

(Translation)

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The Government of the Hong Kong Special Administrative Region

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25 March 2019

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

Dear Mr Lo,

Development intensity of public housing sites

Regarding the letter from the Hon Tony Tse Wai-chuen to the Chairman of the Legislative Council Panel on Housing on 9 January 2019, I set out the reply as below –

2. In December 2018, the Executive Council agreed the new policy to allow increase of domestic plot ratio (PR) of public housing sites by a further 10% to a maximum of 30% where technically feasible (excluding those in the north of Hong Kong Island and the Kowloon Peninsula which are more densely populated). The prerequisite is that the relevant departments shall undertake technical studies for individual sites to ascertain the feasibility and impacts of applying a higher plot ratio, and in accordance with the established procedure, seek approval of the Town Planning Board as required.

3. There are various factors affecting the number of units the Hong Kong Housing Authority (HA) is building on a site, including statutory requirements, planning controls, the supply and demand situation of local infrastructure, community facilities and services, local views, etc. Domestic PR is one of the key considerations, but not the only and overriding one. Therefore, HA has to assess every factor comprehensively before determining the number of public housing units to be constructed on individual sites.

4. For sites under planning, before completing relevant technical assessments, HA cannot confirm if it is feasible to increase the domestic PR, or how much such increase will be. Upon completion of technical assessments for individual sites, HA will brief the public on the relevant information during the respective consultation.

5. Technical assessments and consultation were completed for projects under construction. HA will expedite the construction to provide public housing units for the public.

6. Unlike projects under development, impact on residents should be considered for existing estates. If the construction of additional units requires demolition of existing domestic or non-domestic facilities, or modification to the existing spatial layout (such as recreational facilities and pedestrian passage), HA has to prudently assess the impact on residents. HA also needs to ensure that the local infrastructure and community facilities can accommodate the demand arising from the increased population.

7. In view of the above, the information requested in the letter is provided below –

(i) There have been different methods in calculating the development intensity of public housing projects over the years. At present, the development intensity of public housing projects has to comply with the restrictions set out in the Building Ordinance and relevant Outline Zoning Plans. Site area of development includes recreational space and car parks in housing estates.

(ii) The calculation methods of development intensity of some existing estates are different from the method nowadays. Besides, after completion of estates, spatial layouts may be altered due to subsequent modification or addition of facilities (e.g. modification or addition works due to actual needs and to the convenience of residents). HA does not maintain any record of the PRs of existing housing estates. The PRs of public housing projects under construction and scheduled for completion between 2018-19 and 2022-23 are at **Annex 1**; while the

PRs of projects scheduled for completion in or after 2023-24, and with consultation carried out are at Annex 2. Other projects to be completed in the distant future are still at the preliminary planning and design stage and are subject to uncertainties. The development parameters may be reviewed over time, thus we are unable to provide information for these projects;

- (iii) As mentioned above, the feasibility of increasing PRs at public housing sites is subject to technical assessments and various uncertainties, such as the findings of feasibility studies, revisions to the development options, increase in development intensity, rezoning, etc. Hence, HA is unable to provide relevant information for the projects.

Yours sincerely,

(Original Signed)

(Ms Jenny Y H CHAN)
for Secretary for Transport and Housing

Public housing projects under construction and scheduled for completion between 2018-19 and 2022-23 under the Hong Kong Housing Authority

