

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K14/812

- Applicant** : Government Property Agency, represented by Masterplan Limited
- Site** : Sites G2 and G2a, Anderson Road Quarry Development (ARQD), Kowloon
- Site Area** : Site G2 : about 8,275m²
Site G2a : about 2,240m²
- Land Status** : Government Land
- Plan** : Approved Kwun Tong (North) Outline Zoning Plan (OZP) No. S/K14N/15
- Zoning** : Site G2 : “Government, Institution or Community(2)” (“G/IC(2)”)
- maximum building height (BH) of 200 meters above Principal Datum (mPD), or the height of the existing building, whichever is the greater
Site G2a : “Open Space” (“O”)
- Application** : Site G2 : Proposed Minor Relaxation of Building Height Restriction (BHR) for Permitted Government, Institution and Community (GIC) uses

Site G2a : Proposed Underground ‘Public Vehicle Park (excluding Container Vehicle)’

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed minor relaxation of BHR from 200mPD to 211.95mPD (+11.95m, +44.26% in term of absolute BH and +5.98% in terms of mPD)^[1] for a proposed joint-user complex (JUC) at Site G2^[2] comprising various GIC uses (namely library, sports centre, community hall and social welfare facilities (see paragraph 1.5 for details)) with an underground public vehicle park (PVP) extending underneath the planned public open space (POS) at the adjoining Site G2a (the Proposed Scheme) in ARQD. Sites G2 and G2a are zoned “G/IC(2)” and “O” respectively on the approved Kwun Tong (North) OZP No. S/K14N/15 (**Plan A-1**). Since the proposed JUC with a proposed BH of 211.95mPD would exceed the BHR as stipulated on the OZP, planning permission from the Town Planning Board (the Board) under s.16 of the Town Planning Ordinance for the minor relaxation of BHR is required to accommodate the

^[1] Increase in absolute BH from 27m to 38.95m (+44.26%) with mean site formation level at 173mPD.

^[2] As recommended in the ‘Planning Study on Future Land Use at ARQ – Feasibility Study’ (the Study), Site G2 was originally planned for a sports centre only.

permitted ‘Library’, ‘Place of Recreation, Sports or Culture’, ‘Social Welfare Facility’, and ‘PVP (excluding Container Vehicle)’ uses under the Notes of the OZP for the “G/IC(2)” zone. The applicant also applies for planning permission for underground ‘PVP (excluding Container Vehicle)’ at Site G2a, which is a Column 2 use within the “O” zone (**Drawing A-1** and **Plan A-1**).

- 1.2 The applicant indicates that the proposed JUC is the first batch of government projects under ‘Single Site, Multiple Use’ (‘SSMU’) initiative for better utilisation of scarce land resources to meet the community demand for more GIC and social welfare facilities.
- 1.3 According to the Proposed Scheme, atop the 2-level underground carpark straddling Sites G2 and G2a, the proposed JUC would comprise two building blocks above G/F with Block 1 (at 211.95mPD) for social welfare uses and Block 2 (at 209.9mPD) for the sports centre in the western and the eastern part of Site G2 respectively (**Drawings A-1** and **A-9**). The planned POS at Site G2a would be implemented by the applicant and handed over to the Leisure and Cultural Services Department (LCSD) for management and maintenance (M&M) and opened for public enjoyment. In addition, a POS of not less than 675m² is proposed at Site G2 for public enjoyment, and site coverage of greenery of not less than 20% with combination of trees, shrubs and lawn (**Drawing A-10**) would be incorporated. A planned public road branching off from Road C to the Basement 1 Level is under construction by the Civil Engineering and Development Department (CEDD) for direct access to the underground carpark of the proposed JUC (**Drawing A-1** and **Plan A-2**).
- 1.4 The layout plan, floor and section plans, landscape plan and photomontages of the indicative scheme submitted by the applicant are at **Drawings A-1** to **A-12**. The major development parameters of the proposed JUC at Site G2 are tabulated below:

Development Parameters	Proposed Scheme
Site Area for Site G2 (about)	8,275m ²
Gross Floor Area (GFA) (about)	17,377.5m ² ^[a]
Plot Ratio (PR)	2.1
Maximum BH (at main roof)	211.95mPD (+11.95m) ^[b]
Site Coverage (SC) <ul style="list-style-type: none"> Below 15m Above 15m 	80% 55%
Minimum POS	675m ²
SC of Greenery	Not less than 20%
Underground Parking Spaces (about) ^[c] <ul style="list-style-type: none"> PVP Ancillary Parking Spaces 	200 20
Loading/unloading (L/UL) Facilities <ul style="list-style-type: none"> Taxi Coach 	2 1
Target Completion Year	2027

Notes

- [a] The Proposed Scheme as submitted is indicative only and its actual development layout design and GIC uses to be provided are subject to change in the detailed design stage.
- [b] Increase by +44.26% in term of absolute BH and +5.98% in terms of mPD
- [c] Including the underground parking area at Site G2a.

- 1.5 The main uses by floor and the floor-to-floor height under the Proposed Scheme for Site G2 (**Drawings A-1 to A-9**) are summarized as follows:

Floor	Main Uses	Floor Height (m)
Podium (G/F)	<ul style="list-style-type: none"> • Community hall; • Sports centre (children's play area and fitness room); • Library (including students' study room); • a 40-place Day Care Centre for the Elderly (DE); and • Common areas 	5.15m
Block 1 (1/F to 6/F)	Social Welfare Facilities including: <ul style="list-style-type: none"> • a 100-place Residential Care Home for the Elderly (RCHE) cum 30-place Day Care Unit; • an Office Base of On-site Pre-school Rehabilitation Services; • a 60-place Special Child Care Centre; • a 60-place Early Education and Training Centre; • an Integrated Children and Youth Services Centre; • an Integrated Family Service Centre; • an Integrated Community Centre for Mental Wellness sub-base; and • a 40-place Urban Hostel for Single Persons 	3.8m on each floor
Block 2 (1/F and 2/F)	Sports Centre Facilities including <ul style="list-style-type: none"> • multi-purpose activity rooms/table tennis room (1/F); and • multi-purpose arena (2/F) 	6.75m 14m

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

- (a) Application form received on 4.1.2022; **(Appendix I)**
- (b) Supplementary planning statement enclosing a Visual Impact Assessment (VIA) received on 4.1.2022; and **(Appendix Ia)**
- (c) 1st Further information (FI) received on 17.2.2022 and 21.2.2022 providing responses to departmental comments ^[*] **(Appendix Ib)**
- (d) 2nd FI received on 28.2.2022 providing responses to departmental comments ^[*] **(Appendix Ic)**

Remarks:

[] accepted and exempted from publication and recounting requirement*

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application as set out in **Appendices Ia to Ic** are summarized as follows:

In line with Government Policy

- 2.1 According to the Chief Executive's 2019 Policy Address (PA), the Government strives to optimise utilisation of suitable "G/IC" sites under 'SSMU' principle. It

was also mentioned in the 2018 PA that the Government will provide public car parking spaces in suitable GIC facilities and POS projects under the ‘SSMU’ principle. The proposed JUC is the first batch of government projects under ‘SSMU’ initiative that demonstrates Government’s effort for optimal use of the limited land resources for providing more needed GIC and social welfare facilities to serve community.

Provision of GIC Facilities and PVP in Addressing Local Needs

- 2.2 The Site is originally planned for development of a sports centre as recommended under the Study. In pursuit of ‘SSMU’ principle, it is considered appropriate to consolidate the community hall and the library (originally planned at another “G/IC” site at Site G1 (**Plan A-4**) in ARQD), with additional social welfare facilities for serving the demand with increase in population^[3] in a single site at the Site G2 where is centrally located in ARQD. By doing so, Site G1 could be reserved for other GIC uses^[4].
- 2.3 On Tat and On Tai Estates (collectively referred to as Development at Anderson Road (DAR)) (**Plan A-4**) locate to the west of ARQD where illegal road side parking are commonly observed that not only obstruct the traffic but also pose road safety hazard to road users. To meet parking demands in the area and in response to the local requests, two-level underground carpark for providing a PVP with about 200 spaces for private cars, medium/heavy goods vehicles, light goods vehicles, light buses, coaches, and motorcycles is proposed. For the proposed underground carpark, instead of further excavation within Site G2 for an additional basement level, it is proposed to extend the floor plate horizontally to the adjoining Site G2a for achieving a more efficient carpark footprint, and that deeper excavation may reach the rock face and would be more costly to do so. The implementation of POS at Site G2a would not be affected by the Proposed Scheme.

