

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K22/35

- Applicant** : The Hong Kong Housing Authority (HKHA) represented by Kenneth To & Associates Limited
- Site** : Kai Tak Area 2B Sites 3 and 4 (Sites 2B3 and 2B4), Kowloon
- Site Area** : About 22,600m²
- Land Status** : Government Land
- Plan** : Approved Kai Tak Outline Zoning Plan (OZP) No. S/K22/8
- Zoning** : “Residential (Group A)4” (“R(A)4”) subject to the following restrictions/requirements:
- (a) maximum plot ratio (PR) of 6.6;
 - (b) maximum building height (BH) of 115mPD; and
 - (c) a 3m wide non-building area (NBA) along the southwestern boundary of Site 2B3 and two 3m wide NBAs along the northeastern and southwestern boundaries of Site 2B4.
- Application** : Proposed Minor Relaxation of BH Restriction for Sites 2B3 and 2B4 and PR Restriction for Site 2B4 for Permitted Public Housing Development

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed minor relaxation of BH restriction from 115mPD to 125mPD (i.e. about +8.70%) for Sites 2B3 and 2B4 and PR restriction from 6.6 to 7.72 (i.e. about +16.97%) for Site 2B4 for permitted public housing development with social welfare facilities, wet market and kindergartens at the application site (the Site) (**Plan A-1**). The Site falls within areas zoned “R(A)4” on the approved Kai Tak OZP No. S/K22/8. According to the Notes for “R(A)” zone of the OZP, Flat’, ‘Social Welfare Facility’ and ‘Market’ uses are always permitted while ‘Shop and Services’ and ‘School’ uses are always permitted on the lowest three floors of a building(s) within the “R(A)” zone. Minor relaxation of the PR and BH restrictions may be considered by the Town Planning Board (the Board) on application under section 16 of the Town Planning Ordinance (the Ordinance) based on the individual merits of a development proposal.

- 1.2 The Site is located at the western portion of the Kai Tak City Centre within a residential development cluster for private and public housing developments. The proposed development is for public housing development with about 3,120 housing units and is scheduled for completion in 2026/2027. The proposed development comprises (i) three 42-storey residential blocks of 125mPD at main roof, two of which have one 9-classroom kindergarten on G/F, at Sites 2B3 and 2B4; (ii) one 2-storey aboveground retail block of 15mPD at main roof (i.e. retail belt) along the southeastern boundary abutting the Station Square for ‘Shop and Services’ and ‘Eating Place’ uses each at Sites 2B3 and 2B4; and (iii) one 11-storey ancillary block (including two levels of basement) of 42mPD at main roof (accommodating social welfare facilities and a wet market) at the northeastern corner of Site 2B3 (**Drawing A-1**). There will be one level of basement for car parking and E&M uses (**Drawing A-4**), whilst loading/unloading bays will be provided at G/F (**Drawing A-5**). The Master Layout Plan (MLP), floors plans and section plans of the proposed development are shown at **Drawings A-1 to A-9** and Landscape Master Plan (LMP) are shown at **Drawings A-10 and A-11**.
- 1.3 Various social welfare facilities are proposed to be provided in the ancillary block in Site 2B3 (**Drawings A-5 to A-9**), which is in line with the initiative of the Chief Executive’s 2020 Policy Address to include 5% of GFA for social welfare facilities within public housing developments and the advice of the Social Welfare Department (SWD). In addition, to cater for the daily needs of the future population in the public housing cluster in the surrounding of the Site, a wet market with 33 stalls is proposed on the ground floor of the ancillary block in Site 2B3 (**Drawing A-5**). The ancillary block will share the same vehicular access with the domestic block and form an integral part of the public housing development at Site 2B3.
- 1.4 The vehicular ingress/egress point of the Site is located at Road L16 (**Drawing A-5**). The ancillary block at Site 2B3 will be connected to the future underground shopping street (USS) system of Kai Tak Development (KTD), which is to the north of the Site, at basement level (**Drawing A-4**). A separate entrance with covered walkway for kindergarten, a children’s play area and a badminton court are proposed at both Sites 2B3 and 2B4 (**Drawing A-10**). Not less than 3,584m² and 5,152m² of local open space (LOS) in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) will be provided within Sites 2B3 and 2B4 respectively. A minimum green coverage of 30% will be provided at the Site, with greening at pedestrian/primary zone of at least 20% of the site area and roof greening of at least 20% of the total roof area.
- 1.5 The proposed minor relaxation is mainly to allow provision of social welfare facilities and a wet market as they are GFA accountable. These facilities will group in an ancillary block at Site 2B3 in view of the site constraints. The domestic floorspace of Sites 2B3 and 2B4 and the BH are adjusted accordingly so as to achieve the average domestic PR of 6.5 and a consistent BH profile. Flat production¹ will not be affected by the proposed relaxation.

