

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K14/824

| | |
|---------------------------|---|
| <u>Applicant</u> | : Geotechnical Engineering Office of the Civil Engineering and Development Department (CEDD) |
| <u>Site</u> | : Government land to the east of On Yu Road and to the west of Tai Sheung Tok, Anderson Road Quarry Development (ARQD), Kowloon |
| <u>Site Area</u> | : About 33,400m ² |
| <u>Land Status</u> | : Government Land (GL) |
| <u>Plan</u> | : Approved Kwun Tong (North) Outline Zoning Plan (OZP) No. S/K14N/15 |
| <u>Zoning</u> | : “Green Belt” (“GB”) |
| <u>Application</u> | : Proposed Government Use (Joint Cavern Development for Public Works Central Laboratory (PWCL) and Archives Centre (AC)) |

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed government use (joint cavern development for PWCL and AC) (the Proposed Scheme) at a predominantly hillslope site at the northern part of the ARQD (the Site) which is zoned “GB” on the approved Kwun Tong (North) OZP No. S/K14N/15 (**Plan A-1**). According to the Notes of the OZP for the “GB” zone, ‘Government Use (not elsewhere specified)’ is a Column 2 use which requires planning permission from the Town Planning Board (the Board).
- 1.2 The Proposed Scheme consists of two standalone government facilities, including the reprovisioning of CEDD’s PWCL¹ and a new AC for the Government Records Service (GRS) (**Drawing A-1**). Each facility will comprise of a 3 to 4-storey portal building to be built on surface land (with surface land occupying about 12.6% of the Site), which will mainly accommodate publicly-accessible facilities, ancillary offices and essential mechanical facilities. Behind each portal building will be two cavern chambers extending horizontally into the rock face underground mainly to accommodate laboratories (for PWCL) and archive repositories (for AC), as well as ancillary facilities (**Drawings A-3 and A-4**). Each cavern chamber would measure about 25-35m (3-storeys) in both height and width, and about 100m in length (**Drawing A-2**). Both the PWCL and AC will be served by separate ingress/egress points off On Yu Road, which is currently under construction as part of the ARQD

¹ CEDD’s existing PWCL is located at Cheung Yip Street, Kowloon Bay on land zoned “Residential (Group B)2” on the approved Kai Tak OZP No. S/K22/8 (**Plan A-1**). The site and its adjoining GL is earmarked for medium-density residential development.

(Plan A-2).

- 1.3 According to the applicant, the proposed development will achieve a green coverage of not less than 30% of the Site. An at-grade landscaped piazza (of about 600m² in size) is proposed between the two portal buildings, which would serve as the main entrance for the two facilities (**Drawings A-1 and A-5**). This open space, along with the green roofs and viewing deck connecting the two portal buildings, will be opened for public enjoyment during office hours. A number of sustainable building design measures for the portal buildings will be considered at the detailed design stage, including green roofs, vertical greening, architectural shading, sensitive façade design, landscaped areas and tree planting, etc. (**Drawing A-5**). Moreover, the proposed development will aim to achieve ‘Platinum’ rating under the Building Environmental Assessment Method (BEAM) Plus Certification subject to detailed design.
- 1.4 Upon commissioning of the reprovisioned PWCL, the applicant plans to organise guided tours, seminars and STEM workshops, etc., to promote the public’s understanding of geotechnical engineering, laboratory testing, cavern development technologies and the history of the ARQ. As for the new AC, besides guided tours and workshops, public search rooms and exhibition areas will also be provided to promote the public’s appreciation and awareness of documentary heritage.
- 1.5 The indicative layout plan, sections, floor plans, landscape proposal, viewpoint plan and photomontages of the Proposed Scheme submitted by the applicant are at **Drawings A-1 to A-8**. The major development parameters of the Proposed Scheme are tabulated below:

| Major Development Parameters ^[a] | Proposed Scheme | | |
|---|---------------------|---------|---------------|
| | PWCL | AC | Total/Overall |
| Site Area (m ²) ^[b] | 15,300 | 18,100 | 33,400 |
| <i>Surface Land</i> | 2,200 | 2,000 | 4,200 |
| <i>Underground</i> | 13,100 | 16,100 | 29,200 |
| Gross Floor Area (GFA) (m ²) | 22,300 | 26,050 | 48,350 |
| Site Formation Level | About 191.5-196 mPD | | |
| Maximum Building Height (BH) ^[c] | 220 mPD | 225 mPD | 225mPD |
| Maximum Number of Storeys ^[c] | 3 | 4 | 4 |
| Parking Spaces | 16 | 5 | 21 |
| <i>Private Car</i> | 14 | 5 | 19 |
| <i>Light Goods Vehicle</i> | 2 | 0 | 2 |
| Loading/Unloading Spaces | 3 | 2 | 5 |
| Tentative Year of Completion | 2026 | 2028 | -- |