Optimal Increase in BH under application with no Adverse Visual Impact

- 2.4 To implement the proposed JUC, there is a genuine need to increase the BH for Site G2 to provide sufficient floor areas to accommodate all proposed GIC and social welfare facilities on top of the originally planned sports centre. Effort has been made to optimise the proposed BH under application having regard to relevant guidelines and the functional/operational needs of the proposed uses.
- 2.5 The longest dimension of Site G2 is up to 130m. For compliance with requirements under the Sustainable Building Design Guidelines (SBDG), two building blocks is proposed with each façades below 60m in length with building separation of not less than 15m between Blocks 1 and 2 would be provided. While SC as proposed would be below that permitted under the Building (Planning) Regulations (B(P)R), the Proposed Scheme that fulfilling SBDG would achieve better air ventilation and enhance the environmental quality. Block 2 (for sports centre) would be developed with a larger footprint but a lower BH (at 209.9mPD), an option to accommodate some social welfare facilities in Block 2 for reducing the BH for Block 1 (at

^[3] 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 were allocated for public housing developments. As a result, the planned population for ARQD would be increased from about 25,000 to 30,000 with target population in-take by phases from 2024 to 2026.

^[4] Site G1 (**Plan A-4**) has been reserved for a social welfare block for future development by the Social Welfare Department (SWD).

211.95mPD) has been explored but not recommended as it would not reduce the overall BH effectively and with due consideration to the requirement under B(P)R to separate the Places of Public Entertainment uses (namely sports centre and community hall) from any other purposes and/or accommodation (e.g. RCHE). Also, the proposed building disposition with a separated block for social welfare facilities that far from the planned Civic Square (**Plan A-2**) would provide a more quiet and with higher privacy setting to the future users. The building footprint of Block 1 has been optimised taking into account the SWD's requirement on NOFA for each social welfare facilities and all facilities (except RCHE) (**Drawing A-9**) could be provided on the same floor for sake of operational efficiency. The proposed floor to floor heights as specified in paragraph 1.5 above meet the functional and operational needs of the respective uses involving some with high headroom requirement and are not unreasonable with reference to similar projects.

- 2.6 As demonstrated in the photomontages at the VIA (**Drawings A-11** and **A-12**), the Proposed Scheme is considered visually compatible with the future planning context with medium-rise residential blocks (with BHRs of 240mPD/260mPD) and commercial developments (with BHR of 200mPD) in the north and south (**Plan A-1**) respectively.

Planning and Design Merits

- 2.7 The design merits that have been incorporated in the Proposed Scheme include (i) the proposed vehicular access connecting to the basement level direct would achieve a pedestrianized G/F for seamless integration with the surrounding planned POS that echoes to the urban design framework for the Civic Core where Site G2 locates (see paragraph 3 below for details); (ii) building separation of not less than 15m between the two blocks for better visual permeability and air ventilation; (iii) careful distribution of wide spectrum of facilities with Block 2, being closer to the planned Civic Square (**Plan A-2**), to house those active uses like the sports centre while the relatively private and quiet social welfare facilities to be provided within Block 1; and (iv) provision of POS and greenery treatments are detailed at paragraph 1.3 above.
- 2.8 To improve the pedestrian connectivity, the Applicant will further liaise with relevant Government departments in the detailed design stage on any public passageway within the proposed JUC, and possible connections to the proposed covered walkway all the way to the pedestrian lift tower (**Drawing A-1, Plans A-2 and A-4**)^[5] and the surrounding planned POS/Civic Square. Barrier-free pedestrian facilities would be provided in accordance with relevant guidelines. While portion the Site G2a would be used as EVA and thoroughfare for the proposed JUC (**Drawing A-10**)^[6], the applicant will consult relevant Government departments on the detailed design to minimise any impact on the function of Site G2a serving as POS and a key pedestrian green corridor. To echo with the Government's commitment to promote green building design, the proposed JUC development will aim to obtain BEAM Plus Gold or above, subject to detailed design, in accordance to relevant technical circular on "Green Government Building". Similar to other departments in ARQD, the

