

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

APPLICATION NO. A/TM/583

- Applicant** : Hong Kong Housing Authority (HKHA)
- Site** : Sites 4A (South) and 5, Tuen Mun Area 54, New Territories
- Site Area** : Site 4A (South): About 8,900m²
Site 5: About 7,500m²
- Land Status** : Government Land (GL)
- Plan** : Draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/36
- Zoning** : “Residential (Group A) 24” (“R(A)24”)
(a) maximum domestic/non-domestic plot ratio (PR) of 5/9.5
(b) maximum building height (BH) of 120 metres above Principal Datum (mPD)

“Residential (Group A) 25” (“R(A)25”)
(a) maximum domestic PR of 5.0 and non-domestic PR of 0.4
(b) maximum BH of 120 mPD
- Application** : 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 (i) domestic PR restriction from 5 to 6.5 (i.e. +30%) with a proposed non-domestic PR of 0.4 and BH restriction from 120mPD to 155mPD (i.e. +29.2%) for Site 4A (South), and (ii) domestic PR restriction from 5 to 6.5 (i.e. +30%) with a non-domestic PR of 0.4 and BH restriction from 120mPD to 145mPD (i.e. +20.8%) for Site 5 for permitted public housing development, school, social welfare facilities and other ancillary facilities at the application sites (the Sites), which fall within areas zoned “R(A)24” and “R(A)25” respectively on the OZP (**Plan A-1**). According to the Notes for “R(A)24” and “R(A)25” zones of the OZP, ‘Flat’ and ‘Social Welfare Facility’ are Column 1 uses which are always permitted while ‘school’ use is also always permitted on the lowest three floors of a building including basements. Minor relaxation of the PR and BH restrictions may be considered by the Town Planning Board (the Board) on application under section 16 of the Town Planning Ordinance

(the Ordinance) based on the individual merits of the development proposal. The Sites are currently under site formation works (**Plans A-2, A-4a and A-4b**).

Site 4A (South)

- 1.2 For Site 4A (South), the proposed public housing development comprises two public housing blocks over a 3-storey podium with BHs ranging from 41 to 47 storeys (not more than +155mPD). The podium is mainly to accommodate car parking and loading/unloading (L/UL) facilities, a Neighbourhood Elderly Centre (NEC), a kindergarten, children's play area, fitness area and a podium garden (**Drawings A-1, A-2, A-5 and A-6**). Site 4A (South) will be accessed from the proposed Road L54B leading to Tsz Tin Road (**Plan A-2**). Subject to detailed design, the proposed development will provide about 1,475 flats and accommodate a population of about 3,474 with the proposed minor relaxation of PR and BH restrictions. As compared with the OZP compliant scheme¹, an additional 475 flats could be provided.
- 1.3 Podium garden with seating and children's play area and amenity planting at G/F, 1/F and podium floor are proposed (**Drawings A-5 and A-6**). Not less than 3,474m² of local open space (LOS) will be provided within Site 4A (South) in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) (**Drawings A-7 and A-8**). No less than 20% of overall greenery coverage will be provided according to the submitted Landscape Master Plan (LMP). About 60 numbers of new trees will be planted at Site 4A (South).
- 1.4 Design features, including BH variation, podium set back from the "Government, Institution or Community" ("G/IC") site to its immediate northwest and building separation of about 12.5m, are proposed to achieve visual permeability and air ventilation through Site 4A (South) (**Drawings A-2 and A-14**). Building design with use of compatible finishing materials/colour/façade treatment will be considered during the detailed design stage to alleviate the potential visual impact.

Site 5

- 1.5 For Site 5, the proposed public housing development comprises two public housing blocks over a 3-storey podium with BHs ranging from 35 to 41 storeys (not more than +145mPD). The podium is mainly to accommodate car parking and L/UL facilities, a NEC, Integrated Children and Youth Services Centre (ICYSC), children's play area and a podium garden (**Drawings A-3, A-4, A-9 to A-11**). Site 5 is accessible via Hing Fu Street (**Plan A-2**). Subject to detailed design, the proposed development will provide about 1,020 flats and accommodate a population of about 2,754 with the proposed minor relaxation of PR and BH restrictions. As compared with the OZP compliant scheme¹, an additional 320 flats could be provided.
- 1.6 Podium garden with seating and children's play area, fitness area and amenity planting at G/F and podium floor are proposed (**Drawings A-9 and A-11**). Not less than 2,754m² of LOS will be provided within Site 5 in accordance with the

¹ OZP compliant scheme in this application refers to a development scheme under maximum domestic/non-domestic PR of 5/9.5 for the "R(A)24" zone and 5/0.4 and maximum BH of 120 mPD for the "R(A)25" zone.