¹ According to the approved Planning Brief (PB), the planned number of flats of the Site is 3,080, subject to 10% variation for flexibility in detailed design. It is also stipulated that a s16 planning application would

The major development parameters of the proposed development are summarised as follows:

Development Parameters	Proposed Scheme		
	Site 2B3	Site 2B4	Sites 2B3 & 2B4
Site Area (m ²) (about) ^[1]	11,210	11,390	22,600
Total PR	6.49	7.72	7.11
• Domestic	5.43	7.52	6.48
• Non-domestic	1.06	0.21	0.63
Total GFA (m ²)	72,750	87,980	160,760
• Domestic	60,850	85,600	146,450
• Non-domestic	11,900	2,380	14,280
(i) Wet Market	1,120	-	1,120
(ii) Social Welfare Facilities	8,100	-	8,100 ^[2]
(iii) Kindergarten	1,200	1,200	2,400
(iv) Retail Block	1,180	1,180	2,360
(v) USS Connection	300	-	300
Maximum BH (Main Roof Level) ^[3]	125mPD	125mPD	125mPD
No. of Blocks	3 (1 Residential Block, 1 Ancillary Block and 1 Retail Block)	3 (2 Residential Blocks and 1 Retail Block)	6
No. of Storeys			
• Residential Blocks (incl. 1 basement level)	42	42	-
• Retail Blocks (incl. 1 basement level)	3	3	-
• Ancillary Block (incl. 2 basement levels)	11	-	-
Flat Production (about)	1,280	1,840	3,120
Design Population (about)	3,584	5,152	8,736
Site Coverage (about)	54%	54%	54%
Greenery Coverage	Minimum 30%	Minimum 30%	Minimum 30%
Education Facilities	1 kindergarten (9 classrooms)	1 kindergarten (9 classrooms)	2 kindergarten (18 classrooms)
Social Welfare Facilities	11 ^[4]	-	11
Private Car Parking Spaces			
• Residential	86	123	209
• Retail	6	6	12

be submitted to the Board for minor relaxation of total PR and BH restriction to accommodate a wet market, welfare facilities and kindergartens.

Development Parameters	Proposed Scheme		
	Site 2B3	Site 2B4	Sites 2B3 & 2B4
• Visitor	5	10	15
Motorcycle Parking Spaces	12	17	29
Light Goods Vehicle Parking for Social Welfare Facility	1	-	1
Loading/Unloading Spaces			
• Residential	1	2	3
• Retail	2	2	4
• Social Welfare Facilities	1	-	1
• Wet Market	2	-	2
• Refuse Collection Vehicle	1	-	1
• Public Light Bus for Social Welfare Facilities	2	-	2
Bicycle Parking Spaces	86	123	209

Note:

- [1] The site area is subject to detailed survey and layout finalization.
- [2] Equivalent to about 5.5% of the proposed domestic GFA
- [3] The floor-to-floor height of domestic floors is 2.75m, except top floor and ground floor (including transfer structure below 1/F floor level), which are 2.79m and 8m respectively. The floor-to-floor height of basement level is 5.2m.
- [4] 11 numbers of facilities are proposed at Site 2B3, including one Child Care Centre (CCC), one Neighbourhood Elderly Centre (NEC), one Sub-base of District Support Centre for Persons with Disabilities (DSC), one Hostel for Moderately Mentally Handicapped Persons (HMMH), one Integrated Vocational Rehabilitation Services Centre (IVRSC), one Hostel for Severely Mentally Handicapped Persons (HSMH), one Day Activity Centre (DAC), one Short-term Food Assistance Service Team (STFAST), one Cyber Youth Support Team (CYST) office base, one team of Home Care Services Team for Frail Elderly Persons (HCS Team for Frail Elderly Persons) and one Supported Hostel for Mentally Handicapped Persons (SHOS(MH)). The facilities would be subject to further review by relevant departments at detailed design stage.