^[5] Design and provision of the covered walkway outside Sites G2 and G2a connecting to the pedestrian lift towers (**Drawing A-1**) are under review and to be implemented by relevant Government departments.

^[6] Under the fire safety requirement, a Places of Public Entertainment uses (namely sports centre and community hall) should abut upon and have frontages to two or more thoroughfares and one of them should be at least 12m wide for crowd dispersal. It requires that not less than one half of the building perimeter to have frontage to the thoroughfares. Therefore, two thoroughfares would be provided on the G/F in the adjoining POSs, with one of them no less than 12m (**Drawing A-10**). The thoroughfares also act as part of EVAs of the development.

applicant would make use of the recycled grey water for non-potable purposes in the proposed JUC.

Fulfilling Criteria for Minor Relaxation of BHR in Accordance with the OZP

- 2.9 The Proposed Scheme fulfils the following relevant criteria for consideration of minor relaxation of BHR in the Explanatory Statement (ES) of the OZP, including
- (a) providing better streetscape/good quality street level public urban space with the vehicular access connecting basement level for maintaining a vehicle-free realm, and provision POS and possible pedestrian connection(s) as discussed in paragraphs 2.7 and 2.8 above;
 - (b) providing separations between buildings to enhance air ventilation and visual permeability as discussed in paragraph 2.5 above; and
 - (c) accommodating building design to address specific site constraints while providing a wide range of GIC and social welfare facilities as discussed in paragraphs 1.5 and 2.5 above.

No Adverse Impacts on Technical Aspects

- 2.10 As revealed from the Traffic Report Review (TRR) and Sewerage Review (SR) conducted by CEDD, traffic and sewerage impacts of the ARQD including the proposed JUC would be acceptable with implementation of various planned/committed junction improvement schemes and road improvement works. The proposed PVP is intended to provide more parking spaces to meet such demand and to curb the illegal on-street parking in the nearby neighbourhood, thus would improve the traffic conditions. The Proposed Scheme is environmentally acceptable and technically feasible in terms of traffic, sewerage, drainage, water supplies and infrastructural aspects.

Community Support

- 2.11 The applicant consulted the Housing, Planning and Environment Committee of the Sai Kung District Council (DC) and the Housing, Planning and Lands Committee of the Kwun Tong DC on 17.3.2020 and 23.11.2021, and on 7.5.2021 respectively on the proposed JUC, and the members of the two DCs in general supported the development proposal.

3. Background

Recommendation under the Study

- 3.1 According to the Recommended Outline Development Plan (RPOD) for ARQD under the Study, the Civic Core where the Sites G2 and G2a are located is in the central part of ARQD, which will be the community focus for residents living in ARQD and the wider Sau Mau Ping area. The area will mainly include commercial and GIC facilities with open spaces and plazas. The low-rise setting is intended to preserve the existing view corridor between the Tai Sheung Tok summit and Jordan Valley, provide unobstructed views from the lookouts/viewing decks at different levels on the rock face, create a human-scale pedestrian environment, and allow for cost-effective constructions in a drop-cut area formed during the quarry operation.

- 3.2 As recommended under the Study, Site G2 in the Civic Core has been reserved for a sports centre and arts and cultural facilities. It is located next to the planned Civic Square and is intended for an integrated recreational, leisure and cultural development (**Plan A-4**). Having regard to the requirement of a sports centre and the design framework as set out above, a BHR of 200mPD has been stipulated for Site G2 on the OZP.

