

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H15/286

<u>Applicant</u>	Hong Kong Housing Society (HKHS) represented by Vision Planning Consultants Limited
<u>Site</u>	Yue Kwong Chuen (YKC), Aberdeen Reservoir Road, Aberdeen, Hong Kong
<u>Site Area</u>	About 15,189m ²
<u>Land Status</u>	Aberdeen Inland Lot (A.I.L.) No. 260
<u>Plan</u>	Approved Aberdeen & Ap Lei Chau Outline Zoning Plan (OZP) No. S/H15/33
<u>Zoning</u>	“Residential (Group A)” (“R(A)”) - subject to a maximum building height restrictions (BHRs) of 120mPD and 140mPD in the western and eastern portion respectively, or the height of the existing building, whichever is the greater
<u>Application</u>	Proposed Minor Relaxation of BHRs for Permitted Flat, Social Welfare Facility, Eating Place and Shop and Services Uses

1. The Proposal

- 1.1 The applicant seeks planning permission for minor relaxation of BHRs from (i) 120mPD to 137.6mPD and 152.5mPD (i.e. about +14.7% and +27.1% or +19.03% and +35.14% respectively in terms of absolute height) in the western portion, and (ii) 140mPD to 168.5mPD (i.e. about +20.4% or +31.67% in terms of absolute height) in the eastern portion of the application site (the Site) for the proposed redevelopment of YKC, which falls within an area zoned “R(A)” on the OZP (**Plan A-1 and A-2**). Since the proposed BHs for the redevelopment project exceed the restrictions as stipulated on the OZP, planning permission for minor relaxation of BHR is required from the Town Planning Board (the Board).
- 1.2 The proposed redevelopment comprises a total of five housing blocks of 30 to 38 storeys above 4-storey non-domestic podium and one level basement, which accommodate social welfare facilities, eating place and shop and services as well as car parking spaces.

- 1.3 Given the Site located on hillside with high rock head level, the applicant proposes to avoid using deep excavation method to minimise construction time. Further, being in line with the Government policy to increase housing supply and provision of social welfare facilities as well as the requirements of the Sustainable Building Design Guidelines (SBDG), the applicant proposes to relax the BHRs at the site for the redevelopment of YKC. As compared with the compliance-based scheme (CBS) (i.e. BHRs of 120mPD and 140mPD), the proposed scheme with relaxed BHs would provide additional 353 flat units and about 1,917m² more social welfare facilities, resulting in a total of 2,929 flat units and a total Government, Institution and Community (GIC) provision of about 7,547m² (equivalent to about 5.1 % of the domestic GFA). A setback of buildings from lower Yue Kwong Road and Aberdeen Reservoir Road for landscaping/tree plants and a greenery area in accordance with the requirements of SBDG are proposed to enhance the overall streetscape and the pedestrian environment (**Drawing A-3**).
- 1.4 The proposed scheme will be implemented in 2 phases (**Drawing A-4**) with a 2-stage rehousing programme to allow on-site rehousing arrangement:
- Stage 1 – The existing tenants residing at Shun Fung Lau (順風樓), Pak Sha Lau (白沙樓) and Hoy Kong Lau (海港樓) (**Drawing A-2**) will be rehoused to a new HKHS's housing site at the junction of Tin Wan Hill Road and Shek Pai Wan Road under "R(A)5" zone in 2024, which is now under construction (**Drawing A-1**).
 - Stage 2 – The remaining tenants of Hoy Au Lau (海鷗樓) and Ching Hoy Lau (靜海樓) (**Drawing A-2**) will be rehoused to the completed Phase 1 redevelopment (i.e. Blocks 1 & 2) targeted in 2031.
- 1.5 The proposed five housing blocks consist of public rental housing (PRH) at Blocks 1 and 2 and subsidized sale flats (SSF) at Blocks 3 to 5 (**Drawing A-4**). The major development parameters of the proposed scheme are summarized in the following table:

