

**THE GOVERNMENT OF THE HONG KONG  
SPECIAL ADMINISTRATIVE REGION**

**Civil Engineering and Development Department**

**Planning Statement**

**S16 Planning Application for Proposed Minor Relaxation of Building Height and Plot Ratio  
Restriction for Public Housing Developments near Tan Kwai Tsuen**

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## **EXECUTIVE SUMMARY**

This Planning Application is submitted by the Civil Engineering and Development Department, HKSAR Government in accordance with Section 16 of the Town Planning Ordinance to seek approval of the Town Planning Board for the proposed minor relaxation of building height and plot ratio restrictions for the Proposed Public Housing Development near Tan Kwai Tsuen.

In accordance with the “Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14”, the current land use zoning of the Application Site is “Residential (Group A)2”. Under the 'Remarks' column in the Notes for R(A) use, for R(A)2, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 6.5, and maximum building height of 205mPD, or the plot ratio and height of the existing building, whichever is the greater. It is also stated that based on individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage and building height restrictions may be considered by the Town Planning Board under Section 16 of the Town Planning Ordinance.

In view of shortage of land for housing development and growing aspiration for more public housing production and for better utilization of the scarce land resources, the Government considers it feasible to generally increase the maximum domestic plot ratio by around 30% as appropriate where planning terms permit. This “Application for Permission under Section 16 of the Town Planning Ordinance” is prepared for the Development in order to obtain planning permission from the Town Planning Board for minor relaxation of the following restrictions:

- Maximum plot ratio
  - Phase 1: from 6.5 to 7.0 (i.e. domestic PR of 6.5 and non-domestic PR of 0.5)
  - Phase 2: from 6.5 to 7.2 (i.e. domestic PR of 6.5 and non-domestic PR of 0.7)
  - Phase 3: from 6.5 to 7.3 (i.e. domestic PR of 6.5 and non-domestic PR of 0.8)
- Maximum building height
  - Phase 1: from 205 mPD to 240 mPD
  - Phases 2 and 3: from 205 mPD to 235 mPD

The Proposed Development is in line with the planning intention of the “R(A)” zone. In terms of technical assessments on the feasibility of increasing development intensity, the Traffic and Transport Impact Assessment, Preliminary Environmental Review, Drainage Impact Assessment, Sewerage Impact Assessment, Air Ventilation Assessment, Waterworks Impact Assessment, Landscape and Visual Impact Assessment demonstrate that the proposed minor relaxation of building height and plot ratio restrictions will not result in any adverse traffic, environmental, sewerage, air ventilation, water, drainage and landscape and visual impacts. Moreover, approval for similar application for minor relaxation of development restriction is not unprecedented. In light of the planning merits and justifications that have been addressed in this Planning Statement, we sincerely seek for the favourable consideration of the TPB to give its support to this S16 Application.

## **1 INTRODUCTION**

### **1.1 Objective of the Application**

1.1.1 This application is prepared by Binnies Hong Kong Limited (“Binnies”) on behalf of the Applicant, Civil Engineering and Development Department (“CEDD”), to seek approval from the Town Planning Board (“TPB”) under Section 16 of the Town Planning Ordinance (“TPO”) for the proposed minor relaxation of the following restrictions for the proposed public housing developments (“Proposed Development”).

- Maximum plot ratio
  - Phase 1: from 6.5 to 7.0 (i.e. domestic PR of 6.5 and non-domestic PR of 0.5)
  - Phase 2: from 6.5 to 7.2 (i.e. domestic PR of 6.5 and non-domestic PR of 0.7)
  - Phase 3: from 6.5 to 7.3 (i.e. domestic PR of 6.5 and non-domestic PR of 0.8)

The average of maximum plot ratio of Proposed Development is from 6.5 to 7.2.

- Maximum building height
  - Phase 1: from 205 mPD to 240 mPD
  - Phases 2 and 3: from 205 mPD to 235 mPD

### **1.2 Project Background**

1.2.1 As a prevailing policy on land supply to meet the increasing housing demand in the medium and long terms in Hong Kong, the Government has identified potential sites in various districts to be developed for residential use. Amongst others, a site near Tan Kwai Tsuen in Yuen Long (“Application Site”) has been identified for public housing development, which is anticipated to provide a about 7,250 public housing flats (the Proposed Scheme). Meanwhile, the Hong Kong Housing Authority (HA) acknowledged the Government’s initiative on home space expansion. Opportunity would be taken to take forward the latest home space expansion initiative to increase the average flat size of public housing units in the later detailed design stage. However, for infrastructure planning purpose, the flat number of 7,420 as per the Conforming Scheme would be adopted in the technical assessments to serve as a conservative scenario.

1.2.2 Binnies was commissioned by CEDD under Agreement No. CE 92/2017 (CE) Site Formation and Infrastructural Works for the Development near Tan Kwai Tsuen, Yuen Long – Investigation, Design and Construction for site formation and provision of essential infrastructures to support the Proposed Development at the Application Site (“the Project”).

1.2.3 In accordance with the “Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14”, the current land use zoning of the Application Site is “Residential (Group A)2” (“R(A)2”). Under the 'Remarks' column in the Notes for R(A) use, for R(A)2, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 6.5, and maximum building height of 205mPD, or the plot ratio and height of the existing building, whichever is the greater.

1.2.4 In view of the acute shortage of housing, the domestic plot ration of the Application Site is proposed to be intensified to 6.5 with an aim to increase flat production. The Application Site will provide a total of about 7,250 public housing units with planned population intake

from 2030 by phases. An “Application for Permission under Section 16 of the Town Planning Ordinance” is being prepared for the Proposed Development in order to obtain planning permission from the Town Planning Board for minor relaxation of the restrictions mentioned in section 1.1.1.

### **1.3 Structure of the Report**

1.3.1 This Report is divided into 7 sections.

- |                  |  |
|------------------|--|
| Section 1        | Introduction of the Project and this report.   |
| Sections 2 and 3 | Discussion on details of the Application Site, including its location, existing and surrounding land uses, accessibility, land status and planning context.            |
| Section 4        | Discussion on the schematic development proposal.  |
| Section 5        | Summary of technical assessments, including, traffic and transport, sewerage, waterworks, air ventilation, environmental and landscape/visual impact and the findings. |
| Section 6        | Justifications in support of the planning application.   |
| Section 7        | Conclusion and Recommendations.  |

## **2 SITE CONTEXT**

### **2.1 Location**

2.1.1 As shown in **Figure 1.1**, the Application Site is located on the south eastern side of Tan Kwai Tsuen and fronting Yuen Long Highway. Tan Kwai Tsuen South Fresh Water Service Reservoir and Tan Kwai Tsuen Salt Water Service Reservoir are located to the northeast of the Application Site. North West New Territories Refuse Transfer Station (“NWNT RTS”) is located ~200 m west to the Application Site.

2.1.2 The Application Site is currently occupied by village houses and vegetations. Based on site observation, the noise climate in vicinity of the Application Site is dominated by road traffic noise from the nearby Yuen Long Highway.

### **2.2 Surrounding Land Uses**

2.2.1 As shown in **Figure 1.2**, the Application Site is located to the south of the existing water supply facilities, namely Tan Kwai Tsuen South Fresh Water Service Reservoir and Tan Kwai Tsuen Salt Water Service Reservoir. The two existing reservoirs are zoned as “G/IC”.