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 Applications on Proposed Minor Relaxation of BHR

- 6.1 There is no similar application within “G/IC(2)” on the OZP.
- 6.2 Another similar application (No. A/K14/813) for the proposed minor relaxation of BHR for permitted ‘Refuse Collection Point’ and ‘Recyclable Collection Centre’ uses at Site G5 in ARQD (zoned “G/IC(2)”), is scheduled for consideration at the same meeting (**Plan A-1**).
- 6.3 There are two similar applications (Nos. A/K14/797 and 798) for proposed minor relaxation of PR and BH restrictions^[7] for proposed ‘Social Welfare Facilities’, ‘School (not elsewhere specified)’, ‘Shop and Services’, ‘Market’, ‘Eating Place’ ‘Institutional Use (not elsewhere specified)’ and/or ‘Place of Entertainment’ within three planned public housing sites zoned “Residential (Group B)” subzones in ARQD (**Plan A-1**) approved with conditions by the Committee on 16.4.2021 on the considerations that the proposed increase in BHs were in-line with government policy for better site utilization that would be beneficial to community, no adverse impacts from urban design, visual, air ventilation and other technical aspects, and/or for accommodating building design to address specific site constraints.

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

- 7.1 Site G2 and G2a are:

^[7] Application no. A/K14/797 involved minor relaxation of PR and BH restrictions in the respective eastern part of the two application sites concerned with proposed increase in BHs from 260mPD to 273mPD (+13m (+5%)) and from 255mPD to 266mPD (+11m (+4%)) for the planned public housing developments to the north and further south of Site G2 respectively (**Plan A-1**). Application no. A/K14/798 involved minor relaxation of PR and BH restrictions from 280mPD to 290mPD (+10m (+3.6%)) for the eastern part of the application site for the public housing development in the northern tip of ARQD (**Plan A-1**).

- (a) located in the Civic Core at the central portion of the ARQD, and is surrounded by the planned POS;
- (b) accessible via a planned road branch-off from Road C to the basement carpark of the proposed JUC; and
- (c) currently under site formation and infrastructural works by the CEDD before handing over to the applicant for the proposed JUC and PVP construction works.

7.2 The surrounding areas have the following characteristics (**Plans A-1 to A-4**):

- (a) ARQD is planned for medium-density residential developments with supporting commercial and other GIC facilities, and intertwined with planned POS;
- (b) public housing developments to its further north and far south across Road F (with minor relaxation of BHRs approved under application no. A/K14/797 as discussed in paragraph 6.3 above), and commercial development (with BHR of 200mPD) to its immediate south are found; and
- (c) areas to its further west at a lower platform is DRA with existing On Tai and On Tat Estates, On Sau Road Park and other GIC uses.

8. Planning Intention

- 8.1 The planning intention of “G/IC” zone is primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- 8.2 The planning intention of “O” zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 8.3 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 and would not cause adverse landscape and visual impacts.

9. Comments from Relevant Bureau/Government Departments (B/Ds)

9.1 The following B/Ds have been consulted and their views on the application are summarized as follows:

Policy Perspective

9.1.1 Comments of the Secretary of Development Bureau (SDEV):

- (a) the Chief Executive announced in the 2018 Policy Agenda that the Government would pursue more vigorously the ‘SSMU’ model in multi-storey developments in order to consolidate and provide more GIC facilities to the community, and make optimal use of limited land resources. The Financial Secretary announced in the 2019-20 Budget that about \$22 billion would be set aside to take forward the first batch of projects under the “SSMU” initiative; and
- (b) the proposed JUC in ARQD is one of the first batch of projects. The subject application is to relax the BHR so as to make better use of the development potential of the site for provision of more public services needed by the community. He renders full support to this planning application as it meets the policy intent to pursue the ‘SSMU’ model in multi-storey developments to facilitate GIC projects.