Site Area (about)	15,189m ²		
Total PR(about)	10.108		
- Domestic	9.779		
- Non-domestic	0.329		
Total GFA ⁽¹⁾ (about)	153,530 m ²		
- Domestic	148,530 m ²		
- Non-domestic	5,000 m ²		
SC (about)	38.89% (above 15m) 62.25% (below 15m)		
No. of Storeys	30 - 38 storeys (excluding 4-storey podium for social welfare facilities / shop and services/ eating place/ carpark, and 1 level of basement carpark)		
Maximum BH (not more than)	Block 1 & 2 (western portion) 137.6mPD (30 storeys)	Block 3 (western portion) 152.5mPD (34 storeys)	Block 4 & 5 (eastern portion) 168.5mPD (38 storeys)

GIC provision ⁽²⁾ (at UG3 and UG4 podium levels)	(i) 150-place Residential Care Homes for the Elderly cum 30-place Day Care Unit for the Elderly (“RCHE cum DCU”); (ii) Home Care Services for Frail Elderly Persons (“HCS for Frail Elderly Persons”); (iii) 120-place Day Care Centre for the Elderly (“DE”); and (iv) 60-place Special Child Care Centre (“SCCC”)	7,547m ²
No. of parking spaces and loading / unloading bays/lay-bys	Total no. of vehicle parking spaces (including private car, motorcycle, light bus, coach, light/medium/heavy goods vehicles (L/M/HGV)) Total no. of loading/unloading bays/lay-bys (including light bus, L/M/HGV, coach and ambulance)	373 20
No. of units (about)	2,929	
- PRH	870	
- SSF	2,059	
Flat Size ⁽³⁾ (about)		
- PRH	21m ² to 46m ² (internal floor area)	
- SSF	31m ² to 60m ² (saleable floor area)	
Private Open Space ⁽⁴⁾	Not less than 8.321m ²	
Greenery Coverage (about) ⁽⁵⁾	3,388m ² (22% of the site area)	
Estimated Population ⁽⁶⁾	8,321	
Target Completion	Phase 1 - 2 PRH Blocks and 1 SSF Block (i.e. Blocks 1 to 3) Phase 2 - 2 SSF Blocks (i.e. Blocks 4 & 5)	2031 2037

Note:

- (1) According to the proposed scheme, a clubhouse with not more than 3,750m² will be provided, which is exempted from PR calculation.
- (2) According to the application, the social welfare facilities are assumed to be exempted from PR calculation. Size of the social welfare facilities to be provided is derived based on the information provided by SWD and SWD’s comments on the design requirements of these facilities will be sought at detailed design stage.
- (3) According to the applicant, the average flat size would be about 50.7m² (GFA).
- (4) Based on HKPSG’s requirement of minimum 1 m² per person.
- (5) In line with the requirement as stated in the Buildings Department’s PNAP APP-152 – Sustainable Building Design Guidelines.
- (6) Based on person-per-flat ratio of 2.7 for PRH and 2.9 for SSF.

1.6 The applicant has also provided a Geotechnical Planning Review Report (GPRR), a Landscape Master Plan (LMP) and Tree Preservation Proposal (TPP), Traffic Impact Assessment (TIA), Environmental Assessment (EA), Drainage Impact Assessment (DIA), Sewerage Impact Assessment (SIA), Water Supply Impact Assessment (WSIA), Air Ventilation Assessment – Expert Evaluation (AVA-EE) and Visual Impact Assessment (VIA) to support the proposed development. The layout plans, block plans, section plans, landscape plan and photomontages submitted by the applicant are at **Drawings A-3 to A-24**. A total number of trees proposed to be retained and felled, and proposed compensatory trees within the Site are summarized below:

	No. of Tree
Retained	12
Felled	50
Total	62
Proposed compensatory trees (including additional trees to be planted)	70

1.7 In support of the application, the applicant has submitted the following documents:

- (a) Application form received on 23.11.2021 (Appendix I)
- (b) Planning Statement (PS) (Appendix Ia)
- (c) Further information (FI) received on 14.3.2022 and 15.3.2022 (Appendix Ib)
- (d) FI received on 25.4.2022 (Appendix Ic)
- (e) FI received on 6.6.2022, 7.6.2022 and 9.6.2022[#] (Appendix Id)

[#]accepted and exempted from publication and recounting requirements

1.8 On 14.1.2022, as requested by the applicant, the Metro Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months. With the FI received on 25.4.2022, the application is scheduled for consideration at this meeting.

