

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TP/700

<u>Applicant</u>	Hong Kong Housing Authority (HKHA)
<u>Site</u>	Government Land (GL) at Chung Nga Road West, Tai Po, New Territories
<u>Site Area</u>	About 9,900m ²
<u>Lease</u>	GL
<u>Plan</u>	Approved Tai Po Outline Zoning Plan (OZP) No. S/TP/30
<u>Zoning</u>	“Residential (Group A) 9” (“R(A)9”) (about 97.7%) - Restricted to a maximum total plot ratio (PR) of 6.0 (including a maximum non-domestic PR of 0.5) and a maximum building height (BH) of 140mPD Area shown as ‘Road’ (about 2.3%) ¹
<u>Application</u>	Proposed Minor Relaxation of PR and BH Restrictions for Permitted Public Housing Development (PHD)

1. The Proposal

- 1.1 The applicant seeks planning permission for minor relaxation of PR and BH restrictions for permitted PHD with social welfare facilities (SWFs) and commercial uses² at the application site (the Site) (**Plan A-1**). The Site falls within an area zoned “R(A)9”, which is subject to a maximum total PR of 6 (including a maximum non-domestic PR of 0.5) and a maximum BH of 140mPD on the approved Tai Po OZP No. S/TP/30. Based on the individual merits of a development proposal, minor relaxation of 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). The Site is accessible from Chung Nga Road (**Plans A-1 to A-2**) and currently under construction (**Plan A-4a to A-4c**).
- 1.2 The indicative scheme of the PHD at the Site comprises one 49-storey housing block and one three-storey SWFs block over a three-storey podium which mainly accommodates

¹ A minor portion of the Site falls within an area shown as ‘Road’ (about 223m² or 2.3%), which is considered as minor boundary adjustment and will not be included in the planning assessment.

² According to the Notes of the OZP, ‘Flat’ and ‘Social Welfare Facility’ are always permitted within “R(A)9” zone, while ‘Eating Place’ and ‘Shop and Services’ are always permitted on the lowest three floors of a building within “R(A)9” zone.

ancillary car park and retail facilities (**Drawings A-1 to A-9**).

- 1.3 In pursuit of the Government's initiatives to increase the maximum domestic PR of public housing sites where technical feasibility permits, and to increase the provision of SWFs with about 5% of the domestic gross floor area (GFA), the applicant has reviewed the technical feasibility of intensifying the development at the Site. As such, minor relaxation of maximum total PR from 6 to 6.9 (about +15%) and BH restrictions from 140mPD (43 storeys) to 172mPD³ (52 storeys) (about +23%) are proposed with a view for optimising the use of public housing land and providing the needed SWFs. According to the applicant, with the proposed increase in PR, the total number of flats will be increased from about 950 units under the OZP Compliant Scheme to about 1,292 units (i.e. +342 units or +36%) which will be provided in 2029/30 tentatively to address the imminent public housing need.
- 1.4 The layout plan, floor plans, sections, Landscape Master Plan, and photomontages submitted by the applicant are at **Drawing A-1 to A-16**. The major development parameters of the proposed scheme are as follows:

Major Development Parameters	OZP Compliant Scheme/ Planning Brief ^[a]	Proposed Scheme ^[b]	Changes
Site Area (about ha)^[c] Gross Site Area Net Site Area	-	0.99 0.85	-
Plot Ratio (about) Domestic Non-Domestic Total	5.5 0.5 6.0	6.23 0.67 6.9	+0.73 (+13%) +0.17 (+34%) +0.9 (+15%)
GFA (about m²) <u>Domestic</u> Public housing <u>Non-Domestic</u> Social Welfare Facilities ^[d] Other Facilities (including retail, etc) (Non-Domestic) Total	-	52,880 3,029 2,596 58,505	-
Maximum BH (Not exceeding mPD)	140	172	+32 (+23%)
No. of Storeys (about)	43	52 (Including 1-storey Refuge Floor and 3-storeys podium for car park and retail facilities)	+9
No. of Flats (about)	950	1,292	+342 (+36%)
Design Population (about)	2,400	2,913	+513 (+21%)

³ The proposed maximum BH of 172mPD has also catered for adopting future Modular Integrated Construction (MiC) development.

