

RNTPC Paper No. A/FSS/299A
For Consideration by
the Rural and New Town
Planning Committee
on 10.1.2025

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/FSS/299

<u>Applicant</u>	: Hong Kong Housing Authority (HKHA)
<u>Site</u>	: Government Land (GL) at Po Shek Wu Road, Sheung Shui, New Territories
<u>Site Area</u>	: About 13,800m ²
<u>Land Status</u>	: GL
<u>Plan</u>	: Approved Fanling/Sheung Shui Outline Zoning Plan (OZP) No. S/FSS/28
<u>Zoning</u>	: “Residential (Group A)5” (“R(A)5”) ¹ <i>[Restricted to a maximum plot ratio of 7.0 and a maximum building height of 130mPD]</i>
<u>Application</u>	: Proposed Minor Relaxation of Plot Ratio (PR) and Building Height (BH) Restrictions for Permitted Public Housing Development

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed minor relaxation of PR restriction from 7.0 to 7.5 (+7.1%) and BH restriction from 130mPD to 149mPD (+14.6%)² for permitted public housing development with social welfare facilities, kindergarten, post office and other ancillary facilities at the application site (the Site), which falls within an area zoned “R(A)5” on the OZP (**Plan A-1a**). According to the Notes of the OZP for “R(A)” zone, ‘Flat’, ‘Social Welfare Facility’ and ‘Government Use (not elsewhere specified)’ are Column 1 uses which are always permitted, whilst ‘Shop and Services’ and ‘School’ are always permitted on the lowest three floors of a building including basements or in the purpose-designed non-residential portion of an existing building. Based on the individual merits of a development proposal, 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

¹ About 233m² (1.69%) of the application site encroaches upon “Open Space” zone which is regarded as minor boundary adjustment according to the covering Notes of the OZP.

² With site formation level of about 7.4mPD, the increase in absolute BH will be from about 122.6m to about 141.6m (+19m / +15.5%).

Town Planning Ordinance (the Ordinance). The Site is abutting San Wan Road and accessible from a local access along its eastern boundary branching off from San Wan Road. It is currently occupied by temporary structures of the former bus depot of Kowloon Motor Bus (KMB) (**Plans A-2 to A-4b**).

- 1.2 The proposed public housing development at the Site comprises two housing blocks respectively of 41 and 42 domestic storeys (including refuge floor) over a four-storey podium, which will accommodate retail facilities, carpark, kindergarten, post office, social welfare facilities, landscape area and other ancillary facilities (**Drawings A-1 and A-2**).
- 1.3 In pursuit of the Government's initiatives to increase the maximum domestic PR of public housing sites where their technical feasibility permits, and to increase the provision of social welfare facilities with about 5% of domestic gross floor area (GFA), the applicant has reviewed the technical feasibility of intensifying the public housing development at the Site. It is proposed to increase the flat production through minor relaxation of the maximum PR restriction from 7.0 to 7.5 (domestic PR of 6.5 and non-domestic PR of 1.0) and maximum BH restriction from 130mPD to 149mPD. After intensification, the total number of flats will increase from about 1,739 units under the OZP-compliant scheme to about 1,904 units (+165 or +9.5%) under the proposed scheme, subject to detailed design.
- 1.4 The layout plan, section, floor plans and photomontages submitted by the applicant are at **Drawings A-1 to A-13**. The major development parameters of the proposed scheme are included in the table below:

Development Parameters	Proposed Scheme ^[a]
Site Area (about)	13,800m ²
Proposed Maximum PR	
- Total	7.5 (+0.5 / +7.1% over OZP restriction)
- Domestic	6.5
- Non-domestic	1.0
Proposed Maximum GFA	
- Total	103,500m ²
- Domestic	89,700m ²
- Non-domestic	13,800m ²
Proposed Maximum BH	149mPD (+19m / +14.6% over OZP restriction) ^[b]
Flat Production (about)	1,904 (+165 / +9.5% over OZP-compliant scheme)
Design Population (about)	5,332 (+462 / +9.5% over OZP-compliant scheme)
Social Welfare Facilities ^{[c][d]}	about 4,500m ² (about 5% of domestic GFA)
Education Facilities	one 6-classroom kindergarten
Recreational Facilities	children play area (not less than 427m ²) one table tennis table
Local Open Space	not less than 5,332m ²
Greenery Coverage	not less than 20%

No. of Parking Spaces ^[d]	
- Private Car	173
- Motorcycle	18
- Bicycle	167
- Light Bus	2
No. of Loading/Unloading (L/UL) Bays	10
Tentative Completion Year	2029/30

Notes:

[a] subject to detailed survey and design.

