

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K14/798

- Applicant** : Hong Kong Housing Society (HKHS) represented by Townland Consultants Limited
- Site** : Site R2-4, Anderson Road Quarry Development (ARQD), Kowloon
- Site Area** : About 10,600m²
- Lease** : Government Land
- Plan** : Approved Kwun Tong (North) Outline Zoning Plan (OZP) No. S/K14N/15
- Zoning** : “Residential (Group B)2” (“R(B)2”)
- (a) maximum plot ratio (PR) of 4.5
 - (b) building height restrictions (BHRs) of 230 meters above Principal Datum (mPD) (the Western Part) and 280mPD (the Eastern Part)
 - (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the PR/BH restrictions stated in the Notes of the OZP may be considered by the Town Planning Board (the Board) on application under s.16 of the Town Planning Ordinance (the Ordinance)
- Application** : Proposed Minor Relaxation of PR Restriction for Proposed ‘Social Welfare Facility’, ‘School (not elsewhere specified)’, ‘Shop and Services’, ‘Market’ and ‘Eating Place’ Uses and Minor Relaxation of BHR for Permitted Residential Development

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed non-domestic facilities (including social welfare facilities) with minor relaxation of PR restriction from 4.5 to 4.9 (+0.4 (+9%)) and BHR from 280mPD to 290mPD (+10m (+3.6%))^[1] for the Eastern Part only for permitted residential development at the application site (the Site) in ARQD, which is zoned “R(B)2” on the approved Kwun Tong (North) OZP No. S/K14N/15 (**Plan A-1**). The proposed minor relaxation in PR is to

^[1] Increase by 12% in terms of absolute BH with mean site formation level at 195mPD, with corresponding increase by about 3.6% in terms of mPD.

^[2] As illustrated in the VIA (**Appendix Ia**), the Site is completely blocked by the existing buildings in On Tai and On Tak Estates at another medium-range VP as assessed under the Study namely Jordan Valley.

accommodate the proposed ‘Social Welfare Facilities’, ‘School (not elsewhere specified)’, ‘Shop and Services’, ‘Market’ and ‘Eating Place’ which are Column 2 uses under the Notes of the “R(B)2” zone requiring planning permission from the Board. The application for minor relaxation of BHR is to accommodate the building design for the permitted ‘Flat’ use (**Drawings A-1 and A-5**).

- 1.2 The Site would be developed with an elongated 2-storey non-domestic block (BH of 209mPD which is 21m lower than the BHR of 230mPD) along the planned public open space (POS) in the Western Part and two 28-storey domestic towers (BH of 290mPD) abutting planned Road G near Tai Sheung Tok in the Eastern Part (the Proposed Scheme) (**Drawings A-1 and A-5**). A 12m-wide building gap is proposed between the two domestic towers for air ventilation purpose (**Drawing A-1**). Moreover, a 2m-wide G/F setback at the non-domestic block is proposed for better integration with the adjoining planned POS (**Drawings A-1 and A-5**).
- 1.3 The Master Layout Plan (MLP), floor plans, sections, Landscape Master Plan (LMP), artist’s impression and photomontages submitted by the applicant are at **Drawings A-1 to A-11**. The major development parameters of the proposed development are tabulated below:

Development Parameters	Proposed Scheme
Site Area (about)	10,600 m ²
Total GFA (about)	51,940 m ²
• Domestic	47,700 m ²
• Non-domestic ^[a]	4,240 m ²
Total PR	4.9
• Domestic	4.5
• Non-domestic	0.4
Social Welfare Facilities ^[a]	<ul style="list-style-type: none"> - one 100-place Child Care Centre (CCC) - one 60-place Day Care Centre for the Elderly (DE) - 1 team of Home Care services for Frail Elderly Persons (HCS)
Nos. of block	
• Domestic	2
• Non-domestic	1
BH (nos. of storey ^[b])	
• Domestic blocks (Eastern Part)	290mPD ^[c] (28 storeys)
• Non-domestic block (Western Part)	209mPD (2 storeys)
Site Coverage (SC)	≤65%
No. of Flats	About 970
Local Open Space ^[d]	About 2,716 m ²
Parking and L/UL Facilities	
• Private Cars	99
• Motorcycle	9
• Private Light Bus for social welfare facilities	4
• L/UL bays	6
• Bicycle	65
Target Completion Year	2026