Notes

- [a] The schematic design submitted by the applicant is indicative in nature and for the purpose of demonstrating that the Proposed Scheme will have no insurmountable impacts on the surrounding area. The actual development parameters (except for the maximum total GFA and BHs) may be subject to tuning at the detailed design stage to cater for any unforeseeable circumstances in relation to geotechnical/excavation difficulties and/or site constraints, etc.
- [b] The site area includes (i) the Proposed Scheme and at-grade piazza; (ii) the associated rock pillars and permanent supports for the caverns; and (iii) underground buffer zone.
- [c] Concerning the proposed portal buildings.

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

(a) Application Form received on 9.1.2023

(Appendix I)

- (b) Supporting Planning Statement (SPS) and a clarification letter (Appendix Ia) received on 9.1.2023
- (c) Supplementary Information received on 16.1.2023 (Appendix Ib)
- (d) 1st Further Information (FI) received on 17.2.2023^[*] (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 are set out in the SPS and FI at **Appendices Ia and Ic**, which are summarised as follows:

In line with Government Policies

- (a) The proposed development is in line with the initiative under the 2011-12 Policy Address to expand Hong Kong's land resources through innovative means, including the use of rock caverns to reprovise existing public facilities so as to release such sites for housing and other uses. To this end, CEDD has carried out various studies to determine the technical feasibility, identify suitable strategic cavern areas (SCVAs) and establish potential compatible uses for cavern development in Hong Kong². Subsequently, CEDD and GRS conducted further studies³, which confirmed the rock slopes at SCVA No. 28 – Tai Sheung Tok (**Plan A-1**) as the most suitable location for the proposed development. By relocating the existing PWCL (**Plan A-1**) to the Site, some 8,000m² of developable land (including 3,850m² for the existing PWCL) could be released for residential development to meet the acute demand for housing.

Suitability of the Site

- (b) In terms of operational suitability, caverns provide a relatively stable and secure environment (e.g. sheltered from shocks/vibrations and natural lighting, and with relatively constant humidity and temperature levels), which is ideal for laboratory, storage and archival operations. Given the extensive rock face and availability of surface land in front, the Site provides a readily-available platform for constructing caverns, thereby shortening construction costs and time. Moreover, the Site will be served by forthcoming infrastructure and transportation facilities, which would provide ease of access for future staff (about 250 workers) and visitors. An urban location is also considered desirable as both the PWCL and AC will provide territorial-wide services for the Government and the public.

Essentiality of the Facilities

- (c) The PWCL currently provides testing and calibration services to ensure that all construction materials for public works project are reliable, efficient and effective. With the transition to new technologies, such as the adoption of automated systems

² “CE 66/2009 (GE) Enhanced Use of Underground Space in Hong Kong – Feasibility Study” (the Underground Space Study) and “CE 12/2012 (GE) Long-term Strategy for Cavern Development – Feasibility Study” (the Strategic Cavern Study).

³ “CE 13/2018 (GE) Relocation of PWCL to Caverns – Feasibility Study” and “CE 54/2021 (GE) Joint Cavern Development at ARQ Site – Reprovisioning of PWCL and Building of GRS's AC – Investigation, Design and Construction”.

and artificial intelligence, the operation of the existing PWCL, which has been in operation since 1991, has become less efficient due to the constrained building layout and outdated design. The proposed reprovisioned PWCL could provide 45% more net operational floor space for testing and calibration operation, which would meet the ever-growing test types, instruments and equipment demands.

