

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/KTN/84

<u>Applicant</u>	Hong Kong Housing Authority (HKHA)
<u>Site</u>	Area 19, Kwu Tung North New Development Area (KTN NDA), New Territories
<u>Site Area</u>	68,700 m ²
<u>Lease</u>	Government land
<u>Plan</u>	Approved Kwu Tung North Outline Zoning Plan (OZP) No. S/KTN/2
<u>Zonings</u>	“Residential (Group A)2” (“R(A)2”) with two small portions in area shown as ‘Road’ ¹ [maximum plot ratio (PR) of 5 (of which the domestic PR should not exceed 4.5) maximum building height (BH) of 135mPD for the western part and 130mPD for the eastern part, except for a strip of land (10m in width and designated as “Terraced Podium”) along the southern site boundary restricted to maximum BH of 5m]
<u>Application</u>	Proposed Minor Relaxation of PR and BH Restrictions for Permitted Public Housing Development

1. The Proposal

- 1.1 The applicant seeks planning permission for minor relaxation of PR restriction from 5 to 6.25 (+25%) and BH restriction of the western part from 135mPD to 151mPD (+11.9%) and eastern part from 130mPD to 146mPD (+12.3%) for permitted public housing development at the application site (the Site) which falls mainly within an area zoned “R(A)2” on the approved KTN OZP No. S/KTN/2 (**Plan A-1**). According to the Notes of the OZP for “R(A)2” zone, based on the individual merits of a development proposal, minor relaxation of the PR and BH restrictions may be considered by the Town Planning Board (the Board). The Site falls within the First Phase of KTN NDA development where site formation is in progress (**Plan A-1**).

¹ Inclusion of small areas of ‘Road’ is to align the site boundary with the approved alignment of Road P1.

- 1.2 The Site was one of the application sites of previous application No. A/KTN/54 (**Plan A-1**) for minor relaxation of PR and/or BH restrictions for 8 public housing sites in KTN and Fanling North (FLN) NDA which was approved by the Rural and New Town Planning Committee (the Committee) on 16.11.2018. The PR restriction of the Site has been relaxed from 5 to a total PR of 6 while the BH restriction of the western part of the Site has been relaxed from 135mPD to 145mPD and the eastern part has been relaxed from 130mPD to 140mPD.
- 1.3 The proposed public housing development comprises 12 residential blocks of 40 to 42 storeys including 1-4 storey podium, a standalone public market at the eastern part, and a 11-storey free-standing non-domestic block at the north-western part mainly for social welfare facilities and carpark (**Drawing A-1**). The proposed development will provide a total of 9,220 units with a design population of about 22,700 persons, subject to detailed design. The public housing development will also provide social welfare, education, commercial and retail as well as ancillary recreational facilities. Retail uses will mainly be provided at the terraced podium along the southern site boundary fronting the Town Plaza (**Plan A-2, Drawings A-2 & A-4**). The Site is accessible from the planned Road D3 (**Plan A-1 and Drawing A-1**). The proposed development is scheduled for completion in 2026/27 and 2027/28 by phases tentatively. A comparison of the major development parameters is as follows:

Major Development Parameters	Under OZP [A]	Approved A/KTN/54 [B]	Current Proposal A/KTN/84 [C]	Difference from A/KTN/54 [C] – [B]	Difference from OZP restrictions [C] – [A]
Site Area		68,700 m ²		-	-
PR	5 (Domestic 4.5, non-dom 0.5)	6	6.25 (Domestic 5.6 [#] , non-dom 0.65 [#])	+ 0.25 (4.2%)	+ 1.25 (25%)
Total GFA	343,500 m ²	412,200 m ²	429,375 m ²	+17,175 m ² (+4.2%)	+85,875 m ² (25%)
Building Height Restriction (BHR)					
Western Part	135 mPD	145 mPD	151 mPD	+6 mPD	+16 mPD
Eastern Part	130 mPD	140 mPD	146 mPD	+6 mPD	+16 mPD

Note:

The domestic and non-domestic PRs are for illustrative purpose only. To allow flexibility and optimum use of development potential, development at the Site is subject to a maximum total PR. The actual domestic and non-domestic PRs would be worked out at detailed design by the applicant. Non-domestic GFA includes the proposed public market and social welfare facilities.