2.2.2 Surrounding the Application Site on the immediate south and east sides as well as across Yuen Long Highway to the west are areas zoned as “GB”, which generally cover the foothills and slope of the mountain range. Further to the east and south are areas within Tai Lam Country Park and are zoned as “CA”.

2.2.3 NWNT RTS is located to the south west of the Application Site and is zoned “OU” in the adjoining Lam Tei and Yick Yuen OZP No. S/TM-LTYYY/12. To the north west of Yuen Long Highway, beyond the strip of “GB” are urban and suburban areas of Tan Kwai Tsuen that are zoned as “V”, “R(D)”, “CDA”, “R(B)1” and “G/IC”.

### **2.3 Accessibility**

2.3.1 There is no proper existing vehicular access to the Application Site, though existing village tracks and track roads leading to the existing water supply facilities, reach the edges of the Application Site. Existing footpaths extending through the areas with squatter huts allow pedestrian access to and through much of the Application Site.

### **2.4 Land Status**

2.4.1 The Application Site comprises only government lands and slopes. However, as some graves/ urns and a number of squatter huts and licensed structures have been identified within the Housing Development site, site clearance including grave and temporary structure clearance will be required.

### **3 PLANNING CONTEXT**

#### **3.1 Statutory Plan**

- 3.1.1 The Application Site is currently zoned “Residential (Group A)2” on the Tong Yan San Tsuen OZP No. S/YL-TYST/14. An extract of the TYST OZP is shown at **Figure 1.2**.
- 3.1.2 According to Statutory Notes of the OZP, the planning intention of “R(A)” zone is intended primarily for high-density residential developments and 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.
- 3.1.3 Under the 'Remarks' column in the Notes for R(A) use, for R(A)2, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 6.5, and maximum building height of 205mPD, or the plot ratio and height of the existing building, whichever is the greater.
- 3.1.4 It is also stated that based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage and building height restrictions may be considered by the TPB under section 16 of the TPO.



## **4 DEVELOPMENT PROPOSAL**

### **4.1 Preliminary Building Layout**

- 4.1.1 Based on the preliminary scheme layout, the Proposed Development are divided into three phases located on different formation platforms. Phase 1 on the upper platform consists of two cross-shape 50-storey domestic blocks (i.e. Blocks A and B). There are 43 domestic storeys, one refuge floor, a ground floor and a 5-storey podium for both blocks.
- 4.1.2 Phase 2 on the middle platform consists of two cross-shape 51-storey domestic blocks (i.e. Blocks 4 and 5). There are 44 domestic storeys, a refuge floor, a ground floor and a 5-storey podium for both blocks.
- 4.1.3 Phase 3 on the lower platform consists of one cross-shape and two T-shape 60-storey domestic blocks (i.e. Blocks 1 to 3). There are 50 domestic storeys, two refuge floors, a ground floor and a 7-storey podium for all the three blocks.
- 4.1.4 The proposed site layout plan and sections of the indicative scheme are presented in **Annex 1**.
- 4.1.5 The tentative population intake of the Proposed Development will be from 2030 by phases.

### **4.2 Development Parameters**

- 4.2.1 In response to Government's policy to increase development intensity for public housing sites as to optimize the utilization of scarce land resources, maximum building height and plot ratio at the Application Site as stipulated in the Notes of the OZP are proposed to be relaxed as mentioned in section 1.1.1. The total number of units of the Proposed Scheme is about 7,250 flats. Correspondingly, the design population is about 19,575. Total number of flats and design population are subject to change at detailed design stage of the Proposed Development. Please refer to **Annex 1** and **Annex 2** for the indicative master layout plans for the Proposed Scheme and Conforming Scheme respectively.
- 4.2.2 The latest development parameters of the Proposed Scheme under this S16 planning application are compared with those of the Conforming Scheme and summarized in Table 1.

**Table 1 – Major Development Parameters**

	Conforming Scheme	Proposed Scheme	Difference
Net Site Area (about)	49,800 m <sup>2</sup>	48,765 m <sup>2</sup>	-1,035 m <sup>2</sup>
Maximum GFA (not more than)	323,700 m <sup>2</sup>	350,330 m <sup>2</sup>	+26,630 m <sup>2</sup>
• Domestic	298,800 m <sup>2</sup>	316,973 m <sup>2</sup>	+18,173 m <sup>2</sup>
• Non-domestic	24,900 m <sup>2</sup>	33,357 m <sup>2</sup>	+8,457m <sup>2</sup>
Maximum Plot Ratio (not more than)			
• Domestic			
- Phase 1	6.0	6.5	+0.5
- Phase 2	6.0	6.5	+0.5
- Phase 3	6.0	6.5	+0.5
• Non-domestic			
- Phase 1	0.5	0.5	+0.0
- Phase 2	0.5	0.7	+0.2
- Phase 3	0.5	0.8	+0.3
Total No. of Flats (about)	7,360	7,250	-110
• Public Rental Housing (PRH)	5,440	5,280	-160
• Subsidised Sale Flat (SSF)	1,920	1,970	+50
Design Population (about)* #	19,872	19,575	-297
Maximum Building Height (not more than)			
- Phase 1	205mPD	240 mPD	+35
- Phase 2	205mPD	235 mPD	+30
- Phase 3	205mPD	235 mPD	+30

Notes:

\* Based on 2.7 persons per flat in the Proposed Scheme.

# The estimated number of flats of the Conforming Scheme was about 7,400 flats in the zoning amendment stage. Since there were two graves subsequently identified within the extent of site formation and infrastructure works, after due consideration the original scheme of road design was revised to minimize the impact of the proposed roads on the graves. As such, the site area of the public housing site had been reduced accordingly. Coupled with the proposed increase in proportion of large flat size units, the number of flats of the Proposed Development had thus been adjusted to about 6,720 flats based on the prevalent maximum plot ratio 6.5 of the OZP (i.e. before this S16 planning application). With minor relaxation of plot ratio and building height restrictions of the Proposed Scheme, the estimated flat number will be increased from 6,720 to 7,250 (i.e. increase of 530 flats).

### 4.3 Design Considerations

#### Stepped Height Building Profile

4.3.1 A stepped height concept is adopted for the Proposed Development, which steps up from the west side to the east side of the development (240mPD) at Phase 1, which follows the sloping hills in the background and creates visual interest in the area (**Annex 1 refers**).

#### Building Separation and Permeability

4.3.2 Despite the increase in plot ratio and building height, rational building disposition is adopted to enhance permeability and ventilation effectiveness. Air paths and building separation of at-least 15m have been incorporated between different residential blocks. A 84m-setback is also maintained along the Yuen Long Highway to the west to furnish sufficient air quality buffer zone.

#### **4.4 Landscape Proposal**

- 4.4.1 The Landscape Proposal, illustrating the Landscape Layout Plan (Annex C of Appendix F refers), landscape design concept as well as the tree survey report is provided in **Appendix F**.
- 4.4.2 The landscape concepts aim to provide a quality and sustainable living environment with adequate open space for the enjoyment of the residents; provide sufficient landscape treatment along the boundary to minimize the potential visual impact of the built form; incorporate new trees and shrubs to enhance the greenery; and fully integrate the landscape with the architecture where each exterior component draws upon the merits of the corresponding interior/ building component.