- (d) The Hong Kong Public Records Building in Kwun Tong has reached its maximum capacity and the GRS has also converted part of the storage spaces in its Tuen Mun Records Centre into temporary archives repository as a temporary relief measure since 2014. Upon commissioning, the proposed AC would provide sufficient space for the GRS to handle the storage demand of permanent archival records from various Government bureaux/departments (B/Ds) for some 15 to 20 years. Besides, digitisation of archival records does not necessarily reduce the demand for archive repositories as many of the original documents need to be retained permanently according to current practice.
- (e) The proposed development will pioneer a joint cavern development approach to achieve better coordination and holistic assessment/design of the two facilities, thereby minimising interface issues and construction time, as well as optimising contract administrative work, promoting synergy and overall cost-effectiveness. The proposed development will be a pilot project to demonstrate that high quality working environment could be provided within caverns and would help showcase the latest cavern development techniques in Hong Kong.

No Adverse Impact on Surrounding Area

- (f) According to the submitted technical assessments, with implementation of suitable mitigation measures at the construction and operation stages, no adverse environmental, traffic, drainage, sewerage, water supply and geotechnical impacts to the surrounding area are anticipated. Besides, all excavation works (which would adopt drill and blast or mechanical excavation methods, to be carried out in enclosed underground space with blast door at portal) will be substantially completed before the population intake of the nearby residential developments (i.e. 2025/26 at Site R2-6 and 2026/27 at Site R2-4, **Plan A-2**). To minimise wastage, the majority of the excavated material will be sent to quarries or the private sector for reuse as construction materials (e.g. concrete aggregates).
- (g) In terms of landscape and visual impact, with the imposition of various mitigation measures (see paragraph 1.3 above and **Drawing A-5**), the low-rise proposal would be visually compatible with the surrounding area (**Drawing A-7**) and would not compromise the visual corridor between Jordan Valley and the proposed lookout point at Tai Sheung Tok (**Drawing A-8**). The proposed development would not involve tree felling nor are there any Old and Valuable Trees within the Site. Some 52 new trees will be planted at the Site subject to detailed design. Overall, the proposed development is considered compatible with the surrounding area. Moreover, given that the proposed development is a Designated Project (DP) under the Environmental Impact Assessment Ordinance (EIAO), all the associated mitigation measures will be appropriately monitored and audited under the EIAO regime.

Community Support

- (h) In September 2020, the Housing, Planning and Development Committee of the Sai

Kung District Council (SKDC) and the Housing, Planning and Lands Committee of the Kwun Tong District Council expressed general support to the Proposed Scheme.

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

As the Site involves GL only, the “owner’s concern/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. **Town Planning Board Guidelines**

The Town Planning Board Guidelines No. 10 (TPB PG-No. 10) for ‘Application for Development within “GB” zone under section 16 of the Town Planning Ordinance’ is relevant to this application. The relevant assessment criteria are at **Appendix II**.

5. **Background**

Cavern and Underground Space Development

- 5.1 The Government has adopted a multi-pronged approach, including rock cavern development, for enhancing the land supply for Hong Kong. The 2011-12 Policy Address announced the policy initiative to actively explore the use of rock caverns to re-provision existing public facilities and release such sites for housing and other uses as one of the measures to expand developable land resources. Successive Policy Addresses between 2013 and 2017 also stated that rock cavern development was one of the medium-to-long-term land supply options for Hong Kong.
- 5.2 In 2019, the Task Force on Land Supply identified 18 land supply options, with ‘developing caverns and underground space’ being one of the important medium-to-long term options. The “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” Study also advocated the smart and innovative use of cavern and underground space developments to create development capacity.
- 5.3 In terms of the proposed land uses, the Underground Space Study and the Strategic Cavern Study considered archive repositories and laboratories to be highly suitable facilities for relocation to caverns subject to technical assessment. With the promulgation of a strategic territorial-wide Cavern Master Plan covering 48 SCVAs, the latter study also identified SCVA No. 28 – Tai Sheung Tok (which covers the Site, **Plan A-1**) as a suitable location for both uses. Under the “Planning Study on Future Land Use at ARQ – Feasibility Study” (the ARQ Study) completed in 2014, the man-made rock slope at ARQD was also identified as an area with potential for rock cavern development.

EIAO Implications

- 5.4 The proposed development is a DP under the EIAO (Cap. 499) as it involves construction of underground rock caverns. An environmental permit (EP) (No. EP-591/2021) covering the proposed re-provisioned PWCL was issued to CEDD by the Director of Environmental Protection (DEP) in May 2021, and a variation of

the EP (No. EP-591/2021A) was approved in July 2022 to include the joint development of AC. Apart from conditions covering environmental monitoring and audit, the latest EP also includes special conditions requiring the installation of blast doors and construction dust impact mitigation measures, amongst others, to minimise the potential environmental impact on the surrounding area during construction stage.