Notes

- [a] Including social welfare facilities, subject to further review by the Social Welfare Department (SWD) at detailed design stage, and other non-domestic facilities.
- [b] Excluding one storey basement carpark connecting the Eastern and the Western Parts.
- [c] Floor to floor height of 3.1m is adopted for the domestic floors.
- [d] Local open space of not less than 1m² per person would be provided as required under the Hong Kong Planning Standards and Guidelines (HKPSG) (**Drawing A-7**).

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

- (a) Application form received on 14.12.2020; **(Appendix I)**
- (b) Supplementary planning statement enclosing Visual Impact Assessment (VIA) received on 14.12.2020; **(Appendix Ia)**
- (c) 1st Further information (FI) received 4.3.2021 providing responses to departmental and public comments with new information shown on the MLP, LMP, floor plans and sections^[*]; **(Appendix Ib)**
- (d) 2nd FI received on 22.3.2021, 23.3.2021 and 24.3.2021 providing response to departmental comments and revised illustrative plan^[*]; and **(Appendix Ic)**
- (e) 3rd FI received on 13.4.2021 providing Air Ventilation Review^[*]. **(Appendix Id)**

^[*] FIs accepted and exempted from publication requirement

1.5 On 5.2.2021, the Metro Planning Committee (the Committee) agreed to defer making a decision on the application for one month as requested by the applicant in order to allow sufficient time for preparation of FI to address departmental comments. With the FI received on 4.3.2021 (**Appendix Ib**), 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 as set out in **Appendices Ia to Id** are summarized as follows:

In line with Government Policy

2.1 The Site has been allocated for public housing development to increase the supply of affordable housing in the short-medium term. In order to cater for the socio-economic profile associated with the change in housing type, provision of local retail and social welfare facilities as required by SWD are proposed to serve the future residents in ARQD. As such, planning permission is sought from the Board for accommodating the social welfare and retail uses at the Site and the minor relaxation in PR restriction sought is for accommodating the non-domestic uses without compromising the flat production.

Design Merits

2.2 For better transition between the POS and the proposed residential towers, to avoid erection of tall towers abutting this pedestrian corridor and to create a more open pedestrian environment, a 2-storey low-rise non-domestic block is proposed at the Western Part while the Eastern Part would be developed with two domestic blocks.

There will be about 50m-wide tower separation with the adjacent residential site (Site R2-3) on the other side of the planned POS under the Proposed Scheme that would minimise the overshadowing effect (**Drawings A-1 and A-10**). Furthermore, a 2m-wide G/F setback is proposed along the frontage facing the POS (**Drawings A-1 and A-5**).

- 2.3 The applicant has considered an alternative scheme to include a 6-storey domestic tower atop the 2-storey non-domestic block with BH up to 230mPD (i.e. the OZP-Compliant Scheme). As illustrated in the photomontages (**Drawings A-9 and A-10**), the applicant considers that such alternative design would reduce the overall permeability when viewed from the POS in the vicinity. The Proposed Scheme has optimised the residential tower footprint (SC of 20% for the whole site, or 33% for the Eastern Part), with due consideration on the requirements on the provision local open space (of 1m² per person under the HKPSG), 5m setbacks abutting Road H and Road G (take up about 10% of the Site) as noise mitigation measures recommended under the ‘Planning Study on Future Land Use at ARQ – Feasibility Study’ (the Study), provision of 12m building separation between the towers for compliance with the Sustainable Building Design Guidelines (SBDG) and emergency vehicular access (EVA) within Site to meet relevant requirements (**Drawings A-1 and A-2**). Wind enhancement features including the said building separation running in southwest-to-northeast (SW-NE) direction, covered landscape areas at G/F to allow voids between domestic towers in the Eastern Part, and 5m set backs at the boundary (**Drawing A-1**) are proposed.

