

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/KTN/93

Applicant Civil Engineering and Development Department (CEDD), HKSAR Government represented by AECOM Asia Company Limited

Sites Various Lots in D.D. 95 and adjoining Government Land, Kwu Tung North, New Territories

*Note: List of lots involved in the Sites is at **Appendix II**, and land status plans are at **Appendix J of Appendix Ic***

Site Area About 365,970m² (including about 155,260m² of Government land)

**Lease/
Land Status** Private lots (about 57.7% of the site area); and
Government land (about 42.4% of the site area)

**Plan
Zoning** Approved Kwu Tung North Outline Zoning Plan (KTN OZP) No. S/KTN/2

Site	Zoning	Area (ha) (about) [area of 'Road' or 'GB']	Development Restrictions [@]
Public Housing Sites			
A1	R(A)2	5.14	Max. PR 5 (Max. domestic PR 4.5) Max. BH 135mPD
A2	R(A)2	2.20	Max. PR 5 (Max. domestic PR 4.5) Max. BH 135mPD
A3	R(A)1	1.50	Max. PR 6 (Max. domestic PR 5) Max. BH 115mPD Terraced Podium
A4	R(A)3	2.53	Max. PR 5 (Max. domestic PR 4) Max. BH 125mPD Terraced Podium
A5	R(A)3	2.33	Max. PR 5 (Max. domestic PR 4) Max. BH 110mPD Terraced Podium
Private Housing Sites			
B1	R(A)1	1.13	Max. PR 6 (Max. domestic PR 5) Max. BH 115mPD Terraced Podium

Site	Zoning	Area (ha) (about) [area of 'Road' or 'GB']	Development Restrictions [@]
B2	R(A)1	2.34	Max. PR 6 (Max. domestic PR 5) Max. BH 115mPD Terraced Podium
B3	R(B)& Road	2.83 [including 0.04 of 'Road']	Max. PR 3.5 Max. BH 80mPD
B4	R(B) #	3.81	Max. PR 3.5 Max. BH 75mPD
B5	R(B) #	1.79	Max. PR 3.5 Max. BH 75mPD
B6	R(B) & Road	2.35 [including 0.03 of 'Road']	Max. PR 3.5 Max. BH 75mPD
B7	R(B) #	1.25	Max. PR 3.5 Max. BH 85/95mPD
B8	R(B), Road & GB	1.3 [including 0.05 'GB' and 0.01 'Road']	Max. PR 3.5 Max. BH 85mPD
B9	R(B) #	1.17	Max. PR 3.5 Max. BH 80mPD
B10	R(B) & Road	2.87 [including 0.04 of 'Road']	Max. PR 3.5 Max. BH 95mPD
B11	R(B) #	1.28	Max. PR 3.5 Max. BH 90mPD
B12	R(B) #	0.78	Max. PR 3.5 Max. BH 90mPD

Remarks:

@ No development restriction for "GB" zone or area shown as 'Road'

These sites also involve minor portion of land shown as 'Road' accounting for 0.2% to 1% of individual site area

- R(A)1: "Residential (Group A)1"
- R(A)2: "Residential (Group A)2"
- R(A)3: "Residential (Group A)3"
- R(B): "Residential (Group B)"
- GB: "Green Belt"
- 'Road' : area shown as 'Road'
- Max. PR – Maximum Plot Ratio; Max. BH – Maximum Building Height
- Terraced Podium: restricted to a maximum BH of 5m on a strip of land (10m in width) along the planned Town Plaza in KTN

Application

Proposed Minor Relaxation of Plot Ratio (PR) and/or Building Height (BH) Restrictions for Proposed/Permitted Public and Private Housing Developments, and Proposed Shop and Services and Eating Place within Public Housing

Developments, and Proposed Public Transport Terminus, Shop and Services and Eating Place uses within a Private Housing Development