#### **4.5 Vehicular and Pedestrian Circulations**

- 4.5.1 The Traffic Impact Assessment (TTIA) illustrating the proposed traffic and public transport arrangement, associated improvement recommendations and vehicular and pedestrian circulations is provided at **Appendix A**.
- 4.5.2 Vehicular access is provided for each phase of the Proposed Development. To provide connectivity and access to the Application Site, a new single 2-lane access road running along and parallel to the eastern side of Yuen Long Highway is proposed under the Project to provide external connection from Shun Tat Street, Shui Fu Road and an existing slip road at Tin Shui Wai West Interchange (“TSWWI”) to the Proposed Development. A proposed public access road between the upper (Phase 1 and 2) and lower platforms (Phase 3 of the Proposed Development) will form a junction with the single 2-lane access road parallel to Yuen Long Highway in the form of a roundabout. The proposed local road networks are shown in **Figure 3.1 in Appendix A**.
- 4.5.3 Based on the estimated public transport demand, an off-street conventional parallel bay design public transport interchange (PTI) with a minimum of 1 double width bus bay and 4 single width bus bays is proposed subject to actual bus route planning at a later stage in order to ensure a comprehensive coverage of the public transport services for the proposed Development. Due to large level difference between the upper and lower platforms, internal lifts and footbridge are recommended to link up the two platforms across the proposed access road. Two 16-passenger lifts are proposed to link up the proposed developments with the adjacent Tan Kwai Tsuen area.

#### **4.6 Social Welfare and Educational Facilities**

- 4.6.1 The Proposed Development will provide a diverse range of facilities to support the daily needs of the residents and local community. Two kindergartens with a total of 15 classrooms will be provided within the Proposed Development.
- 4.6.2 Phase 1 development will provide one 50 place Hostel for Moderately Mentally Handicapped Persons, one 50-place Hostel for Severely Physically Handicapped Persons and one 120-place Integrated Vocational Rehabilitation Services Centre. Phase 2 development will provide one 100 place Hostel for Severely Mentally Handicapped Persons and one 100 place Day Activity Centre. Phase 3 development will provide one 60 place Day Care Centre for the Elderly, one 200 place Residential Care Home for the Elderly and one Neighbourhood Elderly Centre.
- 4.6.3 The proposed educational and social welfare facilities are accountable for non-domestic

GFA. The proposed welfare facilities will serve not only the local residents but also the population in surrounding communities and in the wider Yuen Long area.

## **5 TECHNICAL CONSIDERATIONS**

### **5.1 Total Number of Flats**

5.1.1 The proposed minor relaxation of building height and plot ratio restrictions will facilitate the provision of about 7,250 public housing flats (the Proposed Scheme). Meanwhile, the Hong Kong Housing Authority (HA) acknowledged the Government's initiative on home space expansion. Opportunity would be taken to take forward the latest home space expansion initiative to increase the average flat size of public housing units in the later detailed design stage. However, for infrastructure planning purpose, the flat number of 7,420 as per the Conforming Scheme would be adopted in the technical assessments to serve as a conservative scenario.

### **5.2 Traffic and Transport Impact**

5.2.1 Traffic impact assessment has been carried out to review potential traffic impacts which might arise from the latest development parameters of the proposed Development. To meet the increasing parking demand in the territory, it is recommended to adopt the high-end of the HKPSG parking and loading/ unloading provision.

5.2.2 The assessment results reveal that the recommended local road network with junction improvements at four junctions, would be able to accommodate the traffic demand from the Development for design year 2034. For details, please refer to the Traffic and Transport Impact Assessment ("TTIA") in Appendix A.

### **5.3 Sewerage Impact**

5.3.1 A Sewerage Impact Assessment ("SIA"), included in **Appendix B**, has been conducted under the Proposed Development with the minor relaxation of the OZP parameters. The sewage generation from the Proposed Development is estimated from expected total numbers of residential and employed population after minor relaxation of OZP parameters.

5.3.2 The Development lies within the catchment of the SWPTW. The estimated sewage generated from the Development is 4,214.6m<sup>3</sup>/day (ADWF) The sewage disposal for the sewage generated from the Site is to HTSPS and then to SWPTW with a confirmed reserve capacity for the Site. New gravity sewers will be provided between the Site and the existing sewerage at HTSPS.

5.3.3 Based on the Sewerage Impact Assessment results, the proposed sewerage works are considered feasible in terms of regional sewerage strategy, land, and environmental impact and construction considerations. The Development is considered sustainable in terms of sewerage.

### **5.4 Water Impact**

5.4.1 Waterworks Impact Assessment ("WSIA") included in **Appendix C** has been conducted under the Proposed Development with minor relaxation of plot ratio and building height restrictions. Based on the latest development parameters, it is estimated that the fresh and flushing water demands due to the Proposed Development are 5,558 and 1,513 cubic meters per day in total respectively.

5.4.2 A high-level fresh water service reservoir with design capacity of approximately 8,100m<sup>3</sup>, a high-level flushing water service reservoir with design capacity of approximately 1,000m<sup>3</sup> and an associated pumping station have been proposed to provide sufficient residual head and reliable water supplies for the proposed Development site. The proposed water service is submitted to Planning Department under planning application number (i.e. A/YL-TYST/1155) and approval date 20.5.2022).

5.4.3 It is concluded that there will be no adverse impact on the existing water supply networks due to the proposed site formation and infrastructure works with the implementation of the proposed mitigation measures. For the proposed waterworks, it is anticipated that sufficient and reliable fresh and flushing water supplies could be achieved for the Development.

## **5.5 Air Ventilation**

5.5.1 An Air Ventilation Assessment – Expert Evaluation (“AVA-EE”) was prepared for the Proposed Development with the minor relaxation of OZP parameters in **Appendix D**.

5.5.2 A qualitative assessment of the wind performance of the proposed public housing development near Tai Kwai Tsuen has been carried out.

5.5.3 According to the findings of this AVA-EE, the annual prevailing wind comes from NNE, NE and E directions while the summer prevailing wind comes from SSE, S and SSW directions. After comparing the Conforming Scheme and the Proposed Scheme, it is concluded that the Proposed Scheme would overall perform better than the Conforming Scheme from the air ventilation perspective with design measures that can enhance wind penetration incorporated. It is considered that the Proposed Development would not have significant adverse impact to surrounding environment.

5.5.4 The Proposed Development would not be limited to the proposed design and shall include other features as far as possible at the detailed design stage, including effective building separations and setbacks in alignment with the prevailing winds, to facilitate the penetration of wind across the Application Site. Recommendation design principles have been provided for further consideration at the detailed design stage to facilitate wind penetration

5.5.5 It is recommended that a quantitative AVA shall be carried out for the Proposed Development at the detailed design stage to review the building design, quantify the potential air ventilation impact and assess the effectiveness of the proposed mitigation measures to optimise the building arrangement.

## **5.6 Environmental Review**

5.6.1 A Environmental Assessment (“EA”) Report was prepared for the minor relaxation of the plot ratio and building height restriction in **Appendix E**.

