

2022年 2月 23日

此文件在 收到·城市規劃委員會
官印及/或經行政人員簽名及文件後才正式確認收到
申請的日期。

This document is received on 23 FEB 2022
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-1
表格第 S16-1 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) Construction of "New Territories Exempted House(s)";
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; and
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) Renewal of permission for temporary use or development in rural areas
位於鄉郊地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/KTN/84
	Date Received 收到日期	23 FEB 2022

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(Mr. 先生 / Mrs. 夫人 / Miss 小姐 / Ms. 女士 / Company 公司 / Organisation 機構)

Hong Kong Housing Authority

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(Mr. 先生 / Mrs. 夫人 / Miss 小姐 / Ms. 女士 / Company 公司 / Organisation 機構)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Government Land at Area 19, Kwu Tung North New Development Area, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	Gross Site Area: 68,700 (subject to detailed survey) <input checked="" type="checkbox"/> Site area 地盤面積 Net Site Area: 68,700 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 429,375 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	68,700 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kwu Tung North OZP No. S/KTN/2
(e) Land use zone(s) involved 涉及的土地用途地帶	Mostly "Residential (Group A)2" with two small portions in area shown as 'Road'
(f) Current use(s) 現時用途	Partially under site formation by CEDD and partially pending clearance by LandsD (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- is the sole "current land owner"[#] (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」[#] (請繼續填寫第 6 部分，並夾附業權證明文件)。
- is one of the "current land owners"[#] (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」[#] (請夾附業權證明文件)。
- is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

- has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- has notified "current land owner(s)"#
已通知 名「現行土地擁有人」#。

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼/處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)#&
於 _____ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- published notices in local newspapers on _____ (DD/MM/YYYY)#&
於 _____ (日/月/年)在指定報章就申請刊登一次通知&
- posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)#&
於 _____ (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知&
- sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)#&
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關係的鄉事委員會&

Others 其他

- others (please specify)
其他 (請指明)

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別

- Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請			
(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數	Number of units involved 涉及單位數目		
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分.....		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)
(b) Intended use/development 有意進行的用途/發展	

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度 <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 35%;">Name/type of installation 裝置名稱/種類</th> <th style="width: 20%;">Number of provision 數量</th> <th style="width: 45%;">Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長x闊x高)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長x闊x高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長x闊x高)											

(iv) For Type (iv) application 供第(iv)類申請

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- Plot ratio restriction From 由 5.0 to 至 6.25
地積比率限制
- Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- Site coverage restriction From 由% to 至 %
上蓋面積限制
- Building height restriction From 由m 米 to 至 m 米
建築物高度限制
135 (West)
From 由 130 (East) mPD 米 (主水平基準上) to 至
151 (West)
146 (East) mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- Non-building area restriction From 由m to 至 m
非建築用地限制
- Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

Proposed Minor Relaxation of Maximum Total Plot Ratio and Building Height Restrictions for Permitted Public Housing Development

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建築詳情)

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 429,375 sq.m 平方米 About 約
- Proposed plot ratio 擬議地積比率 6.25 About 約
- Proposed site coverage 擬議上蓋面積 About 約
- Proposed no. of blocks 擬議座數 About 約
- Proposed no. of storeys of each block 每座建築物的擬議層數
(include semi basement carpark) include 包括 storeys of basements 層地庫
 exclude 不包括 storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度
West: not more than 151
East: not more than 146 mPD 米(主水平基準上) About 約
..... m 米 About 約

Domestic part 住用部分

GFA 總樓面面積 384,630 sq. m 平方米 About 約

number of Units 單位數目 9,220

average unit size 單位平均面積 42 sq. m 平方米 About 約

estimated number of residents 估計住客數目 22,700 (about)

Non-domestic part 非住用部分 GFA 總樓面面積

eating place 食肆 sq. m 平方米 About 約

hotel 酒店 sq. m 平方米 About 約

(please specify the number of rooms 請註明房間數目)

office 辦公室 sq. m 平方米 About 約

shop and services 商店及服務行業 sq. m 平方米 About 約

Government, institution or community facilities (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)

政府、機構或社區設施

Welfare facilities of about 19,800 sq.m including 120-p Day Care Centres for the Elderly, District Elderly Community Centre, Child Care Centre, One team of Home Care Services for Frail Elderly Persons; 80-p Day Activity Centre, 50-p Hostel for Severely Mentally Handicapped Person, 50-p Hostel for Moderately Mentally Handicapped Persons, 30-p Supported Hostel for Mentally/ Physically Handicapped Persons, 120-p Integrated Vocational Rehabilitation Services Centre; 80-p Special Child Care Centre; 200-p Long Stay Care Home, 40-p Supported Hostel for Ex-Mentally Ill Persons, Integrated Family Service Centre and Integrated Children and Youth Services Centre; and public market of about 12,000 sq.m.

other(s) 其他 (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)

Retail and commercial facilities, Kindergartens, Estate Management and Ancillary Facilities (about 12,945 sq.m)

Open space 休憩用地 (please specify land area(s) 請註明地面面積)

private open space 私人休憩用地 22,700 sq. m 平方米 Not less than 不少於

public open space 公眾休憩用地 sq. m 平方米 Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
West - Blk 1 - 6	G/F - P/F	Entrance Lobby, retail, kindergarten, welfare facilities, plant room and podium garden
West - Blk 1 - 6	above P/F	Residential flats
West - non-domestic block	G/F - 11/F	Carpark, estate/ tenancy management offices, welfare facilities and roof-top structure (11/F)
East - Blk 7-12	LG/F - 1/F	Entrance Lobby, retail, kindergarten, welfare facilities, E&M, podium garden and carpark
East - Blk 7-12	above 1/F	Residential flats
East - Public Market	G/F - 3/F	Public market

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Podium garden, sitting-out area, communal play area, estate road / EVA, circulation area, bicycle parking area, recreational facilities

.....

.....

.....

.....

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

2026/27 and 2027/28 by phases tentatively
.....
.....
.....
.....
.....

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>.....</p> <p><input checked="" type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p><input type="checkbox"/></p>																
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是 No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td style="text-align: right;">859 Nos.</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td style="text-align: right;">62 Nos.</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td style="text-align: right;">26 Nos.</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td style="text-align: right;">Nil</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td style="text-align: right;">Nil</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>Bicycle Parking Spaces</td> <td style="text-align: right;">615 Nos.</td> </tr> <tr> <td>Welfare Parking Spaces</td> <td style="text-align: right;">11 Nos.</td> </tr> </table> <p>* excluding those for the public market</p> <p><input type="checkbox"/></p>	Private Car Parking Spaces 私家車車位	859 Nos.	Motorcycle Parking Spaces 電單車車位	62 Nos.	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	26 Nos.	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil	Others (Please Specify) 其他 (請列明)	_____	Bicycle Parking Spaces	615 Nos.	Welfare Parking Spaces	11 Nos.
Private Car Parking Spaces 私家車車位	859 Nos.																	
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Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil																	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil																	
Others (Please Specify) 其他 (請列明)	_____																	
Bicycle Parking Spaces	615 Nos.																	
Welfare Parking Spaces	11 Nos.																	
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是 No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td style="text-align: right;">Nil</td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td style="text-align: right;">Nil</td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td style="text-align: right;">Nil</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td style="text-align: right;">Nil</td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td style="text-align: right;">33 Nos.</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>Welfare Loading / Unloading Spaces</td> <td style="text-align: right;">2 Nos.</td> </tr> </table> <p>* excluding those for the public market</p> <p><input type="checkbox"/></p>	Taxi Spaces 的士車位	Nil	Coach Spaces 旅遊巴車位	Nil	Light Goods Vehicle Spaces 輕型貨車車位	Nil	Medium Goods Vehicle Spaces 中型貨車車位	Nil	Heavy Goods Vehicle Spaces 重型貨車車位	33 Nos.	Others (Please Specify) 其他 (請列明)	_____	Welfare Loading / Unloading Spaces	2 Nos.		
Taxi Spaces 的士車位	Nil																	
Coach Spaces 旅遊巴車位	Nil																	
Light Goods Vehicle Spaces 輕型貨車車位	Nil																	
Medium Goods Vehicle Spaces 中型貨車車位	Nil																	
Heavy Goods Vehicle Spaces 重型貨車車位	33 Nos.																	
Others (Please Specify) 其他 (請列明)	_____																	
Welfare Loading / Unloading Spaces	2 Nos.																	

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.
 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情
	No 否	<input checked="" type="checkbox"/>

Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約
	No 否	<input checked="" type="checkbox"/>

Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>

Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)
 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)

Please refer to the attached Supporting Planning Statement.....

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

Applicant 申請人 / Authorised Agent 獲授權代理人

Mr. CHAN King-kong, Theron

Chief Planning Officer / 1

Name in Block Letters
姓名 (請以正楷填寫)

Position (if applicable)
職位 (如適用)

Professional Qualification(s) Member 會員 / Fellow of 資深會員

專業資格

HKIP 香港規劃師學會 / HKIA 香港建築師學會 /

HKIS 香港測量師學會 / HKIE 香港工程師學會 /

HKILA 香港園境師學會 / HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他

on behalf of
代表

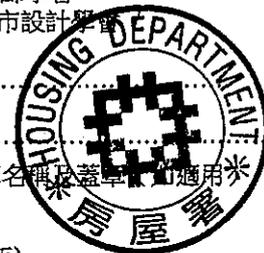
Hong Kong Housing Authority

Company 公司 / Organisation Name and Chop (if applicable) 機構名稱及蓋章 (如適用)

Date 日期

21 FEB 2022

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量^②

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

^② Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Government Land at Area 19, Kwu Tung North New Development Area, New Territories 新界北區古洞北新發展區第19區地盤的政府用地		
Site area 地盤面積	Gross Site Area 總地盤面積: 68,700 sq. m 平方米 <input checked="" type="checkbox"/> About 約 Net Site Area 地盤淨面積: 68,700 (includes Government land of 包括政府土地 68,700 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Approved Kwu Tung North OZP No. S/KTN/2 古洞北分區計劃大綱核准圖編號 S/KTN/2		
Zoning 地帶	Mostly "Residential (Group A)2" with two small portions in area shown as 'Road' 「住宅(甲類)2」地帶及兩小部分顯示為「道路」		
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Maximum Total Plot Ratio and Building Height Restrictions for Permitted Public Housing Developments 擬議略為放寬總地積比率及建築物高度限制作准許的公營房屋發展		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	384,630 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	5.6 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	44,745 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.65 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	2	
	Composite 綜合用途	12	

(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)	
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Non-domestic 非住用			m 米 <input type="checkbox"/> (Not more than 不多於)
				mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		free-standing non-domestic block	11 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input checked="" type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input checked="" type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Composite 綜合用途			m 米 <input type="checkbox"/> (Not more than 不多於)
		West: 151 East: 146		mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
				Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	West: 15m or below: about 85%; over 15m: about 37.5% East: 15m or below: about 85%; over 15m: about 37.5% % <input checked="" type="checkbox"/> About 約			
(v) No. of units 單位數目	About 9,220			
(vi) Open space 休憩用地	Private 私人	22,700	sq.m 平方米 <input checked="" type="checkbox"/> Not less than 不少於	
	Public 公眾		sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目 * excluding those for the public market	Total no. of vehicle parking spaces 停車位總數	
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) Bicycle Parking Spaces Welfare Parking Spaces	859 Nos 62 Nos 26 Nos Nil 615 Nos 11 Nos
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數	
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Welfare Loading / Unloading Bay	Nil Nil Nil Nil 33 Nos. 2 Nos.

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總網發展藍圖/布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及/或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Review of visual appraisal, qualitative statements on air ventilation assessment, review of traffic impact, review of sewerage impact and review of water supply		

Note: May insert more than one '✓'. 註: 可在多於一個方格內加上 '✓' 號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

S16 PLANNING APPLICATION
APPROVED KWU TUNG NORTH OZP NO. S/KTN/2

**Proposed Minor Relaxation of Maximum
Total Plot Ratio and Building Height
Restrictions for Proposed Public Housing
Development at Area 19, Kwu Tung North
New Development Area**

SUPPORTING PLANNING STATEMENT

February 2022

Executive Summary

The Planning Application is submitted by the Hong Kong Housing Authority (HA) to seek approval from the Town Planning Board (TPB) under Section 16 of the Town Planning Ordinance for minor relaxation of maximum total plot ratio (PR) from 5.0 to 6.25 (+ around 25%) and building height restrictions (BHRs) of the western part from 135mPD to 151mPD (+around 11.9) and eastern part from 130mPD to 146mPD (+around 12.3%) for the public housing development at Area 19, Kwu Tung North (KTN) New Development Area (NDA), New Territories (the Application Site). With the proposed increase in development intensity, welfare facilities equivalent to about 5% of the total attainable domestic Gross Floor Area (GFA) in response to the 2020 Policy Address, and high-end provision of ancillary parking facilities in accordance with the latest Hong Kong Planning Standards and Guidelines (HKPSG) promulgated in August 2021 will be provided.

The Application Site falls under the Approved Kwu Tung North Outline Zoning Plan No. S/KTN/2 (the OZP), mostly zoned as “Residential (Group A)2” (“R(A)2”) with two small portions in area shown as ‘Road’. It is subject to a maximum total PR of 5.0 and BHRs of 135mPD and 130mPD for the western part and eastern part respectively.

In 2018, the TPB approved the Civil Engineering and Development Department (CEDD)’s planning application No. A/KTN/54 for minor relaxation of PR and BHRs of the Application Site, among others, with a view to optimizing the development intensity of some public housing sites in KTN/Fanling North (FLN) NDA for higher public housing flat production. In this regard, the maximum total PR of the Site has been relaxed from 5.0 to 6.0 while the maximum building heights of the western and eastern parts have been relaxed from 135mPD to 145mPD and 130mPD to 140mPD respectively.

The proposed minor relaxation of maximum total PR and BHRs is in line with Government’s policy to address the space shortfall of the welfare sector and the latest HKPSG to meet the anticipated parking demand. According to the review of relevant technical assessments, the proposed minor relaxation will not generate any adverse impacts on visual, landscape, air ventilation, traffic, sewerage and water supply aspects.

In view of the above, the TPB is requested to give favorable consideration on the proposed minor relaxation of maximum total PR and BHR of the Application Site.

行政摘要

(聲明：此中文譯本僅供參考，如中文譯本和英文原文有差異時，應以英文原文為準。)

本規劃申請是由香港房屋委員會（下稱「房委會」）向城市規劃委員會（下稱「城規會」）提出，旨在根據《城市規劃條例》第16條，向城規會申請規劃許可，略為放寬於古洞北新發展區第19區公營房屋發展計劃（下稱「申請地盤」）的最高總地積比率由5.0倍增加至6.25倍（+約25%）以及略為放寬建築物高度限制由主水平基準上135米增加至主水平基準上151米（西部）（+約11.9%）和主水平基準上130米增加至主水平基準上146米（東部）（+約12.3%）。擬議的增加發展密度將配合《2020年施政報告》的建議提供等同約5%總住用樓面面積的處所作社福用途及按已更新的《香港規劃標準與準則》（2021年8月版）所訂的上限提供附屬泊車設施。

申請地盤主要位於《古洞北分區計劃大綱核准圖編號 S/KTN/2》（下簡稱「大綱核准圖」）上的「住宅（甲類）2」地帶及兩小部分顯示為「道路」的地方，受限於最高總地積比率5.0倍以及建築物高度限制的主水平基準以上135米（西部）和主水平基準以上130米（東部）。

城市規劃委員會（下稱「城規會」）於2018年批准土木工程拓展署提出的規劃申請（編號A/KTN/54），當中包括略為放寬地盤的最高准許地積比率由5.0倍至6.0倍以及建築物高度限制東、西兩個部分分別由主水平基準以上130米增至140米和主水平基準以上135米增至145米，以期盡量提高古洞北／粉嶺北新發展區一些公營房屋用地的發展密度，從而增加公營房屋的建屋量。

擬議略為放寬總地積比率及建築物高度限制符合政府政策，應付社福設施和泊車位的殷切需求。是項放寬限制申請的方案不會在視覺、景觀、空氣流通、交通、排污及供水方面構成負面影響。

基於以上各點，懇請城規會從優考慮略為放寬申請地盤的最高總地積比率及建築物高度限制。

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1. INTRODUCTION

- 1.1. This application seeks the Town Planning Board (TPB)'s permission under Section 16 of the Town Planning Ordinance for the proposed minor relaxation of maximum total plot ratio (PR) from 5.0 to 6.25 and building height restrictions (BHRs) from 135mPD to 151mPD for western part and 130mPD to 146mPD for eastern part for the public housing development (the Proposed Development) at Area 19, Kwu Tung North (KTN) New Development Area (NDA), New Territories (**Figure 1**) (the Application Site).