1. The Proposal

- 1.1 The applicant seeks planning permission for minor relaxation of PR and/or BH restrictions for 17 application sites (the Sites) including Sites A1 to A5 for public housing developments and Sites B1 to B12 for private housing developments, proposed Shop and Services and Eating Place uses on the third floor for Sites A1-A5, and proposed Public Transport Terminus (PTT), Shop and Services and Eating Place uses on the lowest two floors (above ground) at Site B10. The Sites fall mainly within areas zoned “R(A)1”, “R(A)2”, “R(A)3” or “R(B)”, with minor portions within area shown as ‘Road’ or “GB” as shown on the above table, on the approved KTN OZP No. S/KTN/2 (**Plan A-1**). According to the Notes of the OZPs, based on the individual merits of a development or redevelopment proposal, minor relaxation of PR and/or BH may be considered by the Town Planning Board (the Board); the proposed housing developments on area zoned “GB” and shown as ‘Road’ require permission from the Board. In addition, the proposed Shop and Services and Eating Place uses on the third floor in Sites A1 to A5 (zoned “R(A)”)¹, and the proposed PTT, Shop and Service, and Eating Place uses on the lowest two floors (above ground) in Site B10 (zoned “R(B)”) require planning permission from the Board.
- 1.2 According to the submission, a minor relaxation of PR by 30% is proposed for public housing sites A1-A5; whilst a relaxation of 20% for the PR is proposed for private housing sites B1-B10. As advised by Transport Department (TD), to meet the demand of public transport, a PTT/public transport interchange (PTI) each is proposed in Site A1 and Site B10. The proposed PRs and BHRs for these two sites require further relaxation to cater for the PTT. In addition, to better serve the residents in the eastern part of the NDA, a small scale shopping centre with non-domestic Gross Floor Area (GFA) of 3,000m² is also proposed at Site B10. The proposed PR and BH are shown on **Drawing A-1** and detailed as follows :

Site	Site Area (ha) (about)	PR			BH (mPD)		
		OZP	Proposed	Change (+)	OZP	Proposed	Change (+)
Public Housing Sites							
A1 [#]	5.14	5	6.73	35%	135	180	33%
A2 [#]	2.20	5	6.5	30%	135	160	19%
A3	1.50	6	7.8	30%	115	145	26%
A4 [#]	2.53	5	6.5	30%	125	140	12%
A5 [#]	2.33	5	6.5	30%	110	135	23%
Private Housing Sites							
B1	1.13	TPR 6 DPR 5	TPR 7.2 DPR 6 NDPR 1.2	20%	115	130	13%

¹ According to the Notes of the OZP, ‘Flat’ and general commercial uses such as ‘Shop and Services’ and ‘Eating Place’ on the lowest two floors of a building excluding basements or in a free-standing purpose-designed non-domestic building up to five storeys are always permitted within the “R(A)” zoning of Sites A1 to A5.

Site	Site Area (ha) (about)	PR			BH (mPD)		
		OZP	Proposed	Change (+)	OZP	Proposed	Change (+)
B2	2.34	TPR 6 DPR 5	TPR 7.2 DPR 6 NDPR 1.2	20%	115	130	13%
B3	2.83	3.5	4.2	20%	80	95	19%
B4	3.81	3.5	4.2	20%	75	85	13%
B5	1.79	3.5	4.2	20%	75	80	7%
B6	2.35	3.5	4.2	20%	75	80	7%
B7	1.25	3.5	4.2	20%	85/95	100	5%/18%
B8	1.3	3.5	4.2	20%	85	90	6%
B9	1.17	3.5	4.2	20%	80	85	6%
B10	2.87	3.5	TPR 4.43 DPR 4.2 NDPR 0.23	27%	95	110	16%
B11	1.28	3.5	4.2	20%	90	90	0%
B12	0.78	3.5	4.2	20%	90	90	0%

Remarks:

- TPR: Total PR, DPR: Domestic PR, NDPR: Non-domestic PR. To allow flexibility, development of public housing sites A1 to A5 are restricted to the TPR while DPR and NDPR will be worked out by the Housing Department (HD) at Planning Brief stage.
- Private housing developments B1, B2 and B10 are restricted to the specified DPR and NDPR in the table.
- Site A1: TPR includes a PTT/PTI of 12,000 m² GFA.
- Site B10: NDPR includes a PTT/PTI of 3,500 m² GFA.
- # Sites involved in previous application No. A/KTN/54

- 1.3 For the public housing sites A1 to A5, to allow flexibility, the applicant seeks permission to relax the maximum PR without restricting the maximum DPR and NDPR so that the actual DPR and NDPR can be worked out at detailed design stage. The proposed BH in public housing sites A1 to A5 has taken into account the provision of above ground parking spaces. The proposed Shop and Services and Eating Place on the third floor of the public housing developments at A1 to A5 is to accommodate the corresponding increase in non-domestic GFA for social welfare and retail facilities to serve the additional population.
- 1.4 Four public housing sites A1, A2, A4 and A5 are covered by the 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. Their TPR were all relaxed from 5 to 5.8 (+16%).
- 1.5 It is estimated that the 17 Sites will provide a total of about 33,510 units. The proposed minor relaxation will provide about 9,360 additional flats in the Sites as compared to the scenario under the OZP restriction, or about 4,240 additional flats as compared to the previous application No. A/KTN/54. Together with the proposed rezoning proposal in KTN NDA, the total new housing units and population in KTN NDA will

be increased to around 49,900 and 131,600 respectively. Corresponding community facilities are planned to serve the planned population.