No Adverse Visual Impact with Proposed Minor Relaxation in the BHR

- 2.4 With the proposed BHs, the stepped BH profile planned for the residential communities in the ARQD can still be maintained having regard to the design considerations recommended under Study as detailed in paragraphs 3.1 and 3.2 below. The VIA as submitted concludes that the proposed minor relaxation in BHR would have negligible visual impact when viewed from long range vantage point (VP) at Hong Kong Convention and Exhibition Centre (HKCEC) (**Drawing A-11**)^[2] and would bring enhancement to the pedestrian environment when viewed locally along POS (**Drawings A-9 and A-10**). Similar to other departments in ARQD, the applicant would make use of the recycled grey water ^[3] for non-potable purposes in public housing development.
- 2.5 The Proposed Scheme meets relevant criteria for consideration of minor relaxation of BHR in the Explanatory Statement (ES) of the OZP:
- (a) *providing better streetscape/good quality street level public urban space* – the low-rise non-domestic block would create a more open pedestrian environment as discussed in paragraphs 2.2 and 2.3 above;

^[2] As illustrated in the VIA (**Appendix Ia**), the Site is completely blocked by the existing buildings in On Tai and On Tak Estates at another medium-range VP as assessed under the Study namely Jordan Valley.

^[3] A Grey Water Treatment Plant at ARQD, operated by the Water Supplies Department, will collect the waste water from baths, showers, wash basins, kitchen sinks and laundry machines, etc. of various developments in ARQD, and treat and reuse those collected waste water for non-potable purposes such as toilet flush. Requirement to provide ancillary facilities within the housing developments to connect with the Government’s grey water system would be specified in the lease.

- (b) *providing separation between buildings to enhance air ventilation and visual permeability* – proposed building disposition would minimise overshadowing effect over the planned pedestrian corridor and facilitate air ventilation at pedestrian level as discussed in paragraph 2.2 above; and
- (c) *building design and planning merits* – provision of non-domestic facilities without compromising flat production with due consideration to the planning and design framework recommended under the Study.

No Adverse Impacts on Other Technical Aspects

- 2.6 The Civil Engineering and Development Department (CEDD) has conducted relevant assessments which ascertained the feasibility of the proposed public housing development including the non-domestic facilities being applied for under this planning application.

3. Background

Imposition of BHRs for ARQD

- 3.1 With a view to examine the future land use, the key land use proposals in ARQD including Quarry Park, Residential Communities with supporting GIC facilities and Civic Core have been identified in the Study (**Plan A-4**). A stepped BH profile for the Residential Communities is recommended with a view to
- (a) respecting the Tai Sheung Tok ridgeline and the Quarry Park as viewed from strategic vantage point HKCEC;
 - (b) preserving an existing view corridor between the Tai Sheung Tok summit and Jordan Valley;
 - (c) providing unobstructed views from the lookouts/viewing decks at different levels on the rock face;
 - (d) creating a human-scale environment along green pedestrian corridors;
 - (e) providing height variations to the building clusters; and
 - (f) moderating the row of tall towers along the rock face.
- 3.2 Having regard the above considerations, high-rise residential blocks are mainly planned close to the rock face and stepping down towards Jordan Valley in the west with medium-rise blocks fronting the Quarry Park (**Plan A-4**). In the northern portion of ARQD (including the Site), residential blocks on both sides of the green pedestrian corridor are also proposed to be lower to create a human-scale environment along the corridor.
- 3.3 Based on the urban design framework mentioned above, appropriate building BHRs are incorporated for ARQD on the OZP.

