-5**);
- (c) to the south and southwest across Shek Pai Street are other high-rise public housing blocks of Shek Lei Estate (II) (i.e. Shek Wah House & Shek Kai House), with government, institution and community facilities (i.e. CNEC Christian College & Pope Paul VI College) respectively; and
- (d) to the west across Wai Kek Street are other high-rise public housing blocks of Shek Lei Estate (I) (i.e. Shek On House & Shek Tai House).

## **8. Planning Intention**

- 8.1 The planning intention of the “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.
- 8.2 According to the Explanatory Statement of the OZP, to provide incentive for developments/redevelopments with design merits/planning gains, each application for minor relaxation of BH restriction under section 16 of the Ordinance 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;
  - (e) accommodating building design to address specific site constraints in achieving the permissible plot ratio under the OZP; and
  - (f) other factors such as site constraints, the 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.

## **9. Comments from Relevant Government Departments**

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

### **Land Administration**

- 9.1.1 Comments of the District Lands Officer/Tsuen Wan & Kwai Tsing, Lands Department (DLO/TW&KT, LandsD):

the Site is vested in HKHA by VO No. 34 for control and management under s.5 of the Housing Ordinance; and we have no land administrative comment on the application.



## **Traffic**

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

- (a) no in-principle objection to the application from traffic engineering perspective given that:
  - (i) the TIA illustrated that with the implementation of the junction improvement works stated in (ii) below, the traffic impact arising from the subject development to the adjacent road network within the area of influence is acceptable;
  - (ii) the junction improvement works of Shek Pai Street/Wai Kek Street and Castle Peak Road/Shek Pai Street as proposed and implemented by the Civil Engineering and Development Department (CEDD), which are essential to public housing development at Shek Li Street, would be carried out as part of the site formation for the Shek Pai Street public housing development before the population intake of public housing development at Shek Li Street; and
  - (iii) the development proposal would accommodate the high-end provision of parking and L/UL within the development; and
- (b) should the application be approved, the following approval condition is suggested:

the design and provision of parking facilities, L/UL spaces and vehicular access for the proposed development to the satisfaction of C for T or of the Board.

### 9.1.3 Comments of the Chief Highway Engineer/NT West, Highways Department (CHE/NTW, HyD):

no comment on the application from highways' maintenance point of view subject to:

- (a) C for T has no comment from traffic engineering perspective on the TIA;
- (b) any proposed modification roadworks should be approved by the Transport Department (TD) and subsequently carried out by the applicant to HyD's standards;
- (c) the proposed junction improvement works as identified in the TIA shall be designed and constructed as part of the project by the applicant and the concerned works should be approved by TD and subsequently carried out by the applicant to HyD's standards; and

- (d) any additional vehicular access shall be subject to TD's comment.

### **Environment**

#### 9.1.4 Comments of the Director of Environment Protection (DEP):

- (a) no objection to the application from environmental planning perspective as:
  - (i) the Air Quality Impact Assessment under EAS demonstrated that the buffer distance requirements of HKPSG can be fulfilled;
  - (ii) the Noise Impact Assessment (NIA) under EAS demonstrated that based on the preliminary traffic data, no adverse noise impact on domestic blocks and social welfare facilities is anticipated with the implementation of proposed mitigation measures; and
  - (iii) the SIA concluded that no adverse impact on the existing sewerage system is anticipated; and
- (b) to address any potential change in flat layout/design of the proposed development, it is recommended to impose the following approval conditions:
  - (i) the submission of an updated NIA and the implementation of the noise mitigation measures identified therein to the satisfaction of DEP or of the Board;
  - (ii) the submission of an updated SIA to the satisfaction of DEP or of the Board; and
  - (iii) the implementation of the local sewerage upgrading/sewerage connection works identified in the updated SIA to the satisfaction of the Director of Drainage Services or of the Board; and
- (c) since demolition of the existing buildings and excavation works would be required, the applicant is 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.

