

RNTPC Paper No. A/TKO/128
For Consideration by the
Rural and New Town
Planning Committee
on 9.6.2023

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TKO/128

<u>Applicant</u>	:	Civil Engineering and Development Department (CEDD)
<u>Sites</u>	:	Government Land adjacent to Ying Yip Road (Site A), Yau Yue Wan Village Road (Site B) and Pak Shing Kok Road (Site C), Tseung Kwan O
<u>Sites Area</u>	:	Site A: About 14,500m ² Site B: About 28,700m ² Site C: About 22,400m ²
<u>Land Status</u>	:	Government Land
<u>Plan</u>	:	Approved Tseung Kwan O Outline Zoning Plan (OZP) No. S/TKO/28
<u>Zoning</u>	:	“Residential (Group A)7” (“R(A)7”) - restricted to a maximum plot ratio (PR) of 6.5 and maximum building heights (BHs) of 170mPD for Site A, 140mPD for Site B and 210mPD for Site C with a minor relaxation clause
<u>Application</u>	:	Proposed Minor Relaxation of PR Restriction for Permitted Public Housing Development

1. The Proposal

- 1.1 The applicant seeks planning permission for minor relaxation of PR restriction from 6.5 to 7.1 (i.e. +0.6 or +9.2%) for Ying Yip Road site (Site A), 6.5 to 7.0 (i.e. +0.5 or +7.7%) for Yau Yue Wan Village Road site (Site B) and 6.5 to 7.04 (i.e. +0.54 or +8.3%) for Pak Shing Kok Road site (Site C) for permitted public housing development with social welfare facilities, shop and services and school uses at the application sites (the Sites), which fall within areas zoned “R(A)7” on the approved Tseung Kwan O OZP No. S/TKO/28 (the OZP) (**Plan A-1**). According to the Notes of the OZP, ‘Flat’ and ‘Social Welfare Facility’ are Column 1 uses which are always permitted while ‘school’ and ‘shop and services’ uses are also always

permitted on the lowest three floors of a building including basements but excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room within the “R(A)7” zone. Based on the individual merits of a development proposal, minor relaxation of PR restriction may be considered by the Town Planning Board (the Board) on application under section 16 of the Town Planning Ordinance.

Site A

- 1.2 The proposed public housing development comprises two blocks with BHs of 40 and 42 storeys including a 3 to 4-storey podium (not more than 170mPD). Social welfare facilities including a Neighbourhood Elderly Centre (NEC), a 60-place Day Care Centre for the Elderly (DE), a 100-place Residential Care Home for Elderly (RCHE) and retail facilities will be provided at the site (**Drawings A-1 and A-2**). Subject to detailed design, the proposed development will provide about 1,628 flats and accommodate a population of about 4,560 with proposed minor relaxation of PR from 6.5 to 7.1. As compared with the OZP compliant scheme¹, an additional 28 flats would be provided. The site is currently under site formation works and the proposed development is targeted for completion in 2027/28.
- 1.3 The site is accessible from Ying Yip Road (**Drawing A-1**). Design measures proposed to minimise air quality and visual impacts include a 5m setback from Ying Yip Road as well as two 15m wide air paths along north-south and east-west directions of the site (**Drawing A-1**).

Site B

- 1.4 The proposed public housing development comprises four blocks with BHs ranging from 41 to 44 storeys including a 3-storey podium (not more than 140mPD) and one 6-storey non-domestic block located at the west of the site. Social welfare facilities including a 150-place RCHE cum 30-place Day Care Unit (DCU), a 60-place Special Child Care Centre (SCCC), a 100-place Child Care Centre (CCC), a 50-place Day Activity Centre (DAC) and a Sub-base of Short-term Food Assistance Service Team (STFAST), a kindergarten and retail facilities will be provided at the site (**Drawings A-3 to A-5**). Subject to detailed design, the proposed development will provide about 2,720 flats and accommodate a population of about 7,350 with the proposed minor relaxation of PR from 6.5 to 7.0. As compared with the OZP compliant scheme¹, an additional 220 flats would be provided. The site is currently under site formation works and the proposed development is targeted for completion in 2029/30.
- 1.5 The site is accessible from Yau Yue Wan Village Road (**Drawing A-3**). Design measures proposed to minimise air quality and visual impacts include a 20m setback from Po Lam Road North, a 5m setback from Yau Yue Wan Village Road, two 15m wide air paths along north-south and east-west directions as well as a 15m wide building separation between Block 3 and Block 4 (**Drawing A-3**).