Major Development Parameters	OZP Compliant Scheme/ Planning Brief ^[a]	Proposed Scheme ^[a]	Changes
Site Coverage (about %)			
Domestic	-	33	-
Non-domestic		44	
Green Coverage (% of Gross Site Area)	-	At least 20	-
Recreation Facilities			
Local Open Space (about)	-	Not less than 2,913m ²	-
Children/Communal Play Area (about)		Not less than 234m ²	
Table Tennis Table		1	
Ancillary Parking Spaces and Loading/Unloading (L/UL) Facilities			
Private Car Parking Spaces (Domestic)	-	128	-
Private Car Parking Spaces (Retail)		4	
Visitor Car Parking Spaces		5	
Motorcycle Parking Spaces		10	
Light Goods Vehicle Parking Spaces (Domestic) ^[e]		4	
Bicycle Parking Spaces		87	
Parking Spaces (SWFs)		3	
L/UL (Domestic) ^[f]		2	
L/UL (Retail)		1	

Note

[a] Planning Brief endorsed by District Planning Conference on 9.5.2016.

[b] The scheme is for illustration purpose and subject to detailed design.

[c] Subject to detailed survey.

[d] Type of SWFs provided would be subject to SWD's agreement later.

[e] Shared use parking space with Light Bus in accordance with Hong Kong Planning Standards and Guidelines (HKPSG).

[f] Shared use parking space for overnight parking of medium/heavy goods vehicles and coaches/buses with due consideration of site constraints and local situation in accordance with HKPSG.

Visual Impact Assessment and Landscape Proposal

1.5 The applicant has submitted a Visual Impact Assessment (VIA) (**Appendix Ia**) to demonstrate that no significant visual impact is anticipated when compared to the OZP Compliant Scheme. As demonstrated in the VIA and photomontage (**Drawing A-11 to A-16**) provided by the applicant, the proposed increase in PR and BH will only generate slight visual change in BH and be unlikely to cause any significant adverse impact. Design measures have been incorporated to mitigate the visual impact of the proposed scheme including positioning of the building block to facilitate a 20m-wide visual corridor from Chuen On Road Garden to Cloudy Hill; greenery areas are created at podium level and various levels for provision of open spaces; children/communal play areas with landscape are provided at podium and on the roof of SWFs block to maximize greenery coverage and enhance the visual amenity; and the colour scheme and texture of the materials used for the domestic blocks are carefully selected.

1.6 317 trees within and in close proximity to the Site will be inevitably affected and felled by the necessary site formation works for the PHD. 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. The tree felling

application has been approved by the Housing Department's (HD) Tree Preservation Committee in accordance with DEVB TC(W) No. 4/2020. A compensatory tree proposal of planting 58 new trees within this development including native species to improve the landscape quality and biodiversity. Detailed tree planting plan will be prepared in the subsequent detailed design stage.

- 1.7 Green coverage of at least 20% of the gross site area (i.e. 1,980m²) will be provided. Local open space and community play areas will also be provided. As it is not feasible to implement trees buffer planting at the northern side of the Site due to the congested layout, planters with trees and climbers will be provided along the retaining structures to enhance green effect.
- 1.8 In support of the application, the applicant has submitted the following documents:
 - (a) Application form received on 4.9.2024 **(Appendix I)**
 - (b) Supplementary Planning Statement (SPS) enclosing Visual Impact Assessment (VIA) received on 4.9.2024 **(Appendix Ia)**

2. Justifications from the Applicant

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

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

- (a) 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 technical feasibility permits. In line with this policy, the maximum domestic PR for the Site, which is under Density Zone 1 of New Towns, is allowed to increase from 5 to 6.5 and 342 additional flats are proposed with the increase of maximum total PR and BH restrictions.

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

- (b) The 2020 Policy Address (PA) has recommended inviting the HKHA to explore setting aside a GFA equivalent to about 5% of attainable domestic GFA in the future public housing projects for the provision of welfare facilities to address the space shortfall of the welfare sector. In response to this initiative, SWFs 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) advice and subject to SWD's confirmation on funding and detailed design to accommodate the welfare facilities.

Meet Acute Demand for Public Housing

- (c) 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 Impacts

- (d) The Site does not fall within any major breezeway, and significant adverse air ventilation impact on the surrounding pedestrian wind environment is not anticipated. Taking into account the proposed increase in PR and BH, traffic review has been conducted and it is anticipated that there will be no adverse traffic impact on the surrounding road network. Other technical assessments have been conducted prior to the submission of the application to demonstrate that the proposed development would not cause adverse sewerage, water supply, drainage and environmental impacts.

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

As the Site involves GL 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. 31B) are not applicable.