5.6.2 The objectives of the assessment are:

- (a) to provide information on the nature and extent of environmental implications (including air quality and noise) associated with the proposed minor relaxation of OZP parameters;
- (b) to identify potential impacts and implementable mitigation measures to minimize the spread of environmental detriments; and
- (c) to assess the acceptability of residual impacts after the implementation of the proposed mitigation measures.

5.6.3 This proposal is not a designated project under the Environmental Impact Assessment

Ordinance (“EIAO”). Therefore, the proposal will not trigger the need for application of Environmental Permits under the EIAO. Assessment under this PER was carried out in accordance with Chapter 9 of the HKPSG to ascertain the environmental impacts from the proposal and proposed any necessary mitigation measures.

- 5.6.4 The potential impacts on air quality and noise arising from the proposed minor relaxation of OZP parameters were reviewed. No insurmountable environmental impacts were identified from the minor relaxation during the construction and operation of the Proposed Development with the effective mitigation measures in place.
- 5.6.5 The environmental impacts arising from the construction activities of the Proposed Development and associated infrastructure works are considered similar to those without the minor relaxation of OZP parameters. Thus, the same mitigation measures as the Conforming Scheme, including standard pollution control measures such as good construction site practices incorporated into the work contracts, as well as waste management to comply with established standards and guidelines would be adequate in mitigating the impacts of the construction works with the minor relaxation.
- 5.6.6 Overall, the proposed works will not cause any long-term adverse environmental impacts. With proper implementation of the mitigation measures during construction, no unacceptable impacts arising from the construction and operation of the proposal would be expected.

## **5.7 Landscape and Visual Impact**

- 5.7.1 A Landscape and Visual Impact Assessment (“LVIA”) is presented in **Appendix F** to review the landscaping proposals and visualize the three-dimensional relationship of the proposed works with the surrounding context and to consider the associated impacts from the Proposed Development with the minor relaxation of the OZP parameters.
- 5.7.2 The Proposed site is located on a rural village area where quite a proportion of the area covers natural hillside topography with vegetation. The conflict between this public project and the affected natural environment would therefore inevitably cause major landscape impact. However, efforts have been endeavoured to avoid and minimise potential impacts as far as practical throughout the course of the project. The sensitive Tan Kwai Tsuen stream under LR10 and the amenity plant species of Pitcher Plant under LR16 will be fully avoided by adjusting the design layout. All the affected individuals of Incense Trees under LR15 of healthy condition will be preserved by transplanting. In order to mitigate the loss of trees, new trees are proposed in the planting plan for tree compensation within the housing site.
- 5.7.3 From visual perspective, considering the large-scale public housing estate on the sites above building platforms, the proposed development would inevitably create building mass and site formation that would induce major visual changes to the rural setting. However, the project design has endeavoured every effort to minimize potential impacts to practical minimum. Visual corridors between building blocks will be given for the purpose of sightline passage, which aims to further minimize the visual obstruction to the ridgeline and its green vegetation. The requirement of proper detailed design of the development components to ensure visual compatibility to the surroundings, light control to avoid light and glare disturbance, large coverage of tree planting to compensate the loss of greenery and enhance the local visual condition of the future development sites, slope and buffer planting to provide further greenery and buffer to the offsite undisturbed vegetated environments are all feasible measures to minimize the visual disturbance to practical minimum.

- 5.7.4 The overall residual visual impacts are considered to be within the range of slightly adverse as the proposed development will result in some negative effects after recommended mitigation measures to most of the identified public viewing points.

## **6 JUSTIFICATIONS**

### **6.1 Meeting Territorial Housing Need by Increasing Flat Production and Increasing the SSF supply**

- 6.1.1 As announced in the 2018 Policy Address, the Government committed to allocating 70% of housing units on the Government's newly developed land for public housing development. Subsequently, the Long Term Housing Strategy (LTHS) was also revised in 2018 that the split ratio of public/private housing is refined from 60:40 to 70:30 to address the persistent shortfall of Public Rental Housing (PRH) and Subsidised Sale Flat (SSF).

- 6.1.2 According to the LTHS Annual Progress Report 2022, the total housing supply target for the 10-year period from 2023-24 to 2032-33 is 430,000 units while the public housing supply target is 301,000 units. The Proposed Development under this S16 Application is to provide a total of 7,250 units that contributes to the housing supply target.

### **6.2 In line with the Policy to Increase Residential Development Intensity as Appropriate**

- 6.2.1 Given the limited amount of readily available land, the current tight supply of housing land is expected to continue. Therefore, there is a pressing need to make more efficient use of the scarce land resources. The Proposed Development will have minor relaxations to the building height and plot ratio restrictions, which is in line with the Government's policy. As ordered by the Chief Executive in December 2018, the development intensity of residential sites in Density Zones of the Main Urban Areas and New Towns, namely Density Zones 2 and 3 of the Main Urban Areas and Density Zones 1, 2 and 3 of the New Towns, should be refined to allow the Plot Ratios (PRs) of public housing sites to increase from those permissible in respective Density Zones by up to 30% (versus by up to 20% under the Policy Address in 2014) where their technical feasibility permits.

### **6.3 In line with the Planning Intention of "R(A)" zone**

- 6.3.1 The Application Site has already been rezoned to "R(A)2" zone to facilitate the public housing development as reflected in the approved TYST OZP No. S/YL-TYST/14. Thus, the Proposed Development is perfectly in line with the planning intention of the "R(A)" zone, which is "intended primarily for high-density residential developments".
- 6.3.2 The proposed scale of increase in development intensity is also perfectly in line with the planning intention of the "R(A)" zone, without compromising relevant planning principles and considerations.

### **6.4 Seizing the Opportunity for Increasing Development Intensity**

- 6.4.1 The Proposed Development is in proximity to the fringe of Yuen Long South (YLS) development. A series of major transport infrastructures and improvement measures have been proposed under the YLS Study, including improvements to the TSWWI which the proposed access road of the Proposed Development would connect to it. With the proposed improvement works/measures under the YLS development the traffic pressure in the area is expected to be alleviated. By accessing the improved road network via TSWWI, the Proposed Development will make optimum use of the improved transport infrastructural

capacities in the area.

## 6.5 Planning Gains

6.5.1 The proposed development will bring forth planning gain to the adjacent areas/community, such as new public access road, PTI, sewerage network and social welfare facilities. According the Chief Executive's 2020 Policy Address, it has recommended 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. The Proposed Development will provide about 15,000m<sup>2</sup> of welfare facilities which is equivalent to about 5% of the total attainable domestic GFA.

## 6.6 The Proposed Development is Not Unprecedented and Will Not Set Undesirable Precedents

6.6.1 There are a number of precedent planning applications for proposed minor relaxation of building height and plot ratio restriction at public housing sites that are approved by the TPB in recent years (as listed in **Table 2**). Thus, this S16 Application for minor relaxation of building height and plot ratio restrictions is not unprecedented, and approval of this S16 Application will not set an undesirable precedent for the area.

