

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H18/85

<u>Applicant</u>	Hong Kong International School (HKIS) Association Ltd. represented by AECOM Asia Co. Ltd.
<u>Site</u>	Two sites adjacent to HKIS Campus at 700 Tai Tam Reservoir Road, Tai Tam, Hong Kong
<u>Site Area</u>	Site A: Student Activities Centre (SAC) about 6,745m ² Site B: Teaching, Learning and Innovation Centre (TLIC) about 2,240m ²
<u>Land Status</u>	Government Land (GL) <u>Site A</u> <ul style="list-style-type: none">(a) unallocated GL;(b) Short Term Tenancy (STT) No. SHX-1163 for storage, garden and plant nursery only which is running on periodical term after expiry of the initial fixed term; and(c) STT No. SHX-446 for sports and physical education for the use of by the students of the High School in RBL 1079 which is running on periodical term after expiry of the initial fixed term. <u>Site B</u> <ul style="list-style-type: none">(a) unallocated GL; and(b) STT No. SHX-1347 for recreation and/or playground for the use by the students of the Middle School in RBL 1108 which is running on periodical term after expiry of the initial fixed term.
<u>Plan</u>	Approved Tai Tam and Shek O Outline Zoning Plan (OZP) No. S/H18/10
<u>Zonings</u>	<u>Site A</u> "Government, Institution or Community (4)" ("G/IC(4)") (about 4,970m ²) <ul style="list-style-type: none">(a) maximum building height (BH) of 48mPD; and(b) any new development or redevelopment requires planning permission from the Town Planning Board (the Board) "G/IC(3)" (about 1,720m ²) <ul style="list-style-type: none">(a) maximum BH of 40mPD "Green Belt" ("GB") (about 55m ²)

Site B

"G/IC(2)" (about 2,240m²)

(a) maximum BH of 48mPD; and

(b) any new development or redevelopment requires planning permission from the Board

Application

Proposed School with Minor Relaxation of BH Restriction

1. The Proposal

- 1.1 The applicant seeks planning permission for a proposed SAC at Site A, which is zoned "G/IC(3)", "G/IC(4)" and "GB" on the OZP with a minor relaxation of BH restriction within "G/IC(4)" zone by 6.15m from 48mPD to 54.15mPD (i.e. 12.8% in terms of mPD or 19.2% in terms of absolute BH) and a proposed TLIC at Site B, which is zoned "G/IC(2)" on the OZP (**Plan A-1**). According to the Notes of the OZP, any new development within "G/IC(2)" and "G/IC(4)" zones and minor relaxation of BH restriction require planning permission from the Board.
- 1.2 The application sites are the subject of a previous application (No. A/H18/64) for a proposed SAC at Site A (part) and a proposed Service Learning & Technology Centre (SLTC) at Site B, which was approved with conditions by the Metro Planning Committee (the Committee) on 15.4.2011. As compared with the approved scheme, the current proposal involves increase in total gross floor area (GFA)¹ of the proposed SAC at Site A from 20,500 m² to 27,700 m² (+35%) and proposed TLIC at Site B from 9,500 m² to 10,500 m² (+10.5%). The applicant also proposes to erect a parapet wall of 6.15m and roof-top structures of 5.5m including lift shafts and electrical & mechanical (E&M) facilities at the main roof level of the proposed SAC at Site A. As the height of roof-top structures including the parapet wall would exceed 10% of the proposed BH, they are counted towards the BH in accordance with the promulgated Joint Practice Note No.5 (JPN5). The current proposal at Site A also encroaches onto a small portion of "GB" to the west of "G/IC(4)" zone, which is used for vehicular maintenance access to the drainage reserve (DR). A comparison of the major development parameters between the approved scheme and current proposal is summarized below:

	Approved Scheme (A/H18/64) (a)	Current Proposal (b)	Difference (%) (a)-(b)
Site A	SAC	SAC	
Site area	6,790 m ²	6,745 m ²	-45 m ² (+0.67%)
Total GFA ⁽¹⁾	20,500 m ²	about 27,700 m ²	+7,200 m ² (+35.1%)(²)
Plot ratio (PR)	3.02	4.1	+1.08 (+35.8%)
Site coverage (SC)	55%	56%	+1%
BH ("G/IC(4)" portion)	48 mPD ⁽³⁾	54.15 mPD ⁽⁴⁾	+6.15m (+12.8% or +19.3% in terms of absolute BH))

¹ According to the applicant, the total GFA refers to an all-inclusive GFA including the high volume spaces for car parking, circulation, E&M and plant room facilities. In response to Buildings Department's (BD) comments, the applicant clarifies that uncovered tennis courts at R/F at Site A are assumed to be not GFA accountable.

