

2024年 9月 4 日

Appendix I of RNTPC
Paper No. A/TP/700

此文件在 _____ 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 4 SEP 2024.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

**General Note and Annotation for the Form
填寫表格的一般指引及註解**

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

7462144

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By Hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TP/700
	Date Received 收到日期	- 4 SEP 2024

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

1. Name of Applicant 申請人姓名/名稱

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

Hong Kong Housing Authority

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Government Land at Chung Nga Road West, Tai Po, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<p>Gross Site Area: 9,900</p> <p><input checked="" type="checkbox"/> Site area 地盤面積 Net Site Area: 8,500 sq.m 平方米 <input checked="" type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Gross floor area 總樓面面積 58,505 sq.m 平方米 <input checked="" type="checkbox"/> About 約</p>
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	<p>9,900 sq.m 平方米 <input checked="" type="checkbox"/> About 約</p>

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Tai Po Outline Zoning Plan No. S/TP/30
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group A) 9" and "Road"
(f) Current use(s) 現時用途	Vacant land (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

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

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

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

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

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

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

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

- ☒ Plot ratio restriction From 由6.0..... to 至6.9.....
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至%
上蓋面積限制
- ☒ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
From 由140..... mPD 米 (主水平基準上) to 至
.....172..... mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction From 由m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

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

Proposed Minor Relaxation of Maximum Total Plot Ratio from 6.0 to 6.9
and Building Height Restriction from 140mPD to 172mPD

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

(b) Development Schedule 發展細節表

- | | | |
|---|---|---|
| Proposed gross floor area (GFA) 擬議總樓面面積 |58,505..... sq.m 平方米 | <input checked="" type="checkbox"/> About 約 |
| Proposed plot ratio 擬議地積比率 |6.9..... | <input checked="" type="checkbox"/> About 約 |
| Proposed site coverage 擬議上蓋面積 | Domestic: 33% Non-domestic: 44% | <input checked="" type="checkbox"/> About 約 |
| Proposed no. of blocks 擬議座數 |1..... | |
| Proposed no. of storeys of each block 每座建築物的擬議層數 |52..... storeys 層 | |
| | <input type="checkbox"/> include 包括.....storeys of basements 層地庫 | |
| | <input type="checkbox"/> exclude 不包括.....storeys of basements 層地庫 | |
| Proposed building height of each block 每座建築物的擬議高度 |172..... mPD 米(主水平基準上) | <input checked="" type="checkbox"/> About 約 |
| | m 米 | <input type="checkbox"/> About 約 |

☒ Domestic part 住用部分

GFA 總樓面面積 52,880 sq. m 平方米 ☒ About 約
 number of Units 單位數目 1,292
 average unit size 單位平均面積 41 sq. m 平方米 ☒ About 約
 estimated number of residents 估計住客數目 2,913

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約
 (please specify the number of rooms
 請註明房間數目)
☐ office 辦公室 sq. m 平方米 ☐ About 約
☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☒ Government, institution or community facilities

政府、機構或社區設施

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

Social Welfare Facilities:
 about 3,029sq.m GFA

☒ other(s) 其他

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

Other Facilities (Including retail, etc.):
 about 2,596 sq.m GFA

☒ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☒ private open space 私人休憩用地2,913 sq. m 平方米 ☒ Not less than 不少於☐ public open space 公眾休憩用地..... sq. m 平方米 ☐ Not less than 不少於

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
1	<u>Non-domestic portion</u> Level +12.0 Level +18.8 & 22.8 Level +28, 33.5 & 37.5	<u>Non-domestic portion</u> Vehicular entrance, retail, parking facilities, E/M facilities Parking facilities, E/M facilities Social welfare facilities
	<u>Domestic portion</u> P3/F (Level +28.0) P4/F, 4/F to 7/F 4/F to 51/F	<u>Domestic portion</u> Entrance lobby, podium garden Social welfare facilities and residential flats Residential flats (refuge floor at 26/F)

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

Podium Garden, Sitting Out Area, Communal Play Area, Covered Walkway, EVA and Circulation
 Area, Parking and Loading/Unloading Area, Recreational Facilities, Open Store for Maintenance
 Contractor.

7. Anticipated Completion Time of the Development Proposal

擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

2029/30

8. Vehicular Access Arrangement of the Development Proposal

擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building?</p> <p>是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p><u>Chung Nga Road</u></p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>																
<p>Any provision of parking space for the proposed use(s)?</p> <p>是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) Domestic: 128 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>Retail: 4</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>Visitor: 5</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td><u>10</u></td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td><u>4</u></td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td><u>Nil</u></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td><u>Nil</u></td> </tr> <tr> <td><u>Bicycle parking spaces</u></td> <td><u>87</u></td> </tr> <tr> <td><u>Welfare parking spaces</u></td> <td><u>3</u></td> </tr> </table> <p><input type="checkbox"/></p>	Private Car Parking Spaces 私家車車位	Retail: 4	Motorcycle Parking Spaces 電單車車位	Visitor: 5	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	<u>10</u>	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	<u>4</u>	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	<u>Nil</u>	Others (Please Specify) 其他 (請列明)	<u>Nil</u>	<u>Bicycle parking spaces</u>	<u>87</u>	<u>Welfare parking spaces</u>	<u>3</u>
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9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註: 如申請涉及第(ii)類申請, 請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/></p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>		<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木, 請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>Please refer to the attached Supporting Planning Statement.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
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10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to the attached Supporting Planning Statement.

11. Declaration 聲明

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

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

Signature
簽署

☒ Applicant 申請人 / ☐ Authorised Agent 獲授權代理人

Mr. CHAN King-kong, Theron

Chief Planning Officer / 1

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☒ RPP 註冊專業規劃師

Others 其他

RPP 248

on behalf of
代表 Hong Kong Housing Authority

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

Date 日期

28/08/2024



(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

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

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

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

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

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

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

Ash interment capacity 骨灰安放容量^②

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

② Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Government Land at Chung Nga Road West, Tai Po, New Territories 位於新界大埔頌雅路西的政府土地		
Site area 地盤面積	Gross Site Area 總地盤面積: 9,900 sq. m 平方米 <input checked="" type="checkbox"/> About 約 Net Site Area 地盤淨面積: 8,500 (includes Government land of 包括政府土地 9,900 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Tai Po Outline Zoning Plan No. S/TP/30 大埔分區計劃大綱圖編號 S / T P / 3 0		
Zoning 地帶	"Residential (Group A) 9" and "Road" 「住宅(甲類)9」和「道路」		
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Maximum Total Plot Ratio from 6.0 to 6.9 and Building Height Restriction from 140mPD to 172mPD 擬議略為放寬最高總地積比率由6.0倍至6.9倍及建築物高度限制由主水平基 準上140米至主水平基準上172米		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	52,880 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	6.23 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	5,625 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.67 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途	1	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
		172	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		52	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input checked="" type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input checked="" type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input checked="" type="checkbox"/> Refuge Floor 防火層 <input checked="" type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	Domestic: 33, Non-domestic: 44 住用: 33, 非住用: 44 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	About 1,292		
(vi) Open space 休憩用地	Private 私人	2,913	sq.m 平方米 <input checked="" type="checkbox"/> Not less than 不少於
	Public 公眾		sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	241 128 (Domestic), 4 (Retail), 5 (Visitor)
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) Bicycle parking spaces Welfare parking spaces	10 4 (Domestic) Nil Nil 87 3
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數	3
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Share-use for coaches/buses and medium/heavy goods vehicle spaces	Nil Nil Nil Nil 1 2 (Domestic)

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

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

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

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

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

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S.16 PLANNING APPLICATION

**Proposed Minor Relaxation of Maximum Total Plot Ratio and
Building Height Restriction for Proposed Public Housing
Development at Chung Nga Road West, Tai Po, New
Territories**

Supporting Planning Statement

August 2024

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Executive Summary

The present application is submitted by the Hong Kong Housing Authority (HA) as the project proponent to seek approval from the Town Planning Board (TPB) under Section 16 of the Town Planning Ordinance for minor relaxation of maximum total plot ratio (PR) from 6 to 6.9 (about +15%) and building height restriction (BHR) from 140mPD to 172mPD (about +23%) for the public housing development at Chung Nga Road West, Tai Po, New Territories (the Application Site).

The Application Site falls within an area zoned “Residential (Group A)9” under the Approved Tai Po Outline Zoning Plan No. S/TP/30 (OZP), and is subject to a maximum total PR of 6.0 and a BHR of 140mPD. A small portion of land shown as “Road” on the OZP is also included in the Application Site.

Given the shortage of land for public housing development, the Government has been adopting a multi-pronged approach in increasing public housing land supply, including optimisation of public housing sites where technical feasibility permits. The Planning Application is in line with Government’s initiative announced in December 2018 on “Enhancement of the Development Intensity of Public Housing Sites” to increase the maximum domestic PR of the public housing sites in New Towns by up to 30% as appropriate where their technical feasibility permits.

Moreover, in response to the 2020 Policy Address, social welfare facilities equivalent to about 5% of the total attainable domestic Gross Floor Area (GFA) are reserved. As such, HA proposes to increase the maximum total PR from 6 to 6.9 and BHR from 140mPD to 172mPD at the Application Site with a view to optimise the use of public housing land and provide the needed social welfare facilities. With the proposed increase in plot ratio, additional 342 flats will be provided in 2029/30 tentatively to address to the imminent public housing need.

The planning application will optimise the use of public housing land, and will not generate any unacceptable impacts on visual, air ventilation, traffic, sewerage, water supply, drainage, environmental and landscape aspects.

Based on the individual merits of a development proposal, minor relaxation of the BH and PR maybe considered by the TPB through the planning permission system. In view of the above, the TPB is sincerely requested to give favourable consideration on the proposed minor relaxation of maximum total PR and BHR of the Application Site.

行政摘要

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

本規劃申請是香港房屋委員會（下稱「房委會」）向城市規劃委員會（下稱「城規會」）提出，根據《城市規劃條例》第16條，向城規會申請規劃許可，略為放寬位於大埔頌雅路西公營房屋發展計劃（下稱「申請地盤」）的最高總地積比率由6倍增加至6.9倍（增加約百分之十五），建築物高度限制由主水平基準上 140 米增加至 172 米（增加約百分之二十三）。

申請地盤位於《大埔分區計劃大綱核准圖編號S/TP/30》（下稱「大綱圖」）上的「住宅(甲類)9」地帶內，受限於最高總地積比率6.0倍以及建築物高度限制的主水平基準上140米。申請地點也包含了一小幅在「大綱圖」上標註為「道路」的土地。

有見公營房屋用地短缺，政府一直採取多管齊下的措施以增加公營房屋土地供應，包括在技術可行的情況下善用個別公營房屋地盤增加發展的可行性。本規劃申請配合2018年12月政府公布的「提升公營房屋用地的發展密度」政策，旨在技術可行的情況下可適度提高在新市鎮的最高住宅地積比率約三成。

另外，為配合《2020 年施政報告》的建議，擬議的發展預留了等同約 5% 總住用樓面面積的處所作社福用途。房委會建議申請地盤的最高總地積比率由 6 倍增加至 6.9 倍，建築物高度限制由主水平基準上 140 米增加至 172 米。擬議增加的地積比率預計將於 2029/30 年額外提供 342 個公營房屋單位回應迫切的公營房屋需求。

此項規劃申請能善用公營房屋土地資源，同時不會為視覺、空氣流通、交通、排污、供水、排水、環境及景觀方面帶來不能接受的影響。

城規會可根據發展建議的個別優點，考慮透過規劃許可略為放寬建築物高度限制的規劃申請。基於以上各點，懇請城規會從優考慮略為放寬申請地盤的最高總地積比率及建築物高度限制。

1. INTRODUCTION

- 1.1. This application seeks the Town Planning Board (TPB)'s permission under Section 16 of the Town Planning Ordinance for the proposed minor relaxation of maximum total plot ratio (PR) from 6 to 6.9 and building height restriction (BHR) from 140mPD to 172mPD for the public housing development at Chung Nga Road West (CNRW), Tai Po, New Territories (**Figure 1**) (the Application Site).

2. SITE CONTEXT

Planning Context

- 2.1 The Application Site, with a gross site area of about 0.99 ha, is currently largely zoned "Residential (Group A)9" ("R(A)9") on the Approved Tai Po Outline Zoning Plan No. S/TP/30 (the OZP). In addition to the "R(A)9" zoning boundary of the approved OZP, at the east of the Application Site also covers a small portion of land shown as "Road" on the OZP which will be included into the boundary of Vesting Order for CNRW. The portion of the land shown as "Road" is proposed for minor boundary adjustment according to the Application Site boundary for inclusion to "R(A)9".
- 2.2 The subject site was rezoned from "Government, Institution or Community" ("G/IC") and "Green Belt" ("GB") zones to "R(A)9" zone for public housing development subject to a maximum total PR of 6.0 (including a maximum non-domestic PR of 0.5) and BHR of 140mPD.
- 2.3 In pursuit of the policy of 'Enhancement of the Development Intensity of Public Housing Sites'¹ and in response to the 2020 Policy Address to provide social welfare facilities equivalent to about 5% of the total attainable domestic Gross Floor Area (GFA), the public housing development at CNRW has been reviewed. Minor relaxation of maximum total PR from 6 to 6.9 and BHR from 140mPD to 172mPD² is proposed with a view to optimise the use of public housing land.

¹ The Executive Council agreed in December 2018 that for sites located in Density Zones 2 and 3 of the Main Urban Areas and Density Zones 1, 2 and 3 of New Towns, the maximum domestic PR of the public housing sites will be allowed to increase beyond the current 20% cap by up to 10% (i.e. maximum 30% in total) where their technical feasibility permits. For this Application Site, under Density Zone 1 of the New Towns, the maximum domestic PR is allowed to be increased from 5 to 6.5.

² The proposed maximum building height of 172mPD has also catered for adopting future Modular Integrated Construction (MiC) development.

According to the Notes of OZP, based on individual merits of the development proposal, minor relaxation of PR and BHR may be considered by the TPB on application under Section 16 of the Town Planning Ordinance.

Surrounding Land Uses

- 2.4 The Application Site is located in the northern fringe of Tai Po town centre, accessible from Chung Nga Road at its south (**Figure 1**). “G/IC” zones, including Hong Chi Pinehill Integrated Vocational Training Centre, Tai Po Hospital and Alice Ho Miu Ling Nethersole Hospital are located in the vicinity. Existing public housing developments (i.e. Chung Nga Court and Fu Heng Estate) are found at its south across Chung Nga Road, currently zoned “R(A)” with BHR of 110mPD. CNRE and TP9 (now known as Fu Tip Estate) are located at its east and northeast, currently zoned “R(A)9” and the maximum building height is 143mPD with planning approval obtained in January 2021.

3. DEVELOPMENT PROPOSAL

- 3.1. The OZP-Compliant Scheme, consists of one housing block with supporting social welfare, retail and ancillary facilities. It complies with the maximum total PR and BHR as set out in the OZP and the development requirements in the approved planning brief. In pursuit of Government’s policy as mentioned in Para. 2.3, the scheme has been assessed.
- 3.2. **Table 1** compares the OZP-Compliant Scheme and Proposed Scheme. **Table 2** summaries other key development parameters of the Proposed Scheme. Master layout plan, floor plans and sections of the Proposed Scheme are attached in **Plans 1 to 11**.

Table 1**Comparison between the OZP-Compliant Scheme and Proposed Scheme**

Development Parameters	OZP-Compliant Scheme [A]	Proposed Scheme [B]	Difference [B] - [A]
Maximum Total PR	Not more than 6	About 6.9	+0.9 (+15%)
Maximum Building Height (up to main roof)	Not exceeding +140mPD (43 storeys)	Not exceeding +172mPD ¹ (52 storeys)	+32m (about+23%)
Housing Flat Production (about)	950	1,292	+342 (+36%)
Design Population (about)	2,400	2,913	+513 (+22%)

Note:

¹ The proposed maximum BH of 172mPD has also catered for adopting future Modular Integrated Construction (MiC) development.

Table 2**Other Key Development Parameters of the Proposed Scheme**

Development Parameters	Proposed Scheme¹
Site Area² Gross Net	About 0.99ha About 0.85ha (including about 233 m ² of “Road” on OZP)
Gross Floor Area • Public Housing Units • Social Welfare Facilities • Other Facilities (including retail, etc) Total	About 52,880m ² About 3,029m ² About 2,596m ² About 58,505m²
Total Plot Ratio	About 6.9
Number of Blocks	1
Site Coverage	Domestic: about 33% Non-Domestic: about 44%
Green Coverage (% of Gross Site Area)	At least 20%
Recreation Facilities	
Local Open Space	Not less than 2,913m ² (about)
Children/Communal Play Area	Not less than 234m ² (about)
Table Tennis Table	1
Education Facilities	
Primary School	Nil (One 24-classroom to be provided at the adjoining School Site (outside Application Site))

Development Parameters	Proposed Scheme¹
Retail Facilities	About 489m ² GFA
Parking Facilities	
Private Car Parking (Domestic)	128
Private Car Parking (Retail)	4
Visitor Car Parking	5
Motorcycle Parking	10
Light Goods Vehicle Parking (Domestic) ³	4
Loading/ Unloading (Domestic) ⁴	2
Loading/ Unloading (Retail)	1
Bicycle Parking	87
Parking (Welfare)	3

Note:

¹ The scheme is for illustration purpose and subject to detailed design.

² Subject to detailed survey.

³ Shared Use Parking Space with Light Bus in accordance with Hong Kong Planning Standards and Guidelines (HKPSG).

⁴ Shared Use for overnight parking of medium/heavy goods vehicles and coaches/buses with due consideration of site constraints and local situation in accordance with HKPSG.

3.3. The social welfare, education, ancillary parking and recreation facilities will be provided according to requests from relevant Government departments, approved planning brief and HKPSG. High-end provision of ancillary parking facilities in accordance with the prevailing HKPSG will be provided to address local demand. The anticipated project completion is tentatively in 2029/30.

3.4. Efforts have been made to mitigate the overall impact of the Proposed Scheme. The design measures to improve the scheme are summarized as below –

- The building block will be positioned to facilitate the 20m wide visual corridor from Chuen On Road Garden to Cloudy Hill.
- Greenery areas are created at podium level and other levels for the provision of open spaces. Landscape areas and children/communal play area will be provided to ensure sufficient leisure spaces for residents and to enhance greenery as well as to reduce visual impact.
- Carpark and social welfare facilities are built-over with children/communal play area with landscape which maximize the green coverage and enhance the visual impact.

- The color scheme and texture of materials of the domestic blocks have been carefully worked out. Simple and natural medium texture paint on fair faced concrete, soft and pure white colour background highlighted with a mix of pastel but energetic orange, yellow and green colour pattern imitating the movement of butterflies flying from surrounding butterfly reserve at Fung Yuen. Together with treatments, such as the provision of greening features, to break the bulkiness of the massing and add visual interest to the developments.
- Due to site constraints and limitations of the Application Site which include the retaining structures (i.e. soldier piled wall/ rigid barrier) and EVA/ access road, best efforts have been made to maximize green coverage as far as practicable at suitable locations aside from the aforementioned retaining structures, EVA / access road as well as the domestic block, social welfare facilities, pedestrian circulation paths, children / communal play areas and ancillary facilities. The target of 30% green coverage of gross site area cannot be achieved. A minimum 20% green coverage with half being at-grade / at ground floor of residential block will be provided through incorporating landscape elements at various levels. Landscape areas will be created to promote the harmonious co-existence of residents with the nature. Vertical greening, buffer plantings and roof top greening will be incorporated as far as practicable to enhance the aesthetic value of the proposed development.