2. SITE CONTEXT

Planning Context

- 2.1. The Application Site, which comprises the western and eastern parts of about 6.87 ha in total, is located to the immediate northwest of the planned Kwu Tung railway station at the Town Plaza of KTN NDA. The Application Site is mainly zoned "Residential (Group A)2" ("R(A)2") with two small portions in area shown as 'Road' on the approved Kwu Tung North Outline Zoning Plan No. S/KTN/2 (the OZP) (**Figure 1** refers) for high-density residential development, subject to a maximum total PR of 5.0 and BHR of 135mPD (West) and 130mPD (East). 'Flat', 'Social Welfare Facility', and 'Market' uses, among others, are Column 1 uses and always permitted while 'Eating Place' and 'Shop and Services' uses are always permitted on the lowest two floors of a building excluding basement or in a free-standing purpose-designed non-domestic building up to five storeys under "R(A)2" zone. Relevant OZP was approved by the Chief Executive in Council (CE in C) in June 2015 and the planning brief for the Application Site was approved in August 2021. The Application Site is partially under site formation by the Civil Engineering and Development Department (CEDD) and partially pending clearance by Lands Department (LandsD).
- 2.2. In 2018, the Town Planning Board approved CEDD's planning application No. A/KTN/54 for minor relaxation of PR and BHRs of the Site, amongst others, with a view to optimizing the development intensity of some public housing sites in KTN/Fanling North (FLN) NDA for higher public housing flat production. In this regard,

the maximum total PR of the Site has been increased from 5 to 6 while the maximum building heights of the western and eastern parts have been increased from 135mPD to 145mPD and from 130mPD to 140mPD respectively.

- 2.3. In helping to address the space shortfall of the welfare sector, the 2020 Policy Address has recommended HA to explore in the future public housing projects so that a gross floor area (GFA) equivalent to about 5% attainable domestic GFA can be set aside for the provision of social welfare facilities. Without affecting the flat production of the project, social welfare facilities equivalent to about 5% of the total attainable domestic GFA will be provided in the Application Site subject to Social Welfare Department (SWD)'s confirmation on funding and detailed design to accommodate the welfare facilities. Besides, the development scheme is enhanced to accommodate the ancillary parking spaces in accordance with the latest parking standards under the HKPSG promulgated in August 2021. In order to incorporate the above without compromising the flat production, it is proposed to increase total GFA through minor relaxation of the maximum total PR from 5.0 to 6.25 and BHR from 135mPD to 151mPD at the western part and 130mPD to 146mPD at the eastern part. According to the OZP, based on the individual merits of the development proposal, minor relaxation of the PR and BHR may be considered by the TPB on application under Section 16 of the Town Planning Ordinance.

Surrounding Land Uses

- 2.4. The Application Site is located around the Town Centre of the KTN NDA and the immediate northwest of the planned Kwu Tung railway station at the Town Plaza of KTN NDA (**Figure 1**), which is one of the designated public housing sites in KTN NDA to address the housing demand in the medium term. KTN NDA together with FLN NDA will be developed as extension of the Fanling/ Sheung Shui New Town to form Fanling/ Sheung Shui/ Kwu Tung New Town.
- 2.5. The planned surrounding areas have the following characteristics:
- to the immediate east is the proposed public housing site, Area 20 (approved Building Height (BH) of 115mPD);
 - to the southeast is the planned Kwu Tung railway station at the Town Plaza;

- to the immediate south is the proposed Town Plaza, which is the open space serving as a green corridor linking up major activity nodes with the railway station and public transport interchange, with planned public and private housing sites in Areas 24 and 25 (BH of 120mPD to 135mPD) at further south;
- to the west across the planned Road P1 is the existing green belt area; and
- to the north across the planned Road D3 is the proposed public housing site in Area 12 (BH of 135mPD) and a proposed primary school (BH of 8-storey).

3. DEVELOPMENT PROPOSAL

Proposed Scheme

3.1. The Proposed Scheme adopts a maximum BH not exceeding 151mPD for western part, 146mPD for eastern part and a maximum PR of 6.25. The Proposed Scheme would provide about 9,220 flats with a design population of about 22,700 persons, which are subject to detailed design. The differences in key parameters of the Proposed Scheme as compared against the OZP and Current Scheme which is the scheme as approved in application No. A/KTN/54 are summarized in **Table 1** below.

Table 1 Comparison between the OZP Scheme, Current Scheme and Proposed Scheme

Development Parameters	OZP	Current Scheme* [A]	Proposed Scheme [B]	Difference [B] – [A]
Maximum Total PR	5.0	6.0	6.25	Overall: +0.25 (+4.2%)
Maximum Building Height (main roof level)	Not exceeding +135mPD (West)/ +130mPD (East)	Not exceeding +145mPD (West)/ +140mPD (East)	Not exceeding +151mPD (West)/ +146mPD (East)	+6m (4.1%) (West)/ +6m (4.3%) (East)

* Current Scheme is the scheme approved under application no. A/KTN/54

3.2. Western part consists of six housing blocks (about 38 to 40 domestic storeys) on podium (about 1 to 2 storeys) which will accommodate social welfare, retail

facilities and other associated ancillary facilities, and one 11-storey free standing non-domestic block which will accommodate social welfare facilities, estate/tenancy management offices, carpark, and other associated ancillary facilities. Eastern part consists of six housing blocks (about 38 domestic storeys) on podium (about 1 to 2 storeys) providing social welfare, retail facilities, carpark and other associated ancillary facilities as well as a standalone public market at about 12,000 m² GFA in about 5,500 m² gross site area under the purview of Food and Environmental Hygiene Department (FEHD). The GFA of the public market is accountable to the total PR of the Application Site. Subject to the design population, not less than 22,700 m² local open space in accordance with the HKPSG requirement of 1 m² per person will be provided in the Application Site. Podium gardens, kindergartens and recreational facilities including two basketball courts, three badminton courts, three table tennis tables and children’s play areas will also be provided in the public housing development. A set of schematic drawings illustrating the layout and design of the Proposed Development are provided in **Figures 2 to 7**.

3.3. The key development parameters of the Proposed Development and Development Provision are summarized in **Table 2** below.

Table 2 Key Development Parameters of the Proposed Housing Development

Development Parameters	
Site Area¹	
Gross	About 6.87 ha
Net	About 6.87 ha
Maximum PR²	6.25
Maximum GFA³	429,375m ² (including FEHD’s public market of about 12,000m ² GFA)
Maximum Building Height (main roof level)	+151mPD (West) +146mPD (East)

No. of Storey of Housing Blocks	<p style="text-align: center;"><i>(Western Part)</i></p> <p>Blocks 1 to 2: 41 storeys including 1 storey of podium</p> <p>Blocks 3 to 6: 41 storeys including 3 storeys of podium</p> <p style="text-align: center;"><i>(Eastern Part)</i></p> <p>Blocks 7 to 8: 40 storeys including 2 storeys of podium</p> <p>Blocks 9 to 11: 41 storeys including 3 storeys of podium</p> <p>Block 12: 42 storeys including 4 storeys of podium</p>
Estimated Flat Production	9,220
Estimated Design population⁴	22,700
Green Coverage (% of Gross Site Area)	At least 30%
Education Facilities	
Kindergarten	Four (6-classroom each)
Recreation Facilities	
Local Open Space	Not less than 22,700m ²
Children Play Area	Not less than 1,816m ²
Basketball Court	2
Badminton Court	3
Table Tennis Table	3
Social Welfare Facilities	
120-p Day Care Centres for the Elderly (DE) (kitchen based) ⁵	1 (about 754 m ² NOFA)
District Elderly Community Centre (DECC)	1 (about 424 m ² NOFA)
Child Care Centre (CCC)	1 (about 530 m ² NOFA)
One team of Home Care Services (HCS) for Frail Elderly Persons (2-team size non-kitchen based) ⁶	1 (about 142 m ² NOFA)
50-p Day Activity Centre (DAC) ⁶	1 (about 319 m ² NOFA)
50-p Hostel for Severely Mentally Handicapped Person (HSMH) ⁶	1 (about 691 m ² NOFA)
50-p Hostel for Moderately Mentally Handicapped Persons (HMMH) ⁶	1 (about 617 m ² NOFA)

30-p Supported Hostel for Mentally/ Physically Handicapped Persons [SHOS(MPH)] ⁶	1 (about 355 m ² NOFA)
120-p Integrated Vocational Rehabilitation Services Centre (IVRSC) ⁶	1 (about 653 m ² NOFA)
60-p Special Child Care Centre (SCCC) ⁶	1 (about 409.4 m ² NOFA)
200-p Long Stay Care Home (200p) ⁶	1 (about 2,866 m ² NOFA)
40-p Supported Hostel for Ex-Mentally Ill Persons [SHOS(Ex-MI)] ⁶	1 (about 486 m ² NOFA)
Integrated Family Service Centre (IFSC) ⁶	1 (about 551 m ² NOFA)
Integrated Children and Youth Services Centre (ICYSC) ⁶	1 (about 631 m ² NOFA)
<i>Total GFA for welfare facilities:</i>	<i>About 19,800 m² (about 5.15% of total attainable domestic GFA of about 384,630m²)</i>
Retail and Commercial (R&C) Facilities	About 7,200m ²
Parking Facilities⁷	
Car Parking Space (Domestic)	749
Car Parking Space (Visitors)	60
Car Parking Space (R&C)	48
Car Parking Space (Estate/Tenancy Management Office)	2
Motorcycle Parking Space	62
Light Goods Vehicle Parking Space (Domestic)	26
Loading/Unloading (L/UL) Bay (Domestic)	24
L/UL (R&C)	9
Bicycle Parking Space (Domestic)	615
Parking (Welfare)	11
L/UL Bay (Welfare)	2

Note-

- 1 Including FEHD's public market site of approx. 5,500m² and subject to detailed survey.
- 2 The proposed domestic and non-domestic PR are about 5.6 and 0.65 respectively, which are for illustrative purpose only. To allow flexibility and optimum use of development potential, development at the Site is proposed to be subject to a maximum total PR. The actual domestic and non-domestic PR would be worked out at detailed design stage.
- 3 Calculation based on net site area of 6.87ha.
- 4 Based on actual flat mix.
- 5 The originally proposed 60-p DE is replaced by a 120-p DE in response to the 5% initiative.

- 6 Additional welfare facilities as advised by Social Welfare Department (SWD) in response to the 5% initiative.
- 7 Full GFA exemption for all parking facilities. All parking provisions have been agreed with TD. Those parking provision for the public market are to be provided by FEHD within the public market site and not include in the table.

Implementations Programme

- 3.4. Foundation works of the Application Site is scheduled to be commenced by HA in 2022/23 for planned building completion in 2026/27 and 2027/28 by phases tentatively.

4. JUSTIFICATIONS AND PLANNING MERITS

In line with Government's Policy to Address the Space Shortfall of the Welfare Sector

- 4.1. The 2020 Policy Address has recommended inviting HA to explore setting aside a GFA equivalent to about 5% of attainable domestic GFA in the future public housing projects for the provision of welfare facilities to address the space shortfall of the welfare sector. In response to the 5% initiative, social welfare facilities of about 19,800m² equivalent to about 5.15% of the total attainable domestic GFA will be provided as per SWD's advice and subject to SWD's confirmation on funding and detailed design to accommodate the welfare facilities.

Optimise Development Potential and Timely Provision of Public Housing

- 4.2. With a view to optimise the development intensity of some public housing sites in KTN/FLN NDA for higher public housing flat production, the TPB approved CEDD's planning application No. A/KTN/54 for minor relaxation of PR and BHR of the Site, among other public housing sites. In order to achieve the maximized development intensity, the maximum total PR of the Site has been increased from 5.0 to 6.0 while the maximum BH of the western and eastern parts have been increased from 135mPD to 145mPD and from 130mPD to 140mPD respectively.
- 4.3. The further increase of PR from 6.0 to 6.25 (+0.25) under this application is mainly to accommodate the additional GFA for social welfare facilities where the previously approved PR, which was intended to optimizing available land resource

in addressing the pressing housing demand, would be maintained for the timely provision of the planned public housing development.

- 4.4. In order to deliver the public housing development in a more cost-effective and timely manner, excavation works for underground car park would be minimized. With the higher car parking spaces provision requirement under latest promulgated HKPSG, minor relaxation of BH to accommodate the car parking spaces as well as the additional GFA for welfare facilities is required.

Minimise Implications on Building Height

- 4.5. In order to minimise the implications on the building height of the housing blocks from the additional GFA for social welfare facilities and high-end parking standard of the latest HKPSG with consideration of the planning intention to generally adopt two-storey podium design to improve wind penetration at pedestrian level, some of the social welfare facilities, estate/tenancy management office and car parking spaces are proposed to be accommodated in the free-standing non-domestic building. As a result, a free-standing non-domestic building of 11 storeys (including the roof-top structure with height more than 10% of the building height) is proposed. The increase of the maximum BH of the housing blocks would be 6m only as compared with the approved current scheme (+4.1% (west) and +4.3% (east)).

Meet Acute Demand for Public Housing

- 4.6. As per the Long Term Housing Strategy Annual Progress Report 2021, the supply target for public housing is 301,000 for the ten year from 2022/23 to 2031/32 with the split ratio of public / private housing of 70:30. As at end-September 2021, the average waiting time for general applicants was 5.9 years. This application would not adversely affect the planned public housing production which is in line with the government's policy to better utilize land resources in order to meet the imminent public housing need.

Compatible with Surrounding Development Context

- 4.7. One of the main planning concepts of KTN/FLN NDA is "forming a compact city" where most high-density residential developments, workplace, leisure/entertainment and public facilities had been planned within 500m

catchments of the planned Kwu Tung railway station and public transport interchange with tallest buildings at the northern and western part of the KTN town center.

- 4.8. With higher proposed BH at the western part of the Application Site, the building height profile, stepping down from the west to the east, would be maintained so as to achieve a better interface and relationship with the town plaza, respecting the established urban planning and design framework of KTN NDA and compatible with the surrounding high-density developments.
- 4.9. With respect to the urban design and landscape framework to create a pedestrian friendly environment and enhance walkability, two-storey terraced podium will be provided (**Figures 3 and 7**) along the southern site boundary facing the future Town Plaza connecting the terraces of the adjoining developments lined along the future Town Plaza to promote walking experience and enhance air ventilation at street level. For the terraced podium in the eastern part of the site, commercial /social / welfare / community facilities will be provided to ensure continuous shop frontages and lining the pedestrian street with the adjoining developments, thus contributing to the vibrancy and character of the area.

No Adverse Visual, Landscape, Air Ventilation and Technical Implications

No Adverse Impact on Visual Aspect

- 4.10. The proposed BH and the building mass of the Proposed Scheme is compatible with planned high-rise residential development in the vicinity. The Proposed Scheme is visually compatible with the surroundings. As demonstrated in the broad-brush review of Visual Appraisal (VA) (**Appendix 1** refers), the proposed revision in building mass and height comparing to the Current Scheme is considered slight and is unlikely to cause any significant adverse visual impact.

No Adverse Impact on Landscape Aspect

- 4.11. The tree planting will meet the provision of minimum of 3 trees per 100m² of the total green coverage. No adverse landscape impact is anticipated. Local open space and children's play areas for the residents will be provided according to the ratios

and provisions as stated in the approved planning briefs. The schematic landscape plans are shown in **Figures 8 and 9**.

No Adverse Impact on Air Ventilation Aspect

- 4.12. A review on air ventilation aspect has been conducted (**Appendix 2** refers) to assess the ventilation performance of the Current Scheme and Proposed Scheme. With wind enhancement features incorporated in the Proposed Scheme including 15m wide air paths along prevailing wind directions, building setback and ground floor empty bays, no adverse air ventilation impact is anticipated to the surrounding pedestrian wind environment under the proposal.