	Approved Scheme (A/H18/64) (a)	Current Proposal (b)	Difference (%) (a)-(b)
("G/IC(3)" portion)	40 mPD	40 mPD	-
No. of storeys	8	9 ⁽⁵⁾	+1 (+12.5%)
Main Facilities ⁽⁵⁾			
B1/F, B2/F, LG/F & UG/F:	Café (B1/F), Carpark and Plant Rooms	Carpark and Plant Rooms, Office	-
1/F & 2/F:	Swimming Pool & Function Rooms	Swimming Pool & Multi-purpose Rooms	-
3/F & 4/F:	Gymnasium, Multi-purpose Rooms & Dance Studio	Gymnasium	-
R/F:	Tennis Courts, Lift Shaft and Plant Rooms	Tennis Courts, Lift Shaft and Plant Rooms	-
No. of private car parking spaces	180	180	-
No. of Taxi and Private Car Lay-bys	12	12	-
Site B	SLTC	TLIC	
Site area	2,300 m ²	2,240 m ²	-60 m ² (-2.6%)
Total GFA ⁽¹⁾	9,500 m ²	10,500 m ²	+1,000 m ² (+10.5%) ⁽²⁾
PR	4.13	4.7	+0.57 (+13.8%)
SC	55%	55%	-
BH	40 mPD	40 mPD	-
No. of storeys	8	8	-
Main Facilities			
G/F & M/F:	Cooling Tower, Storage & Maintenance Office	Lecture Hall & Plant Rooms	--
P/F:	Covered Garden	Covered Recreation	-
1/F to 4/F:	Multi-purpose Rooms	Office & Multi-purpose Rooms	-
5/F:	Green House	Green House	-

Remarks:

- (1) According to the applicant, the total GFA refers to an all-inclusive GFA including the high volume spaces for car parking, circulation, E&M and plant room facilities. In response to BD's comments, the applicant clarifies that uncovered tennis courts at R/F at Site A are not GFA accountable.
- (2) According to the applicant, the proposed increase in GFA as compared with the approved scheme is mainly due to increase in deck-over area for multi-purpose rooms and sport facilities, and E&M spaces at Site A and replacement of cooling towers by lecture hall and E&M facilities at Site B (**Drawings A-24 to A-32**).
- (3) According to the approved scheme, the BH of 48mPD does not include the roof-top structure and parapets with a height of 4.5m.
- (4) The proposed height of 6.15m for parapet and 5.5m for roof-top structures exceed 10% of the BH of the proposed SAC at Site A (i.e. 31.8m) and hence are counted towards the BH in accordance with JPN 5.
- (5) As compared with the approved scheme, the applicant has renamed the numbering of floor in this submission.

1.3 According to the applicant, the number of the existing and future school enrolment of the HKIS would be the same as those in the 2011 approved scheme, i.e. an increase from 1,393 to 1,540. The proposed car parking spaces at Site A will be reserved for pick-up / drop-off students during the peak hours to minimize the number of vehicles queueing along the public road. During the weekends and holidays at specific period, the car park will be open for public use. The applicant has also committed to share the facilities of the proposed SAC and sports facilities with the community and inter-school events to facilitate school collaboration and community use. A DR with 3m width would be provided and drainage diversion works would be conducted at both Sites A and B.

1.4 To minimize the potential visual impact, the applicant proposed to implement a host of mitigation measures including provision of rooftop artificial grass tennis court landscaped with trees and shrubs, installation of parapet fence with recycled timber, enclosure of northeast and northwest corner of the building and lift lobbies with glazing and the use of extensive low-E glazing. Amenity planting will be provided at the roof and along the site boundary of the proposed SAC and TLIC adjoining the “GB” zone. The total number of trees proposed to be retained and felled, and proposed compensatory trees within and outside Sites A and B to meet the compliance requirement of tree preservation clause under lease are summarized below:

	SAC	TLIC
Retained	24	47
Felled	83	25
Total	107	72
Compensatory Planting (in-situ)	109	46
Compensatory Planting (in Existing HKIS Campus)	71	

1.5 In support of the proposed development, the applicant has submitted Visual Appraisal (VA), Traffic Impact Assessment (TIA), Environmental Assessment (EA), Drainage and Sewerage Impact Assessment (DSIA) and Tree Preservation and Landscape Proposal (TPLP). The layout plans, elevation plan, landscape plan and photomontage of the proposed development submitted by the applicant are at **Drawings A-1 to A-23**.

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

- (a) Application Form received on 30.12.2020 (Appendix I)
- (b) Planning Statement (Appendix Ia)
- (c) Supplementary information dated 11.1.2021 (Appendix Ib)
- (d) Further information (FI) dated 9.3.2021 providing responses to departmental comments # (Appendix Ic)
- (e) FI dated 16.4.2021 providing responses to departmental comments and enclosing a revised TIA, EA, DSIA, TPLP and and Photomontages ^ (Appendix Id)
- (f) FI dated 23.4.2021 providing replacement pages of the FI dated 16.4.2021 # (Appendix Ie)
- (g) FI dated 10.5.2021 providing responses to departmental (Appendix If)

- comments [#]
- (i) FI dated 26.5.2021, 31.5.2021, 1.6.2021 and 3.6.2021 **(Appendix Ig)**
providing responses to departmental comments [#]