HKPSG (**Drawings A-12 and A-13**). No less than 20% of overall greenery coverage will be provided according to the submitted LMP. About 60 numbers of new trees will be planted at Site 5.

- 1.7 Design features, including BH variation, building set back from the Hing Kwai Street with landscaped area, terrace garden facing Hing Fu Street and building separation of 15m, are proposed to achieve visual permeability and air ventilation through Site 5 (**Drawings A4 and A-15**). Building design with use of compatible finishing materials/colour/façade treatment will be considered during the detailed design stage to alleviate the potential visual impact.
- 1.8 According to the applicant's submission, the two proposed public housing developments at the Sites are targeted for completion in 2028/29.
- 1.9 The layout plans, section plans, LMPs, local open space diagram and photomontages for the proposed public housing developments submitted by the applicant are shown at **Drawings A-1 to A-22**. Major development parameters of the proposed scheme are summarised below:

Development Parameters	Proposed Scheme^[1] (Site 4A (South))	Proposed Scheme^[1] (Site 5)
Site Area ^[2]	About 8,900 m ²	About 7,500 m ²
Gross Floor Area (GFA)		
• Domestic GFA	About 57,850 m ²	About 48,750 m ²
• Non-domestic GFA	About 3,560 m ² (for kindergarten and social welfare facilities)	About 3,000 m ² (for social welfare facilities)
Maximum PR		
• Domestic PR	6.5	6.5
• Non-domestic PR	0.4	0.4
Maximum BH ^[3] (main roof level)	+155mPD	+145mPD
No. of Blocks	2	2
No. of Storeys	41 to 47 storeys on a 3-storey podium	35 to 41 storeys on a 3-storey podium
Flat Production	About 1,475 flats	About 1,020 flats
Design population ^[4]	About 3,474	About 2,574
Average flat size	39.2m ²	47.8m ²
School and Social Welfare Facilities ^[5]	<ul style="list-style-type: none"> ● NEC ● Kindergarten 	<ul style="list-style-type: none"> ● NEC ● ICYSC
Recreation Facilities	<ul style="list-style-type: none"> ● Not less than 3,474m² of LOS including not less than 278m² of Children's Play Area 	<ul style="list-style-type: none"> ● Not less than 2,754m² of LOS including not less than 221m² of Children's Play Area

Development Parameters	Proposed Scheme^[1] (Site 4A (South))	Proposed Scheme^[1] (Site 5)
Green Coverage	Not less than 20% of Site Area	Not less than 20% of Site Area
Car Parking Facilities and L/UL Bays		
• Private Car Parking Space	145	128
• Visitor Car Parking Space	10	10
• Light Goods Vehicle Parking Space	5	4
• Motorcycle Parking Space	11	10
• L/UL Bays	4	4
• Bicycle Parking Space	99	68

Note:

[1] The proposed development schemes are indicative in nature and subject to detailed design.

[2] Subject to detailed survey.

[3] The proposed public housing developments would adopt Modular Integrated Construction (MiC).

[4] Based on the proposed flat mix of the public housing development.

[5] Actual provision of facilities will be subject to confirmation/advice by relevant Government bureau and departments at detailed design stage.

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

- (a) Application form with supporting Planning Statement and technical assessments including Visual Impact Assessment (VIA), Traffic Impact Assessment (TIA), Environmental Assessment Study (EAS) and Sewerage Impact Assessment (SIA) on 14.12.2022 **(Appendix I)**
- (b) Further Information (FI) received on 20.1.2023 with revised supporting Planning Statement* **(Appendix Ia)**
- (c) FI received on 31.1.2023* **(Appendix Ib)**
*[accepted and exempted from publication and recounting]

1.11 On 3.2.2023, the Rural and New Town Planning Committee (the Committee) of the Board agreed to defer a decision on the application as requested by the applicant for one month.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are set out in the Supporting Planning Statement at **Appendix I** which are summarised as follows:

- (a) The proposed minor relaxation of PR and BH restrictions is in line with Government's relevant initiatives/policies to enhance the development intensity and better utilise land resources to meet the imminent housing need.