[b] increase in absolute BH will be from about 122.6m to about 141.6m (+19m / +15.5%).

[c] types of social welfare facilities to be provided will be subject to the advice of Social Welfare Department (SWD) on funding and detailed design.

[d] according to the Notes of the OZP, any floor space that is constructed or intended for use solely as car park; L/UL bay; and Government, institution or community facilities as required by the Government, may be disregarded from counting towards the maximum PR under the “R(A)5” zone.

1.5 According to the applicant, design measures including a building gap with a minimum width of 15m between the two housing blocks (**Drawing A-1**); building and tower setbacks of about 11m and 25m from the northeastern and southwestern boundaries respectively (**Drawing A-14**); a 7m empty bay at G/F; and permeable podium design are proposed for enhancing ventilation performance. For pedestrian connectivity, three footbridges are also proposed for connecting Po Shek Wu Estate to the south, the public housing development at Site 2 of Sheung Shui Areas 4 and 30 to the west, and the existing footbridge system to the east (**Drawing A-1** and **Plan A-2**).

1.6 Various technical assessments, including Visual Appraisal (VA), Air Ventilation Assessment–Initial Study (AVA-IS), Traffic Review (TR), Sewerage Impact Assessment (SIA) and Environmental Assessment (EA), have been carried out by the applicant to demonstrate that the proposed development, with the adoption of appropriate mitigation measures, would not induce significant adverse impacts in the various aspects.

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

- (a) Application Form received on 6.8.2024 (Appendix I)
- (b) Supplementary Planning Statement (SPS) enclosing various technical assessments received on 6.8.2024 (Appendix Ia)
- (c) Further Information (FI) received on 13.9.2024* (Appendix Ib)
- (d) FI received on 2.10.2024[#] (Appendix Ic)
- (e) FI received on 11.11.2024* (Appendix Id)
- (f) FI received on 6.12.2024[#] (Appendix Ie)

* accepted but not exempted from publication and recounting requirements

[#] accepted and exempted from publication and recounting requirements

1.8 On 25.10.2024, the Rural and New Town Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months as requested by the applicant.

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the SPS and FIs at **Appendices Ia to Ie**, and can be summarised as follows:

In line with Government's Policy on Intensification of Public Housing Sites to Meet Acute Demand for Public Housing

- 2.1 According to the policy initiative of 'Enhancement of the Development Intensity of Public Housing Sites', the maximum domestic PR of public housing in Density Zones 1, 2 and 3 of the New Towns will be allowed to increase by up to 30% where the technical feasibility permits to optimise the use of public housing land. In line with this policy, it is proposed to increase the maximum domestic PR to 6.5. Together with the proposed social welfare facilities, kindergarten, retail facilities and other ancillary facilities, minor relaxation of maximum PR restriction from 7.0 to 7.5 (with domestic PR of 6.5 and non-domestic PR of 1.0) and maximum BH restriction from 130mPD to 149mPD is proposed. As a result, an addition of 165 units could be provided when compared with the OZP-compliant scheme.

To Address the Shortfall of the Social Welfare Facilities

- 2.2 The 2020 Policy Address (PA) has recommended HKHA to explore setting aside a floor area equivalent to about 5% of attainable domestic GFA in public housing projects for the provision of social welfare facilities. In this regard, social welfare facilities of about 4,500m² will be provided as per the advice from SWD and subject to SWD's confirmation on funding and detailed design.

Optimised Development with Consideration of Site Constraints

- 2.3 The Site is subject to noise and vehicular emissions of Po Shek Wu Road to the west and San Wan Road and the rail tracks of East Rail Line to the south. The disposition and layout of the housing blocks have been specifically designed in response to the site constraints and to optimise the development potential of the Site as far as practical, while minimising the potential impacts in various environmental and technical aspects.