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

- (a) Application Form received on 29.11.2022 **(Appendix I)**
- (b) Supporting Planning Statement (SPS) attached to the Application Form, including MLP, LMP, Air Ventilation Assessment (AVA), Visual Impact Assessment (VIA) and a brief summary of technical assessments. **(Appendix Ia)**

- (c) Further Information (FI) received on 10.1.2023 providing responses to departmental comments and revised AVA report [FI(1)]# **(Appendix Ib)**
- (d) FI received on 26.1.2023 providing responses to departmental comments, revised MLP, Section Plan, Schematic Drawings of the Proposed Development and Landscape Drawings, and replacement pages of SPS, VIA report and Summary Table of Proposed Social Welfare Facilities [FI(2)]* **(Appendix Ic)**
- (e) FI received on 17.2.2023 providing responses to public comments and replacement pages of MLP, Schematic Drawing of the Proposed Development and Photomontages [FI(3)]* **(Appendix Id)**

Remarks:

accepted but not exempted from publication and recounting requirement

* *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 FIs at **Appendices Ia, Ib, Ic and Id**, which are summarised as follows:

- (a) It is considered necessary to provide a wet market in Site 2B3 to serve the needs of the public housing developments in the vicinity. Meanwhile, in view of the Government's initiative that about 5% of the total attainable domestic GFA to be reserved for social welfare facilities, based on the relevant requirements set out in the HKPSG and advices from the SWD, a list of social welfare facilities is proposed in Site 2B3 to serve the community. The total GFA of wet market and social welfare facilities is about 9,220m², which originally could be used for residential development.
- (b) Given the podium-free design, it is not technically feasible to place the wet market and social welfare facilities underneath domestic blocks. Therefore, an ancillary block is proposed in Site 2B3. Addition of residential units atop the ancillary block is also not technically feasible due to inadequate space for essential building services for a composite building.
- (c) The alignment of MTR tunnel and its 10m-wide protection area on each side transverse the northern portions of the Site (**Drawing A-12**). Construction of high-rise residential blocks is restricted above the protection area. Taking into account the requirements as set out in the Building (Planning) Regulations and Sustainable Building Design Guidelines, urban design framework of KTD and the 'podium-free design', the layout of the proposed development has been optimized. In order not to compromise the flat production, a minor relaxation of PR to allow additional domestic GFA in Site 2B4 and a minor relaxation of BH restrictions in both Sites 2B3 and 2B4 are required.

- (d) Although a lower PR is proposed at Site 2B3, accommodating further domestic PR/GFA could not be achieved without further relaxation of BH, which is considered not compatible with the BH profile in the locality and not desirable from urban design point of view. The relaxation of BH has also minimised with a typical floor-to-floor height of 2.75m for domestic floors, except for the top floor and basement level.
- (e) With BH restriction relaxed to 125mPD, the average domestic PR of 6.48 of the Site could be achieved, which is similar to the originally assumed average domestic PR of 6.5, with overall flat production not compromised. The applicant will liaise with the Lands Department (LandsD) during the land grant preparation stage to appropriately reflect the proposed PR and GFA for the Site under the application and the future development will be in line with the approved scheme should the application be approved.
- (f) The residential cluster including the Site will form a gradually descending BH profile from 135mPD adjacent to Lung Tsun Stone Bridge (LTSB) to 100mPD towards Sung Wong Toi Park. Locating at the centre of the cluster, the proposed maximum BH of 125mPD of the Site is considered appropriate and compatible with the surrounding developments, which is still in keeping with the descending BH profile.
- (g) The application fulfills the criteria as set out in the ES of the OZP for consideration of application for minor relaxation of BH restriction that (i) the application can achieve a comprehensive planning of Sites 2B3 and 2B4; (ii) a better streetscape can be provided with the colonnade design and setback on G/F at the retail belt, not less than 30% of greenery ratio and not less than 123 trees to be provided; (iii) 'podium-free' design will be adopted with setbacks of residential blocks from the Road L16 and 3m-wide NBAs designed within the site to enhance penetration of prevailing wind; and (iv) minor relaxation is required to achieve flat production and addressing site constraints.
- (h) The approval of the application can facilitate timely provision of public housing supply of 3,120 units with target completion year in 2026/2027.
- (i) Relevant technical assessments have been undertaken and concluded that there would not be any adverse impact pertaining to traffic, environmental, air ventilation, sewerage, drainage, visual aspects associated with the proposed development.
- (j) Various factors such as maximizing site potential, environmental issues and penetration of natural light have been taken into account for the design of disposition of the proposed development. Adequate local open space with recreational facilities would also be provided in accordance with HKPSG for future residents of the proposed development.

