

NOTE FOR PUBLIC WORKS SUBCOMMITTEE OF THE FINANCE COMMITTEE

Supplementary information on 61GI - Government Institution Community accommodation in development at Fanling Sheung Shui Town Lot 195, area 19, Luen Wo Hui, Fanling

INTRODUCTION

When Members considered paper PWSC(1999-2000)4 on **61GI - Government Institution Community accommodation in development at Fanling Sheung Shui Town Lot 195, area 19, Luen Wo Hui, Fanling** at the Public Works SubCommittee meeting on 14 April 1999, the Administration undertook to provide further information on the plot ratios of the Government Institution Community (GIC) development, the residential development and the carparking areas of the subject site.

THE ADMINISTRATION'S RESPONSE

2. The site in question is zoned GIC on the Outline Zoning Plan. In determining the plot ratios for the proposed development, reference is made to the permitted plot ratio for commercial/residential site zoned on the Outline Zoning Plan. In the case of pure domestic development, the plot ratio is restricted to 5. As for pure non-domestic development, the maximum plot ratio is 9.5. For a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part should be calculated on a pro-rata basis. The proportion of area distribution between domestic and non-domestic of the building should be equal or less than a regulating factor of 5/9.5 so as to ensure that the existing and planned infrastructural capacities (e.g. drainage, water connection, roadworks, etc) of the new town is not overstrained.

3. The GIC accommodation on the subject site will occupy the ground level and levels 1 and 2 of the podium structure whereas the carpark will occupy

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the basement. The total plot ratio for GIC accommodation and carpark is 4 (3 for 3-level GIC accommodation and 1 for 1-level basement carpark). If we assume that it was a pure non-domestic development with maximum plot ratio, the remaining unused non-domestic plot ratio would be 5.5 (i.e. 9.5-4). When this remaining non-domestic plot ratio is being converted to domestic plot ratio, the regulating factor 5/9.5 has to be considered. The resulting domestic plot ratio then become 2.809 (i.e. (9.5-4) x 5/9.5). These domestic and non-domestic plot ratios, respectively 2.89 and 4, were approved by the Town Planning Board. The aim of using this approach is to ensure the resultant development will not be predominantly residential in nature which is in line with the planning intention of a GIC zone.

4. Due to high headroom requirement of the GIC accommodation and the height restriction on the podium, the maximum permissible GIC plot ratio approved by the Town Planning Board is unlikely to be achieved. However, the actual plot ratio for the GIC part will be known only after the successful bidder has completed the layout design which will be vetted by government departments concerned for compliance with the lease conditions and building regulations.

5. Because of the prevailing planning permission, any residual non-domestic plot ratio on the site cannot be transferred to domestic use. The successful bidder for the site may however seek the Town Planning Board's approval for such a transfer at a later stage.

Home Affairs Bureau
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