Land Administration

9.1.2 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) Sites G2 and G2a are currently held by Project Manager/East (PM(E)), CEDD under two temporary land allocations, namely GLA-TSK3479 and GLA-TSK3540, for the purpose of site formation and infrastructural works with the term expiring on 31.12.2022. The availability of this two sites is subject to the program of the said site formation and infrastructural works by CEDD; and
- (c) the proposed PVP at Site G2a would occupy the underground space beneath the proposed POS and the proposed thoroughfare and EVA connecting the PVP and the proposed Road F through the POS. LCSD should be consulted for any potential project interference and future maintenance arrangement.

Urban Design, Visual, Air Ventilation and Landscape Aspects

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

Urban Design and Visual Aspects

- (a) the Proposed Scheme involves a JUC with a 6-storey building block (i.e. Block 1) of 211.95mPD for a various social welfare facilities and a 3-storey building block (i.e. Block 2) of 209.9mPD for a sport centre and community hall atop a 1-storey podium (excluding 2 levels of basement carpark). Given the context and as illustrated in the photomontages (**Drawings A-11 and A-12**), accommodation of the proposed development would unlikely cause any significant adverse visual impact;
- (b) as gathered from the submissions, the Proposed Scheme has incorporated a minimum 15m building separation between Block 1 and Block 2. Landscape treatments including tree/shrub planting and lawn at the building low zone, a POS of not less than 675m², etc. will be provided (**Drawing A-10**). Pedestrian connections/openings to the surroundings would also be proposed. Incorporation of the above measures may contribute to improvement of streetscape by promoting visual interest as well as enhancing pedestrian connectivity and comfort;

Landscape Aspect

- (c) with reference to the aerial photo of 2020, Sites G2 and G2a are situated in an area of quarry landscape character predominated by vacant land, vegetated man-made slope and residential development. The Proposed Scheme with a JUC and an underground PVP is not entirely incompatible to the landscape character of the surrounding environment; and
- (d) according to the Planning Statement and the FI (**Appendices Ia and Ib**), it is noted that the Site is vacant without any existing tree. Also, the proposed POS in Site G2a (with the proposed underground PVP underneath) will be integrated with the overall POS in ARQD and be coordinated with the design of Civic Square to the east. The completed DOS in Site 2a is proposed to be managed and maintained by LCSD. Trees, shrubs and lawn are proposed to enhance the landscape quality of the Proposed Scheme. In view that significant adverse landscape impact to the existing landscape resources arising from the Propose Scheme is not anticipated, he has no objection to the application from landscape planning perspective.

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

- (a) based on the information provided by the applicant, the proposed JUC has a BH of 211.95mPD, which is about 6% higher than the BHR of 200mPD, while the BHR of adjacent developments range from

200mPD to 260mPD. In this regard, he has no comment on the application from the architectural and visual impact point of view; 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.

Provision of Social Welfare Facilities

9.1.5 Comments of Director of Social Welfare (DSW):

there is a strong local aspiration for social welfare facilities to be built in a timely manner, not only to tie-in with the population intake for ARQD with a target population of 30,000 but also to serve the residents of the public housing developments at in the vicinity such as On Tat Estate and On Tai Estate at DAR (with a population of about 48,000). In view of the above, he supports the planning application as the proposed welfare facilities could cater for the ongoing welfare service needs, both in territory-wide and at the district level.

Provision of Leisure and Cultural Services

9.1.6 Comments of the Director of Leisure and Cultural Services (DLCS):

he has no in-principle objection to the application. Noting that the EVA of the proposed JUC at Site G2 would pass through the POS at Site G2a with its exact alignment subject to review in the detailed design stage, he suggests imposing an approval condition on the design and provision of the POS should the application be approved by the Board.

Traffic Aspect

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

The TRR conducted by CEDD, as referenced by the applicant, is acceptable and he has no objection to the proposed JUC and PVP uses. Having reviewed the FIs at **Appendices Ib** and **Ic**, he has no in principle objection to the application from traffic engineering perspective. Should the application be approved by the Board, approval condition on the design and provision of parking and L/UL facilities at paragraph 12.2 below is suggested.

Environmental Aspect

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

he has no objection to the application as no insurmountable environmental problems are anticipated in view of the nature and location of the proposed JUC.

