

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TKO/110

<u>Applicant</u>	Architectural Services Department represented by Urbis Limited
<u>Site</u>	Government Land in Area 123, Po Lam Road, Tseung Kwan O
<u>Site Area</u>	About 3,287 m ²
<u>Land Status</u>	Government Land
<u>Plan</u>	Draft Tseung Kwan O (TKO) Outline Zoning Plan (OZP) No. S/TKO/25
<u>Zoning</u>	“Government, Institution or Community” (“G/IC”)
<u>Application</u>	Proposed Flats (Departmental Quarters for Customs & Excise Department)

1. The Proposal

- 1.1 The applicant seeks planning permission for the proposed flats which will be used as departmental quarters (DQ) for the Customs & Excise Department (C&ED) at the application site in Area 123, Po Lam Road, Tseung Kwan O (TKO) (the Site) (**Plan A-1**). The Site is a piece of government land falling within an area zoned “G/IC” on the draft TKO OZP No. S/TKO/25. According to the Notes of the OZP for “G/IC” zone, ‘Flat’ use is a Column 2 use and planning permission from the Town Planning Board (the Board) is required.
- 1.2 The proposed development comprises two towers accommodating a total of 306 units for about 918 residents (**Drawing A-1**). The maximum building height for the proposed development is 185mPD (29 storeys or 83m above ground). The proposed domestic Plot Ratio (PR) is about 6 with a proposed non-domestic PR of about 0.2. Ancillary facilities include multi-function room for residents and management office on the G/F, outdoor children’s play area on UG/F, and 35 open air private car parking spaces (including 2 spaces for visitor) (**Drawings A-1 to A-3**).
- 1.3 The major development parameters of the proposed DQ are summarized below:

Major Development Parameters	Notional Scheme
Site Area	about 3,287m ²
GFA	Domestic GFA : about 19,722m ² Non-Domestic GFA : about 500 m ²
Plot Ratio (PR)	Total PR : about 6.2 Domestic PR : about 6 Non-domestic PR : about 0.2
Site Coverage (SC)	Domestic part (over 15m): about 24.4% Non-domestic part (below 15m): about 41%
Maximum Building Height	Tower 1 : 83m above ground Tower 2: 82m above ground max. 185mPD
Number of Towers	2
Number of storeys and floor uses	<p>Tower 1: 27 Storeys</p> <ul style="list-style-type: none"> - G/F: lobby, management office, plant rooms - UG/F : plant rooms, outdoor children's play area - 1/F to 25/F: domestic floors (25 storeys) <p>Tower 2: 29 Storeys</p> <ul style="list-style-type: none"> - LG/F: plant rooms - G/F: plant room, lobby, multi-function room - UG/F : plant rooms - 1/F to 26/F: domestic floors (26 storeys)
Number of Units	306
Unit Size	50m ²
Design Population	918
Open Space	1,050m ² passive open space on G/F & UG/F

Number of Parking Spaces and Loading/Unloading Spaces	<ul style="list-style-type: none"> - Resident Car Parking Spaces: 33 - Visitor Car Parking Spaces: 2 - Motorcycle Parking: 4 - Loading/Unloading Space for Light Goods Vehicles: 1 - Loading/Unloading Space for Heavy Goods Vehicles: 1 - Loading/Unloading Space for Refuse Collection Vehicle Parking: 1
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- 1.4 A total of 76 existing trees will be affected by the proposed development. To compensate at a ratio of 1:1 for the greenery loss, 76 new trees within the Site are proposed. Besides, one *Aquilaria sinensis* (土沉香), classified as “Near Threatened” species found within the Site will be transplanted to a new location near the southern boundary of the Site (**Drawings A-9a & A-9b**).
- 1.5 While the proposed vehicular ingress/egress is located at Po Lam Road South, the applicant proposes the following junction/traffic improvements (**Drawing A-10**):
- (a) widening of the junction of Po Lam Road North and Po Lam Road South to facilitate the turning of 12m long vehicles;
 - (b) 2.5m wide footpaths to be provided along the western and southern boundaries of the Site;
 - (c) widening of the footpath at the northern curb of Po Lam Road North opposite the Site to about 2m wide; and
 - (d) provision of pedestrian crossings with central refuge islands at (i) the junction of Po Lam Road North and Po Lam Road South, (ii) Po lam Road North, and (iii) Po Lam Road South.
- 1.6 Plans showing site layout, section, landscape master plan, photomontages and road improvement of the proposed development submitted by the applicant are shown at **Drawings A-1 to A-15**.
- 1.7 In support of the application, the applicant has submitted the following documents:
- (a) Application form and letter received on 20.12.2017 (**Appendix I**)
 - (b) Supplementary Planning Statement (**Appendix Ia**)
 - (c) 1st Further Information (FI) dated 18.1.2018 submitting revised Air Quality Impact Assessment, Noise Impact Assessment, and replacement pages of Planning Statement in respect of traffic, air ventilation and visual impacts (not exempted from publication and recounting requirements) (**Appendix Ib**)