3. 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 Section 12A and 16 of the Town Planning Ordinance (TPG PG-No. 31A) is not applicable to the application.

4. Background

- 4.1 The Site has been zoned “R(A)” on the OZP, with the current PR and BH restrictions, since 2017. Upon the completion of the Review Study of Kai Tak Development in 2016 and consultation with the relevant district councils, to optimise the development potential, the PR of the Site was increased from 5 to 6.6 (domestic PR of 6.5 plus non-domestic PR of 0.1 for retail belt), with BH restriction increased from 85mPD to 115mPD and the Site was reserved for public housing development and rezoned from “R(B)” to “R(A)”. The planning intention of the Site has also been stipulated in the Explanatory Statement (ES) of the OZP since 2017.
- 4.2 The PB for the proposed public housing development was approved in 2019, including social welfare facilities as requested by SWD with a net operational floor area (NOFA) of 930m², a wet market and kindergartens. Given the site constraints and that the facilities are GFA accountable, the PB also stipulated that the provision would be subject to the Board on the minor relaxation of total PR and BH restrictions at the Site. In 2020 Policy Address, the Chief Executive announced to increase the PR of future public housing projects so that 5% of the GFA would be set aside for social welfare facilities without compromising flat production. To meet the Government’s initiative, the number and floor area of the proposed social welfare facilities at the Site have been further increased.

5. Previous Application

There is no previous application at the Site.

6. Similar Application

There is no similar application for proposed minor relaxation of PR and BH restrictions within “R(A)” zones on the Kai Tak OZP.

7. The Site and Its Surrounding Areas (Plans A-1 and A-2, Aerial Photo on Plan A-3 and Site Photo on Plan A-4)

- 7.1 The Site is:

- (a) located in the former north apron area of KTD. It falls within the western portion of Kai Tak City Centre area, which a residential cluster with both private and public housing developments;
- (b) bounded by an area zoned “Open Space” (“O”) intended for development of local open space to its immediate northeast and northwest, the open space of Station Square to its southeast, and a 10m-wide pedestrian street serving as a green link and breezeway between Sites 2B3 and 2B4 and to its southwest respectively;
- (c) currently used as works area for the proposed public housing development; and
- (d) accessible from Road L16. MTR Tuen Ma Line (TML) alignment traverses the northwestern portion of the Site.

7.2 The surrounding areas have the following characteristics:

- (a) mixed with residential, open space and sports uses;
- (b) to the north, northeast and northwest of the Site is a row of five private housing development sites, which fall within areas zoned “Comprehensive Development Area (4)” (“CDA(4)”), “R(A)6” and “R(A)5”;
- (c) A comprehensive USS system has been planned connecting Kai Tak City Centre and its two MTR stations (viz. Kai Tak Station and Sung Wong Toi Station) with Kowloon City and San Po Kong. The section of USS to be connected with Site 2B3 at the basement level generally lies within the row of private housing development sites to the north of the Site;
- (d) to the east and southwest of the Site is a row of public housing development sites, which fall within areas zoned “CDA(5)”, “Residential (Group B)6” (“R(B)6”) (i.e. Kai Yan Court) and “R(A)4” to be implemented by Hong Kong Housing Society (HKHS) and the applicant respectively;
- (e) to the immediate southeast of the Site is a large open space of about 12 ha, i.e. the Station Square, which circumscribes the Kai Tak Station and extends to connect Kai Tak Sports Park (KTSP). KTSP is to the further south of the Site and mainly zoned “Other Specified Uses” (“OU”) annotated “Stadium”; and
- (f) MTR Sung Wong Toi Station, with underground and footbridge connections extending to nearby Kowloon City and Ma Tau Kok areas, is to the further west of the Site.