- (b) The proposal is to meet the acute demand of housing by maintaining the split ratio of public/private housing of 70:30 and contributing to the supply target of public housing up to 301,000 from 2023/24 to 2032/33 under the Long Term Housing Strategy Annual Progress Report 2022.
- (c) The proposed developments at the Sites are compatible with surrounding developments in Area 54 which are dominated by high-density public housing and private housing developments including Yan Tin Estate, Wo Tin Estate, Ching Tin Estate and NOVO LAND.
- (d) To avoid monotonous townscape, BH variation of domestic blocks is proposed within both public housing developments. Podium set back and building separations ranging from about 12.5m to 15m are proposed to enhance visual permeability and air ventilation.
- (e) Various technical assessments conducted have demonstrated that the proposed public housing developments would not result in adverse/insurmountable impacts on air ventilation, environmental, sewerage, traffic and visual aspects, etc.
- (f) The proposed public housing developments would adopt Modular Integrated Construction (MiC) as facilitation measures for promoting green and innovative buildings. A total of about 120 numbers of new trees will be planted at the Sites to echo/enhance the overall design theme and landscaping.

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”

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% as appropriate. According to the 2015 PA and 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) where technically feasible.

5. Previous Applications

There is no previous application covering the Sites.

6. Similar Applications

There are three similar applications (No. A/TM/499, A/TM/500 and A/TM/547) for minor

relaxation of PR and/or BH restrictions for permitted public housing developments on the “R(A)” zones within the Tuen Mun OZP, all of which were approved with condition(s) by the Committee of the Board on 23.6.2017 and 1.11.2019 respectively (**Plan A-1**). These applications were approved mainly on the considerations that they are in line with the Government’s policy to increase housing supply; the proposed residential development with increase in PR and/or BH would not be incompatible with the surrounding developments; relevant technical assessments submitted had demonstrated that the proposed development would not have significant impacts on visual, air ventilation, environmental, traffic, drainage and sewerage aspects; and there were no adverse comments from relevant government departments. Details of these applications are summarised at **Appendix II** and their locations are shown on **Plan A-1**.

7. The Sites and their Surrounding Areas (Plans A-1 to A-4b)

7.1 The Sites are:

- (a) located within Area 54 at the northern part of Tuen Mun New Town;
- (b) currently cleared and under site formation works for the proposed public housing developments; and
- (c) Site 4A (South) will be accessed from the proposed Road L54B leading to Tsz Tin Road while Site 5 is accessible via Hing Fu Street (**Plan A-2**).

7.2 The surrounding areas have the following characteristics:

- (a) there are a number of sites zoned “R(A)” with BH restrictions ranging from 100mPD to 160mPD in Tuen Mun Area 54 and the northern fringe of Tuen Mun New Town for high-density public and private residential developments in the vicinity (**Plan A-5**);

Site 4A (South)

- (b) to its immediate north is a site zoned “G/IC” planned for the provision of a sport centre and community hall and schools in long-term. The “G/IC” site is currently partially occupied as works area and partially under site formation works and has been identified for the provision of Light Public Housing (LPH) on short-term basis;
- (c) to its northeast is the Tuen Mun Area 54 Sewage Pumping Station. To its immediate east is the “Village Type Development” (“V”) zone covering Kei Lun Wai;
- (d) to its immediate south is Castle Peak Hospital; and
- (e) to its immediate west is an existing high-density public housing development named Ching Tin Estate.

Site 5

- (f) to its north its vacant land and to its further north is an existing high-density public housing development named Wo Tin Estate;

- (g) to its northeast across Hing Kwai Street is a “V” zone covering Siu Hang Tsuen. To its east across Hing Kwai Street is a private housing development NOVO LAND with works in progress;
- (h) to its south across Hing Fu Street is an existing high-density public housing development named Po Tin Estate and a primary school; and
- (i) to its immediate west is a “V” zone covering Kwong Shan Tsuen.