4. PLANNING JUSTIFICATIONS

In Line with Government's Policy on Intensification of Public Housing Sites

- 4.1 The Government announced in December 2018 the policy on enhancement of the development intensity of public housing sites. For sites located in Density Zones 2 and 3 of the Main Urban Areas and Density Zones 1, 2 and 3 of New Towns, the maximum domestic PR of the public housing sites will be allowed to increase beyond the current 20% cap by up to 10% (i.e. maximum 30% in total) where their technical feasibility permits. For the Application Site, under Density Zone 1 of the New Towns, the maximum domestic PR is allowed to be increased from 5 to 6.5. To maximize the intensification feasibility of the Application Site, 342 additional flats are proposed with the increase of maximum total PR and BHR. The proposed increase is in line with the policy.

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

- 4.2 The 2020 Policy Address has recommended inviting the Hong Kong Housing Authority to explore setting aside a GFA equivalent to about 5% of attainable domestic GFA in the future public housing projects for the provision of welfare facilities to address the space shortfall of the welfare sector. In response to this initiative, social welfare facilities of about 3 029m² in GFA equivalent to about 5% of the total attainable domestic GFA will be provided as per Social Welfare Department's (SWD's) advice and subject to SWD's confirmation on funding and detailed design to accommodate the welfare facilities.

Meet Acute Demand for Public Housing

- 4.3 Under the Long Term Housing Strategy Annual Progress Report 2023, the supply target for public housing is 308,000 for the ten year from 2024/25 to 2033/34. As at end-June 2024, the average waiting time for general applicants was 5.5 years. This application would increase the public housing production, which is in line with the Government's policy to better utilize land resources in order to meet the acute housing need.

No Adverse Impact on Visual Aspect

- 4.4 The six viewpoints have been chosen for Visual Impact Assessment (VIA) (**Appendix**) which are consistent with those in the previously approved visual appraisal during the OZP amendment process. The results of the VIA have demonstrated that the proposed increase in PR and BHR will only generate slight visual change in building height and is unlikely to cause any significant adverse visual impact.

No Adverse Impact on Air Ventilation Aspect

- 4.5 The Site does not fall within any major breezeway. Significant adverse air ventilation impact on the surrounding pedestrian wind environment is not anticipated.

No Adverse Impact on Traffic and Transport Aspect

- 4.6 Traffic review with updated planning parameters has been conducted. It is anticipated that there would be no adverse traffic impact on the surrounding road network.

No Adverse Impact on Sewerage and Water Supply Aspect

- 4.7 As the updated planning parameters are within the design population adopted in the approved sewerage impact assessment and water supply impact assessment at the OZP amendment stage, no adverse impact on sewerage and water supply aspect is anticipated.

No Adverse Impact on Drainage Aspect

- 4.8 As the updated planning parameters will not result in increased stormwater surface runoff and the drainage characteristic remain unchanged comparing with the approved Drainage Impact Assessment, no insurmountable problem on the stormwater drainage aspect is anticipated.

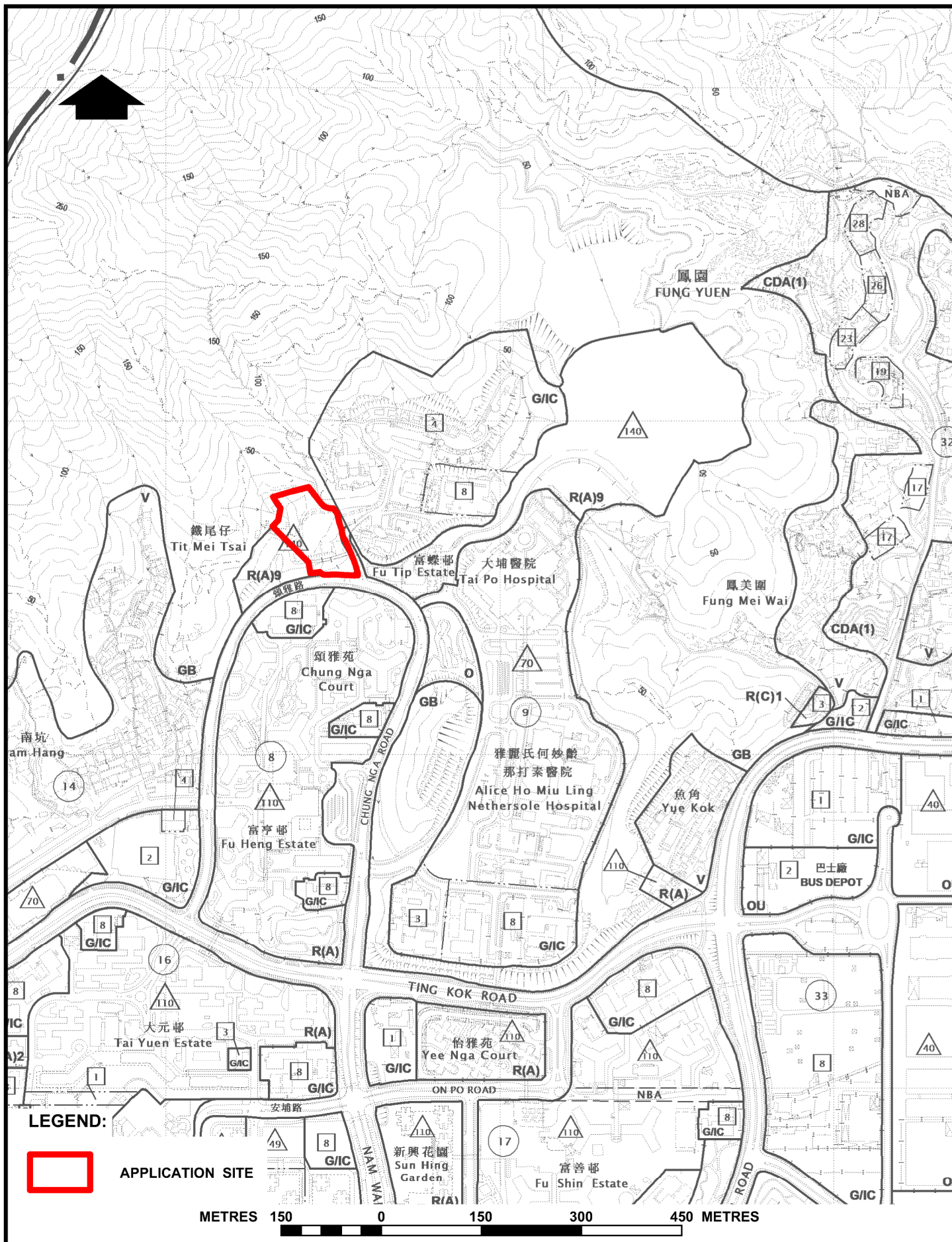
No Adverse Impact on Environmental Aspect

- 4.9 Environmental Assessment Study (EAS) has been conducted and approved in August 2022 and concluded that there will be no adverse air and noise impact. A minor update on the housing layout has been adopted for this Section 16 planning application which increased one additional floor. This minor update will not affect the conclusion of the EAS conducted in August 2022 and hence, no adverse air and noise impact is anticipated.
- 4.10 According to DEVB TC(W) No. 4/2020, the Tree Felling Applications for total 317 nos. of trees within and in close proximity to the application site will be inevitably affected by the necessary site formation works for the public housing development with compensatory tree proposal approved by HD's Tree Preservation Committee. Among the total of 317 approved felled trees, 315 trees have been removed on site (including 31 undesirable species *Leucaena leucocephala*), and the two remaining trees will be felled in due course subject to the site work progress.
- 4.11 It is not practicable to implement a compensatory tree planting ratio of 1:1 in terms of number due to the congested site layout and all tree planting opportunities have been exhausted. However, 58 new trees will be planted within this development including native species to improve the landscape quality and biodiversity. A detailed tree planting plan will be prepared in the subsequent detailed design stage.

4.12 Green coverage of at least 20% of the gross site area (i.e. 1,980 sq.m.) will be provided. Local open space and community play areas will also be provided according to the provisions stated in Table 2 above. To enhance green effect, planters planted with trees and climbers are provided at the northern side of the Application Site along the retaining structures as tree buffer planting is not feasible due to congested site layout. The schematic landscape plans, demarcation plans of open space and site greenery, proposed tree treatment plan, landscape sections and details are attached in **Plans 12 to 24**.

5. CONCLUSION

- 5.1 This application is submitted under Section 16 of the Town Planning Ordinance for the proposed minor relaxation of maximum total PR from 6 to 6.9 and BHR from 140mPD to 172mPD for the public housing development at CNRW. It is in line with the Government's initiative on optimising the intensification feasibility of public housing sites and providing welfare facilities equivalent to about 5% of the total attainable domestic GFA, with a view to meeting the pressing demand for affordable housing and needed social welfare facilities.
- 5.2 The proposed increase in PR and BHR will not generate adverse impacts in terms of visual, air ventilation, traffic, sewerage, water supply, drainage, environmental and landscape aspects.
- 5.3 In view of the above, the TPB is sincerely requested to give favourable consideration on the proposed minor relaxation of maximum total PR and BHR of the Application Site.



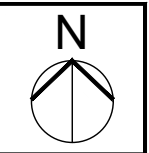
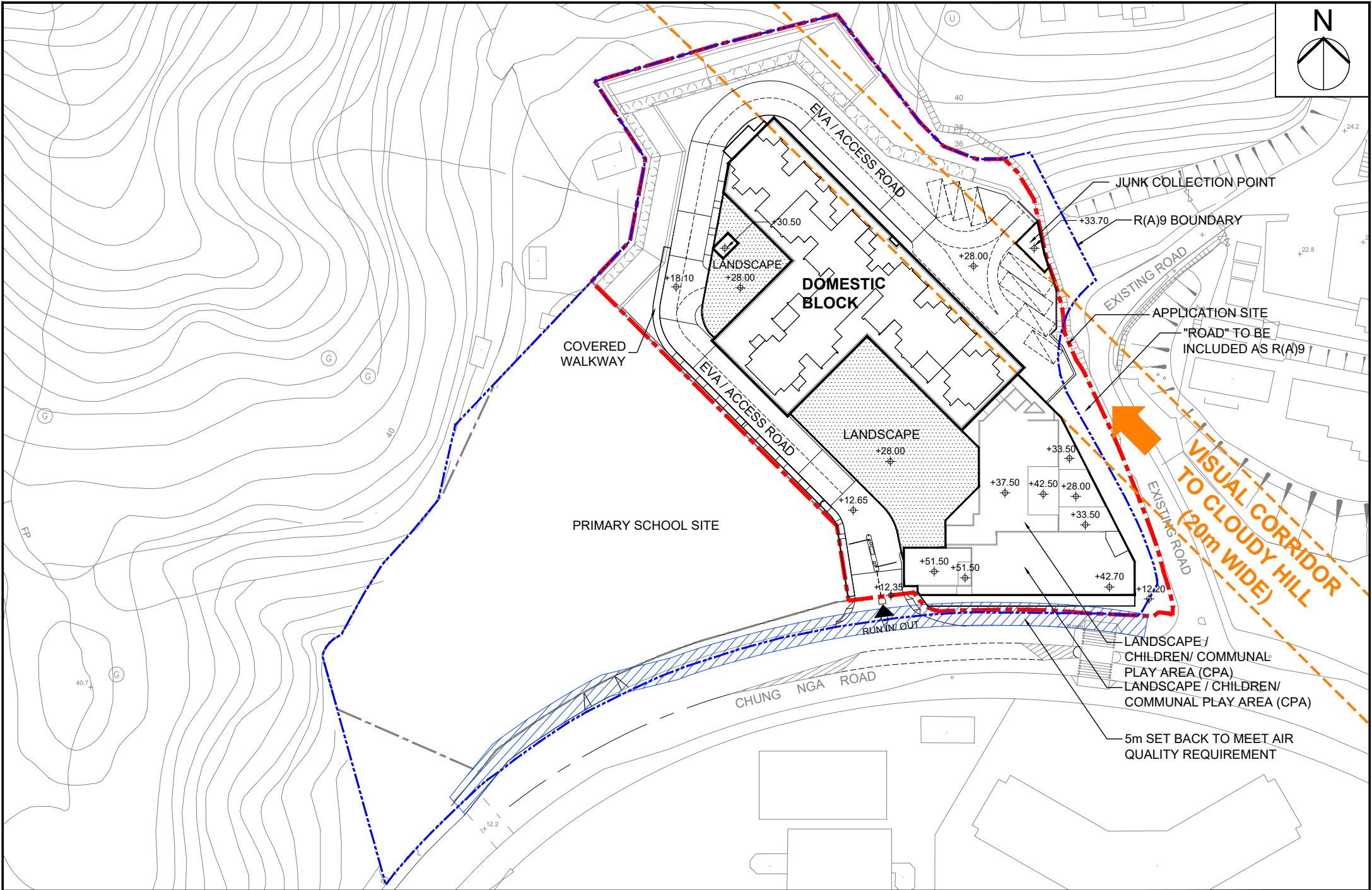
LOCATION PLAN



HOUSING DEPARTMENT
PLANNING SECTIONS

FIGURE 1

DATE :
27. 8. 2024



**PUBLIC HOUSING DEVELOPMENT AT CHUNG NGA
ROAD WEST, TAI PO**

DRAWING TITLE
MASTER LAYOUT PLAN

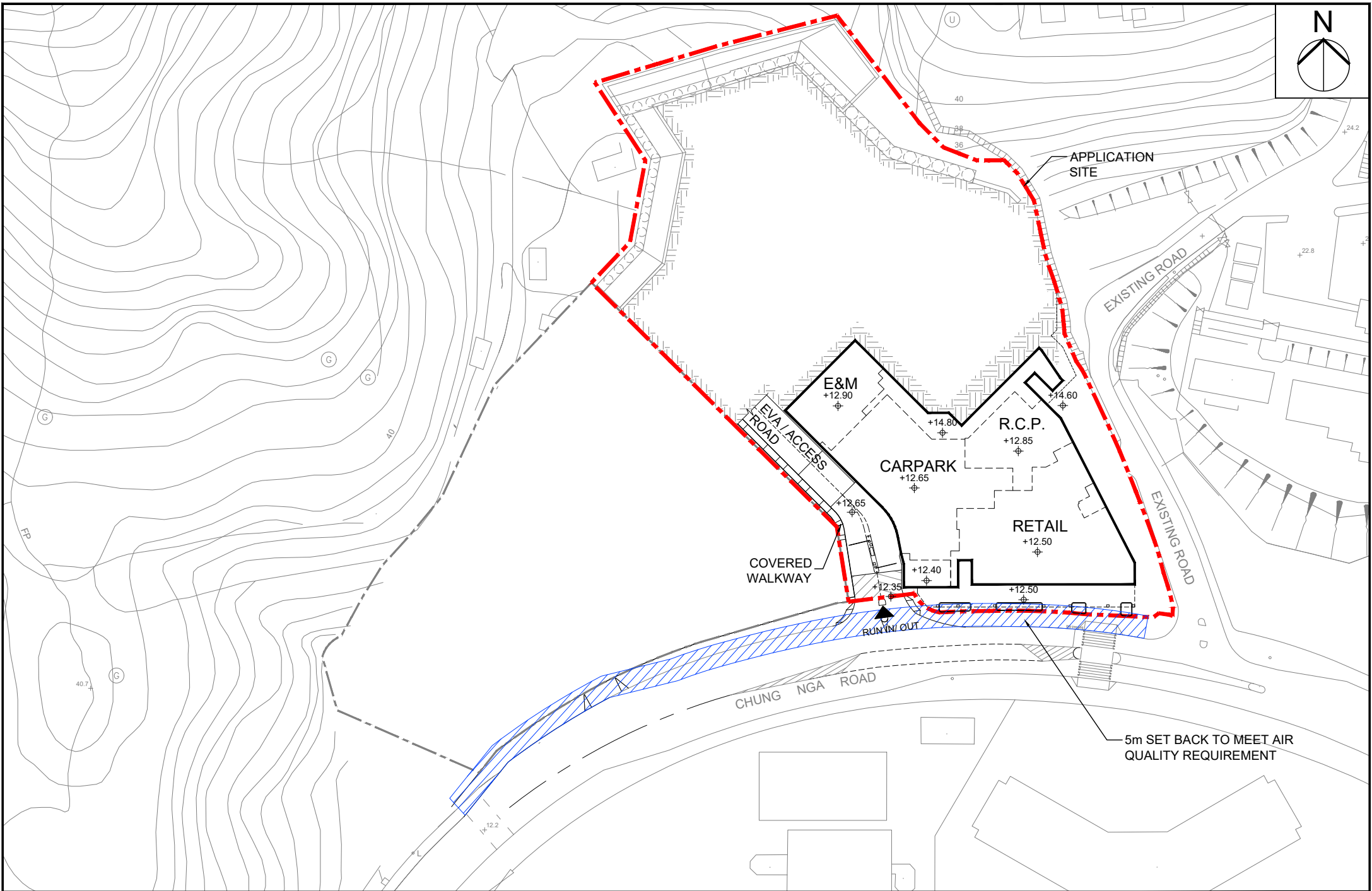
Plan 1

 **房屋署
HOUSING DEPARTMENT**

SCALE 1 : 1000 (A4)

DRAWING NO.
TP10/SITE/A/01

DATE:
06-2024



**PUBLIC HOUSING DEVELOPMENT AT CHUNG NGA
ROAD WEST, TAI PO**

DRAWING TITLE
FLOOR PLAN - (AT LEVEL +12.0)