- 1.4 The facilities and the development parameters of the proposed scheme are as follows:

Development Parameter	Proposed Scheme
Site Area	68,700 m ²
Total PR	6.25
- Domestic PR	- 5.6 [#]
- Non-domestic PR	- 0.65 [#]

Development Parameter	Proposed Scheme
Total GFA	429,375 m ²
- Domestic GFA	About 384,630 m ²
- Non domestic GFA	About 44,745 m ²
■ Social Welfare Facilities	■ About 19,800 m² (5.15% of Dom-GFA) - 120-p Day Care Centres for the Elderly (Kitchen based) - District Elderly Community Centre - Child Care Centre - One team of Home Care Services for Frail Elderly Persons - 50-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 - 60-p Special Child Care Centre - 200-p Long Stay Care Home - 40-p Supported Hostel for Ex-Mentally Ill Persons - Integrated Family Service Centre - Integrated Children and Youth Services Centre
■ Education and other non-domestic uses	■ About 12,945 m² - Four 6-classroom Kindergartens - Retail and Commercial (7,200 m ²) - Ancillary Facilities
■ Public Market (FEHD)	■ About 12,000 m²
Maximum Building Height	<u>Western Part:</u> 151 mPD <u>Eastern Part:</u> 146 mPD
No. of Blocks and Storeys	<u>Western Part (total 7 blocks)</u> Block 1 and 2: 41 storeys including 1 storey of podium Block 3 to 6: 41 storeys including 3 storeys of podium 1 Free-standing non-domestic Block: 11 storeys <u>Eastern Part (total 7 blocks)</u> Block 7 and 8: 40 storeys including 2 storeys of podium Block 9 to 11: 41 storeys including 3 storeys of podium

Development Parameter	Proposed Scheme
	Block 12: 42 storeys including 4 storeys of podium Public Market: 4 Storeys
No. of Flat	9,220 (Average flat size: about 42 m ²)
Design Population	22,700 (about)
Local Open Space	22,700 m ²
Green Coverage	At least 30%
Recreational Facilities	
- Local open space	22,700 m ²
- Children play area	1,816 m ²
- Basketball court	2
- Badminton Court	3
- Table Tennis Table	3
Parking Facilities	
- private cars	859
- motorcycles	62
- light goods vehicle	26
- bicycle	615
- welfare facilities	11
- lay-by, loading/unloading space	35

The domestic and non-domestic PRs are for illustrative purpose only. To allow flexibility and optimum use of development potential, development at the Site is subject to a maximum total PR. The actual domestic and non-domestic PRs would be worked out at detailed design by the applicant.

- 1.5 Under the current application, the applicant proposes to increase the total PR to 6.25 as well as the BHs to 146mPD and 151mPD for eastern and western parts respectively. Compared with the PR allowed in OZP, the proposed domestic PR has increased from 4.5 to 5.6 (+24%)², and non-domestic PR has increased from 0.5 to 0.65 (+30%). The provision of additional social welfare facilities is required by Social Welfare Department (SWD). The proposed increase in BHs are mainly to accommodate the proposal mentioned above and the additional ancillary parking spaces in accordance with the latest Hong Kong Planning Standards and Guidelines (HKPSG) promulgated in August 2021.
- 1.6 Under the OZP, a strip of land of 10m wide along the southern site boundary fronting the Town Plaza to the south of the Site designated as Terraced Podium (**Plan A-2**) is restricted to 5m in height. Within this strip of land, a 1-storey podium structure (**Drawings A-2 & A-4**) is proposed with podium roof planned for walkway to be connected by a footbridge between the western and eastern part (**Drawings A-5 & A-6**), to promote walking experience and enhance air ventilation at street level. For the podium in the eastern part facing the Town Plaza, commercial /social / welfare / community facilities will be provided to ensure continuous shop frontages and lining the pedestrian street with the adjoining development (**Drawings A-1 & A-4**).
- 1.7 Wind enhancement features (**Drawing A-9**) are incorporated in the proposed scheme. They include air paths at least 15m wide along prevailing wind directions, setting back