[#] *accepted and exempted from publication and recounting requirement*

[^] *accepted but not exempted from publication and recounting requirement*

- 1.7 The application was originally scheduled for consideration by the Committee on 2.2.2021. Upon the applicant's request, the Committee agreed on 26.2.2021 to defer making a decision on the application for two months to allow time for the applicant to prepare further information to address departmental and public comments, and further consultation with relevant government departments. With the FI received on 19.4.2021, the application is scheduled for consideration by the Committee at this meeting.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in Planning Statement and FIs at **Appendices Ia, Id and Ig**. They can be summarized as follows:

Facilitate Development of HKIS

- (a) The HKIS has updated its Master Facility Plan in 2016 and identified the operational issues, namely the limited floor spaces for the physical education, arts, music and drama facilities, lack of overall connection and integration with the existing sports field, etc. After review of the current facilities spaces and development potential at Sites A and B, it would be a solution to consolidate the sports & fitness facilities from the High School and Middle School Sports Blocks and expand the current provision into the proposed SAC at Site A, and convert the existing High School Sports Block into a performance arts venue and vacate the existing gymnasium in the Middle School Sports Block for music programme spaces. The proposed TLIC at Site B will provide multi-purpose teaching spaces to complement the existing educational programmes as well as to enhance professional development of the school's faculty and staffs. Proposed developments at Sites A and B are similar to those in the 2011 approved scheme under previous planning application (No. A/H18/64); and
- (b) the proposed SAC will provide quality facilities for both school sports and inter-school sport competitions with other Hong Kong and Asia schools. The facilities will also be share-used for community sports programmes that support children and adults in sports programmes outside the HKIS activities and further strengthen HKIS's market competitiveness among peer schools in terms of sports activities and facilities.

In line with Planning Intentions

- (c) The proposed SAC and TLIC both conform to the overall planning intention of the "G/IC" zone. While the main roof level of the proposed development at Site A is the same as the approved scheme in 2011, the extended parapet of 6.15m around rooftop of the proposed SAC at Site A is to respond to the Education Bureau's (EDB) request to safeguard students' safety and provide screening of rooftop ancillary structures. It is very slightly taller than the roof parapet

proposed under the 2011 approved scheme by 1.65m. The raised lift shaft on the roof floor in the proposed SAC is for barrier free access;

- (d) although part of the Site A for provision of the drainage maintenance access will encroach on the “GB” zones, no development will take place within the “GB” zone. As HKIS shall be responsible for construction and maintenance of the drainage system at both sites, the aforesaid access would only serve for maintenance purpose and shall not pose any impact to the surrounding environment. The proposed development would still conform to the intention of the “GB” zone to safeguard encroachment from urban type development; and
- (e) though there is an increase in GFA for the proposed development at Sites A and B as compared with the approved scheme, it does not involve major changes to the proposed building bulk. While SC for Site B remains the same between the current and the approved scheme, there is only a slight increase in SC of 1% for Site A.

Compatible with the Surrounding Environment

- (f) A VA has been conducted to ascertain the visual acceptance of the proposed developments. The proposed developments would fit in well with the existing environment. The scale of the proposed developments would not give rise to unacceptable visual impact. Moreover, materials and finishes will also be carefully selected to achieve a consistent design vocabulary in the context of the existing surrounding school buildings;
- (g) the portion of Tai Tam Road abutting the HKIS is largely surrounded by dense vegetation and slope adjacent to road edges. According to the viewpoints at the junction of Tai Tam Road and Tai Tam Reservoir Road and along Tai Tam Road of the VA (**Drawings A-17 to A-18, and A-21 to A-23**), the proposed SAC will largely be screened off by greenery and a minor part of the roof parapet of the proposed SAC can be seen at a distance. There is no footpath access along Tai Tam Road and vehicles will only pass by the viewpoints for a split second. Besides, according to the viewpoints at Pak Pat Shan Road and a pier at the Tai Tam Tuk Raw Water Pumping Station of Water Supplies Department (WSD) (**Drawings A-19 and A-20**), the proposed TLIC, which is designed to be compatible with the existing school buildings, will be harmonious with the existing environment. It is highlighted that apart from the proposed SAC, the existing Red Hill Plaza and HKIS High School buildings are also visible along Tai Tam Road. To ensure visual harmony with surrounding environment, mitigation measures such as rooftop landscaping, installation of recycled timber parapet fence, enclosure of northeast and northwest corner of the building with the lift lobbies with glazing and the use of extensive low-E glazing for the building; and
- (h) conscious green design in the form of street planting, garden and rooftop planting incorporating existing natural topography and vegetation will enhance overall environment of the campus. Ornamental shrub planting and other landscaping elements at the rooftop of the proposed SAC and the TLIC will provide additional greening to further enhance the overall appearance and visual quality of the building. The applicant intends to apply the Hong Kong Building Environmental Assessment Method (HKBEAM) Certification for the proposed development.

