

(translation)

**Legislative Council Public Works Subcommittee
meeting on 13 December 2017**

868TH – Road Improvement Works at Ma On Shan, Sha Tin

Supplementary Information

PURPOSE

On 13 December 2017, the Public Works Subcommittee (PWSC) recommended **868TH** be submitted to the Finance Committee (FC) for consideration. Members requested that the following supplementary information be provided – –

- (a) the availability of parking spaces for commercial vehicles (such as light goods vehicles) in public rental housing estates in Ma On Shan District;
- (b) whether the Administration will consider: (i) appropriate relaxation of the planning standards for parking spaces under the Hong Kong Planning Standards and Guidelines; and (ii) providing additional commercial vehicle parking spaces in the public rental housing development at Hang Tai Road and subsidised sale flats development at Ma On Shan Road ("two public housing developments"), in view of the demand for parking spaces for commercial vehicles in Ma On Shan district and the fact that many temporary open-air parking lots in the district have been gradually returned for housing development purpose, the problem of commercial vehicles parking shortage in the district is getting more serious;
- (c) locations and numbers of pick-up/drop-off points of vehicles carrying the disabled for the two public housing developments,

and whether estate roads will be blocked resulting in many vehicles queuing at the locations; and

- (d) under the proposed road improvement works, the reduction in noise level (in dB(A)) resulting from implementation of the two noise mitigation measures including installation of noise barriers and laying of low noise surfacing materials on the road; and the construction cost required for the latter one (i.e. laying low noise surfacing materials).

GOVERNMENT'S RESPONSES

2. The Government's responses to the matters set out in paragraph 1 above are listed below –

- (a) At present, the public rental housing (PRH) estates in Ma On Shan District are Yan On Estate, Chung On Estate, Heng On Estate, Lee On Estate and Yiu On Estate. The availability of parking spaces for commercial vehicles (eg light goods vehicles) in the estates are as follows:

Name of PRH estates	Light goods vehicles (number)
Yan On Estate	8
Chung On Estate	60
Heng On Estate	40
Lee On Estate	25
Yiu On Estate	17

- (b) (i) The Chief Executive's 2017 Policy Address sets out that the Government will actively implement a series of short- and medium- to long-term measures to increase parking spaces in various districts having regard to the local situation in order to combat illegal parking. These measures include studying the opening up of parking spaces and loading/unloading bays currently designated for own use of the development projects concerned and putting them up for night-time public parking of commercial vehicles; requiring developers to provide parking

spaces at the higher end of the range under the Hong Kong Planning Standards and Guidelines (HKPSG); and providing public car parks in suitable new government, institution and community facilities. The Transport Department (TD) addresses the problem of shortage of parking spaces for commercial vehicles in Ma On Shan through different measures (details are at **Annex 1**).

From time to time, the Government reviews and updates the standards in relation to parking spaces set out in the HKPSG. The considerations include the utilisation rates of various types of parking spaces and parameters affecting vehicle fleet growth, etc. The HKPSG was formulated in 1982. The Government has updated the standards and guidelines in relation to parking spaces in Chapter 8 of the HKPSG a number of times since 1997. The Government will continue to review and update the standards and guidelines of parking space in a timely manner.

(ii) In planning the parking facilities at public housing developments, the Hong Kong Housing Authority will make reference to the HKPSG and will consult relevant departments and organisations, including TD and the District Councils.

According to the HKPSG, the standard for parking space for commercial vehicles in PRH is "Provision of one light goods vehicle parking space for every 200 to 600 flats ("one person/two persons flats " shall be excluded). One light goods vehicle parking space for every 400 flats using pro-rata basis will be provided in the PRH development at Hang Tai Road (Yan On Estate extension). As for medium goods vehicle parking spaces, there is no fixed standard. If a loading/unloading area designated for an ancillary commercial centre is provided in the estate, overnight parking use may be considered according to the actual situation of the relevant estate, given that operation of the commercial centre will not be affected and any danger or nuisance to residents will not be created.