² Based on the assumption of average flat size of 42m² in the current application, a 24% increase in domestic PR from OZP restriction is equivalent to about 1,800 units.

of podium from the western site boundary of eastern part to widen the full-height air path in the north-south direction to about 20m to promote air movement towards the northern future high-rise buildings, and setting back of towers from the southern site boundary to increase air flow along the Town Plaza.

- 1.8 To improve visual amenity, the applicant has proposed design and mitigation measures, including keeping building footprint to a practical minimum, adoption of aesthetically pleasing design, provision of podium greening and vertical greening/buffer planting to screen off proposed structures. The proposed development will provide local open space of not less than 22,700m² per the requirement under Hong Kong Planning Standards and Guidelines (HKPSG) and recreational facilities such as children's play areas for the residents. The proposed tree planting will be not less than 3 trees per 100m² of the total green coverage. The schematic landscape master plans (LMP) are in **Drawings A-5 and A-6**.
- 1.9 To demonstrate technical feasibility of the development, the applicant has submitted review reports on Traffic Impact (TIR), Sewerage Impact (SIR) and Water Supply (WSR), a Visual Appraisal (VA), and a Qualitative Statement on Air Ventilation Assessment (AVA) (**Appendix Ia**).
- 1.10 The layout plan, floor plans, section plans, landscape plan and photomontages of the proposed development are at **Drawings A-1 to A-9**.
- 1.11 In support of the application, the applicant has submitted the following documents:
 - (a) Application form received on 23.2.2022 (**Appendix I**)
 - (b) Supplementary Planning Statement (**Appendix Ia**)
 - (c) Further Information (FI) dated 12.4.2022 # (**Appendix Ib**)

exempted from publication and recounting

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Supplementary Planning Statement at **Appendix Ia**. They are summarized as follows:

- (a) The 2020 Policy Address has invited HKHA 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 19,800 m² equivalent to about 5% 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.
- (b) In 2018, the maximum total PR of the Site has been increased from 5 to 6 while the maximum BH of the western and eastern parts have been increased from 135mPD to 145mPD and from 130mPD to 140mPD respectively under the approved planning application No. A/KTN/54. The further increase of PR to 6.25 under the current application is mainly to accommodate the additional GFA for social welfare facilities so that the previously approved PR would be maintained for the provision of the planned

public housing development.

- (c) The further increase of BH of the western and eastern part is to accommodate the additional welfare facilities proposed by SWD and the higher carparking space provision as required under the latest HKPSG, so that underground excavation works can be minimized and the public housing development can be delivered in a cost-effective and timely manner. Considering the planning intention to generally adopt a two-story podium design to improve wind penetration at pedestrian level and in order to minimize the increase in BH of podium, a free standalone non-domestic building of 11 storeys (including the roof-top structure with height more than 10% of the building height) is proposed to accommodate some of the social welfare facilities, the estate management office and carparking spaces. There is only 6m increase in the maximum BH compared with the approved scheme under application No. A/KTN/54 (+4.1%(west) and +4.3%(east)).
- (d) The proposed relaxation of PR and BH is in line with the government's policy to better utilize land resources in order to meet the imminent public housing need.
- (e) The proposed development is compatible with surrounding development context and conforms to a planning concept of KTN NDA. With higher proposed BH at the western part of the Site, the building height profile, stepping down from the west to the east, would be maintained so as to achieve 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.
- (f) The two-storey terraced podium to be provided along the southern site boundary facing the future Town Plaza will 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.
- (g) 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 VA (**Drawings A-7 & A-8**), the revision in building mass and height comparing to that under A/KTN/54 is considered slight and is unlikely to cause any significant adverse visual impact. With the proposed tree planting, no adverse landscape impact is anticipated.
- (h) The air ventilation review demonstrates that with wind enhancement features incorporated in the proposed scheme (**Drawing A-9**), no adverse air ventilation impact to the surrounding pedestrian wind environment under the proposal is anticipated.
- (i) Review on traffic, sewerage and water supply aspects has demonstrated that no insurmountable problem is envisaged and there is no adverse technical implications.