Ample Provision of Car Parking

- (i) The proposed SAC at Site A will include 4 levels of basement car parks with a total of about 180 car parking spaces and 12 lay-bys for taxis and private cars. This will provide car parking spaces for visiting vehicles and that the pick-up/drop off of school students need not to take place along the current public road, hence avoiding road traffic congestion at main entrance area. A detailed traffic management plan will be formulated and submitted to relevant authorities for approval before implementation. The car park will also serve for any future sporting events and activities of the HKIS. It will be opened for public use during weekends and public holidays at specific period as arranged with the Transport Department (TD).

No Insurmountable Impact

- (j) Technical assessments submitted including VA, TIA, EA, DSIA and TPLP, demonstrate that the proposed development would not result in adverse impacts; and
- (k) with the adoption of central air conditioning system which is anticipated for completion in July 2021, the existing chillers at the Middle School building and the new cooling tower previously proposed to be accommodated within the proposed TLIC under the 2011 approved scheme would be relocated to 4/F and the roof of the High School Sports Block respectively. The possible noise nuisance to the community would be minimized.

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

As the application sites involve GL 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 Sections 12A and 16 of the Town Planning Ordinance’ (TPB PG-No. 31A) is not applicable to the application.

4. Background

- 4.1 Site A was previously zoned “GB”, “G/IC” and shown as ‘Road’; while Site B was zoned “GB” on the then OZP No. S/H18/8. On 13.4.2006, HKIS submitted a s.12A application (No. Y/H18/1) to rezone part of Site A from “GB” and ‘Road’ to “G/IC” and Site B from “GB” to “G/IC” to facilitate the development of 2 new school buildings (i.e. Centre for the Arts (CFA) and Science and Technology Centre).
- 4.2 On 20.10.2006, when approving the s.12A application, the Committee was of the view that the proposed school buildings were close to the Tai Tam Country Park which was popular among local residents and visitors. Developments in this area along Tai Tam Road should not be taller than the road level. The height of the fly tower (i.e. 53.5mPD) as part of proposed CFA at Site A was considered not acceptable, and the height of the proposed development at Site A should be below the Tai Tam Road level. Members also considered that since the proposal involved the rezoning of “GB”, it was appropriate to require the applicant to provide green landscaped roofs to reduce the visual mass so that the building would blend in with the natural environment. In view of Member’s various

concerns on the detailed design, the Committee considered it appropriate to require the applicant to submit planning application for the future developments. Appropriate approval conditions could then be imposed to ensure that the developments would be compatible with the surroundings.

- 4.3 On 10.8.2007, the Committee agreed to the proposed amendments to the OZP, taking into account the urban design principles and proposed BHs for 5 sub-areas in the whole “G/IC” zone at Tai Tam. Among others, a maximum height of 48mPD was imposed in the area zoned “G/IC(4)” to avoid the view from Tai Tam Road and Tai Tam Country Park being affected. Regarding the special requirement of the proposed development at Site A, in particular, the fly tower in the s.12A application, there will be a provision under the Notes of the OZP for application for minor relaxation of the height restriction under the OZP based on individual merits.

5. Previous Application

The application sites are the subject of a previous planning application No. A/H18/64 for proposed school which was approved with conditions by the Committee on 15.4.2011. Subsequently, application No. A/H18/64-1 for extension of time for commencement for further 4 years was approved on 8.4.2015. Building plan submissions at Sites A and B were approved by BA on 29.3.2019 and 8.4.2019 respectively. Details of the application are at **Appendix II** and shown on **Plan A-2**.

6. Similar Application

There is no similar application for ‘School’ use within the “G/IC” and “GB” zones in the area.

7. The Site and Its Surrounding Areas (Plans A-1 to A-3, and Photos on Plans A-4 to A-6)

7.1 Site A is:

- (a) located to the north-west of HKIS campus;
- (b) mainly formed and vacant with vegetation at the periphery of the Site; and
- (c) bounded by Tai Tam Reservoir Road and Tai Tam Road to the northeast and to the west. Accessible via an existing run-in/out to Tai Tam Reservoir Road.

7.2 Site B is:

- (a) located to the east of HKIS campus adjacent to the Middle School building of HKIS;
- (b) formed and currently occupied by HKIS for storage and plant nursery; and

- (c) accessible via an existing run-in/out to Tai Tam Reservoir Road.

7.3 The surrounding areas have the following characteristics:

- (a) the existing HKIS campus accommodating the High School and Middle School buildings is surrounded by slopes covered with trees and vegetation;
- (b)
- (c) developments in the vicinity are mainly low-rise and low-density in character which include the Tai Tam Scout Centre to the north, Tai Tam Water Pumping Station to the east, and a 2-storey local commercial centre known as Redhill Plaza to the south. A residential development, Redhill Peninsula, which comprises medium-rise residential blocks and low-rise houses, is located to the southeast of HKIS;
- (d) the water off the HKIS campus is Tai Tam Harbour which is designated as a Site of Special Scientific Interest; and
- (e) to the further west across the Tai Tam Road is the Tai Tam Country Park.