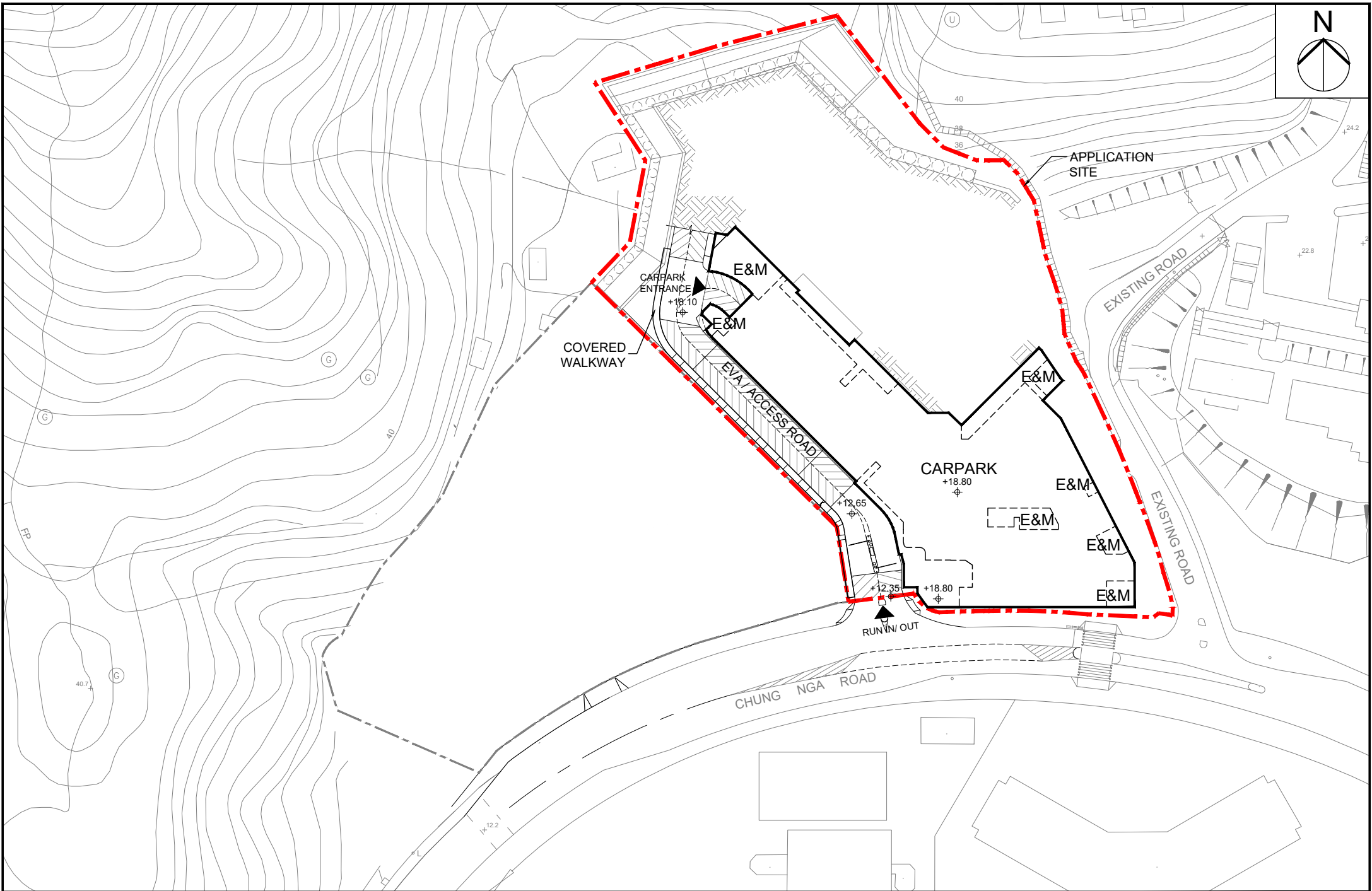
Plan 2

 **房屋署
HOUSING DEPARTMENT**

SCALE 1 : 1000 (A4)

DRAWING NO.
TP10/SITE/A/02

DATE:
06-2024



**PUBLIC HOUSING DEVELOPMENT AT CHUNG NGA
ROAD WEST, TAI PO**

DRAWING TITLE
FLOOR PLAN - (AT LEVEL +18.8)

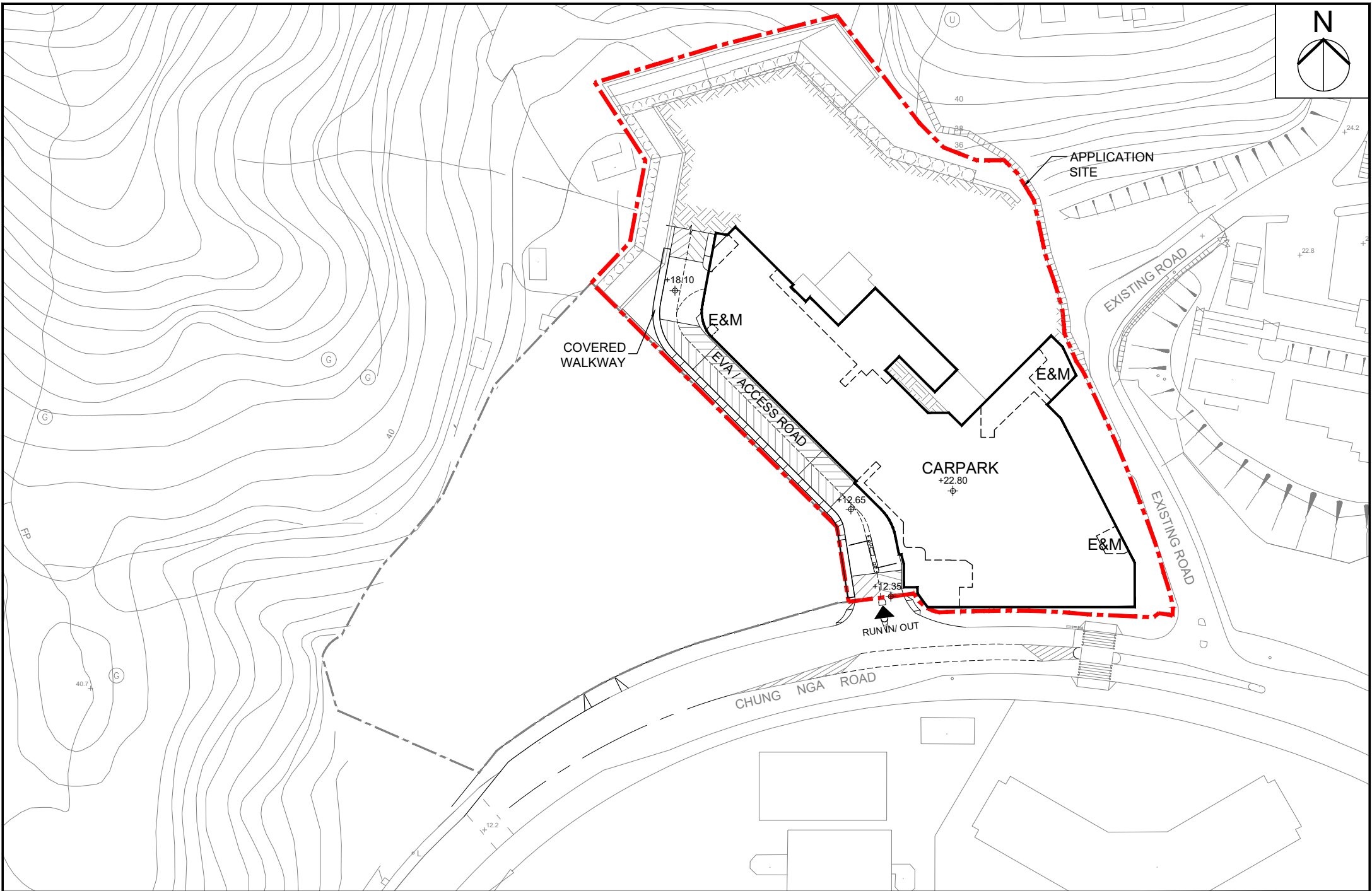
Plan 3

 **房屋署
HOUSING DEPARTMENT**

SCALE 1 : 1000 (A4)

DRAWING NO.
TP10/SITE/A/03

DATE:
06-2024



**PUBLIC HOUSING DEVELOPMENT AT CHUNG NGA
ROAD WEST, TAI PO**

DRAWING TITLE
FLOOR PLAN - (AT LEVEL +22.8)

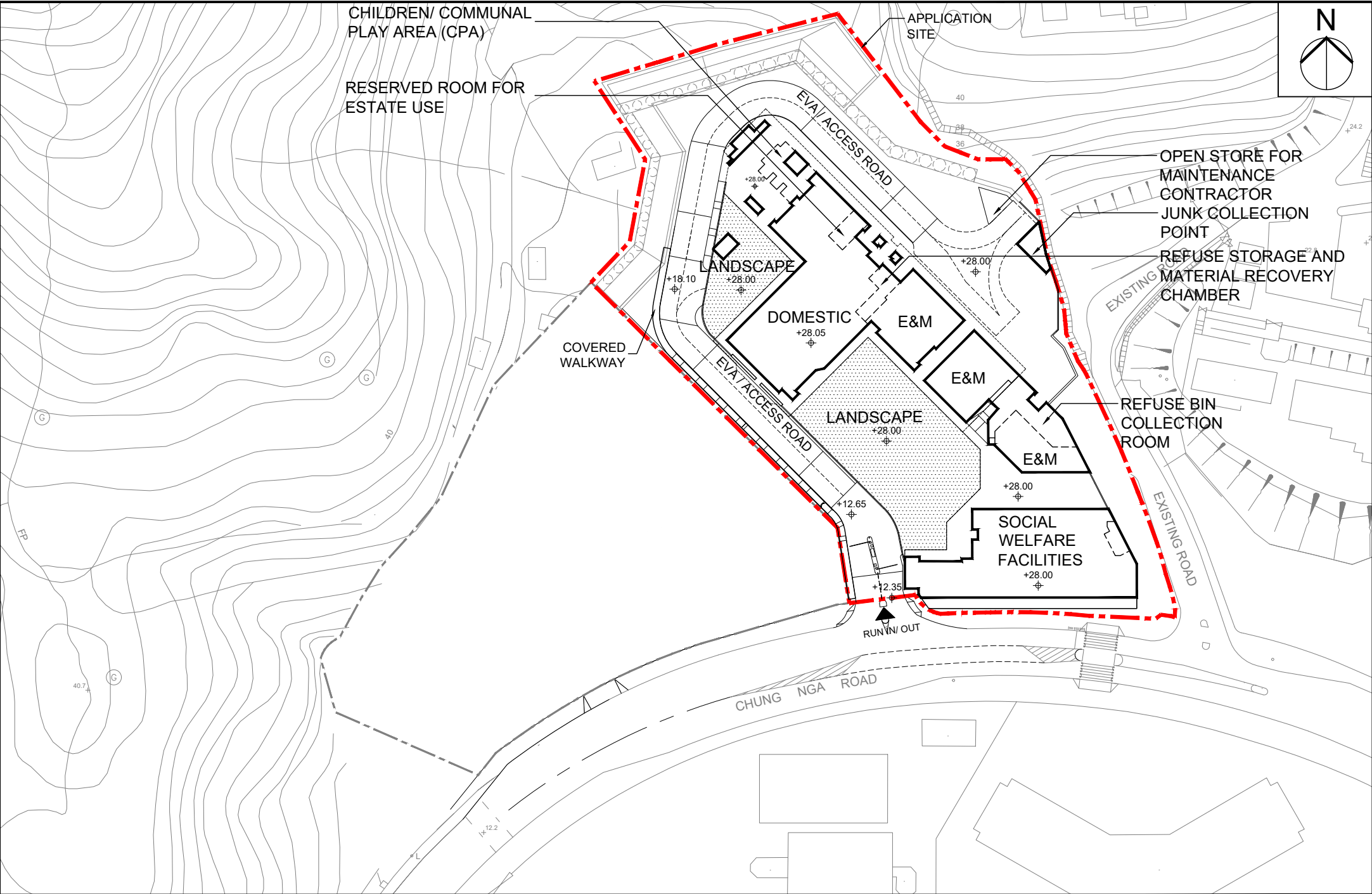
Plan 4

 **房屋署
HOUSING DEPARTMENT**

SCALE 1 : 1000 (A4)

DRAWING NO.
TP10/SITE/A/04

DATE:
06-2024



PUBLIC HOUSING DEVELOPMENT AT CHUNG NGA ROAD WEST, TAI PO

DRAWING TITLE
FLOOR PLAN - (AT LEVEL +28.0)

Plan 5

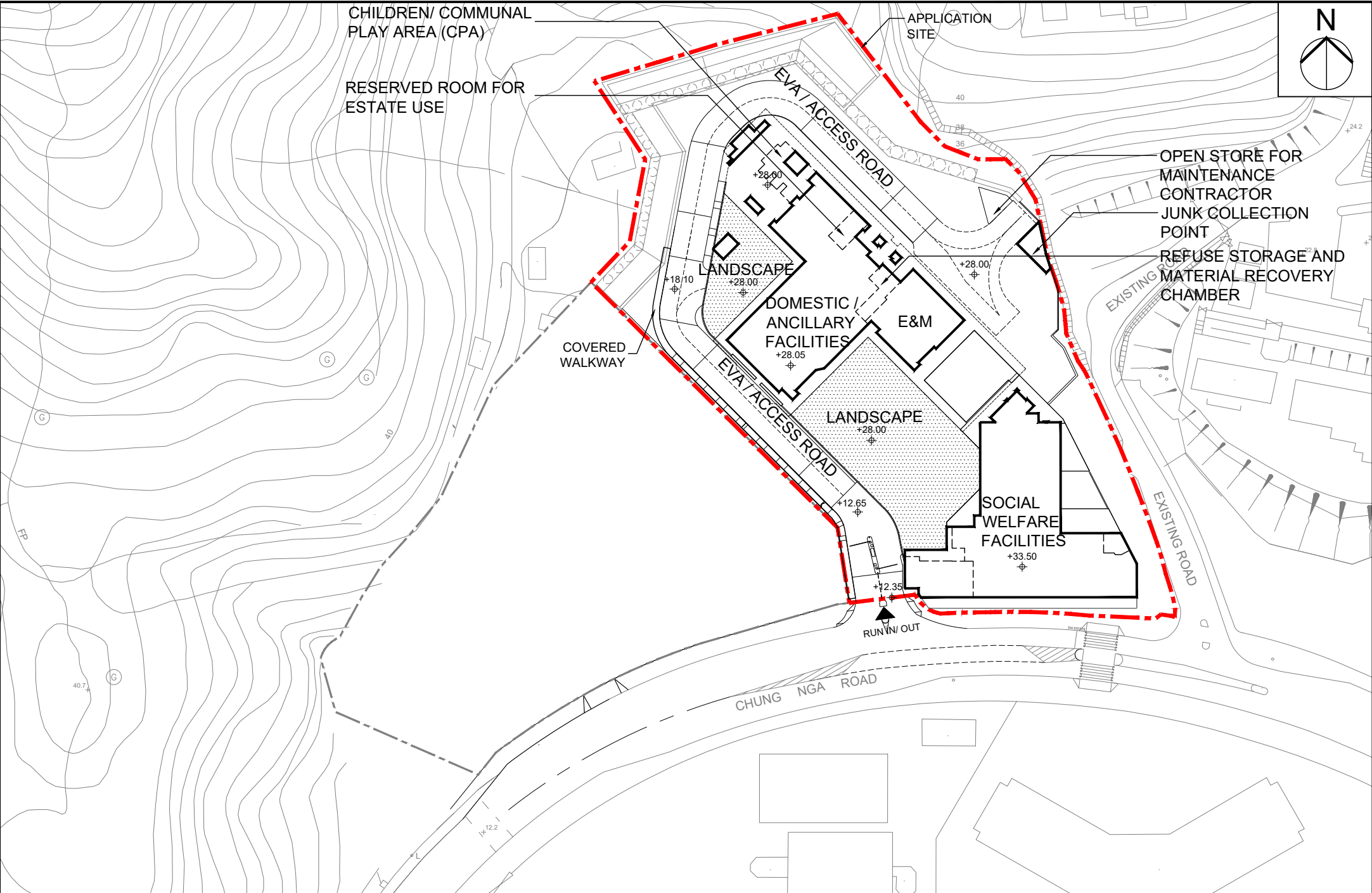


房屋署
HOUSING DEPARTMENT

SCALE 1 : 1000 (A4)

DRAWING NO.
TP10/SITE/A/05

DATE:
06-2024



PUBLIC HOUSING DEVELOPMENT AT CHUNG NGA ROAD WEST, TAI PO

DRAWING TITLE
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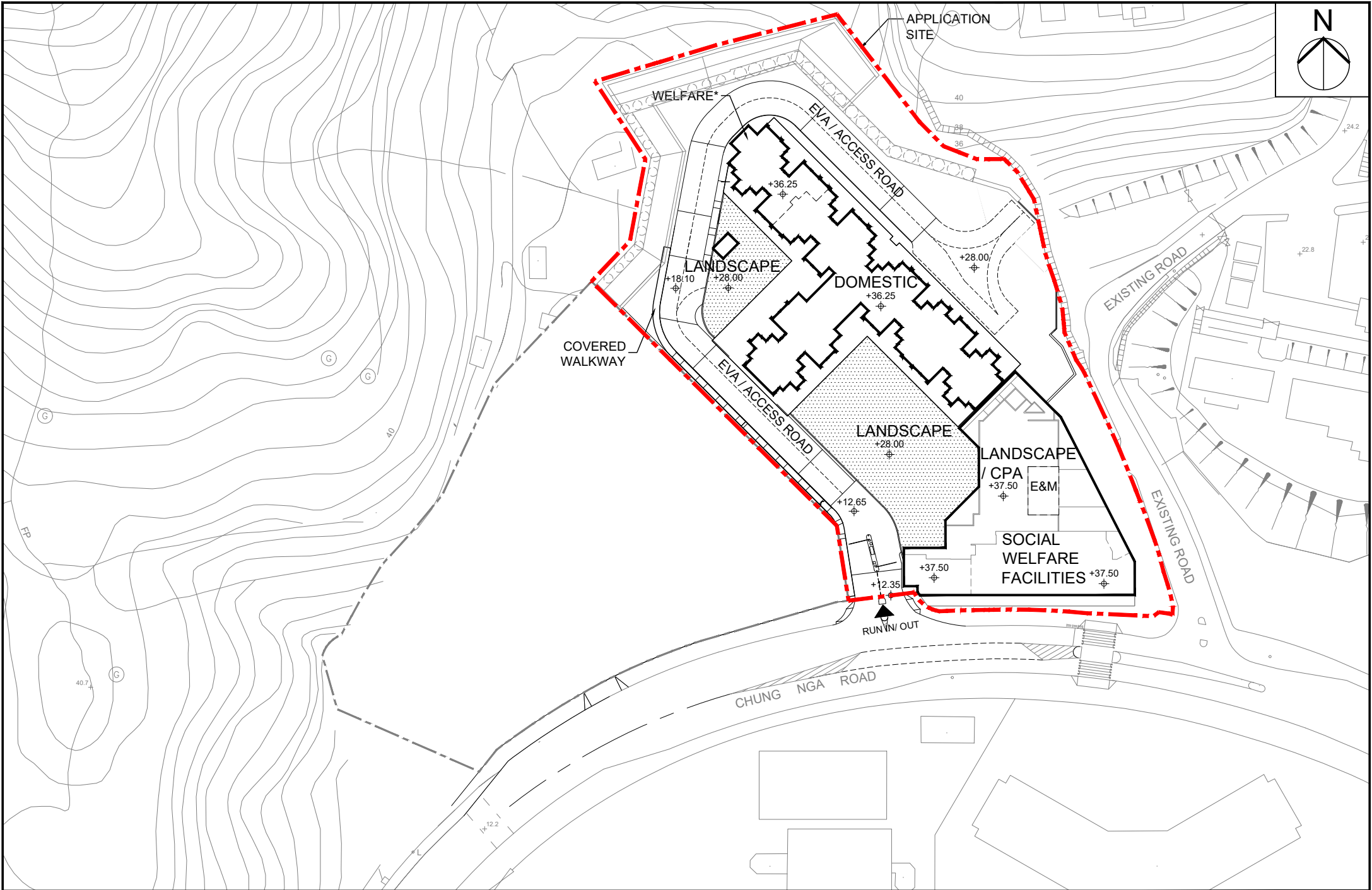
Plan 6