Planned Developments in ARQD

- 3.4 As per the Government's Six New Housing Initiatives as announced in 2018, to increase the supply of affordable housing, six housing sites at ARQD (including the Site) were allocated for public housing developments to be implemented by the

applicant and the Hong Kong Housing Authority (HKHA). CEDD has also conducted relevant assessments (including Traffic Review, EIA, Sewerage and Water Supplies Review) to ascertain the feasibility of the proposed public housing development including the supporting non-domestic facilities. Population intake for these public housing are targeted for 2023/24 to 2025/26.

- 3.5 To serve the future community in the ARQ and the surrounding areas, three sites are zoned “Commercial”. Six parcels of lands are zoned “Government, Institution or Community (2)” (“G/IC(2)”) for providing primary and secondary schools, social welfare block, a joint-user complex (with a multi-purpose sports centre, a community hall, a library, range of social welfare services and public vehicle park), a public transport interchange (PTI) and other GIC facilities. Premise-based kindergartens, social welfare and retail facilities would also be provided at some of the public housing sites. Planned POS (of about 21.5ha) covering the Quarry Park and the district open space/civic square would be formed with target completion to tie in with the population in-take of ARQD (**Plan A-4**).

4. 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 Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) is not applicable to the application.

5. Previous Application

There is no previous application in respect of the Site.

6. Similar Application

- 6.1 There is no similar application within “R(B)” on the OZP.
- 6.2 A similar application (No. A/K14/797) submitted by the HKHA, for the proposed ‘Social Welfare Facilities’, ‘School (Kindergarten)’, ‘School (not elsewhere specified)’, ‘Shop and Services’, ‘Market’, ‘Eating Place’, ‘Institutional Use (not elsewhere specified)’ and ‘Place of Entertainment’, and minor relaxation of PR restrictions and BHRs for another two public housing sites at ARQD, is scheduled for consideration at the same meeting (**Plan A-1**).

7. The Site and Its Surrounding Areas (Plans A-1 to A-4 and Site Photo on Plan A-5)

- 7.1 The Site is:
- (a) located in the northern portion of the ARQD, and is bounded by the planned public Road G and Road H to its east and north, and the planned POS to its south and west (**Plan A-2**); and
 - (b) currently under site formation and infrastructural works by the CEDD before handing over to the applicant for public housing construction works.

7.2 The surrounding areas have the following characteristics (**Plans A-1 to A-5**):

- (a) ARQD is planned for medium-density residential developments with supporting commercial and other GIC facilities, and intertwined with planned POS (**Plan A-4**); and
- (b) A PTI is under construction to its northeast across Road H, and a proposed primary school (i.e. Site E1 on **Plan A-4**) to its southwest.

8. Planning Intention

8.1 The planning intention of “R(B)” zone is primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.

8.2 As stated in the ES of the OZP, to provide incentive for developments/redevelopments with design merits/planning gains, and to cater for circumstances with specific site constraints, each application for minor relaxation of BHR under section 16 of the Ordinance 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 public passage/street widening;
- (c) providing better streetscape/good quality street level public urban space;
- (d) providing separation between buildings to enhance air ventilation 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 the need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality, provided that no adverse landscape and visual impacts.

9. Comments from Relevant Government Departments

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

Land Administration

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

- (a) He has no comment on the application from land administration point of view.

- (b) The Site and the surrounding areas are currently held by Project Manager/East, CEDD under simplified temporary land allocation GLA-TSK3540 for the purpose of site formation and infrastructural works for the term expiring on 31.12.2022. The Site availability is subject to the program of the said site formation and infrastructural works by CEDD.