¹ OZP compliant schemes in this application refer to development schemes under maximum PR of 6.5 and maximum BHs of 170mPD, 140mPD and 210mPD for Site A, Site B and Site C respectively.

Site C

- 1.6 The proposed public housing development comprises three blocks with BHs ranging from 43 to 49 storeys including a 2-storey basement (not more than 210mPD). There are also one 4-storey carpark block and one 8-storey non-domestic block located at the south and north of the site respectively. Social welfare facilities including a 200-place RCHE cum 30-place DCU, a NEC and a 100-place CCC, a kindergarten and retail facilities will be provided at the site (**Drawings A-6 and A-7**). Subject to detailed design, the proposed development will provide about 3,024 flats and accommodate a population of about 8,170 with the proposed minor relaxation of PR from 6.5 to 7.04. As compared with the OZP compliant scheme¹, an additional 124 flats would be provided. The site is currently under site formation works and the proposed development is targeted for completion in 2028/29.
- 1.7 The site is accessible from Pak Shing Kok Road (**Drawing A-6**). Design measures proposed to minimise air quality and visual impacts include a 5m setback from Pak Shing Kok Road as well as a 20m wide and a 15m wide air paths along east-west directions of the site (**Drawing A-6**).
- 1.8 For all sites, no less than 20% of greenery coverage will be provided according to the Landscape Master Plans (LMPs) of the Sites (**Drawings A-8 to A-10**). Green terraces, landscaped gardens as well as vertical greening along podium edges and building façade will also be incorporated in the building design. In addition, separated direct accesses to the social welfare facilities are proposed to facilitate future operation and provide segregation from the residential portion of the public housing developments (**Drawings A-1, A-3 and A-6**).
- 1.9 The Master Layout Plans, Section Plans, LMPs, Tree Compensation and Woodland Compensation Plans as well as photomontages of the proposed public housing developments submitted by the applicant are at **Drawings A-1 to A-15**. The major development parameters of the proposed schemes are set out below:

Development Parameters	Proposed Schemes ^[1]		
	Site A	Site B	Site C
Site Area (about)	14,500m ²	28,700m ²	22,400m ²
Net Site Area (about)	11,950m ²	22,530m ²	22,050m ²
Total PR ^[2]	7.1	7.0	7.04
Domestic	6.5	6.5	6.5
Non-domestic	0.6	0.5	0.54
Total Gross Floor Area (GFA) (about)	84,845m ²	157,710m ²	155,232m ²
Domestic (about)	77,675m ²	146,445m ²	143,325m ²
Non-domestic (about) ^[3]	7,170m ² (for retail and social welfare facilities)	11,265m ² (for kindergarten, retail and social welfare facilities)	11,907m ² (for kindergarten, retail and social welfare facilities)

Development Parameters	Proposed Schemes ^[1]		
	Site A	Site B	Site C
No. of Blocks			
Housing Block	2	4	3
Non-domestic Block	-	1	2
BH	not exceeding 170mPD	not exceeding 140mPD	not exceeding 210mPD
No. of Storeys			
Housing Block	40 and 42 (including a 3 to 4-storey podium)	41 to 44 (including a 3-storey podium)	43 to 49 (including a 2-storey basement)
Non-domestic Block	-	6	4 to 8 (including a 2-storey basement)
No. of Flats (about)	1,628	2,720	3,024
Design Population (about)	4,560	7,350	8,170
Social Welfare Facilities and Kindergarten ^[4]	<ul style="list-style-type: none"> - One NEC - One 60-place DE - One 100-place RCHE 	<ul style="list-style-type: none"> - One 150-place RCHE cum 30-place DCU - One 60-place SCCC - One 100-place CCC - One 50-place DAC - One STFAST - One Kindergarten 	<ul style="list-style-type: none"> - One 200-place RCHE cum 30-place DCU - One NEC - One 100-place CCC - One Kindergarten
Open Space and Recreational Facilities	Not less than 4,560m ² Local Open Space (LOS) and 365m ² Children's Play Area	Not less than 7,350m ² LOS and 588m ² Children's Play Area	Not less than 8,170m ² LOS and 654m ² Children's Play Area
Greenery Coverage	Not less than 20%		
Car Parking Spaces and Loading/Unloading (L/UL) Bays ^[5]			
Private Car Parking Space	223 (including 10 for visitors and 9 for non-domestic use)	336 (including 20 for visitors and 13 for non-domestic use)	405 (including 15 for visitors and 12 for non-domestic use)