4. Background

- 4.1 As announced in the 2014 PA, the maximum domestic PR that can be allowed for housing sites located in New Towns would be raised by 20% as appropriate. In 2018, the Chief Executive in Council announced the policy of “Enhancement of the Development Intensity of Public Housing Sites” to address the shortage in public housing supply in that the domestic PR for public housing sites in main urban areas and New Towns should be allowed to further increase by 10% (i.e. up to 30% in total / a domestic PR of 6.5 in Density Zone 1) where technically feasible.
- 4.2 In the 2020 PA, the Chief Executive announced to increase the PR of future public housing projects so that 5% of attainable domestic GFA would be set aside for SWF without compromising flat production.
- 4.3 The “R(A)9” zone was rezoned from “Green Belt” (“GB”) for PHD under the Draft Tai Po OZP No. S/TP/25 in 2014 which comprised Tai Po Area 9 (TP9), Chung Nga Road East (CNRE) and the Site. The developments at CNRE and TP9, which is now known as Fu Tip Estate, are completed with population intake in 2021 and 2024 respectively. Fu Tip Estate consists of nine residential building blocks with provision of 7,431 flats and design population of 18,662⁴. There are provision of other facilities including a social service building, a public transport interchange and schools, etc. to serve the residents as well as the community.
- 4.4 Apart from the VIA submitted by the applicant, various technical assessments/review have been conducted for the PHDs at CNRE, TP9 and the Site, including sewerage, water supply and drainage impact assessments, traffic review and environmental assessment study to the satisfaction of the relevant government departments.

⁴ According to application No. A/TP/672 as detailed in paragraph 6.

5. **Previous Applications**

There is no previous application in respect of the Site since the current “R(A)9” zone is in force.

6. **Similar Application**

6.1 There is a similar application for minor relaxation of PR and BH restrictions submitted by the same applicant within the same “R(A)9” zone (**Plan A-1**). Application No. A/TP/672 is for minor relaxation of PR restriction from 6.0 to 6.15 (+2.5%) and BH restriction from 140mPD to 143mPD (+2.14%) for permitted PHD at TP9 and CNRE. The application was approved by the Committee on 22.1.2021, mainly on grounds that the application is in line with the Government’s policy of enhancing the development intensity of public housing sites to increase housing supply; the proposals are not incompatible with the surrounding area; and no significant impacts were anticipated.

6.2 Details of the similar application are summarized at **Appendix II** for Members’ reference.

7. **The Site and its Surrounding Areas** (Plans A-1 to A-6)

7.1 The Site is:

- (a) located in the northern fringe of the Tai Po New Town;
- (b) accessible from Chung Nga Road at its south; and
- (c) currently under site formation works.

7.2 The surrounding areas have the following characteristics:

- (a) to the immediate east and further southeast are areas zoned “Government, Institution or Community” (“G/IC”), which includes Hong Chi Pinehill Integrated Vocational Training Centre with BH restriction ranging from four to eight storeys, and Tai Po Hospital and Alice Ho Miu Ling Nethersole Hospital with BH restriction of 70mPD;
- (b) to the east and northeast are the high-rise and high-density PHD of Fu Tip Estate within the same “R(A)9” zone with the maximum BH of 143mPD;
- (c) to the south across Chung Nga Road are existing PHDs including Chung Nga Court and Fu Heng Estate, which fall within “R(A)” with maximum BH of 110mPD;
- (d) to the immediate west is currently under site formation works for a planned primary school within the same “R(9)” zone. Nam Hang Village is located to further southwest; and
- (e) to the immediate north is an area zoned “Green Belt” (“GB”) which mainly consists of woodland and further north is Cloudy Hill of about 430mPD.

8. Planning Intention

- 8.1 The planning intention of the “R(A)” zone is primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building. The “R(A)9” zone is intended for PHD.
- 8.2 According to the Explanatory Statement (ES) of the OZP, to provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the PR and/or BH restrictions may be considered by the Board through planning permission system. Each application of the “R(A)” sub-zones will be considered on individual merits.

9. Comments from Relevant Government Departments

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

Land Administration

- 9.1.1 Comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD):
- (a) no comment on the captioned application from land administration point of view; and
 - (b) the application site falls within the boundary of Vesting Order No. 299 which is vest in the HKHA for PHD.