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the PS and FIs (**Appendices Ia to Id**) which are summarised as follows:

Avoidance of Excavation of High Rock Head Level

- (a) The proposed scheme achieves the avoidance of excavation of the high rock head level, thus saving the time on construction programme by a minimum of 15 calendar months and facilitating flat production within a reasonable development timeframe; and excessive nuisance (i.e. noise and large amount of rock conveyance trips as a result of the substantial excavation works) to on-site rehousing tenants and nearby residents during construction.

Policy Support for Housing Supply and Long Term Housing Strategy

- (b) According to the latest figures published by the Hong Kong Housing Authority (HKHA), the average waiting time for PRH allocation in Hong Kong is 5.9 years and there is a keen competition for SSF, which has been demonstrated in the 31.6 times oversubscription for the 7,047 flats available in the latest Sale of Home Ownership Scheme Flats in 2020. Increase in the housing supply to meet the public's housing needs is the top priority of the Government as per the recent Policy Addresses.

- (c) The proposed scheme which would take the initiative to optimise the development potential of the Site could offer different types of affordable housing, i.e. PRH and SSF, to cater for the diverse socio-economic needs of the society. As compared with the CBS, the proposed scheme would provide additional 353 housing units to accommodate additional population of 1,012.

Provision of GIC Facilities

- (d) Being in line with the Government policy to increase the supply of social welfare facilities in suitable public housing projects without affecting the flat production of the projects, the proposed scheme will provide a total GFA of about 7,547 m² (about 5.1 % of the domestic GFA) for a range of social welfare facilities. The floor area of these social welfare facilities is assumed to be exempted from GFA calculation under the Building (Planning) Regulations (“B(P)R”) so as not to affect the flat production.

Proposed BH is Compatible with the Surrounding Context

- (e) Relevant factors (i.e. the existing context of the surrounding area, the statutory planning context, as well as the potential visual impact) have been fully taken into consideration when formulating the proposed scheme and BH. A three-stepped BH profile is proposed with the highest BH of 168.5mPD (37 domestic storeys) at Blocks 4 and 5 in the north-eastern portion descending westward to 152.2mPD (33 domestic storeys) at Block 3 and further dropped to 137.6mPD (29 domestic storeys) at Blocks 1 and 2 in the south-western portion of the Site, which enhances the visual amenity and cityscape of the area by providing some interests in the architectural form of the development. The proposed scheme is considered as a natural extension of the existing high rise residential development cluster while respecting the natural topography of the Site and the overall urban design concept for the Aberdeen Planning Scheme Area.

Proposed Uses Conform with the Planning Intention of “R(A)” Zoning and Meet Criteria for Minor Relaxation of BHR

- (f) The planning intention of “R(A)” zone is intended “for high-density residential developments”, and the proposed uses under the proposed scheme, i.e. “Flat”, “Social Welfare Facility”, “Eating Place” and “Shop and Services”, are always permitted within the “R(A)” zone. The proposed scheme satisfies four of the six criteria for consideration of planning application for minor relaxation of BH restriction (i.e. providing better streetscape, separation between buildings to enhance air and visual permeability, accommodating building design to address site constraints and other factors such as the need for tree preservation, innovative building design and planning merits).

Proposed Magnitude of Minor Relaxation of BHR is Considered Appropriate

- (g) The proposed minor relaxation of BHRs with magnitude of ranging from 14.1% to 27.1% for Phase 1 (i.e. Blocks 1, 2 & 3) and 20.4% for Phase 2 (i.e. Blocks 4 & 5) is considered to be acceptable when compared with other recent efforts by the Government in optimising land use potential for public housing development throughout the territory.

No Adverse Impact in Technical Terms

- (h) Technical assessments pertaining to geotechnical, landscape, traffic, environmental, infrastructural, air ventilation and visual aspects have been carried out and there is no insurmountable problem after the adoption of suitable mitigation measures.