- 1.6 Indicative layout plan (**Drawing A-2**) and development parameters (**Annex I of Appendix Ib**) for the Sites are prepared for technical assessment purposes. The technical assessment reports are at **Appendix Ic**. The Traffic and Transport Impact Assessment (TTIA) demonstrates that with the proposed improvement schemes to road junctions and proposed public transport facilities, including the PTIs, the performance of road junctions in KTN, in general, will be acceptable and the traffic condition at major road links near the NDA will be at a manageable degree. The full TTIA report would be deposited at the meeting for members' inspection.
- 1.7 As shown in the Environmental Assessment (EA), with the adoption of mitigation measures, such as building set back, adoption of non-sensitive use at particular façade or acoustic insulation, no insurmountable air quality and traffic noise impact are anticipated.
- 1.8 Photomontages are attached at **Drawings A-3 to A-6**. There would not be any discernible adverse change in landscape and visual impacts due to minor relaxation of development restrictions. Landscape mitigation measures such as slope landscaping, vertical greening, green roof, screen planting, aesthetical design, etc., are proposed. As shown in Air Ventilation Assessment Expert Evaluation (AVA EE), observable district wise decline in air ventilation performance is not anticipated. With the implementation of ventilation improvement measures (e.g. ground level setback within Sites B2 and A5, terraced podium in Sites A1 and A2 along the public open space, etc.), the wind performance of the areas could be enhanced.
- 1.9 The Sites mostly fall with the Remaining Phase of the NDA. Site formation and infrastructural works of the Remaining Phase development is scheduled to commence in 2024 while the first population intake of the Remaining Phase is anticipated in 2030/2031.
- 1.10 A plan indicating the proposed minor relaxation of PR and/or BH restrictions, the indicative master layout plan, and photomontages from key viewpoints submitted by the applicant are at **Drawings A-1 to A-6**.
- 1.11 In support of the application, the applicant has submitted the following documents:

Application form received on 16.8.2022	Appendix I
Further Information (FI) dated 16.9.2022 [#]	Appendix Ia
Supplementary Planning Statement Volume I – Planning Statement	Appendix Ib
Supplementary Planning Statement Volume II – Technical Assessments and Land Status Plans	Appendix Ic
<i>[#]accepted and exempted from publication</i>	

[Planning Statement and Appendices received on 16.8.2022, FI received on 5.9.2022, and 15.9.2022 are not attached as they are incorporated by the consolidated reports in Appendices **Ib** and **Ic**.]

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in **Appendix Ib**. They are summarized as follows:

- Optimize land resources*

(a) Land resources could be optimised for the timely provision of housing developments. This application could alleviate the acute demand for housing development.
- In line with government's policy to address the space shortfall of the welfare sector*

(b) In view of the 2020 Policy Address, floor area for social welfare facilities equivalent to 5% of the attainable domestic GFA in public housing developments has been reserved. For public housing development under this application, Government, Institution or Community (G/IC) facilities as requested by relevant Bureaux/Departments (B/Ds) have also been incorporated in the proposed public housing developments.
- Minor BH relaxation*

(c) Additional PR would require taller BH. According to HD, to deliver public housing development in a more cost-effective and timely manner, excavation works for underground car park is not preferred. Thus, additional BH would be required to accommodate the above-ground car park. Moreover, for the proposed PTT/PTI, a higher floor-to-floor height is required on the ground floor for the required headroom. Therefore, the BH restrictions are proposed to be relaxed by about 5% to 33% for the Sites to accommodate the additional flats, community facilities, car parking spaces, and PTT.
- Maintaining established planning and design framework of KTN*