 房屋署
HOUSING DEPARTMENT

SCALE 1 : 1000 (A4)

DRAWING NO.
TP10/SITE/A/06

DATE:
06-2024



PUBLIC HOUSING DEVELOPMENT AT CHUNG NGA ROAD WEST, TAI PO

DRAWING TITLE
FLOOR PLAN - (AT LEVEL +37.5)

Plan 7

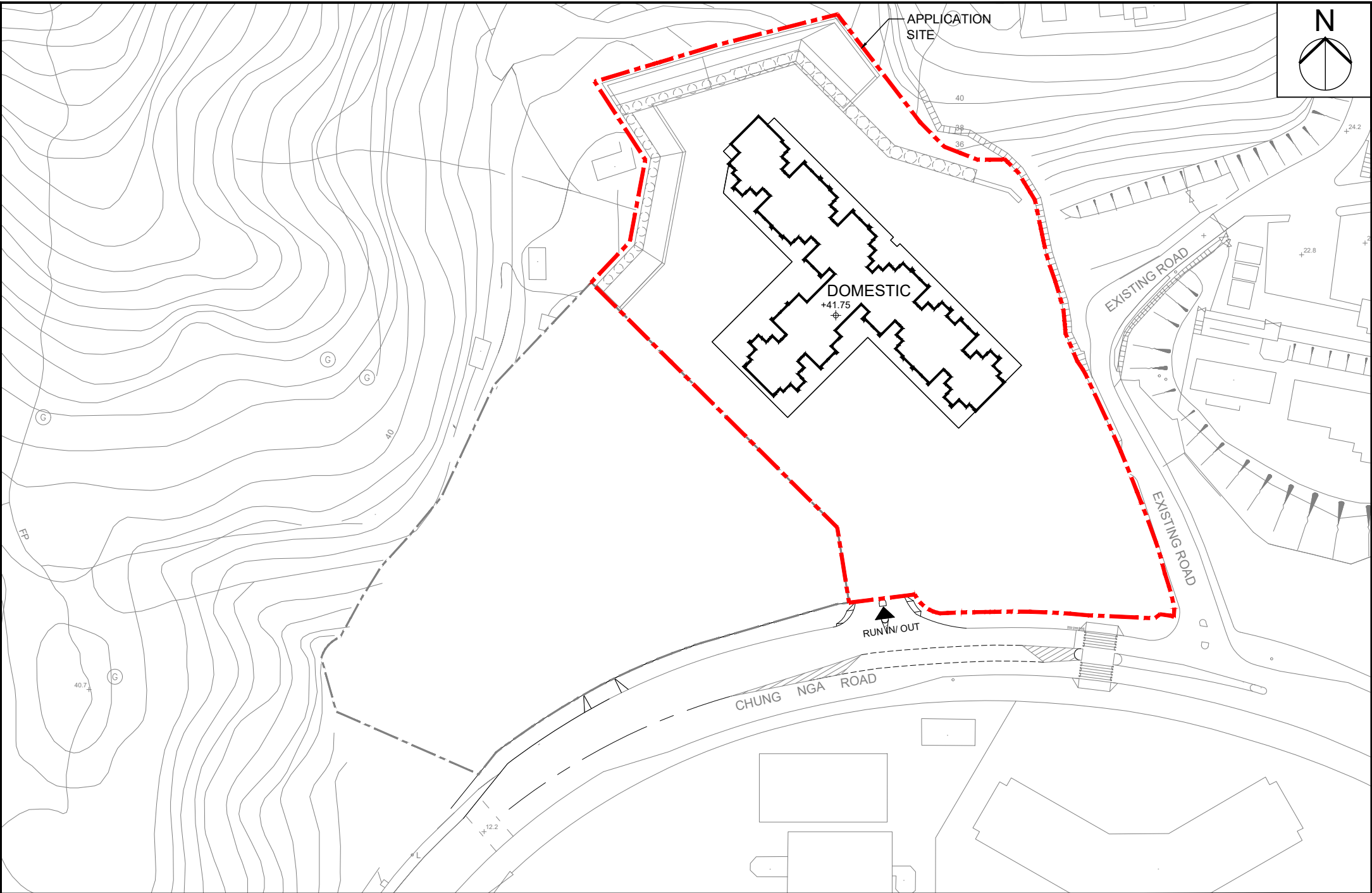


房屋署
HOUSING DEPARTMENT

SCALE 1 : 1000 (A4)

DRAWING NO.
TP10/SITE/A/07

DATE:
06-2024



**PUBLIC HOUSING DEVELOPMENT AT CHUNG NGA
ROAD WEST, TAI PO**

DRAWING TITLE
TYPICAL FLOOR PLAN

Plan 8



房屋署
HOUSING DEPARTMENT

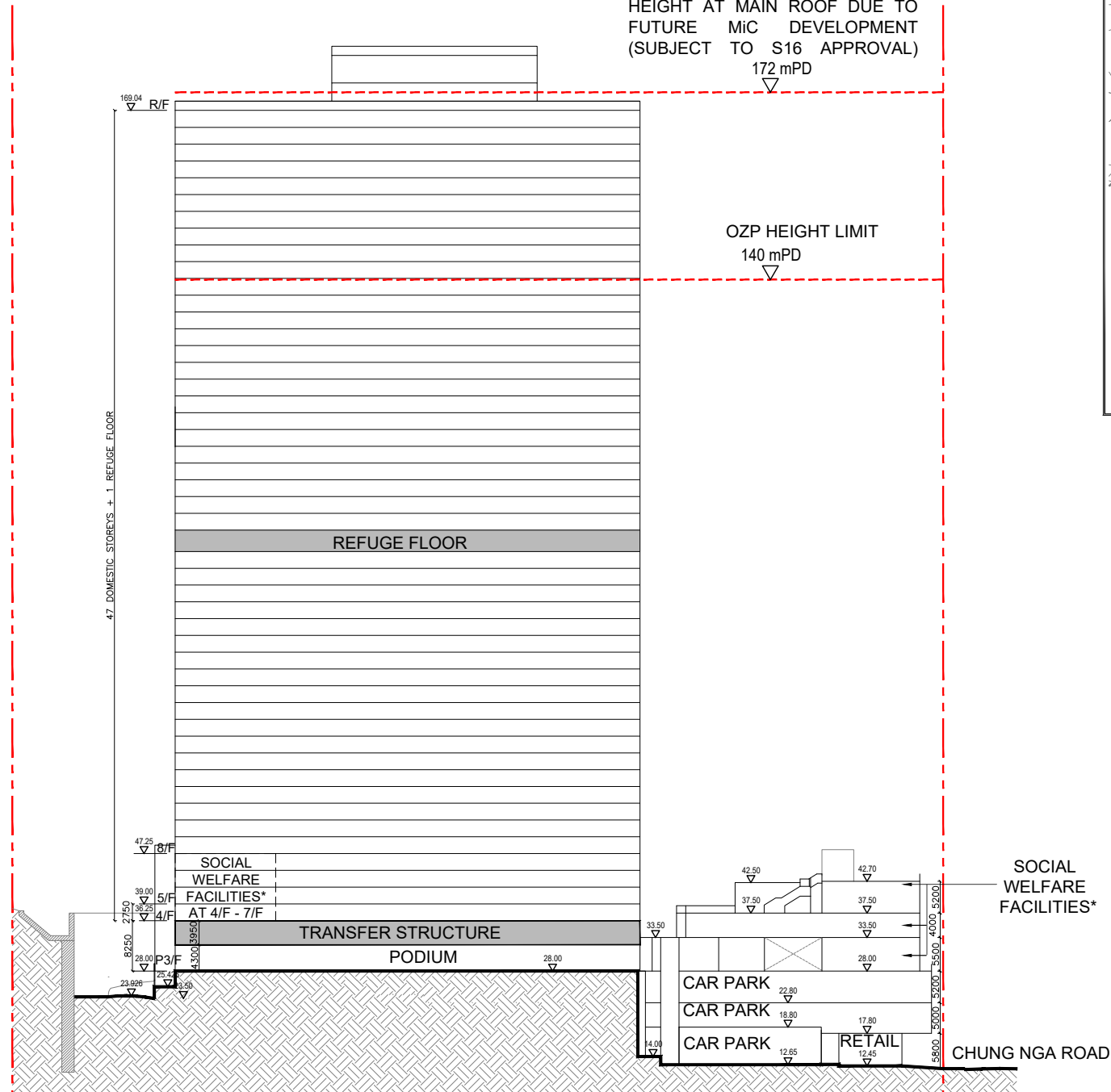
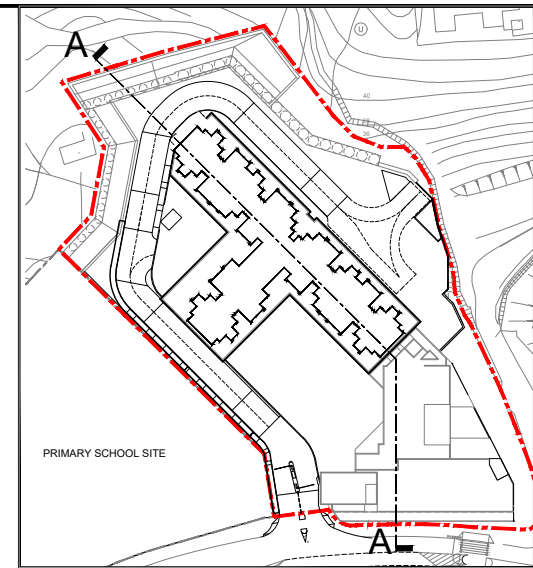
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DRAWING NO.
TP10/SITE/A/08

DATE:
06-2024

POSSIBLE HIGHEST BUILDING
HEIGHT AT MAIN ROOF DUE TO
FUTURE MIC DEVELOPMENT
(SUBJECT TO S16 APPROVAL)
172 mPD

OZP HEIGHT LIMIT
140 mPD



*NOTE: SOCIAL WELFARE FACILITIES
SHOWN ON DRAWINGS ARE FOR
INDICATIVE PURPOSE AND MAY BE
SUBJECT TO FURTHER CHANGES.

PUBLIC HOUSING DEVELOPMENT AT CHUNG NGA
ROAD WEST, TAI PO

DRAWING TITLE
SECTION A-A

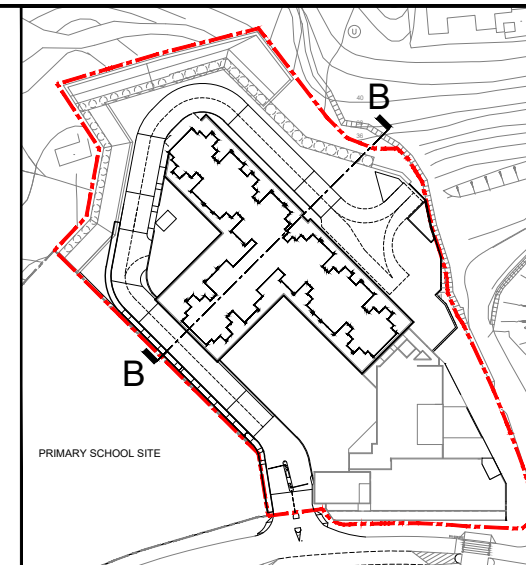
Plan 9

房屋署
HOUSING DEPARTMENT

DRAWING NO.
TP10/SITE/A/09

DATE:
06-2024

SCALE 1 : 1000 (A4)



SCALE 1 : 1000 (A4)

POSSIBLE HIGHEST BUILDING
HEIGHT AT MAIN ROOF DUE TO
FUTURE MIC DEVELOPMENT
(SUBJECT TO S16 APPROVAL)

172 mPD
▽

OZP HEIGHT LIMIT

140 mPD
▽

47 DOMESTIC STOREYS + 1 REFUGE FLOOR

REFUGE FLOOR

SOCIAL
WELFARE
FACILITIES*

39.00
▽ 5/F
37.25
▽ 4/F

TRANSFER
STRUCTURE

SOCIAL
WELFARE
FACILITIES*

28.00
▽ P3/F

LANDSCAPE

CAR PARK AND E&M ROOM

CAR PARK AND E&M ROOM

CAR PARK

CAR PARK

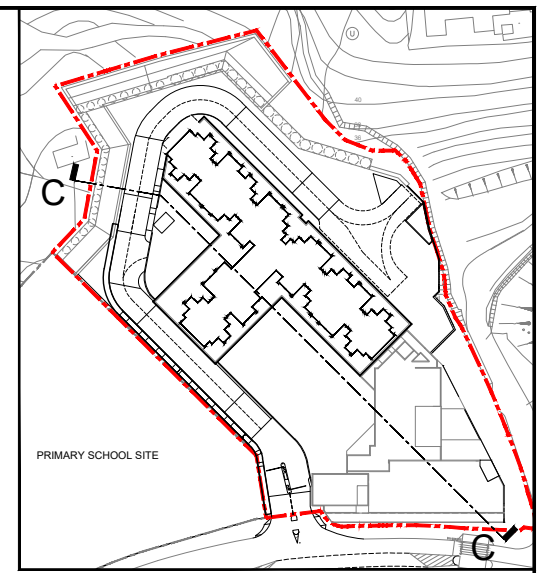
CAR PARK

RETAIL

CHUNG NGA ROAD

EVA/ACCESS
ROAD

*NOTE: SOCIAL WELFARE FACILITIES
SHOWN ON DRAWINGS ARE FOR
INDICATIVE PURPOSE AND MAY BE
SUBJECT TO FURTHER CHANGES.



**PUBLIC HOUSING DEVELOPMENT AT CHUNG NGA
ROAD WEST, TAI PO**

DRAWING TITLE
SECTION C-C

Plan 11

 **房屋署
HOUSING DEPARTMENT**

SCALE 1 : 1000 (A4)

DRAWING NO.
TP10/SITE/A/11

DATE:
06-2024



PUBLIC HOUSING DEVELOPMENT AT CHUNG NGA ROAD WEST, TAI PO

DRAWING TITLE
LANDSCAPE MASTER PLAN

PLAN 12

房屋署 HOUSING DEPARTMENT

SCALE 1:300(A1)/1:600(A3)

DRAWING NO.
TP10/SITE/A/L0-12

DATE:
06/2024



PUBLIC HOUSING DEVELOPMENT AT CHUNG NGA ROAD WEST, TAI PO

DRAWING TITLE
LANDSCAPE MASTER PLAN (AT LEVEL +12.0)

PLAN 13

房屋署 HOUSING DEPARTMENT

SCALE 1:300(A1)/1:600(A3)

DRAWING NO.
TP10/SITE/A/L0-13

DATE:
06/2024





**PUBLIC HOUSING DEVELOPMENT AT CHUNG NGA
ROAD WEST, TAI PO**

DRAWING TITLE
**OPEN SPACE AND GREENERY DEMARCATION PLAN
(LEVEL +12.0)**

PLAN 16

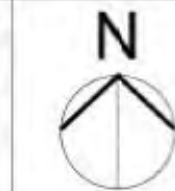


房屋署
HOUSING DEPARTMENT

SCALE 1:300(A1)/1:600(A3)

DRAWING NO.
TP10/SITE/A/LD-16

DATE:
06/2024



TOTAL SITE COVERAGE OF GREENERY REQUIREMENT:
NOT LESS THAN 1980 SQM

TOTAL OPEN SPACE REQUIREMENT
NOT LESS THAN 2913 SQM

LEGEND

- - - APPLICATION SITE
- OPEN SPACE (COVERED)
- OPEN SPACE (UNCOVERED)
- PROPOSED VERTICAL GREEN
- SITE COVERAGE OF GREENERY

**PUBLIC HOUSING DEVELOPMENT AT CHUNG NGA
ROAD WEST, TAI PO**

DRAWING TITLE
**OPEN SPACE AND GREENERY DEMARCATION PLAN
(AT LEVEL +28.0)**

PLAN 17

 **房屋署
HOUSING DEPARTMENT**

SCALE 1:300(A1)/1:600(A3)

DRAWING NO.
TPI0/SITE/A/LO-17

DATE:
06/2024



TOTAL SITE COVERAGE OF GREENERY REQUIREMENT:
NOT LESS THAN 1980 SQM

TOTAL OPEN SPACE REQUIREMENT
NOT LESS THAN 2913 SQM

LEGEND

- - - APPLICATION SITE
- OPEN SPACE (UNCOVERED)
- OPEN SPACE (COVERED)
- PROPOSED VERTICAL GREEN
- SITE COVERAGE OF GREENERY



**PUBLIC HOUSING DEVELOPMENT AT CHUNG NGA
ROAD WEST, TAI PO**

DRAWING TITLE
**OPEN SPACE AND GREENERY DEMARCATION PLAN
(AT LEVEL +37.5 AND +42.7)**

PLAN 18

SCALE 1:300(A1)/1:600(A3)

 **房屋署
HOUSING DEPARTMENT**

DRAWING NO.
TP10/SITE/A/L0-18

DATE:
06/2024



Dept. Tree ID 部門 樹木 編號	Tree Species 樹種	DBH (mm) 胸徑 (毫米)	Estimated Tree Height (m) 大約樹高 (米)	Estimated Crown Spread (m) 大約樹冠 闊度 (米)	Overall Tree Conditions 整體樹木 狀況
TP10NR-T1042	Aquilaria sinensis	180	12	5	Fair
TP10NR-T1051	Aquilaria sinensis	190	13	6	Fair