Fire Safety

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

- (a) he has no in-principle objection to the application subject to fire service installations and water supplies for firefighting being provided to the satisfaction of this Department;
- (b) the EVA provision shall comply with Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 administered by the Buildings Department. Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans or referral from relevant licensing authority; and
- (c) the applicant is reminded to observe the height restrictions as stipulated in the respective regulations and relevant Code of Practice for any proposal with the nature of Residential Care Homes for the Elderly/Persons with Disabilities, School and Child Care Centre.

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

- (a) PM(E), CEDD;
- (b) Chief Engineer/Construction, Water Supplies Department;
- (c) Chief Highway Engineer/New Territories East, Highways Department (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) Director of Electrical and Mechanical Services;
- (i) Director of Food and Environmental Hygiene;
- (j) Commissioner of Police; and
- (k) Head of Geotechnical Engineering Office, CEDD.

10. Public Comments Received During the Statutory Publication Period

The application was published for public inspection on 11.1.2022. During the statutory public inspection period, one public comment from an individual was received who considered that more outdoor facilities should be provided at Site G2 instead of providing indoor activity space and the EVA at Site G2a would reduce the size of POS (**Appendix II**).

11. Planning Considerations and Assessments

- 11.1 The application is for minor relaxation of BHR from 200mPD to 211.95mPD (+11.95m, +44.26% in term of absolute BH and +5.98% in terms of mPD) for the proposed JUC with an underground PVP and the permitted 'Library', 'Place of Recreation, Sports or Culture', 'Social Welfare Facilities', and 'PVP (excluding Container Vehicle)' uses at Site G2 which is zoned "G/IC(2)". The applicant also seeks planning permission for a proposed underground PVP with two basement

levels underneath the planned POS at Site G2a which ‘PVP (excluding container vehicle)’ use within the “O” zone requires planning permission from the Board.

Policy Aspect

- 11.2 The proposed JUC with an underground PVP is one of the first batch of projects under the ‘SSMU’ initiative. SDEV supports the application as the Proposed Scheme with relaxed BH meets the policy intent to pursue the ‘SSMU’ model in multi-storey developments to facilitate GIC projects and makes the best use of the development potential of the site concerned for provision of more public services needed by the community. DSW supports the application as the Proposed Scheme could ensure timely provision of the much needed social welfare facilities to cater for the ongoing welfare service needs in territorial and district levels.

Planning Intention and Land Use Compatibility of Underground PVP at Site G2a

- 11.3 Under the Proposed Scheme, the two-level basement carpark at the proposed JUC at Site G2 is proposed to be extended to the adjoining Site G2a, zoned “O” on the OZP, underneath the planned POS. According to the applicant, provision of underground PVP is in-line with 2018 PA to provide public car parking spaces in suitable GIC facilities and POS projects under the ‘SSMU’ principle. The applicant also explains that extension of basement carpark to the adjoining Site G2a instead of further excavation within Site G2 would achieve a more efficient floor plate that may not be unreasonable. The planned POS at Site G2a would be implemented by the applicant and opened for public enjoyment upon completion. The underground PVP could address the parking demand in the area but would be invisible to the future park users. As such, the integrity and function of the planned POS would not be affected and hence the planning intention of “O” zone would not be undermined. DLCS has no objection to the Proposed Scheme and suggests an approval condition on the design and provision of POS should be imposed if the Board approve the application.

Planning and Design Merits

- 11.4 The proposed vehicular access to the basement level direct would achieve a vehicle-free public realm at pedestrian level that is in line with the urban design concepts for Civic Core as planned in the Study. Coupled with the proposed POS of not less than 675m² at Site G2 with greenery treatment (with SC of greenery not less than 20%) comprising trees, shrubs and lawn, the Proposed Scheme would contribute to improving the streetscape, and promoting visual interest as advised by CTP/UD&L, PlanD. Subject to detailed design and further liaison with relevant Government departments, public passageway within the proposed JUC and connections to the proposed covered walkway (**Drawing A-1**) and the surrounding planned POS/Civic Square would be provided for enhancing pedestrian connectivity and comfort for the Civic Core where is planned to be the community focus for residents living in ARQD, DAR and wider Sau Mau Ping area under the Study. The applicant indicates that they will apply for BEAM Plus (Gold or above) certification and to use recycled grey water for non-potable purposes that echo to the Government’s commitment for green government building.