8. Planning Intention

- 8.1 The “R(A)” zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.
- 8.2 According to the ES of the OZP, to provide incentive for developments/redevelopments with design merits/planning gains, redevelopments with design merits/planning gains, and to cater for circumstances with specific site constraints, each application for minor relaxation of BH restriction 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 plot ratio granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as a public passage/street widening;
 - (c) providing better streetscape/good quality street level public urban space;
 - (d) providing separation between buildings to enhance air and visual permeability;
 - (e) accommodating building design to address specific site constraints in achieving the permissible plot ratio under the Plan; and
 - (f) other factors such as 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 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/Kowloon East, LandsD (DLO/KE, LandsD):
- (a) No comment from land administration point of view.
 - (b) The Site falls within two Short Term Tenancies (STTs) granted to the applicant as works sites for construction of the public housing developments for a period up to 14.18.2026 subject to provision that the tenancy shall be terminated upon

commencement of the Government lease in respect of the Site.

- (c) Should the application be approved by the Board, the development parameters would be incorporated into relevant land documents, when applied by the applicant and if considered appropriate.

Urban Design, Visual, Air Ventilation and Landscape Aspects

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

Urban Design and Visual Aspect

- (a) The subject Sites 2B3 and 2B4 with site areas of about 11,210m² and 11,390m² respectively are located at the Kai Tak City Centre of the KTD near the TML Sung Wong Toi Station. According to the ES of the OZP, a dynamic skyline with overall BH profile starting with a landmark tower on the “CDA(1)” site of 200mPD in the Kai Tak City Centre gradates towards the waterfront in the south along the residential neighbourhoods towards the Sports Park to the Metro Park and the Ma Tau Kok waterfront area. Judging from the photomontages provided, the proposed development with a BH of 125mPD might not bring about significant adverse impact to the visual character of the surrounding areas. The planned BH profile descending from 135mPD in the “CDA(5)” zone in the northeast to 100mPD in the “R(A)4” zones to the southwest would generally be maintained.
- (b) As gathered from the submission and FI(2), various design measures as per requirements in the ES of the OZP and PB endorsed in May 2019 will be provided, including (i) 3m-wide NBA along the 10m-wide pedestrian streets running in southeast-to-northwest direction at the southwestern boundary of Site 2B3 as well as northeastern and southwestern boundaries of Site 2B4; (ii) colonnade design with setbacks of 3-3.6m on G/F and 3-3.6m covering 40-60% frontage on 1/F at the retail blocks along the southeastern boundary of both Sites 2B3 and 2B4 fronting onto Kai Tai Station Square; (iii) underground connection for pedestrians at the basement of ancillary block in Site 2B3 to the future USS at the northwest of the Site; (iv) podium-free design; (v) fence walls with minimum 50% permeability on elevational area above 1m from finished floor level; and (vi) landscape treatments in form of new trees, planting area and green roofs in both Sites 2B3 and 2B4. Covered walkway abutting the aforementioned 3m-wide NBA are also proposed in both

Sites 2B3 and 2B4. These measures may promote visual interest and pedestrian comfort.

Air Ventilation Aspect

- (c) An AVA Initial Study (IS) using computational fluid dynamic modelling has been carried out to compare the pedestrian wind environment of the proposed development with that of the baseline scheme (i.e. previous scheme adopted under the “Planning Review Report of Kai Tak Development Engineering Study cum Design and Construction of Advance Works – Investigation, Design and Construction, Further Review of Development Intensity” completed in 2017). As set out in the AVA IS report, both the proposed development and the baseline scheme have maintained three 3m-wide NBAs along the northwest-to-southeast running pedestrian streets as stipulated on the OZP. According to the simulation results, the overall performances of the baseline scheme and proposed development on pedestrian wind environment are comparable under both annual and summer conditions. It is not anticipated that the proposal would generate significant adverse air ventilation impact on the overall pedestrian wind environment as compared with the baseline scheme.

Landscape Aspect

- (d) No comment from landscape planning perspective.
- (e) The Site is currently vacant without any landscape resources. The proposed development is considered not incompatible with the landscape setting in proximity. Significant adverse landscape impact due to the proposed development is not anticipated.
- (f) With reference to the SPS, not less than 8,736m² local open space (not less than 3,584m² and 5,152m² for Site 2B3 and Site 2B4 respectively) would be provided for the design population of 8,736 persons, including recreational facilities such as children’s play areas, badminton courts, and trellises. New landscape treatments such as new tree planting, green roof, and vertical greening are proposed and over minimum 30% greenery coverage would be provided for both Sites 2B3 and 2B4.
- (g) The other comments on the site coverage of greenery are included in the advisory clauses at **Appendix IV**.