Compatible with Surrounding Development Context

- 2.4 The proposed development with maximum PR of 7.5 and BH of 149mPD is compatible with the high-rise public housing developments in the vicinity of the Site including the planned developments at Sites 1 and 2 of Sheung Shui Areas 4 and 30 (approved BHs of 144mPD and 149mPD respectively) and the existing Po Shek Wu Estate (BH of 114mPD) (**Plans A-1a and A-2**).

No Adverse Technical Impacts

- 2.5 According to the VA conducted, as compared with the OZP-compliant scheme, the visual impact of the proposed development is considered slight. Design measures including adoption of colour scheme in harmony with the neighbouring developments, colour pattern to break down scale of building blocks and to add visual interest, and permeable podium structure to improve visual permeability will be further explored in the detailed design stage. Minimum 20% of greenery coverage will be provided and vertical greening at fence wall will be introduced to enhance the aesthetic quality.
- 2.6 An AVA-IS has been conducted for the proposed public housing development, which concludes that with the adoption of wind enhancement features including building gap between housing blocks, building and tower setbacks, G/F empty bay and permeable podium, the overall wind environment would be similar under the proposed scheme and the OZP-compliant baseline scheme, and there is slight enhancement in wind environment in annual condition under the proposed scheme.
- 2.7 Taking into account the planned road junction improvement works at So Kwun Po Interchange and Po Shek Wu Interchange by the Civil Engineering and Development Department (CEDD), the conducted TR indicates that the proposed development will have no insurmountable traffic impact. Car parking and L/UL facilities will be provided with reference to the latest Hong Kong Planning Standards and Guidelines (HKPSG) requirements and the parking demand in the district.
- 2.8 According to the EA conducted, with mitigation measures including fixed glazing, acoustic windows and acoustic balconies, insurmountable environmental impacts are not anticipated. The SIA conducted also concludes that there will be no adverse impact on sewerage system due to the proposed public housing development.

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

As the Site only involves GL, 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. Background

- 4.1 As announced in the 2014 PA, the maximum domestic PR that could be allowed for housing sites located in New Towns would be raised generally by about 20% as appropriate. According to the 2015 PA and decision of the Executive Council in 2018, the Government would 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) where technically

feasible. Furthermore, the 2022 PA stated that in order to increase development intensity, the maximum PR for residential sites in the Northern Metropolis could be increased to 6.5 where technically feasible.

- 4.2 In the 2020 PA, the Government announced to increase the PR of future public housing projects so that about 5% of the attainable domestic GFA would be set aside for social welfare facilities without compromising flat production.

5. Previous Application

The Site is not involved in any previous application.

6. Similar Applications

- 6.1 There are four similar applications (No. A/FSS/223, 236, 280 and 295) for minor relaxation of GFA/PR and BH restrictions for permitted public housing development within the “R(A)” zone on the same OZP, which were approved with or without conditions by the Committee between September 2014 and January 2024 mainly on considerations that the proposal was in line with the Government policy in enhancing public housing supply by increasing the development intensity where technically feasible; the proposal could help optimise scarce land resources and meet the community’s imminent demand for housing; the proposed intensity was considered not incompatible with the surrounding areas; and the proposed development would not induce significant adverse impact in traffic, environmental, landscape, drainage, sewerage, water supplies, geotechnical and fire services aspects.
- 6.2 Details of these similar applications are summarised at **Appendix II** and the locations are shown on **Plans A-1a** and **A-1b**.

7. The Site and Its Surrounding Areas (Plans A-1a to A-4b)

- 7.1 The Site is:
- (a) abutting San Wan Road and accessible from a local access along the eastern boundary branching off from San Wan Road;
 - (b) located on the eastern side of Po Shek Wu Road and to the west of the centre of Sheung Shui New Town about 500m from Sheung Shui MTR Station with East Rail Line running along the south across San Wan Road; and
 - (c) currently occupied by temporary structures of the former KMB bus depot.