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| (d) 2 nd FIs dated 23.1.2018 and 24.1.2018 submitting responses to departmental comments, revised Landscape and Visual Impact Assessment and Master Landscape Plan (not exempted from publication and recounting requirements) | (Appendices Ic & Id) |
| (e) 3 rd FI dated 20.2.2018 submitting responses to comments, replacement pages of Planning Statement in relation to Air Ventilation Statement, Landscape and Visual Impact Assessment and Preliminary Environmental Review, and minor amendment to Landscape Master Plan (exempted from publication and recounting requirements) | (Appendix Ie) |
| (f) 4 th FI dated 26.2.2018 & 27.2.2018 providing clarifications regarding the barrier-free access to the open space, the management measures of the multi-purpose recreational area, the protective measures for a rare and precious tree and revised Tree Treatment Plan (exempted from publication and recounting requirements) | (Appendices If & Ig) |

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the Planning Statement at **Appendix Ia**. They are summarised as follows:

Policy Support and Meeting the Demand

- (a) There are about 11,600 married Rank and File officers eligible for DQ in the Correctional Services Department, Fire Services Department (FSD), Immigration Department and C&ED. Only about 8,100 DQ are available for allocation to these four disciplined services, with a shortage of about 3,500 DQ, representing a shortfall of about 30%. As at December 2017, the average waiting time for DQ for eligible married officers in C&ED is 6.7 years and the DQ shortfall rate is 32%.
- (b) It is the government's policy to provide quarters for eligible civil servants as a type of housing benefit or for operational needs. The proposed development with the provision of 306 DQ units is expected to contribute significantly towards addressing the shortage of DQ.

Building Design Merit

- (c) The building design of the proposed development has taken account of the potential impacts on the surrounding areas. The proposed building height at about 185mPD will allow more space for the innovative and sustainable building design.

Landscape Design Merit

- (d) The open space of the proposed development has been designed with seating and lawn areas for the future residents (**Drawings A-7 & A-8**). Greening opportunities within the Site have been maximised as far as possible to enhance the visual amenity of the proposed development and blend in with the immediately adjacent “Green Belt” (“GB”) zone. The site coverage of greenery for this proposed development is about 20%. To compensate for the proposed felling of 76 existing trees, 76 new trees have been proposed within the Site.

Compatibility

- (e) The proposed development is compatible with its environs and in line with the planning intention of the Site.

No Insurmountable Impacts and Technically Feasible

- (f) Technical assessments conducted confirm that the proposed development is technically feasible and would not generate insurmountable impacts on the surrounding areas.

3. Compliance with the “Owner’s Consent/Notification” Requirements

As the Site involves government land only, the “owner’s consent/notification” requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Section 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) is not applicable to the application.