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

Based on the information provided, it is noted that the proposed public housing development mainly consists of 3 towers with total PR of 7.72 at Site 2B4 (including about 17% increase of PR) and 6.49 at Site 2B3, and BH of about 125mPD. Since the adjacent “R(A)5” and “R(A)6” sites with BH restriction of 125mPD are permitted in the OZP, he has no comment from architectural and visual impact point of view.

Traffic Aspect

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

No comment on the traffic impact assessment (TIA) report for the proposed minor relaxation.

Environment Aspect

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

The applicant has conducted Environmental Assessment Study (EAS) and Sewerage Impact Assessment (SIA), which demonstrated that no adverse environmental and sewerage impact would arise from the proposed public housing development. In this connection, he has no objection to the planning application.

Fire Safety

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

- (a) No in-principle objection to the application subject to fire service installations and water supplies for firefighting being provided to the satisfaction of the D of FS.
- (b) Detailed fire services requirements will be formulated upon receipt of formal submission of building plans or referral of application via relevant licensing authority. The applicant is advised to observe the requirements of emergency vehicular access (EVA) as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Buildings Department. Height restriction for licensed/ registered premises shall be strictly observed.

Provision of Social Welfare Facilities

9.1.7 Comments of the Director of Social Welfare (D of SW)

- (a) To meet acute welfare demand, the following welfare facilities have been proposed to incorporate at the subject development:
 - (i) NEC;
 - (ii) HCS for Frail Elderly Persons;
 - (iii) DSC Sub-base;
 - (iv) 50-place HMMH;
 - (v) 80-place IVRSC;
 - (vi) 50-place HSMH;
 - (vii) 50-place DAC;
 - (viii) 40-place SHOS(MH);
 - (ix) 100-place CCC;
 - (x) Main base of STFAST; and
 - (xi) CYST.
- (b) The applicant should ensure all requirements regarding welfare facilities as stipulated in the basic provision schedules as well as all current and prevailing ordinance and regulations (if applicable) will be fulfilled and there will be ongoing liaison with SWD at detailed design stage of the welfare facilities. In this regard, she has no adverse comment on the application.

Interface with Tuen Ma Line

- 9.1.8 Comments of the Chief Engineer/Railway Development, Railway Development Office, Highways Department (CE/RD, RDO, HyD)

No comment on the proposed minor relaxation of BH and PR restrictions from railway development point of view. His other detailed comments are included in the advisory clauses at **Appendix IV**.

Harbourfront Planning

- 9.1.9 Comments of the Harbour Office, Development Bureau (HO, DEVB):

- (a) The concerned sites are zoned “R(A)4” on the approved Kai Tak OZP No. S/K22/8, and fall within the harbourfront area under the purview of Harbourfront Commission’s Task Force on Kai Tak Harbourfront Development (KTTF). The project should be considered having regard to the Harbour Planning Principles and Guidelines.
- (b) The gist and information of the subject application have been circulated to Members of KTTF on 23.12.2022. Members

were invited to offer comments, if any, to the Board direct². On this basis and on the understanding that the proposed development complies with the planning intention as stipulated under the OZP, her office has nothing to add on the application.

Green Building Design and Smart Requirements

9.1.10 Comments of the Energising Kowloon East Office (EKEO), DEVB:

- (a) No comment on the application.
- (b) The applicant is encouraged to make reference to the smart city proposals as recommended under “Developing Kowloon East into a Smart City District – Feasibility Study” and consider incorporating suitable smart city initiatives in the proposed development during detailed design stage. Some of the smart city proposals are at **Appendix II**. The applicant is also welcomed to approach his office for further information if necessary.

9.2 The following Government departments have no comments on or no objection to the application:

- (a) Secretary for Culture, Sports and Tourism ;
- (b) Chief Architect/Division 2, ArchSD;
- (c) Chief Highway Engineer/Kowloon, Highways Department;
- (d) Chief Engineer/Mainland South, Drainage Services Department;
- (e) Chief Engineer/Construction, Water Supplies Department;
- (f) Director of Leisure and Cultural Services;
- (g) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (h) Project Manager (Kowloon), CEDD;
- (i) Director of Electrical and Mechanical Services;
- (j) Commissioner of Police; and
- (k) District Officer (Kowloon City), Home Affairs Department.