## **Social Welfare**

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

no comments on the proposed social welfare facilities from social welfare planning point of view given that the facilities as proposed by SWD have been included.

## **Education**

### 9.1.6 Comments of the Secretary for Education:

- (a) no comments on the planned 6-classroom kindergarten in the public housing development at the Site according to the prevailing HKPSG; and
- (b) other detailed comments are at **Appendix III**.

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

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

#### *Urban Design*

- (a) the subject elongated site of about 22,300m<sup>2</sup> is located at the foothill of Golden Hill and sandwiched between Shek Li Street and Shek Pai Street to its north and south respectively. It forms part of a large cluster of public housing development generally zoned “R(A)” with intended BHs generally ranging from 130mPD to 200mPD. While the proposed development with increased BH would be taller than the surrounding developments and may reduce visual openness and permeability to a certain extent, it generally maintains the intended stepped height profile descending from the Golden Hill foothill and shares a similar visual character with the surrounding high-rise residential developments. Given the planning context, the proposed public housing development would unlikely induce significant adverse effects on the visual character of the surrounding townscape;
- (b) the proposed development has incorporated various universally and publicly accessible pedestrian connections with surrounding developments. Building gaps of not less than 15m-wide, building setbacks and podium garden/empty bays have been incorporated. Roof garden is provided at the low-rise non-domestic block. Landscape treatments in the form of trees and planting areas have been provided at the ground level, podium garden and rooftop garden. Amenity planting and adoption of building design with use of finishing materials/colour/façade treatment compatible with the surroundings are also proposed. The above measures may promote

connectivity, building permeability, pedestrian comfort and visual interest;

#### *Air Ventilation*

- (c) an AVA-EE has been prepared to demonstrate the ventilation performance under the baseline and proposed schemes. It is noted from the AVA that while the proposed scheme with increased BH when compared to the baseline scheme may result in localised air ventilation impacts on the downstream pedestrian areas, it would unlikely affect the effectiveness of major air paths in the area. The proposed scheme has also incorporated good design features such as building gaps of not less than 15m, empty bays on podium deck and building setbacks to minimise the potential air ventilation impacts. Significant adverse air ventilation impact on the surroundings is not anticipated;

#### *Landscape*

- (d) the Site is situated in an area of residential urban landscape character surrounded by residential developments to the north and south including Shek Wing House and Shek Lei (II) Estate. The proposed scheme is not incompatible with the surrounding environment;
- (e) with reference to the Supporting Planning Statement and Tree Survey Schedule, existing trees of common species including dominant species such as *Ficus altissima* (高山榕) and *Bauhinia variegata* (宮粉羊蹄甲) generally in poor to fair condition are identified, of which 64 are proposed to be felled within the Site. New landscape treatments such as planting proposal with 191 new trees are proposed in the development site. At least 20% overall greenery ratio is proposed within the Site. A total Local Open Space (LOS) of not less than 8,848m<sup>2</sup> within the Site is proposed for an estimated population of about 8,848 including the proposed additional population of 4,308. The LOS includes recreational facilities such as fitness jogging trail and podium gardens. Hence, she has no objection to the application from landscape planning perspective; and
- (f) the applicant is reminded that approval of the planning does not imply approval of the site coverage of greenery requirements under the Practice Note for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-152 and/or under the lease. The site coverage of greenery calculation should be submitted separately to concerned party for approval. Similarly, for any proposed tree preservation/removal scheme and compensatory planting proposal, the applicant should approach relevant authority direct to obtain necessary approval as appropriate.

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

no comment from architectural and visual impact point of view since the adjacent “R(A)” zone is subject to a BH restriction of 200mPD.

**Fire Safety**

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

- (a) no specific comment on the application;
- (b) detailed Fire Services requirements will be formulated upon receipt of formal submission of general building plans; and
- (c) the arrangement of emergency vehicular access (EVA) shall comply with Section 6, Part D of the Code of Practice for Fire Safety in Building 2011 which is administered by the Buildings Department.