Proposed Redevelopment is a case of Win-Win situation

- (i) Proposed building design satisfies the requirements for prescribed windows, natural lighting, building separation and greening under the SBDG.
- (j) The proposed scheme represents a clear case of striking a balance between adherence to Government policies and regulations, addressing the needs of the existing tenants and the wider community, and careful planning and design.

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

The applicant is the sole “current land owner”. Detailed information would be deposited at the meeting for Member’s inspection.

4. Previous Application

There is no previous application covering the Site.

5. Similar Application

There is no similar application for minor relaxation of BHR within the “R(A)” zone on the OZP.

6. The Site and Its Surrounding Areas (Plan A-1 and A-2, aerial photo on Plan A-3 and site photos on Plan A-4 to A-7)

6.1 The Site is:

- (a) located on a hillside of Aberdeen;
- (b) currently occupied by the existing YKC with 5 housing blocks including Pak Sha Lau, Shun Fung Lau and Hoy Kong Lau in the western portion, and Ching Hoy Lau and Hoy Au Lau in the eastern portion (with PR of about 2.9, building height of 7-9 storeys and building age of about 60 years) (**Drawing A-2**);
- (c) bounded by Aberdeen Reservoir Road and Yue Kwong Road; and
- (d) situated at the inland area of Aberdeen overlooking the waterfront to southwest.

6.2 The surrounding area has the following characteristics:

- (a) to its north is natural hillslopes and Aberdeen Country Park;
- (b) to its east, southeast and west are a cluster of GIC facilities (with BHR up to 11 storeys), including St. Peter's Secondary School, St. Peter's Catholic Primary School, Construction Industry Council (CIC) Hong Kong Construction Industry Trade Testing Centre; and
- (c) to its south and southwest is Shek Pai Wan Estate (with BHR up to 170mPD) and Yue Fai Court (with BHR up to 120mPD) respectively.

7. Planning Intention

- 7.1 The planning intention of the "R(A)" zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designated non-residential portion of an existing building.
- 7.2 According to the Explanatory Statement (ES) of the OZP, BHRs are imposed on the OZP for various development zones. A minor relaxation clause in respect of the BHRs is incorporated into the Notes of the OZP to provide incentive for developments/redevelopments with planning and design merits and to cater for circumstances with specific site constraints. Each application for minor relaxation of BHRs will be considered on its own merits and the relevant criteria for consideration of such relaxation are as follows:
 - (a) amalgamating smaller sites for achieving better urban design and local area improvements;
 - (b) accommodating the bonus PR granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as a public passage/street widening;
 - (c) providing better streetscape/good quality street level public urban space;
 - (d) providing separation between buildings to enhance air and visual permeability;
 - (e) accommodating building design to address specific site constraints in achieving the permissible PR under the OZP, and
 - (f) other factors such as need for tree preservation, innovative building design and planning merits that would bring about improvements to the townscape and amenity of the locality and would not cause adverse landscape and visual impacts.

8. Comments from Relevant Government Departments

- 8.1 The following government departments have been consulted and their views on the application and the public comments received are summarised as follows:

Policy Aspect

- 8.1.1 Comments of the Secretary for Transport and Housing (STH):
- (a) no objection from the policy perspective for the redevelopment of YKC; and
 - (b) in-principle policy support has been granted for a mixed housing development comprising 870 PRH units and 2,059 SSFs.

Land Administration

- 8.1.2 Comments of the District Lands Officer/Hong Kong West & South, Lands Department (DLO/HKW&S, LandsD):
- (a) Aberdeen Inland Lot No. 260 ("the Lot"), having a site area of 163,500 ft² (about) (equivalent to approx. 15,189.5m²), is a Rental Estate held by the HKHS and is governed by Conditions of Grant No. 6521 with a term expiring in November 2035 (i.e. 75 years from 23.11.1960).
 - (b) there is no GFA, site coverage nor building height restriction contained in the Conditions except the "Design Disposition and Height" clause. As such, this office has no comment on the proposed plot ratio and the GFA exemption for the G/IC facilities from lease point of view. However, since the Lot (i) is restricted for the purposes of providing not less than 800 flats for persons of small means together with such offices and shops and (ii) there is a restriction on alienation, the proposed development involving 2,059 units of subsidised sale flat and GIC facilities are considered not acceptable under the Conditions; and
 - (c) if planning approval is given, the owner of the Lot will need to apply to the LandsD for a lease modification for implementation of the proposal. The proposal will only be considered upon the receipt of formal application from the applicant and there is no guarantee that the application, if received by LandsD, will be approved. The application will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event that the application is approved, it would be subject to such terms and conditions as the Government shall deem fit to do so, including, among others, charging of premium and administrative fee.

