

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

APPLICATION NO. A/YL-PS/677

- Applicant** : Hong Kong Housing Authority
- Site** : Site B of Wang Chau Phase 1, Long Ping Road, Yuen Long
- Site Area** : About 20,200m²
- Land Status** : Government Land (GL)
- Plan** : Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20
- Zoning** : “Residential (Group A) 4” (“R(A)4”)
[Restricted to a maximum plot ratio (PR) of 6 and a maximum building height (BH) of 135mPD]
- Application** : Proposed Minor Relaxation of BH Restriction for Permitted Public Housing Development

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed minor relaxation of BH restriction from 135mPD to 145mPD (+10mPD or +7.4%) for permitted public housing development with social welfare facilities and other ancillary facilities at the application site (the Site). The Site falls within an area zoned “R(A)4” on the OZP (**Plan A-1**). According to the Notes of the OZP for “R(A)4” zone, ‘Flat’ and ‘Social Welfare Facility’ are Column 1 uses which are always permitted. Minor relaxation of the BH restriction may be considered by the Town Planning Board (the Board) on application under section 16 of the Town Planning Ordinance (the Ordinance) based on the individual merits of the development proposal. The Site is currently under site formation works (**Plans A-2, A-4a and 4b**).
- 1.2 The Site is one of the two development sites of the Wang Chau Phase 1 public housing development. According to the applicant, the proposed public housing development comprises four public housing blocks over 2 to 3-storey podiums with BHs ranging from 40 to 41 storeys (not more than 145mPD). The podiums are mainly to accommodate car parking and loading/unloading (L/UL) facilities, special child care centre (SCCC), podium garden, recreational and ancillary facilities (**Drawings A-1 and A-2**). There will also be a free-standing Integrated Social Welfare Building (ISWB) with BH of 7 storeys (about 42mPD) accommodating residential care home for the elderly (RCHE), day activity centre

(DAC), hostel for moderately mentally handicapped persons (HMMH), hostel for severely mentally handicapped persons (HSMH), integrated vocational rehabilitation services centre (IVRSC) and child care centre (CCC). The Site will be accessible via a new public road leading to Long Ping Road (**Plan A-2**). Subject to detailed design, the proposed development will provide about 1,870 flats and accommodate a population of about 5,240.

- 1.3 The layout plans, section plan, landscape plan and photomontages submitted by the applicant are at **Drawings A-1 to A-9**. Major development parameters of the proposed scheme are summarised below:

Site Area ^[1]	About 20,200m ²
Net Site Area ^[1,2]	About 17,100m ²
Gross Floor Area (GFA) • Domestic • Non-domestic	102,600m ² (total) • Not more than 100,890m ² • Not more than 1,710m ²
PR • Domestic • Non-domestic	6 (total) • Not more than 5.9 • Not more than 0.1
Maximum BH	145mPD
Number of Blocks	5 (4 residential blocks; 1 ISWB)
Number of Storeys	• Residential blocks: 38 residential storeys on 2 to 3-storey podium (40 to 41 storeys in total) • ISWB: 7 storeys
Number of Flats	About 1,870
Design Population	About 5,240
Average Flat Size	About 54m ²
Greenery Coverage	Not less than 20%
Recreational Facilities	• Not less than 5,240m ² of LOS • Communal/children's play area • Basketball court, badminton court and table tennis tables
Social Welfare Facilities ^[3]	• SCCC • RCHE • DAC • HMMH • HSMH • IVRSC • CCC
Parking and L/UL Spaces ^[4]	• Private car parking spaces: 176 • Motorcycle parking spaces: 17 • Light goods vehicle parking spaces ^[5] : 8 • Bicycle parking spaces: 125 • Parking spaces for welfare facilities: 4 • Heavy goods vehicle L/UL bays ^[6] : 8 • L/UL bays for welfare facilities: 2
Target Completion Year	2027/2028

[1] Subject to detailed survey

- [2] Excluding area for ISWB, etc.
- [3] Assumed to be exempted from PR calculation in accordance with the Notes of the OZP
- [4] Parking and L/UL spaces for welfare facilities subject to detailed design
- [5] Shared use with light bus
- [6] Shared use for overnight parking of medium/high goods vehicles and coaches/buses

1.4 In support of the application, the applicant submitted the following documents:

- (a) Application Form received on 3.2.2023 **(Appendix I)**
- (b) Supporting Planning Statement with Visual Appraisal (VA), Air Ventilation Assessment (Expert Evaluation) (AVA EE) and Environmental Assessment Study (EAS) **(Appendix Ia)**
- (c) Further Information (FI) received on 13.3.2023 **(Appendix Ib)**
[accepted and exempted from publication requirements]

2. **Justifications from the Applicant**

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

In Line with Government's Policy to Meet Acute Public Housing Demand

- (a) The proposal is in line with the Government's policy to better utilise land resources to meet the imminent housing need. As compared with the baseline scheme adopted for rezoning in 2014 (i.e., 4,000 flats), additional 400 public housing flats will be provided in the whole of Wang Chau Phase 1 development (i.e. the subject "R(A)4" zone).