Urban Design, Visual, Air Ventilation and Landscape Aspects

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

Urban Design and Visual Aspect

- (a) The proposed development comprises of two 28-storey domestic blocks and an elongated 2-storey non-domestic block above one storey of basement carpark. The low-rise non-domestic block is located along the planned POS, and the two tall domestic blocks are located close to the rock face of Tai Sheung Tok, which are in general respecting the intended stepped BH profile of ARQD. Accommodation of the proposed development would unlikely cause any significant adverse visual impact.
- (b) The Proposed Scheme has incorporated a minimum 2m G/F setback at the non-domestic block along the planned POS (**Drawing A-1**). Landscape treatments including periphery tree planting, at-grade landscaped areas and roof greening at the non-domestic block, and courtyard gardens at the domestic towers will be provided. These represent the applicant's efforts to promote visual interest and enhance pedestrian comfort.

Air Ventilation Aspect

- (c) According to the Air Ventilation Reviews, the Proposed Scheme has incorporated some wind enhancement features including (i) around 12m-wide SW-NE aligned building separation between two blocks at Easter Part; (ii) 5m setbacks from north-eastern and part of north-western site boundaries; and (iii) covered and elevated landscape area and its void at ground level. In view of the above and the relatively small scale of the proposed development, the proposed minor relaxation of PR and BHR would not cause significant adverse air ventilation impact on the surrounding pedestrian wind environment when compared with the Base Scheme (i.e. the notional scheme under the 'Air Ventilation Assessment by Wind Tunnels for an Instructed Project at ARQ in Kowloon East' conducted in 2015).

Landscape Aspect

- (d) With reference to the aerial photo of 2019, the Site is located in an area of urban landscape character with planned high-rise residential development, GIC facilities and POS in the close vicinity. No existing tree is observed within the Site. The proposed development is not incompatible with the planned landscape character of the surrounding area.

- (e) According to the Planning Statement (**Appendix Ia**), private open space of not less than 2,716m² (i.e. 1m²/person) is proposed as required under the HKPSG. Besides, as indicated LMP (**Drawing A-7**), landscape treatments with trees and shrubs planting, sitting courtyard, multi-function lawn etc. are proposed on G/F, and green roof is proposed on the podium of the non-domestic block.
- (f) In view that adverse landscape impact caused by the proposed development is not anticipated and adequate landscape provisions are proposed to improve the landscape quality of the development, he has no objection in-principle to the application from landscape planning perspective.

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

It is noted that the proposed development consists of one non-domestic block and two residential tower blocks with height ranging from 209mPD to 290mPD which may not be incompatible with adjacent residential developments with BHR ranging from 225mPD to 280mPD. As such, he has no comment from architectural and visual impact point of view.

Provision of Social Welfare Facilities

9.1.4 Comments of Director of Social Welfare (DSW):

- (a) He supports the planning application for timely provision of the proposed social welfare facilities within the public housing development to serve the future residents.
- (b) He will provide further comments on the requirements of the welfare facilities during the detailed design stage. Should the Board approve the application, he recommends that an approval condition on the design and provision of the social welfare facilities in the proposed development should be imposed.
- (c) His other comments on the detailed design of the social welfare facilities are detailed in **Appendix II**.

Traffic Aspect

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

- (a) The Traffic Review conducted by CEDD is acceptable and he has no objection to the proposed non-domestic uses comprising social welfare facilities and retail facilities. He has no objection to the application from traffic engineering perspective.
- (b) Noting that the applicant will review the parking provision at detailed design stage comply with the upper end of the latest parking standards for residential developments, should the application be approved by the Board, approval conditions on the design and provision of parking facilities and L/UL spaces is suggested.

Environmental Aspect

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

- (a) It is noted that the environmental acceptability of various proposed public housing developments at the ARQD has been demonstrated in the Schedule 3 EIA Report for ARQD which was approved under the EIA Ordinance in July 2014. Also, CEDD has conducted the Sewerage Review Report submitted in June 2019 for the ARQD which has taken into account of the latest development for the proposed uses being applied for under this application.
- (b) It is noted that the key environmental issues have been reflected in the planning statement (**Appendix Ia**) and the setback distance from Road G and Road H for the Site (5m-wide) tallied with the recommendations of the EIA Report. As such, he has no comment on the application.
- (c) His other technical comments are detailed in **Appendix II**.