Social Welfare Aspect

- 8.1.3 Comments of the Director of Social Welfare (DSW):
- (a) no objection to the application as the respective social welfare facilities have been incorporated in the redevelopment; and

- (b) to ensure that the design and provision of the social welfare facilities are in compliance with all requirements as imposed by SWD and all prevailing ordinances or regulations, the following approval condition should be imposed:
 - the design and provision of the welfare facilities to the satisfaction of the Director of Social Welfare or of the Board.

Traffic Aspect

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

- (a) no objection from traffic engineering viewpoint provided that the following approval conditions are incorporated under this planning application:
 - the design and provision of internal transport facilities and vehicular accesses to the satisfaction of the C for T or of the Board; and
 - the design and construction of the road improvement measures at the junction of Aberdeen Main Road / Aberdeen Reservoir Road as proposed by the applicant to the satisfaction of the C for T or of the Board.
- (b) in view that the required road improvement measures at the junction of Aberdeen Main Road / Aberdeen Reservoir Road is contingent upon the proposed redevelopment, the proposed road improvement measures should be implemented by the project proponent;
- (c) the project proponent should assess the relevant traffic impact during construction phase of the project and submit the construction TIA to Transport Department (TD) for comments prior to the commencement of works. Should the construction works affect public road or footpath, temporary traffic management scheme should be submitted to the Police and TD for consideration; and
- (d) other detailed comments regarding proposed noise barrier are at **Appendix II.**

8.1.5 Comments of the Commissioner of Police (C of Police):

- (a) no comment from regional traffic police perspective; and
- (b) the proposed development should not cause adverse traffic obstruction in or beyond the site of works and each temporary traffic arrangement involving works on public carriageway and/or footpath, if any, has to be submitted to the Road

Management Office of the Police and other stakeholders for detailed comment prior to its implementation.

8.1.6 Comments of the Chief Highways Engineer/Hong Kong, Highways Department (CHE/HK, HyD):

- (a) no objection to the application from highways maintenance viewpoint subject to detailed comments on the proposed noise barrier at **Appendix II**.

8.1.7 Comments of the Chief Engineer/Railway Development, Highways Department (CE/RD2-2, HyD):

- (a) regarding the planning of the South Island Line (West) (“SIL(W)”) as mentioned in the public comment, the Government invited the MTR Corporation Limited (MTRCL) to submit a project proposal in June 2019 and the proposal was submitted by MTRCL in December 2020. Relevant departments are considering the proposal and the Government will consult the public in accordance with the established procedures before finalising the railway scheme.

Environmental Aspect

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

- (a) no objection to the application from environmental planning perspective;
- (b) it is recommended to impose a planning approval condition on submission of an updated noise impact assessment (NIA) and implementation of noise mitigation measures identified therein so that there will be a mechanism for the applicant to update the NIA as appropriate for any modification to the development layout at the later stage and to ensure the measures identified in the NIA will be properly implemented; and
- (c) it is noted that the proposed redevelopment will involve demolition of building structures and excavation works. In view of this, the applicant is reminded to minimise the generation of C&D materials, and reuse and recycle the C&D materials on-site as far as possible.