(d) The proposed minor relaxation respects the overall planning objectives of the KTN OZP. There is no change to the land use layout on the OZP. The planning themes, urban design and landscape framework is well respected. Urban design elements including the non-building area (NBA), green belt and major open spaces have been maintained. No change has been proposed to the major breezeway and green corridors as stipulated on the OZP, such that the planned sustainable and quality living environment can be ensured. Sufficient open spaces and GIC facilities would be provided for the additional population. In accordance with HKPSG requirement, 1m² local open space per person would be provided in the public housing developments.
- (e) The established PR and BH profile can still be maintained. Lower BH is planned for the area in the eastern part near the existing villages and Long Valley. Within the high-rise town centre, relatively lower BH shall be provided in the central part.
- No significant adverse impacts*

(f) Technical assessments (**Appendix Ic**) including TTIA, EA, Sewerage Impact Assessment (SIA), Drainage Impact Assessment, Water Supply Impact Assessment, Visual Impact Assessment, Review of Landscape Impact and AVA have been conducted on the proposals under this application. No significant environmental and engineering impact is anticipated.

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

The applicant is not the current land owner but has complied with the requirements as set out in the Town Planning Board (TPB) Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No.31A) by publishing the notices of the application on local newspapers specified by the Board, posting site notices at/near the Sites, and sending notices to Sheung Shui District Rural Committee by local registered post. Detailed information would be deposited at the meeting for Members’ inspection. For the Government land, the “Owner’s Consent/Notification” Requirements as set out in TPB PG-No.31A are not applicable.

4. Background

- 4.1 The North East New Territories New Development Areas Planning and Engineering Study (NENT NDAs Study) was completed in 2013. A comprehensive planning and urban design framework (including stepping height profile, major breezeways, view corridors, non-building areas (NBAs), landscaped shopping streets/terraced podiums, open space/pedestrian/cycle track systems, etc.) was established under the NENT NDAs Study for the KTN NDA and subsequently incorporated to the KTN OZP which was approved by ExCo in 2015 to facilitate the implementation of KTN NDA.
- 4.2 In 2018, having reviewed the infrastructural capacity, it was found that the intensity of 6 public housing sites in KTN could be intensified. A s.16 application No. A/KTN/54 for minor relaxation of PR and/or BH restriction covering the 6 public housing sites in KTN and 2 public housing sites in FLN NDA submitted by CEDD was approved by the Committee on 16.11.2018.
- 4.3 In recent years, the government's progressive implementation of the “East in East out, West in West out” planning strategy for cross-boundary goods traffic, upgrading of the Shek Wu Hui Sewerage Treatment Works and other infrastructural upgrading works have released future road and sewerage capacity in the North District. This has rendered the opportunity to further intensify the development intensity of the housing sites in the KTN Remaining Phase.
- 4.4 In 2014 Policy Address, the then Chief Executive (CE) announced that in order to address the continued shortage of land supply for housing development, the maximum DPR for housing sites outside the north of Hong Kong Island and Kowloon Peninsula could be generally increased by around 20%, subject to availability of infrastructural capacities (such as traffic and sewerage capacities), environmental and other technical constraints as well as urban design considerations. The policy was taken forward in the planning application in 2018 (A/KTN/54 as stated in paragraph 4.2 above). Subsequently, the policy was refined by the CE in end 2018 by further intensifying the PRs of public housing sites in the Main Urban Areas (except Density Zone 1) and New Towns by up to 30% where feasible. The potential for housing sites in the Remaining Phase of KTN NDA for intensification is therefore further reviewed in light of the released infrastructural capacities. The proposed intensification with 30% increase in PR for public housing sites and 20% increase in PR for private housing sites under this application is in line with the latest policy.
- 4.5 In 2020 Policy Address, the CE proposed to increase the PR of future public housing projects so that 5% of the attainable domestic GFA would be set aside for social welfare facilities without compromising flat production. In this regard, the NDPR in the

housing sites are proposed to be relaxed on par with the DPR to accommodate the required GFA for social welfare facilities and additional retail facilities to serve the additional population.

5. Previous Application

- 5.1 There are about 80 previous applications involving the Sites, but nearly all of them were for temporary or permanent warehouse, storage, rural workshop, recycling collection centre uses, etc. As these applications are not relevant to this application for minor relaxation of PR and/or BH restrictions, they would not be presented in this section.
- 5.2 Besides, there is a previous application No. A/KTN/54 submitted by CEDD for minor relaxation of PR and/or BH restrictions for 2 public housing sites in FLN NDA and 6 sites in KTN NDA. Details are at **Appendix III**. The previous application covers Sites A1, A2, A4 and A5 of the current application. The application was approved by the Committee on 16.11.2018 mainly on the grounds that the proposed minor relaxation had 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. Under the previous application, the PR of the 4 sites has been relaxed from 5 to 5.8 by 16% which are proposed to be further relaxed up to 30% from PR 5 under this application. For BH, there was no increase in BH for Sites A1 and A2 under A/KTN/54 while Site A4 and A5 were increased by 5m and 10m respectively.