8. Planning Intention

- 8.1 The planning intention of the “R(A)24” and “R(A)25” zones is for public housing 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 (ES) of the OZP, to provide flexibility for developments/redevelopments with design merits/planning gains, application for minor relaxation PR and/or of BH restriction under section 16 of the Ordinance will be considered on its individual merits. The relevant criteria for consideration of BH relaxation are as follows:
 - (a) amalgamating smaller sites for achieving better urban design and local area improvements;
 - (b) providing better streetscape/good quality street level public urban space;
 - (c) providing separation between buildings to enhance air and visual permeability; and
 - (d) other factors, such as site constraints, need for tree preservation, innovative building design and planning merits that would bring out improvements to townscape and amenity of the locality, provided that no adverse landscape and visual impacts would be resulted from the innovative building design.

9. Comments from Relevant Government Departments

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

Land Administration

- 9.1.1 Comments from the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD):

- (a) this Office is currently processing the issuance of Vesting Orders of the subject sites for implementation of the proposed public housing developments; and

- (b) no in-principle objection to the proposed minor relaxation of PR and BH from land administration point of view.

Traffic

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

No comment on the application from traffic engineering perspective given that the works agent of LPH will engage consultant to conduct TIA for the LPH project, including assessment of impact on local traffic during construction and upon completion for intake. The TIA will take into account the developments in the vicinity including the proposed public housing developments at Tuen Mun Area 54 Sites 4A (South) and Site 5. Based on the assessment findings, the project proponent and the works agent of LPH will take forward the recommended traffic improvement measures with the Transport Department (TD) and relevant works departments, and arrange necessary public transport services with a view to providing suitable ancillary facilities for the LPH projects.

9.1.3 Comments of the Chief Highway Engineer/NT West, Highways Department (CHE/NTW, HyD):

No comment on the subject application from highways' maintenance point of view given that:

- (a) the proposed improvement schemes under the TIA should be commented and approved by TD. If proposed schemes are acceptable by TD, the project proponent should design and construct them in accordance with the latest version of Highway Standards to the satisfaction of HyD and TD;
- (b) adequate drainage measures should be provided to prevent surface water running from the Sites to the nearby public roads and drains;
- (c) Excavation Permit shall be obtained from this Regional Office prior to commencement of excavation works on public roads. For works carried out on other unallocated GL, Excavation Permit shall be obtained from DLO/TM direct; and
- (d) the applicant should at his/her own expenses, and to the satisfaction of HyD make good any damage done to the adjoining public roads, footpaths and street furniture due to his/her works.

Environment

9.1.4 Comments of the Director of Environment Protection (DEP):

- (a) no objection to the application from environmental planning perspective as there are no insurmountable air quality, noise and sewerage impacts; and
- (b) to address any potential change in actual layout/design of the proposed development, it is recommended to impose the following approval condition:

the submission of an updated EAS to confirm no adverse environmental impacts when the detailed design is available, and implement the mitigation measures as appropriate.

Water Supply

9.1.5 Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (a) no objection to the application from water supply perspective;
- (b) the cost of any necessary diversion shall be borne by the proposed development as the existing water mains will be affected;
- (c) in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the centre line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
- (d) no trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main; and
- (e) government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Sites.

Fire Safety

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

- (a) he has no objection in principle to the application subject to water supplies for firefighting and fire service installations being provided to the satisfaction of his Department;
- (b) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans and referral from relevant licensing authority; and
- (c) the Emergency Vehicular Access (EVA) provision at the Sites shall

comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Building 2011 under the Building (Planning) Regulation 41D which is administrated by the Buildings Department (BD).