4. Town Planning Board Guidelines

Town Planning Board Guidelines No. 16: ‘Application for Development/ Redevelopment within “G/IC” zone for uses other than Government, Institution or Community Uses under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 16) is relevant to this application. The relevant extract of the Guidelines are as follows:

- (a) as a general rule, for sites zoned “G/IC”, a major portion of the proposed development should be dedicated to GIC and other public uses including public open spaces. Otherwise, the proposed development is considered to constitute a significant departure from the planning intention of the “G/IC” zone and, unless with very strong justifications and under special circumstances, planning permission for such development would not be granted;
- (b) in general, sites zoned “G/IC” are intended to be developed or redeveloped solely for GIC uses unless it can be established that the provision of GIC facilities would not be jeopardised;
- (c) the proposed development should not adversely affect the normal operation of the existing GIC facilities nor delay the implementation of the planned GIC facilities;

- (d) the proposed development should be compatible in land-use terms with the GIC uses on the site, if any, and with the surrounding areas. The scale and intensity of the proposed development should be in keeping with that of the adjacent area. The proposed scale and design should have regard to the character and massing of the buildings in the surrounding areas and should not cause significant adverse visual impact on the townscape of the area;
- (e) the proposed development should be sustainable in terms of the capacities of existing and planned infrastructure such as drainage, sewerage, roads, water supply and utilities in the locality and its surrounding areas. There should be adequate provision of parking and loading/unloading facilities to serve the proposed development in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) and to the satisfaction of the TD. Proper vehicular access arrangements should also be provided to the satisfaction of the TD; and
- (f) the proposed development should not cause, directly or indirectly, the surrounding areas to be susceptible to adverse environmental impacts, otherwise adequate environmental mitigation, monitoring and audit measures must be provided.

5. Background

To address the shortfall of DQ units, the Government announced the support to expedite DQ projects for disciplined services, including C&ED, in the 2014 and 2015 Policy Addresses. Policy support is given by the Security Bureau for this planning application in providing DQ for C&ED at Area 123, TKO.

6. The Site and Its Surrounding Areas (Plans A-1, A-2, aerial photo on Plan A-3 and site photos on Plans A-4a & 4b)

6.1 The Site is:

- (a) a gently sloping site descending from Po Lam Road North south-eastwards with shrubs and trees along its boundary;
- (b) mainly occupied by a fee-paying public car park under short term tenancy (STT) (**Plan A-2**); and
- (c) accessible by vehicles via Po Lam Road South.

6.2 The surrounding areas have the following characteristics:

- (a) to its immediate south is Mau Wu Tsai Village;
- (b) to its north across Po Lam Road North are the King Ling College and the Tseung Kwan O West Low Level Service Reservoir. To its further north is Hong Sing Garden, which is a residential development of 32 storeys at about 176mPD;
- (c) to its immediate east and west are the “GB” zone; and
- (d) to its southeast along Po Lam Road South is the Lions YMCA Junk Bay Youth Camp.

7. **Previous Application**

There is no previous application on the Site.

8. **Similar Applications**

There are two similar applications for 'Flat' within "G/IC" zone; both of which are for DQ for C&ED and FSD (Applications No. A/TKO/95 and A/TKO/105) respectively. The two planning applications were approved with conditions by the Rural and New Town Planning Committee (the Committee) on 19.4.2013 and 18.3.2016 respectively. They are approved mainly on the consideration that the Sites have not been earmarked for any GIC uses; the proposals would meet Government policy to provide DQ for eligible civil servants as a type of housing accommodation or for operational need, and are supported by the Security Bureau; the proposed developments would not have significant adverse environmental, traffic, sewerage, drainage, and/or landscape impacts on the surrounding area; and the proposed developments are not incompatible with the surrounding developments. Details of the two similar applications are set out in **Appendix II** and their locations are shown on **Plan A-1**.

9. **Planning Intention**

According to the OZP, the planning intention of the "G/IC" zone is primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

10. **Comments from Relevant Government Departments**

10.1 The following government bureau/departments have been consulted and their views are summarized as follows:

Government Policy

10.1.1 Comments of the Secretary for Security (S for S):

- (a) It is the government policy to provide, subject to the availability of resources, DQ for married disciplined services staff so as to attract, retain and motivate staff in the disciplined services. Currently, there is a substantial shortfall in DQ for married officers of C&ED at the Rank-and-File Grade. The proposed DQ construction project will be an important means to address the shortfall problem.
- (b) He supports the application due to the persisted shortfall in DQ units.