6. Similar Applications

- 6.1 There are two similar applications No. A/KTN/83 and 84 within another “R(A)2” zone (**Plan A-1**) for minor relaxation of PR and/or BH Restrictions approved by the Committee on 18.2.2022 and 22.4.2022 respectively. Details are at **Appendix IV**.
- 6.2 Application No. A/KTN/83 for minor relaxation from 5 to 5.5 was submitted by the Hong Kong Housing Society for dedicated rehousing estate in Area 24. Application No. A/KTN/84 for minor relaxation of PR restriction from 5 to 6.25 and BH restriction from 135mPD to 151mPD (western part) and from 130mPD to 146mPD (eastern part) was submitted by Hong Kong Housing Authority (HKHA) for a permitted public housing development in Area 19.

7. The Site and Its Surrounding Areas (Plan A-2, aerial photo on A-3, site photos on A-4a to A-4c)

- 7.1 The Sites comprises a total of 17 Sites. Sites A1 to A5 are designated for public housing developments, whilst Sites B1 to B12 are for private housing developments.

All Sites will be cleared and formed for the NDA development². Sites A1 and A2 are located at the northern part of the NDA. Sites B3 to B12 are located in the eastern part of the NDA planned for medium density residential area.

- 7.2 Sites A3 to A5, B1 and B2 are located within the future Town Centre of KTN NDA. The Town Centre will accommodate a mix of residential use, retail and social and community facilities around the proposed Kwu Tung railway station and PTT. These Sites will be well connected and integrated into the open space/pedestrian system of Town Plaza to create a pleasant walking environment. These sites abut the planned Town Plaza. Under the OZP, a strip of land of 10m wide along these sites fronting the Town Plaza is designated as Terraced Podium (**Plan A-2**) restricted to 5m in height.
- 7.3 The surrounding areas are planned for the following uses (**Plan A-1**):
- (a) to the north of Sites A1 and A2 are mainly Fung Kong Shan Park zoned “Open Space” (“O”) and police stations/quarters and sports centre zoned “Government, Institution or Community” (“G/IC”);
 - (b) to the immediate west of Site A3 is the planned public housing site in Area 19 zoned “R(A)1” with BHR of 146-151mPD;
 - (c) to the south of Sites B2 and A5 are “Other specified Uses” (“OU”) zone designated for “Mixed Use” and “Business and Technology Park” uses intended for the commercial/residential uses and business park development respectively;
 - (d) to the east of Sites B7 to B10 is the “GB” and “Village Type Development ” zones of Ho Sheung Heung.

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 The “R(B)” zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.
- 8.3 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.
- 8.4 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 BH 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.

² Except for the private housing sites which will be accepted for land exchange by the Government before the land resumption process.

- 8.5 Several small pieces of 'Road' areas are included in some Sites according to CEDD's latest road layout. These pieces of land will no longer be used for road and are therefore included for housing developments. Besides, a small piece of "GB" land sandwiched by the realigned road and the adjoining housing site is included in Site B8.

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, LandsD (CES/NDA, LandsD):

He has no comment on the proposed minor relaxation of PR and BH restrictions.

Traffic

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

He has no adverse comment on the application.

- 9.1.3. Comments of the Commissioner of Police :

Sufficient parking space has to be built for the additional residents and their visitors to ease the illegal parking problem in the area.

Environment

- 9.1.4. Comments of the Director of Environmental Protection (DEP):

He has no adverse comment on the application.

Urban Design, Visual, and Landscape

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

- (a) For urban design and visual aspect, based on the submitted photomontages (**Drawings A3 to A6**), the proposed minor relaxation of PR and BH restrictions for permitted housing developments would create changes in BH and building footprint resulting to an overall slight visual impact as rated by the applicant. Various mitigation measures have been proposed by the applicant to minimise potential visual impacts, such as following the Sustainable Building Design Guidelines in detailed design stage and providing vertical greening and green roof. The proposals are considered compatible in scale and height with the planned developments of the NDA. The stepped BH concept with the overall development intensity and BH profile stepping down from the Town

Centre towards the periphery and riverside would generally be maintained. As such, the proposal would unlikely induce significant adverse visual impact on the surroundings.