Urban Design and Landscape

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

Urban Design

- (a) the Site is being situated in the northern fringe of the Tai Po New Town, the proposed development which is subject to the existing BH restriction of 140mPD with the proposed maximum BH of 172mPD will be taller than other high-rise PHDs with BHs up to 143mPD, besides the low-rise GIC facilities with BHs up to about 58mPD and village houses in the surroundings;
- (b) according to the submitted VIA (**Appendix Ia**), as compared with the OZP Compliant Scheme, the proposed scheme would have additional impacts ranging from “negligible” to “slightly adverse” at all of the six selected public viewing points (VPs) except slightly to moderately adverse at one VP given its proximity to the development. Various design and mitigation measures including dispositioning of building block to facilitate the 20m wide visual corridor from Chuen On Road Garden to Cloudy Hill, buffer plantings and landscape treatments at grade and other various levels, etc. are incorporated to alleviate the visual impact of the

proposed development. In view of the above, significant adverse visual impact on the proposed minor relaxation of PR and BH restrictions for the permitted PHD is not anticipated;

Landscape

- (c) no objection to the application from landscape planning perspective;
- (d) according to the aerial photo of 2023, the Site is situated in an area of urban peripheral village landscape character comprising residential buildings at the south and east, and woodland at the north within the “GB” zone. The proposed development is considered not incompatible with the landscape character of its surrounding environment; and
- (e) according to paragraph 1.7 above, the Tree Felling Applications with compensatory tree proposal have been approved by HD’s Tree Preservation Committee. Among the 317 trees (within site and in close proximity to the application site) approved to be removed (including 31 undesirable species *Leucaena leucocephala*), 315 trees have already been removed and 2 remaining trees (*aquilaria sinensis*) will be felled in due course. It is also noted that it is not practicable to implement a compensatory tree planting ratio of 1:1 in terms of number due to congested site layout and all tree planting opportunities have been exhausted. 58 new trees including native species will be provided within the application boundary. Moreover, at least 20% greenery coverage will be provided and not less than 2,913m² of open space provision for an estimated population of 2,913 in accordance with the requirements of the HKPSG is proposed. Significant adverse impact on the existing landscape resource arising from the proposed use is not anticipated.

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

- (a) no comment from architectural and visual impact point of view; and
- (b) based on the information provided, it is noted that the proposed development consists of one building block with a total PR of 6.9 (a 15% increase from the current PR restriction of 6) and a maximum BH of 172mPD (52 storeys) (about a 23% increase from the current BH restriction of 140mPD). From the photomontages in **Drawings No. A-11 to A-16**, it appears that the proposal would not create additional adverse visual impact to the surrounding environment.

Infrastructure

9.1.4 Comments of the Head of Civil Engineering Office, Civil Engineering and Development Department (H(CEO),CEDD):

- (a) the PHDs at CNRE and TP9 (Phase 1) and the Site (Phase 2), are carried out in two phases;
- (b) the infrastructure works of Phase 1 taken up by CEDD including

construction of improvement works along Chung Nga Road and at the two junctions between Chung Nga Road and Chuen On Road were completed in 2020. The site formation works of TP9 and the infrastructure works of Phase 1 constructed by the applicant were completed in 2022 (**Plan A-4a**); and

- (c) the site formation and infrastructure works of Phase 2 taken up by the applicant including widening of a section of Chung Nga Road with a length of about 160m for the construction of a traffic lane and a footpath, modification of a lay-by and a track with a length of about 230m, and ancillary works including drainage, sewerage, waterworks and landscaping works commenced in December 2023 for target completion in about 2027 (**Plan A-4b**).

Drainage

9.1.5 Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- (a) no objection to the application;
- (b) from the stormwater drainage aspect, as stated in **Appendix Ia**, the updated planning parameters would not result in increased stormwater surface runoff and the drainage characteristic remain unchanged comparing with the Drainage Impact Assessment (DIA); and
- (c) from the public sewerage aspect, as stated in **Appendix Ia**, the updated planning parameters are within the design population adopted in the approved Sewerage Impact Assessment (SIA).

Fire Safety

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

- (a) no objection in principle to the application subject to water supplies for firefighting and fire service installations being provided to his satisfaction; and
- (b) detailed advisory comments are at **Appendix IV**.

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

- (a) Secretary for Education (S for E);
- (b) Commissioner for Transport (C for T);
- (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD)
- (d) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- (e) Director of Environmental Protection (DEP);
- (f) Director of Electrical and Mechanical Services (DEMS);
- (g) Director of Agriculture, Fisheries and Conservation (DAFC);
- (h) Commissioner of Police (C of P);

- (i) Director of Social Welfare (DSW);
- (j) District Officer/Tai Po, Home Affairs Department (DO/TP, HAD);
- (k) Project Manager (North) (PM/N), CEDD; and
- (l) Head of Geotechnical Engineering Office (H(GEO)), CEDD.

10. Public Comment Received During Statutory Publication Period

On 4.9.2024, the application submitted by the applicant was published for public inspection. During the statutory public inspection period, one public comment was received from an individual expressing concern on the inadequate provision and quality of open space and recreational facilities.

