

香港特別行政區政府  
保安局



The Government of the  
Hong Kong Special Administrative Region  
Security Bureau

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24 February 2015

Ms Sharon Chung  
Chief Council Secretary (1)2  
Legislative Council Secretariat  
Legislative Council Complex  
1 Legislative Council Road  
Central, Hong Kong

Dear Ms Chung,

**Follow up to Public Works Sub-committee meeting on 23 January 2015  
Site Utilisation of Capital Works Projects**

At the Public Works Sub-committee meeting on 23 January 2015, when the item “65JA - Construction of Rank and File Quarters for Customs and Excise Department at Yau Yue Wan Village Road, Tseung Kwan O” was discussed, Members requested supplementary information on –

- (a) whether the permitted plot ratio of the site reserved for the subject project had been fully utilised; and
- (b) the reasons for not relaxing the permitted plot ratio of the site, given the Administration’s policy to increase the maximum plot ratios of residential sites in urban areas and new towns by around 20%.

A member also requested information on the progress of the other departmental quarters projects for disciplined services mentioned in the 2014 Policy Address; the development plot ratio of the concerned sites; and how the Administration would ensure the full utilization of the potential of the sites.

A joint response by the Development Bureau, Security Bureau, Planning Department and Architectural Services Department is at Annex.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Huggin Tang', with a small flourish above the end of the signature.

(Huggin Tang)  
for Secretary for Security

Encl.

**Follow up to Public Works Sub-committee meeting  
on 23 January 2015**

**Optimising Site Utilisation of Capital Works Projects**

It is the Government's established policy to optimise the site utilisation of capital works projects including Government, Institution and Community ("GIC") facilities. Arrangements are in place to ensure that relevant government bureaux and departments will take steps to economise the use of land resources and optimise the utilisation of GIC sites –

- (i) The Planning Department (PlanD) will conduct an independent assessment of the appropriate development parameters including height and plot ratio (PR), having regard to the surrounding planning context, prevailing planning parameters, site characteristics, development restrictions/constraints and the nature of the proposed GIC facilities.
- (ii) The Architectural Services Department (ArchSD) will conduct an initial assessment on whether the proposed user requirements can be accommodated and the PR likely to be achieved.
- (iii) If the proposed development cannot fully achieve an optimal degree of site utilisation, the Government Property Agency (GPA) will advise the project proponent to further enhance site utilisation by exploring different measures, such as incorporating more facilities in the development, reducing the site area, identifying suitable joint user(s), etc. There were also cases that the project proponent would search for another site, or use the reserved site on an interim basis whilst allowing space for possible full scale development of the site in future.
- (iv) In the exceptional case where the project proponent considers it necessary to take forward the project notwithstanding that the site potential cannot be optimised according to GPA's initial assessment, the project

proponent is required to refer the case to a committee convened by the Treasury Branch of the Financial Services and the Treasury Bureau for a decision. The committee will consider the case taking account of all relevant factors, including whether the site has other competing uses, the operational justifications for early implementation of the project, environmental considerations and efforts made to enhance utilisation of the site potential, etc.

## **Development Intensity of GIC Facilities**

### *Increasing Development Intensity for Residential Developments*

2. As announced in the 2014 Policy Address, in order to maximise the utilisation of scarce land resources and to meet the astute demand for housing land, the Government will as a matter of policy increase the maximum domestic PR that can be allowed in the relevant "Density Zones" of the Main Urban Areas and New Towns by around 20% as appropriate and where planning terms permit, except for the north of Hong Kong Island and Kowloon Peninsula which are already densely populated.

3. This however does not mean an automatic increase in development intensity for individual housing sites. The increase in the PR of individual housing sites would continue to be subject to necessary approvals by the Town Planning Board (TPB) under the statutory planning mechanism where applicable. In assessing such cases, the PlanD will continue to take into account relevant planning considerations such as the traffic and infrastructure capacity in the area; the existing characters and development intensity of the neighbourhood; the potential environmental, visual and air ventilation impacts; etc. in determining the domestic PR of each housing site. The increase in the maximum domestic PR of a site will continue to be subject to relevant planning principles and considerations, and will be pursued only when there is scope in terms of development capacity, and the various constraints and impacts so arising, if any, could be addressed or mitigated through appropriate measures.