Urban Design and Landscape

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

Urban Design and Visual

- (a) the Sites are located in the northern part of Tuen Mun New Town where the “R(A)” zones are subject to BH restrictions ranging from 85mPD to 160mPD. It is noted that there are existing and planned high-rise residential developments in the surroundings of both sites, including Ching Tin Estate with existing BHs ranging from about 125mPD to 143mPD and Wo Tin Estate with existing BHs ranging from about 136mPD to 140mPD, etc. The proposed developments with maximum BHs of 155mPD and 145mPD in Sites 4A (South) and 5 respectively are considered not incompatible with the existing and planned surrounding residential developments;
- (b) according to the VIA (Appendix 3 of **Appendix I**), as compared with the Baseline Schemes (i.e. OZP-Compliant Schemes), the proposed developments would have slightly adverse/slightly to moderately adverse visual impact to some of the selected public viewing points. Notwithstanding the above, various design and mitigation measures including building separations and setbacks, BH variations as well as landscape treatments on G/F and podium level are proposed to minimise the visual impact of the proposed developments (**Drawings A-5, A-6, A-9, A-10, A-11, A-14 and A-15**). According to the submitted information, the proposed schemes meet the requirements for building separation and podium design set out in the Sustainable Building Design Guidelines (PNAP App-152);
- (c) the proposed schemes do not fall within the categories of the projects requiring Air Ventilation Assessment (AVA) as specified in the ‘Housing, Planning and Lands Bureau and Environment, Transport and Works Bureau Technical Circular No. 1/06’ on AVAs (the Technical Circular). Significant adverse air ventilation impact on the surrounding pedestrian wind environment is not anticipated;

Landscape

- (d) with reference to the aerial photo of 2022, it is observed that the Sites are situated in an area of miscellaneous rural fringe landscape character predominated by high rise residential buildings, village

houses and existing woodland. The proposed developments are considered not incompatible with the landscape character due to its surrounding high-rise residential development setting. Both application sites are currently under construction and no significant vegetation is observed; and

- (e) according to the submitted Supporting Planning Statement and LMP (Appendix 3 of **Appendix I**), the proposed schemes at Site 4A(South) and Site 5 will provide LOS of not less than 3,474m² and 2,754m² respectively (**Drawings A-7, A-8, A-12 and A-13**), and facilities including children's play area, podium garden and table tennis table will be provided. Trees and shrubs planting are proposed at-grade as well as on the podium. Further significant landscape impact arising from the proposed minor relaxation for the permitted public housing development is not anticipated. Hence, there is no adverse comment on the application from landscape planning perspective.

9.1.9 Comments of the Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD):

Based on the information provided, it is noted that the proposed public housing developments mainly consist of 4 towers with domestic PR of 6.5 (including about 30% increase of domestic PR) and BHs ranging from about 134.59mPD to 151.515mPD. Since the adjacent "R(A)21" areas with BH restriction of 140mPD are permitted in the OZP, he would have no comment from architectural and visual impact points of view.

Heritage

9.1.10 Comment of the Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office (ES(A&M), AMO):

Site 4A (South)

Part of Site 4A (South) falls within Kei Lun Wau Site of Archaeological Interest and Site 4A (South) is adjacent to New Fast-Track Project at Site 4A (East) and Site 4A (West) of Area 54. According to the Final Detailed Archaeological Review of Agreement No. LW 02/2018 Archaeological and Land Contamination Assessment for Formation, Roads and Drains in Area 54, Tuen Mun - Phase 1 and 2 Site Formation at Site 4A (East), Site 4A (South) and Site 5 and Associated Infrastructure Works conducted in 2019, part of Site 4A (South) is of low archaeological potential and the rest of Site 4A (South) is of no archaeological potential. While it is noted that the Preliminary Environmental Review (PER) which includes an archaeological impact assessment (AIA) will be conducted for New Fast-Track Project at Site 4A (East) and Site 4A (West), AMO has no in-principle objection subject to a desktop archaeological review to be conducted for the area with low archaeological potential in the proposed development at Site 4A (South) as assessed in the archaeological review in 2019. The result of the desktop archeological review with

recommendation, if any, should be submitted for agreement by AMO.

Site 5

He has no comment from cultural heritage perspective for Site 5.

District Officer's Comments

9.1.11 Comment of the District Officer (Tuen Mun), Home Affairs Department (DO/TM):

He has distributed consultation letters to the concerned locals and understands that they will provide their comments (if any) to the Board direct.

9.2 The following Government bureau/departments have no objection/no comment on to the application:

- (a) Secretary of Education (SED);
- (b) Director of Social Welfare (DSW);
- (c) Director of Food and Environmental Hygiene (DFEH);
- (d) Chief Building Surveyor/New Territories West (CBS/NTW), BD;
- (e) Director of Electrical and Mechanical Services (DEMS);
- (f) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (Head (GEO), CEDD);
- (g) Project Manager (West) (PM(W)), CEDD;
- (h) Chief Engineer/Mainland North, Drainage Services Department (CE/MN,DSD);
- (i) Director of Leisure and Cultural Services (DLCS); and
- (j) Commissioner of Police (C of P).