At present, out of the eight monthly light goods vehicle parking spaces in Yan On Estate, five of them have been rented and the other three remain available.

- (c) Pick-up/drop-off points for vehicles carrying the disabled will be provided in the two public housing developments, and they will not be located at driveway with car parking queue. Their locations and provisions are at **Annex 2**.
- (d) We anticipate that the protection to residential estates from road traffic noise can be maximised and the reduction in noise level at the existing noise sensitive receivers (including Sausalito, La Costa, Ocean View and Oceanaire) can be up to 0.8 dB(A) after the construction of noise barriers.

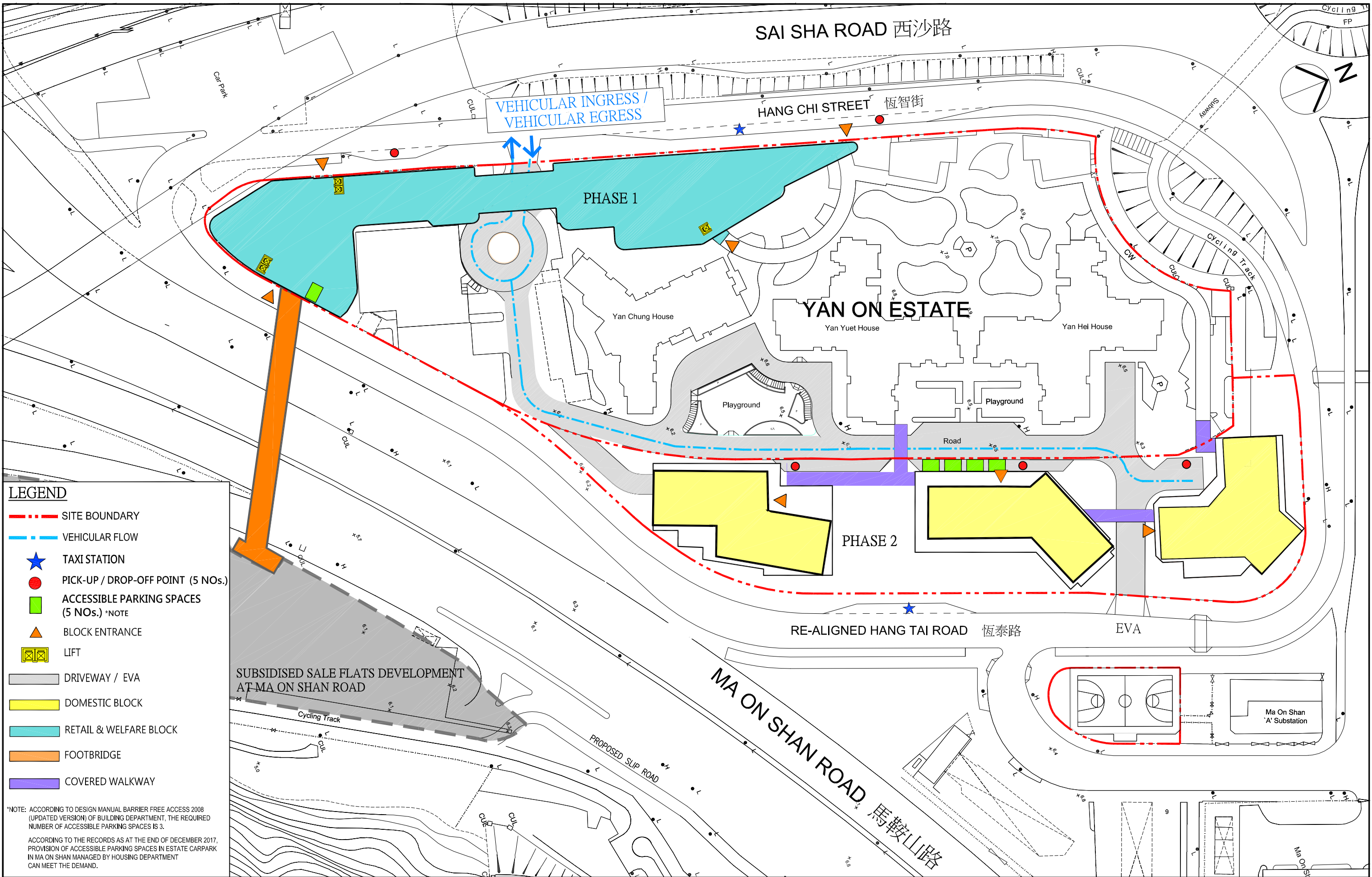
The laying of low noise road surfacing materials will reduce the noise level significantly in the public housing development projects at Ma On Shan Road and Hang Tai Road with reductions up to a maximum of 1.7 dB(A) and 1.8 dB(A) respectively. In addition, the measure will also help reducing the road traffic noise level at the existing noise sensitive receivers (including Heng On Estate, Kam On Court, Sausalito, La Costa, Ocean View, Oceanaire, Kam Tai Court, Mountain Shore, Ma On Shan Lutheran Primary School and Ma On Shan Tsung Tsin Secondary School) up to a maximum of 0.8 dB(A). We estimate that the cost of laying low noise road surfacing materials is about \$ 13 million.

