

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/K7/121**

- Applicant** : Hong Kong Metropolitan University (HKMU) represented by Urbis Limited
- Site** Government Land (GL) at the junction of Sheung Shing Street and Fat Kwong Street, two areas above Sheung Shing Street connecting to HKMU Jockey Club Institute of Healthcare (HKMU IOH) at 1 Sheung Shing Street, and the area above Fat Kwong Street connecting to HKMU Main Campus at 30 Good Shepherd Street, Ho Man Tin, Kowloon
- Site Area** About 3,586 m<sup>2</sup>
- Land Status** : (i) GL (about 99.9%)  
(i) Kowloon Inland Lot No. 11265 (about 0.1%)
- Plan** Approved Ho Man Tin Outline Zoning Plan (OZP) No. S/K7/24
- Zoning** : (i) “Residential (Group A)” (“R(A)”) (about 93.7%);  
(a) maximum domestic plot ratio (PR) of 7.5 or maximum non-domestic PR of 9;  
(b) maximum building height (BH) of 100mPD; and  
(ii) Areas shown as ‘Road’ (about 6.1%)  
(iii) “Government, Institution or Community” (“G/IC”) (about 0.2%)”
- Application** : Proposed Educational Institution with Training Centre, Public Vehicle Park (Excluding Container Vehicle), Shop and Services, Eating Place and Footbridges, and Minor Relaxation of Building Height Restriction (BHR) for “R(A)” zone

**1. The Proposal**

- 1.1 The Applicant seeks planning permission for Proposed Educational Institution with Training Centre, Public Vehicle Park (Excluding Container Vehicle), Shop and Services, Eating Place and Footbridge, and Minor Relaxation of BHR for “R(A)” zone from 100mPD to 110mPD (+10m or +10%) at the application site (the Site). The Site falls primarily within an area zoned “R(A)” (about 3,403m<sup>2</sup> /93.7%), with a minor portion of the Site shown as ‘Road’ (about 183m<sup>2</sup> /6.1%), and about 0.2% of the Site falls within an area zoned “G/IC”<sup>1</sup> on the approved Ho Man Tin OZP No. S/K7/24 (**Plans A-1 to A-3**).

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<sup>1</sup> The proposed footbridge of the Site includes a very small strip of land (about 0.2% or 7.17m<sup>2</sup>) that falls within an area zoned “G/IC” on the OZP, which can be regarded as minor boundary adjustment in zoning boundaries under the covering Notes of the OZP.

- 1.2 According to the Notes for the “R(A)” zone on the OZP, ‘Educational Institution’ and ‘Public Vehicle Park (excluding container vehicle)’ are Column 2 uses requiring planning permission from the Town Planning Board (the Board) whereas ‘Training Centre’, ‘Shop and Services’ and ‘Eating Place’ on the lowest three floors of a building, taken to include basements, are always permitted.
- 1.3 The proposal comprises a 20-storey education institution with teaching and learning facilities, clinic, sports facilities, canteen, shop and services, basement public vehicle park (PVP) (one storey); and 3 pedestrian footbridges (**Tables 1 and 2**). The proposed development has a total PR of 9.0/GFA of about 30,627m<sup>2</sup> and a BH of 110mPD on the area zoned “R(A)” (i.e. the Development Site) and the three footbridges straddle Sheung Shing Street and Fat Kwong Street which are areas shown as ‘Road’.
- 1.4 According to the Applicant, the proposed development will accommodate about 1,900 students and 800 teaching/administrative/clinic staff/employees totaling about 2,700 people. The proposed PVP would be used by the HKMU’s staff from 8 am to 6 pm and available for public use from 6 pm to 8 am of the next day, and during weekends.
- 1.5 Building setbacks are proposed at (i) the junction of Fat Kwong Street and Sheung Shing Street (i.e. 18m x 20m; from G/F to 6/F) for a proposed ‘Tree Preservation Zone’ (TPZ) (Para. 1.10 refers); (ii) the northern boundary (about 16m from 4/F and above); and (iii) the south-eastern boundary (about 7.5m at 1/F and about 28m from 2/F and above) (**Drawings A-2 to A-7, A-12 to A-15**).
- 1.6 Three pedestrian footbridges with barrier free access (**Plans A-2 to A-3 and Drawings A-2 to A-6 and A-19**) are proposed. To connect the HKMU IOH at Sheung Shing Street with the new campus building, these include incorporating (i) the existing footbridge in the north (linking at 1/F) and building (ii) a new footbridge in the south (linking at 3/F). To connect HKMU Main Campus at Fat Kwong Street, (iii) another new footbridge is proposed to connect to 2/F of the new campus building. Footbridges (i) and (iii) will be open to the public 24 hours daily<sup>2</sup> while footbridge (ii) is for internal circulation. The Applicant undertakes the design and construction, management and maintenance responsibilities of all the three footbridges at the Applicant’s cost.
- 1.7 The new footbridge across Fat Kwong Street will connect a 24 hours public covered walkway at 2/F of the proposed building to provide pedestrian connection between HKMU campuses as well as access to the proposed Government Complex and the planned primary school located north of the Site (**Plan A-2, Drawings A-4 and A-19**). This aims to enhance road safety, walkability and accessibility for HKMU’s staff, students and the public.
- 1.8 To minimise public nuisance, vehicular and pedestrian passage along Fat Kwong Street and Sheung Shing Street during construction, and erection works for the two proposed footbridges, the Applicant will submit a temporary traffic management scheme to relevant government departments for consideration and approval when detailed design of the footbridges are available.