6. Previous Application

There is no previous application concerning the Site.

7. Similar Application

There is no similar application within the subject “GB” zone on the OZP.

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

8.1 The Site is:

- (a) mainly a man-made and partly-vegetated rock slope located at the hillside of Tai Sheung Tok in the northern portion of the ARQD, which has been restored following the closure of the ARQ; and
- (b) the western part of the Site is formed surface land at the slope toe, which abuts On Yu Road.

8.2 The surrounding areas have the following characteristics:

- (a) ARQD is planned for medium-density residential developments with supporting commercial and other government, institution or community (GIC) facilities, intertwined with planned public open spaces (POS);
- (b) to the northwest of the Site is a planned public transport interchange (PTI) and a private housing development (i.e. Mount Anderson) under construction;
- (c) to the immediate south is a planned site for future cavern development for commercial uses, while to the west across On Yu Road are two public housing developments (Sites R2-4 and R2-6) and a planned POS under construction; and
- (d) to its immediate east beyond the former ARQ are the vegetated natural slopes of Tai Sheung Tok.

9. Planning Intention

The planning intention of the “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 within this zone.

10. Comments from Relevant Government B/Ds

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

Policy Support

10.1.1 Comments of the Secretary of Development (SDEV):

the Government is actively exploring the use of cavern development to expand the land resources of Hong Kong and as a viable source of long-term land supply. The relocation of PWCL to caverns at the Site can release the existing site in Kowloon Bay for housing development and meet the public need, while the building of GRS's AC in caverns at the Site can free up more sites/premises under limited land resources for achieving a more valuable land arrangement. Hence, she supports the application from cavern development policy perspective.

Land Administration

10.1.2 Comments of the District Lands Officer/Sai Kung, Lands Department:

- (a) the Site comprises GL only and falls within the ex-ARQ, which is currently held by Project Manager (East), CEDD (PM(E), CEDD) under simplified temporary land allocation (GLA-TSK3540) for the purpose of site formation and infrastructural works with the term up to 31.12.2022. PM(E), CEDD has applied for extension of the allocation period until 31.12.2025, which is under processing by his office. The availability of the Site is subject to the program of the said works by PM(E), CEDD; and
- (b) the applicant should note his detailed comments at **Appendix IV**.

Urban Design, Visual and Landscape Aspects

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

- (a) she has no adverse comment on the application from urban design, visual impact and landscape planning perspectives, and her advisory comments are at **Appendix IV**;

Urban Design and Visual Aspects

- (b) according to the Explanatory Statement of the OZP, a view corridor between Jordan Valley and a proposed lookout point at Tai Sheung Tok (at 310mPD) is identified. While the Site falls within the said view corridor, judging from the photomontages and given the low-rise nature of the portal buildings (**Drawings A-6 to A-8**), the

Proposed Scheme would not obstruct the view corridor nor cause any significant adverse visual impact to the surrounding areas; and

Landscape Aspect

- (c) the Site is located in an area of quarry and peak landscape character comprised of existing vegetation and rock slopes. The SPS and FI (**Appendices Ia and Ic**) concluded that “impact to existing trees is not anticipated”, “no tree felling is anticipated” and landscape provision, i.e. a piazza between the PWCL and AC, rooftop greening, slope greening and tree planting, are proposed to enhance the landscape quality. The Proposed Scheme is considered not incompatible with the landscape character of the surrounding environment.

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

- (a) he has no comment from architectural and visual impact point of view as the proposed development mainly consists of two portal buildings with BHs ranging from about 220mPD to 225mPD (3 to 4 storeys) on surface land and the BH restriction of the adjacent “R(B)1” and “R(B)2” zones on the OZP is 280mPD; and
- (b) the applicant should note his detailed comments on the design of the proposed piazza at **Appendix IV**.

Traffic Aspect

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

he has no comment on the proposed parking provision and no comment from public transport operation viewpoint. ~~Regarding the general public~~ **has** concerns on parking space provision in the area, ~~ARQD~~. **The** applicant is required to consider measures to ~~respond to such~~ **address the public** concerns ~~arising on the parking demand arising~~ from the proposed development.