No Adverse Technical Implications

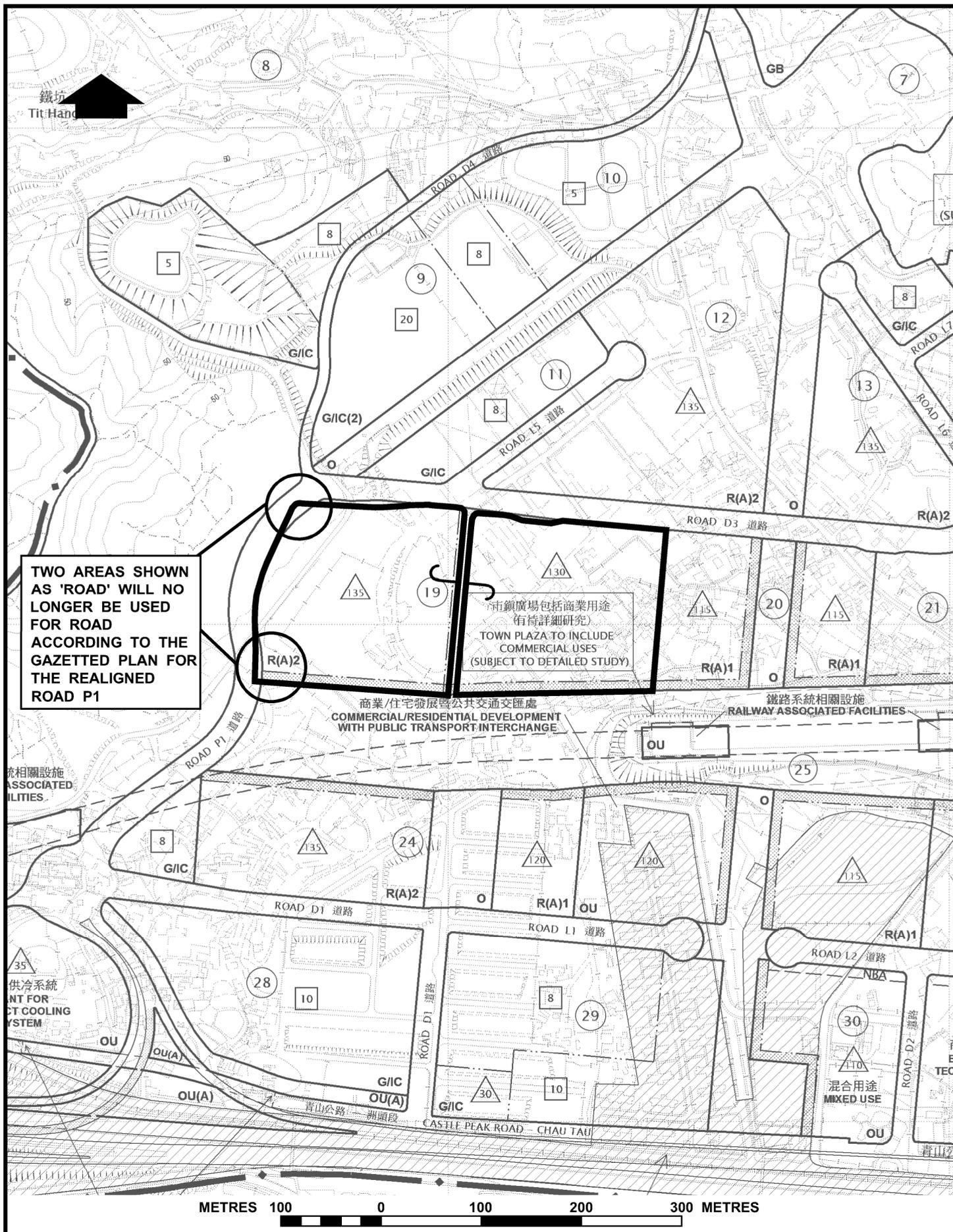
- 4.13. Review on traffic, sewerage and water supply aspects has been conducted (**Appendices 3-5** refers) and no insurmountable problem is envisaged. The relevant departments including TD, Drainage Services Department (DSD), Water Supplies Department (WSD) and Environmental Protection Department (EPD) have been consulted.

5. CONCLUSION

- 5.1. This Application is submitted under Section 16 of the Town Planning Ordinance for the proposed minor relaxation of maximum total PR from 5.0 to 6.25 and BHRs from 135mPD to 151mPD (West) and 130mPD to 146mPD (East) for public housing development at KTN NDA Area 19.
- 5.2. The Proposed Development is in line with the Government's initiative on addressing the space shortfall of the welfare sector and meeting the anticipated parking demand. It is also in line with the planning intention of the "R(A)2" zone and compatible with the surrounding developments. As demonstrated in the review on technical aspects, the proposal will have no insurmountable impacts on visual, landscape, air ventilation, traffic, sewerage and water supply aspects.
- 5.3. In view of the above, the TPB is sincerely requested to give favorable consideration on the proposed minor relaxation of maximum total PR and BHRs of the Application Site.

Figures

Figure 1



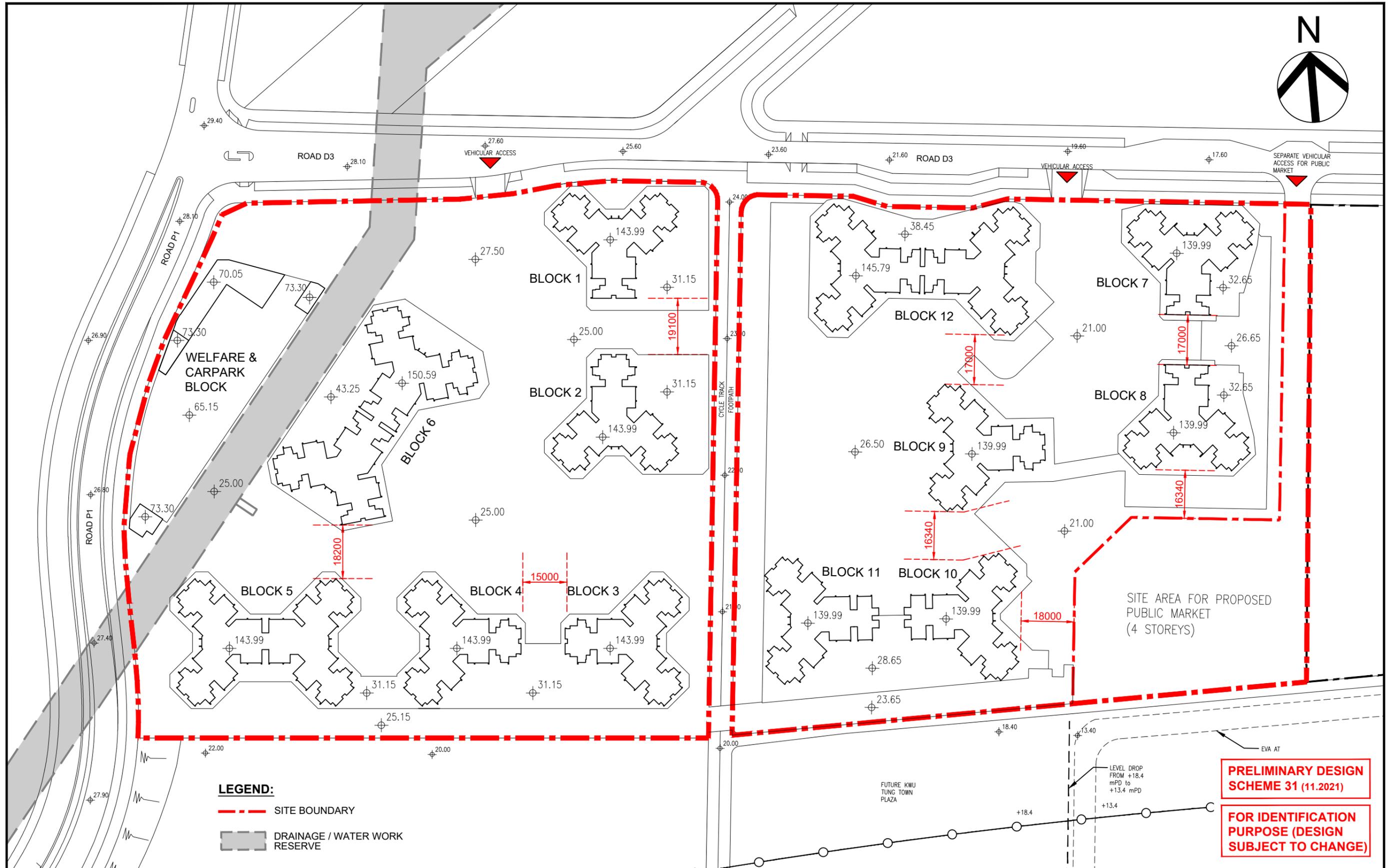
**LOCATION PLAN
PUBLIC HOUSING DEVELOPMENT AT
KWU TUNG NORTH AREA 19**

**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 1

**DATE:
22. 6. 2021**

Figure 2



PROJECT
PUBLIC HOUSING DEVELOPMENT
AT KWU TUNG NORTH AREA 19

DRAWING TITLE
MASTER LAYOUT PLAN



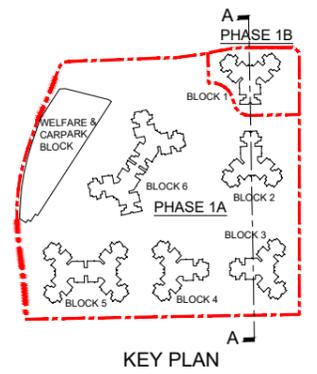
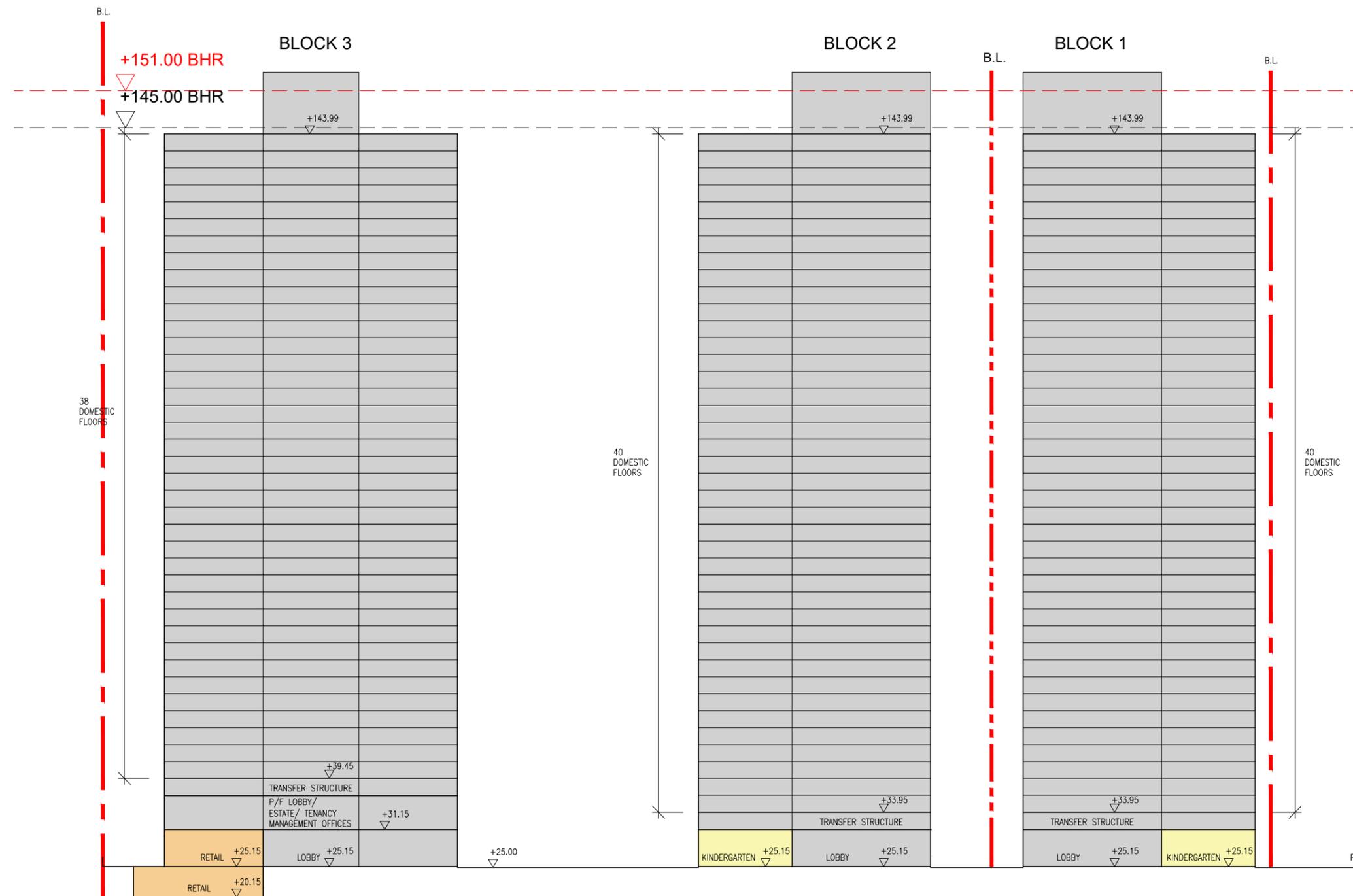
房屋署
HOUSING DEPARTMENT

SCALE:
1 : 1200

DATE:
26/11/2021

Figure 3

BUILDING HEIGHT RESTRICTION (BHR) TO BE RELAXED FROM 145.00 mPD TO 151.00 mPD



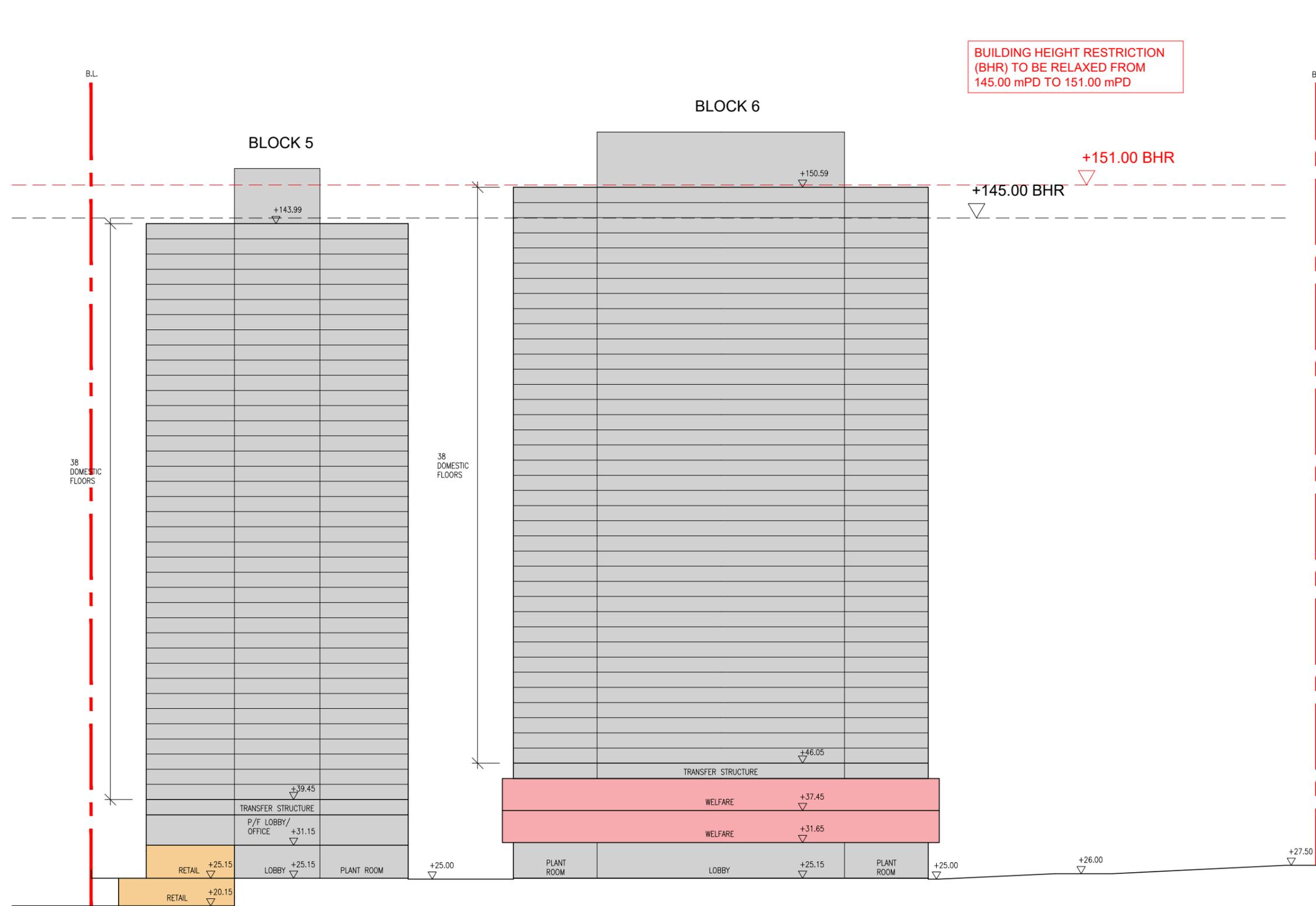
SITE SECTION A-A (PHASES 1A AND 1B)
1 : 750

PRELIMINARY DESIGN SCHEME 31 (11.2021)

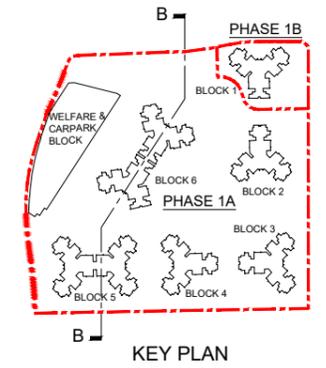
FOR IDENTIFICATION PURPOSE (DESIGN SUBJECT TO CHANGE)

<p>PROJECT PUBLIC HOUSING DEVELOPMENT AT KWU TUNG NORTH AREA 19</p>	<p>DRAWING TITLE SECTION A - A (WEST)</p>	<p>SCALE: 1 : 750</p>	<p>房屋署 HOUSING DEPARTMENT</p> <p>DATE: 11/11/2021</p>
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Figure 4