Land Administration

10.1.2 Comments of the District Lands Officer/Sai Kung, Lands Department (DLO/SK, LandsD):

- (a) The Site falls within government land. The proposed development will affect :
 - (i) an existing STT SX4642 for a fee-paying public car park for a term of 6 months certain from 1.8.2014 and thereafter quarterly. A 3-month's notice is required for its termination; and
 - (ii) slope features No. 11NE-D/C522, 11NE-D/C258 and 11NE-D/C896; and various project limits (**Plan A-2**).
- (b) Regarding the proposed road widening works and access arrangement on the government land at Po Lam Road South (**Drawing A-10**), it will affect various slopes and project limits (**Plan A-2**).
- (c) The applicant should advise his office the extent of the road works for his circulation to concerned departments for comment. The proposed junction widening works and access arrangement are subject to approval from relevant departments, including Geotechnical Engineering Office, Civil Engineering & Development Department, Transport Department and Highways Department etc., which proposal will be considered in details when the same is circulated to the concerned departments for comments. The applicant should be reminded that there is no guarantee the proposed junction widening works and access arrangement are acceptable under the proposed Permanent Government Land Allocation (PGLA).

Traffic

10.1.3 Comments of the Commissioner for Transport (C for T):

- (a) He has no comment on the Traffic Impact Assessment (TIA) (**Appendix Ia**).
- (b) With regard to the concerns received in the public comments, he advises that :
 - (i) according to the TIA, no adverse traffic impact to the nearby road network and transport facilities induced by the proposed DQ is identified;
 - (ii) Hong Sing Garden has provision of 232 car parking spaces and 6 loading and unloading spaces for its residents;

- (iii) a public carpark for commercial vehicles will be constructed in TKO Area 67; and
 - (iv) as stated in paragraph 4.6.1 of the TIA, LandsD has lawful right to terminate the temporary carpark under STT if the land is allocated to works departments for construction with policy support. LandsD also advises that it is not a statutory requirement for re-provisioning of carparks upon termination of the STT. Besides, the TIA also reveals that there are provisions of public car parking spaces in the vicinity of the proposed development.
- (c) Should the Board approve the application, the following approval condition should be imposed :

The implementation of road improvement measures at Po Lam Road North/Po Lam Road South as proposed by the applicant to the satisfaction of the C for T or of the Board (**Drawing A-10**).

10.1.4 Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

He has no in-principle objection to the proposed junction widening works provided that Transport Department agrees to the works and they are complied with the prevailing standards.

Environment

10.1.5 Comments of the Director of Environmental Protection (DEP):

- (a) Based on the Preliminary Environmental Review (PER) and Sewerage Impact Assessment (SIA) in the planning statement (**Appendix Ia**) and revised pages of PER provided as further information (**Appendix Ib**) to support the application, it is expected that with the implementation of environmental mitigation measures committed by the applicant in the PER/SIA reports as highlighted below, the subject development would unlikely be subject to or cause adverse environmental impacts exceeding the criteria under the Hong Kong Planning Standard and Guidelines :
 - (i) With the proposed layout for the development and implementation of mitigation measures recommended in the PER (including architectural fins, fixed glazing with maintenance windows and acoustic windows), the noise levels at all residential units of the proposed development will comply with the traffic noise criteria of 70dB(A). The project proponent should be

reminded that he is responsible for the implementation of the proposed noise mitigation measures as identified in the PER. In case there are changes to the building layout that would affect the noise performance, prior agreement with his department should be sought.

- (ii) The quantitative air quality impact assessment has concluded that there would be no unacceptable air quality impact from vehicular emissions on the proposed development.
 - (iii) Sewage from the proposed development will be discharged to the public sewer.
- (b) Based on the above consideration, he has no objection to the application.