8. **Planning Intention**

- 8.1 The “G/IC” zone is intended primarily for the provision of Government, Institution or Community (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 planning intention of “GB” zone is primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development in the “GB” zone.
- 8.2 According to the Explanatory Statement of the OZP, the “G/IC” site at the Inner Cove of Tai Tam Harbour, including the application sites and HKIS campus, is divided into 5 sub-areas, each subject to specific control on BH ranging from 20mPD to 73mPD to maintain the general amenity and existing character of the area. The restriction on BH is to respect the natural topography and maintain the existing character of the “G/IC” development at the site. Furthermore, to ensure that future new development in the “G/IC” site will be in keeping with the character of the surrounding area, planning permission from the Board under section 16 of the Town Planning Ordinance is required for new development in the “G/IC(2)” and “G/IC(4)” sub-areas. To provide flexibility for innovative design adapted to the characteristic of particular sites, minor relaxation of the BH restriction for development in the 5 sub-areas of the “G/IC” zone may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9. Comments from Relevant Government Departments

9.1 The following bureau/government departments have been consulted and their views on the application are summarized as follows:

Policy Aspect

9.1.1 Comments of the Secretary for Education (SED):

- (a) from the educational perspective, the policy support given to the previous application No. A/H18/64 is still valid on the understanding that:
 - i. the revised proposal has also taken into account the provision of 300 additional secondary school places and 200 additional primary school places undertaken by HKIS in 2006 and 2001 respectively;
 - ii. the basic functions and purposes of the two buildings at Sites A and B remain unchanged; and
 - iii. the increase in areas of facilities in this revised proposal would enhance the quality of education for the benefits of students.
- (b) the policy support is given subject to prevailing technical requirements and provided that the non-planning related issues of the proposal could be satisfactorily sorted out;
- (c) regarding the proposed tennis court at roof level, the applicant should observe the relevant parts of the Education Regulations (ER) and the “Safety Guidelines on Physical Education Key Learning Area for Hong Kong Schools”, which states that, amongst others, if the roof is used to conduct Physical Education lessons or co-curricular physical activities, it is recommended to have the total height of the parapet wall and the metal fence at a minimum of 6m continuous all the way round;
- (d) if the subject application is approved by the Board, the applicant is required to seek separate approval from the Permanent Secretary for Education for extending the school premises and use of the roof as required under the Education Ordinance (EO) and ER respectively. SED’s policy support on the subject planning application are tendered without prejudice to SED’s deliberation under EO and ER later. Furthermore, it should be made clear that the policy support to the subsequent lease modification, if any, will be considered as a separate issue at a later stage; and
- (e) under the Service Agreement to be signed between SED and the applicant, the applicant is required to make the buildings and facilities of HKIS available as far as practicable to community

organisations, especially non-profit-making organisations, to support meaningful activities connected with education, recreation or community services, without compromising the daily operation of HKIS or the safety/interest of the students.

Land Administration

9.1.2 Comments of the District Lands Officer/Hong Kong West & South, Lands Department (LandsD):

the application sites are related to 2 private treaty grant (PTG) applications under processing by LandsD which are proposed to be granted to HKIS for use as the proposed SCA at Site A and proposed SLTC at Site B. The development parameters of the subject planning application are not in line with the submitted PTG application mainly in terms of site area and permissible GFA. If the subject planning application is approved by the Board, HKIS shall apply to his office for amendment to the PTG applications. If the amended PTG applications are approved by LandsD in the capacity as the landlord, they will be subject to such terms and conditions, as considered appropriate by LandsD at its sole discretion.

Urban Design and Visual

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

According to the applicant, the proposed minor relaxation of BH restriction at Site A for the proposed SAC is in response to the latest interpretation on BH calculation in JPN5 and EDB's requirement for students' safety and screening to include the parapet fence on the roof while the main roof at 48mPD of the previous approved scheme under Application No. A/H18/64 remains unchanged. Besides, the applicant has proposed a number of mitigation measures to maintain visual harmony with the existing visual character of the area, including the provision rooftop artificial grass tennis court landscaped with trees and shrubs, parapet fence with recycled timber fence, the enclosure of northeast and northwest corners of the building with lift lobbies with glazing and the use of extensive low-E glazing. Judging from the submitted photomontages, it is unlikely that the proposed minor relaxation of the BH would induce significant visual impact on the existing visual context of the surrounding areas.

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

- (a) as the building is located within close proximity to existing school buildings and facilities, with reference to the submitted perspective images, it is considered that the proposed development as well as the minor relaxation of the BH restriction may not be incompatible with surrounding context; and

- (b) the applicant is recommended to provide a pedestrian-friendly environment such as barrier-free access, adequate shading devices, etc..