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

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

4. **Background**

The Site falls within the First Phase of the KTN NDA development (**Plan A-1**). The First Phase infrastructural works is being carried out by Civil Engineering and Development Department (CEDD) and scheduled for completion in 2026. This Site is intended for public housing use.

5. **Previous Application**

The Site is covered by the previous application No. A/KTN/54 submitted by CEDD for minor relaxation of PR and/or BH restrictions for 8 public housing sites in FLN and KTN NDA. Of which, 6 sites are located in KTN NDA (**Plan A-1**) involving relaxation of PR restriction from 5 to 5.1 - 6 (+2% to 20%) and BH restriction from 110mPD – 135mPD to 120 mPD – 145mPD (+4% to 9%). The PR restriction of the Site was relaxed from PR 5 to PR 6 while the BH restriction of the western and eastern parts of the Site were relaxed from 135mPD to 145mPD and from 130mPD to 140mPD respectively. The application was approved by the Committee on 16.11.2018 mainly on the grounds that the proposed minor relaxation has made optimal use of the planned infrastructure to address pressing demand for public housing in the territory, and the application would not result in any change to the established land use planning and development framework, planning themes, objectives and concepts of the NDA embedded in the OZPs; the established PR and BH profile could be maintained, various technical assessments conducted had demonstrated that the minor relaxation was technically feasible in terms of traffic, sewerage, drainage, water supply, environmental, visual and air ventilation aspects; and government departments consulted had no adverse comment on the application.

6. **Similar Application**

There is a similar application No. A/KTN/83 within another “R(A)2” zone to the south of the Site (**Plan A-1**) for minor relaxation of PR Restriction from 5 to 5.5 for dedicated rehousing estate by the Hong Kong Housing Society. The proposed GFA of the social welfare facilities is also provided at a level of about 5% of the total domestic GFA of the development. It was approved by the Committee on 18.2.2022.

7. **The Site and its Surrounding Areas** (Plans A-1 & 2, Aerial Photo and Site Photos at Plans A-3 & A-4)

7.1 The Site is at the south-western part of the KTN NDA currently being formed by CEDD under the KTN NDA First Phase project. The southern boundary of the Site abuts the planned Town Plaza. The eastern part of the Site is within 100m to the planned MTR Kwu Tung Station in the Town Plaza. It will be accessible via the planned Road D3. The Dongjiang water mains run through the western part of the Site (Area marked as water works reserve on **Plan A-2**).

- 7.2 The surrounding areas are also under different phases of the KTN NDA project (**Plan A-1**), site clearance/ infrastructure works are being carried out for those area under the First Phase:
- (a) to the immediate east is the planned public housing site Area 20 zoned “R(A)1” with BHR of 115mPD;
 - (b) to the immediate south is the proposed Town Plaza, which is zoned “Open Space (1)” (“O(1)”). It is the western part of the planned Town Plaza and to the southeast of the Site is the planned Kwu Tung railway station at the Town Plaza ;
 - (c) further south across the Town Plaza are planned public and private housing sites in Areas 24 and 25 zoned “R(A)1”, “R(A)2” and a site zoned “Other Specified Use” (“OU”) annotated “Commercial/Residential Development with Public Transport Interchange” with BHR of 120mPD to 135mPD;
 - (d) to the west across the planned Road P1 is the green belt area; and
 - (e) to the north across the planned Road D3 is the proposed public housing site in Area 12 zoned “R(A)2” with BHR of 135mPD and proposed schools in a “Government/Institution or Community”(“G/IC”) zone with BHR of 8 storeys.