7.2 The surrounding areas have the following characteristics:

- (a) to the north and east are Shek Wu Hui Jockey Club Playground and Sheung Shui Cycling Entry/Exit Hub zoned “Open Space”;
- (b) to the further east is the cluster of commercial and residential uses in Shek Wu Hui zoned “Commercial/Residential” comprising mainly low-rise buildings (BHs of about 25mPD) with some medium to high-rise commercial/residential developments (BHs of about 60mPD to 90mPD). Landmark North (BH of 96mPD) is located at the southern fringe of Shek Wu Hui. To the further north is the village settlement of Sheung Shui Heung; and
- (c) to the south, southwest and west across East Rail Line and Po Shek Wu Road are the existing Po Shek Wu Estate (BH of 114mPD) and the planned public housing developments at Sites 1 and 2 of Sheung Shui Areas 4 and 30 (approved BHs of 144mPD and 149mPD respectively) currently under construction. To the further south are the existing Choi Po Court and Choi Yuen Estate (BHs of 104mPD and 85mPD respectively).

8. Planning Intention

The “R(A)” zone is intended 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. According to the Explanatory Statement of the OZP, the “R(A)5” zone is intended for public housing development.

9. Comments from Relevant Government Bureau/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/North, Lands Department:

- (a) Vesting Order application from Housing Authority for the proposed public housing development was approved on 21.10.2024 under which no restriction on GFA and BH had been imposed and her office has no comment on the proposed minor relaxation of maximum PR and BH restrictions for the Site from land administrative perspective; and
- (b) if the minor relaxation is approved, the planning brief of the public housing development may need to be revised as appropriate.

Traffic

- 9.1.2 Comments of the Commissioner for Transport (C for T):
- no comment on the application based on the TR conducted.
- 9.1.3 Comments of Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):
- (a) no adverse comments from highways maintenance point of view; and
 - (b) detailed advisory comments are at **Appendix III**.
- 9.1.4 Comments of Chief Engineer/Railway Development 1-1, Railway Development Office, Highways Department:
- (a) no adverse comments from railway development point of view; and
 - (b) detailed advisory comments are at **Appendix III**.

Environment

- 9.1.5 Comments of the Director of Environmental Protection (DEP):
- (a) no objection to the application;
 - (b) the proposed development will not give rise to insurmountable problem from environmental planning perspective; and
 - (c) detailed advisory comments are at **Appendix III**.

Water Supply

- 9.1.6 Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):
- (a) no objection to the application from water supply system planning point of view;
 - (b) the existing water mains inside the Site may be affected. The applicant is required to either divert or protect the water mains found on the Site; and
 - (c) detailed advisory comments are at **Appendix III**.

Urban Design and Landscape

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

Urban Design and Visual

- (a) according to the submitted VA, there will be an increase in building bulk as compared with the OZP-compliant scheme which will slightly block the sky view and slightly reduce visual openness from VP1 (**Drawing A-8**), VP2 (**Drawing A-9**) and VP5 (**Drawing A-12**). The applicant has proposed some mitigation measures to reduce the building bulk in the VA, including building disposition to facilitate the 15m building separation, permeable podium structures, vertical greening, etc. With the mitigation measures incorporated, the overall visual impact of the increased building bulk is considered slightly adverse as rated by the applicant; and
- (b) in view of the surrounding context and the minor relaxation of PR from 7.0 to 7.5 (+7.1%) and BH from 130mPD to 149mPD (+14.6%), significant visual impact on the surroundings is not anticipated.

Air Ventilation

- (c) an AVA-IS using computational fluid dynamic modelling has been carried out to support the application. Two scenarios, i.e. the baseline scheme and the proposed scheme have been studied. As set out in the AVA-IS report, mitigation measures of (i) 15m-wide building separation aligning with the air path between Block A and Block B; (ii) building and tower setbacks of 11m and 25m from the northeastern and southwestern site boundaries respectively; and (iii) G/F empty bay, have been incorporated in the proposed scheme to address the potential adverse air ventilation impact induced by the proposal on the surrounding areas;
- (d) according to the simulation results, the proposed scheme would have slightly better Site Velocity Ratio (SVR) and similar Local Velocity Ratio (LVR) when compared with the baseline scheme under annual condition, while the SVR and LVR of both proposed scheme and baseline scheme are comparable under summer condition. The pedestrian wind performances of the baseline scheme and the proposed scheme at the immediate vicinity of the Site and the overall surrounding area are comparable under both annual and summer conditions; and

- (e) considering the above, it is not anticipated that the proposed scheme with mitigation measures described above would generate significant adverse air ventilation impact on the overall pedestrian wind environment as compared with the baseline scheme.