PUBLIC HOUSING DEVELOPMENT AT CHUNG NGA
ROAD WEST, TAI PO

DRAWING TITLE
TREE TREATMENT PLAN

Plan 19

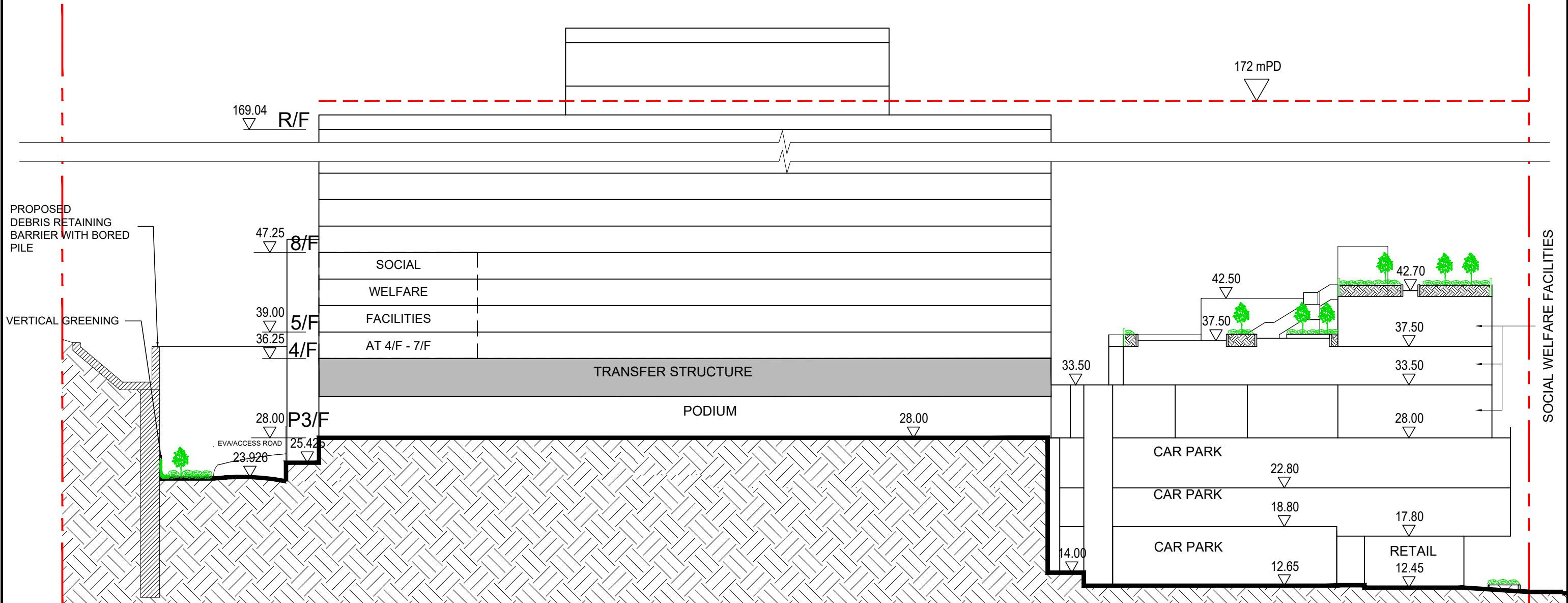
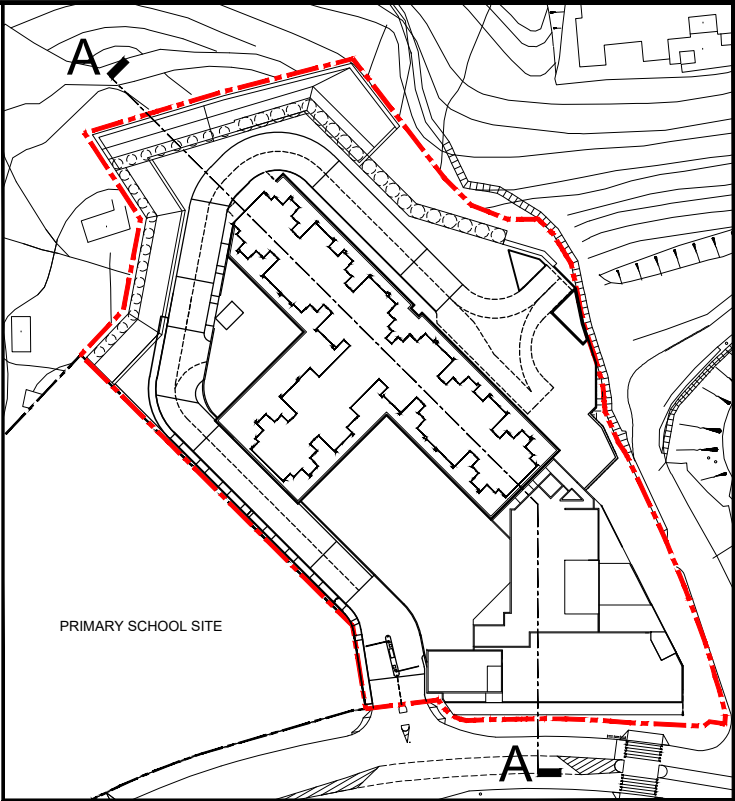


房屋署
HOUSING DEPARTMENT

DRAWING NO.
TP10/SITE/A/LO-19

DATE:
06/2024

SCALE 1:1000 (A3)



**PUBLIC HOUSING DEVELOPMENT AT CHUNG NGA
ROAD WEST, TAI PO**

DRAWING TITLE
LANDSCAPE SECTION A-A

Plan 20

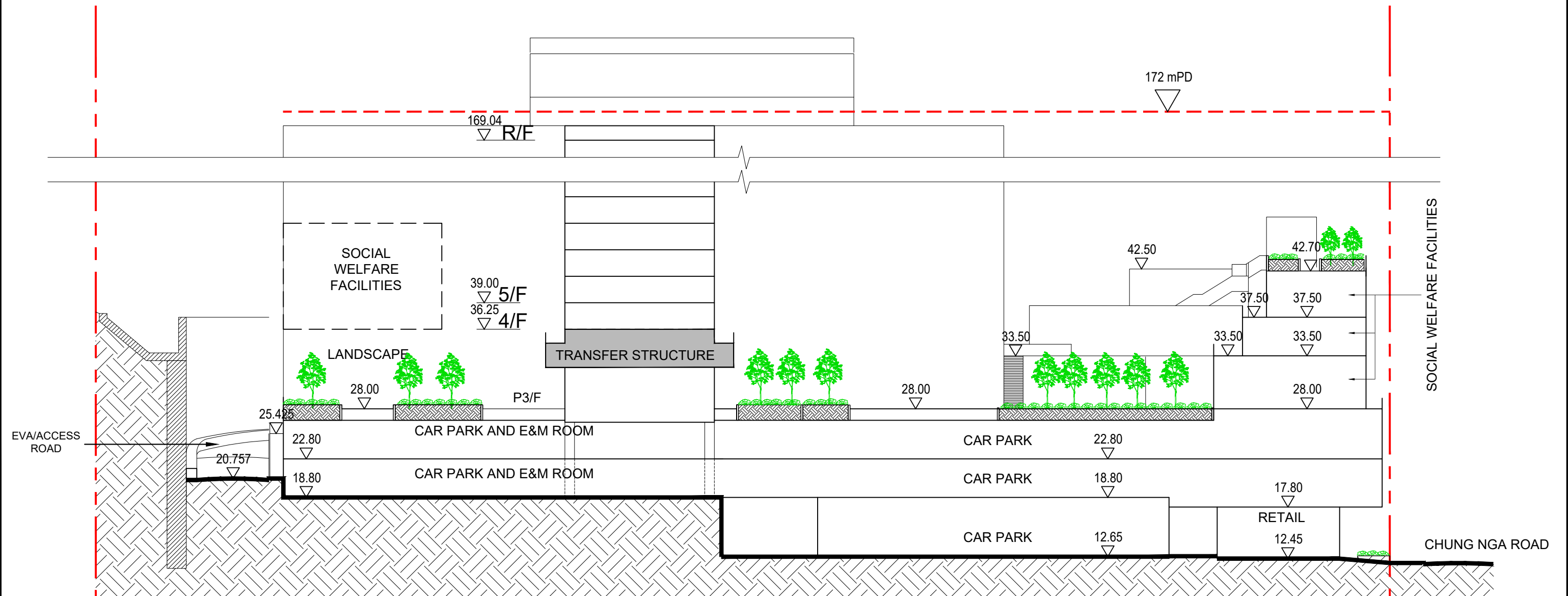
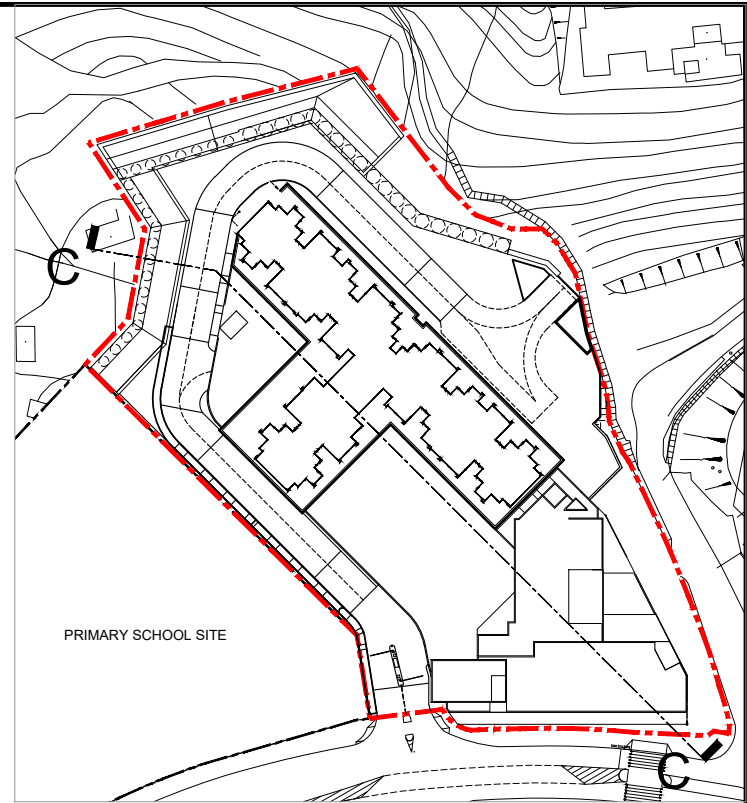
SCALE 1 : 400 (A3)