8. Planning Intentions

- 8.1 The “R(A)” zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest two floors of a building excluding basements, or in a free-standing purpose-designed non-domestic building up to five storeys.
- 8.2 Based on the individual merits of a development or redevelopment proposal, minor relaxation of the PR and/or BH restrictions may be considered by the Board.
- 8.3 As stated in the Explanatory Statement (ES) of the OZP, Terraced Podiums are to be provided along site boundaries abutting the Town Plaza. Land designated as ‘Terraced Podium’ is subject to a maximum building height of 5m and 10m-wide set back at first floor level. This terraced design could promote pedestrian experience and enhance air ventilation at street level.

9. Comments from Relevant Government Departments

- 9.1 The following government departments have been consulted and their views on the application are summarized as follows:

Land Administration

- 9.1.1 Comments of the Chief Estate Surveyor/New Development Area, Lands Department (CES/NDA, LandsD):

He has no comment on the key development parameters of the proposed housing development. His advisory comments are in **Appendix III**.

NDA Development

9.1.2 Comments of the Project Manager/North, CEDD (PM/N, CEDD):

- (a) He has no comment on the application from project interface point of view and from KTN NDA perspective.
- (b) The limit of the infrastructure capacity has been reached after the intensification exercise for housing sites in Remaining Phase. Any further increase in housing development intensity of the Site would have implication on the future flat production in Remaining Phase.

Traffic

9.1.3 Comments of the Commissioner for Transport (C for T):

- (a) The Site is located within walking distance of proposed Kwu Tung Station and Kwu Tung PTL.
- (b) Any traffic issues arising from the change in parameters of the Site should be holistically reviewed by CEDD in the KTN NDA Remaining Phase Study.
- (c) She has no objection in principle to the application.

9.1.4 Comments of the Commissioner of Police (C of P):

Requirement shall be made to provide sufficient parking facilities for the proposed additional residential households to prevent further deterioration of the current illegal parking problem.

Urban Design

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

Judging from the submitted photomontages, the proposed development would lead to minor obstruction to the sky view and reduction in visual openness when viewed from VP1, VP3 and VP4 (**Drawings A-7 and A-8**), leading to an overall slightly adverse visual impact. It is noted that some design and mitigation measures have been proposed by the applicant, including adoption of aesthetically pleasing design to improve visual amenity, provision of podium greening and vertical greening/buffer planting to screen off proposed structures. The developments with the proposed relaxation of PR and BH are considered not incompatible in terms of scale and BH of the surrounding planned

developments. As such, it is unlikely that the proposed development would induce significant adverse visual impact on the surroundings.

Landscape

9.1.6 Comments of the CTP/UD&L, PlanD:

- (a) According to the aerial photo of 2020, the Site is situated in an area of rural fringe landscape character comprising of village houses, rural workshop, vacant land and scatter tree groups. Besides, according to the OZP, planned high-rise residential developments are located in the vicinity. The proposed development is not incompatible with the planned surrounding landscape character.
- (b) According to the submission, provision of minimum 30% green coverage and 3 trees per 100 m² of the total green coverage are proposed, and local open space of not less than 22,700m² are proposed for estimated population of 22,700.
- (c) Landscape provisions are proposed to improve the landscape quality of the development. Since the site formation and site clearance would be carried out by CEDD and LandsD respectively, further adverse landscape impact arising from the proposed minor relaxations is not anticipated. She has no objection to the application from landscape planning perspective.