Landscape

- (f) no objection to the application from landscape planning perspective;
- (g) with reference to aerial photo, the Site is situated in an area of residential urban landscape character comprising village houses and high-rise residential building, institutions, open space, scattered tree groups and car parks. Most of the Site is currently hard paved for the former bus depot. The proposed development is not incompatible with the landscape character of the surrounding environment;
- (h) according to the SPS, landscape treatments such as new tree planting, shrub planting, vertical greening, play areas and hard landscape features are proposed. With reference to the SPS, significant adverse landscape impact arising from proposed minor relaxation of PR and BH restrictions for the development is not anticipated; and
- (i) detailed advisory comments are at **Appendix III**.

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

- (a) no comment from architectural and visual impact points of view; and
- (b) based on the information provided, it is noted that the proposed public housing development consists of two towers with overall PR increased from 7.0 to 7.5 and BH increased from 130mPD to 149mPD, as compared with the OZP-compliant scheme. From the VA provided, it seems that the visual impact of the proposed increase in PR and BH is slight.

Social Welfare

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

- (a) no comment on the application; and
- (b) it is noted in the application that about 5% of the total attainable domestic GFA will be provided to accommodate the welfare facilities as per SWD's advice and subject to SWD's

confirmation on funding and detailed design.

Education

9.1.10 Comments of the Secretary for Education (SED):

- (a) no comment on the application in relation to the planned provision of kindergarten; and
- (b) it is noted that six kindergarten classrooms are planned for a total design population of about 5,332.

Fire Safety

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

- (a) no specific comment on the application subject to water supplies for firefighting and fire service installations being provided to his satisfaction; and
- (b) detailed advisory comments are at **Appendix III**.

District Officer's Comments

9.1.12 Comments of the District Officer/North, Home Affairs Department (DO/N, HAD):

- (a) the locals were consulted from 23.8.2024 to 30.8.2024; and
- (b) his office has not received any local's comment on the application and he has no particular comment on the application.

9.2 The following departments have no comment or no objection to the application. Their other detailed comments, if any, are at **Appendix III**:

- (a) Chief Building Surveyor/New Territories West, Buildings Department;
- (b) Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD);
- (c) Director of Leisure and Cultural Services (DLCS);
- (d) Commissioner of Police;
- (e) Director of Food, Environmental Hygiene;
- (f) Director of Electrical and Mechanical Services (DEMS);
- (g) Head of Geotechnical Engineering Office, CEDD; and
- (h) Project Manager (North), CEDD.

10. Public Comments Received During Statutory Publication Periods

On 13.8.2024, 24.9.2024 and 15.11.2024, the application and FIs were published for public inspection. During the statutory publication periods, eight public comments were received, including three comments from the same Member of North District Council indicating no comment (**Appendix IVa**); three comments from MTR Corporation Limited and two individuals providing views on potential noise impact from East Rail Line, there is imbalanced focus for public housing over private housing, and the application should be scrutinised carefully (**Appendix IVb**); as well as two comments from the same individual objecting to the application mainly on the grounds that there are inadequate recreational facilities to cater for the public housing development (**Appendix IVc**).

11. Planning Considerations and Assessments

- 11.1 The application is for minor relaxation of PR and BH restrictions from 7.0 to 7.5 (+7.1%) and from 130mPD to 149mPD (+14.6%)³ respectively for a permitted public housing development and additional social welfare facilities at the Site zoned “R(A)5” on the OZP. The proposed public housing development is in line with the planning intention of the “R(A)” zone, which is primarily for high-density residential development. The development proposal is also in line with the Government’s policies of enhancing the development intensity of public housing sites (up to domestic PR of 6.5, i.e. +30%) to increase housing supply where technical feasibility permits, and increasing the provision of social welfare facilities by providing about 5% of domestic GFA for the facilities.
- 11.2 According to the applicant, the proposed minor relaxation would provide 165 additional public housing flats to meet the pressing demand and the tentative completion year of the concerned public housing development is targeted to be 2029/30. In addition, social welfare facilities with total GFA of about 4,500m² (i.e. about 5% of domestic GFA) will be provided in the public housing development to serve the needs of the future residents and the local community. DSW has no comment on the application. The proposed minor relaxation will optimise the use of scarce land resources to meet the acute public housing demand in Hong Kong and to address the space shortfall for social welfare facilities.