Urban Design, Visual and Air Ventilation

10.1.6 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

Urban Design and Visual

- (a) The site falls within an area zoned “G/IC” on the draft TKO OZP No. S/TKO/25. There is no development restrictions stipulated on the OZP for the Site. The applicant seeks planning permission for the proposed residential development comprising two tower blocks both at 185mPD with a PR of 6.2.
- (b) Building height compatibility with the surroundings – it is noted that the Site is situated next to Mau Wu Tsai Village. The proposed high-rise towers would be in juxtaposition of the low-rise village houses with potential overlooking and shadowing effect. Whilst the visual impact assessment (VIA) has reflected the moderately adverse visual impact of the proposed development, the applicant is advised to make every effort including improvement of the building design, and maximizing provision of open space and greening on the ground floor to minimize the visual impact brought by the proposed development.

Air Ventilation

- (c) With reference to the FI at **Appendix Id** in relation to the revised Air Ventilation Statement, it is expected that the proposed scheme with proposed mitigation measures would not create significantly adverse air ventilation impact on the overall pedestrian wind environment in the surrounding of the Site.

Landscape

10.1.7 Comments of the CTP/UD&L, PlanD:

- (a) With reference to the FIs at Appendices Ie, If & Ig submitted by the applicant, she has no further comment on the revised submission.
- (b) Based on the above, she has no objection on the application from the landscape planning perspective. Should the Board consider approving the application, the following approval condition is recommended :

Submission and implementation of a revised landscape proposal including tree preservation proposal to the satisfaction of the Director of Planning or the Board.

- (c) The applicant should be reminded to approach the relevant authority/government department (i.e. LandsD) direct to obtain necessary approval for any proposed tree preservation/removal proposals within/outside applicant site boundary under lease/land grant/allocation (including Engineer Condition and etc.) in accordance with DEVB TC(W) No. 7/2015 and LAOPN No. 7/2007.
- (d) It is noted that this is a public works project. The project department must obtain the necessary approval, or agreement in principle, for the tree preservation and removal proposal before the implementation of the construction works according to DEVB TC(W) No. 7/2015.

Drainage

10.1.8 Comments of the Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD):

- (a) He has no objection from drainage and sewerage maintenance viewpoint to the application.
- (b) The SIA for the application needs to meet the full satisfaction of DEP.

Nature Conservation

10.1.9 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

It is noted that the subject G/IC site is basically formed. Some trees, mainly on existing cut slopes at the periphery of the Site will

be affected. He has no adverse comment on the application.

Fire Safety

10.1.10 Comments of the Director of Fire Services (D of FS):

He has no specific comment on the application subject to fire service installations and water supplies for firefighting being provided to the satisfaction of his department. Emergency Vehicular Access arrangement shall comply with Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 administered by the Buildings Department. Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.

Water Supply

10.1.11 Comments of the Chief Engineer/Construction, Water Supplies Department (CE/Construction, WSD):

- (a) He has no objection to the application.
- (b) The project proponent should advise the estimated water demand for potable and flushing use of the proposed development at detailed design stage.

Others

10.1.12 Comments of the Director of Electrical and Mechanical Services (DEMS):

He has no particular comment on the application from electricity supply safety aspect. However, in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

10.1.13 Comments of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):

His office has no geotechnical comment on the application.

10.1.14 Comments of the Government Property Administrator (GPA):

He has no comment on the application provided that sufficient provision of GIC facilities in the locality could be ensured.

District Officer's Comments

10.1.15 Comments of the District Officer(Sai Kung) (DO(SK)):

He advises that Sai Kung District Council member of the Hong Sing constituency, Mr. Lam Siu-chung, raised concern on the inadequacy of car parking spaces upon the development of the quarters.

10.2 The following departments have no comment on the application:

- (a) Commissioner of Police (C of P);
- (b) Chief Building Surveyor/North Territories East (2) and Rail, Buildings Department (CBS/NTE2&Rail, BD); and
- (c) Project Manager/East Development Office, Civil Engineering and Development Department (PM/E, CEDD)

11. Public Comments Received During Statutory Publication Period

11.1 The application and FIs were published for public comment published on 29.12.2017 and 30.1.2018 and the statutory public inspection periods ended on 19.1.2018 and 20.2.2018 respectively. A total of 24 comments (**Appendix III**) were received including two from Sai Kung District Council (SKDC) members, six Hong Sing Garden residents and others by individuals. Of the 24 public comments, two supports the application, 13 object to the application, and nine provide their comments or express concerns on the application.