- (b) For landscape, the Sites are currently of rural fringe landscape character and to be developed for residential use. As stated in paragraph 5.1.1 of the Planning Statement (**Appendix Ib**), the proposed developments remain within the planned housing development areas under the OZP and there is no change in terms of the land use and extent of site formation works. It is also noted that relevant landscape mitigation measures will be implemented according to the approved Environmental Impact Assessment (EIA) report under the NENT NDAs P&E Study. Further adverse landscape impact on landscape resources and landscape character areas generated from the proposed minor relaxation of PR and BH is not anticipated. It is noted that 1m² local open space would be provided in the public housing sites in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) requirement.

9.1.6. Comments of Chief Architect/Central Management Division 2, Architectural Services Department:

Since the applicant proposes the development potential/BH of most of the areas within KTN NDA to be generally increased, he has no comment from architectural and visual impact point of view. The future project proponents are advised to comply with the building separation requirements of the design guidelines promulgated in PNAP APP-152.

Air Ventilation

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

- (a) An Air Ventilation Assessment Expert Evaluation (AVA EE) has been carried out (**Appendix H of Appendix Ic**) to compare the pedestrian wind performance of the Proposed Scenario (with the proposed increase in PR and BH restrictions) and the Base Scenario (i.e., the OZP-compliant scheme updated with the approved applications No. A/KTN/83 and A/KTN/84).
- (b) According to the AVA EE report, the proposed intensification will result in larger footprint and taller buildings which will inevitably have larger wake areas at the immediate wind downstream spots of the building structures. Notwithstanding, the proposed intensification will not affect the well-interconnected breezeways and wind corridors across the district which are in the form of road network, open space network and non-building areas. Furthermore, the good design features in the Sites such as terraced podiums design in most “R(A)” Sites and discouragement of podium design for “R(B)” Sites (except one with PTT) are retained in the proposed intensification to facilitate the wind flow within and across the Sites. Additional wind enhancement measures are also recommended in the Sites as far as possible, including terraced podium design at Sites A1 and A2 and ground level setbacks at Sites B2 and A5 to strengthen

the existing north-south air paths. Considering all these good design measures and the setting of the sites, it is anticipated that the proposed increase in PR and BH in the Proposed Scenario will not have significant impact on the overall pedestrian wind environment when compared with the Base Scenario.

Local Views

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

- (a) The North District Councilor of the subject constituency objects the application mainly for reasons that the residents in Ho Sheung Heung and Ma Tso Lung need to pass through the construction sites and would be affected by the construction works due to increasing traffic flow and congestion, dust and noise generated from the works. New roads should be provided to avoid the need for the local residents to pass through the construction area.
- (b) The Chairman of Sheung Shui District Rural Committee, the Chairman of Fung Shui Area Committee, the Resident Representatives (RR) of Kwu Tung (South) and Kwu Tung (North), the Indigenous Inhabitant Representative (IIR) of Ho Sheung Heung and the RR of Ho Sheung Heung have no comment.

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

- (a) Director of Housing
- (b) Chief Highway Engineer/NT East, Highways Department
- (c) Chief Engineer/Mainland North, Drainage Services Department
- (d) Chief Engineer/New Territories East, Water Supplies Department
- (e) Director of Fire Services

10. Public Comments Received During Statutory Publication Period

10.1. On 19.8.2022, the application was published for public inspection. During the three weeks of the statutory public inspection period, 3 comments from the Real Estate Developers Association of Hong Kong (REDa) and 2 individuals were received (**Appendix V**). One individual indicates no comment.

10.2. The REDa supports in principle the application but considers it not optimising the opportunities for flat development. The BHR of private housing sites at the Town Centre should be increased from around 130mPD to around 150mPD to allow flexibility for building iconic developments. REDa suggests that higher BHR and PR relaxation should be applied to private housing sites to optimise flat production. A 30% increase in PR should be applied to all housing sites, i.e., the same as the PR of public housing sites. Besides, the PR for private housing sites should be increased to the same level as the adjacent public housing sites.

- 10.3. One individual raises concern about the various air, traffic, environment, etc impacts. Besides, the broad-brush increase in PR for all housing sites ignores the particular conditions of individual sites. The impact of the increase in PR for the GFA set aside for social welfare facilities is not evaluated.