Buildings Matter

9.1.7 Chief Building Survey/New Territories East (2) and Rail Section, Buildings Department (BD);

- (a) He has no in-principle objection under the Buildings Ordinance on the planning application.
- (b) His other technical comments on building aspect are at **Appendix II**.

Fire Safety

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

He has no in-principle objection to the captioned application subject to fire service installations and water supplies for firefighting being provided to the satisfaction of this Department. EVA arrangement shall comply with Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 administered by the BD. Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.

9.2 The following Government bureaux/departments have no objection/no comments on the application and the FIs:

- (a) Project Manager (South), CEDD, CEDD;
- (b) Chief Engineer/Construction, Water Supplies Department;
- (c) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- (d) Chief Highway Engineer/Kowloon, HyD;
- (e) Chief Engineer/Mainland South, Drainage Services Department;
- (f) District Officer (Sai Kung), Home Affairs Department (HAD);
- (g) District Officer (Kwun Tong), HAD;

- (h) Commissioner of Police;
- (i) Director of Electrical and Mechanical Services;
- (j) Director of Leisure and Cultural Services; and
- (k) Head of Geotechnical Engineering Office, CEDD

10. Public Comments Received During the Statutory Publication Period

On 22.12.2020, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 12.1.2021, one public comment was received from an individual (**Appendix III**) who supports the stand-alone non-domestic block for providing social welfare facilities but considers that the green roof therein should be designed with elderly and children friendly facilities to serve the target users of the proposed social welfare facilities.

11. Planning Considerations and Assessments

- 11.1 The application is for proposed non-domestic facilities (including social welfare facilities) with minor relaxation of PR restriction from 4.5 to 4.9 (+0.4 (+9%)) to accommodate the proposed uses at the Site zoned “R(B)2” on the OZP. The applicant also seeks minor relaxation in BHR from 280mPD to 290mPD (+10m (+3.6%)) for the domestic blocks in the Eastern Part which according to the applicant is to facilitate a better building disposition to enhance the pedestrian environment at adjoining POS.

Provision of Non-domestic Facilities

- 11.2 The planning intention of “R(B)” zone is primarily for medium-density residential developments where uses serving the residential neighbourhood, including retail and social welfare facilities may be permitted on application to the Board. The proposed non-domestic facilities at the public housing development is considered generally in line with the planning intention of the “R(B)2” zone and would serve the future residents in ARQD.
- 11.3 The proposed provision of social welfare facilities is in line with Government’s initiatives and policy to enhance the provision and planning of social welfare services. Having reviewed the existing and planned provision of social welfare facilities in ARQD and the adjoining areas, the demand arising the future population in the area, and the site context, the SWD advised the type of social welfare facilities as listed in paragraph 1.3 above to be provided at the Site. DSW supports the application to facilitate the timely provision of social welfare facilities to serve the future residents, and recommends that an approval condition on the design and provision of the social welfare facilities should be imposed should the Board approve the application.

Minor Relaxation in PR Restriction for Non-domestic Facilities

- 11.4 The minor relaxation of PR restriction being applied is to accommodate the proposed non-domestic uses at the Site. As such, the Proposed Scheme would facilitate optimisation of the Site to meet the demand for required social welfare, and other non-domestic facilities to serve the community without compromising the supply of public housing units. This is in line with Government’s overall policy to optimise scarce land resources.

- 11.5 Relevant technical assessments conducted by the CEDD confirm that the proposed non-domestic facilities is acceptable with no insurmountable impacts on technical aspects. Departments consulted, namely CEDD, EPD, TD, DSD, WSD and FSD have no adverse comments on/objection to the application. Approval condition on the design and the provision of parking and L/UL facilities at paragraph 12.2 below is suggested by C for T.