10. Public Comments Received During the Statutory Publication Period

During the statutory public inspection period, a total of nine public comments were received, of which eight comments objecting to/expressing concern on the application and one public comment providing views on the application from individuals were received (**Appendix III**). The eight comments object to/raise concerns on the application mainly on the grounds on inadequate provision of public transport and community facilities; adverse visual/traffic/environmental/air ventilation impacts arising from the proposed development; and the assessment of TIA and VIA is inaccurate. One public comment proposes to further increase the PR for more public housing development.

11. Planning Considerations and Assessments

11.1 The application is for minor relaxation of (i) domestic PR restriction from 5 to 6.5 (i.e. +30%) with a non-domestic PR of 0.4 and BH restriction from 120mPD to 155mPD (i.e. +29.2%) for Site 4A (South), and (ii) domestic PR restriction from 5 to 6.5 (i.e. +30%) with a non-domestic PR of 0.4 from 120mPD to 145mPD (i.e.

+20.8%) for Site 5 for permitted public housing development at the Sites zoned “R(A)24” and “R(A)25” respectively (**Plan A-1**). At Site 4A(South), the proposed public housing development comprises two public housing blocks ranging from 41 to 47 storeys with a 3-storey podium for social welfare facility, kindergarten and ancillary (**Drawings A-1 and A-2**). At Site 5, the proposed public housing development comprises two public housing blocks ranging from 35 to 41 storeys with a 3-storey podium for social welfare facilities and ancillary (**Drawings A-3 and A-4**). The proposed public housing development are in line with the planning intention of “R(A)24” and “R(A)25” zones, which are primarily for high-density public housing developments. The development proposals are also in line with Government policy of enhancing development intensity of public housing sites (up to domestic PR of 6.5, i.e. +30%) to increase housing supply and better utilise land resources.

Compatibility with Surrounding Areas

- 11.2 The Sites are located within Area 54 at the northern part of Tuen Mun New Town which comprises a number of areas zoned “R(A)” with BH restrictions ranging from 100mPD to 160mPD intermixed with village type developments and “G/IC” sites (**Plan A-5**). Residential developments with PR of 5 and BH not exceeding 120mPD within the Sites are always permitted within the “R(A)24” and “R(A)25” zones. The proposed increase in PR by 30% and BH by 35mPD (Site 4A (South)) and 25mPD (Site 5) is not incompatible with the surrounding developments comprising mainly high-rise high-density residential developments and sites for government, institution and community facilities set against low-rise village houses in the vicinity (**Plans A-2 and A-5**). There will not be substantial change to the character of the locality due to the proposed increase in PR and BH.

Planning and Design Merits

- 11.3 Social welfare and community facilities including NEC, ICYSC, a kindergarten and LOS with children’s play area are provided at the Sites to serve the needs of the future residents and the local community (**Drawings A-5 to A-13**).
- 11.4 Building and podium setbacks and building separations are proposed at the Sites (**Drawings A-14 and A-15**) to enhance visual permeability and air ventilation through the Sites. At Site 4A (South), the proposed podium setback from the adjacent “G/IC” site to its immediate northwest will create a strip of landscape open space for better integration with the surrounding developments (**Drawing A-5**). Building separations of about 12.5m are proposed between Blocks 1 and 2 (**Drawings A-14**). At Site 5, podium setback from Hing Kwai Street with the provision of landscape area (**Drawings A-9 and A-11**) and building separation of about 15m between Blocks 1 and 2 are proposed (**Drawing A-15**). Greening ratio of not less than 20% is proposed to soften the building edges of the Sites, while BH variations of domestic blocks are proposed to avoid monotonous townscape (**Drawings A-2 and A-4**). As demonstrated in the VIA with photomontages (**Drawings A-16 to A-22**), with the adoption of mitigating measures mentioned above, the visual impacts of the proposed increase in PR and BH would be acceptable. In this regard, CA/CMD2, ArchSD has no adverse comment on the application from the urban design, visual and architectural perspectives. CTP/UD&L, PlanD also considers that the proposed schemes are not incompatible

with the surrounding environment and landscape character and the mitigation measures would help minimise the visual impact of the proposed developments.