District	Public Housing Projects	Land Use Zoning	Plot Ratio (PR) (approximate) ¹	
			Domestic (Dom)	Non-domestic (Non-dom)
Kowloon City	Sheung Lok Street	R(A)	7.5(Dom)/9(Total PR) ²	
Kwun Tong	Sau Ming Road	R(A)2	4.5	1.5
	Choi Hing Road, Choi Hung	R(A)1	6	1
	Choi Wing Road	R(A)2	7.5(Dom)/9(Total PR)	
Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 2	R(A)12	Total Gross Floor Area (GFA) 205,000 m ² (Dom) and 16,000 m ² (Non-dom)	
	Northwest Kowloon Reclamation Site 6 Phases 1, 2 & 3	CDA	6.5	1.5
	Fat Tseung Street West	R(A)11	6.5	1.5
	Lai Chi Kok Road - Tonkin Street Phases 1 & 2	R(A)	7	0.2
	Shek Kip Mei Phase 6	R(A)1	7.5(Dom)/9(Total PR) ²	
	Pak Tin Phases 7, 8, 10 & 11	R(A)	7.5(Dom)/9(Total PR) ²	
Wong Tai Sin	Tung Tau Estate Phase 8	R(A)	7.5(Dom)/9(Total PR) ²	
	Fung Shing Street, Wong Tai Sin	R(A)	7.5(Dom)/9(Total PR)	
	Diamond Hill Phases 1 & 2	CDA	7.3	
	Diamond Hill Phase 3			
Eastern	Wing Tai Road, Chai Wan	R(A)	Total GFA 37,000 m ² ³	
	Chai Wan Road		10	
Shatin	Fo Tan	R(A)2	6	
	Au Pui Wan Street	R(A)5	6	
	Wo Sheung Tun Street, Fo Tan	R(A)3	5.8	
	On Muk Street Phase 1	R(A)6	6	
	Hang Kin Street, Ma On Shan	R(A)10	6	
	Ma On Shan Road	R(A)9	5.5	0.3 ²
Islands	Tung Chung Area 27	R(A)1	6	

¹ The maximum plot ratio (PR)/total Gross Floor Area (GFA) refers to the figures in the relevant District Council (DC) consultation documents, unless otherwise specified.

² The maximum PR/GFA refers to the figures in the relevant Outline Zoning Plans (OZPs) or approved by the Town Planning Board.

³ Relevant DC consultation documents and OZPs have not indicated the maximum PR/GFA. The figures as shown are the PR/GFA that the project will pursue after liaison with relevant Government departments.

District	Public Housing Projects	Land Use Zoning	Plot Ratio (PR) (approximate) ¹	
			Domestic (Dom)	Non-domestic (Non-dom)
	Tung Chung Area 54	R(A)	5	0.16 ³
North	Choi Yuen Road	R(A)1	6	
	Fanling Area 49	R(A)2	Total GFA 38,500 m ²	
	Queen's Hill Phases 1, 2, 3 & 5	R(A)	6	
Tai Po	Chung Nga Road East, Tai Po	R(A)9	6	
	Tai Po Area 9			
Kwai Tsing	Near Lai King Hill Road	R(A)	6(Dom)/9.5(Non-dom) (Composite Building Formula ⁴) ²	
	Lai Cho Road	R(A)	6(Dom)/9.5(Non-dom) (Composite Building Formula ⁴) ²	
	Texaco Road	R(A)	6	
	Tsing Hung Road, Tsing Yi	R(A)4	6(Dom)/9.5(Non-dom) (Composite Building Formula ⁴)	
Tuen Mun	Tuen Mun Area 54 Sites 3 & 4 (East)	R(A)	6(Dom)/9.5(Non-dom) (Composite Building Formula ⁴)	
	Tuen Mun Area 54 Sites 1 & 1A		6(Dom)/9.5(Non-dom) (Composite Building Formula ⁴)	
Sai Kung	Tseung Kwan O Area 65C2 Phase 1	R(A)4	3.3	0.5

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⁴ If part of the floor space is for non-domestic use, the maximum domestic PR will be reduced according to provisions about composite building formula set out in the Building (Planning) Regulations.