11. Planning Considerations and Assessments

- 11.1 The application is for minor relaxation of PR and BH restrictions of the Site zoned “R(A)9” on the OZP from a PR of 6.0 to 6.9 (+15%) and BH restriction from 140mPD to 172mPD (+23%) respectively for permitted PHD with SWFs and ancillary car park and retail facilities. The proposed increase in PR and BH would provide an addition of about 342 flats (+36%) and increase the design population to about 513 (+21%) as compared with the OZP Compliant Scheme, and the tentative completion year of the concerned public housing development is targeted to be 2029/2030.

Development Intensity

- 11.2 The proposed minor relaxation of PR restriction is in line with the Government’s policy to enhance development intensity of public housing sites in New Towns by up to 30% where technically feasible. Apart from catering for the increased flat production, SWFs of about 3,029m² in GFA will also be provided, which aligns with the Government’s initiative to provide SWFs in PHD equivalent to about 5% of domestic GFA. DSW has no comment on the proposal.
- 11.3 As set out in paragraph 4.3 above, the Site is the remaining part of the whole PHDs within “R(A)9” zone that the PHDs at CNRE and TP9 have been completed. Taking into account the existing high rise and high density PHDs adjacent to the Site, the proposed minor increase in PR (+15%) and BH (+23%) would not result in out of context development and is considered compatible with surrounding area.

Urban Design and Visual Aspects

- 11.4 The Site is located at the northern fringe of Tai Po New Town which is surrounded by high-rise PHDs with BH restrictions from 110mPD to 143mPD, clusters of GIC facilities with BH restrictions from four storeys to 70mPD, and village houses interspersed with vegetated slopes around Chung Nga Road.
- 11.5 While the proposed BH of 172mPD will be taller than the BHs of other existing PHDs in the vicinity, the visual impact of the proposed development could be alleviated by various design and mitigation measures such as disposition of the building block to facilitate the 20m-wide visual corridor from Chuen On Road Garden to Cloudy Hill, roof top greening and landscape elements at various levels of the development, and adoption of natural and soft colour scheme and texture of materials for the domestic block. According to the

VIA submitted by the applicant (**Appendix Ia**), the proposed minor relaxation of PR and BH restrictions for the permitted PHD would not cause significant adverse visual impact to the surrounding area. In this regard, CTP/UD&L, PlanD and CA/ASC, ArchSD have no adverse comment on the application from the urban design and visual perspectives.

Technical Aspects

- 11.6 On the landscape aspect, 58 new trees are proposed to be planted by the applicant to compensate for the felling of 317 trees within and in close proximity to the Site which are inevitably affected by the site formation works. With the proposed vertical greening and planting areas at grade and various levels, the proposed development is considered not incompatible with the landscape character of the surrounding area. A minimum of 20% green coverage at grade and various levels will also be provided. In this regard, CTP/UD&L, PlanD has no objection to the application. While technical assessments/review have been conducted prior to the submission of application, relevant departments including C for T, CHE/NTE, HyD, DEP, CE/MN, DSD, CE/D, WSD, D of FS and DEMS have no objection to or no comment on the application in terms of traffic, environmental, sewerage, drainage, water supply, fire safety and utility provision aspects respectively.
- 11.7 There is a similar application submitted by the same applicant for minor relaxation of PR and BH restrictions for permitted PHDs at TP9 and CNRE, which was approved by the Committee in 2021 as detailed in paragraph 6 above. Approval of the current application is generally in line with the Committee's previous decision.
- 11.8 Regarding the public comment expressing concern on the inadequate provision of open space and recreational facilities, not less than 2,913m² of local open space and 234m² of children/communal play area will be provided in accordance with the requirement of HKPSG which have taken into account the population increase of the proposed PHD.

12. Planning Department's Views

- 12.1 Based on the assessment made in paragraph 11 and having taken into account the public comment 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 25.10.2028, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The advisory clauses suggested for Members' reference are 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 and attachment received on 4.9.2024
Appendix Ia	Supporting Planning Statement and Visual Impact Assessment received on 4.9.2024
Appendix II	Similar Application
Appendix III	Public comment
Appendix IV	Recommended advisory clauses
Drawing A-1	Master Layout Plan
Drawings A-2 to A-6	Floor plans
Drawings A-7 to A-9	Section Plans
Drawing A-10	Landscape Master Plan
Drawings A-11 to A-16	Photomontages
Plan A-1	Location plan
Plan A-2	Site plan
Plan A-3	Building heights of residential developments in vicinity
Plan A-4a to 4b	Site formation and infrastructure works for public housing developments at Chung Nga Road and Tai Po Area 9
Plan A-5	Aerial photo
Plan A-6a to 6c	Site photos

**PLANNING DEPARTMENT
OCTOBER 2024**