10. Public Comments Received During the Statutory Publication Periods

- 10.1 During the two statutory publication periods of the planning application and FI which ends on 28.12.2022 and 3.2.2023 respectively, a total of 177 comments were received from Owners’ Committee of K City (嘉匯業主委員會), Owners’ Committee of One Kai Tak (啟德1號業主委員會) and individuals (**Appendix III**). Among them, 36 comments are submitted by individuals in the form of 7 standard forms and a sample of each standard form is attached at **Appendix III**. A full set of public comments would be

² No public comment has been received from Members of KTTF.

deposited at the meeting for Members' inspection. The received comments are summarised in the following table:

Submission	Publication Period	Support with Comments	Objection	Comments	Total
Planning Application	6.12.2022 to 28.12.2022	1	131	38	170
FI(1)	13.1.2023 to 3.2.2023	0	5	2	7
Total		1	136	40	177

- 10.2 One supportive comment from an individual provides comments on the provision of underground barrier-free and 24-hour connection between USS and the ground level of the ancillary block as well as adjoining open space.
- 10.3 The major grounds of the 136 objections are that (i) the proposed development will create adverse traffic, visual, air ventilation and hygienic impacts; (ii) there are already several public housing developments in KTD. Additional public housing developments in KTD will adversely affect the implementation of the planning intention of KTD to be part of the core business district 2 (CBD2); (iii) KTD is full of high-density developments. The proposed development will bring additional population to the area and exacerbate the burden on the community and supporting facilities in KTD; (iv) the Site should be used for alternative uses, such as recreational facilities, library, civic center or commercial and private housing developments to generate revenue for the Government; (iv) the proposed development will affect the view from and sunlight penetration to the private housing developments of KTD; and (v) the proposed development should be located at alternative sites, in particular new development areas and North Metropolis Development in the New Territories.
- 10.4 40 comments cover the overall planning and transportation of KTD, the design of the proposed development and the general location of public housing developments. Their major points are summarised as follows:
- (i) KTD should adhere to its original planning and become a core business district, in which housing developments, in particular public housing developments are not compatible with the overall planning intention and would hamper the image of KTD.
 - (ii) There is a lack of good transport connection within KTD. The authority should re-consider the implementation of monorail Environmental Friendly Linkage System.
 - (iii) Locating public housing in prime location like KTD would not motivate people to work hard and climb up the social ladder. Public housing should be separated from areas where rich people resides to make Hong Kong an attractive city.

- (iv) The disposition of the proposed development should be improved by utilizing the strategic view from KTSP and reducing studio units. It is also recommended that the design of the proposed development should make reference to the housing development at Site 2B1 by HKHS (**Plan A-2**).

11. Planning Considerations and Assessments

- 11.1 The current application is seeking planning permission for proposed minor relaxation of BH restriction for Sites 2B3 and 2B4 from 115mPD to 125mPD (i.e. about +8.70%) and PR restriction from 6.6 to 7.72 (i.e. about +16.97%) for Site 2B4 for permitted public housing development at the Site. The proposed development scheme with relaxed BH and PR restrictions would provide 3,120 flats and a GFA of about 9,220m² for wet market and social welfare facilities, equivalent to about 6.30% of the domestic GFA. The proposed development is generally in line with the planning intention of “R(A)” zone, which is primarily for high-density residential developments.

Minor Relaxation in PR and BH restrictions

- 11.2 The proposed minor relaxation of PR restriction at Site 2B4 from 6.6 to 7.72 is to accommodate the proposed social welfare facilities and wet market as they are GFA accountable and to maintain the overall flat production target of the endorsed PB. These facilities will group in the ancillary block at Site 2B3 in view of the site constraints. The domestic floor space of Sites 2B3 and 2B4 and the building height are adjusted accordingly so as to achieve the flat production target and a consistent BH profile. The proposed development would facilitate optimisation of the Site to meet the demand for required social welfare, and other 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.
- 11.3 According to the applicant, given the technical infeasibility, site constraints and design requirements as mentioned in paragraphs 2(b) and 2(c) above, the applicant proposed a minor relaxation in BH by +10m in order to achieve an average domestic PR of 6.48 of the Site, which is similar to the originally assumed average domestic PR of 6.5.
- 11.4 The BHs of residential developments in the vicinity of the Site are ranging from 100mPD to 135mPD. The proposed increase in BH is considered in keeping with the general stepped BH profile of the locality which is descending progressively from the northeast of 125/135mPD to the southeast of 100mPD. The minor relaxation in BH of 125mPD is considered compatible with the residential developments in the vicinity (**Drawings No. A-13 and A-14**). The VIA conducted (Appendix 5 of **Appendix Ia** and Appendix E of **Appendix Ic**) also demonstrates that the proposed development would not encroach upon the 20% of the ridgeline as viewed from the strategic view points (**Drawing A-15**).