Landscape Aspect

9.1.5 Comments of CTP/UD&L, PlanD:

- (a) no objection to the application from landscape planning perspective;
- (b) based on the submission, there are 108 existing common trees proposed to be felled and 226 new tree plantings proposed for compensation. Furthermore, various landscape treatments are proposed such as tree and shrub planting at rooftop of Site A and along the site boundary adjoining the “GB” area; ornamental shrub planting at rooftop of Site B etc. There is no significant change to the impact on the existing vegetation compared with the previous approved landscape plan and landscape impact within the application sites is considered to be minimized by the proposed landscape treatment;
- (c) the application sites are close to the Tai Tam Country Park and in close proximity to the “GB” areas. Should the Board approve the application, it is considered necessary to impose the landscape condition, i.e. “the submission and implementation of landscape proposals to the satisfaction of the Director of Planning or of the Board”, with a view to ensuring the provision of appropriate landscape treatment to blend the developments with the surrounding natural environment; and
- (d) with reference to the Landscape Plan, the applicant claimed that the proposed landscape works to the west of Site A outside the application site will be included within the site under future extension of boundary during PTG application process.

Traffic Aspect

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

- (a) no adverse comment on the application as there is an approved TIA with similar number of classrooms, students and parking spaces agreed with TD in 2011 under previous application No. A/H18/64; and
- (b) in view of the traffic situation in public road, the applicant shall submit the following:
 - i. a traffic management plan with details on the implementation of Mandatory School Bus Scheme, logistics arrangement for student pick-up/drop-off within the site at school commencement and school end hours, any further

improvement scheme to minimize queuing of school-related vehicles (including school bus) outside HKIS, detailed swept path analysis for turning of vehicles outside the site at Tai Tam Reservoir Road, etc.; and

- ii. a detailed plan for the opening of new car park as public parking, which was also requested by TD in the previous approved scheme.
- (c) should the application be approved, the following approval conditions are suggested:
 - i. the design and provision of the vehicular access and internal transport facilities of the proposed development to the satisfaction of the C for T or of the Board;
 - ii. the submission and implementation of a traffic management plan to the satisfaction of the C for T or of the Board.
- (d) regarding the public concern on the road improvement works for the section of Tai Tam Reservoir Road leading to the pier near Site B, TD has no plan to widen that section of the road as the width of the access to the pier is limited by the internal road within WSD's Tai Tam Tuk Raw Water Pumping Station.

9.1.7 Comments of the Commissioner of Police:

no specific traffic comments from regional traffic police perspective at this stage. It is advised that the proposal should not cause adverse traffic impact to the local community and each temporary traffic arrangement involving works on footpath and/or carriageway should be previously submitted to his office for comment.

Nature Conservation Aspect

9.1.8 Comments of the Director of Agriculture, Fisheries and Conservation:

- (a) no further comment to the application; and
- (b) it is noted the applicant's responses to comments in **Appendix If** that the design of proposed slope cutting works encroaching onto "GB" zone in the west of Site A is still at the preliminary stage and due consideration would be given to avoid the potential impacts to the existing trees later at the detailed building.

Environmental Aspect

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

- (a) no objection to the application; and

- (b) for the EA in the FI, it is noted that the potential noise impact on a noise sensitive receiver (NSR) near the application sites (i.e. Tai Tam Garden and Staff Quarters of HKIS) has not been addressed. While insurmountable noise impact is not anticipated, the applicant should provide clarification/supplementary information to address the noise impact on the said NSR. In this regard, a planning approval condition for the submission of a revised noise impact assessment and implementation of the recommendations identified therein would be required.

Building Aspect

9.1.10 Comments of the Chief Building Surveyor/Hong Kong East and Heritage, BD:

- (a) no in-principle objection to the application;
- (b) technical comments under Buildings Ordinance (BO) are at **Appendix IV**; and
- (c) detailed comments under BO will be made at building plan submission stage.

Fire Safety Aspect

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

- (a) no in-principle objection subject to water supplies for firefighting and fire service installations being provided to the satisfaction of D of FS. Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans or referral from relevant licensing authority; and
- (b) the emergency vehicular access provision shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation 41D which is administrated by BD.

Drainage Aspect

9.1.12 Comments of the Chief Engineer/Hong Kong & Islands, Drainage Services Department (CE/HK&I, DSD):

- (a) no comment on the application; and
- (b) as the proposed development involves diversion/upgrading of the existing stormwater drainage system and sewer, as well as incorporation of the DR, it is considered that the previous approval conditions (e) and (g) under application No. A/H18/64 shall also be included, i.e. “the submission of a Drainage Impact Assessment (DIA) and implementation of the drainage

improvement works identified therein to the satisfaction of the Director of Drainage Services (D of DS) or of the Board” and “the implementation of the local sewerage upgrading/sewerage connection works identified in the Sewerage Impact Assessment (SIA) to the satisfaction of the D of DS or of the Board”, with a view to ensuring that the DIA could address the drainage impact of the development and drainage improvement works during the design and construction stage, as well as implementation of the measures recommended under the accepted SIA.