Air Ventilation

9.1.7 Comments of the CTP/UD&L, PlanD:

According to the Qualitative Statement on Air Ventilation Assessment, several wind enhancement features (**Drawing A-9**) have been incorporated in the proposed scheme by the applicant to facilitate air ventilation, including provision of air paths with minimum width of 15m in N/S, NE/SW and E/W directions, setback of podium from the western site boundary of the eastern part and setback of towers from the southern site boundaries. No significant adverse air ventilation impact is anticipated as compared to the approved scheme of A/KTN/54.

Fire Safety

9.1.8 Comments of the Director of Fire Services:

He has no objection in principle. Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans. His advisory comment at **Appendix III**.

District Officer's Comment

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

He has consulted the locals regarding the application. The North District Councilor of subject constituency, the Chairman of Sheung Shui District Rural Committee, the Chairman of Fung Shui Area Committee and the Resident Representative (RR) of Kwu Tung (North) have no comment.

9.2 The following government bureau/departments have no objection to /no adverse comment on the application. Their advisory comments, if any, are at **Appendix III**.

- (a) Secretary for Education
- (b) Director of Social Welfare
- (c) Director of Environmental Protection (DEP)
- (d) Head of Geotechnical Engineering Office, CEDD
- (e) Chief Highway Engineer/NT East, Highways Department
- (f) Chief Building Surveyor/New Territories West, Buildings Department
- (g) Director of Food, Environmental and Hygiene
- (h) Chief Engineer/Construction, Water Supplies Department
- (i) Director of Drainage Services

10. Public Comments Received During Statutory Publication Period

10.1 On 4.3.2022, the application was published for public inspection. During the three weeks statutory public inspection period, 2 comments from 2 individuals were received (**Appendices II-1 and II-2**) with 1 individual indicates no comment. The other raises concerns about the abuse on “minor relaxation” as some applications has gone over 50% of original restrictions; and social problems from overcrowding upon increase in population such that more mental health services should be provided. The commenter is also of the view that putting diverse social welfare facilities in the same building will cause problem, and queries on using at grade space for parking; the need of 22,000 m² open space as the development is next to a genuine open space; and, there is inadequate information from previous application No. A/KTN/54 for comparison.

11. Planning Considerations and Assessments

11.1 The applicant seeks planning permission for minor relaxation of PR restriction from a total PR of 5 (of which the domestic PR should not exceed 4.5) to a total PR of 6.25 (i.e. + 25% in total PR) and BH restriction of the western part from 135mPD to 151mPD (+11.9%) and eastern part from 130mPD to 146mPD (+12.3%) for permitted public housing development for the Site, which is mainly zoned “R(A)2” in KTN OZP and in the First Phase of KTN NDA project. The proposed development involves 12 residential towers of 40 to 42 storeys including 1-4 storeys of podium, a 11 storeys free-standing non-domestic block and a proposed public market. The proposed public housing development will provide 9,220 flats, social welfare facilities, kindergartens and retail/commercial facilities. The Site was part of the application No. A/KTN/54

approved in 2018, where the PR restriction of the Site has been relaxed from PR 5 to a total PR of 6 and the BH restriction of the western part relaxed from 135mPD to 145mPD (+7.4%) and eastern part relaxed from 130mPD to 140mPD (+7.7%).

Housing Policy, Additional Social Welfare Facilities and Minor Relaxation of PR Restriction

- 11.2 As compared to the approved scheme in A/KTN/54, the proposed PR increase from 6 to 6.25 is to provide more public housing units and additional social welfare facilities to meet the community need. The proposed PR is compatible with the PR 5.5 to 6 of the nearby planned residential developments. Compare with the PR allowed in OZP, the proposed domestic PR has increased from 4.5 to 5.6 (+24%), and non-domestic PR has increased from 0.5 to 0.65 (+30%). It is estimated that an additional of 1,800 units³ and additional social welfare facilities proposed by SWD could be provided. The total GFA for social welfare facilities would be about 5.15% of the total domestic GFA of the development. The proposed minor relaxation of PR is in line with the Government's policies of increasing housing supply and providing more social welfare facilities in public housing projects (equivalent to about 5% of the domestic GFA) subject to availability of infrastructural capacities (such as traffic and sewerage capacities), environmental and other technical constraints as well as urban design consideration. In this regard, concerned departments have considered the application acceptable from infrastructure point of view.