**Table 2 – Previous Planning Application Approved by the TPB for Minor Relaxation of Plot Ratio/ Building Height Restriction for Public Housing Development**

Planning Applying No.	Site Location	Proposed Amendments	Date of Approval
A/KC/445	Vacant site opposite to Fu Yiu House of Lai Yiu Estate, Lai Cho Road, Kwai Chung	Proposed Minor Relaxation of Domestic Plot Ratio Restriction from 5 to 6 and Building Height Restriction from 160mPD to 165mPD for Permitted Public Rental Housing Development	5/12/2017 Approved with condition(s)
A/TM/499	Site 3 and 4 (East), Tuen Mun Area 54, New Territories	Proposed Minor Relaxation of Domestic Plot Ratio Restriction from 5 to 6 and Building Height Restriction from 120mPD to 140mPD for Permitted Public Rental Housing (PRH) Development	6/23/2017 Approved with condition(s)
A/TM/500	Site 1 and 1A, Tuen Mun Area 54, New Territories	Proposed Minor Relaxation of Domestic Plot Ratio Restriction from 5 to 6 and Building Height Restriction from 120mPD to 140mPD for Permitted Public Rental Housing (PRH) Development	6/23/2017 Approved with condition(s)
A/KC/447	Vacant site adjacent to Lok King House of Lai King Estate, Lai King Hill Road, Kwai Chung	Proposed Public Housing Development with Minor Relaxation of Domestic Plot Ratio Restriction	7/14/2017 Approved with condition(s)
A/K5/789	North West Kowloon Reclamation Site 1 (East), Junction of Tung Chau Street and Tonkin Street,	Proposed Minor Relaxation of Building Height Restriction from 100mPD to 126mPD for Permitted Public Housing Development (including Flat,	10/27/2017 Approved with condition(s)



<b>Planning Applying No.</b>	<b>Site Location</b>	<b>Proposed Amendments</b>	<b>Date of Approval</b>
	Cheung Sha Wan	Government Use (Housing Department's Office and Data Centre), Social Welfare Facility, and Shop and Services, Eating Place and School (Kindergarten) within the Lowest Three Floors of the Public Housing Blocks	
A/KTN/54	Various Lots in D.D.51, D.D.83, D.D. 95 and D.D. 96 and Adjoining Government Land in Fanling North and Kwu Tung North, New Territories	Proposed Minor Relaxation of Maximum Plot Ratio and / or Building Height Restrictions of 8 Planned Public Housing Sites and Inclusion of 2 Small Pieces of Land shown as 'Road' at Kwu Tung North in Site K1 for Development	11/16/2018 Approved / Agreed
A/TM/547	Land in D.D. 132, Tuen Mun Area 29 West, Tuen Mun, New Territories	Proposed Minor Relaxation of Building Height Restriction from 140mPD to 143mPD for Permitted Public Housing Development	01/11/2019 Approved with condition(s)
A/MOS/122	Government Land at Ma On Shan Road, Ma On Shan Area 81A	Proposed Subsidized Sale Flats (SSF) development with minor relaxation of domestic PR restriction from 5.50 to 5.53	05/07/2019 Approved / Agreed
A/K15/123	Pik Wan Road Site B, Junction of Pik Wan Road and Ko Chiu Road, Yau Tong, Kowloon, Government Land in S.D. 3	Proposed Minor Relaxation of BHR from 150mPD to 185mPD for Permitted Public Housing Development	10/18/2019 Approved with condition(s)
A/HSK/253	Hung Shui Kiu and Ha Tsuen Planning Areas 8 (Part) and 10 (Various Lots in D.D.124 and Adjoining Government Land, Hung Shui Kiu)	Proposed Minor Relaxation of Plot Ratio Restriction for the Public Housing Sites (Dedicated Rehousing Estate)	06/11/2020 Approved with condition(s)
A/I-TCE/1	Government Land at Area 99, Tung Chung, Lantau Island	Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Flat and Public Transport Terminus or Station Uses, and Proposed Public Vehicle Park	06/11/2020 Approved with condition(s)
A/TP/672	Government Land at Area 9 and Chung Nga Road East, Tai Po, New Territories	Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Public Housing Development	1/22/2021 Approved / Agreed
A/YL-TYST/1074	Various Lots in D.D. 120, D.D. 121 and D.D. 122 and Adjoining Government Land, Long Bin, Yuen Long	Proposed Minor Relaxation of Building Height and Plot Ratio Restrictions for Permitted Public Housing Development	30/04/2021 Approved / Agreed
A/FLN/28	Government Land in Area 15 East, Fanling North New Development Area	Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Public Housing Development	2/18/2022 Approved with condition(s)
A/KTN/84	Area 19, Kwu Tung North New Development Area,	Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions	4/22/2022 Approved with

<b>Planning Applying No.</b>	<b>Site Location</b>	<b>Proposed Amendments</b>	<b>Date of Approval</b>
	New Territories	for Permitted Public Housing Development	condition(s)
A/I-TCE/3	Government Land at Area 103, Tung Chung, Lantau Island	Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Public Housing Development	9/9/2022 Approved
A/KC/495	Shek Lei (II) Estate (Part), Shek Li Street, Kwai Chung	Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Public Housing Development	28/10/2022 Approved with condition(s)

## **6.7 No Insurmountable Technical and Engineering Impact**

6.7.1 As discussed in Section 5 above, with implementation of mitigation measures, no adverse impact is expected during the construction and operation stages from various technical disciplines.

## **7 CONCLUSION**

7.1.1 It has been demonstrated in this Planning Statement that the proposed minor relaxation of building height and plot ratio restrictions will facilitate the provision of about 7,250 public housing flats and contribute towards meeting the community's imminent housing demand, which is in line with the Government's policy directives.

7.1.2 The Proposed Development is also in line with the planning intention of the "R(A)". The provision of a landscape area, public transport lay-by and social welfare facilities will meet the community's demand. As demonstrated in the technical assessments, it is anticipated that the Proposed Development will not induce adverse landscape, visual, traffic, air ventilation, environmental, sewerage and other engineering impacts to the area. Moreover, as shown in the TPB record, approvals for similar applications at "R(A)" zone for public housing development are not unprecedented and therefore approval of this S16 Application with couple of planning merits is well-justified and will not be setting an undesirable precedent.