Geotechnical Aspect

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

- (a) no adverse geotechnical comment on the application; and
- (b) detailed comments are at **Appendix IV**.

9.2 The following government departments have no comment on the application:

- (a) District Officer (Southern), Home Affairs Department;
- (b) Chief Engineer/Construction, WSD;
- (c) Chief Highway Engineer/Hong Kong, Highways Department; and
- (d) Director of Electrical and Mechanical Services.

10. Public Comments Received During Statutory Publication Period

- 10.1 On 15.1.2021 and 30.4.2021, the application and FIs were published for public inspection respectively. During the two statutory public inspection periods, a total of 71 public comments submitted by individual including a Southern District Council (SDC) member were received, with 66 supporting (of which 54 are in standard format) and 5 objecting comments. The sampled comment, remaining supportive comments and objecting comments are attached to this paper at **Appendices IIIa** to **IIIc** respectively. A full set of public comments received on the application is deposited at the Town Planning Board Secretariat for Members’ inspection and reference. The major views/concerns of the public comments are summarized below.
- 10.2 The major grounds of the supporting comments are that the proposed development would improve local traffic flow with provision of additional parking spaces and school facilities for HKIS and provide Stanley and Tai Tam communities access to fitness and recreation facilities, and that the removal of chillers along Tai Tam Reservoir Road could reduce adverse environmental impact on pedestrians and energy consumption in the campus.
- 10.3 The major grounds of the objecting comments are that the SDC was not consulted on the application and the zoning of the application sites; the boundary of Site B should be setback from the existing road for its widening to improve access to the pier at the Tai Tam Tuk Raw Water Pumping Station and the various heritage properties nearby; the existing school facilities are a major

noise polluter and cause unreasonable nuisance along Tai Tam Reservoir Road; the HKIS campus has already been huge and granting of extra land to HKIS is unfair; extension of the campus would worsen the traffic congestion in the area; and the proposed buildings would clearly have an impact on the scenic view along Tai Tam Reservoir Road and Tai Tam Road.

11. Planning Considerations and Assessment

- 11.1 The applicant seeks planning permission for a proposed SAC at Site A and a proposed TLIC at Site B so as to enhance the sports and fitness facilities and provide the multi-purpose teaching spaces to cater for the future development of the HKIS campus. For the proposed development at Site A, which is zoned “G/IC(3)”, “G/IC(4)” and “GB” on the OZP, minor relaxation of BH restriction under “G/IC(4)” from 48mPD to 54.15mPD is also required to facilitate the provision of a parapet wall of 6.15m, representing an increase of 12.8% in terms of mPD or 19.3% in terms of absolute BH.

Planning Intention

- 11.2 The proposed encroachment onto a small strip of “GB” zone to the western corner of Site A (about 55m², 0.6% of total site area) is to provide a vehicular maintenance access to fulfill the technical requirements for the DR. According to the applicant, no structure will be erected on this area and based on the submitted tree survey report, the affected “GB” area is not vegetated. The proposed two school buildings would fall entirely within the “G/IC(2)”, “G/IC(3)” and “G/IC(4)” on the OZP. It is therefore in line with the planning intention of the “G/IC” zone, which is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. The applicant has also committed to share the facilities of the proposed SAC and sports facilities with the community and inter-school events to facilitate school collaboration and community use. SED has given his policy support to the proposed school development.

Minor Relaxation of BH Restriction

- 11.3 To illustrate the scale and development bulk of the proposed school development, the applicant has submitted photomontages from the viewpoints along Tai Tam Road (**Drawings A-17** and **A-18**, and **A-21** to **A-23**), Pak Pat Shan Road (**Drawing A-19**) and pier at the Tai Tam Tuk Raw Water Pumping Station (**Drawing A-20**). The section of Tai Tam Road abutting Site A, which is sloping upwards from north to south, is flanked with dense vegetation. According to the photomontages prepared by the applicant (**Drawing A-23**), the parapet at the roof level of the proposed development at Site A can only be visible from a particular section at Tai Tam Road. As revealed from the front view and section plans (**Plans A-7** and **A-8**) prepared by PlanD, the parapet wall of the proposed development at Site A is only slightly higher than the level of Tai Tam Road, which can be seen at a distance along the major section of Tai Tam Road and is largely screened off by natural greenery. Given the proposed parapet wall is to meet the special functional and safety requirements for the proposed tennis courts at the roof-top and would not impose significant visual impacts on the surrounding areas, it is considered acceptable. Besides, to

mitigate the potential visual impacts towards Tai Tam Road and maintain visual harmony with the existing character of the area, the applicant proposes a number of mitigation measures including provision of rooftop artificial grass tennis court landscaped with trees and shrubs, installation of parapet fence with recycled timber, enclosure of northeast and northwest corner of the building and lift lobbies with glazing and the use of extensive low-E glazing. The proposed minor relaxation would not induce significant visual impact on the existing visual context of the surrounding areas.