Minor Relaxation of BHR for the Proposed JUC at Site G2

- 11.5 According to the applicant, the proposed increase in BH from 200mPD to 211.95mPD (+11.95m) under application is for accommodating the community hall, the library and social welfare facilities in addition to the originally planned sports

centre, having regard to relevant guidelines and the functional/operational needs of these facilities. According to the applicant, the building disposition and footprints have been optimised with due considerations to fulfil separation requirement under SBDG with façade length below 60m and building separation of not less than 15m be incorporated; to comply with requirement under B(P)R to separate the sports centre/community hall from other accommodation e.g. RCHE; and to provide a compact but efficient floor plate for social welfare uses at Block 1. The applicant also mentions that the proposed floor-to-floor are not unreasonable with reference similar projects.

- 11.6 Site G2 is located in the Civic Core with the planned medium-rise residential and commercial developments in the vicinity subject to BHRs in range between 200mPD and 260mPD. Given the context and as illustrated in the photomontages (**Drawings A-11 and A-12**), accommodation of the proposed development would unlikely cause any significant adverse visual impact and CTP/UD&L, PlanD and CA/CMD2, ArchSD have no adverse comment on the application from urban design, visual and architectural perspectives. As a whole, the Proposed Scheme with a relaxed BH would still respect the low-rise setting planned for the Civic Core in ARQD for preserving the existing view corridor between the Tai Sheung Tok summit and Jordan Valley and creating a human-scale pedestrian environment as recommended under the Study.
- 11.7 Set asides the policy intent for providing more needed GIC and social welfare facilities to serve the community under ‘SSMU’ initiative, as elaborated in paragraphs 11.4 and 11.5 above, the Proposed Scheme also incorporates various planning/design merits that generally meets the criteria (c), (d) and (f) for considering application for minor relaxation of BHR as mentioned in paragraph 8.3 above (i.e. for providing better streetscape/good quality street level public urban space; separation between buildings; and building design and planning merits for the benefit of community as a whole).

Other Technical Aspects

- 11.8 According to the technical assessments by CEDD, traffic and sewerage impacts of the ARQD including the proposed JUC and underground PVP would be acceptable with implementation of various planned/committed improvement works. All concerned government departments consulted namely C for T, PM(E), CEDD, EPD, HyD, DSD, WSD, EMSD and FSD have no in-principle objection to/no adverse comment on the application. Relevant approval conditions on traffic and fire safety aspects are suggested to be imposed as in paragraph 12.2 below.
- 11.9 As for the public comment, departmental comments and assessments above are relevant.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11 above, 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 4.3.2026, 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 suggested for Members' reference:

Approval conditions

- (a) the design and provision of accommodations of the government, institution and community facilities to the satisfaction of the Government Property Administrator or of the Town Planning Board;
- (b) the design and provision of the public open space at the application site to the satisfaction of the Director of Leisure and Cultural Services or of the Town Planning Board;
- (c) the design and provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the Town Planning Board; and
- (d) the design and provision of parking facilities, loading/unloading spaces and vehicular access to the satisfaction of the Commissioner for Transport or of the Town Planning Board.

Advisory clauses

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

12.3 There is no strong reason to recommend rejection of the application.

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 4.1.2022
Appendix Ia	Supplementary planning statement
Appendix Ib	Further Information received on 17.2.2022 and 21.2.2022
Appendix Ic	Further Information received on 28.2.2022
Appendix II	Public comment received during the statutory publication periods
Appendix III	Recommended advisory clauses
Drawing A-1	Layout Plan
Drawings A-2 to A-9	Floor and Section Plans

Drawing A-10	Landscape Plan
Drawings A-11 and A-12	Photomontages
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Site Photos
Plan A-4	Proposed Open Space and GIC Facilities in ARQD

**PLANNING DEPARTMENT
MARCH 2022**