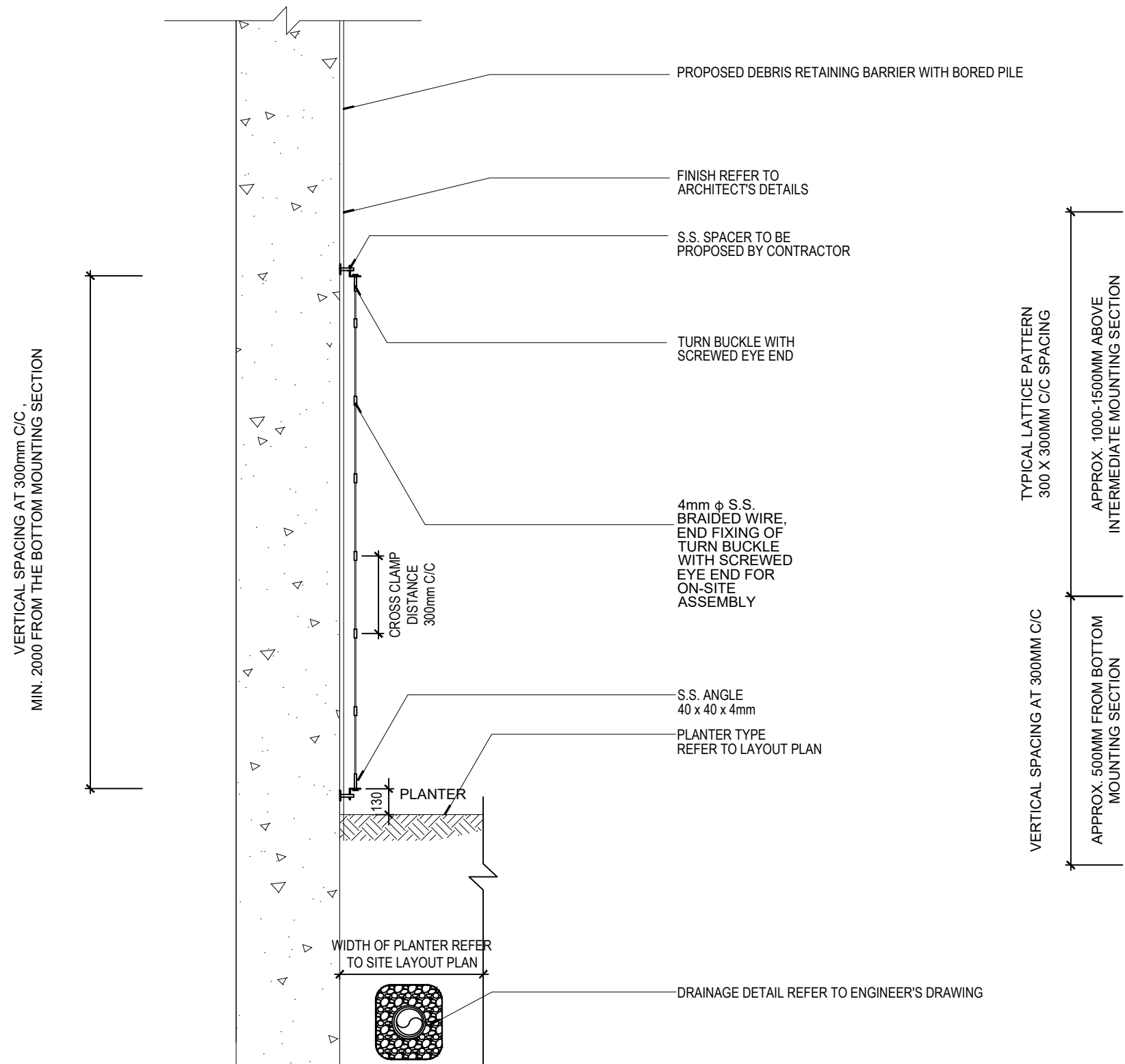


房屋署
HOUSING DEPARTMENT

DRAWING NO.
TP10/SITE/A/20

DATE:
06-2024

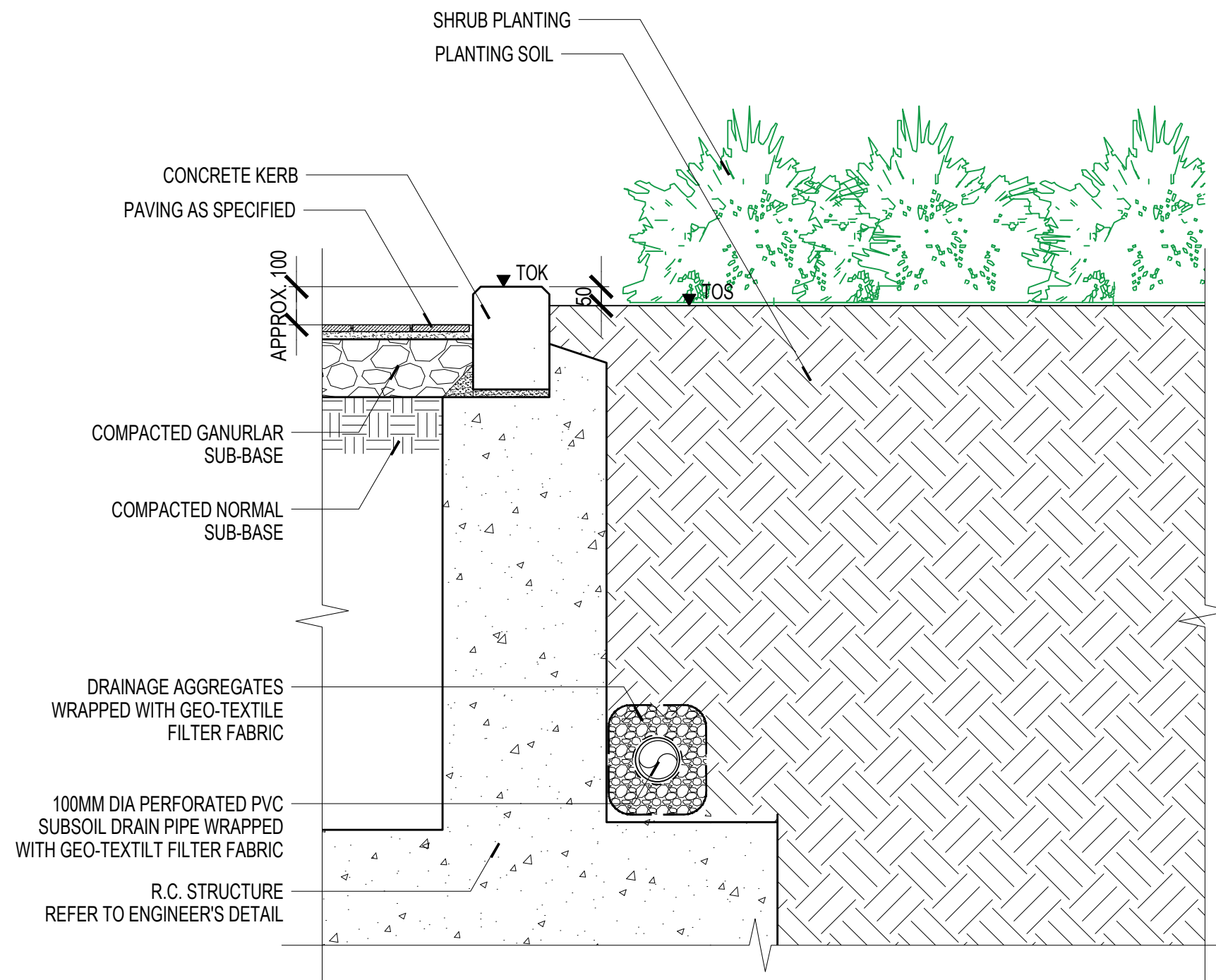




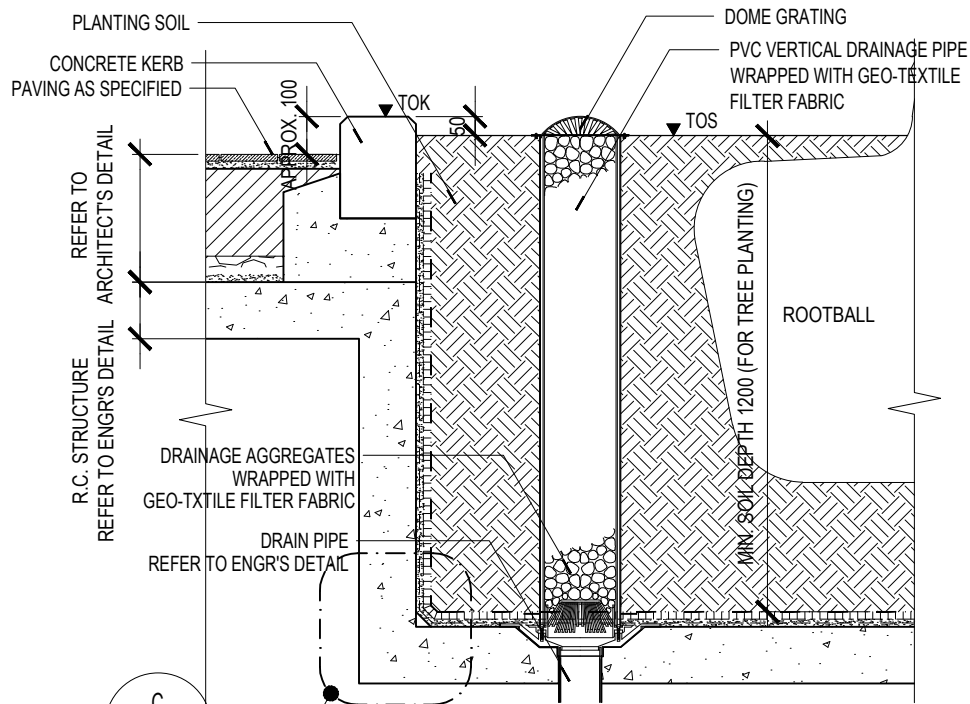
REFERENCE PHOTO

1 TYPICAL SECTION FOR VERTICAL GREENING SCALE 1 : 20

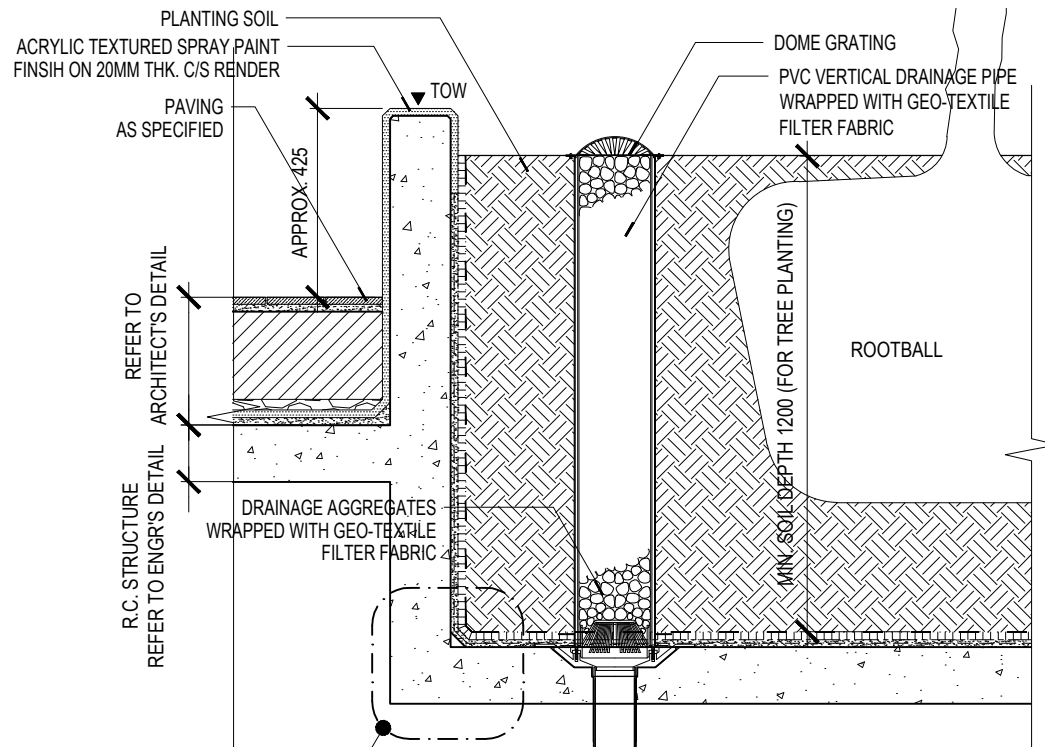




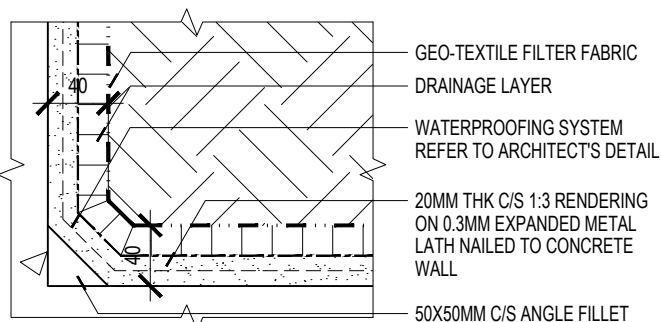
A TYPICAL PLANTER SECTION AT-GRADE SCALE 1:20



**TYPICAL PLANTER SECTION
ON-SLAB (WITH PLANTER KERB)** SCALE 1:20



**TYPICAL PLANTER SECTION
ON-SLAB (WITH PLANTER WALL)** SCALE 1:20



BLOW-UP DETAIL SCALE 1:5

S.16 PLANNING APPLICATION

Proposed Minor Relaxation of Maximum Total Plot Ratio and Building Height Restriction for Proposed Public Housing Development at Chung Nga Road West, Tai Po, New Territories

Visual Impact Assessment

August 2024

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3. Visual Context and Visual Elements
4. Identification of Viewpoints
5. Assessment of Visual Impact
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1. Introduction

- 1.1 This Visual Impact Assessment (VIA) is prepared by the Hong Kong Housing Authority (HA) as the project proponent in support of a Section 16 Planning Application for minor relaxation of maximum total plot ratio (PR) and building height restriction (BHR) for the public housing development at Chung Nga Road West (CNRW), Tai Po, New Territories (the Application Site) (**Figure 1** in the Supporting Planning Statement). The structure of this VIA has taken reference to the requirements set out in the “Town Planning Board Guidelines on Submission of Visual Impact Assessment for Planning Applications to the Town Planning Board” (TPB PG-No. 41). The site context and development proposal are in Sections 2 and 3 of the Supporting Planning Statement.

2. Assessment Area

- 2.1 An Assessment Area is delineated for the VIA to cover the area of visual influence within which the proposed public housing development is visible from the identified key public VPs. The assessment boundary is set out with regard to the size of the development, the site context, and the distance and location of the public viewers.
- 2.2 As per the TPB PG – No. 41, the Assessment Area (i.e. visual envelope) should be determined having regard to the size of the proposed public housing development, its potential visibility from the selected key public VPs and the actual site and surrounding topographical conditions by ground inspection. As cited in the TPB PG – No. 41, when the viewer is at a distance equals to three times of the height of the building, the viewer will tend to see the building as part of a group rather than a single building. Since the maximum building height of the proposed public housing development to cater for minor relaxation of maximum total PR and possible adoption of future Modular Integrated Construction (MiC) is 172mPD with base level of 12mPD, a radius of about 480m from the closest point of the proposed public housing development has been set as a starting point in defining the boundary of the Assessment Area.
- 2.3 Additionally, as per Para. 4.5 of the TPB PG – No. 41, key kinetic and static VPs, such as popular areas used by the public or tourists for outdoor activities, recreation, rest, sitting-out, leisure, walking and sight-seeing, and prominent travel routes have been taken into consideration when selecting the VPs.

3. Visual Context and Visual Elements

3.1 The Application Site is located in the northern fringe of Tai Po town centre, accessible from Chung Nga Road at its south. Key visual elements surrounding the Subject Site are summarized as below.

- Existing public housing developments (i.e. Chung Nga Court and Fu Heng Estate) are found at the Application Site's south across Chung Nga Road with BHR of 110mPD.
- Public housing development at Chung Nga Road East and Tai Po Area 9 (now known as Fu Tip Estate) are located at the Application Site's east and northeast with a maximum building height of 143mPD.
- Hong Chi Pinehill Integrated Vocational Training Centre (50mPD), Tai Po Hospital (52mPD) and Alice Ho Miu Ling Nethersole Hospital (45mPD) are located at the northeast, east and southeast of the Application Site respectively.
- Predominantly 3-storey low rise residential cluster e.g. Nam Hang Tsuen is found at the southwest of the Application Site with BH range of about 12mPD to 20mPD.

4. Identification of Viewpoints

4.1 A total of six viewpoints (VPs) from different directions and distances, which were used in the approved Visual Appraisal during the previous Outline Zoning Plan (OZP) amendment, are adopted (**Figures 1&2**). These VPs represent the views of pedestrian nodes which are accessible by the public and/or from key public open spaces. A brief evaluation of the selected VPs is outlined as below -

VP1: Playground at Chung Nga Court

4.2 This VP is located at about 100m to the southwest of the Application Site. It is a playground located inside Chung Nga Court for the enjoyment of the users living in the neighbourhoods. The visual context is characterised by high-rise residential buildings at Chung Nga Court and Fu Heng Estate, as well as trees surrounding the playground. The public viewers will be the users of the playground.

VP2: Near Chuen On Road Garden

- 4.3 This VP is located at about 200m to the southeast of the Application Site near Chuen On Road Garden, Fu Heng Estate and Fu Tip Estate Social Service Building. Chuen On Road Garden is frequently used by local residents of Fu Heng Estate and Fu Tip Estate. The visual context consists of Heng Yiu House on the left, roadside trees along Chung Nga Road and Fu Tip Estate Podium and Social Service Building in the foreground with open sky view in the background. The public viewers will be the users of Chuen On Road Garden.

VP3: Public Transport Interchange (PTI) at the South of Tai Po Hospital

- 4.4 This VP is located at about 300m to the southeast of the Application Site. This view is taken from the PTI outside Tai Po Hospital which is easily accessible and is frequently visited by staff and visitors of the hospital as well as other users of the PTI. The visual context consists of roadside trees along Chuen On Road with Fu Tip House and Ban Tip House of Fu Tip Estate located on the right. The public viewers will be the users of the PTI, staff and visitors of Tai Po Hospital.

VP4: Playground at the Junction of Ting Kok Road and Fung Yuen Road

- 4.5 This VP is located at about 900m to the southeast of the Application Site. The view is taken from Fung Yuen Playground located at the junction of Ting Kok Road and Fung Yuen Road which is under the management of Leisure and Cultural Services Department providing outdoor soccer pitch for public use. The visual context consists of the vegetation between the Application Site and this VP. The public viewers will be the users of the playground.

VP5: Agricultural Land at the North of Fung Yuen Butterfly Reserve Centre

- 4.6 This VP is located at 1km to the northeast of the Application Site. Since there is no direct view to the Application Site from Fung Yuen Butterfly Reserve Centre which is enclosed by existing trees and vegetation, this VP at the north of the Centre is therefore selected to demonstrate the visual impact to Fung Yuen area. This VP is accessible through Fung Yuen Road with agricultural activities nearby. The visual context consists of the high-rise residential development, i.e. Mont Vert and the public housing development in Fu Tip Estate at its south and southwest respectively. The public viewers will be the residents and visitors in and around Fung Yuen.

VP6: Wilson Trail

- 4.7 This VP is located at about 350m at the north of the Application Site. This view is taken at Wilson Trail which is one of the popular hiking trail and can be easily accessed by the public with a panoramic view of Tai Po New Town. The viewing distance is relatively far with visual context consists of Tai Po New Town and Tai Po Industrial Area. The public viewers will be the general public, such as hikers.

5. Assessment of Visual Impact

- 5.1 The objective of this VIA is to evaluate the visual impact of the proposed minor relaxation of maximum total PR from 6 to 6.9 and BHR from 140mPD to 172mPD. The relevant appraisal in relation to Visual Composition, Visual Obstruction, Effects on Public Viewers and Effects on Visual Resources are focused on the changes between the OZP-Compliant Scheme and the Proposed Scheme.

VP1: Playground at Chung Nga Court (Figure 3)

- 5.2 High-rise residential developments at Chung Nga Court and Fu Heng Estate dominated the view at this VP. The proposed development at the Application Site will be completely blocked by Chung Nga Court and there will be no effect on the public viewers and visual resources contributed by the proposed development. The proposed increase in PR and BHR is not visible at this VP and it will not result in any adverse visual impact to the public viewers represented by this VP.

VP2: Chuen On Road Garden (Figure 4)

- 5.3 **Visual Composition:** View from this VP consists of Heng Yiu House on the left, roadside trees along Chung Nga Road, a section of Cloudy Hill backdrop and Fu Tip Estate Podium and Social Service Building in the foreground with open sky view in the background.
- 5.4 **Visual Obstruction:** Although the increase in building height of the proposed development inevitably adds more visual bulk to the locality, yet, with the high-rise public housing development of Fu Heng Estate in the vicinity, the proposed residential block is considered compatible with the local character. The magnitude of visual change is considered slight to moderate.

5.5 **Effect on Public Viewers:** This VP represents potential impacts on the users of Chuen On Road Garden. The sensitivity of the public viewers of this VP is considered medium as viewers generally have a glimpse of the proposed development from about 200m to the southeast of the Application Site. Although the increase in the building height of the proposed development will cast additional visual obstruction to the open sky view, the backdrop of Cloudy Hill is still visible at this VP. The effect on the public viewers is slightly to moderately adverse.

5.6 **Effect on Visual Resources:** The proposed development will not obstruct the view to this mountain backdrop. Part of the open sky is still visible from this VP. The effect on visual resources is slightly to moderately adverse.

5.7 To conclude, the proposed increase in PR and BHR will result in slightly to moderately adverse visual impact to the public viewers represented by this VP.

VP3: PTI at the South of Tai Po Hospital (Figure 5)

5.8 **Visual Composition:** View from this VP consists of roadside planting along Chuen On Road in the foreground and Cloudy Hill with open sky view in the background.

5.9 **Visual Obstruction:** The proposed development is largely covered by the roadside planting along Chuen On Road from the VP with minimal impact to the open sky view. There will be not impact on view to the Cloudy Hill.

5.10 **Effect on Public Viewers:** This VP represents potential impacts on the users of the public transport interchange at the south of Tai Po Hospital, staff and visitors of the hospital. Viewers generally have a glimpse of the proposed development from a distance of about 300m while waiting for transportation. As the proposed development at the Application Site will be shielded by dense vegetation at this VP, there will be minimal effect on the public viewers. The slight magnitude of change in the proposed development, alongside the medium sensitivity of public viewers at this VP, will have a slightly adverse visual effect on the public viewers.

5.11 **Effects on Visual Resources:** The proposed development at the Application Site is largely obstructed by the dense vegetation at this VP; there will be minimal effect on visual resources contributed by the proposed development.

- 5.12 To conclude, the proposed increase in PR and BHR will result in slightly adverse visual impact to the public viewers represented by this VP.

VP4: Playground at the Junction of Ting Kok Road and Fung Yuen Road
(Figure 6)

- 5.13 View from this VP consists of a soccer pitch, a refuse collection point behind the fencing and ample vegetation in the background. The proposed development at the Application Site will be shielded by dense vegetation and is not visible at this VP; there will be minimal effect on the public viewers and visual resources contributed by the proposed development. The proposed increase in PR and BHR will not result in any adverse visual impact to the public viewers represented by this VP.

VP5: Agricultural Land at the North of Fung Yuen Butterfly Reserve Centre
(Figure 7)

- 5.14 This VP is dominated by agricultural land with high-rise residential building blocks (i.e. Fu Tip Estate Mont Vert). The proposed development at the Application Site will be shielded by the dense vegetation and is not visible at this VP; there will be no effect on the public viewers and visual resources contributed by the proposed development. The proposed increase in PR and BHR will not result in any adverse visual impact to the public viewers represented by this VP.

VP6: Wilson Trail (Figure 8)

- 5.15 **Visual Composition:** This VP comprises woodland along the Wilson Trail on the Cloudy Hill in the foreground and a panoramic view of the Tai Po New Town. As Tai Po is a well-developed new town, the sense of openness and greenery offered from this VP have been compromised by the developments established. The public housing development at the Application Site is visually compatible with the surrounding and blend in well to the built environment of Tai Po New Town. There will be slight effect on the public viewers and visual resources contributed by the proposed development. The proposed increase in PR and BHR will result in slightly adverse visual impact to the public viewers represented by this VP.

- 5.16 **Visual Obstruction:** Views of the green mountain slope in the foreground and the open sky and the sea in the background from this VP are key positive visual resources at this VP. The proposed development does not result in significant visual obstruction. There will only be minimal visual changes to the visual openness.
- 5.17 **Effect on Public Viewers:** This long-range VP represents potential impacts on the hikers and travellers of Wilson Trail who are of transient nature. Viewers generally have a glimpse of the proposed development from a distance of over 300m while hiking. As the proposed development will harmoniously blend into the existing built environment, it will have minimal visual impact on the public viewers. The slight magnitude of change in the proposed development, alongside the medium sensitivity of public viewers at this VP, will have a slightly adverse visual effect on the public viewers.
- 5.18 **Effect on Visual Resources:** The proposed development located at the fringe of the Tai Po New Town is compatible with the surrounding development and will emerge with the existing built environment. There will only be slight obstruction to the green backdrop, but the woodland in the foreground as well as open sky and sea views in the background will not be affected.
- 5.19 To conclude, the proposed development is unlikely to cause any significant visual impact. The proposed increase in PR and BHR will have slightly adverse visual impacts from this VP.

6. Summary and Mitigation Measures

6.1 The visual impact of all VPs are summarized below:

VPs	Magnitude of Visual Change (Negligible, Slight, Moderate, Substantial)	Visual Sensitivity of Public Viewers (Low, Medium, High)	Resultant Overall Visual Impact (Negligible, Slightly Adverse, Moderately Adverse, Significantly Adverse)
VP1 Playground at Chung Nga Court	Negligible	Low	Negligible
VP2 Near Chuen On Road Garden	Slight to medium	Medium	Slightly to Moderately Adverse
VP3 PTI at the South of Tai Po Hospital	Slight	Medium	Slightly Adverse
VP4 Playground at the Junction of Ting Kok Road and Fung Yuen Road	Negligible	Low	Negligible
VP5 Agricultural Land at the North of Fung Yuen Butterfly Reserve Centre	Negligible	Low	Negligible
VP6 Wilson Trail	Slight	Medium	Slightly Adverse

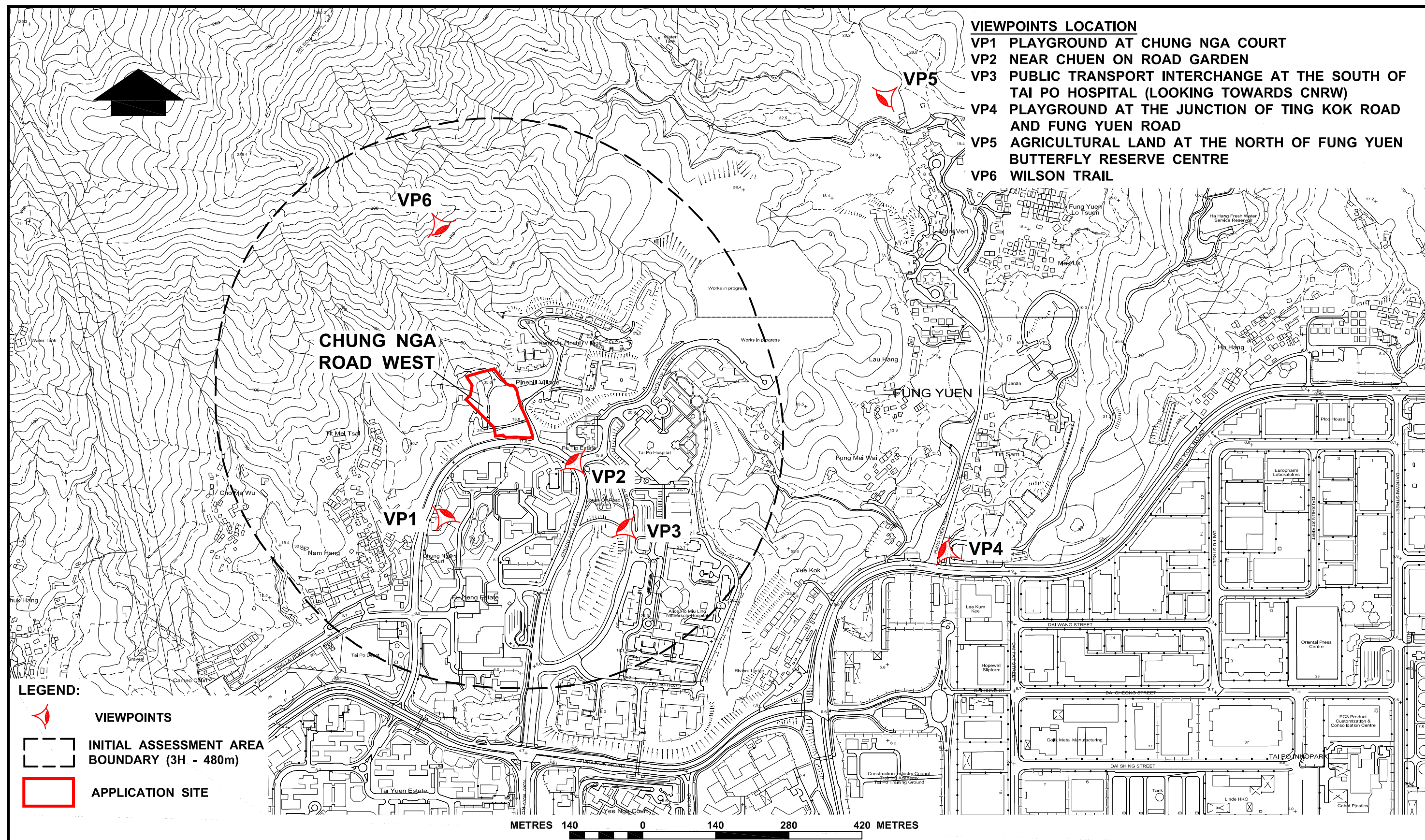
6.2 To conclude, three out of six VPs have negligible overall visual impact while VP2, VP3 and VP 6 have slightly to moderately adverse visual impact since the sense of openness offered from these VPs would be slightly compromised by the development. Yet, efforts have been made to mitigate the overall impact to a more acceptable level. The design measures to improve the schemes are summarized as below -

- The building block will be positioned to facilitate the 20m wide visual corridor from Chuen On Road Garden to Cloudy Hill, thus views towards the mountain backdrop to the north would be preserved.
- In a wider context, the proposed building height would blend in with the overall stepped height profile descending from the northern portion of the New Town i.e. the Application Site, via Fu Heng and Tai Yuen Estates to Tai Po Market.
- Open lawn plazas with greenery are created at podium level for the provision of open spaces. Landscape garden and children/communal play area will be provided to ensure sufficient leisure spaces for residents, to enhance greenery and to reduce visual impact.
- Carpark and social welfare facilities are built-over with children/communal play area with landscape which maximize the greenery coverage and enhance the visual impact.
- The color scheme and texture of materials of the domestic blocks have been carefully worked out. Simple and natural medium texture paint on fair faced concrete, soft and pure white colour background highlighted with a mix of pastel but energetic orange, yellow and green colour pattern imitating the movement of butterflies flying from surrounding butterfly reserve at Fung Yuen. Together with treatments, such as the provision of greening features, to break the bulkiness of the massing and add visual interest to the developments.