Optimising Development Potential of the Site

- (b) Taking into consideration the development constraints and design requirements as elaborated in (c) below, the proposed minor relaxation of BH at the Site would allow the targeted number of housing units (i.e. 4,400) to be met, which was ascertained by the Investigation, Design and Construction (IDC) study undertaken for the Wang Chau Phase 1 public housing development.

Development Constraints and Design Requirements

- (c) The Site is subject to a number of development constraints, including irregular site configuration with a realigned new public road, geological uncertainties and railway noise from MTR Tuen Ma Line. Various design guidelines and requirements are also needed to be fulfilled. Taking account of the above, the disposition and layout of the building blocks have been specifically designed, including adopting single-aspect building design and orienting building blocks with minimal line of sight to MTR Tuen Ma Line to address the railway noise impact. While the tallest building blocks as shown on the indicative development scheme (**Drawing A-2**) will be at 140.34mPD, the proposed minor relaxation of BH restriction from 135mPD to 145mPD, which incorporates a small buffer of BH increase, is intended to allow flexibility in the detailed design stage.

Compatible with Surrounding Areas

- (d) The proposed development is compatible with the surrounding developments, including Long Ping Estate, as well as the planned public housing developments at Wang Chau Remaining Phases, near Tin Tsz Road and at Long Bin.

Urban Design Considerations

- (e) Building gaps and building/tower setback with a width of 10 to 22m are proposed at the Site to ameliorate the visual impact and promote wind penetration. Empty bays at the podium levels are also proposed to enhance air ventilation. Additional mitigation measures will be incorporated where appropriate. Further BH variations and building design with colour/façade treatment will also be considered during the detailed design stage to alleviate the potential visual impact.

No Adverse Impacts

- (f) Technical assessments have been conducted and demonstrated that the proposed development will not result in adverse/insurmountable impacts on traffic, environmental, air ventilation and visual aspects, etc. The IDC study for the whole Wang Chau Phase 1 development was conducted with a 10% design allowance (i.e. equivalent to the maximum flat number of 4,400 and maximum population of 13,508). Subsequent technical reviews on the assessments have been conducted by the Housing Department and no insurmountable issue is identified. Relevant Government departments have no adverse comments on the assessments.

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

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

4. Previous Application

Part of the Site is involved in an application (No. A/YL-PS/253) for filling of land for agricultural use (growing of organic vegetables and mushrooms) and ancillary office rejected in 2006 which is not relevant to the current application. Details of the previous application are summarised at **Appendix II** and the location is shown on **Plan A-1**.

5. Similar Application

There is no similar application within the same “R(A)4” zone on the OZP.

6. The Site and Its Surrounding Areas (Plans A-2 to A-4b)

6.1 The Site is:

- (a) located at the fringe of Yuen Long New Town and Tin Shui Wai New Town;

- (b) currently under site formation works for the proposed public housing development; and
 - (c) accessible via a new public road leading to Long Ping Road.
- 6.2 The surrounding areas have the following characteristics. Some of the uses are suspected unauthorized developments subject to planning enforcement action:
- (a) to its north and northeast are vacant/unused land, permitted burial ground and a factory;
 - (b) to its immediate east is the other site under site formation works for proposed public housing under Wang Chau Phase 1 development. To the further east across Long Ping Road is a public housing development, Long Ping Estate, which is zoned “R(A)” subject to a maximum domestic PR of 5 and a maximum BH of 30 storeys;
 - (c) to its south are vacant/unused land, cultivated agricultural land and residential structures. To the further south across Long Ping Road are village houses of Fung Chi Tsuen and vacant/unused land; and
 - (d) to its west are residential structures, vacant/unused land, areas used for parking of vehicles and a gardening area. To the further southwest across MTR Tuen Ma Line are a public vehicle park covered by valid planning permission under application No. A/YL-PS/637, vacant/unused land and an office.

7. Planning Intention

- 7.1 The “R(A)4” zone is for public housing development. 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.
- 7.2 According to the Explanatory Statement of the OZP, in order to provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the BH restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual merits.

8. Comments from Relevant Government Departments

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

Land Administration

- 8.1.1 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

He has no comment on the application.

Traffic

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

She has no in-principle objection to the application.

Environment

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

- (a) he has no objection to the application from environmental planning perspective; and
- (b) no comment on the EAS submitted for the application.

