

(Translation)

香港特別行政區政府  
The Government of the Hong Kong Special Administrative Region

運輸及房屋局

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Transport and Housing Bureau

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3 May 2016

Mr Derek Lo  
Clerk to Legislative Council Panel on Housing  
Legislative Council Secretariat  
Legislative Council Complex  
1 Legislative Council Road, Central  
Hong Kong

Dear Mr Lo,

**Legislative Council Panel on Housing**  
**Meetings on 7 March 2016**

I enclose the supplementary information requested by Members  
at the meetings on 7 March 2016 (**Annex**) for Members' reference.

Yours sincerely,

( Original Signed )

( Jerry Cheung )

for Secretary for Transport and Housing

**Legislative Council Panel on Housing  
meeting on 7 March 2016**

**Supplementary Information**

**Purpose**

During the discussion of Public Works Programme Items No. B777CL and B783CL – Infrastructure works for development at Lin Cheung Road, Sham Shui Po and Queen’s Hill, Fanling at the Legislative Council Panel on Housing meeting on 7 March 2016, Members requested additional information on matters in relation to the traffic along Sha Tau Kok Road – Lung Yeuk Tau section, and the requirements on separation of buildings and air quality of public housing developments. The information is set out in the ensuing paragraphs.

**Traffic along Sha Tau Kok Road – Lung Yeuk Tau section**

2. To tie in with the proposed public housing developments at Queen’s Hill, Fanling (QHPHD), the Government conducted a traffic impact assessment (TIA) to evaluate and assess the traffic flow arising from the QHPHD, as well as the impact on the nearby road junctions and the road network in the vicinity.

3. Subsequent to the complete population intake of the proposed QHPHD, the hourly traffic flow during peak hours at Sha Tau Kok Road – Lung Yeuk Tau section is estimated to be approximately 1240 vehicles at each direction, equivalent to about 50% of the design capacity of the road.

4. According to the TIA, several traffic improvement works are in place in the district, including the construction of the Lung Shan Tunnel for addressing the existing traffic condition.

5. Taking into account the traffic improvement works in the district and the commissioning of the Lung Shan Tunnel in 2018, the TIA proposed further enhancement works at road junctions along the Sha Tau Kok Road – Lung Yeuk Tau section by 2020, so as to accommodate the additional traffic flow arising from the proposed QHPHD for achieving an acceptable traffic condition. The enhancement works<sup>1</sup> will mainly involve modification of the road junction arrangements and adjustment of the control methods at various road junctions to enhance the road junctions' capacities. Upon the enhancement of capacity, the road junctions will serve to cater for the anticipated traffic flow arising from the population intake of the proposed QHPHD in 2020-21.

### **Requirements on Separation of Buildings at Public Housing Developments**

6. The Hong Kong Housing Authority (HA) is committed to enhance the quality of public housing and provide better living environment for the residents. In the planning of public housing developments, HA has made reference to the Practice Note “Sustainable Building Design Guidelines” issued by the Buildings Department (BD) in 2011 to ensure adequate air ventilation and to foster quality and sustainable construction.

7. In order to achieve better air ventilation and enhance the living environment for the residents, the disposition of buildings has to satisfy the building permeability requirements as stipulated under the Practice Note of BD. For the proposed public housing developments at Lin Cheung Road and Queen's Hill, individual blocks are separated by no less than about 10 metres. In accordance with the said Practice Note, groups of buildings in the above two developments are separated by no less than 15 metres. Ventilation corridors of no less than 30-metre wide are also provided in the two public housing developments to enhance air ventilation. Besides, HA will carry out environmental assessment studies for public housing developments in accordance with the

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<sup>1</sup> The enhancement works are proposed at the road junctions of (i) Sha Tau Kok Road / Lung Ma Road; (ii) Sha Tau Kok Road / Ma Sik Road; (iii) Sha Tau Kok Road / Jockey Club Road; (iv) Sha Tau Kok Road / Fan Leng Lau Road / Lok Yip Road; and (v) Sha Tau Kok Road / Sui Wan Road along the Lung Yeuk Tau section of the Sha Tau Kok Road.

requirements by the Environmental Protection Department.

**Transport and Housing Bureau**  
**May 2016**