Compatibility with Surrounding Areas

- 11.3 The Site is located to the west of Sheung Shui New Town centre. High-rise public housings have been developed or planned in the vicinity of the Site, including the existing Po Shek Wu Estate (BH of 114mPD), Choi Po Court (BH of 104mPD) and Choi Yuen Estate (BH of 85mPD) to the south; and the planned public housing developments at Sites 1 and 2 of Sheung Shui Areas 4 and 30 (approved BHs of 144mPD and 149mPD respectively) to the

³ With site formation level of about 7.4mPD, the increase in absolute BH will be from about 122.6m to about 141.6m (+19m / +15.5%).

southwest and west (**Plans A-1a and A-2**). The proposed BH of 149mPD is comparable to the existing and planned public housing developments nearby and is considered not incompatible with the surrounding areas.

- 11.4 The increase in BH will accommodate floor space for the additional housing units, the social welfare facilities, and the corresponding parking and L/UL provision with reference to the latest HKPSG. According to the VA conducted by the applicant, the visual impact is slight. Measures including building separation and setbacks, adoption of appropriate colour scheme and pattern, as well as greenery coverage of minimum 20% are proposed to alleviate the visual impact. CTP/UD&L of PlanD considers that significant visual and landscape impacts on the surroundings are not anticipated and CA/ASC of ArchSD has no comment from architectural and visual perspectives.
- 11.5 An AVA-IS is also conducted by the applicant and it concludes that with the adoption of wind enhancement features such as building gap and permeable podium, the proposed scheme will have comparable to slightly enhanced wind performances as compared to the OZP-compliant baseline scheme. In this regard, CTP/UD&L of PlanD considers that significant adverse air ventilation impact on the overall pedestrian wind environment is not anticipated for the proposed development with the implementation of the recommended mitigation measures.

Provision of Open Space and Community Facilities

- 11.6 Taking into account the requirements of HKPSG and the advice of relevant government departments, the overall planned provision of community facilities and local open space for the Fanling/Sheung Shui area will be generally adequate to serve the needs of the planned population. Relevant concerned departments including SED, DSW, DO/N of HAD and DLCS have no objection to/no adverse comment on the application.

Other Technical Aspects

- 11.7 The applicant has also submitted other technical assessments including TR, SIA and EA. Relevant concerned departments consulted including C for T, CHE/NTE of HyD, DEP, CE/MN of DSD, CE/C of WSD, D of FS and DEMS have no objection to or no comment on the application from traffic, environmental, sewerage, drainage, water supply, fire safety and utility perspectives.

Similar Applications

- 11.8 As stated in paragraph 6 above, there are four similar applications (No. A/FSS/223, 236, 280 and 295) for minor relaxation of GFA/PR and BH restrictions for permitted public housing development within the "R(A)" zone on the same OZP which were all approved between 2014 and 2024. Approving the current application is in line with the Committee's previous decisions.

Public Comments

- 11.9 Regarding the public comments as summarised in paragraph 10 above, the planning considerations and assessments in paragraphs 11.1 to 11.8 above are relevant.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11 above and having taken into account the public comments mentioned in paragraph 10 above, PlanD 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 10.1.2029, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The recommended advisory clauses attached at **Appendix III** are suggested for Members' reference.
- 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 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

Appendix I	Application Form received on 6.8.2024
Appendix Ia	SPS enclosing VA, AVA-IS, TR, SIA and EA received on 6.8.2024
Appendix Ib	FI received on 13.9.2024
Appendix Ic	FI received on 2.10.2024
Appendix Id	FI received on 11.11.2024
Appendix Ie	FI received on 6.12.2024
Appendix II	Similar applications

Appendix III	Recommended advisory clauses
Appendices IVa to IVc	Public comments
Drawing A-1	Layout plan
Drawing A-2	Section plan
Drawings A-3 to A-7	Floor plans
Drawings A-8 to A-13	Photomontages
Drawing A-14	Wind enhancement features of proposed scheme
Plans A-1a and A-1b	Location plans
Plan A-2	Site plan
Plan A-3	Aerial photo
Plans A-4a and 4b	Site photos

**PLANNING DEPARTMENT
JANUARY 2025**