- 11.4 The proposed school development is also considered not incompatible with the character of surrounding areas which are predominantly low-rise GIC developments. As compared with the previously approved scheme (No. A/H18/64), though GFA for the proposed SAC at Site A has been increased from 20,500 m² to 27,700 m² (+35%) and for the proposed TLIC at Site B from 9,500 m² to 10,500 m² (+10.5%), which are mainly due to inclusion of the deck-over area for multi-purpose rooms and sport facilities, as well as E&M spaces and reshuffling the internal floor areas (**Drawings A-24 to A-32**), the building bulk of the proposed development is largely kept intact. CA/CMD2, ArchSD considers that the proposed building with minor relaxation of BH would be compatible with the surrounding context.

Other Technical Considerations

- 11.5 Various technical assessments conducted by the applicant have demonstrated that the proposed school development would not induce adverse impacts on the surrounding environment. Relevant departments, including C for T, CE/HK&I of DSD, DEP, D of FS and CTP/UD&L of PlanD have no adverse comment on the application. Regarding the proposed traffic improvement and management measures, the applicant proposes to reserve the car parking spaces at the proposed SAC for pick up/drop-off of school students to relieve traffic during the rush hour to minimize school related vehicles queuing outside HKIS. The car park is proposed to be opened for public use during the weekends and holidays as arranged with TD to improve the traffic situation of the Tai Tam area. C for T has no adverse comment on the proposed traffic arrangement and considers that the applicant should submit a detailed traffic management plan upon approval of the application. To address the technical concerns of the concerned departments, it is recommended that appropriate approval conditions at paragraph 12.2 below shall be imposed.

Public Comments

- 11.6 Regarding the adverse public comments, the planning assessment in paragraphs 11.2 to 11.5 above and departmental comments in paragraph 9 above are relevant. For the public concern on lack of consultation, SDC was consulted on the OZP amendments including the HKIS campus on 20.9.2007 and, as advised by DO(S), the members of SDC have been consulted on the subject application. As for the public concern on noise nuisance of the existing school, as mentioned in paragraph 2 (k) above, the applicant advises that the relocation of existing chillers at the Middle School building along Tai Tam Reservoir Road to the High School Sports Block would be completed by July 2021. As for the public concern on the fairness of granting of extra land to HKIS, it is a land administration matter to be dealt with by relevant departments separately.

12. Planning Department's Views

- 12.1 Based on the assessment made in paragraph 11 above and having taken into account the public comments mentioned in paragraph 10, PlanD has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 11.6.2025, 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 vehicular access and internal transport facilities of the proposed development to the satisfaction of the Commissioner for Transport or of the Board;
- (b) the submission and implementation of a traffic management plan to the satisfaction of the Commissioner for Transport or of the Board;
- (c) the submission and implementation of a landscape proposals to the satisfaction of the Director of Planning or of the Board;
- (d) the submission of a revised Noise Impact Assessment and implementation of the recommendations identified therein to the satisfaction of the Director of Environmental Protection or of the Board;
- (e) the submission of a Drainage Impact Assessment and implementation of the drainage improvement works identified therein to the satisfaction of the Director of Drainage Services or of the Board; and
- (f) the implementation of the local sewerage upgrading/sewerage connection works identified in the Sewerage Impact Assessment to the satisfaction of the Director of Drainage Services or of the TPB.

Advisory Clauses

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

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

the applicant fails to provide sufficient justifications for the proposed relaxation of building height restriction.

13. Decision Sought

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

- 13.2 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.
- 13.3 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 30.12.2020
Appendix Ia	Planning Statement
Appendix Ib	Supplementary Information dated 11.1.2021
Appendix Ic	FI dated 9.3.2021
Appendix Id	FI dated 16.4.2021
Appendix Ie	FI dated 23.4.2021
Appendix If	FI dated 10.5.2021
Appendix Ig	FI dated 26.5.2021, 31.5.2021, 1.6.2021 and 3.6.2021
Appendix II	Previous Application
Appendix IIIa	Sampled Public Comment
Appendix IIIb	Remaining Supportive Public Comments
Appendix IIIc	Objecting Public Comments
Appendix IV	Advisory Clauses
Drawing A-1	Layout Plan submitted by the Applicant
Drawings A-2 to A-6	Floor Plans of Proposed SAC at Site A submitted by the Applicant
Drawings A-7 to A-9	Section Plans of Proposed SAC at Site A submitted by the Applicant
Drawings A-10 to A-13	Floor Plans of Proposed TLIC at Site B submitted by the Applicant
Drawings A-14 to A-15	Section Plans of Proposed TLIC at Site B submitted by the Applicant
Drawing A-16	Landscape Plan submitted by the Applicant
Drawings A-17 to A-23	Photomontages submitted by the Applicant
Drawings A-24 to A-32	Comparison of the Approved Scheme and Current Proposal
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4 to A-6	Site Photos
Plans A-7 and A-8	Front View and Section Plans of Proposed SAC at Site A

**PLANNING DEPARTMENT
JUNE 2021**