Development Parameters	Proposed Schemes ^[1]		
	Site A	Site B	Site C
Share-Use Light Goods Vehicle Parking & Light Bus Spaces	7	11	12
Motorcycle Parking Spaces	15	25	28
L/UL Bays	6 (including 2 for non-domestic use)	14 (including 6 for non-domestic use)	10 (including 4 for non-domestic use)

Note:

- [1] The proposed schemes are indicative in nature and subject to detailed design.
- [2] The proposed minor relaxation of PR restriction would involve increases in both domestic and non-domestic PRs at the Sites.
- [3] According to the Notes of the OZP for the “R(A)” zone, there is no provision for the exemption of government, institution and community facilities as required by the Government from GFA calculation.
- [4] Actual provision of facilities will be subject to confirmation/advice by relevant government departments at detailed design stage.
- [5] Provision based on Hong Kong Planning Standards and Guidelines and subject to finalised flat mix and requirements by relevant government departments at detailed design stage.

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

- (a) Application form received on 12.4.2023 (Appendix I)
- (b) Supporting Planning Statement with Schematic Drawings, Visual Impact Assessments (VIAs), Traffic and Transport Impact Assessments (TTIAs), Air Ventilation Assessments (AVAs), Sewerage Impact Assessments (SIAs), Water Impact Assessments (WIAs) and Landscape Assessments (LAs) received on 12.4.2023 (Appendix Ia)
- (c) Further information (FI) received on 2.6.2023* (Appendix Ib)
- (d) FI received on 7.6.2023* (Appendix Ic)

**accepted and exempted from publication and recounting requirements*

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are provided in the Supporting Planning Statement at **Appendix Ia** and **Appendices Ib** and **Ic**. They can be summarised as follows:

- (a) the proposed minor relaxation of PR restriction is in line with the Government’s relevant policies to enhance development intensity as well as provide additional social welfare facilities of about 5% of domestic GFA within public housing developments. This can better utilise land resources to increase public housing production to meet imminent housing need and serve the local community;

- (b) the Government is committed to enhancing the provision of elderly services in view of the ageing population. The provision of social welfare facilities will result in the proposed developments exceeding the maximum permissible PR under the OZP;
- (c) kindergartens and retail facilities are proposed to meet the educational and basic necessity needs of the future residents;
- (d) the proposed developments, which do not exceed the maximum BH restrictions for respective sites on the OZP, are in harmony with the surrounding context and topography, as well as compatible with the surrounding developments in the vicinity of the Sites;
- (e) the disposition and layout of building blocks have been specifically designed in response to severe physical and topographical constraints at the Sites so as to optimise the development potentials as far as practicable while minimising environmental and visual impacts;
- (f) various measures are proposed to enhance pedestrian connectivity and accessibility to the surrounding areas, including provision of footbridge across Ying Yip Road (Site A) (**Drawing A-1**) and bus/minibus lay-bys (Site A and Site C), improved/provision of at-grade pedestrian crossings (Site B and Site C) as well as proposed new and/or enhancement of existing bus/minibus routes (Site A and Site C);
- (g) various mitigation measures including building setbacks, building gaps, air paths as well as visually unobtrusive, non-reflective and compatible building design are proposed to ensure visual permeability and compatibility with the surrounding context. Other design features such as green terraces, landscape gardens, stepped podium design as well as acoustic windows and fixed glazing are also incorporated to reduce air ventilation and environmental impacts;
- (h) on-site landscape treatments will be provided for all man-made slopes, and landscape gardens/green terraces, green roofs, vertical greenings will be incorporated into building design while screen/periphery planters with trees and shrubs are also proposed along the Sites' boundaries as buffers. Moreover, a total of 5,775 whip trees are proposed to be planted off-site near the Fire and Ambulance Services Academy at Pak Shing Kok for tree compensation of the 5,605 trees to be felled at the Sites (**Drawing A-11**). A total of 6.19 hectare of land at Ap Tsai Shan and Razor Hill are proposed for woodland compensation to mitigate the loss of 5.7 hectare of woodland at the Sites (**Drawing A-12**); and
- (i) various technical assessments, including VIAs, TTIAAs, AVAs, SIAs, WIAs and LAs, have been conducted to demonstrate that the proposed developments would not induce significant adverse impacts on visual, traffic, air ventilation, environmental, drainage, sewerage, water supply and landscape aspects.