Provision of Social Welfare Facilities and Wet Market

- 11.5 The proposed provision of social welfare facilities is in line with Government's initiatives policy to enhance the provision and planning social welfare services by inviting HKHA and HKHS to reserve about 5% of the total domestic GFA exclusively for welfare uses. Based on the relevant requirements set out in the HKPSG and advices from the SWD, various types of social welfare facilities as listed in paragraph 1.5 above are proposed to be provided at the Site.
- 11.6 Based on the study by the applicant, the applicant proposes to provide a wet market with 33 stalls at the Site to serve the needs of the public housing developments in the vicinity of the Site. According to the Notes of the OZP, 'Social Welfare Facility' and 'Market' uses are always permitted within "R(A)" zones. The proposed social welfare facilities and wet market are considered not incompatible with the surrounding developments and would serve the future residents in the locality.

Site Constraints

- 11.7 According to the applicant, the alignment of TML with its protection zone on both sides at a total width of about 44m, transverses the northern portions of the Site, causing certain site constraints on the developable area of the Site (**Drawing A-12**). Construction of high-rise residential blocks is restricted above the TML alignment. The layout and disposition of the proposed development has been optimized to fully utilize the Site to address the site constraint imposed by the alignment of TML, relevant building regulations and guidelines as well as the urban design framework of KTD.

Compliance with KTD Design Requirements

- 11.8 In spite of the site constraints, the proposal incorporates a wet market and social welfare facilities to serve the local community. In addition, the proposed development has adopted various design and landscape treatment to conform with the urban design and landscape framework of KTD, including (i) pedestrian connection to USS; (ii) setbacks, NBAs and podium-free design to create a pedestrian-friendly environment and enhance air ventilation at pedestrian street level (**Drawing A-5**); (iii) retail belt with colonnade design to create a consistency in design with the surrounding developments (**Drawing A-1**); and (iv) a minimum of 30% of greening ratio to visually soften the appearance of the proposed development (**Drawings A-10 and A-11**). These measures may promote visual interest and pedestrian comfort. CTP/UD&L, PlanD has no adverse comment on the application from urban design and visual perspectives. CA/CMD2, ArchSD also has no adverse comment on the application from architectural and visual impact point of view.

Technical Aspects

- 11.9 The applicant has submitted VIA and AVA as well as a summary of other technical assessments, including TIA, EAS, DIA and SIA and concluded that there would not be any adverse impact to traffic, visual, air ventilation, environmental, sewerage and drainage aspects associated with the proposed development. Concerned departments including C for T, DEP, CE/MS, DSD, CTP/UD&L, PlanD have no objection/adverse comment on the application.

Public Comments

- 11.10 Regarding the public comments received, concerned Government department's comments and the planning assessment above are relevant. The applicant has provided responses on 17.2.2023 (**Appendix Id**). As regards the public comments concerning additional population arising from the proposed development, there is no increase in overall number of flats due to the proposed minor relaxation, which is mainly to accommodate the social welfare facilities and wet market and the planned domestic PR at the Site. Regarding the implementation of Kai Tak's planning intention to be an integral part of CBD2, the Site has been reserved for public housing developments since 2017 taking into account the views from consulting the relevant district councils. The proposed development is in line with the planning intention of the Site and would not affect the implementation of overall planning intention of KTD.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11 above and having taken into account the public comments mentioned in paragraph 10 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 **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 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**.

- 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 applicants.

14. Attachments

Appendix I	Application Form received on 29.11.2022
Appendix Ia	Supporting Planning Statement
Appendix Ib	FI(1) received on 10.1.2023
Appendix Ic	FI(2) received on 26.1.2023
Appendix Id	FI(3) received on 17.2.2023
Appendix II	Smart City Proposals from EKEO
Appendix III	Public Comments received during the Statutory Publication Periods
Appendix IV	Recommended Advisory Clauses
Drawing A-1	Master Layout Plan
Drawings A-2 and A-3	Section Plans
Drawings A-4 to A-9	Floor Plans
Drawings A-10 and A-11	Landscape Master Plan
Drawing A-12	Site Constraint Plan
Drawings A-13 to A-15	Photomontages
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photo

**PLANNING DEPARTMENT
MARCH 2023**