Urban Design, Visual and Air Ventilation Aspects

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

Urban Design and Visual

- (a) with reference to paragraph 7.4 of the ES of the OZP, the BHRs for the Aberdeen and Ap Lei Chau area have been formulated

having regard to, inter alia, the stepped height concept with BHs increasing progressively from the waterfront to the inland areas. The proposed BHs of 137.6mPD and 152.5mPD at the southwestern portion and 168.5mPD at the northeastern portion would generally maintain the stepped BH profile towards the waterfront;

- (b) according to the VIA conducted by the applicant, three out of a total of eight selected viewing points (VPs) reveal that the visual impacts of the proposed scheme are moderately adverse (**Drawings A-17 to A-24**). However, it is noted from paragraph 5.7.4 of the PS that the applicant has proposed to adopt various measures, such as colour, materials and building finishes, etc., at detailed design stage to reduce the potential visual impact; and

Air Ventilation

- (c) several good design features to alleviate air ventilation impact have been proposed by the applicant, including provision of recess areas at podium level of all residential blocks and wider building separation with width ranging from 15m to 17m between residential blocks to facilitate the annual and summer prevailing winds (**Drawing A-16**), and setback at street level (UG1) along the south of the subject site to facilitate the summer prevailing wind (**Drawing A-3**). The proposed scheme would achieve a similar air ventilation performance as the CBS and no significant adverse air ventilation impact is anticipated with the incorporation of the proposed good design features.

8.1.10 Comments of the Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD):

- (a) it is noted that some of flats are facing west. Solar control devices should be considered to reduce solar heat gain and avoid glare as far as practicable; and
- (b) the applicant is encouraged to create a pedestrian-friendly environment by providing barrier-free access/facilities, adequate shading devices, more seating areas and greening/ planters, etc. to enhance public enjoyment.

Landscape Aspect

8.1.11 Comments of CTP/UD&L, PlanD:

- (a) no comment from landscape planning;
- (b) open space provision is in line with the HKPSG requirements;
- (c) the proposed development is considered not incompatible with the landscape character of its surrounding environment; and

- (d) the applicant is advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. Tree removal applications should be submitted direct to relevant authority(ies) for approval.

Building Aspect

8.1.12 Comments of the Chief Building Surveyor/Hong Kong West, Buildings Department (CBS/HKW, BD):

- (a) no objection to the application;
- (b) no comment under the Buildings Ordinance (BO) to the proposed minor relaxation of BHR;
- (c) according to Join Practice Note (JPN) No.4, Government accommodation (to be handed over to the Government) may not be GFA accountable; and
- (d) detailed comments under the BO will be provided at building plan submission stage.

Geotechnical Aspect

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

- (a) no objection to the application;
- (b) the applicant should address the issues related to natural terrain hazards in the GPRR according to the GEO Advice Note for Planning Applications. The Site is overlooked by steep natural terrain to the north of Aberdeen Reservoir Road. The proposed development may be affected by natural terrain and meets the 'alert criteria' according to GEO Report No. 138 (2nd edition), hence a natural terrain hazard study (NTHS) is required. Other detailed comments regarding the NTHS are at **Appendix II**; and
- (c) the following condition is proposed to be imposed if the application be approved:

the submission of a NTHS and implementation of any hazard mitigation measures identified therein to the satisfaction of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department or of the Board.

Water Supply Aspect

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

- (a) no objection to the application; and

- (b) the applicant shall submit an updated WSIA separately to WSD in detailed design stage.

District Officer's View

8.1.15 Comments of the District Officer (Southern), Home Affairs Department (DO(S), HAD):

- (a) no comment on the application; and
- (b) the proposed redevelopment of YKC was discussed at the 11th Meeting of the Economy, Development and Planning Committee (EDPC) under Southern District Council on 12.5.2022. While EDPC members supported the redevelopment project, they raised concerns on the progress of the redevelopment project and the impact of the population growth on the traffic upon redevelopment of YKC.

8.2 The following government departments have no objection to/ no adverse comment on the application:

- (a) Director of Drainage Services;
- (b) Director of Electrical and Mechanical Services;
- (c) Director of Fire Services; and
- (d) Project Manager/South Development Office, Civil Engineering and Development Department

9. Public Comments Received During Statutory Publication Period

9.1 On 30.11.2021, 25.3.2022 and 29.4.2022, the application and the FIs (**Appendices Ib and Ic**) were published for public inspection respectively. During the first three weeks of the statutory public inspection periods, a total of 4 public comments were received (**Appendix III**), including 1 objecting comment and 3 providing views submitted by individuals.