11. Planning Considerations and Assessments

- 11.1 The application involves 17 housing sites in KTN NDA including 5 sites, A1 to A5, for public housing and 12 sites, B1 to B12, for private housing. They are under “R(A)” (A1 to A5, B1 and B2) or “R(B)” (B3 to B12) zoning with minor portions of area within the area shown as ‘Road’ or “GB” zone. The application applies for minor relaxation of PR (from 3.5-6 to 4.2-7.8) and/or BH restrictions (from 75–135mPD to 85–180mPD) for the Sites, as detailed in paragraph 1.2, to optimise the land resources to address pressing demand on housing in the territory. According to the prevailing policy, for the public housing sites, A1 to A5, the PR is relaxed by 30% (from 5-6 to 6.5-7.8) while an additional 5% is allowed for Site A1 to accommodate the proposed PTT. For private housing site, a 20% increase in PR is proposed, while an additional 7% increase in NDPR for Site B10 is proposed for provision of a PTT and shopping centre. The application also applies for general commercial uses on the third floor of the public housing developments at Sites A1 to A5, and PTT and general commercial uses on the first two floors above ground in Site B10.

Policy Aspect

- 11.2 KTN NDA project is an important source of Hong Kong’s land and housing supply in the medium and long term. With the proposed minor relaxation, there will be an increase of about 4,240 housing units³ (as compared to the previous approved application No. A/KTN/54). Together with other rezoning proposal for housing use to be considered by the Committee at this meeting, the total number of flat for the NDA is estimated to increase to 49,900 flats (including public and private flats) accommodating about 131,600 population. As such, the current application dovetails with the Government’s overall policy of increasing housing supply. It has strong planning merit to meet the imminent needs of the community. The NDPR of the housing sites is also proposed to be increased by the same scale. This is in line with the Government’s policy to reserve GFA equivalent to about 5% of the domestic GFA for social welfare facilities in public housing developments without affecting flat supply, and on the other hand to provide more retail GFA to serve the additional residents and the district.

Planning intention, development framework and urban design concepts

- 11.3 The current application involves minor increase in PR by 20%-30% and/or BH restrictions by 0% - 26% except that Site A1 would be increased by 35% in PR and 33% in BH to accommodate the proposed PTT. It should be noted that only a portion of the site with the PTT underneath the building block(s) may reach 180mPD. Stepped BH within the site would be worked out at detailed design stage by the HD. The proposed development would not result in major change to the land use zonings and established land use planning and development framework of the NDA. Despite the potential adjustments to the building bulk, the indicative layout for the Sites (**Drawing A-2**) demonstrates that various urban design concepts of the NDA such as Non-Building

³ It is estimated that the 4,240 units could accommodate about 11,490 persons.

Areas (NBAs), major breezeways, key view corridors, terraced podiums and open space systems (e.g. the Town Plaza) will not be affected, ensuring the pleasant living environment and greenery.

- 11.4 The established PR and BH profile could be maintained under this proposal. Upon approval of the application, the higher development intensity sites are still located around the town centre of the NDA. Also, the proposed increase of BH generally respects the overall established BH profile stepping down from the town centre towards the periphery and riverside (**Plan A-2**) in order to enhance variety in height and massing, and to ensure a better integration with the adjacent rural setting. In KTN NDA, housing sites of higher BH are concentrated at the northern and western part of the Town Centre, with BH gradually decreasing towards the medium-density residential areas and village settlements near Sheung Yue River (**Plan A-2**). As such, the overall townscape and neighbourhood environment of the NDA could be maintained.

Visual, Landscape and Air Ventilation

- 11.5 On visual aspect, the proposed minor relaxation would create changes in BH, footprint and layout resulting in an overall slight visual impact (**Drawings A-3 to A-6**). Various measures, such as following the Sustainable Building Design Guidelines in detailed design stage and providing vertical greening and green roof, are proposed. Coupled with the maintenance of the BH profile as detailed in paragraph 11.4 above, the proposal would unlikely induce significant adverse visual impact on the surroundings. For landscape, the proposed developments remain within the planned housing development areas under the OZP and there is no change in terms of the land use and extent of site formation works. Further adverse landscape impact on landscape resources and landscape character areas generated from the proposed developments is not anticipated. CTP/UD&L, PlanD has no adverse comment on the application.
- 11.6 For air ventilation, the proposed intensification will not affect the well-interconnected breezeways and wind corridors across the district which are in the form of road network, open space network and non-building areas. Besides, the good design features in the Sites such as terraced podiums design in most “R(A)” Sites and discouragement of podium design for “R(B)” Sites (except one with PTT) are retained in the proposed intensification to facilitate the wind flow within and across the Sites. Considering all these good design measures and the setting of the sites, it is anticipated that the proposed increase in PR and BH will not have significant impact on the overall pedestrian wind environment.