### *Optimising Land Utilisation for GIC Facilities*

4. While the above policy of increasing the maximum domestic PR applies to residential developments, the Government is also mindful to maximise the utilisation of land resources in other cases, including GIC facilities. For instance, GIC facilities that may co-locate with other

developments would be considered for incorporation into new residential and commercial developments where appropriate. Where standalone GIC facilities are to be developed as capital works projects, mechanisms are already in place as set out above to optimise the site utilisation.

5. From the planning and urban design perspective, certain GIC facilities together with other open-air or low-rise facilities in areas zoned "Open Space" and "Amenity Areas" often serve as buffer zones and visual and spatial relief in the urban core among high density developments to create design variations, and are often placed on visual or wind corridors to improve ventilation and visual permeability. Hence, facilities on these GIC sites would not normally be developed to the same intensity and height as surrounding residential or commercial developments. Moreover, openness is required for some facilities such as schools, leisure centre, community and cultural centres, either to provide appropriate educational environment, civic landmark or urban relief in a densely populated neighbourhood.

6. When determining the reference PR for such GIC facilities, more weight will be given to the above urban design considerations and special user requirements. PlanD would consult ArchSD on the special user requirements and design considerations and GPA on possible joint users. However, for development of other facilities that are similar to private developments, such as government offices and departmental quarters, PlanD will also make reference to the PR of surrounding developments and the relevant planning context and considerations in determining the optimal PR.

#### **Proposed Departmental Quarters for Customs and Excise Department at Yau Yue Wan Village Road, Tseung Kwan O**

7. The Government applies the general principles stated in paragraphs 1 to 6 above in capital works projects, including the proposed departmental quarters (DQ) for Customs and Excise Department (C&ED) at Yau Yue Wan Village Road, Tseung Kwan O (TKO). The concerned site is zoned "GIC" under the relevant Outline Zoning Plan (OZP).

8. Regarding the planning parameters of the site, PlanD recommended and TPB approved an overall PR of not more than 2.5 on 3 May 2013. Against this, the current project scope is already developed with a **PR of 2.5** and a corresponding **building height of 84.2mPD**, with the aim to achieve optimal utilisation. The determination of the proposed

planning parameters was based on a wide range of considerations including the characters of the surrounding areas. The site is surrounded by the "Green Belt" to its north and schools to its south and the Yau Yue Wan resite village located at the northeastern fringe of the TKO New Town. The site is also next to the existing Fire Services DQ, which has a height of 86mPD. As such, the height of the proposed project is compatible to that of the surrounding developments.

### **The other DQs projects**

9. In the 2014 Policy Address, the Chief Executive announced that the Government will expedite eight DQ projects for disciplined services, aiming at providing more than 2 200 units by 2020. The DQ in Yau Yue Wan Village Road is one such project. With reference to the planning parameters recommended by PlanD and under the relevant OZP, the PR of the eight DQ projects would range from about 2.5 to about 7.5. The proposed planning parameters of each project are determined taking into account a wide range of site-specific considerations. Set out at below are the two projects that are at a more advanced stage (apart from the DQ in Yau Yue Wan Village Road) –

<b>Project</b>	<b>Location</b>
Redevelopment of Lok Fu ex-Housing Department Staff Quarters	20 Heng Lam Street, Lok Fu
Redevelopment of Kwun Tong ex-Housing Department Staff Quarters	4 Tseung Kwan O Road, Kwun Tong

10. For the DQ project at Lok Fu, having carefully considered the relevant technical conditions, findings and results of relevant planning applications and public consultations, relaxation of the building height restriction was assessed to be feasible. TPB had considered the case and approved the application for a relaxation from 11 storeys to 15 storeys in June 2014. While such increase in the development potential can only be achieved subject to site-specific considerations, the Government will continue to actively consider the relevant technical conditions, findings and results of relevant planning applications and public consultations, with a view to achieving optimal utilisation with reference to the maximum level of planning parameters permissible under the relevant OZP.

11. With regard to the progress of the DQ projects, the DQ projects at Lok Fu and Kwun Tong listed under paragraph 9 are planned to be submitted to PWSC and Finance Committee for funding approval in the current legislative session, the remaining five projects are at various planning and design stages.

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