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

As the Sites involve government land only, the “owner’s consent/notification” requirements as set out in the “Town Planning Board Guidelines on Satisfying the ‘Owner’s Consent/Notification’ Requirements under Sections 12A and 16 of the Town Planning Ordinance” (TPB PG-No. 31A) are not applicable.

4. **Background**

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

- 4.1 As announced in the 2014 Policy Address (PA), the maximum domestic PR that can be allowed for housing sites located in New Towns would be raised generally by about 20% (i.e. from 5 to 6) as appropriate. According to the Engineering Feasibility Study (EFS) conducted by CEDD in 2017 to support rezoning of the Sites from “Green Belt” (“GB”) to “R(A)7” for residential development, a domestic PR of 6 and a non-domestic PR of 0.5 had been assumed. To allow design flexibility, a maximum total PR of 6.5 has been stipulated in the Notes of the subject “R(A)7” zone.
- 4.2 According to the 2015 PA and the decision of the Executive Council in 2018, the Government will increase development intensity as appropriate by allowing further increase of domestic PR for public housing sites by 10% (i.e. up to 30% in total) (i.e. up to PR 6.5 in Density Zone 1 where the Sites are located) where technically feasible.
- 4.3 In 2020 PA, the Chief Executive announced to increase the PR of future public housing projects so that 5% of the attainable domestic GFA would be set aside for social welfare facilities without compromising flat production.

5. **Previous Application**

There is no previous application at the Sites.

6. **Similar Application**

There is a similar application (No. A/TKO/119²) submitted by Hong Kong Housing Authority (HKHA) for minor relaxation of RR restriction from 6.5 to 6.65 (i.e. +0.15 or +2.3%) for permitted public housing development in the “R(A)7” zone of the OZP (**Plan A-1**). The application was approved with condition by the Committee on 24.4.2020 mainly on the grounds that further increase in the development intensity could achieve better utilisation of land resources to increase housing provision and the proposed minor

² The site under application No. A/TKO/119 (i.e. Chiu Shun Road site) together with the Sites under the current application were the first batch sites rezoned from “GB” to “R(A)7” according to the recommendation of the EFS carried out by CEDD in 2017.

relaxation of PR restriction was appropriate taking into account the site constraints, technical feasibility and the impacts on the surrounding area.

7. The Sites and their Surrounding Areas (Plans A-1, A-2a to A-2c, Aerial photos on Plans A-3a to A-3c and Site photos on Plans A-4a to A-4c)

7.1 The Sites are:

- (a) located at the northeast (Site A), north (Site B) and southeast (Site C) of Tseung Kwan O (TKO) New Town;
- (b) currently vacant and under site formation works for the proposed public housing developments;
- (c) lying on slopes of varying gradients. Various platforms are needed to be formed for the proposed public housing developments;
- (d) accessible from Ying Yip Road (Site A), Yau Yue Wan Village Road (Site B) as well as Pak Shing Kok Road (Site C); and
- (e) served by existing green minibuses/bus routes nearby. Site A and Site B are about 900m and 400m walking distances to Hang Hau and Po Lam Mass Transit Railway (MTR) Stations respectively. At-grade crossing near Site C will be provided to enhance connectivity to LOHAS Park MTR Station which is located at about 1,500m away from the site.