9.2 The major grounds of the objecting comment is that the podium of the proposed scheme would affect the ventilation to the nearby estates and schools as well as block the views of the surrounding environment; the provision of greenery and active recreation space is not adequate; the clubhouse is considered not necessary and there is no provision of bicycle parking spaces; and the existing blocks of YKC can be rehabilitated. Other comments providing views are that in the course of planning the redevelopment project, due consideration should be given to minimise its impact to the adjacent Aberdeen St. Peter's Catholic Primary School; and the project should reserve space/structural area within the foundation or hillside basement level for the facilities of SIL(W).

10. Planning Considerations and Assessment

- 10.1 The application is to seek planning permission for minor relaxation of BHRs from 120mPD to 137.6mPD and 152.5mPD (i.e. about +14.7% and +27.1% or +19.03% and +35.14% respectively in terms of absolute height) in the western portion, and from 140mPD to 168.5mPD (i.e. about +20.4% or +31.67% in terms of absolute height) in the eastern portion of the Site for the proposed redevelopment of YKC. The proposed scheme with relaxed BHRs would provide 2,929 flat units and about 7,547m² for social welfare facilities equivalent to about 5.1 % of the domestic GFA.

Planning Intention

- 10.2 The Site is zoned “R(A)” which is intended for high-density residential developments with commercial uses are always permitted on the lowest three floors of a building or in the purpose-designated non-residential portion of an existing building. As all the proposed uses including flats, social welfare facilities, eating place and shop and services under the proposed scheme are always permitted under the “R(A)” zone, the proposed scheme is considered conforming with its planning intention.

Planning Merits

- 10.3 The applicant’s proposal to optimise the development potential of the Site through minor relaxation of the BHRs to offer different types of and more affordable housing is in line with the Government’s overall policies of better utilisation of scarce land resources and increasing housing supply to meet the public’s housing needs. Besides, the proposed scheme would be completed tentatively by two phases (i.e. in 2031 and 2037) and a 2-staged rehousing programme would be arranged to facilitate the proposed redevelopment of YKC (paragraph 1.4 above refers), which would minimise potential social interface problem and nuisance for the on-site rehousing tenants during the construction period. STH has no objection to the application and granted in-principle policy support to the proposed housing mix of the redevelopment.
- 10.4 According to the applicant, the existing housing blocks of YKC with the general building age about 60 years are subject to a certain degree of decay, which could not be entirely rehabilitated, and the proposed comprehensive redevelopment would provide a better living environment in the long run. Due consideration has been given to maximise the development potential of the Site. The proposed scheme with stepped BHs would blend into the existing undulating form of the mountainous backdrop and also be compatible with the building profile of the surrounding developments. Together with other building design features including greenery area, building separation and setback as well as more tree planting within the Site, the proposed development would bring about a better streetscape and enhance the landscape quality of the area.
- 10.5 To set aside an equivalent to about 5.1% of the total domestic GFA for the provision of a range of social welfare facilities under the proposed scheme is also in compliance with the Government initiatives as announced in Policy Address 2020 and 2021 to increase the supply of social welfare facilities in suitable public housing projects to cater for the needs of the community. SWD

has no objection to the application. To ensure the design and provision of welfare facilities in compliance with all requirements as imposed by SWD and all prevailing ordinance or regulations, an approval condition on the design and provision of the welfare facilities is recommended in paragraph 11.2 below.