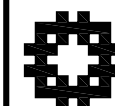
- Minimum 20% green coverage with half of the at-grade / at ground floor of residential block planting will be provided through providing landscape elements at various levels. Open lawn plazas will be created to promote the harmonious co-existence of residents and the nature. Vertical greening and roof top greening will be incorporated as far as practicable to enhance the aesthetic value of the proposed development.

7. Conclusion

7.1 This VIA is prepared in support of a Section 16 Planning Application for minor relaxation of maximum total PR from 6 to 6.9 and BHR from 140mPD to 172mPD for the public housing development at the Application Site. The six VPs chosen for this VIA are consistent with those in the previously approved visual appraisal during the plan amendment process. Comparing the OZP-Compliant Scheme and Proposed Scheme, significant visual impact on the proposed increase in PR and BHR for the public housing development is not anticipated.



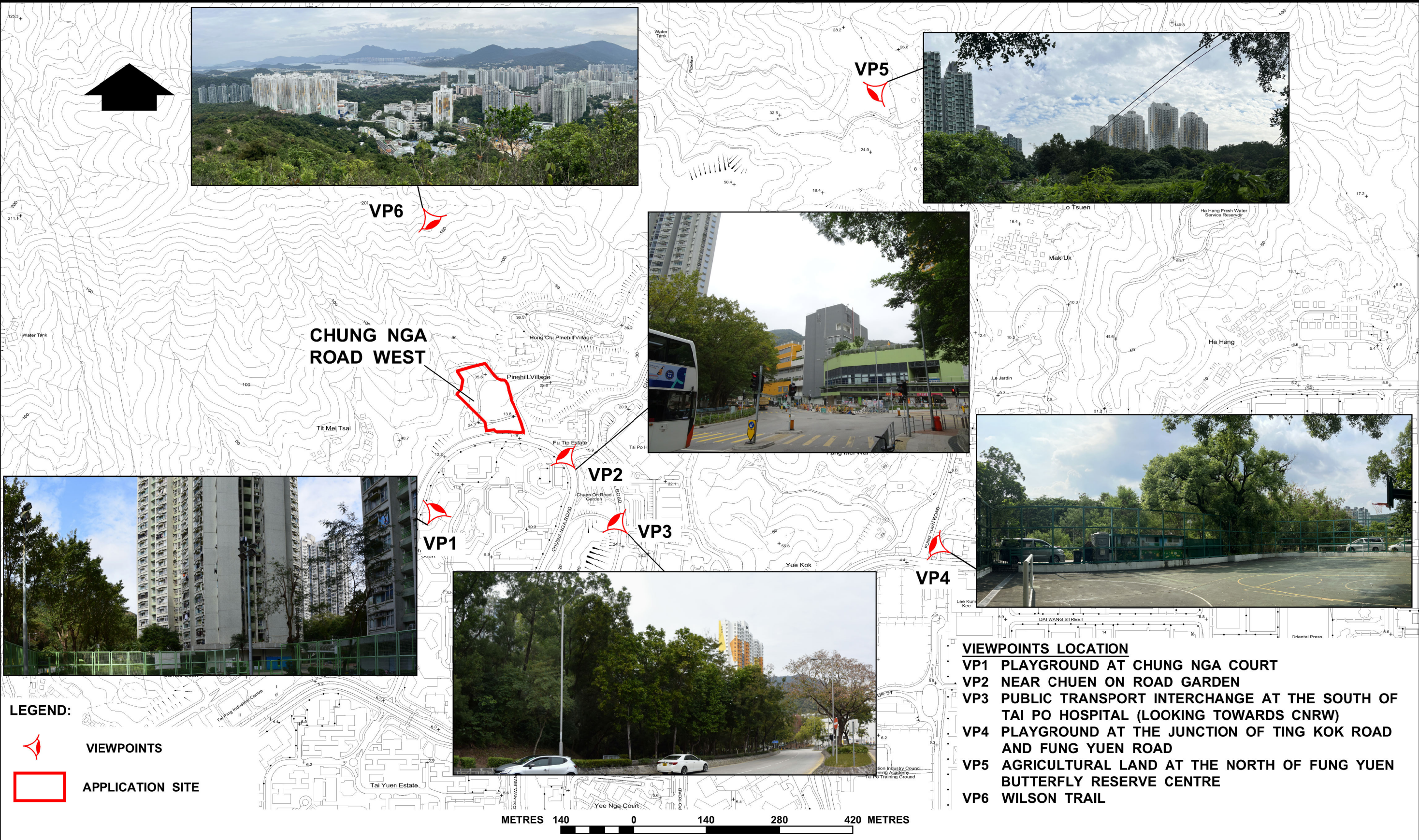
LOCATION OF VIEWPOINTS



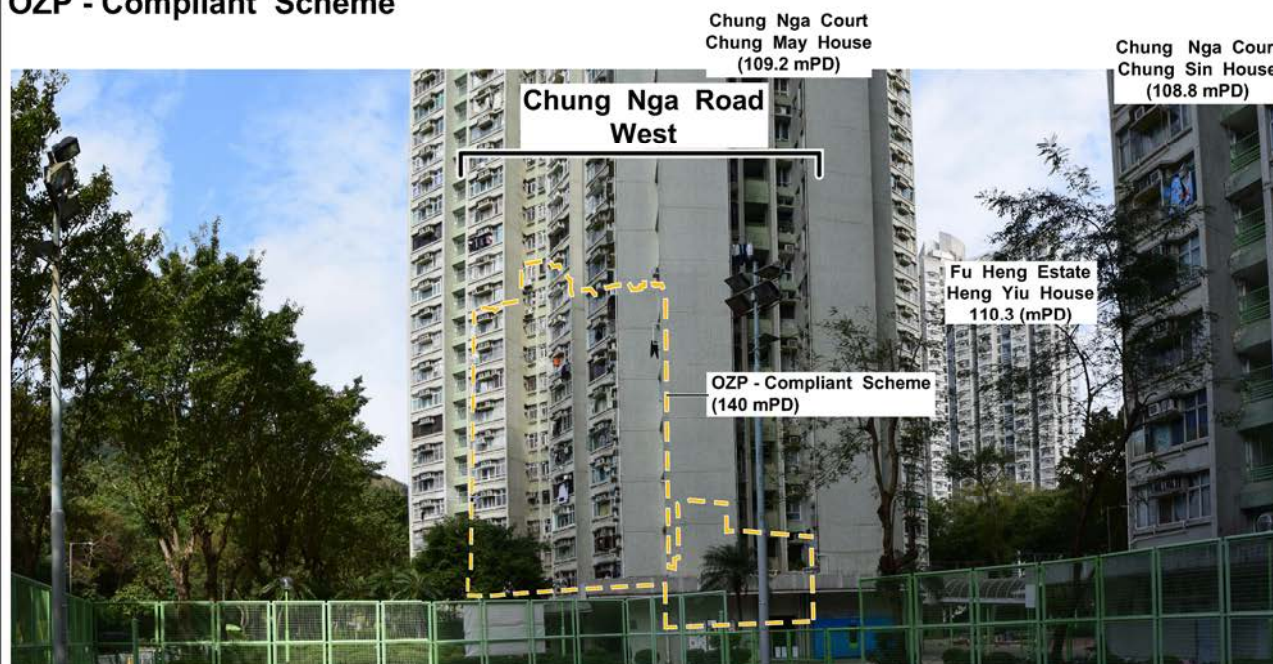
HOUSING DEPARTMENT
PLANNING SECTIONS

Figure 1

DATE :
26. 8. 2024







OZP - Compliant Scheme

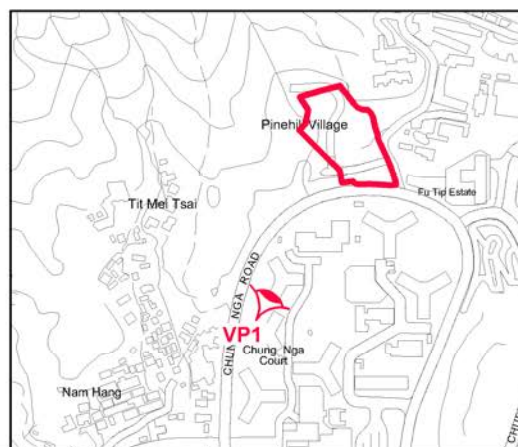


Proposed Scheme



LEGEND:

-  OZP - Compliant Scheme (140 mPD)
-  Differences between the OZP - Compliant Scheme and Proposed Scheme (169.04 mPD)
-  Possible Highest Building Height (172mPD) at Main Roof due to Future MiC Development
-  Application Site



PHOTOMONTAGE AT VIEWPOINT 1 (PLAYGROUND AT CHUNG NGA COURT)



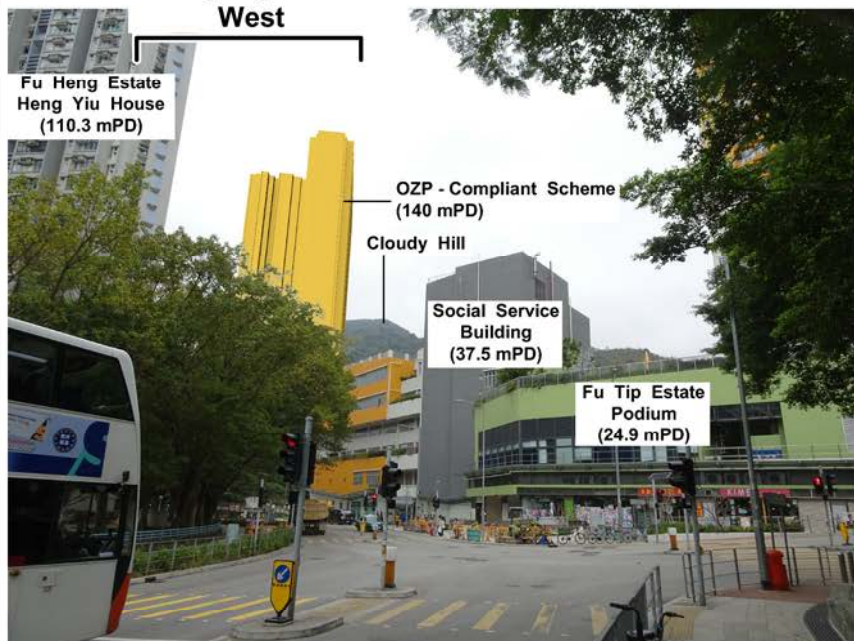
HOUSING DEPARTMENT
PLANNING SECTIONS

Figure 3

DATE :
26. 8. 2024

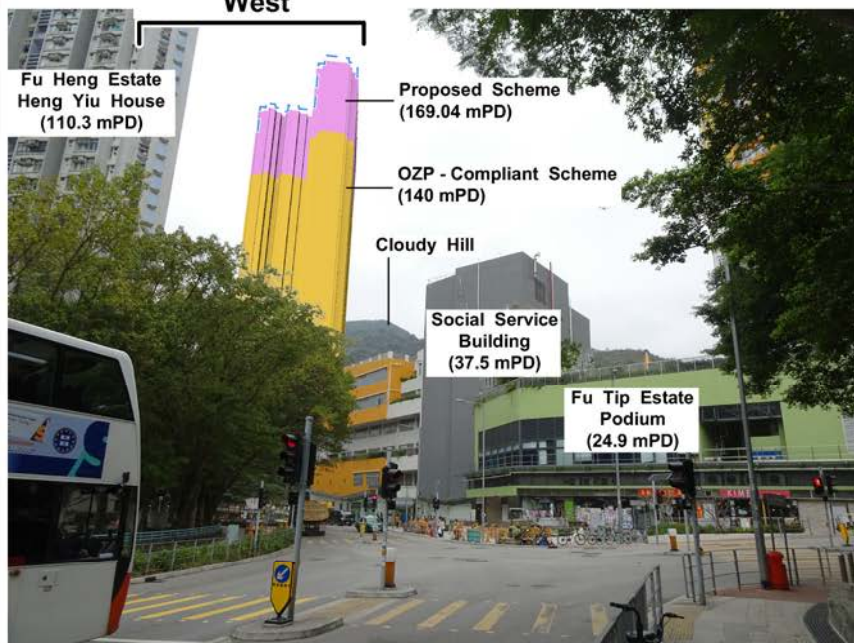
OZP - Compliant Scheme

Chung Nga Road
West



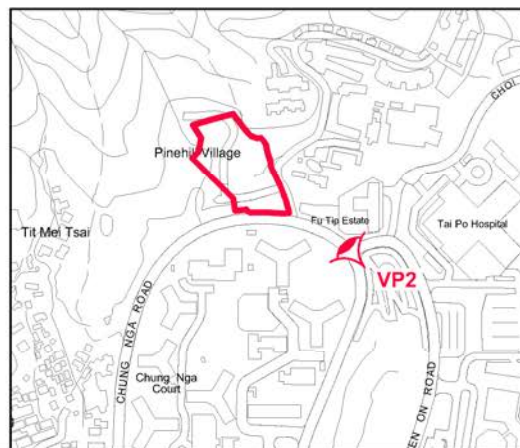
Proposed Scheme

Chung Nga Road
West



LEGEND:

- OZP - Compliant Scheme (140 mPD)
- Differences between the OZP - Compliant Scheme and Proposed Scheme (169.04 mPD)
- Possible Highest Building Height (172mPD) at Main Roof due to Future MiC Development
- Application Site



**PHOTOMONTAGE AT VIEWPOINT 2
(NEAR CHUEN ON ROAD GARDEN)**



**HOUSING DEPARTMENT
PLANNING SECTIONS**

Figure 4

**DATE :
26. 8. 2024**





OZP - Compliant Scheme

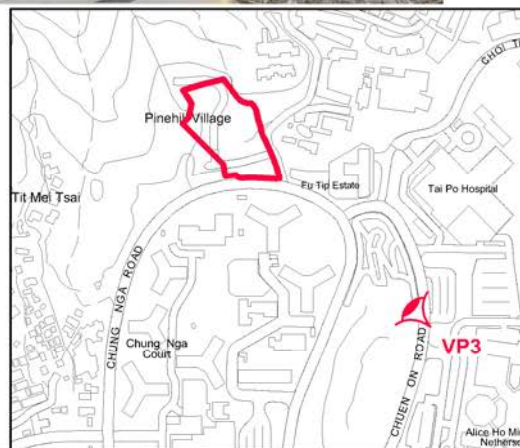


Proposed Scheme



LEGEND:

-  OZP - Compliant Scheme (140 mPD)
-  Differences between the OZP - Compliant Scheme and Proposed Scheme (169.04 mPD)
-  Possible Highest Building Height (172mPD) at Main Roof due to Future MiC Development
-  Application Site