Minor Relaxation of BHR and Urban Design

- 11.3 As stated in the submission, the proposed minor relaxation of BHR in the western part from 135mPD to 151mPD and eastern part from 130mPD to 146mPD is to provide more housing units, accommodate the additional social welfare facilities proposed by SWD and carpark spaces in response to the latest HKPSG requirements. The Site is located at the south-western part of the NDA and next to the Town Plaza. Planned high-rise developments can be found in the vicinity, e.g. the public and private housing developments to the south with BHR of 120mPD-135mPD, public housing development to the east and north with BHR of 115mPD and 135mPD respectively. The proposed BHR relaxation for the Site could maintain the stepped height profile descending from the western part (151mPD) to the eastern part (146mPD) is generally in line with the established height profile of the NDA. CTP/UD&L, PlanD considers that the proposed development is not incompatible in terms of scale with the planned developments of the KTN NDA. With the proposed mitigation measures, the proposed development would unlikely induce significant adverse visual impact on the surrounding areas. Also, the proposed development is not incompatible with the surrounding landscape character.

Technical considerations

- 11.4 The applicant has submitted review reports of relevant technical assessments including traffic, environment, sewerage, water supply and air ventilation. Subject to implementation of proposed mitigation measures, the proposed minor relaxation is found acceptable from technical point of view. C for T, PM/N of CEDD, DEP, CE/MN

³ Based on the assumption of average flat size of 42m² in the current application, a 24% increase in domestic PR from OZP restriction is equivalent to about 1,800 units.

of DSD, CE/C of WSD and CTP/UD&L of PlanD have no adverse comment or no objection to the application.

Previous and Similar Application

- 11.5 As stated in paragraphs 5 and 6 above, the Committee has approved a previous application No. A/KTN/54 for minor relaxation of PR and/or BH restrictions involving the Site among others. The PR and BH of the Site was relaxed from 5 to 6 and 140/145mPD respectively. A similar application No. A/KTN/83 in Area 24 south of the Site in another “R(A)2” zone for minor relaxation of PR restriction was approved by the Committee on 18.2.2022. Approving the current application is generally in line with the Committee’s previous decisions.

Public Comments

- 11.6 Two public comments were received, which either provides views or indicates no comment, as stated in paragraph 10 respectively. The departmental comments and planning considerations and assessments as stated in the above paragraphs are relevant.

12. Planning Department’s Views

- 12.1 Based on the assessment made in paragraph 11 and having taken into account public comments in paragraph 10, the Planning Department has no objection to the proposed minor relaxation of PR and BH restrictions for permitted residential development.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until **22.4.2026** and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following condition of approval and advisory clauses are also suggested for Members’ reference:

Approval Condition

The design and provision of vehicular access, car parking and loading/unloading facilities for the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board.

Advisory Clauses

The recommended advisory clauses are at **Appendix III**.

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

13. Decision Sought

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

- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

14. Attachments

Appendix I	Application form received on 23.2.2022
Appendix Ia	Supporting Planning Statement
Appendix Ib	FI dated 12.4.2022
Appendix II-1 to 2	Public Comments
Appendix III	Advisory Clauses
Drawings A-1 to A-9	Master Layout Plan, Floor Plans, Section Plans, Landscape Plan, Photomontages and Proposed Wind Enhancement Features
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photo

**PLANNING DEPARTMENT
APRIL 2022**