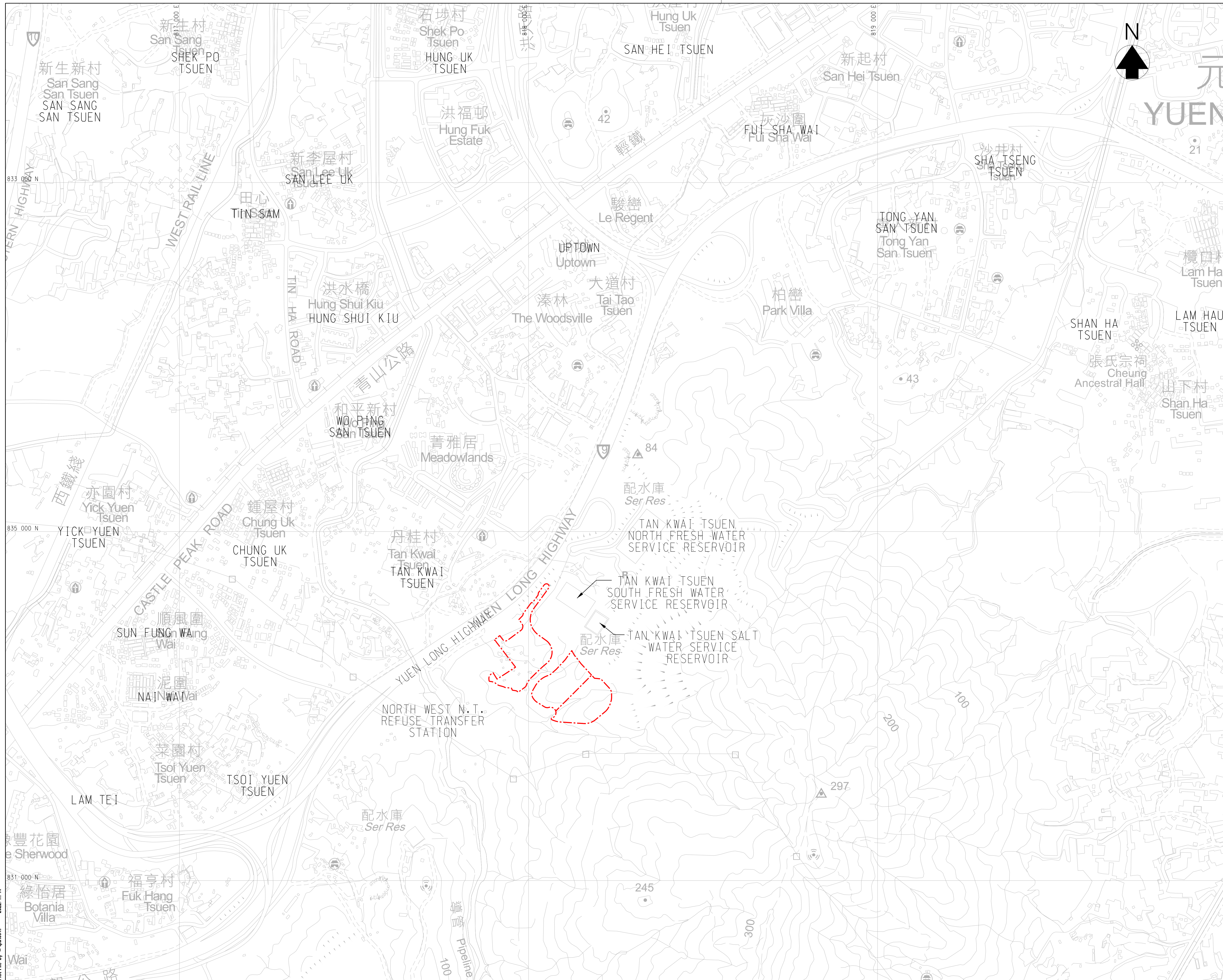
7.1.3 In light of the planning merits and justifications put forward in this Planning Statement, we sincerely seek for the favourable consideration from the TPB to give its support to this S16 Application.

**END OF TEXT**

## **FIGURES**

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**LEGEND:**  
 PROPOSED SITE FOR PUBLIC HOUSING DEVELOPMENT AND ASSOCIATED G/I FACILITIES

Revision	Date	Description	Initial
	Designed	Checked	Drawn
Initial	TCL	WLC	SZ
Date	04/22	04/22	04/22
Approved			

Agreement no. CE 92/2017 (CE)

Title  
 SITE FORMATION AND INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENT NEAR TAN KWAI TSUEN, YUEN LONG - INVESTIGATION, DESIGN AND CONSTRUCTION

Drawing Title  
 SITE LOCATION

Drawing No. FIGURE 1.1  
 Scale  
 1 : 5000 (A1)  
 1 : 10000 (A3)