Environmental Aspect

10.1.6 Comments of DEP:

- (a) he has no objection to the application and no comment on the submitted environmental review report and drainage and sewerage impact assessment. Given the key environmental findings below, adverse environmental impacts associated with the Proposed Scheme are not anticipated:
 - (i) on air quality aspect, as cavern formation works would be completed before the population intake at residential sites R2-4 and R2-6 (**Plan A-2**), adverse construction dust impact would not be anticipated with the implementation of the recommended mitigation measures;

- (ii) on noise aspect, as blasting works would be carried out outside sensitive hours no more than once daily during construction and all the fixed noise sources would be installed inside the cavern or reinforced concrete structure, adverse noise impact would not be anticipated with the implementation of the recommended mitigation measures; and
- (iii) no adverse sewerage impact is anticipated from the additional sewage flow generated from the Proposed Scheme.
- (b) the proposed reprovisioned PWCL and new AC in underground rock caverns is a DP under the EIAO. An EP (No. EP-591/2021/A) has been issued to CEDD for its construction and operation under the EIAO.

Fire Safety

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

- (a) he has no specific comment on the application; and
- (b) should the application be approved by the Board, an approval condition requiring the provision of water supplies and fire service installations to the satisfaction of his department should be stipulated. The applicant should also note his detailed comments at **Appendix IV**.

District Officer's Comments

10.1.8 Comments of the District Officer/Sai Kung, Home Affairs Department (DO/SK, HAD):

SKDC has previously raised no in-principle objection to the proposed work but expressed concerns on the overall potential traffic impact of the proposal.

10.2 The following B/Ds have no objection to/no adverse comment on the application:

- (a) PM(E), CEDD;
- (b) Chief Engineer/Construction, Water Supplies Department;
- (c) Chief Highway Engineer/New Territories East, Highways Department;
- (d) Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD);
- (e) District Officer (Kwun Tong), HAD;
- (f) Commissioner of Police;
- (g) Director of Electrical and Mechanical Services; and
- (h) Director of Leisure and Cultural Services.

11. Public Comments Received During the Statutory Publication Period

The application was published for public inspection on 17.1.2023. During the statutory public inspection period, two public comments were received from individuals. One individual supports the proposed development mainly on the consideration that it would

help release land for other gainful uses, while suggesting that the Proposed Scheme should facilitate more public usage at the operation stage, such as by hosting educational tours and activities (**Appendix IIIa**). Another individual mainly queries the need of the proposed AC and raises concerns that the proposed development will undermine the landscape and visual amenity of the concerned hillslope (**Appendix IIIb**).

12. Planning Considerations and Assessments

- 12.1 The application is for proposed government use (joint cavern development for PWCL and AC) at the Site zoned “GB” on the OZP. Although the Site falls entirely within the “GB” zone, the only at-grade element of the proposed development (i.e. two portal buildings and a landscaped piazza) would be confined to a narrow strip of formed surface land (about 4,200m² in area, i.e. about 12.6% of the Site) at the western fringe of the Site abutting On Yu Road. The majority of the PWCL and AC will be located inside cavern chambers beneath the existing steep man-made hillslopes.

Policy Support

- 12.2 The Government has adopted a multi-pronged approach for enhancing the land supply for Hong Kong, including actively exploring the use of cavern development to release land for housing and other uses. Further to the policy background in paragraphs 5.1 to 5.3 above, various technical studies have been carried out by the applicant and GRS, which ascertained the Site as technically feasible and most suitable for accommodating the proposed PWCL and AC in caverns. In this connection, SDEV supports the application from cavern development policy perspective, as the relocation of PWCL to the Site can release the existing PWCL site in Kowloon Bay for housing development and meet the public need. The proposed AC can also help meet the existing deficit and foreseeable demand in archival facilities, thereby relieving pressure on limited land resources.

Planning Intention

- 12.3 The planning intention of the “GB” zone is primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe. There is a general presumption against development within “GB” zone. Under the Proposed Scheme, two low-rise portal buildings are proposed on surface land, which is currently formed, vacant and without vegetation. The majority of the proposed PWCL and AC will be located inside cavern chambers, which would not cause any disturbance to the aesthetic value and existing landscapes on the man-made hillslopes above. As the existing natural environment of the concerned hillslopes would largely remain intact, the Proposed Scheme will not compromise the planning intention of the “GB” zone.