BUILDING HEIGHT RESTRICTION (BHR) TO BE RELAXED FROM 145.00 mPD TO 151.00 mPD



KEY PLAN

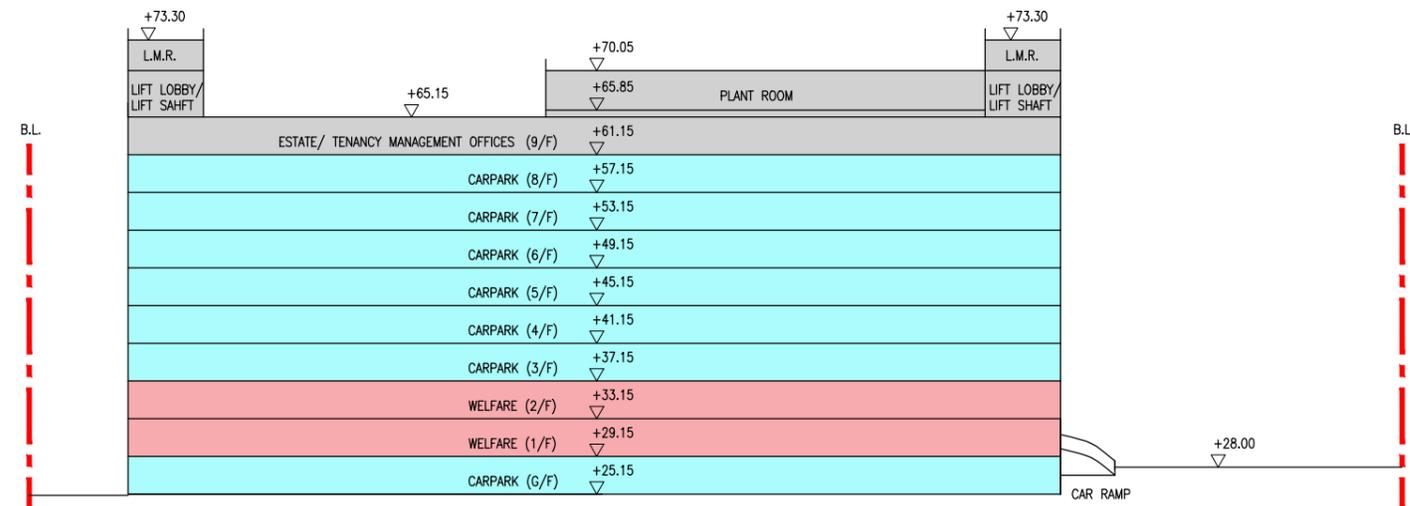
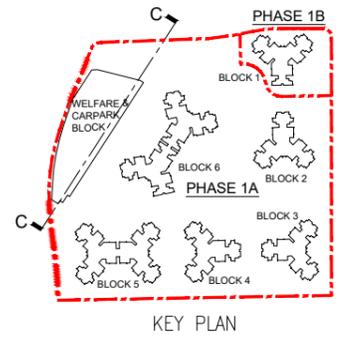
SITE SECTION B-B (PHASE 1)
1 : 750

PRELIMINARY DESIGN SCHEME 31 (11.2021)

FOR IDENTIFICATION PURPOSE (DESIGN SUBJECT TO CHANGE)

<p>PROJECT PUBLIC HOUSING DEVELOPMENT AT KWU TUNG NORTH AREA 19</p>	<p>DRAWING TITLE SECTION B - B (WEST)</p>		<p>房屋署 HOUSING DEPARTMENT</p> <p>SCALE: 1 : 750 DATE: 11/11/2021</p>
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Figure 5



CARPARK SECTION C-C
1 : 750

**PRELIMINARY DESIGN
SCHEME 31 (11.2021)**

**FOR IDENTIFICATION
PURPOSE (DESIGN
SUBJECT TO CHANGE)**

PROJECT
**PUBLIC HOUSING DEVELOPMENT
AT KWU TUNG NORTH AREA 19**

DRAWING TITLE
**SECTION C - C (WEST)
(NON-DOMESTIC BLOCK)**

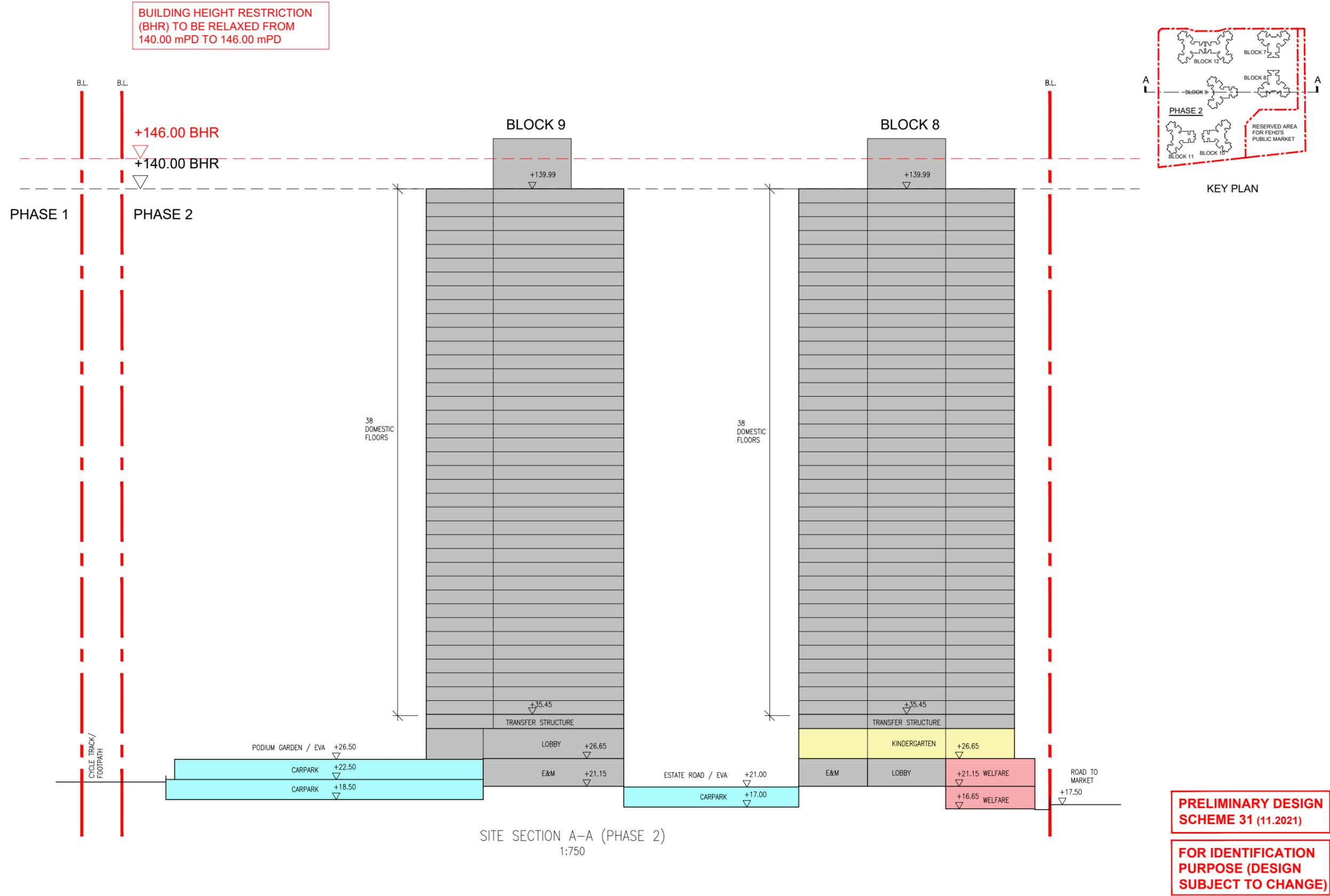


房屋署
HOUSING DEPARTMENT

SCALE:
1 : 750

DATE:
11/11/2021

Figure 6



PROJECT
PUBLIC HOUSING DEVELOPMENT AT KWU TUNG NORTH AREA 19

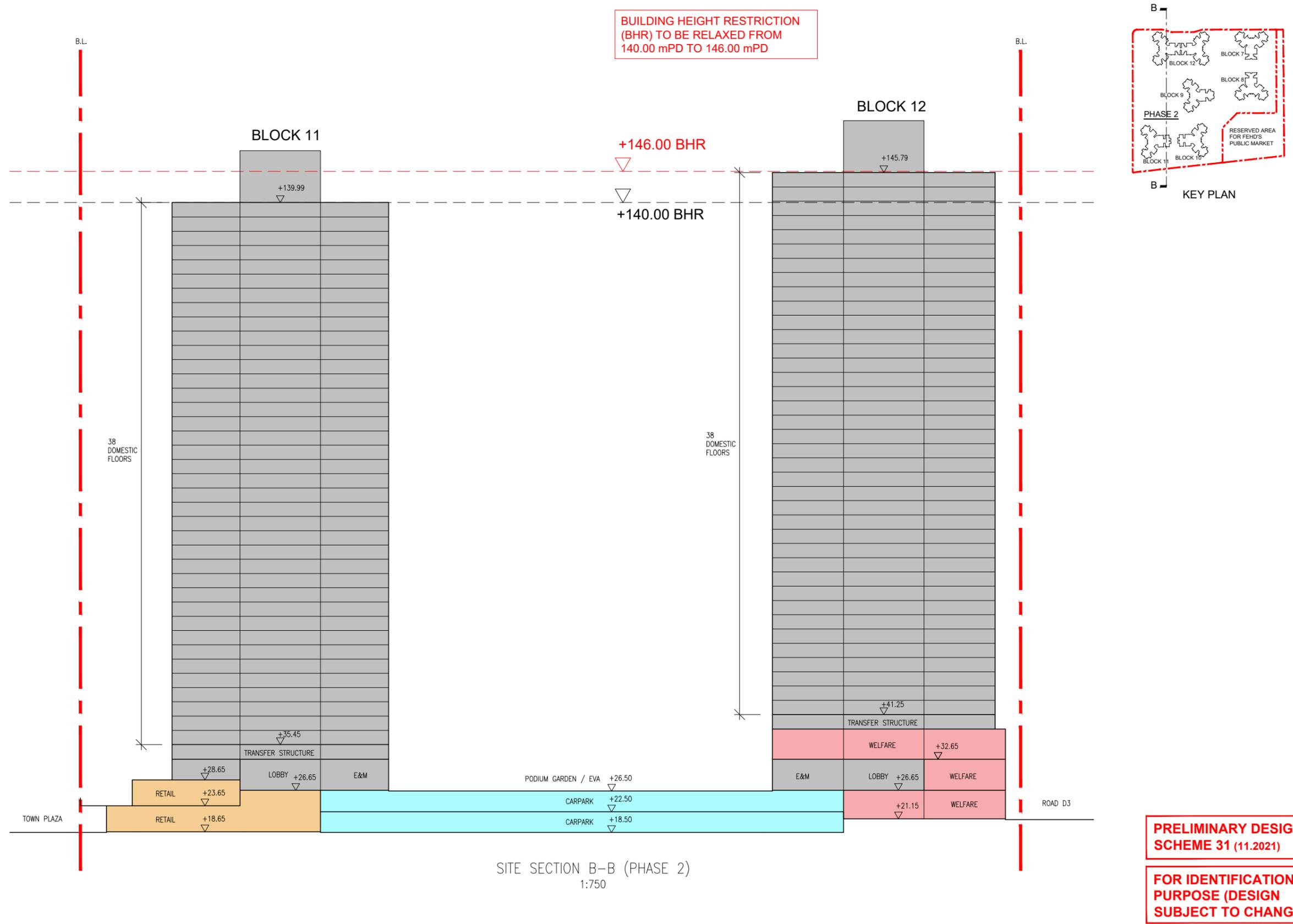
DRAWING TITLE
SECTION A - A (EAST)

SCALE:
 1 : 750

房屋署
 HOUSING DEPARTMENT

DATE:
 11/11/2021

Figure 7

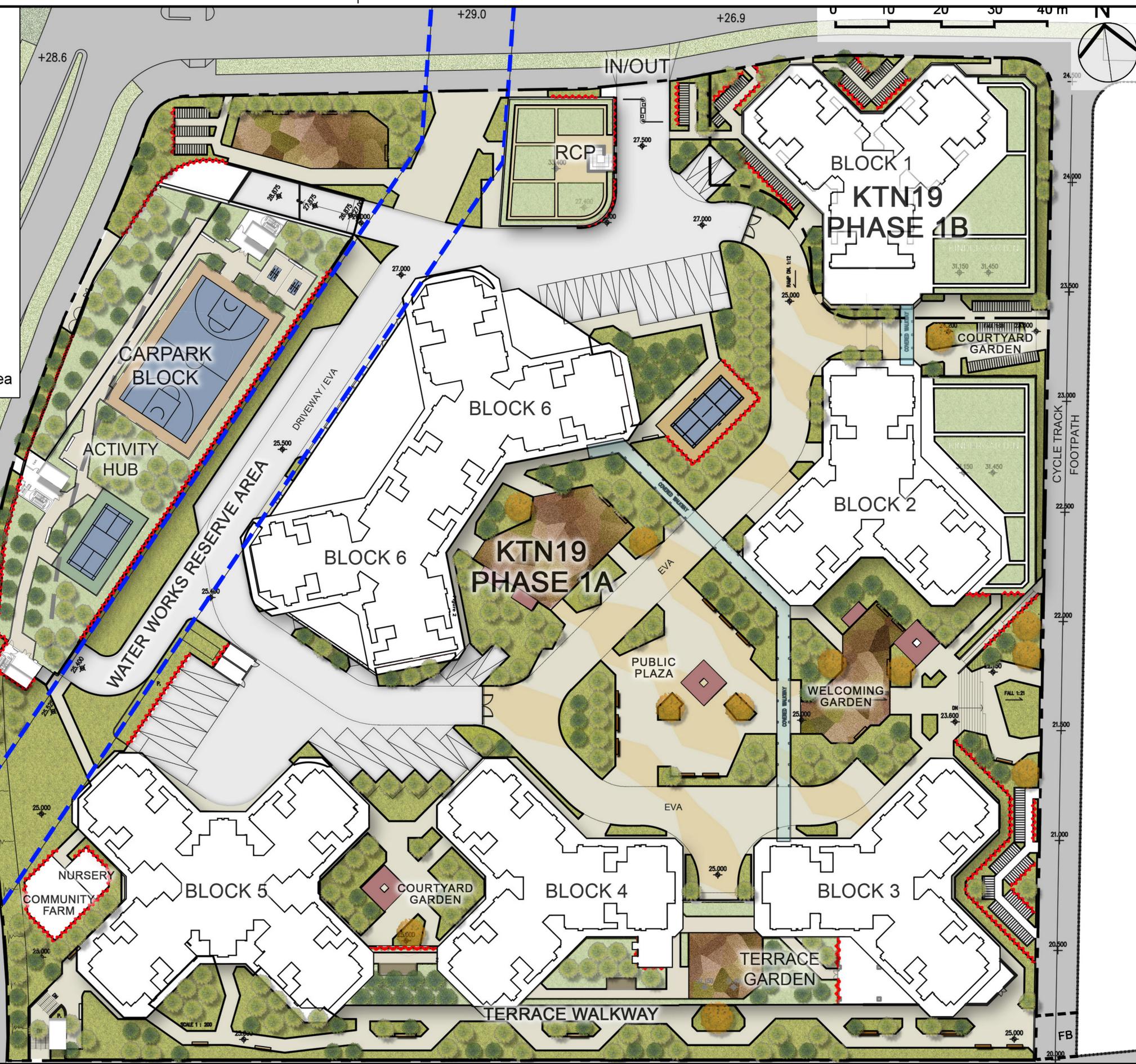


<p>PROJECT PUBLIC HOUSING DEVELOPMENT AT KWU TUNG NORTH AREA 19</p>	<p>DRAWING TITLE SECTION B - B (EAST)</p>	<p>SCALE: 1 : 750</p>	<p>房屋署 HOUSING DEPARTMENT</p>	<p>DATE: 11/11/2021</p>
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- Legend**
-  Site Boundary
 -  Planting Area
 -  Vertical Greening
 -  Tree Planting
 -  Children's Play Area
 -  Badminton Court
 -  Bench
 -  Trellis
 -  Feature Trellis
 -  Basketball Court
 -  Table Tennis Table
 -  Bicycle Parking
 -  Covered Walkway
 -  Water Works Reserve Area

* Development Parameters of KTN area 19

Site Area	6.87 Ha	
	Required	Complied (Y/N)
Green Ratio	30%	Y
Site coverage of greening	2.06Ha	Y
Local Open Space	22,700m ²	Y

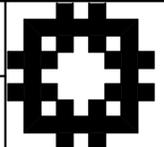


**PROPOSED PUBLIC HOUSING DEVELOPMENT AT KWU TUNG NORTH AREA 19
LANDSCAPE MASTER PLAN - 1**

DRAWING NO.
Figure 8

SCALE
1:800 (A3)

DATE
13/1/2022



房屋署
HOUSING DEPARTMENT

S16 PLANNING APPLICATION
APPROVED KWU TUNG NORTH OZP NO. S/KTN/2

Proposed Minor Relaxation of Maximum Total Plot Ratio and
Building Height Restrictions for Proposed Public Housing
Development at Kwu Tung North Area 19

Review of Visual Appraisal

February 2022

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1. Review of Visual Appraisal
2. Mitigation Measures
3. Conclusion

List of Plans

- Plan 1 Viewpoints Location Plan for Kwu Tung North Area 19
- Plan 2 Photomontage of Viewpoint 1
(View from Footpath at Ma Tso Lung)
- Plan 3 Photomontage of Viewpoint 2
(View from Footpath along Fanling Highway near Kwu Tung South Road)
- Plan 4 Photomontage of Viewpoint 3
(View from Town Plaza of KTN NDA)
- Plan 5 Photomontage of Viewpoint 4
(View from Planned Road P1 near Area 24)
- Plan 6 Photomontage of Viewpoint 5
(View from Sheung Yue River at Long Valley Nature Park)

1. Review of Visual Appraisal

- 1.1 The objective of this broad-brush review of Visual Appraisal (VA) is to evaluate the visual impact of the proposed minor relaxation of maximum total plot ratio (PR) from 5.0 to 6.25 and building height restrictions (BHRs) from 135mPD to 151mPD (west), 130mPD to 146mPD (east) and 5 storeys to 11 storeys for the free-standing non-domestic building, with reference to the relaxed total PR of 6 and BHR of 145mPD (west) and 140mPD (east) approved under s.16 application no. A/KTN/54. Five photomontages are prepared to illustrate the visual changes between the Proposed Scheme and Current Scheme at the viewpoints (VPs) (**Plan 1** refers).