Urban Design, Visual and Landscape

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

Urban Design and Visual

- (a) the Site is located in the fringe area between Yuen Long New Town to the southeast and Tin Shui Wai New Town to the northwest, with a mix of rural and urban as well as low to high-rise developments. It is surrounded by vegetated hillside of Kai Shan to the north, some village settlements to the west and south, and an existing public housing development Long Ping Estate (about 100mPD in BH) to the east. The existing built-up areas of Yuen Long New Town are located to the further south across Long Ping Estate, while there are two planned high-rise public housing developments i.e. Wang Chau Remaining Phases public housing development (subject to BH restriction of 135mPD) and one at Tin Tsz Road (subject to BH restriction of 160mPD) to the further north and northwest across Kai Shan. The proposed development is considered not incompatible with the surrounding context;
- (b) according to the VA, the overall visual impact of the proposed minor relaxation of BH restriction would range from negligible to moderately adverse at the selected public viewing points. Various design measures including building gaps, building/tower setbacks, BH variations as well as vertical greening are proposed to mitigate the visual impact of the proposed development;

Air Ventilation

- (c) an AVA EE has been carried out to compare the pedestrian wind performance of the Proposed Scheme under application and the Baseline Scheme (i.e. the indicative layout for rezoning of Wang Chau Phase 1 development in 2014) for the Site;
- (d) as set out in the AVA EE, similar to the Baseline Scheme, the Proposed Scheme has incorporated the wind enhancement measures including (i) 20m-wide building separation between Block A and Block B; (ii) 17m-wide building setback from the western site boundary; (iii) 10m-wide building setback from the eastern site boundary; and (iv) 22m-wide building separation between Block B and the ISWB. Additional mitigation measures, including empty

bays at podium level and smaller tower footprints, are also incorporated in the Proposed Scheme to facilitate wind flow across the Site;

- (e) considering the above, it is anticipated that the Proposed Scheme will not have significant air ventilation impact on the overall pedestrian wind environment when compared with the Baseline Scheme despite the proposed 10m increase in BH;

Landscape

- (f) with reference to the Supporting Planning Statement and the proposed master landscape layout plan, new tree planting is proposed within the Site for mitigating the landscape impact arising from the proposed development and associated green measures such as vertical greening and podium greening will be furnished at suitable locations to contribute to the greening coverage. Recreational facilities including LOS and communal/children play areas will be provided. Significant adverse landscape impact arising from the proposed development is not envisaged and the proposed high-rise residential development which forms part of the Wang Chau Phase 1 public housing development is considered not incompatible with planned landscape character of the nearby areas zoned as “R(A)5” and “R(A)” for residential development; and
- (g) she has no comment on the application from landscape planning perspective.

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

It is noted that the proposed public housing development mainly consists of 4 residential towers with BHs ranging from about 136.74mPD to 140.34mPD and one block of ISWB with BH of about 41.3mPD. She has no comment from architectural and visual impact points of view.

Drainage

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

He has no in-principle objection to the application from drainage point of view.

Fire Safety

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

He has no objection in principle to the application subject to water supplies for firefighting and fire service installations being provided to the satisfaction of D of FS and that the height restriction as stipulated in relevant regulations governing the proposed social welfare facilities being observed. His advisory comments are at **Appendix III**.

District Officer's Comments

8.1.8 Comments of District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

His office has not received any locals' comment on the application.

8.2 The following government departments have no comment on/no objection to the application:

- (a) Director of Agriculture, Fisheries and Conservation;
- (b) Chief Building Surveyor/New Territories West, Buildings Department;
- (c) Chief Highway Engineer/New Territories West, Highways Department;
- (d) Chief Engineer/Construction, Water Supplies Department;
- (e) Project Manager (West), Civil Engineering and Development Department;
- (f) Head of Geotechnical Engineering Office, Civil Engineering and Development Department;
- (g) Commissioner of Police;
- (h) Director of Social Welfare;
- (i) Director of Food and Environmental Hygiene; and
- (j) Director of Electrical and Mechanical Services.

9. Public Comments Received During Statutory Publication Period

On 10.2.2023, the application was published for public inspection. During the statutory public inspection period, two public comments from MTR Corporation Limited and an individual were received (**Appendices IV-1 and IV-2**) providing views regarding impacts of railway noise from MTR Tuen Ma Line on future residents and undesirable living quality within the proposed development respectively.

10. Planning Considerations and Assessments

- 10.1 The application is for proposed minor relaxation of BH restriction from 135mPD to 145mPD (+10mPD or +7.4%) for permitted public housing development at the Site zoned "R(A)4" on the OZP. The Site is one of the two development sites under the Wang Chau Phase 1 development and the proposal comprises four public housing blocks over 2 to 3-storey podiums for car parking and L/UL, social welfare, recreational and ancillary facilities. The proposed public housing development is in line with the planning intention of the "R(A)4" zone, which is primarily intended for high-density public housing development. The proposed increase in BH (+7.4%) is considered not significant in scale. The proposal, which would help achieve a total of 4,400 flats in the whole of Wang Chau Phase 1 development (increase of 400 flats as compared with the baseline scheme) is also in line with the Government policy of increasing housing supply and better utilising land resources.