7.2 The surrounding areas have the following characteristics:

- (a) to the immediate east, north and west of Site A, north of Site B as well as east of Site C are vegetated slopes covered with natural woodland and plantation;

Site A (Plans A-2a, A-3a and A-4a)

- (b) to its south across Ying Yip Road is Clear Water Bay Film Studio;
- (c) to its further south are a mix of low-rise residential developments (Hang Hau Village and Shui Bin Village), high-rise residential developments (Fu Ning Garden (about 103 to 105mPD) and Yu Ming Court (about 114 to 115mPD)) and schools;

Site B (Plans A-2b, A-3b and A-4b)

- (d) to its immediate northeast are Fire Services Department (FSD) TKO Rank and Fire Married Quarters and Yau Yue Wan Customs Staff Quarters;
- (e) to its east and southeast across Yau Yue Wan Village Road are Yau Yue Wan Village, the Education University of Hong Kong TKO Study Centre, school and clinic;

- (f) to its southwest across Po Lam Road North are high-rise residential developments including Ying Ming Court (about 105 to 107mPD), Po Lam Estate (about 69 to 105mPD), Yan Ming Court (about 105 to 106mPD) and Metro City (about 145 to 146mPD);

Site C (Plans A-2c, A-3c and A-4c)

- (g) to its immediate west and southwest is Hong Kong Movie City;
- (h) to its north across Pak Shing Kok Road are the planned Chinese Medicine Hospital and Government Chinese Medicines Testing Institute, and the existing Fire and Ambulance Services Academy;
- (i) to its northeast is the existing FSD Pak Shing Kok Married Quarters;
- (j) to its further south and southwest are high-rise residential developments including the Beaumont (about 133mPD), the Beaumont II (about 132 to 135mPD), Manor Hill (about 130mPD) and LOHAS Park (about 184 to 217mPD), as well as Shrewsbury International School; and
- (k) to its further west across Wan Po Road is the former TKO Stage I Landfill.

8. Planning Intention

- 8.1 The planning intention of the “R(A)” zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.
- 8.2 According to the Explanatory Statement of the OZP, to provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of PR restriction of the “R(A)” sub-areas may be considered by the Board through the planning permission system. Each proposal will be considered on individual merits.

9. Comments from Relevant Bureau/Government Departments

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

Land Administration

- 9.1.1 Comments of the District Lands Officer/Sai Kung, Lands Department (DLO/SK, LandsD):

- (a) no comment on the proposed minor relaxation of PR from land administration point of view; and
- (b) this Office is currently processing the application for Vesting Orders for Site A and Site C for implementation of the proposed public housing developments. No application for Vesting Order for Site B is received.

Traffic

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

no comment on the application having considered the TTIA's and the applicant's responses to our comments.

Environment

9.1.3 Comments of the Director of Environmental Protection (DEP):

- (a) no objection to the application; and
- (b) the Housing Department (HD) has conducted two Environmental Assessment Studies (EASs) for Site A and Site B which concluded that the proposed developments would not be subject to adverse environmental impact. As for Site C, while DEP does not anticipate that the proposed development would be subject to insurmountable environmental problem, HD is also conducting an EAS and has undertaken to agree its findings with DEP in due course and implement the mitigation measures as recommended by the EAS, if any.

Social Welfare

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

- (a) no in-principle objection to the application;
- (b) HD has agreed to incorporate the welfare facilities as proposed by the Social Welfare Department in the Sites; and
- (c) other comments are included in the advisory clauses at **Appendix III**.