VP1: Footpath at Ma Tso Lung (**Plan 2** refers)

- 1.2 This VP is located to the north of the proposed public housing site at the footpath of Ma Tso Lung with panoramic views towards the site. It captures views of residents in the existing settlements. The visual content consists of some vegetation in the foreground and the proposed development of the KTN NDA, including Areas 12, 14, 15, 23c and 24 in the background.
- 1.3 High-rise planned residential developments at KTN NDA dominated the view at this VP. The proposed development will be partially blocked by the planned public housing development in Area 12 in the foreground. As illustrated in the photomontages, the proposed development will be of similar scale and height with the adjoining planned residential developments. Visual changes between the Proposed Scheme and the Current Scheme are minor with similar impacts on the visual composition and the obstruction of visual resources. The visual impact from the minor relaxation is slight from this VP.

VP2: Footpath along Fanling Highway near Kwu Tung South Road (**Plan 3** refers)

- 1.4 This VP is located at the footpath along Fanling Highway near the pedestrian footbridge connecting the existing neighborhood in Kwu Tung to the future NDA, representing the visual impact of the Proposed Development to the southeast of the Application Site. The visual context consists of the future NDA high-rise buildings in the background with Fanling Highway in the foreground.
- 1.5 High-rise residential developments at Areas 24 and 25 dominated the view at this VP. The proposed development will be mostly screened off by the planned residential developments at Areas 24 and 25. As illustrated in the photomontages, the view will be generally dominated by high-rise developments in the foreground whereas the

proposed developments situated in the background will be of similar scale and height. The proposed scheme, with minor relaxation of PR and BHR, does not result in significant visual obstruction and will have negligible changes to the visual openness.

VP3: Town Plaza of KTN NDA (Plan 4 refers)

- 1.6 This VP is located to the immediate southeast of the Proposed Development at the planned Town Plaza, the planned district open space in KTN NDA linking up major activity nodes. The visual context of this view consists of the planned open space and residential developments in Area 20 in the foreground and the Proposed Development in the background.
- 1.7 The proposed development will be partially blocked by the planned residential buildings in the foreground. The Proposed Development, with minor relaxation of PR and BHR, will not cause adverse visual impact to the users of the Town Plaza as compared with the Current Scheme. The photomontage shows that the visual changes from the minor relaxation of PR and BHR is slight.

VP4: Planned Road P1 (Plan 5 refers)

- 1.8 This VP is located at the southwest of the Proposed Development at the planned public road P1, with direct view to the Application Site. The visual context consists of the Proposed Development on the left and the planned Town Plaza on the right with other planned residential development along the Town Plaza at the back of the Proposed Development.
- 1.9 With respect to the potential visual obstruction, the proposed developments will block the sky view and reduce the visual openness. However, the scale of the proposed developments is similar to the adjoining planned residential developments along the Town Plaza. Also, the proposed scheme, with minor relaxation of PR and building height, does not result in significant visual obstruction. The proposed minor relaxation will have slight visual impacts from this viewpoint.

VP5: Sheung Yue River at Long Valley Nature Park (Plan 6 refers).

- 1.10 This VP is a distant and glimpse view from riverside of Sheung Yue River in the Long Valley area to the Application Site. The visual context consists of NDA high-rise development in the background and vegetation and Sheung Yue River in the foreground. This VP captures an open view towards the proposed developments in the NDA.
- 1.11 The view is partially dominated by vegetation and Sheung Yue River. As illustrated in

the photomontages, the proposed development of KTN Area 19 will be screened off by other planned development in KTN NDA. the visual impact from minor relaxation would not result in any significant difference in terms of the impact on visual openness. The proposed minor relaxation will not result in significant visual impact.

2. Mitigation Measures

2.1 Efforts will be made to mitigate the impact to a more acceptable level. The design measures to improve the schemes are summarized as below:

- (a) The footprint of development components and the works area should be kept to a practical minimum and the detailed design of development components for construction stage should follow the Sustainable Building Design Guidelines;
- (b) Terraced podium design along the Town Plaza to be incorporated should promote and enhance pedestrian experience at street level;
- (c) Designs should be aesthetically pleasing and treatment of structures should improve visual amenity;
- (d) Podium greening where appropriate should be established on proposed structures;
- (e) Vertical green/buffer trees and shrubs should be provided where appropriate to screen proposed structures; and
- (f) Minimum 30% green coverage will be provided at various levels and with at least half of the greenery will be at-grade planting or easily accessible. Associated green types will be contributed in suitable locations to fulfil the greening requirement.

3. Conclusion

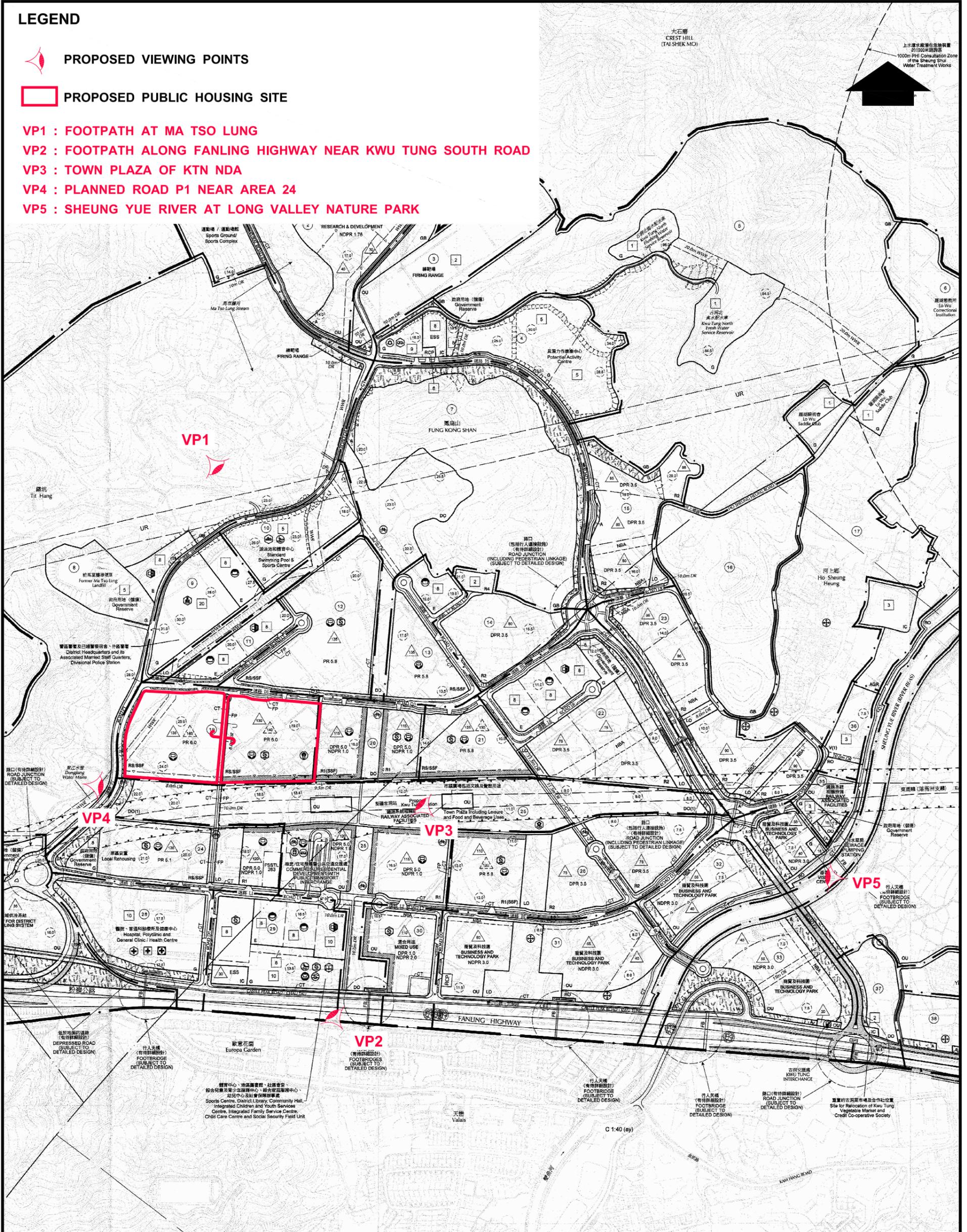
3.1 This review of VA is prepared in support of a Section 16 Planning Application for minor relaxation of maximum total PR from 5.0 to 6.25 and BHR from 135mPD to 151mPD (west), 130mPD to 146mPD (east) and 5 storeys to 11 storeys for the free-standing non-domestic building, for the public housing development at KTN Area 19. The five VPs chosen for this VA are similar to those in the previously approved VA in the planning application no. A/KITN/54 approved in 2018. Comparing the Current Scheme and Proposed Scheme, the visual impact on the proposed revision in building mass and height is considered slight.

LEGEND

 **PROPOSED VIEWING POINTS**

 **PROPOSED PUBLIC HOUSING SITE**

- VP1 : FOOTPATH AT MA TSO LUNG**
- VP2 : FOOTPATH ALONG FANLING HIGHWAY NEAR KWU TUNG SOUTH ROAD**
- VP3 : TOWN PLAZA OF KTN NDA**
- VP4 : PLANNED ROAD P1 NEAR AREA 24**
- VP5 : SHEUNG YUE RIVER AT LONG VALLEY NATURE PARK**



**VIEWPOINTS LOCATION PLAN FOR
KWU TUNG NORTH AREA 19**

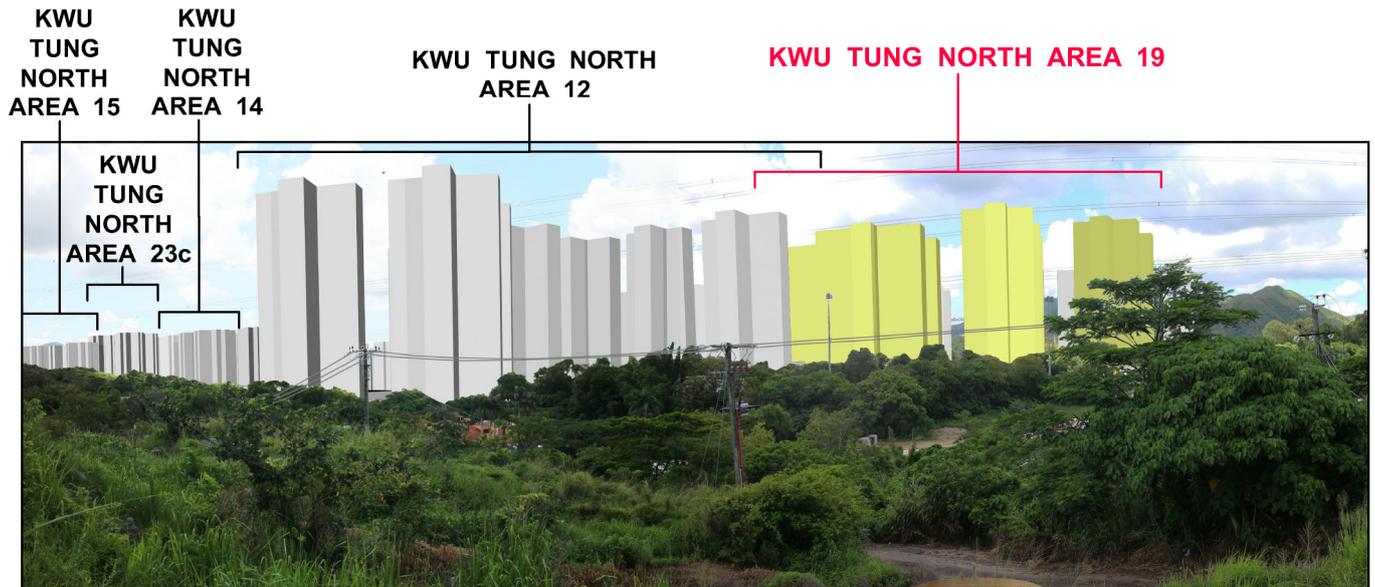


**HOUSING DEPARTMENT
PLANNING SECTIONS**

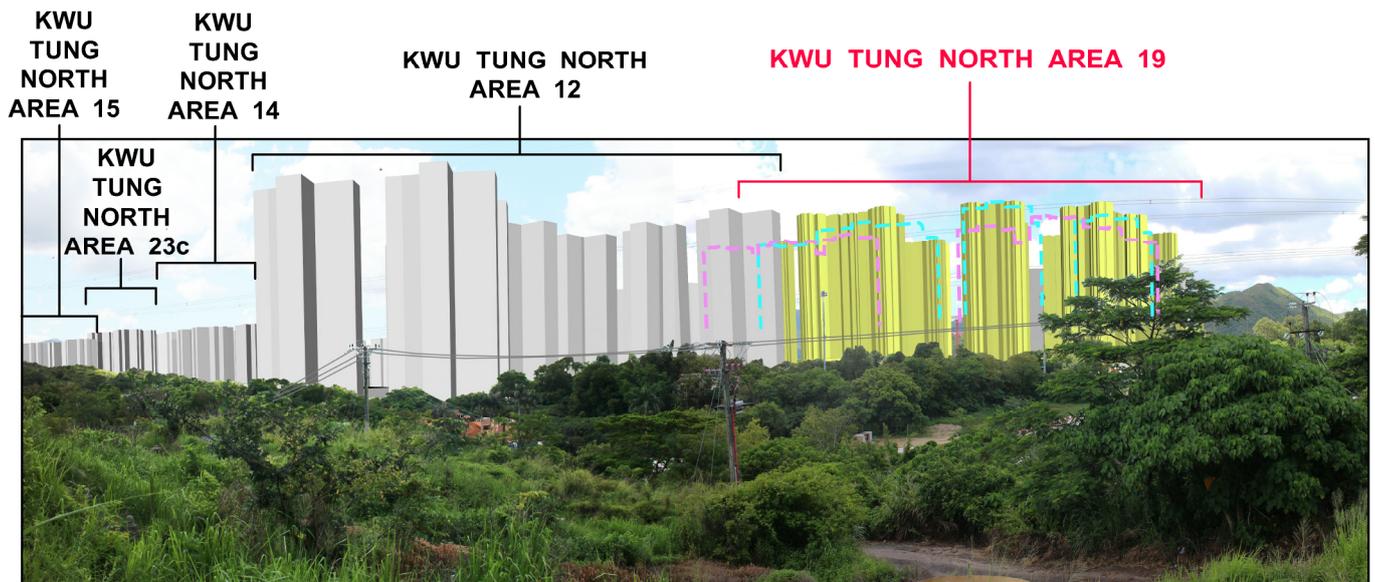
PLAN 1

**DATE :
25. 11. 2021**

Current Scheme

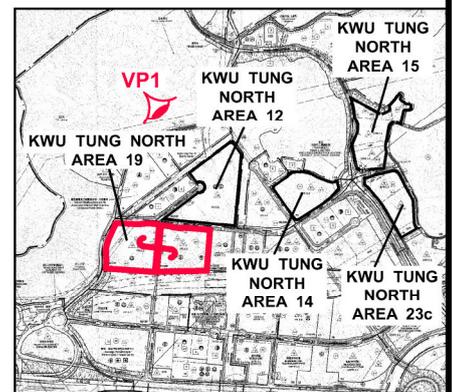


Proposed Scheme



LEGEND:

-  Approved s16 application no. A/KTN/54 (Current Scheme)
-  The OZP Compliance Scheme
-  Planned Public Housing Site at Kwu Tung North NDA (Not part of this application and subject to detailed design)
-  Application Site



**PHOTOMONTAGE OF VIEWPOINT 1
(VIEW FROM FOOTPATH AT MA TSO LUNG)**

 **HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 2

**DATE :
7. 2. 2022**

Current Scheme

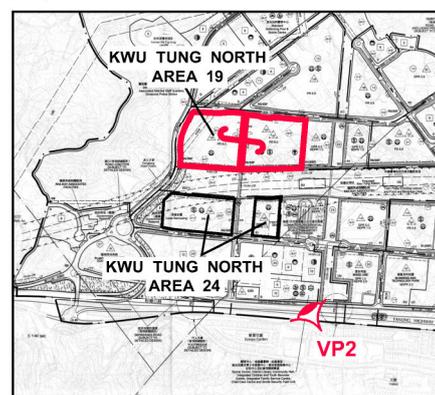


Proposed Scheme



LEGEND:

-  Approved s16 application no. A/KTN/54 (Current Scheme)
-  The OZP Compliance Scheme
-  Planned Public Housing Site at Kwu Tung North NDA (Not part of this application and subject to detailed design)
-  Application Site



**PHOTOMONTAGE OF VIEWPOINT 2
(VIEW FROM FOOTPATH ALONG FANLING
HIGHWAY NEAR KWU TUNG SOUTH ROAD)**

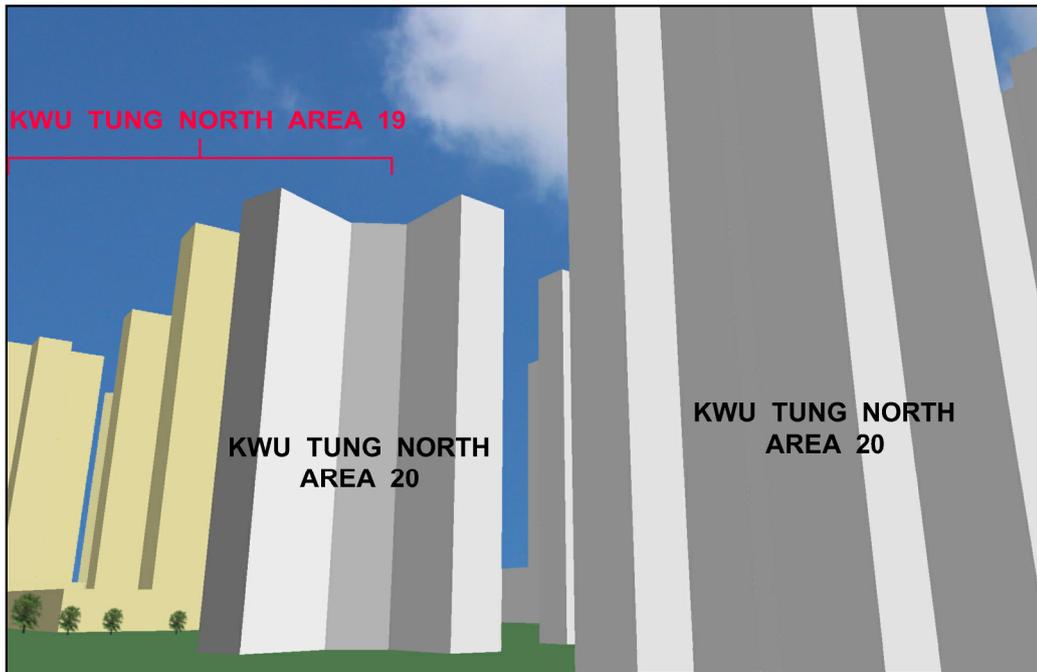


**HOUSING DEPARTMENT
PLANNING SECTIONS**

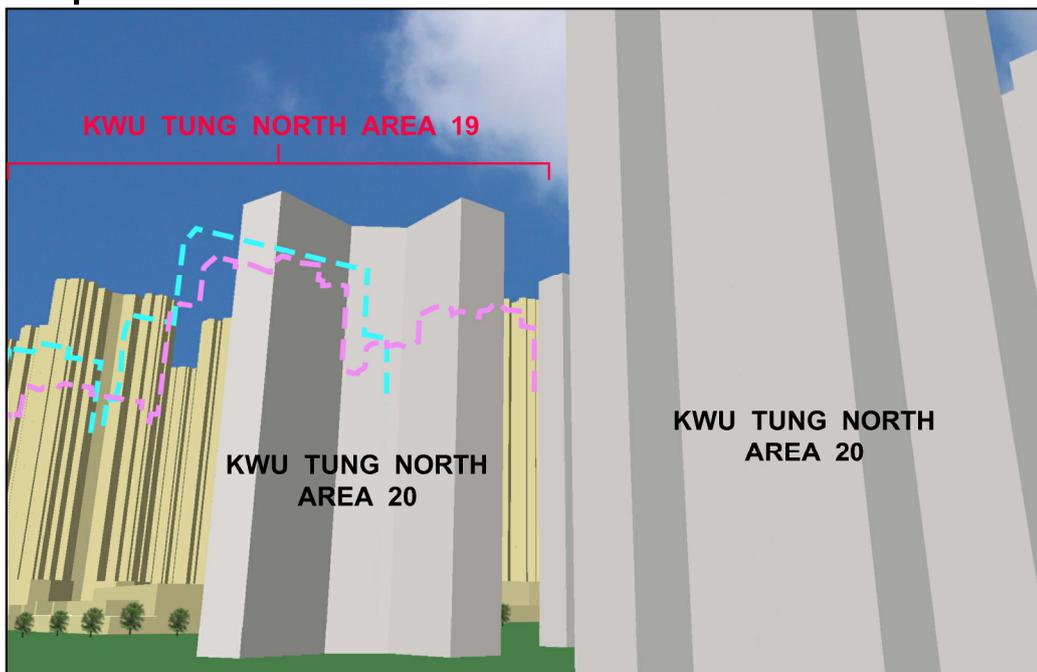
PLAN 3

**DATE :
7. 2. 2022**

Current Scheme

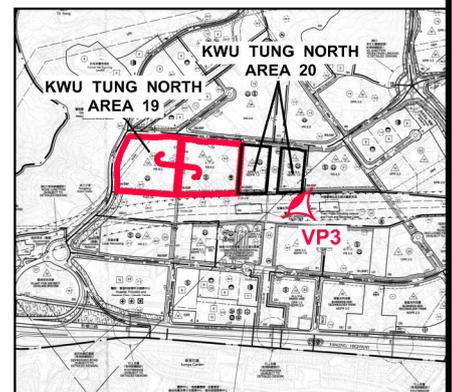


Proposed Scheme



LEGEND:

-  Approved s16 application no. A/KTN/54 (Current Scheme)
-  The OZP Compliance Scheme
-  Planned Public Housing Site at Kwu Tung North NDA (Not part of this application and subject to detailed design)
-  Application Site



PHOTOMONTAGE OF VIEWPOINT 3 (VIEW FROM TOWN PLAZA OF KTN NDA)

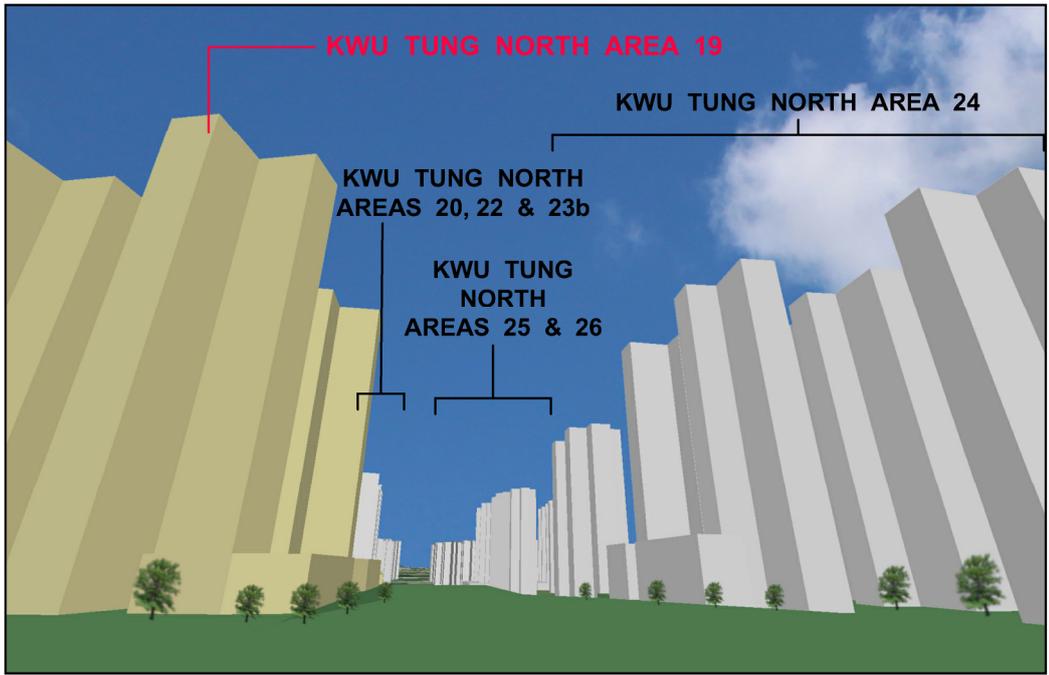


HOUSING DEPARTMENT
PLANNING SECTIONS

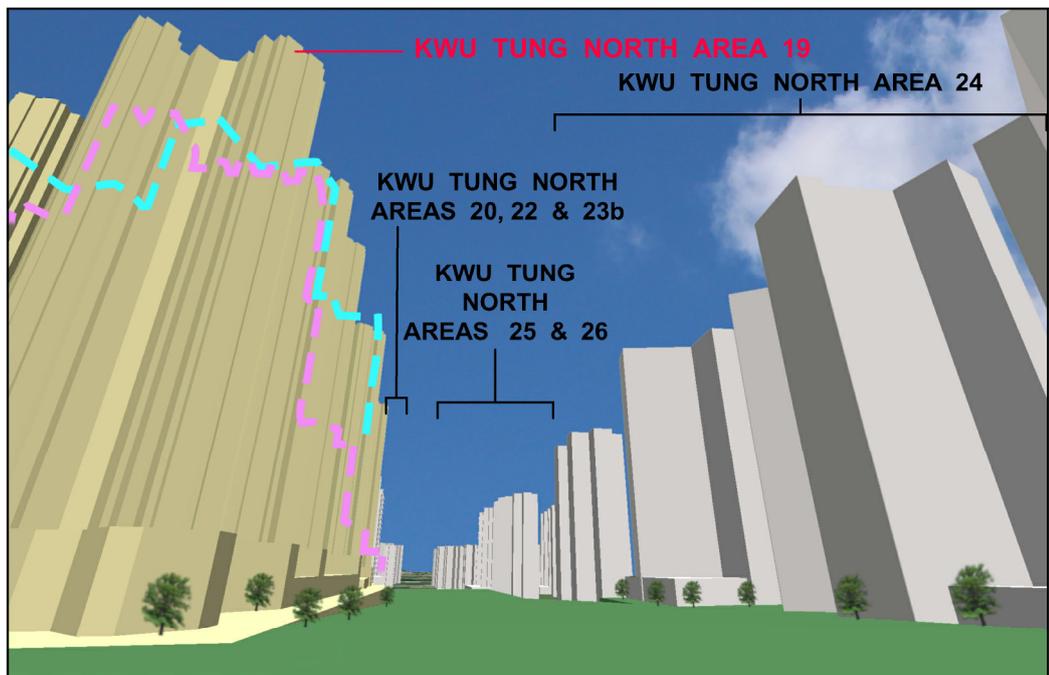
PLAN 4

DATE :
7. 2. 2022

Current Scheme

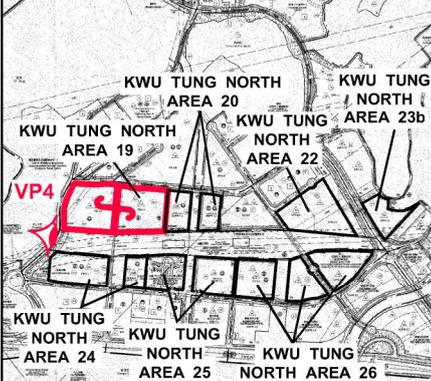


Proposed Scheme



LEGEND:

-  Approved s16 application no. A/KTN/54 (Current Scheme)
-  The OZP Compliance Scheme
-  Planned Public Housing Site at Kwu Tung North NDA (Not part of this application and subject to detailed design)
-  Application Site



PHOTOMONTAGE OF VIEWPOINT 4 (VIEW FROM PLANNED ROAD P1 NEAR AREA 24)

 HOUSING DEPARTMENT
PLANNING SECTIONS

PLAN 5	DATE : 7. 2. 2022
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Current Scheme

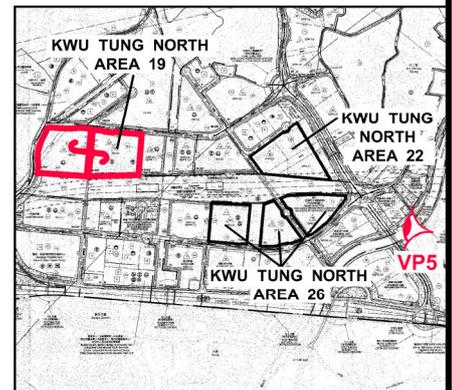


Proposed Scheme



LEGEND:

-  Approved s16 application no. A/KTN/54 (Current Scheme)
-  The OZP Compliance Scheme
-  Planned Public Housing Site at Kwu Tung North NDA (Not part of this application and subject to detailed design)
-  Application Site



**PHOTOMONTAGE OF VIEWPOINT 5
(VIEW FROM SHEUNG YUE RIVER AT
LONG VALLEY NATURE PARK)**



**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 6

**DATE :
7. 2. 2022**

Qualitative Statement on Air Ventilation Assessment

No Significant Adverse Impact on Air Ventilation Aspect

- The Proposed Scheme has a building height increase in ~6m (2 storeys) in Block 6 and 12 as compared to the maximum building height of the current scheme, which would be a minor change in building height for high-rise buildings; the Proposed Scheme Block 6 and Block 12 have a building height of +151.00 mPD and +146.00 mPD respectively. Moreover, the Proposed Scheme would have six towers in each phase atop podium structures, whereas the current scheme would have five and three towers atop podium structures in Phase 1 and 2 respectively, therefore the Proposed Scheme would consist of more high-rise structures as compared to the current scheme.
- In both current and Proposed Scheme, under annual condition, localised ventilation impact could be found to the south of the site, where future high-rise towers of the Kwu Tung North New Development Area would be located. Under summer condition, ventilation impact could also be found at localised areas in future mid-rise and high-rise buildings to the north of the site. The area along the western site boundary of Phase 1 would be open under the current scheme whereas in the Proposed Scheme there would be a Welfare & Carpark Block, therefore the ventilation impact of Phase 1 on its northern surroundings could be less significant under the current scheme. Wind enhancement features have been incorporated in the Proposed Scheme to ensure that the potential ventilation impacts would be addressed, which are summarised as below:
 - Provide air paths that are at least 15m wide along the north-south, northeast-southwest and east-west directions to channel prevailing wind towards leeward areas, generally the future high-rise and mid-rise surroundings to the south and north of the site, as well as the road adjacent to the western site boundary of Phase 1;
 - Setback of podium from the western site boundary of Phase 2 to widen the full-height air path in the north-south direction to ~20m, promoting air movement towards the northern future high-rise buildings, and
 - Setback of towers from the southern site boundary of both phases to increase air flow along the portion of open space network on the immediate south of the Proposed Scheme.
- Overall, additional ventilation impact could be expected under Proposed Scheme as compared to the current scheme, however, the aforementioned wind enhancement features have been incorporated to address the ventilation impacts, thus overall insignificant adverse impact on air ventilation aspect is expected.
- Air Ventilation Assessment would be carried out internally at the detailed design stage to optimise the building design for an enhanced ventilation performance.