- 11.5 The approval of the current application is in line with the criteria for consideration of BH relaxation under the ES of the OZP as summarised in paragraph 8.2 above, i.e. provision of better streetscape and separation between buildings to enhance air ventilation and visual permeability.

Technical Aspects

- 11.6 Regarding air ventilation, the proposed schemes do not fall within the categories of the projects requiring AVA as specified in the Technical Circular. In this regard, at-grade podium set back and building separation are provided at the Sites to enhance air ventilation. CTP/UD&L, PlanD considers that significant adverse air ventilation impact on the surrounding pedestrian wind environment is not anticipated.
- 11.7 Other relevant technical assessments including TIA, EAS and SIA have demonstrated that the proposed minor relaxation of PR and BH for permitted public housing developments at the Sites would not cause adverse nor insurmountable traffic, environmental and sewerage impacts to the surrounding area. In the submitted TIA, the applicant demonstrated that there would be no significant impact in terms of pedestrian traffic and public transport services arising from the proposed schemes on the surrounding developments. ArchSD, as the works agent of LPH, will engage consultant to conduct TIA for LPH projects. In this regard, C for T has no comment on the application. DEP also has no objection to the application subject to the incorporation of approval conditions set out in paragraph 12.2(a) below. Other relevant government departments, including DEMS, D of FS, CE/MN of DSD and CE/C of WSD have no objection to/adverse comment on the application.

Previous and Similar Applications

- 11.8 There is no previous application covering the Sites. There are three similar applications (Nos. A/TM/499, A/TM/500 and A/TM/547) for minor relaxation of PR and/or BH restrictions for permitted public housing developments on “R(A)” zones within the Tuen Mun OZP and all of which were approved by the Committee from on 23.6.2017 and 1.11.2019 respectively (**Plan A-1**), mainly on grounds that the applications being in line with the Government’s policy to increase housing supply; the proposed residential development with increase in PR and/or BH would not be incompatible with the surrounding developments; relevant technical assessments submitted had demonstrated that the proposed development would not have significant impacts; and there were no adverse comments from relevant government departments. Approval of the current application is generally in line with the Committee’s previous decisions.

Public Comments

- 11.9 Regarding the public comments as summarised in paragraph 10 above, the planning considerations and assessments in paragraphs 11.1 to 11.8 above are relevant. Regarding the concern on the accuracy of the TIA, according to the Public Works Subcommittee, Finance Committee of the Legislative Council paper No.

PWSC(2022-23)35, ArchSD as works agent of LPH projects is conducting TIA for the projects, including assessment of impact on local traffic during construction and upon completion for intake.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11 above and having taken into account the public comments mentioned in paragraph 10 above, 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 **17.2.2027**, 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 following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) the submission of an updated Environmental Assessment Study and the implementation of the mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (b) the provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the Town Planning Board; and
- (c) the submission of a desktop archaeological review for the proposed development at Site 4A (South) to the satisfaction of Antiquities and Monuments Office or of the Town Planning Board.

Advisory clauses

The recommended advisory clauses are attached at **Appendix IV**.

- 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 with Attachments received on
14.12.2022

Appendix Ia	FI received on 20.1.2023
Appendix Ib	FI received on 31.1.2023
Appendix II	Similar Applications
Appendix III	Public Comments
Appendix IV	Recommended Advisory Clauses
Drawing A-1	Proposed Layout Plan for Site 4A(South)
Drawing A-2	Section Plan for Site 4A(South)
Drawing A-3	Proposed Layout Plan for Site 5
Drawing A-4	Section Plan for Site 5
Drawing A-5 and A-6	Landscape Master Plans for Site 4A(South)
Drawing A-7 and A-8	Local Open Space Diagram for Site 4A(South)
Drawing A-9 to A-11	Landscape Master Plans for Site 5
Drawing A-12 and A-13	Local Open Space Diagram for Site 5
Drawing A-14 and A-15	Building Separation and Podium Setback Diagram
Drawing A-16 to A-22	Photomontages
Plan A-1	Location Plan with Similar Applications
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4a and A-4b	Site Photos
Plan A-5	BH profile for Residential Sites in the vicinity of the proposed public housing developments

**PLANNING DEPARTMENT
FEBRUARY 2023**