Urban Design, Visual and Landscape

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

Urban Design and Visual

- (a) the maximum BHs of the proposed schemes do not exceed the BH restrictions as stipulated on the OZP. Based on the submitted photomontages, the proposed minor relaxation of PR restriction for public housing developments would result in modification of building block layout and enlargement of building footprint. The applicant considers that the proposed developments would not induce significant adverse visual impacts on the surrounding areas. Some mitigation measures are proposed to alleviate the potential visual impacts, such as careful design of the form and colour of the proposed building blocks and provision of building setbacks and building gaps;

Air Ventilation

- (b) as Site A does not fall within the categories of the projects requiring AVA as specified in the 'Housing, Planning and Lands Bureau and Environment, Transport and Works Bureau Technical Circular No. 1/06' on AVAs, no significant adverse impact on the surrounding pedestrian wind environment is anticipated;
- (c) the proposed scheme at Site B maintains two 15m wide east-west and north-south air paths and increases the building separation between Block 3 and Block 4 to 15m. The proposed scheme at Site C has incorporated two air paths at ground level of 15m and 20m-wide. With the proposed wind enhancement measures, no significant adverse impact on the pedestrian wind environment is anticipated when compared with the Baseline Schemes;

Landscape

- (d) according to the aerial photos of 2022, the Sites are situated in areas of miscellaneous urban fringe landscape character (Site A), uplands (Site B) and hillsides landscape character (Site C) predominated by woodlands, residential blocks, village houses and government, institution and community (GIC) facilities. The proposed public housing developments are considered not entirely incompatible with the landscape character in the vicinity;
- (e) according to the conceptual landscape proposals, new tree planting will be provided at appropriate locations within the Sites. Landscape gardens/green terraces with seating areas are proposed at various levels for enjoyment by the residents. Green roofs and vertical greening measures will be provided in the associated infrastructure works such as refuse collection point and covered walkway. Landscape treatments will be provided for all man-made slopes and screen/periphery planters with trees and

shrubs proposed along the Site boundaries as buffers. The applicant proposes not less than 4,560m², 7,350m² and 8,170m² of LOS at Site A, Site B and Site C respectively. In addition to the provision of not less than 20% greenery coverage, landscape treatments also will be provided for all man-made slopes, and screen/periphery planters with trees and shrubs are proposed along the Sites' boundary as buffers. Moreover, a total of 5,775 whip trees for the Sites are proposed to be planted off-site near the Fire and Ambulance Services Academy at Pak Shing Kok for woodland compensation as a compensation measure for the Sites; and

- (f) other comments are included in the advisory clauses at **Appendix III**.

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

- (a) no comment on the proposed public housing developments from architectural and visual impact point of view; and
- (b) the proposed schemes are visually comparable to the OZP compliant schemes as shown in the photomontages.

Nature Conservation

9.1.7 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- (a) no comment from nature conservation perspective;
- (b) the woodland compensation for the Sites were recommended under the Ecological Impact Assessment (EcoIA) conducted during CEDD's feasibility study to support the rezoning of the Sites from "GB" to residential use, which was approved by the Board in 2017. The woodland compensation as recommended by the EcoIA would be implemented by way of woodland enhancement/enrichment on area basis; and
- (c) some of the woodland compensation, for instance the one near Site A, has already been completed.

Fire Safety

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

- (a) no specific comment on the application; and

- (b) other comments are included in the advisory clauses at **Appendix III.**

Geotechnical

- 9.1.9 Comments of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):

no adverse geotechnical comment on the application.

Others

- 9.1.10 Comments of the Chief Engineer/Railway Development 2-1, Railway Development Office, Highways Department (CE/RD2-1, RDO, HyD):

- (a) no comment on the application;
- (b) while Site B falls within the railway influence area and administrative route protection boundary of the proposed East Kowloon Line (EKL) promulgated under the Railway Development Strategy-2014, there is no direct interface issue with the EKL; and
- (c) other comments are included in the advisory clauses at **Appendix III.**

- 9.2 The following bureau/ government departments have no objection to or no comment on the application:

- (a) Secretary of Education;
- (b) Chief Building Surveyor/North Territories East (2) and Rail, Buildings Department (CBS/NTE2&Rail, BD);
- (c) Chief Highway Engineer/ New Territories East, Highways Department (CHE/NTE, HyD);
- (d) Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD);
- (e) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (f) Project Manager (East), Civil Engineering and Development Department (PM(E), CEDD);
- (g) Director of Leisure and Cultural Services (DLCS);
- (h) Commissioner of Police (C of P);
- (i) Director of Food and Environmental Hygiene (DFEH);
- (j) Director of Electrical and Mechanical Services (DEMS); and
- (k) District Officer (Sai Kung), Home Affairs Department (DO(SK), HAD).