- ➔ **NNE/E/ESE Wind**
 Air Path
- ➔ **S/SSW/SW Wind**
 Podium Setback
- Site Boundary**
 Tower Setback
- Open Space Network**

Wind Enhancement Features

Technical Note

ARUP

Level 5 Festival Walk
80 Tat Chee Avenue
Kowloon Tong
Kowloon
Hong Kong
www.arup.com

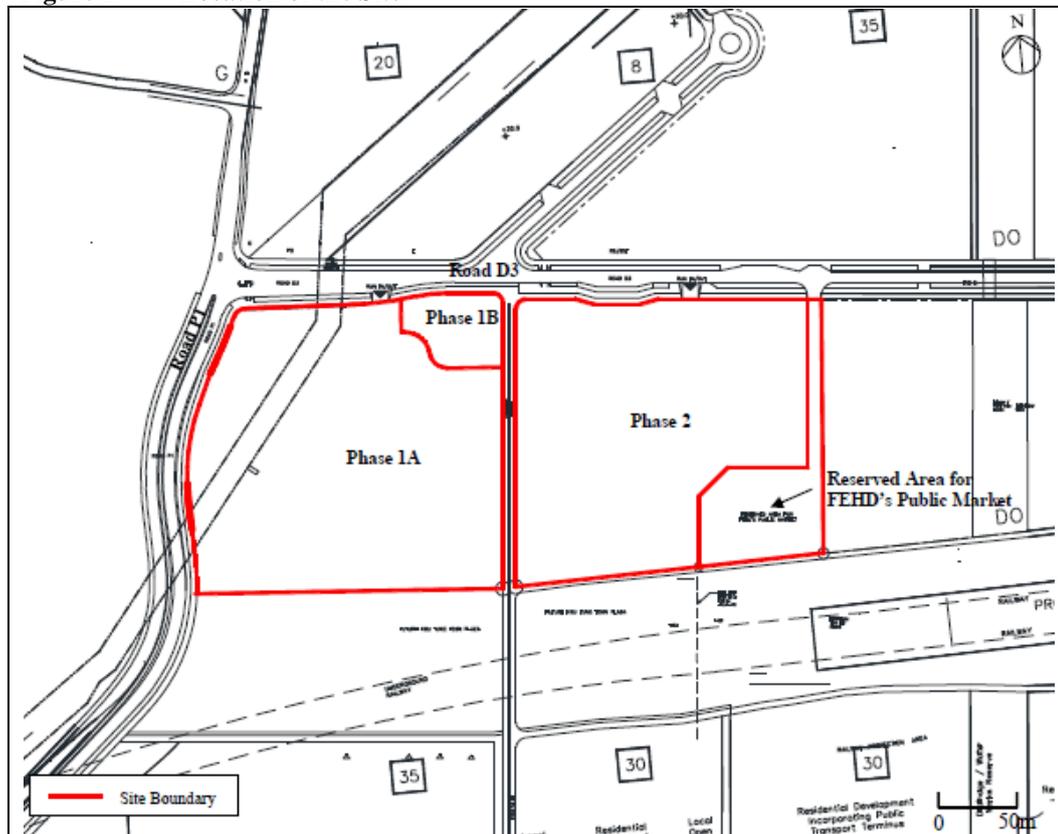
t +852 25283031
f +852 28656493

Project title	Term Traffic and Environmental Consultancy Services 2019-2021, Instruction A13 – Proposed Rental housing Development at Kwu Tung North (KTN) Area 19, Traffic Review	Job number	277177-05
cc		File reference	TN_Traffic Review_rev2
Prepared by	Various	Date	30 November 2021
Subject	Technical Note of Traffic Review		

1 Background

1.1.1 Arup was appointed by Hong Kong Housing Authority (HKHA) to carry out a study to review the traffic impact due to change in development plan of the proposed public housing development at Kwu Tung North Area 19. **Figure 1** shows the site location.

Figure 1 Location of the Site



Technical Note

277177-05

30 November 2021

2 Comparison of Development Plan of the Site

2.1.1 According to the latest development parameters provided by HD, the parameters of the proposed public housing development in the KTN19 Site has been updated as compared to the parameters previously adopted in the approval of the s.16 No. A/KTN/54 prepared by the Civil Engineering and Development Department (hereafter called “the previous assessment”). **Table 2.1** below compares the development parameters of the proposed public housing development in the Site.

Table 2.1: Comparison of Development Schedule of the KTN19 Site

	Adopted parameters in the previous assessment (A)	HD's latest parameters (B)	Difference (B) – (A)
Public Housing Flats Number	8,707	10,142 (+10% buffer included)	1,435 (16.5%)
Non-domestic GFA [m ²]	63,891	47,685 *	-16,206 (-25.4%)

Note:

* Including GFA of wet market.

2.1.2 Based on the information in **Table 2.1**, the trips related to the proposed public housing development, comparing two set of development parameters as discussed above, are provided as follows. The adopted trip rates for the proposed development are shown in **Table 2.2**.

Table 2.2: Adopted Trip Rate

Development	AM Peak		PM Peak	
	Generation	Attraction	Generation	Attraction
Subsidised Housing: Public Rental Average Flat Size of 30sqm (pcu/flat/hr)	0.0242	0.0226	0.0177	0.0201
Non-domestic: Retail (pcu/hr/100 m ² GFA)	0.2296	0.2434	0.3100	0.3563

Source: 'Traffic Rates for Residential Developments at 95% Confidence Level', Transport Planning and Design Manual (TPDM), Volume 1

Technical Note

277177-05

30 November 2021

2.1.3 A summary of the trips related to the proposed public housing development in the KTN19 Site is shown in **Table 2.3** below. The change of development parameter in the latest development plan will induce reduction of trip generation of 2-way (-)12 pcu/hr and (-)53 pcu/hr during for AM and PM peak hours respectively.

Table 2.3: Comparison of Estimated Trip Generation for the KTN19 Site (PCUs / hr)

Development	AM Peak		PM Peak	
	Generation	Attraction	Generation	Attraction
<i>Adopted in the previous assessment (A)</i>				
Public Housing (8,707 flats)	211	197	154	175
Non-domestic (63,891 m ² GFA)	147	156	198	228
Sub-total	358	353	352	403
<i>HD's latest parameters (B)</i>				
Public Housing (10,142 flats, with +10% buffer included)	245	229	180	204
Non-domestic (47,685 m ² GFA)	109	116	148	170
Sub-total	354	345	328	374
Difference, (B) - (A)	-4	-8	-24	-29

3 Conclusion

3.1.1 In view of the decrease of trip generation induced by KTN19 Site as shown in above para 2.1.3 and **Table 2.3**, it is anticipated that the change of development parameter should not deteriorate the traffic condition.

One-Page Review of Sewerage

Background

The 2020 Policy Address has announced that the Government would invite the Housing Authority (HA) to consider setting aside a 5% of the total attainable gross floor area (GFA) for social welfare facilities in future public housing projects. This new initiative should apply to the Public Housing Development at the KTN19 site subject to reviews/studies on traffic, sewerage and water supply.

Sewerage Review

CEDD conducted the Sewerage Impact Assessment (SIA) under Agreement No. CE 13/2014(CE) – KTN & FLN NDA (Phase 1) in 2016. The results of the SIA indicated that the proposed KTN and FLN NDA developments would not induce adverse impact on the public sewerage works.

According to the cross-bureaux meeting held on 23 March 2021 on streamlining the review of technical assessments for facilitating implementation of the 5% GFA initiative, EPD advised that from the perspective of sewerage planning, the overall impact of the 5% initiative on the district-wide sewerage system was insignificant; whilst the sewerage design of individual projects might need to be revised to accommodate the additional flow. DSD advised that the additional hostel population from the 5% initiative should be taken into account when considering the impact.

According to HD's sewage flow estimation based on the latest development parameters (including the provision of additional welfare facilities) for the subject site, the planned public sewerage system could cover the sewage flow generation from the subject site based on the latest development parameters and Average Dry Weather Flow (ADWF)(Annex SIA-1 refers). Therefore, the conclusion of the SIA that there would be "no insurmountable sewerage impacts" would remain valid, and a review/re-run of the completed SIA is not considered necessary. Nevertheless, the project proponent will keep coordinating with the relevant parties such as CEDD, EPD and DSD on all necessary sewerage information (i.e. peak flow, discharge manhole, etc)

Category of Population		Population/ No. of Staff	UFF (m ³ /h/d)	Average Dry Weather Flow (ADWF) (m ³ /d)
Residential	person	24,516	0.19	4,658
Community Services	employee	601	0.28	168
4 Kindergarten (6-classroom Kindergarten, 2 per Phase Assumed)	students	720	0.04	29
	teachers	90	0.28	25
Retail and Commercial Facilities	employee	262	0.28	73
Transport and Traffic	employee	20	0.28	6
Recreational Facilities	employee	30	0.28	8
Estate Management Office and Ancillary Facilities	employee	107	0.08	9
Other Ancillary Facilities	employee	45	0.28	13
Total ADWF:				4,989
Total ADWF in m³/s:				0.0577 m³/s
Peaking Factor				3
Peak Flow				0.1731 m³/s

One-Page Review of Water Supply

Background

The 2020 Policy Address has announced that the Government would invite the Housing Authority (HA) to consider setting aside a 5% of the total attainable gross floor area (GFA) for social welfare facilities in future public housing projects. This new initiative should apply to the Public Housing Development at the KTN19 site subject to reviews/studies on traffic, sewerage and water supply.

Water Supply Review

CEDD conducted the Water Supply Impact Assessment (WSIA) under Agreement No. CE 13/2014(CE) – KTN & FLN NDA (Phase 1) in 2018. The results of the WSIA indicated that the proposed KTN and FLN NDA developments would not induce adverse impact on the water supply network.

According to the cross-bureaux meeting held on 23 March 2021 on streamlining the review of technical assessments for facilitating implementation of the 5% GFA initiative, WSD advised that the impact of the 5% initiative on water supply was minimal and agreed that full review of the completed assessment was not necessary.

According to HD's estimation of water supply demand based on the latest development parameters (including the provision of additional welfare facilities) for the subject site, the latest salt water demand is considered very minimal and insignificant impact due to the population intensification and 5% additional welfare facilities in the subject housing development is anticipated (Annex WSIA_1). Therefore, the conclusion of the WSIA that there would be "no insurmountable water supply impacts" would remain valid, and a review/re-run of the completed WSIA is not considered necessary.

Proposed Public Housing Development Site at Kwu Tung North (KTN) New Development Area - Area 19

Waterworks Impact Assessment

Appendix C - Estimation of Water Demand for whole Proposed Development (Based on WSD's Departmental Instruction No. 1309)

Type	Fresh Water Unit Demand (m ³ /person/d)			Flushing Water Unit Demand (m ³ /person/d)	Remarks
	Basic	Service Trades	Total		
Residential - Government Housing Estate	0.14	-	0.14	0.104	9
6-classroom Kindergarten	0.025	-	0.025	0.025	9
Commercial	0.04	-	0.04	0.07	8
GIC	0.04	-	0.04	0.07	8

Design Assumption

Peak Factors of Distribution Mains as per Clause 19, WSD's DI No. 1309

Fresh Water	=	3.0
Flushing Water	=	2.0

Item 1 - Development Parameters of Housing Blocks

Accommodation Type	Estimated Population (without 10% buffer)	Estimated Population (with 8% buffer)	Fresh Water Unit Demand (m ³ /person/d)	Fresh Water Demand (m ³ /d)	Peak Factor for Fresh Water	Fresh Water Peak Flow FWMDD (m ³ /d)	Salt Water Unit Demand (m ³ /person/d)	Salt Water Demand (m ³ /d)	Peak Factor for Salt Water	Salt Water Peak Flow FWMDD (m ³ /d)	Remarks
Site 1 A & B - Public Housing	11900	12852	0.140	1799.28	3.0	5397.84	0.104	1336.61	2.0	2673.22	
Site 2 - Public Housing	10800	11664	0.140	1632.96	3.0	4898.88	0.104	1213.06	2.0	2426.11	
Sub-total				3432.24		10296.72		2549.66		5099.33	

Item 2 - Landscape Area (Assume 30% of Site Area)

Accommodation Type	Gross Site Area (ha)	Landscape Area (ha)	Irrigation Water Unit Demand (m ³ /ha/d)	Fresh Water Demand (m ³ /d)	Peak Factor for Fresh Water	Fresh Water Peak Flow FWMDD (m ³ /d)	Salt Water Unit Demand (m ³ /person/d)	Salt Water Demand (m ³ /d)	Peak Factor for Salt Water	Salt Water Peak Flow FWMDD (m ³ /d)	Remarks
Site 1A & B - Landscape Area	3.53	1.0602	100	106.02	3.0	318.06	-	-	-	-	7, 9
Site 2 - Landscape Area	2.80	0.83859	100	83.86	3.0	251.58	-	-	-	-	7, 9
Sub-total				189.88		569.64					

Item 3 - Development Parameters of Community/ Welfare Services

Accommodation Type	NOFA (m ²)	GFA (m ²)	Estimated Nos. of Staff/Users	Fresh Water Unit Demand (m ³ /person/d)	Fresh Water Demand (m ³ /d)	Peak Factor for Fresh Water	Fresh Water Peak Flow FWMDD (m ³ /d)	Salt Water Unit Demand (m ³ /person/d)	Salt Water Demand (m ³ /d)	Peak Factor for Salt Water	Salt Water Peak Flow FWMDD (m ³ /d)	Remarks
Site 1 A & B - GIC	5,206	9,371	310	0.040	12.4	3.0	37.2	0.07	21.70	2.0	43.40	5, 6, 9
Site 2 - GIC	4,763	8,574	283	0.040	11.32	3.0	33.96	0.07	19.81	2.0	39.62	5, 6, 9
Sub-total					23.72		71.16		41.51		83.02	

Item 4 - Development Parameters of Local School

Accommodation Type	Quantity	Estimated Nos. of Staff/Users	Fresh Water Unit Demand (m ³ /person/d)	Fresh Water Demand (m ³ /d)	Peak Factor for Fresh Water	Fresh Water Peak Flow FWMDD (m ³ /d)	Salt Water Unit Demand (m ³ /person/d)	Salt Water Demand (m ³ /d)	Peak Factor for Salt Water	Salt Water Peak Flow FWMDD (m ³ /d)	Remarks
Site 1A & B - 6-classroom Kindergarten	2	405	0.025	10.125	3.0	30.38	0.025	0.05	2.0	0.10	3, 4, 5, 6, 9
Site 2 - 6-classroom Kindergarten	2	405	0.025	10.125	3.0	30.38	0.025	0.05	2.0	0.10	5, 6, 9, 10
Sub-total				20.25		60.75		0.10		0.20	

Item 5 - Development Parameters of Local Commercial Activities

Accommodation Type	IFA (m ²)	GFA (m ²)	Estimated Nos. of Staff/Users	Fresh Water Unit Demand (m ³ /person/d)	Fresh Water Demand (m ³ /d)	Peak Factor for Fresh Water	Fresh Water Peak Flow FWMDD (m ³ /d)	Salt Water Unit Demand (m ³ /person/d)	Salt Water Demand (m ³ /d)	Peak Factor for Salt Water	Salt Water Peak Flow FWMDD (m ³ /d)	Remarks
Site 1A & B-Retail	2390.000	3186.587	112	0.040	4.48	3.0	13.44	0.07	7.84	2.0	15.68	1, 2, 9
Site 2-Retail	3217.293	4279.000	150	0.040	6.00	3.0	18	0.07	10.50	2.0	21.00	1, 2, 9
Site 1 A & B - Estate Management Office and Ancillary Facilities	1448.000	1930.618	107	0.040	4.28	3.0	12.84	0.07	7.49	2.0	14.98	1, 2, 9
Sub-total					14.76		44.28		25.83		51.66	

Item 6 - Development Parameters of Other Ancillary Facilities

Accommodation Type	GFA	Estimated Nos. of Staff/Users	Fresh Water Unit Demand (m ³ /person/d)	Fresh Water Demand (m ³ /d)	Peak Factor for Fresh Water	Fresh Water Peak Flow FWMDD (m ³ /d)	Salt Water Unit Demand (m ³ /person/d)	Salt Water Demand (m ³ /d)	Peak Factor for Salt Water	Salt Water Peak Flow FWMDD (m ³ /d)	Remarks
Site 2-Other Ancillary Facilities	1,352	410	0.040	16.39	3.0	49.16	0.07	28.68	2.0	57.36	Assume 3.3 workers per GFA (in 100m ²)

Fresh water mean Daily Demand Total:	3697.24	Fresh water Peak Flow Total:	11091.71	Salt water mean Daily Demand Total:	2645.78	Salt water Peak Flow Total:	5291.57
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Remarks

- With reference to PlanD CIFSUS, assumption has been made to have 3.5 workers per 100m² for retail shops.
- Commercial activity type J4 wholesale and retail is chosen for the flow factor of retail facilities.
- HKPSG from PlanD suggested an estimation on the number of pupils in kindergarten, a total accommodation of 180 pupils is taken.
- According to table 11.10 in Hong Kong Annual Digest of Statistics(2020), the pupil/teacher ratios in local kindergartens would be 8.3(2019) while EDB statistics states the pupil ratios in local kindergartens is 8.1(2020). pupil/teacher ratio of 8 is taken in this calculation to estimate the number of teachers in kindergarten.
- Unit flow factor obtained from EPD Guidelines for estimating Sewage Flows for Sewage Infrastructure Planning.
- Number of workers are estimated with the data in SWD National Staffing Establishments.
- According to the "Technical Specifications on Grey Water Reuse and Rainwater Harvesting" by WSD, recommended daily water consumption in irrigation design is 7 L/m²/day, in this assessment 10L/m²/day is assumed for conservative basis.
- Reference made to EPD's "Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning(GESF) for Sewage Infrastructure Planning" in the estimation of fresh water and flushing water demand.
- Reference made to DI 1309 Design Criteria in the selection of off-shore water and flushing water unit demand and peak factor.
- Office Base of On-site Pre-school Rehabilitation Services and 100-p Child Care Centre shows similar features with kindergarten thus being classified as same category.
- The proposed demand rates of government housing based on the values defined in the WSD's Departmental Instruction (DI) No. 1309 is 0.14 for basic demand and 0.04 for service trades. Where in CE13/2014(CE) 0.14 is taken for total freshwater unit demand, assumption based on CE13/2014 will be adopted for accurate comparison of the change in demand.