Technical considerations

- 11.7 The applicant has submitted review reports of various technical assessments including traffic, environment, sewerage and water supply (**Appendix Ic**). With implementation of proposed mitigation measures, the proposed minor relaxation is found acceptable from technical point of view. C for T, DEP, CE/MN, DSD, CE/C, WSD have no adverse comment or no objection to the application.

Sufficient planned provision of open space and major GIC facilities

- 11.8 In KTN NDA, sufficient land is reserved for open space and GIC facilities generally in accordance with HKPSG or as requested by concerned departments to meet the increased planned population in the NDA upon approval of the application. Additional GFA for social welfare facilities is also reserved in public housing sites according to the latest policy. In accordance with HKPSG, Local Open Space (“LO”) will be provided

within the public housing sites to serve the residents.

Implementation

- 11.9 The implementation of KTN NDA will be completed in phases with estimated flat production from 2025 to 2031. The Sites mostly fall with the Remaining Phase of the NDA. Site formation and infrastructural works of the Remaining Phase development is scheduled to commence in 2024 while the first population intake of the Remaining Phase is anticipated in 2030/2031.
- 11.10 For Sites A1 to A5 which are designated for public housing development, Planning Briefs setting out the requirements of concerned government departments will be prepared to guide future development on the Sites. Besides, the HD or private developer will conduct relevant technical assessments as required by concerned departments at detailed design stage.

Indicative Scheme

- 11.11 It should be noted that the layout plan for the Sites submitted by the applicant is indicative and solely for technical assessments purpose. It is used to illustrate that the proposed increase of PR and BH would have no significant adverse impacts on the environmental, air ventilation and visual quality, etc. Should the Committee approve the application, the approval is for application as stated in paragraph 11.1. The layout of the Sites does not form part of the approval. This is to allow flexibility to accommodate various types of public/private housing units and/or community facilities in individual site, which can only be finalised at detailed design stage. Besides, it should be noted that the actual site area are subject to detailed survey at a later stage.

Previous and Similar Applications

- 11.12 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 4 of the Sites. Similar applications No. A/KTN/83 and A/KTN/84 for minor relaxation of PR and/or BH restrictions was approved by the Committee on 18.2.2022 and 22.4.2022 respectively. Approving the current application is generally in line with the Committee's previous decisions.

Public Comments

- 11.13 There are 3 public comments as stated in paragraph 10, of which 1 supports the application, 1 raises concern, and 1 indicates no comments. Relevant government departments' comments and planning considerations above are relevant. Regarding the suggestion to further increase the PR and BH for some of the Sites, the proposed PR and BH were formulated after taking into account ExCo's policy on PR increase and urban design considerations (e.g. stepped BH profile), and infrastructural considerations, etc.

12. Planning Department's Views

- 12.1 Based on the assessment made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10, the Planning Department has no objection to the application.
- 12.2 To cater for a longer development timeframe for the Sites, a longer validity period of

the planning permission of 6 years is suggested. Should the Committee decide to approve the application, it is suggested that the permission shall be valid until **23.9.2028** and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The advisory clauses at **Appendix VI** are suggested for Members' reference.

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

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant 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 16.8.2022
Appendix Ia	FI of 16.9.2022
Appendix Ib	Supplementary Planning Statement Volume I – Planning Statement
Appendix Ic	Supplementary Planning Statement Volume II – Technical Assessments and Land Status Plans
Appendix II	Lots involved in the Application Sites
Appendix III	Previous Application
Appendix IV	Similar Applications
Appendix V	Public Comments
Appendix VI	Advisory Clauses
Drawing A-1	Proposed Minor Relaxation of PR and/or BH Restrictions
Drawing A-2	Indicative Layout Plan of the Application Sites
Drawings A-3 to A-6	Photomontages
Plan A-1	Location Plan
Plan A-2	BH of surrounding area
Plan A-3	Aerial Photo
Plans A-4a to A-4c	Site Photos