Public housing projects scheduled for completion in or after 2023-24 with consultation carried out in or before January 2019 under the Hong Kong Housing Authority

District	Public Housing Projects	Land Use Zoning	Plot Ratio (PR) (approximate) ¹	
			Domestic (Dom)	Non-domestic (Non-dom)
Kowloon City	Ko Shan Road	R(A)3	7.5(Dom)/9(Total PR)	
	Kai Tak Area 2B Site 2	R(B)6	6.6	
	Kai Tak Area 2B Sites 3 & 4	R(A)4	6.6	
	Kai Tak Area 2B Sites 5 & 6	R(A)4	6.6	
Sai Kung	Anderson Road Quarry Site RS-1	R(A)8	6.3(Dom)/6.5(Total PR)	
	Anderson Road Quarry Site R2-5	R(B)3	4	
	Anderson Road Quarry Site R2-6	R(B)1	5.5	
	Anderson Road Quarry Site R2-7	R(B)4	3.5	
	Anderson Road Quarry Site R2-8	R(B)3	4	
	Chiu Shun Road	R(A)7	6.5	
Kwun Tong	Lei Yue Mun Phase 4	R(A)	7.5(Dom)/9(Total PR)	
	Wang Chiu Road Phases 1 & 2	R(A)	7.5(Dom)/9(Total PR)	
	Hiu Ming Street	R(A)	7.5	1.5
Sham Shui Po	Northwest Kowloon Reclamation Site 1 (East)	R(A)	7.5	1.5
	Pak Tin Phase 13	R(A)	7.5(Dom)/9(Total PR) ²	
Central and Western	Ka Wai Man Road Phases 1 & 2	R(A)5	Total Gross Floor Area (GFA) 120,000 m ²	
Southern	Wah Lok Path, Wah King Street & Wah Fu North	R(A)	Total GFA 500,000 m ²	
	Kai Lung Wan North	R(A)1		
	Kai Lung Wan South	R(A)		
Eastern	Java Road, North Point	R(A)	10	
Shatin	Hang Tai Road, Ma On Shan Area 86B Phase 2	R(A)8	6	0.3
North	Fanling Area 36 Phase 4 (Ching Ho Extension)	R(A)	Total GFA 34,300 m ² (Dom)	

¹ The maximum plot ratio (PR)/total Gross Floor Area (GFA) refers to the figures in the relevant District Council (DC) consultation documents, unless otherwise specified.

² The maximum PR/GFA refers to the figures in the relevant Outline Zoning Plans (OZPs).

District	Public Housing Projects	Land Use Zoning	Plot Ratio (PR) (approximate) ¹	
			Domestic (Dom)	Non-domestic (Non-dom)
			& 8,200 m ² (Non-dom) ³	
	Sheung Shui Areas 4 & 30 Site 1 Site 2	To be Rezoned	6 6	1.5 2
	Po Shek Wu Road	To be Rezoned	6	1
Tai Po	Chung Nga Road West, Tai Po	R(A)9	6	
Kwai Tsing	Tai Wo Hau Road Phases 1 & 2	R(A)2	6	
	San Kwai Street	R(A)2	6(Dom)/9.5(Non-dom) (Composite Building Formula ⁴)	
	Ching Hong Road North Phases 1, 2 & 3	R(A)	5(Dom)/9.5(Non-dom) (Composite Building Formula ⁴)	
Tuen Mun	Tuen Mun Area 29 West	R(A)21(Major)/ R(A)(Part)	6	2
	Tuen Mun Area 54 Site 4A South	R(A)24	5(Dom)/9.5(Non-dom) (Composite Building Formula ⁴)	
	Tuen Mun Area 54 Site 5	R(A)25	5	0.4
Yuen Long	Long Bin Phase 1	R(A)1	6.5	
	Wang Chau Phase 1	R(A)4	6	

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³ Relevant DC consultation documents and OZPs have not indicated the maximum PR/GFA. The figures as shown are the PR/GFA that the project will pursue after liaison with relevant Government departments.

⁴ If part of the floor space is for non-domestic use, the maximum domestic PR will be reduced according to provisions about composite building formula set out in the Building (Planning) Regulations.