本署檔號 Our Ref.
來函檔號 Your Ref. A/KTN/84

電話 Tel No. 2761 5342
圖文傳真 Fax No. 2761 5870

12 April 2022

By Email

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point
Hong Kong

Dear Sir/ Madam,

**Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio and
Building Height Restrictions for Permitted Public Housing Development at
Area 19, Kwu Tung North, N.T.**

(Application No. A/KTN/84)

Reference is made to the captioned Section 16 application received by the Town Planning Board on 23.2.2022 and the departmental comments received on 28.2.2022, 1.3.200, 7.3.2022 and 16.3.2022. We submit herewith the table summarizing the responses to comments as well as the revised plan to substantiate the application.

Should you have any enquiries or need further information, please contact me or Ms. Alice LO at . Thank You.

Your faithfully,



(Yoko CHEUNG)
for Director of Housing

Encl

香港九龍何文田佛光街33號房屋委員會總辦事處
Housing Authority Headquarters, 33, Fat Kwong Street, Ho Man Tin, Kowloon, Hong Kong.
互聯網網址：
Internet Homepage Address: <http://www.housingauthority.gov.hk>

S.16 Application No. A/KTN/84

**Application for Minor Relaxation of Plot Ratio and Building Height Restrictions for
Permitted Public Housing Development, Area 19, Kwu Tung North, N.T.**

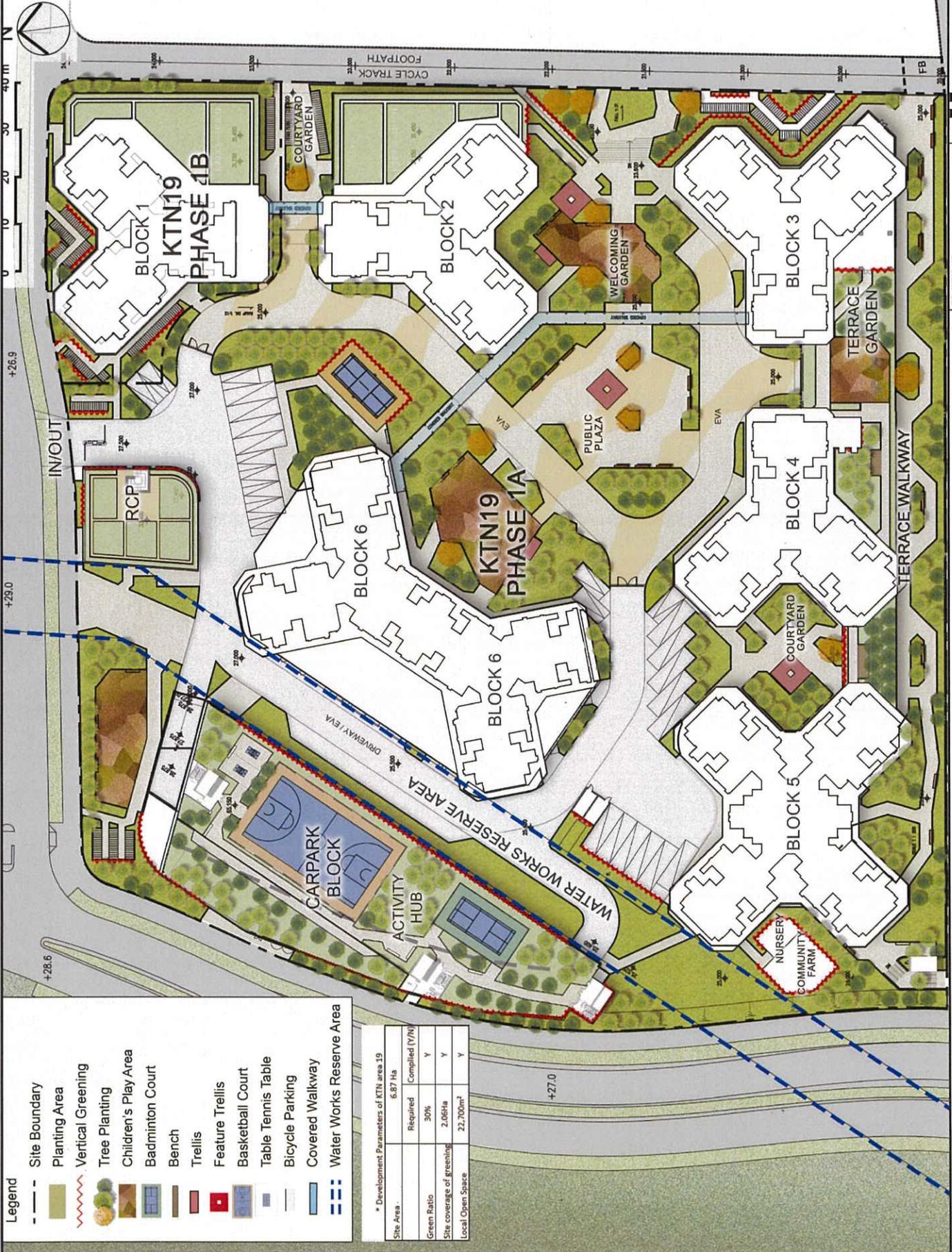
Responses to Comments

Comments	Responses
<u>TO/NT, TD (28.2.2022 & 7.3.2022)</u>	
<p>1. Noted from Para. 3 that "The further increase of PR from previously approved total PR of 6 to 6.25 (+0.25) under this application is mainly to accommodate the additional GFA for social welfare facilities." If there is no change on the no. of public housing units under this application and the projected users of the social welfare facilities, TD (TONT) has no adverse comment from public transport operation point of view.</p>	<p>The latest flat number is 10,142 (with 10% design flexibility i.e. 9,220 +10%) has been adopted in the traffic review. Although the number of public housing flats was increased by 1,435, the non-domestic GFA of the subject development was decreased by 16,206m² (i.e. 25.4% less than those in the previous study). Based on the comparison of trip generation, the change of development parameter in the latest development plan will induce reduction of trip generation. It is anticipated that the change of development parameter should not deteriorate the traffic condition.</p>
<p>2. TD (TONT) has the same enquiry with our Traffic Engineering Division on this application, i.e. whether there is any change on the no. of public housing units and the projected users of the social welfare facilities. This would have implication on the public transport service and facility demand.</p>	<p>The subject development is located at Kwu Tung North (KTN) New Development Area (NDA), the public transport services and associated facilities could be studied under separated holistic study on regional basis taking into account of the other planned developments in KTN NDA and its vicinity. CEDD is conducting holistic review on the KTN NDA under Agreement No. CE 19/2019 (CE) - Development of Kwu Tung North New Development Area, Remaining Phase – Design and Construction, HD has passed the latest development parameters to CEDD for their study.</p>
<p>3. Based on the "3 pages" traffic review document submitted by the applicant downloaded from the Town Planning Board's application website, the public housing flats no. increase from 8,707 to 10,142, which is different with the figure stipulated in the referral email. We wonder why the estimated trip generation is reduced while the no. of flats is proposed to be increased for 1,435. In</p>	<p>The subject development is located at Kwu Tung North (KTN) New Development Area (NDA), the public transport services and associated facilities could be studied under separated holistic study on regional basis taking into account of the other planned developments in KTN NDA and its vicinity. CEDD is conducting holistic review on the KTN NDA under Agreement No. CE 19/2019 (CE) - Development of Kwu Tung North New Development Area, Remaining Phase – Design and Construction, HD has passed the latest development parameters to CEDD for their study.</p>

Comments	Responses
<p>view of the increase of housing flats and corresponding population intake, the applicant should provide an updated Traffic Impact Assessment to TD for comment. Although this public housing development is located near the new Kwu Tung Station, its tentative commission year is 2026/27 as stipulated on page 9 of the application form. This would be earlier than the tentative commission year of Northern Link Kwu Tung Station in 2027 as per the advice of HyD RDO.</p>	
<p><u>TE/NTE (1.3.2022)</u></p>	
<p>1. please ask the applicant to check and confirm the change (or no change) on the flat numbers. Also, please ask the applicant to advise the change of GFA for welfare facilities. Please note traffic review is needed if the increase in GFA of welfare facilities has exceeded by more than 3700m².</p>	<p>Ditto.</p>
<p><u>Urban Design and Landscape Section, Planning Department (16.3.2022)</u></p>	
<p>1. Since site formation work and site clearance is currently carrying out by CEDD and LandsD, the applicant is advised to clearly indicate in Para. 2.1 of the SPS if there is no existing trees to be affected and hence no further landscape impact due to the currently proposed minor relaxations. Besides, any existing trees proposed to be retained and the proposed quantity of new tree planting should also be clearly indicated.</p>	<p>There is no existing trees to be handed over to HA after foundation work by CEDD. New tree planting principle will meet the provision of minimum of 3 trees per 100m² of the total green coverage as stated in the approved planning brief.</p>
<p>2. More information is advised to be provided in the application to demonstrate the viability of the proposal (e.g. more spot levels for the key landscape areas for</p>	<p>Figure 8 (LMP-1) has been revised as attached.</p> <p>Regarding typical landscape details, as stated in the planning statement, no landscape impact is</p>

Comments	Responses
<p>Figure 8 “LMP-1”, typical landscape details with major dimensions or descriptions in the SPS for the proposed works and planting arrangement etc.)</p>	<p>anticipated due to the proposal and the landscape design will be based on relevant design guideline/requirement. No special landscape treatment is required.</p>
<p>3. As indicated in Para 3.4 and Figure 3 to 7, the housing development would be completed by phases. Self-contained LOS for different phases of the development should be provided and clearly indicated in Para. 4.11 of the SPS and the LMPs.</p>	<p>Provision of LOS will be in surplus for the Phase 1 development while the provision of LOS and CPA for Phases 1 and 2 will be self-contained during completion.</p> <p>As the phase completion is not the subject of the application, the phasing arrangement of the provision of LOS is not included in the planning statement.</p>
<p>4. According to Para 4.11 of SPS, it is noted that LOS and children’s play area for the residents are proposed. However, according to Figure 2 “Master layout Plan”, some possible LOS maybe located on the roof of the “Welfare & Carpark Block”. The applicant should clarify in the concerned paragraph if all proposed landscape areas are for communal use only or partly accessible by public for reference.</p>	<p>Most of the proposed local open landscape areas, including the landscape area on the roof of the “Welfare & Carpark Block” and at-grade landscape area, can be accessed by the residents of the development.</p>

- End -



- Legend**
- - - Site Boundary
 - Planting Area
 - Vertical Greening
 - Tree Planting
 - Children's Play Area
 - Badminton Court
 - Bench
 - Trellis
 - Feature Trellis
 - Basketball Court
 - Table Tennis Table
 - Bicycle Parking
 - Covered Walkway
 - Water Works Reserve Area

* Development Parameters of KTN area 19

Site Area	Required	Complied (Y/N)
Green Ratio	30%	Y
Site coverage of greening	2.06Ha	Y
Local Open Space	22,700m ²	Y



PROPOSED PUBLIC HOUSING DEVELOPMENT AT KWU TUNG NORTH AREA 19
LANDSCAPE MASTER PLAN OF KTN19 PHASE 1 (OVERALL)



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates
A/KTN/84

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

Handwritten signature: 何志強

「提意見人」姓名/名稱 Name of person/company making this comment 何志強

簽署 Signature [Handwritten Signature]

日期 Date 14 MAR 2022

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2022年03月24日星期四 2:41
收件者: tpbpd
主旨: A/KTN/84 Area 19 Kwu Tung North NDA HA

A/KTN/84

Area 19, Kwu Tung North New Development Area HA

Site area : About 68,700sq.m Government Land

Zoning : "Res (Group A) 2" and areas shown as "Road"

Applied development : Increase PR AGAIN 6.25 (5.0) / 16 Towers / 9,220 Units / 151mPD (135) / OS 22,700sq.m / 931 Vehicle Parking

Dear TPB Members,

The statement "strong public aspiration for enhanced built environments' when the plan is to cram more families into the site thereby reducing the elbow room is a flight of fancy.

I note that among the changes proposed to the planning process there is no mention of restricting abuse of the term 'Minor Relaxation' that is now often 50% or more of the original stipulation. One can only imagine the societal problems that packing so many people into these developments will generate in coming years. Cramming a multitude of diverse welfare services into the same building is also a recipe for disaster. The mental health services should be increased to cope with the guaranteed increase in stress due to locating so many people in limited space.

That 22,000+sq.m of anything near genuine OS will be provided is clearly ludicrous.

A/KTN/54 was a broad brush application and did not provide specifics with regard to the individual sites. It is therefore not possible to make comparison.

Members should inquire as to what, if any, increase in community facilities, ie number of RCHE beds, etc. Also why so precious at grade space designated for what appear to be parking lots? No indication on the Legend, see Blocks 4, 5 and 6.

Mary Mulvihill

A/KTN/54

Various Lots in D.D. 51, D.D. 83, D.D. 95 and D.D. 96 and Adjoining Government Land in Fanling North and Kwu Tung North

Site area : About 283,900m² Includes Government Land of about 126,700m²

Zoning : "Other Specified Uses" annotated "Commercial/Residential Development with Public Transport Interchange(1)", "Res (Group A)2", "Res (Group A)3", "Res (Group B)" and "Road"

Proposed Amendment(s) : Minor Relaxation of Maximum Plot Ratio and / or Building Height Restrictions of 8 Planned Public Housing Sites and Inclusion of 2 Small Pieces of Land shown as 'Road' at Kwu Tung North in Site K1 for Development

Dear TPB Members,

The proposed changes are anything but minor as for some blocks they represent a 20% increase in density.

No information is provided with regard to the number of additional residents and if the provision of Open Space and GIC facilities would enjoy the same pro rata increment.

Hopefully members are privy to this information as the general public has been denied the right to make informed comment.

Mary Mulvihill

Advisory Clauses

- (a) To note the advice of the Chief Estate Surveyor/New Development Area, Lands Department as follows:
- i. To liaise with CEDD about the proposed completion schedule of site formation works in 2022/23.
 - ii. To identify the relevant government department(s) to take up the future operation, management and maintenance responsibilities of proposed social welfare facilities if the same would not be management and maintained by the applicant.
 - iii. To observe the requirements contained in the approved Planning Brief for the proposed housing development on the application site.
- (b) To note the comments of the Director of Fire Services (D of FS) as follows:
- i. Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.
 - ii. The emergency vehicular access (EVA) provision in the captioned work shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation 41D which is administered by the Buildings Department. Also, the EVA provision of the nearby buildings shall not be affected by the proposed work.
 - iii. Any proposal with the nature of Residential Care Homes for the Elderly/Persons with Disabilities, School and Child Care Centre, the height restrictions as stipulated in the respective regulations and relevant Code of Practice shall be observed.
 - iv. Shall the proposed work affect any licensed premises in the area, such as Petrol filling station or dangerous goods store, the applicant should make separate enquiry to this department to ensure work feasibility.
- (c) To note the comment from the Director of Food, Environmental and Hygiene (DFEH) as follows:
- i. If Food, Environmental and Hygiene Department (FEHD) is requested to take up management responsibility of new facilities, FEHD should be separately consulted. Prior consent from FEHD must be obtained and sufficient amount of recurrent cost may have to be provided to FEHD.
 - ii. If provision of cleansing service for new roads, streets, cycle tracks, footpaths, paved areas etc, is required, FEHD should be separately consulted. Prior consent from FEHD must be obtained and sufficient amount of recurrent cost may have to be provided to FEHD.

- iii. No environmental nuisance should be generated to the surroundings. Also, for any waste generated from the operations and works, the project proponent should arrange its disposal properly at their own expenses.
 - iv. If the project will lead to significant population increase, sufficient amount of recurrent costs may have to be provided to FEHD in order to provide various types of environmental hygiene services for increased population, such as inspection to food premises, hawker control, handling of complaints, etc.
 - v. If domestic waste collection service of FEHD is required in future, prior comments from FEHD on the waste collection plan, including the accessibility and manoeuvrability of refuse collection vehicles to Refuse Collection Point, should be sought.
 - vi. Proper licence/permit issued by FEHD is required if there is any food business / catering service/activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public.
- (d) To note the comments of the Chief Engineer/Construction, Water Supplies Department that existing water mains are inside the proposed lot and will be affected. The applicant is required to either divert or protect the water mains found on site.