Transport and Housing Bureau
February 2018

Measures by Transport Department (TD) to address parking issues in Ma On Shan:

- (a) providing additional on-street parking spaces at locations where there is parking demand, on condition that traffic flow, road safety and road users are not affected;
- (b) keeping close liaison with relevant departments to identify suitable sites for use as temporary car parks as far as possible and monitoring the utilisation of such car parks. If the demand for parking spaces for individual type of vehicle is particularly high, the required numbers of parking spaces for those vehicle types will be specified in the tendering or contract renewal of the temporary car parks concerned so as to relieve the demand for those types of parking spaces; and
- (c) requiring developers to provide parking facilities in new development projects. TD will suggest to developers the numbers of parking spaces required for the projects concerned in accordance with the HKPSG, and will consider adopting flexibly the higher end of the range of parking standards as the basis of calculation, taking into account traffic and transport related factors in the vicinity of the projects. TD will also impose additional terms on suitable projects requiring the provision of public parking spaces.
- (d) TD has planned 18 additional on-street night-time parking spaces for goods vehicles at Hang Kin Street and Sui Cheung Street in Ma On Shan. District consultation on the plan is underway. TD has also proposed adding around 40 motorcycle parking spaces at the short-term tenancy (STT) car park planned for Area 73 in Ma On Shan. Meanwhile, TD will continue to actively communicate with other relevant government departments to identify idle land suitable for use as STT car parks.
- (e) A number of sites in Ma On Shan originally used for temporary car parks have been taken back by the Government in recent years for residential or government facilities development. Although parking spaces will be in relatively tight supply in the areas concerned during the construction phases, TD has taken into account the traffic demand of those areas and required the project proponents to include in the projects public parking spaces for