10. Public Comments Received During the Statutory Publication Period

- 10.1 During the statutory public inspection period, 11 public comments were received, of which three comments from a Sai Kung District Council (SKDC) member, the Shaw Studios (Hong Kong Movie City) and an individual support the application, three comments from individuals object to the application as well as five comments from SKDC members and individuals provide views on the application (**Appendix II**).
- 10.2 The supporting comments welcome the Government's policy to provide public housing to meet social needs. The Hong Kong Movie City also requests the applicant to address their concerns on traffic, noise and visual issues in the design of Site C.
- 10.3 The comments objecting to/providing views on the application are mainly on the following grounds:
- the proposed developments would increase vehicular flow and aggravate the traffic congestion problem in the surrounding areas;
 - more community, recreation, retail, medical and traffic infrastructure facilities should be provided to cater for the increase in population. For Site C, opportunity should be taken to provide more supporting facilities such as market, car park, ball courts as well as escalator/lift to enhance pedestrian connectivity to LOHAS Park MTR Station;
 - the proposed developments with compacted building design will induce adverse visual and landscape impacts on the surrounding areas; and
 - measures should be adopted to minimise impact on the watercourse near Site C during construction and operation phases.

11. Planning Considerations and Assessments

- 11.1 The application seeks planning permission for minor relaxation of PR restriction from 6.5 to 7.1 (i.e. +0.6 or +9.2%) for Site A, 6.5 to 7.0 (i.e. +0.5 or +7.7%) for Site B and 6.5 to 7.04 (i.e. +0.54 or +8.3%) for Site C for permitted public housing development with social welfare facilities, retail and kindergarten facilities at the Sites, which fall within areas zoned "R(A)7" on the OZP (**Plan A-1**). The proposed public housing developments will provide about 7,372 flats to accommodate a total population of about 20,080. The increases in PR will allow for an addition of 372 flats as compared with the OZP compliant schemes, which is in line with the Government's policy of enhancing development intensity of public housing sites (up to domestic PR of 6.5 in Density Zone 1, i.e. +30%) to increase housing supply where technical feasibility permits and better utilise land resources. The provision of social welfare facilities of about 5% of the domestic GFA within the proposed developments are also in line with the Government's policy to provide

social welfare facilities at public housing developments without compromising flat production.

Compatibility with Surrounding Areas

- 11.2 The proposed public housing developments comprise two blocks of 40 and 42 storeys including a 3 to 4-storey podium at Site A (**Drawings A-1 and A-2**), four blocks of 41 to 44 storeys including a 3-storey podium at Site B (**Drawings A-3 to A-5**) as well as three blocks of 43 to 49 storeys including a 2-storey basement at Site C (**Drawings A-6 and A-7**). Whilst there are proposed increases in PR, the BH of the proposed developments will be maintained at 170mPD, 140mPD and 210mPD at Site A, Site B and Site C respectively, which are in compliance with the BH restrictions under the OZP. The proposed increases in PR by about 8% to 9% at the Sites are not incompatible with the surrounding developments comprising mainly high-density residential developments intermixed with GIC facilities and village type developments with miscellaneous urban fringe, upland and hillsides landscape characters. There will not be substantial change to the character of the locality due to the proposed increases in PR.