**PHOTOMONTAGE AT VIEWPOINT 3
(PUBLIC TRANSPORT INTERCHANGE
AT THE SOUTH OF TAI PO HOSPITAL
(LOOKING TOWARDS CNRW))**

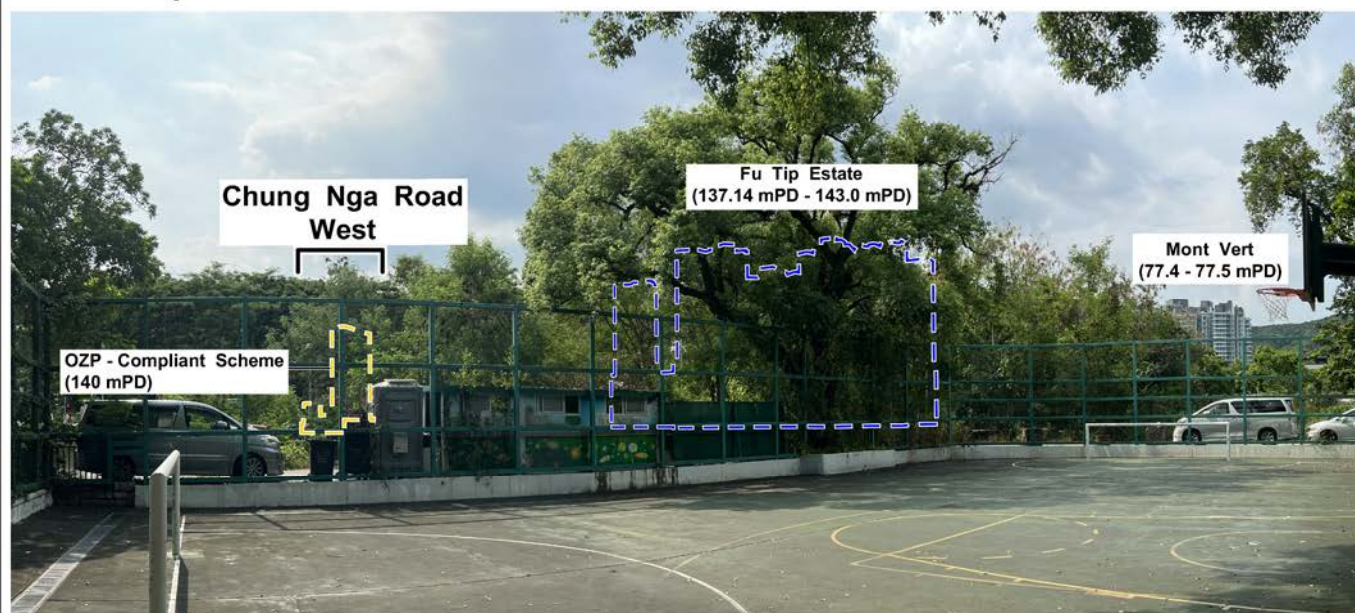


**HOUSING DEPARTMENT
PLANNING SECTIONS**

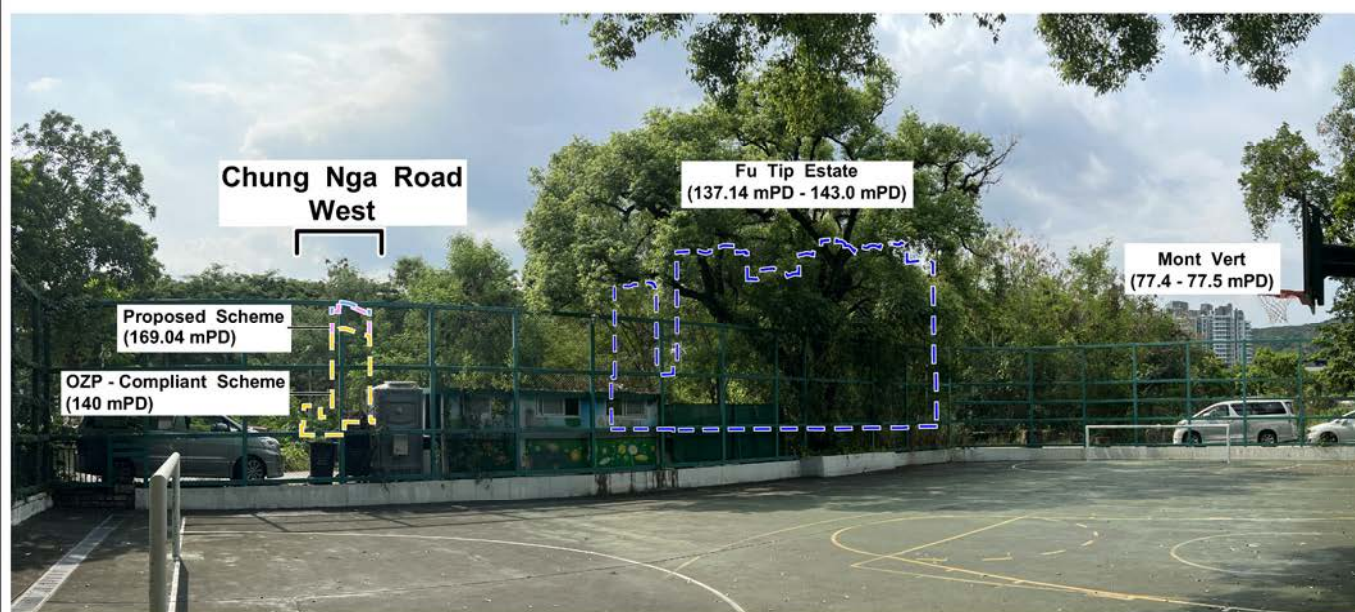
Figure 5

**DATE :
26. 8. 2024**






OZP - Compliant Scheme

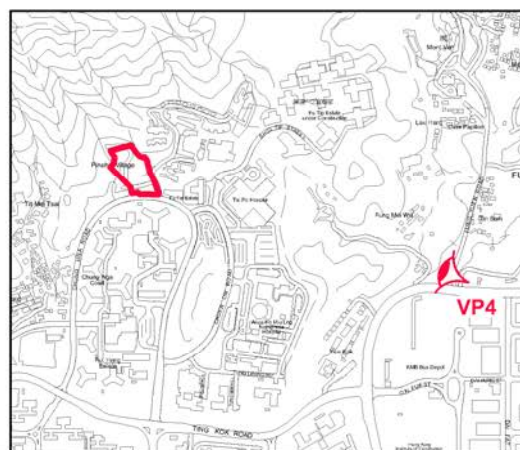


Proposed Scheme



LEGEND:

-  OZP - Compliant Scheme (140 mPD)
-  Differences between the OZP - Compliant Scheme and Proposed Scheme (169.04 mPD)
-  Fu Tip Estate
-  Possible Highest Building Height (172mPD) at Main Roof due to Future MiC Development
-  Application Site



**PHOTOMONTAGE AT VIEWPOINT 4
(PLAYGROUND AT THE JUNCTION OF
TING KOK ROAD AND FUNG YUEN ROAD)**

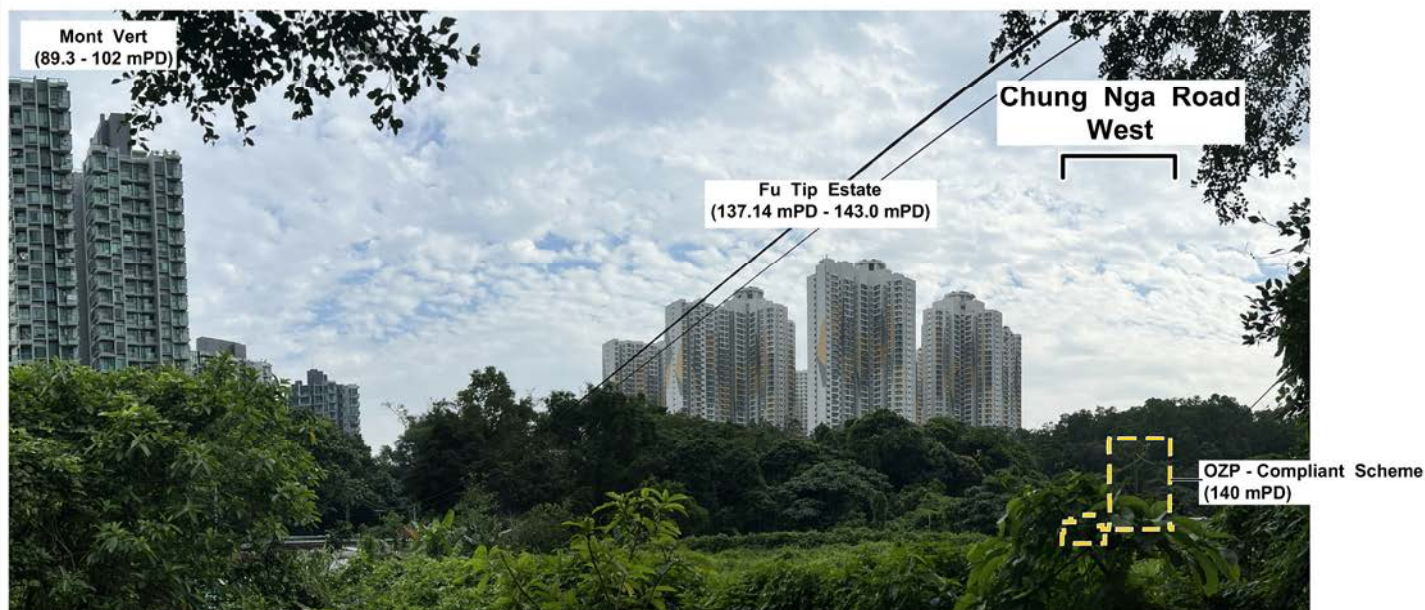


**HOUSING DEPARTMENT
PLANNING SECTIONS**

Figure 6

**DATE :
26. 8. 2024**





OZP - Compliant Scheme

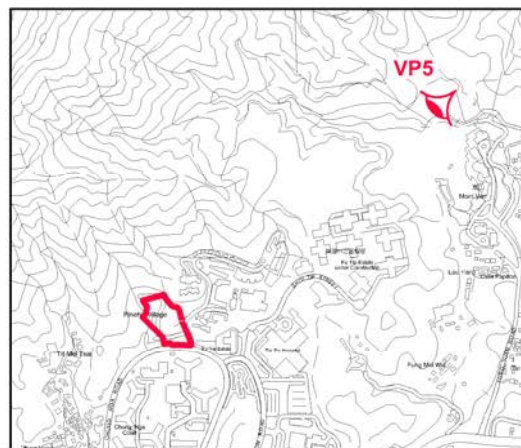


Proposed Scheme



LEGEND:

-  OZP - Compliant Scheme (140 mPD)
-  Differences between the OZP - Compliant Scheme and Proposed Scheme (169.04 mPD)
-  Possible Highest Building Height (172mPD) at Main Roof due to Future MiC Development
-  Application Site



**PHOTOMONTAGE AT VIEWPOINT 5
(AGRICULTURAL LAND AT THE NORTH OF
FUNG YUEN BUTTERFLY RESERVE CENTRE)**

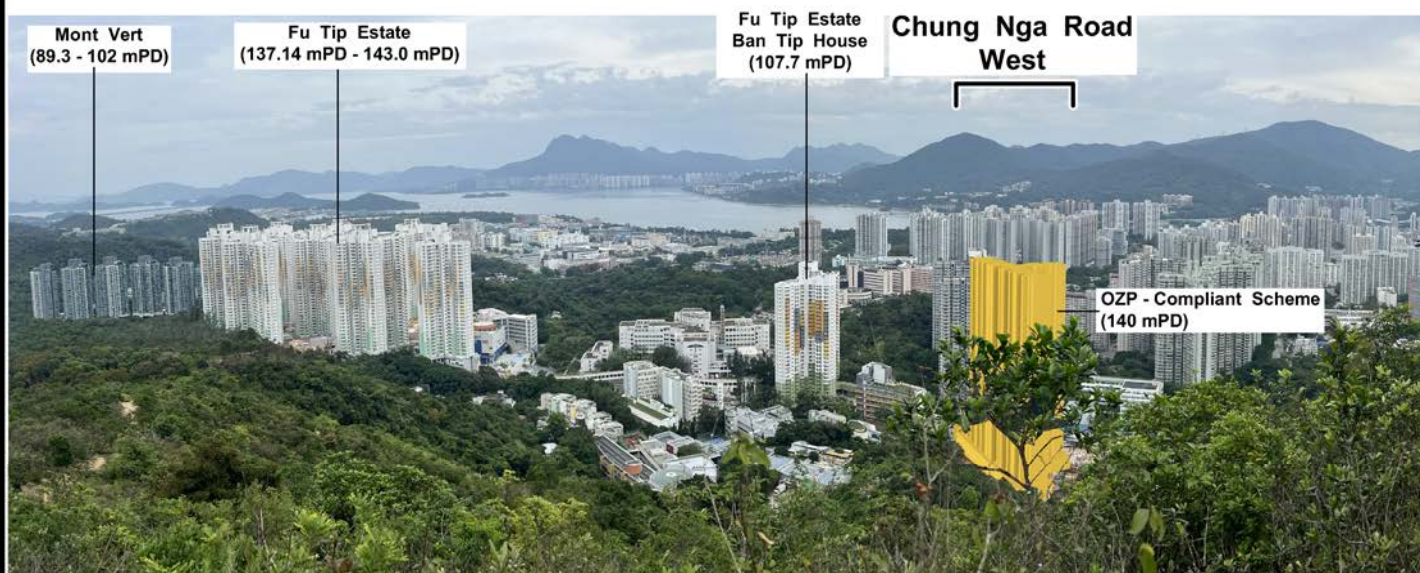


**HOUSING DEPARTMENT
PLANNING SECTIONS**

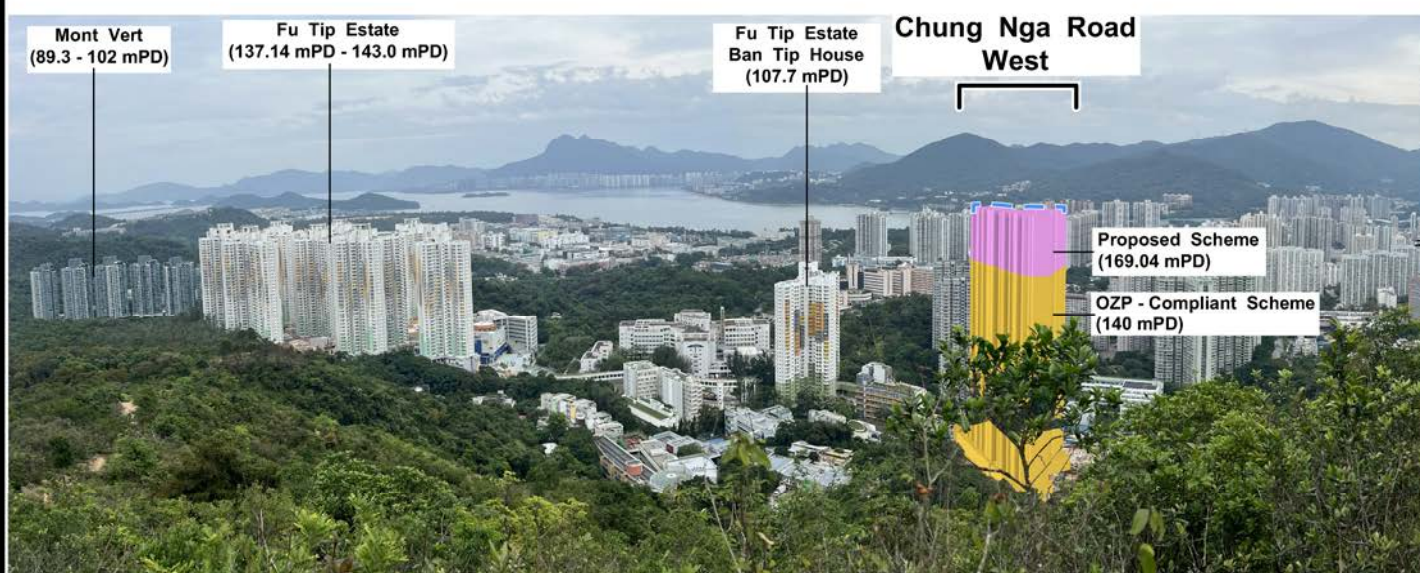
Figure 7

**DATE :
26. 8. 2024**





OZP - Compliant Scheme

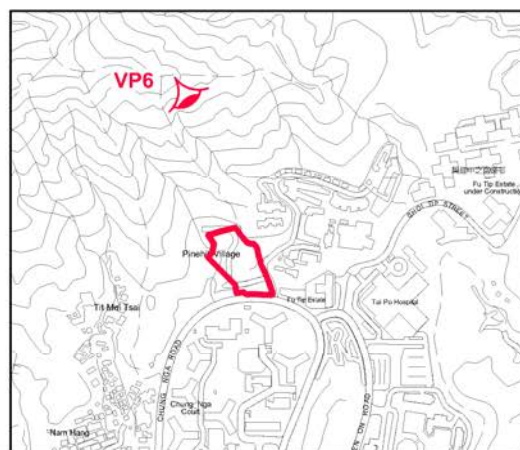


Proposed Scheme



LEGEND:

-  OZP - Compliant Scheme (140 mPD)
-  Differences between the OZP - Compliant Scheme and Proposed Scheme (169.04 mPD)
-  Possible Highest Building Height (172mPD) at Main Roof due to Future MiC Development
-  Application Site



PHOTOMONTAGE AT VIEWPOINT 6 (WILSON TRAIL)



HOUSING DEPARTMENT
PLANNING SECTIONS

Figure 8

DATE :
26. 8. 2024

Similar Application in the vicinity of the Site

Approved Application

Application No.	Proposed Development	Date of Consideration
A/TP/672	Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Public Housing Development	22/1/2021

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From:
Sent: 2024-10-04 星期五 03:39:32
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/TP/700 Chung Nga Road West PH

A/TP/700

Government Land at Chung Nga Road West, Tai Po

Site area: About 9,900sq.m

Zoning: "Res (Group A) 9" and area shown as 'Road'

Applied development: MR of PR and BHR / 1 Block 1,292 Units / PR 6.9 (6) / 172mPD (140)
/ 2,913sq.mt OS / for Permitted Public Housing Development / 147 Vehicle Parking

Dear TPB Members,

Another Pack Them In plan. So we are to believe that by increasing the number of units by more than one third that the residents will enjoy the same access to open space and recreational facilities as those offered under the original concept?

Even a three year old would recognize that as all the OS is provided on the podium this is not possible. The plans give little indication of what facilities like children's playground and elderly exercise stations, if any, are to be provided.

Conclusion, inadequate provision of basic facilities that will result in the growing problems associated with what are effectively high rise slums with far too many people living in too close proximity.

But never mind, the administration gets to tick the boxes.

The recent statement "Housing minister Winnie Ho on Monday said that public housing tenants would soon be able to enjoy a better living environment that is more age-friendly" did not reveal that this is only possible via renovation of older estates.

As for 'The elderly can rest under the trees'. This takes us into the realms of fantasy. The only vegetation on these sterile podiums will be some stunted potted plants.

But these days no media can point out that such statements are ridiculous as they would be accused of subversion.

If HA continues to weed out those tenants who should never have been allocated a unit in the first place and ensures that going forward only the truly needy are provided with PH there is no need to continue with this cramming policy.

Mary Mulvihill

Recommended Advisory Clauses

- (a) to note the comments of the Director of Environmental Protection (DEP) that the applicant is reminded to implement pollution control measures and to meet the statutory requirements under relevant pollution control ordinances to avoid causing adverse environmental impacts to the surrounding.
- (b) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
 - (i) existing water mains as shown in the enclosed sketch are inside the proposed lot and will be affected. The applicant is required to either divert or protect the water mains found on site;
 - (ii) if diversion is required, existing water mains inside the proposed lot are needed to be diverted outside the site boundary of the proposed development to lie in Government land. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the grantee/applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence; and
 - (iii) if diversion is not required, the following conditions shall apply:
 - i. existing water mains are affected as indicated on the site plan and no development which requires resisting of water mains will be allowed;
 - ii. details of site formation works shall be submitted to the Director of Water Supplies for approval prior to commencement of works;
 - iii. no structures shall be built or materials stored within 1.5 metres from the centre line(s) of water main(s) shown on the plan. 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;
 - iv. no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the plan. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;
 - v. no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of 1 metre from any hydrant outlet; and
 - vi. tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to water mains;

- (c) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) detailed fire services requirements will be formulated upon receipt of formal submission of general building plans; and
 - (ii) the Emergency Vehicular Access provision in the captioned work shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Buildings Department.