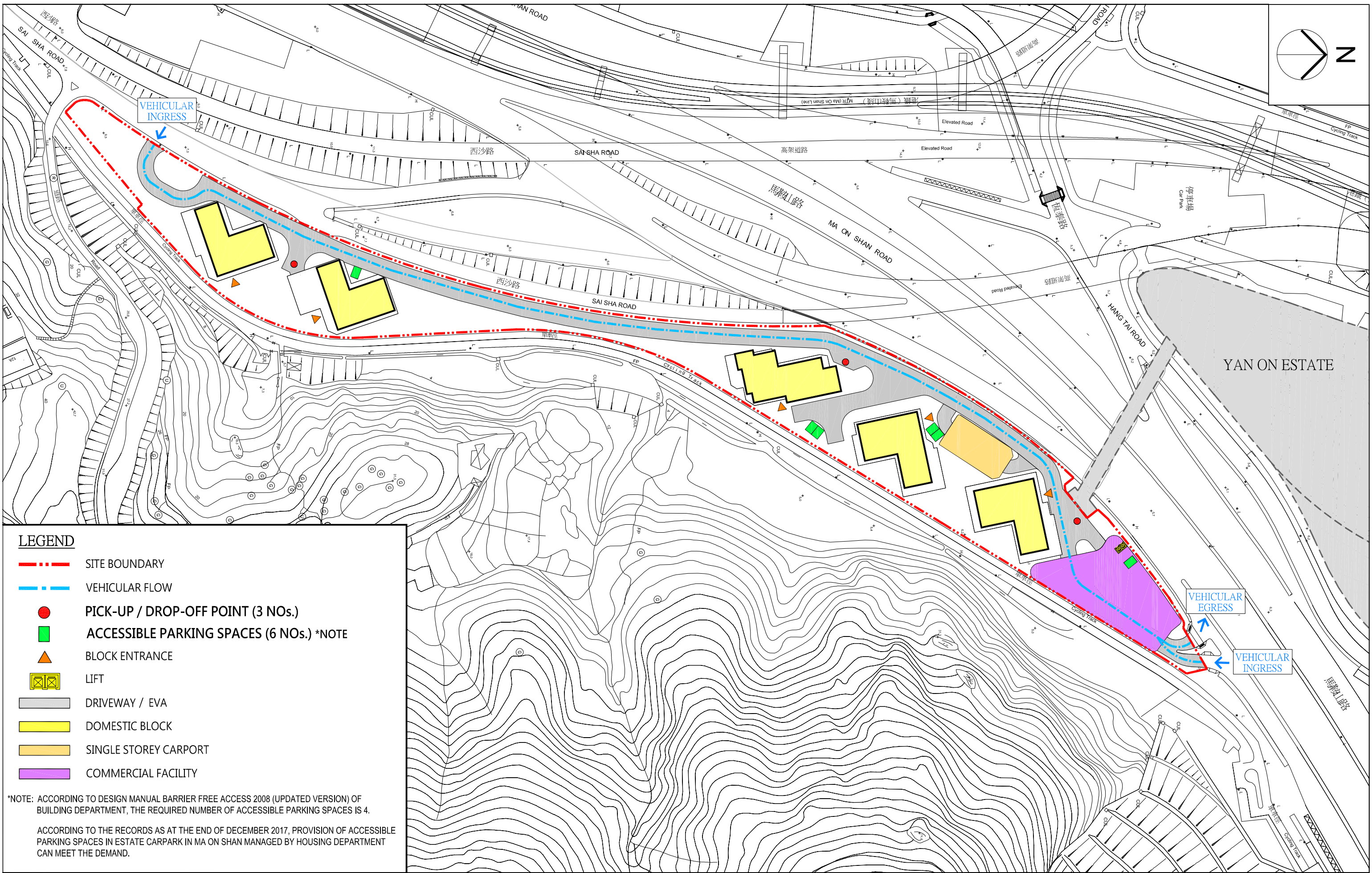
various types of vehicles in order to relieve the public demand for parking spaces. For instance, TD has requested that public parking spaces for private cars, minibuses/school buses, light goods vehicles and motorcycles should be provided under the planned project “Sports Centre in Area 103, Ma On Shan”.



PROJECT TITLE
**PUBLIC RENTAL HOUSING DEVELOPMENT
 AT HANG TAI ROAD,
 MOS AREA 86B PHASES 1 & 2**

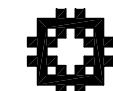
DRAWING TITLE
PICK-UP / DROP-OFF POINT PLAN

 **房屋署**
 HOUSING DEPARTMENT
 JANUARY 2018



**SUBSIDISED SALE FLATS
DEVELOPMENT AT MA ON SHAN ROAD**

PICK-UP / DROP-OFF POINT PLAN



房屋署
HOUSING DEPARTMENT

JANUARY 2018