Provision of Social Welfare Facilities, and Design and Landscape Measures

- 11.3 The proposed developments will incorporate social welfare facilities including NEC, DE, RCHE, RCHE cum DCU, SCCC, CCC, DAC, STFAST, as well as kindergarten and LOS with children's play area to serve the needs of the future residents and the local community.
- 11.4 According to the applicant, various mitigation measures such as building setbacks, building gaps, careful design in the form, colour and finishes of the building blocks are proposed to alleviate potential visual impacts and enhance visual permeability at the Sites. There will be a 5m setback from Ying Yip Road and two 15m wide air paths at Site A; a 20m setback from Po Lam Road North, a 5m setback from Yau Yue Wan Village Road and two 15m wide air paths at Site B; and a 5m setback from Pak Shing Kok Road and two 15m and 20m wide air paths at Site C. As demonstrated in the photomontages of the VIA, the proposed developments would not induce significant adverse visual impacts on the surrounding areas (**Drawings A-13 to A-15**). CTP/UD&L, PlanD and CA/ASC, ArchSD have no adverse comment on the application from urban design and visual points of view.
- 11.5 On landscape aspect, the applicant proposes various mitigation measures including landscape gardens/green terraces, green roofs, vertical greenings, landscape treatments on slopes and screen/periphery planters along boundaries of the Sites in the proposed public housing developments. There will be not less than a total of 20,080m² of LOS and 20% greenery coverage at the Sites. Moreover, on-site new tree planting (**Drawings A-8 to A-10**), off-site tree compensation near the Fire and Ambulance Services Academy (**Drawing A-11**) as well as woodland compensation at Ap Tsai Shan and Razor Hill (**Drawing A-12**) are also proposed. CTP/UD&L, PlanD considers that the proposed developments are not entirely incompatible with

the landscape character in the vicinity of the Sites and DAFC has no comment on the application from nature conservation perspective.

Technical Aspects

- 11.6 According to the AVAs, with the incorporation of enhancement measures such as building separations and air paths, no significant adverse impact on the pedestrian wind environment is anticipated.
- 11.7 Other relevant technical assessments including TTIA's, SIA's, WIA's have demonstrated that the proposed minor relaxation of PR for permitted public housing developments at the Sites would not cause adverse impacts on traffic, environmental, drainage, sewerage and water supply aspects in the surrounding areas. Relevant departments have no objection to/no adverse comment on the respective technical aspects.

Similar Application

- 11.8 There is one similar application (No. A/TKO/119) submitted by HKHA for minor relaxation of PR restriction for permitted public housing development in the "R(A)7" zone as stated in paragraph 6 above. The application was approved by the Committee on 24.4.2020. Approval of the current application is generally in line with the Committee's previous decision.

Public Comments

- 11.9 Regarding the public comments as summarised in paragraph 10 above, the departmental comments in paragraph 9 and planning considerations and assessments in paragraphs 11.1 to 11.8 above are relevant. Regarding the requests to incorporate measures in the design of Site C to address concerns regarding traffic, noise and visual issues, provision of supporting facilities, enhancing pedestrian connectivity as well as minimising impact on the nearby watercourse, the applicant indicates that road improvement works and vehicular entrance are designed with approval from relevant authorities; a carpark block would screen off the noise from film production; the design would have to optimise development potential in response to site constraints; podium and boundary wall design would be further reviewed during detailed design stage; community facilities are proposed in consultation with relevant government departments; bus/minibus stops would be provided to cater for transportation demand; and measures to protect the nearby watercourse during site formation and construction works would be taken with continuous monitoring.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10 above, the Planning Department has no objection to the application.

12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 9.6.2027, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The recommended advisory clauses are attached 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 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 12.4.2023
Appendix Ia	Supporting Planning Statement with Schematic Drawings, VIAs, TTIA's, AVAs, SIAs, WIAs and LAs received on 12.4.2023
Appendix Ib	FI received on 2.6.2023
Appendix Ic	FI received on 7.6.2023
Appendix II	Public Comments
Appendix III	Advisory Clauses
Drawing A-1	Master Layout Plan for Site A
Drawing A-2	Cross Section Plan for Site A
Drawing A-3	Master Layout Plan for Site B
Drawings A-4 and A-5	Cross Section Plans for Site B
Drawing A-6	Master Layout Plan for Site C
Drawing A-7	Cross Section Plan for Site C
Drawings A-8 to 10	Landscape Master Plans for Site A, Site B and Site C
Drawings A-11 and 12	Tree Compensation and Woodland Compensation Areas
Drawings A-13 to 15	Photomontages for Site A, Site B and Site C
Plan A-1	Location Plan
Plans A-2a to A-2c	Site Plans
Plans A-3a to A-3c	Aerial Photos
Plans A-4a to A-4c	Site Photos

PLANNING DEPARTMENT
JUNE 2023