11.2 The two comments submitted by SKDC members generally support the application with one subject to no adverse traffic impact. For the comments submitted by individuals, their major concerns/grounds of objection are: (i) insufficient provision of car parking spaces for the nearby residential developments including Hong Sing Garden and for commercial vehicles; (ii) request for reprovisioning of public car parking spaces within the proposed DQ development; (iii) overloading the road capacity of Po Lam Road and transport services to and from Kowloon and the locality; (iv) adverse impact on the surrounding natural environment; (v) insufficient shopping facilities in the vicinity to serve the DQ residents; (vi) the Site should be developed for public housing; and (vii) query on whether the provision of DQ is in line with current policy on benefit for civil servant. Another individual opines that the development intensity and building height should be increased to provide more DQ.

12. Planning Considerations and Assessments

12.1 The planning intention of the "G/IC" zone is primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region

or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. The Policy Address 2014 and Policy Address 2015 announced that the Government will expedite DQ projects for disciplined services departments. The application is for the development of DQ for C&ED in TKO Area 123. The proposed DQ providing accommodation for staff of C&ED at the Site is therefore in line with the planning intention, and to meet government policy to provide DQ for eligible civil servants as a type of housing accommodation or for operational need, as supported by the Security Bureau.

- 12.2 The proposed DQ development at the Site, which is not required for the provision of other GIC uses, would not adversely affect the normal operation of the existing GIC facilities nor delay the implementation of the planned GIC facilities in the Tsueng Kwan O area, and is in line with the relevant Town Planning Board Guideline - TPB PG-No.16. Since there is an outstanding demand for DQ units in C&ED and the current average waiting time for DQ unit is about 6.7 years for eligible married officers, the proposed development has a merit of meeting the policy objective to shorten the waiting time of eligible officers and to optimize the utilization of scarce land resources by providing 306 units of DQ.
- 12.3 The Site is located in close proximity to a cluster of residential and GIC uses, including Mau Wu Tsai Village, Hong Sing Garden, King Ling College and Lions YMCA Youth Camp. The proposed DQ for C&ED at the Site is therefore considered not incompatible with the surrounding developments in terms of land use.
- 12.4 According to the proposal submitted by the applicant, the proposed DQ development has a maximum building height of 185mPD, which is compatible with the building height for Hong Sing Garden to the north (176mPD). The Site is located adjacent to existing village development mainly of 3-storey high within Mau Wu Tsai. The applicant has submitted VIA which concludes that the overall visual impact significance of the proposed development is considered moderately adverse. Nevertheless, in view of the scarcity of land resource, there is also a need to optimize the site utilization. To safeguard the permeability of the surrounding area, an approval condition to restrict the maximum building height of 185mPD is suggested to be imposed. CTP/UD&L, PlanD also recommends an advisory clause advising the applicant to make every effort including improvement of the building design, and maximizing provision of open space and greening on the ground floor to minimize the visual impact. The applicant has also submitted an air ventilation statement and CTP/UD&L, PlanD advises that the proposed scheme with the proposed mitigation measures would not create significantly adverse air ventilation impact on the overall pedestrian wind environment in the surrounding of the Site.
- 12.5 According to the Tree Preservation and Removal Proposal submitted by the applicant, a total of 76 trees mainly on the existing cut slopes at the periphery of the Site are to be affected by the proposed development, and a 1:1

compensatory planting ratio in terms of quantity would be adopted to make up the greenery loss. The “Near Threatened” species (i.e. *Aquilaria sinensis* (土沉香)) would be preserved and relocated to the southern edge of the Site (**Drawing A-5**). CTP/UD&L, PlanD has no objection to the application from landscape planning perspective. She also recommends that an approval condition on the submission and implementation of a revised landscape proposal including tree preservation proposal be included should the application be approved. Also, DAFC has no comment on the proposed development from nature conservation point of view.