土木工程拓展署  
**CEDD** Civil Engineering and Development Department

  
 BINNIES HONG KONG LIMITED  
 賓尼士工程顧問有限公司

Plot File by = qiu9547 2022/11/14



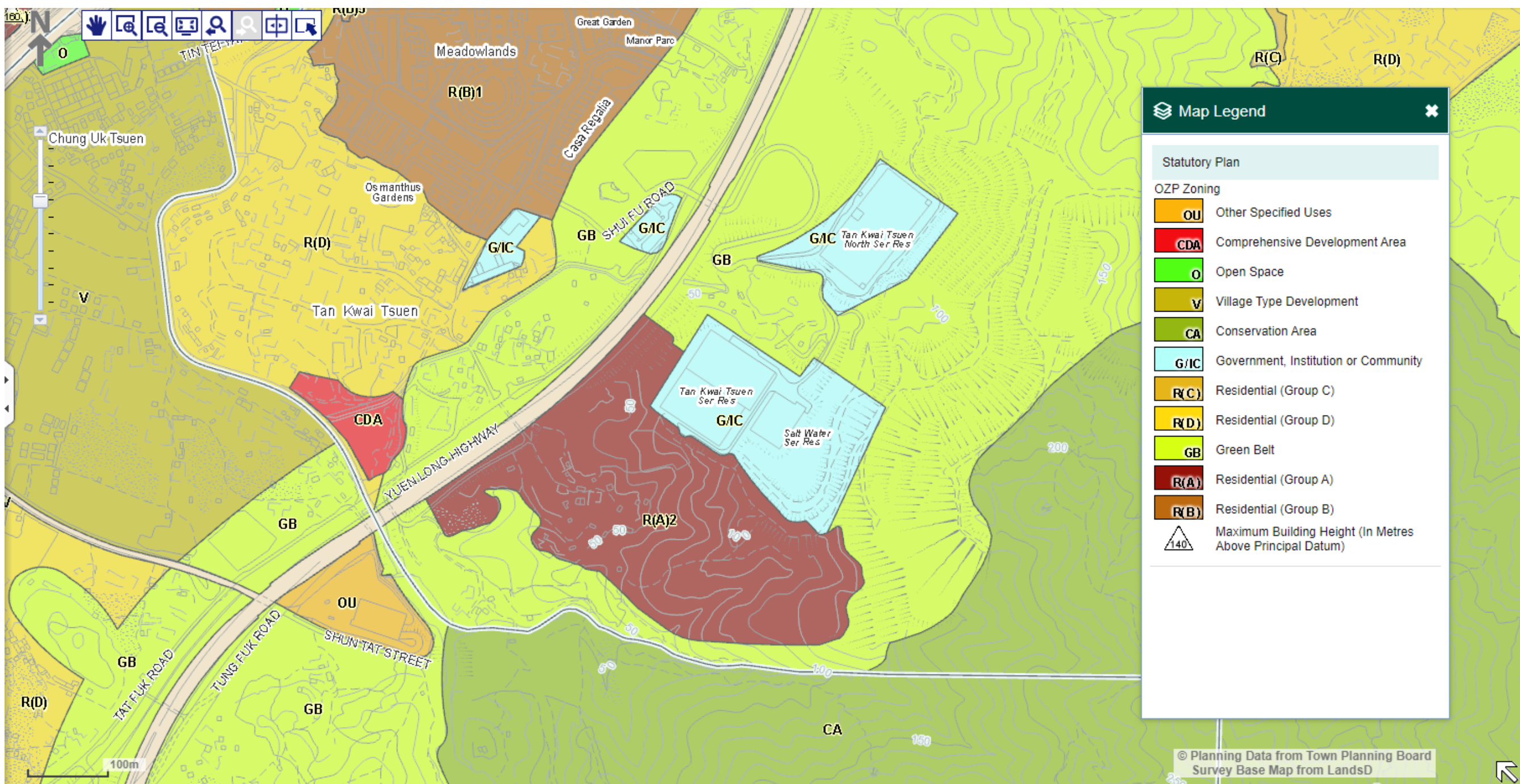


Figure 1.2 – Outline Zoning Plan Extract from Town Planning Portal

**ANNEX 1**  
**MASTER LAYOUT PLAN AND SECTIONS FOR THE**  
**PROPOSED HOUSING SCHEME**

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丹桂村  
TAN KWAI TSUEN

元朗公路  
YUEN LONG HIGHWAY

丹桂村配水庫

TAN KWAI TSUEN  
FRESH WATER SERVICE  
RESERVOIR

PROPOSED PRIMARY  
SCHOOL SITE

**BLOCK 3**  
TOTAL 60 STOREYS  
(50 DOM-STOREY +  
2 NO. REFUGE FLOORS +  
G/F + 7-STOREY PODIUM)

**BLOCK 1**  
TOTAL 60 STOREYS  
(50 DOM-STOREY +  
2 NO. REFUGE FLOORS +  
G/F + 7-STOREY PODIUM)

**BLOCK 2**  
TOTAL 60 STOREYS  
(50 DOM-STOREY +  
2 NO. REFUGE FLOORS +  
G/F + 7-STOREY PODIUM)

**BLOCK 5**  
TOTAL 51 STOREYS  
(44 DOM-STOREY +  
1 NO. REFUGE FLOOR +  
G/F + 5-STOREY PODIUM)

**BLOCK A**  
TOTAL 50 STOREYS  
(43 DOM-STOREY +  
1 NO. REFUGE FLOOR +  
G/F + 5-STOREY PODIUM)

**BLOCK 4**  
TOTAL 51 STOREYS  
(44 DOM-STOREY +  
1 NO. REFUGE FLOOR +  
G/F + 5-STOREY PODIUM)

**BLOCK B**  
TOTAL 50 STOREYS  
(43 DOM-STOREY +  
1 NO. REFUGE FLOOR +  
G/F + 5-STOREY PODIUM)

**LEGEND**

- SITE BOUNDARY
- EVA / DRIVEWAY
- DOMESTIC BLOCK
- PODIUM (COMMERCIAL / RETAIL / CARPARK / MARKET / SOCIAL WELFARE FACILITIES / PTI UNDERNEATH)
- FOOTBRIDGE
- REFUSE COLLECTION POINT

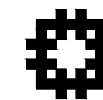
**FOR INDICATIVE PURPOSE ONLY**

PROJECT TITLE

**PUBLIC HOUSING DEVELOPMENT AT  
NEAR TAN KWAI TSUEN PHASES 1, 2 & 3**

DRAWING TITLE

**PROPOSED SITE LAYOUT PLAN**



房屋署  
HOUSING DEPARTMENT

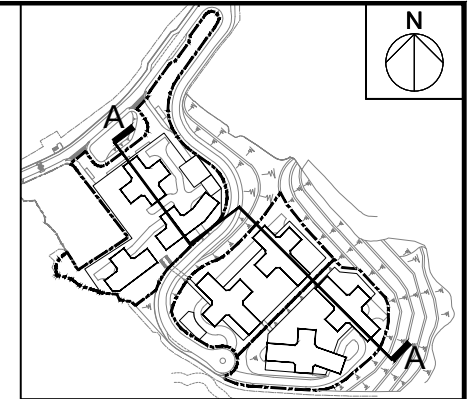
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13/6/2022

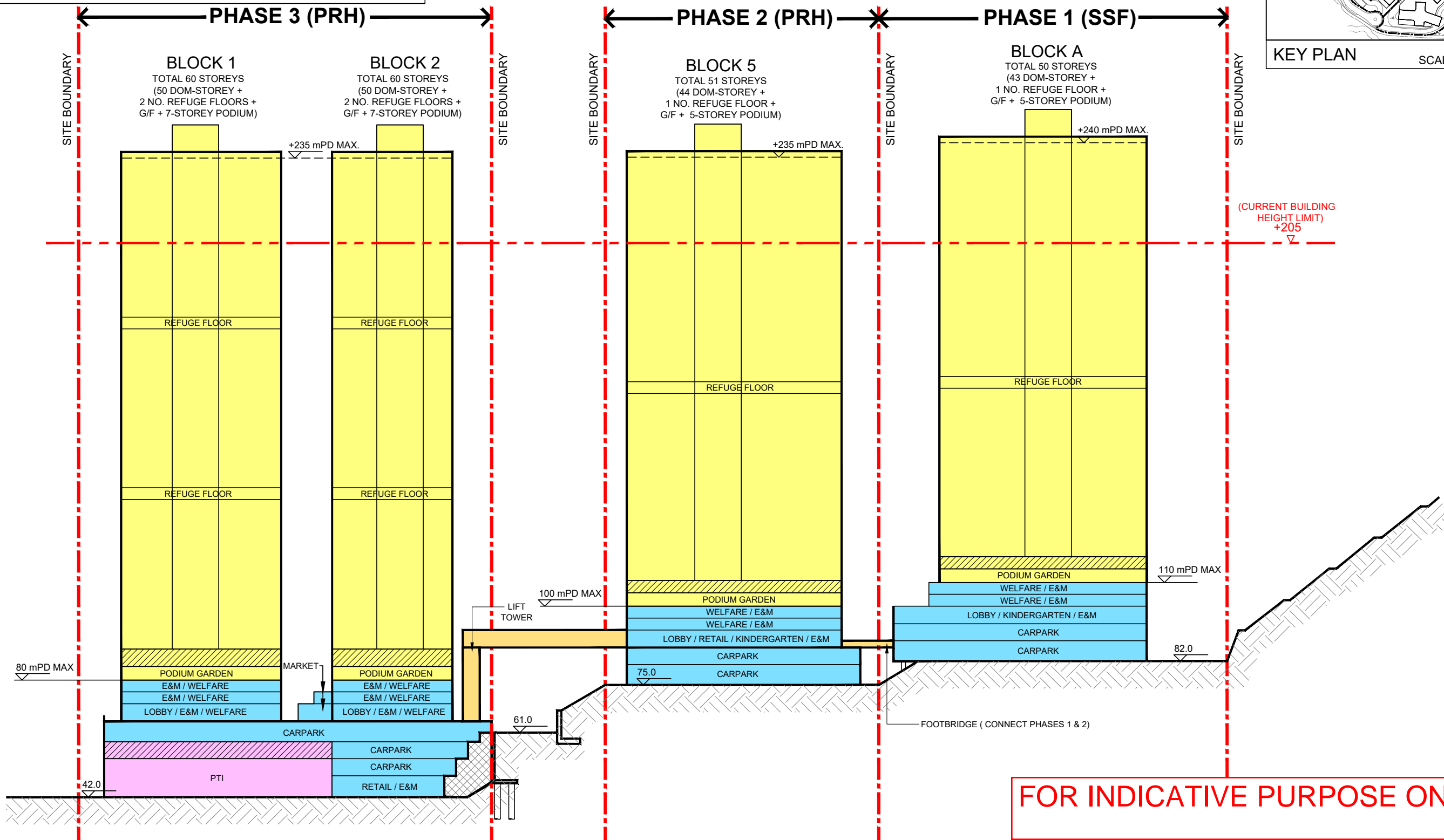
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**LEGEND**