9.2 The following Government departments have no objection to/comment on the application. Their detailed comments and advisory comments, if any, are at **Appendices III & V** respectively.

- (a) District Officer (Kwai Tsing), Home Affairs Department (DO(K&T), HAD);
- (b) Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD);
- (c) Head of Geotechnical Engineering Office (H(Geo)), CEDD;
- (d) Project Manager (West) (PM(W)), CEDD;
- (e) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (f) Director of Electrical and Mechanical Services (DEMS);
- (g) Director of Leisure and Cultural Services (DLCS); and
- (h) Commissioner of Police (C of Police).

**10. Public Comments Received During Statutory Publication Period**

10.1 During the statutory public inspection period, a total of nine public comments, including one from North Kwai Chung Transport Concern Group<sup>5</sup> (the Concern Group), one from Green Sense and seven from other individuals, were received (**Appendix IV**).

10.2 Among the nine public comments, two individuals support the application on the consideration that the proposal can facilitate the production of public housing flats. The other seven public comments object to/express concerns mainly on the grounds that there is inadequate provision of retail/catering facilities, and the adverse traffic/environmental/ecological/visual/air ventilation impacts arising from the proposed development. In particular, the Concern Group and the Green Sense

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<sup>5</sup> It is a local concern group which is formed by a group of residents who lives in north Kwai Chung.

query the submitted TIA and AVA mainly on their assumptions, methodology and assessment.

## 11. Planning Considerations and Assessments

- 11.1 The application is for minor relaxation of domestic PR restriction from 5 to 6.5 (i.e. +30%) and BH restriction from 180mPD to 225mPD (i.e. +25%) for permitted public housing development at the Site zoned “R(A)”. The proposed redevelopment scheme comprises two new public housing blocks and a new non-domestic block for social welfare facilities. The proposed development is generally in line with the planning intention of “R(A)” zone, which is primarily for high-density residential developments.

### Policy Aspect

- 11.2 The proposed minor relaxation of PR and BH restrictions for the redevelopment would allow for an extra 600 public housing flats (resulting in a total of about 1,700 new flats) as compared with the OZP compliant scheme (resulting in a total of about 1,100 new flats), with provision of floor area equivalent to about 6.8% of the domestic GFA for social welfare facilities. The proposal is in line with the Government policy of enhancing development intensity of public housing sites (up to domestic PR of 6.5, i.e. +30%) to increase housing supply with social welfare facilities and better utilise land resources, where technical feasibility permits.

### Urban Design and Landscape

- 11.3 The Site is located at the foothill of Golden Hill and sandwiched between Shek Li Street and Shek Pai Street to its north and south respectively. While the proposed development with increased BH would be taller than the surrounding developments and may reduce visual openness and permeability to a certain extent, it generally maintains the intended stepped height profile descending from the Golden Hill foothill and shares a similar visual character with the surrounding high-rise residential developments. Subject to the Committee’s agreement, the proposed amendments to the Shek Pai Street public housing site from “GB” to “R(A)3” would also facilitate the development of five residential blocks up to 260mPD to the east of the Site. CTP/UD&L, PlanD considers that the proposed public housing development with the proposed mitigation measures as stated in paragraph 1.6 above would unlikely induce significant adverse effects on the visual character of the surrounding townscape. CA/CMD2, ArchSD also has no comment from architectural and visual impact point of view.
- 11.4 The proposed development has incorporated a number of pedestrian linkages as stated in paragraph 1.4 above, all of which are universally and publicly accessible (**Drawings A-3 to A-5 and Plan A-4**). Building gaps of not less than 15m-wide, building setbacks of about 5m and podium garden/empty bays are proposed (**Drawings A-12 and A-13**). Landscape proposals, including podium garden, rooftop garden and planting areas with trees, are also proposed (**Drawings A-4 and A-5**). CTP/UD&L, PlanD considers that the proposed scheme is not incompatible

with the surrounding environment and the above measures may promote connectivity, building permeability, pedestrian comfort and visual interest.