- 12.6 The applicant has submitted a TIA and proposed road improvement measures to address traffic impact of the proposed development. C for T has no adverse comment on the proposed road improvement measures. Besides, PER, DIA, SIA and GPRR have been submitted to demonstrate that there are no adverse environmental, drainage and geotechnical impacts arising from the proposed development. Relevant government departments including CE/MS, DSD, CE/Construction, WSD, H(GEO), CEDD and DEP have no objection to/adverse comment on the application.
- 12.7 As regards the public comments in paragraph 11.2 above in relation to insufficient provision of car parking spaces for the nearby residential developments and for commercial vehicles, C for T advises that there are 232 ancillary car parking spaces in Hong Sing Garden. The TIA has revealed that there are provisions of public car parking spaces in the vicinity of the proposed development. Besides, a public carpark for 105 commercial vehicles will be provided in the proposed government offices development in TKO Area 67 which is the subject of a planning application (No. A/TKO/99) for minor relaxation of maximum building height restriction for permitted Government offices development approved by the Committee on 4.9.2015 (**Plan A-1**). Regarding the public comments/concern on traffic impact, impact on natural environment and government policy on provision of DQ, the assessments in paragraphs 12.1, 12.5 and 12.6 are relevant.
- 12.8 In relation to the concern on shopping facilities in the vicinity to serve the DQ residents, apart from the shopping stores at Hong Sing Garden, the Tsui Lam Shopping Centre is about 680m away. As for the suggestion to utilize the site for public housing development, about 11ha of land in TKO has been rezoned for residential use and designated for public housing development on 11.8.2017.

13. Planning Department's Views

- 13.1 Based on the assessments made in paragraph 12 and having taken into account the public comments mentioned in paragraph 11 above, the Planning Department has no objection to the application.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 16.3.2022, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The

following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) The building heights for the proposed development should not exceed the maximum building height of 185mPD;
- (b) the provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the Town Planning Board;
- (c) the submission and implementation of a revised landscape proposal including tree preservation proposal to the satisfaction of the Director of Planning or of the Town Planning Board; and
- (d) the implementation of road improvement measures at Po Lam Road North/Po Lam Road South as proposed by the applicant to the satisfaction of the Commissioner for Transport or of the Town Planning Board.

Advisory clauses

The recommended advisory clauses are attached at **Appendix IV**.

- 13.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for members' reference:

The applicant fails to demonstrate that there is no adverse visual impact generated by the proposed development.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 14.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

15. Attachments

Appendix I	Application form and letter received on 20.12.2017
Appendix Ia	Supplementary Planning Statement
Appendix Ib	1 st FI dated 18.1.2018 submitting revised Air Quality

Appendices Ic & Id	Impact Assessment, Noise impact Assessment, and replacement pages of Planning Statement in respect of traffic impact, air ventilation and visual impact
Appendix Ie	2 nd FIs dated 23.1.2018 and 24.1.2018 submitting responses to departmental comments, revised Landscape and Visual Impact Assessment and Master Landscape Plan
Appendices If & Ig	3 rd FI dated 20.2.2018 submitting responses to comments, replacement pages of Planning Statement in relation to Air Ventilation Statement, Landscape and Visual Impact Assessment and Preliminary Environmental Review, minor amendment to Landscape Master Plan
Appendix II	4 th FI dated 26.2.2018 & 27.2.2018 providing clarifications regarding the barrier-free access to the open space, the management measures of the multi-purpose recreational area, the protective measures for a rare and precious tree and revised Tree Treatment Plan
Appendices III	Similar Applications for Departmental Quarter use
Appendix IV	Public comments
Drawing A-1	Advisory Clauses
Drawings A-2 to A-5	Site Layout Plan
Drawing A-6	Floor Plans
Drawings A-7 to A-8	Section Plan
Drawings A-9a to A-9b	Landscape Master Plans
Drawing A-10	Compensatory Tree Plans
Drawing A-11 to A-15	Proposed Road Improvement Scheme
Plan A-1	Photomontages
Plan A-2	Location Plan
Plan A-3	Site Plan
Plan A-4a and 4b	Aerial Photo
	Site Photos

**PLANNING DEPARTMENT
MARCH 2018**