- - - SITE BOUNDARY
- DOMESTIC BLOCK
- COMMERCIAL / RETAIL / CARPARK / SOCIAL WELFARE FACILITIES
- PUBLIC TRANSPORT INTERCHANGE
- FOOTBRIDGE



KEY PLAN SCALE 1 : 8000



FOR INDICATIVE PURPOSE ONLY

PROJECT TITLE  
**PUBLIC HOUSING DEVELOPMENT AT  
 NEAR TAN KWAI TSUEN PHASES 1, 2 & 3**

DRAWING TITLE  
**SITE SECTION A - A**

房屋署  
 HOUSING DEPARTMENT

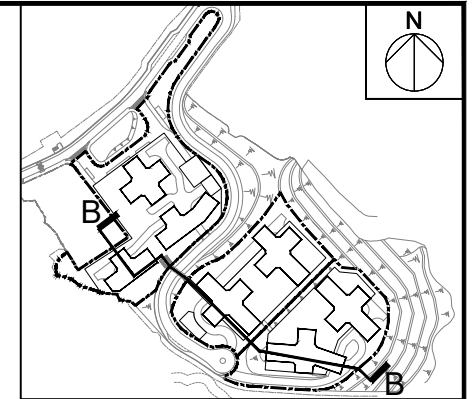
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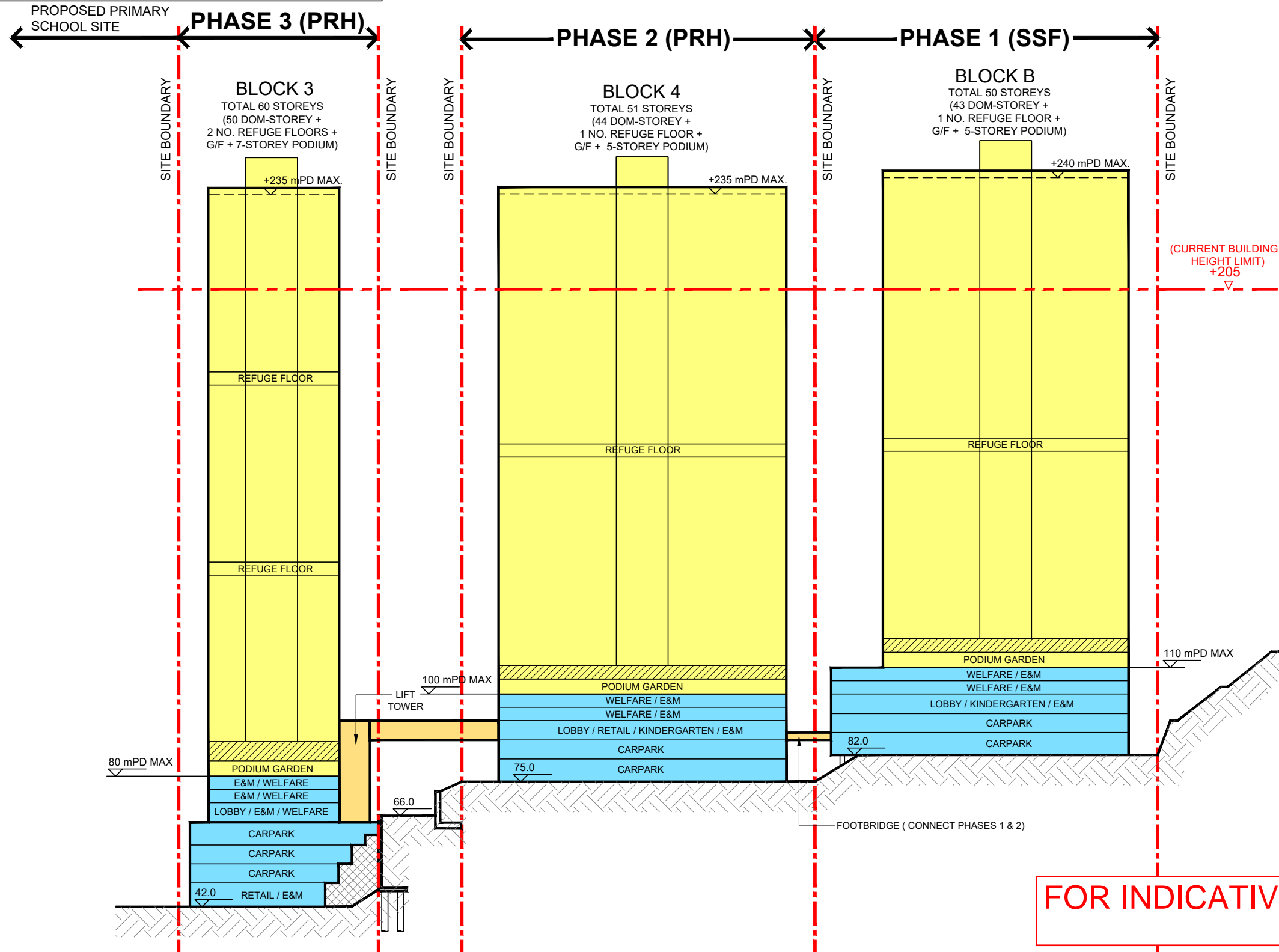


**LEGEND**

- - - SITE BOUNDARY
- DOMESTIC BLOCK
- COMMERCIAL / RETAIL / CARPARK / SOCIAL WELFARE FACILITIES
- FOOTBRIDGE



KEY PLAN SCALE 1 : 8000



**FOR INDICATIVE PURPOSE ONLY**

PROJECT TITLE  
**PUBLIC HOUSING DEVELOPMENT AT  
NEAR TAN KWAI TSUEN PHASES 1, 2 & 3**

DRAWING TITLE  
**SITE SECTION B - B**

SCALE 1:600 (A1) , 1:1200 (A3)

房屋署  
HOUSING DEPARTMENT

DRAWING NO. YL52/S16/A/LO-03	DATE: 13/6/2022
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**ANNEX 2**  
**MASTER LAYOUT PLAN AND SECTIONS FOR THE**  
**CONFORMING HOUSING SCHEME**

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丹桂村  
TAN KWAI TSUEN

元朗公路  
YUEN LONG HIGHWAY

丹桂村配水庫  
TAN KWAI TSUEN  
FRESH WATER SERVICE  
RESERVOIR

Community Hall  
+ Welfare

PROPOSED  
36-CLASSROOM  
PRIMARY SCHOOL  
(7,000 sq.m.)

BLOCK 1  
40s  
+168mPD

BLOCK 2  
45s  
+185mPD

BLOCK 3  
45s  
+185mPD

BLOCK 5  
40s  
+203mPD

BLOCK 4  
40s  
+203mPD

BLOCK 7  
40s  
+203mPD

BLOCK 6  
40s  
+203mPD

新界西北廢物轉運站  
North West N.T.  
Refuse Transfer Station

BURIAL  
GROUND

SITE A  
+52

SITE B  
+84

WELFARE  
FACILITIES  
UNDER

NOTIONAL  
DEMARCATION  
LINE

LIFT  
TOWER

Covered  
PT1  
(+43)

PODIUM GARDEN  
(WITH RETAIL / WELFARE /  
CARPARK UNDER)

PODIUM GARDEN  
(WITH / WELFARE / CARPARK UNDER)