### Air Ventilation

- 11.5 Regarding the air ventilation, an AVA-EE has been prepared to demonstrate the ventilation performance under the baseline and proposed schemes. The findings indicate that while the proposed scheme with the increased BH when compared to the baseline scheme may result in localised air ventilation impacts on the downstream pedestrian areas, it would unlikely affect the effectiveness of major air paths in the area. The proposed scheme has also incorporated good design features such as building gaps of not less than 15m, empty bays on podium deck and building setbacks to minimise the potential air ventilation impacts (**Drawings A-12** and **A-13**). CTP/UD&L, PlanD considers that significant adverse air ventilation impact on the surroundings is not anticipated.

### Other Technical Aspects

- 11.6 Other relevant technical assessments including TIA, EAS, SIA and DIA have demonstrated that the proposed minor relaxations would not cause adverse nor insurmountable traffic, environmental, sewerage and drainage impacts to the surrounding area. C for T has no in-principle objection to the application subject to the incorporation of approval conditions set out in paragraph 12.2(a) below. DEP also has no objection to the application subject to the incorporation of approval conditions set out in paragraphs 12.2(b) to (d). Other relevant Government departments, including FSD, EMSD, DSD and WSD have no objection to/adverse comments on the application.

### Similar Applications

- 11.7 There are two similar applications (No. A/KC/445 and A/KC/447) submitted by HKHA for minor relaxation of PR and/or BH restriction(s) for permitted public housing developments as stated in paragraph 6 above. The applications were approved by the Committee on 12.5.2017 and 14.7.2017 respectively. Approval of the current application is generally in line with the Committee's previous decisions.

### Public Comments

- 11.8 Regarding the public comments received, the above planning assessments and departmental comments in paragraph 9 above are relevant. Regarding the comment on retail and catering provision, the future residents can make use of the existing facilities in Shek Lei (I) and (II) Shopping Centres, as well as the new provisions in the proposed Shek Pai Street public housing development to cater their daily needs.

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

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10 above, the Planning Department has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 28.10.2026, 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 suggested for Members' reference:

### Approval Conditions

- (a) the design and provision of parking facilities, loading and unloading spaces and vehicular access for the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (b) the submission of an updated Noise Impact Assessment and the implementation of the noise mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (c) the submission of an updated Sewerage Impact Assessment to the satisfaction of the Director of Environmental Protection or of the Town Planning Board; and
- (d) the implementation of the local sewerage upgrading/sewerage connection works identified in the updated Sewerage Impact Assessment to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

### Advisory Clauses

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

- 12.3 There is no strong reason to recommend rejection of the application.

## 13. **Decision Sought**

- 13.1 The Committee is invited to consider the application and decide whether to grant or to refuse to grant permission.
- 13.2 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.



13.3 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.

#### **14. Attachments**

<b>Appendix I</b>	Application Form received on 31.8.2022
<b>Appendix Ia</b>	Supporting Planning Statement received on 31.8.2022
<b>Appendix Ib</b>	FI received on 21.10.2022
<b>Appendix II</b>	Similar Applications
<b>Appendix III</b>	Detailed Departmental Comments
<b>Appendix IV</b>	Public Comments
<b>Appendix V</b>	Recommended Advisory Clauses
<b>Drawing A-1</b>	Master Layout Plan
<b>Drawing A-2</b>	Section Plan
<b>Drawing A-3</b>	Proposed Pedestrian Linkages
<b>Drawing A-4</b>	Master Landscape Plan
<b>Drawings A-5 to A-6</b>	Landscape Sections
<b>Drawings A-7 to A-11</b>	Photomontages
<b>Drawings A-12 to A-13</b>	Air Ventilation Measures
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plans A-3 and A-4</b>	Site Photos
<b>Plan A-5</b>	Pedestrian Network
<b>Plan A-6</b>	Height of Existing Buildings in Surrounding Area

**PLANNING DEPARTMENT  
OCTOBER 2022**