Minor Relaxation of BHR

- 10.6 According to the VIA submitted by the applicant, the overall visual character of the proposed scheme with the stepped height building profile is largely compatible with the surrounding built environment. Though the visual impacts arising from the proposed minor relaxation of BHRs at three out of the eight selected public viewpoints (i.e. a junction of Aberdeen Reservoir Road and Aberdeen Main Road, Shek Pai Wan playground and Aberdeen walking trail) (**Drawings A-17, A-18 and A-21**) are considered moderately adverse, the applicant proposes the adoption of sensitive façade treatment, colour, materials and building finishes, etc., at detailed design stage to help reduce the potential visual impact. CTP/UD&L considers that the proposed scheme would generally maintain the stepped BH profile towards the waterfront.
- 10.7 The AVA-EE submitted by the applicant reveals that the proposed scheme will achieve similar air ventilation performance when compared with the CBS with the maximum permissible BHs of 120mPD and 140mPD, and thus no adverse air ventilation impact is anticipated. The building separation of the proposed scheme (i.e. 15 to 17m) is also wider than that of CBS (i.e. 13 to 17m) (**Drawing A-16**), which would further improve the air ventilation performance. While a building setback along Yue Kwong Road and Aberdeen Reservoir Road for landscaping/tree plants is proposed to enhance the overall streetscape and the pedestrian environment (**Drawing A-3**), a total of 82 nos. tree plantings (including 12 nos. of existing trees to be retained and 70 nos. of trees newly planted) would be provided within the Site to mitigate potential landscape impact from the proposed development. CTP/UD&L, PlanD has no adverse comment on the application from air ventilation, urban design and landscape aspects. According to the applicant, with the proposed relaxation of BHRs, the proposed scheme would avoid excavation below the rock head level (**Drawing A-2**), thereby saving on construction time and producing more housing units.
- 10.8 As such, it is considered that the relevant criteria (i.e. (c) to (f) of paragraph 7.2 refer) for consideration of minor relaxation of BHRs as stipulated in the ES of the OZP has generally been complied with.

Technical Aspect

- 10.9 Technical assessments including GPRR, EA, SIA, DIA and WSIA submitted by the applicant have demonstrated that the proposed scheme is acceptable and technically feasible. Concerned departments including CEDD, EPD, DSD and WSD have no objection to or no adverse comments on the application. Regarding the traffic aspect, the applicant has submitted a TIA in support of the proposed redevelopment. The findings of the TIA indicate that the road network with the implementation of proposed road improvement works would be able to cope with the traffic arising from the proposed redevelopment. C for T has no objection to the TIA. To address the technical concerns of the relevant departments, it is recommended that appropriate approval conditions in respect

of traffic, traffic noise and geotechnical aspects at paragraph 11.2 below shall be imposed

Public Comments

- 10.10 Regarding the objection/concerns raised in the public comments, the planning assessments above and the departmental comments in paragraph 8 above are relevant.

11. Planning Department's Views

- 11.1 Based on the assessments made in paragraph 10 and having taken into account the public comment mentioned in paragraph 9, PlanD has no objection to the application.
- 11.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 24.6.2026, 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 design and provision of the welfare facilities to the satisfaction of the Director of Social Welfare or of the Town Planning Board;
- (b) the design and provision of internal transport facilities and vehicular accesses to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (c) the design and construction of the road improvement measures at the junction of Aberdeen Main Road / Aberdeen Reservoir Road as proposed by the applicant to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (d) the submission of an updated noise impact assessment and implementation of noise mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the Town Planning Board; and
- (e) the submission of a natural terrain hazard study and implementation of any hazard mitigation measures identified therein to the satisfaction of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department or of the Town Planning Board.

Advisory Clauses

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

- 11.3 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 are sufficient planning and design merits to justify the proposed minor relaxation of building height restrictions.

12. Decision Sought

- 12.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 12.2 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.
- 12.3 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.

Attachments

Appendix I	Application form received on 23.11.2021
Appendix Ia	Planning Statement
Appendix Ib	FI received on 14.3.2022 and 15.3.2022
Appendix Ic	FI received on 25.4.2022
Appendix Id	FI received on 6.6.2022, 7.6.2022 and 9.6.2022
Appendix II	Detailed Comments from Government Departments
Appendix III	Public Comments
Appendix IV	Advisory Clauses
Drawing A-1	Surrounding Context Plan submitted by the applicant
Drawing A-2	Site Constraints Plan submitted by the applicant
Drawing A-3	Landscape Master Plan submitted by the applicant
Drawing A-4	Block Plan submitted by the applicant
Drawings A-5 to A-13	Floor Plans submitted by the applicant
Drawings A-14 to A-15	Section Plans submitted by the applicant
Drawing A-16	Block Plans submitted by the applicant
Drawings A-17 to A-24	Photomontages submitted by the applicant
Plan A-1	Location plan
Plan A-2	Site plan
Plan A-3	Aerial photo
Plans A-4 to A-7	Site Photos

**PLANNING DEPARTMENT
JUNE 2022**