Land Use Compatibility

- 12.4 The Site is located at the northern part of the ARQD, which is planned for medium-density residential developments with supporting commercial and GIC facilities, intertwined with POS. The proposed development is a low-rise government facility, the scale of which is not dissimilar to the planned one-storey covered PTI to the northwest of the Site and the proposed primary school (with a BH restriction

of 8 storeys) to the further west of the Site (both zoned “Government, Institution or Community(2)” on the OZP). Furthermore, the scale of the proposal is small compared to the planned medium-density, medium-rise residential developments to the immediate west of the Site (**Plan A-1**). CTP/UD&L, PlanD considers the proposed development not incompatible with the surrounding land uses and landscape character.

Technical Aspect

- 12.5 The Proposed Scheme has incorporated various landscape and visual mitigation measures as detailed in paragraph 1.3 above, and will achieve an overall greenery coverage of not less than 30% of the Site. While the Site lies on a visual corridor between a planned lookout point at Tai Sheung Tok and Jordan Valley as proposed under the ARQ Study, the low-rise nature of the proposal would not affect the visual corridor nor cause any adverse visual impact on the surrounding area (**Drawings A-6 and A-8**). CTP/UD&L, PlanD and CA/CMD2, ArchSD have no adverse comment on the application from urban design, visual impact, landscape planning and architectural perspectives.
- 12.6 The applicant has submitted various technical assessments confirming the technical feasibility of the proposed development, and concerned departments, including DEP, C for T, CE/MS, DSD and PM(E), CEDD, have no objection to/no adverse comment on the application. Adverse environmental, sewerage, traffic, drainage and geotechnical impacts on the surrounding area are not envisaged. Furthermore, approval condition is recommended in paragraph 13.2 below to address the concerns of relevant department. Moreover, implementation of construction and operation stage mitigation measures identified under the EIA will be appropriately monitored and audited under the EIAO regime, while all excavation works will be substantially completed before the population intake of the nearby residential developments.
- 12.7 The application is generally in line with the relevant criteria of TPB PG-No. 10 in that the Proposed Scheme is a key government facility that would help release sites/premises for other gainful uses; the selection of the Site is the result of extensive technical studies; the scale, intensity, design and layout of the proposal is compatible with the character of the surrounding area; passive recreational use (in the form of an outdoor piazza of about 600m²) is proposed to complement the planning intention of the “GB” zone; the development does not involve clearance of existing natural vegetation nor affect existing natural landscapes; and the proposed development will not cause adverse traffic, environmental, drainage and visual impacts, and would not adversely affect slope stability.

Local Views and Public Comments

- 12.8 There are two public comments received during the statutory publication period. Regarding SKDC’s concerns on potential traffic impact as conveyed by DO/SK, HAD in paragraph 10.1.8 above, as well as the landscape and visual concerns raised by an individual in paragraph 11, the assessments in paragraphs 12.1 to 12.7 above are relevant. Regarding the query on the need for the proposed AC, the applicant has provided justifications in paragraph 2(d) above.

13. **Planning Department's Views**

- 13.1 Based on the assessments made in paragraph 12 above, and having taken into account the SKDC's concerns as conveyed by DO/SK, HAD in paragraph 10.1.8 and the public comments mentioned in paragraph 11, the Planning Department has no objection to the application.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 3.3.2027, 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 condition of approval and advisory clauses are suggested for Members' reference:

Approval Condition

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.

Advisory Clauses

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

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

14. **Decision Sought**

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

15. **Attachments**

| | |
|---------------------------------|---|
| Appendix I | Application Form received on 9.1.2023 |
| Appendix Ia | SPS and a clarification letter received on 9.1.2023 |
| Appendix Ib | Supplementary Information received on 16.1.2023 |
| Appendix Ic | FI received on 17.2.2023 |
| Appendix II | Relevant Extract of TPB PG-No. 10 |
| Appendices IIIa and IIIb | Public Comments |
| Appendix IV | Recommended Advisory Clauses |
| Drawing A-1 | Indicative Layout Plan |
| Drawing A-2 | Sections |
| Drawings A-3 and A-4 | Indicative Floor Plans |
| Drawing A-5 | Indicative Landscape Proposal |

Drawings A-6 to A-8

View Points and Photomontages

Plan A-1

Location Plan

Plan A-2

Site Plan

Plan A-3

Aerial Photo

Plan A-4

Site Photos

**PLANNING DEPARTMENT
MARCH 2023**