Compatibility with Surrounding Areas

- 10.2 The Site is located in the fringe of Yuen Long New Town and Tin Shui Wai New Town. The area comprises a number of existing and planned public housing developments within areas zoned "R(A)" (with BH restrictions of planned developments ranging from 135mPD to 160mPD) intermixed with village type developments (**Plan A-5**). The proposed relaxation of BH restriction by 10mPD

from 135mPD to 145mPD is not incompatible with the surrounding developments comprising mainly high-rise high-density residential developments set against low-rise village houses in the vicinity. There will not be substantial change to the character of the locality due to the proposed increase in BH for the proposed development.

Planning and Design Merits

- 10.3 According to the applicant, the Site is subject to a number of development constraints, including irregular site configuration with a realigned new public road, complex geological profile with presence of marble and cavities, and railway noise from MTR Tuen Ma Line. Taking account of the above, as well as other design guidelines and requirements, a site-specific design with due consideration of building layout and disposition has been adopted. While the tallest building blocks are at 140.34mPD under the indicative development scheme (**Drawing A-2**), to allow flexibility in the detailed design stage, relaxation of BH restriction to 145mPD is proposed.
- 10.4 The applicant has submitted technical assessments, i.e. VA and AVA EE, in support of the application. Building gaps and building/tower setbacks ranging from 10m to 22m are proposed at the Site to enhance visual permeability and air ventilation (**Drawing A-4**). Landscape treatments, including vertical/podium greening, to soften the building's edge and BH variation are also proposed. As demonstrated in the VA with photomontages (**Drawings A-5 to A-9**), with the adoption of mitigation measures mentioned above, the visual impact of the proposed development would be acceptable. In this regard, CA/CMD2 of ArchSD has no adverse comment on the application from visual and architectural perspectives. CTP/UD&L of PlanD also considers that the proposed scheme is not incompatible with the surrounding environment and mitigation measures would help minimise the visual and air ventilation impacts of the proposed development.
- 10.5 Social welfare and community facilities, including SCCC, RCHE, DAC, HMMH, HSMH, IVRSC, CCC, LOS, communal/children's play area and ball courts, are provided at the Site to serve the needs of the future residents and/or the local community.

Technical Aspects

- 10.6 The current application only involves minor relaxation of the BH restriction, and the maximum PR of the Site remains at 6 as stipulated on the OZP. Regarding the other technical aspects, according to the applicant, the IDC study for the whole Wang Chau Phase 1 public housing development had been conducted with a 10% design allowance (i.e. equivalent to the maximum flat number of 4,400 and maximum population of 13,508). Technical reviews based on the current scheme have been conducted and no insurmountable technical issues, including traffic, drainage, sewerage and water supply, have been identified. In this regard, relevant government departments including C for T, CE/MN of DSD and DEP have no objection to or no adverse comment on the application. The proposed minor relaxation of BH restriction will unlikely create adverse or insurmountable traffic, sewerage, environmental, visual and air ventilation impacts etc. on the surroundings.

Public Comments

- 10.7 Two public comments were received during the statutory publication period providing views on the proposed development as summarised in paragraph 9 above. The planning considerations and assessments in paragraphs 10.1 to 10.6 above are relevant.

11. Planning Department's Views

- 11.1 Based on the assessments made in paragraph 10 and having taken into account the public comments mentioned in paragraph 9, the Planning Department has no objection to the application.
- 11.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until **31.3.2027**, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following condition of approval and advisory clauses are also suggested for Members' reference:

Approval Condition

The provision of water supplies for firefighting and fire service installations to the satisfaction of the Director of Fire Services or of the Town Planning Board.

Advisory Clauses

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

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

12. Decision Sought

- 12.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 12.2 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.
- 12.3 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.

13. Attachments

Appendix I	Application Form received on 3.2.2023
Appendix Ia	Supporting Planning Statement
Appendix Ib	FI received on 13.3.2023
Appendix II	Previous Application
Appendix III	Advisory Clauses
Appendices IV-1 and IV-2	Public Comments

Drawing A-1	Master Layout Plan
Drawing A-2	Section Plan
Drawing A-3	Master Landscape Layout Plan
Drawing A-4	Proposed Site Layout Plan
Drawings A-5 to A-9	Photomontages
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and A-4b	Site Photos
Plan A-5	BH Profile for Residential Sites in the Vicinity of the Proposed Public Housing Development

PLANNING DEPARTMENT
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