Minor Relaxation in BHR

- 11.6 The applicant proposes to accommodate the non-domestic facilities in a 2-storey block with BH of 209mPD at the Western Part (i.e. 21m lower than BHR of 230mPD) alongside the POS for enhancing the pedestrian environment and improving visual permeability as compared with the OZP-Compliance Scheme (**Drawings A-9 and A-10**), and is generally in line with the urban design framework recommended under the Study as set out in para. 3.1 above. To fully utilise the development potential of the Site without compromising public housing units, the applicant applies for minor relaxation in BH in the Eastern Part by +10m (equivalents to about 3-storeys of the two domestic blocks). The applicant indicates that the domestic SC of 20% for the whole site (or about 33% for the Eastern Part) has been optimised having regard to the required setback requirement from Road G and Road H, provision of 12m building separation between the domestic towers for air ventilation purpose and requirement for provision of sufficient local open space, mostly within the Eastern Part, to serve the future residents according to HKPSG; and hence there is no scope for lowering the BH by adopting a larger footprint. The Proposed Scheme is also considered generally meets the criteria (c) and (d) for considering application for minor relaxation of BHR as mentioned in paragraph 8.2 above.
- 11.7 In terms of BH profile for the ARQD, as commented by CTP/UD&L, PlanD, the proposed building disposition, with low-rise non-domestic block located along the planned POS and the two tall domestic blocks located close to the rock face of Tai Sheung Tok, is in general respecting the intended stepped BH profile for ARQD. Besides, landscape treatments were proposed on G/F and the green roof of the non-domestic block to improve the landscape quality of the proposed development. In this regard, CTP/UD&L, PlanD and CA/CMD2, ArchSD have no adverse comment on the application from urban design, visual, air ventilation and landscape perspectives.
- 11.8 Having considered the planning merits of the inclusion of proposed social welfare and other non-domestic facilities in public housing development and the design merits as discussed in paragraphs 11.2, 11.3, 11.6 and 11.7 above, the proposed relaxation of BHR may be considered not unacceptable.

Public Comment

- 11.9 Regarding the public comment advising the applicant to provide elderly and children facilities at the roof top of the non-domestic block, the applicant indicates that they will explore and review the suggestion with DSW at the detailed design stage. According to the CEDD's landscape design master plan, recreational facilities such as fitness stations, children's play areas, fitness corner for the elderly, Tai Chi area etc. would be provided at the surrounding POS for timely completion to serve the future residents.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11 above and having taken into account the public comment mentioned in paragraph 10, the Planning Department 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 16.4.2025, 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 suggested for Members' reference:

Approval conditions

- (a) the design and provision of the social welfare facilities to the satisfaction of the Director of Social Welfare or of the Town Planning Board; and
- (b) the design and provision of parking facilities, loading/unloading spaces and vehicular access for the proposed development 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**.

- 12.3 Should the Committee decide to reject the application, the following rejection reason is suggested for Member's reference:

The applicant fails to demonstrate that there are sufficient planning and design merits 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.

14. Attachments

Appendix I	Application form received on 14.12.2021
Appendix Ia	Supplementary planning statement
Appendix Ib	Further Information received on 4.3.2021
Appendix Ic	Further Information received on 22.3.2021, 23.3.2021 and 24.3.2021
Appendix Id	Further Information received on 13.4.2021

Appendix II	Other technical comments from Government departments
Appendix III	Public comment received during the statutory publication period
Appendix IV	Recommended advisory clauses
Drawing A-1	Master Layout Plan submitted by the applicant
Drawings A-2 to A-6	Floor Plans and sections
Drawing A-7	Landscape Master Plan
Drawing A-8	Artist's Impression
Drawings A-9 and A-10	Illustrations of OZP-Compliance Scheme
Drawing A-11	Photomontages
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Proposed Open Space and GIC Facilities in ARQD
Plan A-5	Site Photo

PLANNING DEPARTMENT
APRIL 2021