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<sup>2</sup> Lift service (including staircase and necessary circulation space) could be accessed at grade of Sheung Shing Street/ Fat Kwong Street.

- 1.9 Landscape treatments including (i) planting area at G/F; landscape gardens/open spaces on flat roofs of 1/F and 2/F, which is opened to the public<sup>3</sup>; (ii) vertical greening at the northwestern façade (2/F to 4/F) facing the HKMU IOH and southeastern façade (3/F to 4/F) facing One Homantin; (iii) sky garden at 10/F and; (iv) roof gardens at R/F will be provided (**Drawings A-14, 16, 18 and 20**). Sky garden and roof gardens will be for HKMU use.
- 1.10 According to the Tree Survey and Impact Assessment (**Appendix II**), there are 61 existing trees (including 7 nos. of undesirable weed species) within the Site, 58 are proposed to be felled<sup>4</sup> and 2 will be transplanted. An existing Banyan tree<sup>5</sup> (*Ficus microcarpa* 細葉榕), locating at the southwest of the Site, is proposed to be preserved in-situ. A Tree Protection Zone<sup>6</sup> (TPZ) in the form of building setback from the junction of Sheung Shing Street and Fat Kwong Street (from G/F to 6/F of the campus building) will be established. To compensate the proposed tree felling, a total of 73 compensatory planting are proposed in the landscape gardens/open spaces at various levels of the proposed development (**Drawing A-18**).
- 1.11 The floor plans, section plan, elevation plans, photomontages, landscape master plan, pedestrian circulation plan and open space provision plan submitted by the Applicant are at **Drawings A-1 to A-25**. The major development parameters of the proposed development are as follows:

**Table 1**

<b>Major Development Parameters</b>	
<b>Application Site Area</b>	<b>About 3,586 m<sup>2</sup></b>
<b>Development Site<sup>#</sup></b>	<b>About 3,403 m<sup>2</sup></b>
PR	9
Total GFA	About 30,627 m <sup>2</sup>
Site Coverage (SC)	About 62.5%
No. of Blocks	1
No. of Storey	20-storey including 1 basement floor for PVP
BH at Main Roof Level	110 mPD
Floor-to-floor Height	About 5.5m (B1/F and G/F); About 4.25m (1/F to 18/F <sup>7</sup> )
Parking and Loading/Unloading (L/UL) Provision	Underground PVP: <ul style="list-style-type: none"> <li>• 32 Private Car Parking Spaces</li> <li>• 3 Visitor Car Parking Spaces</li> <li>• 4 Motorcycle Parking Spaces</li> <li>• 1 Heavy Goods Vehicle L/UL space</li> <li>• 1 Light Goods Vehicle L/UL space</li> <li>• 1 Pickup/Drop off area</li> </ul>
Vehicular Access	Via Sheung Shing Street

<sup>3</sup> During operating hours of the proposed development i.e. Monday to Sunday between 8:00a.m. to 10:00p.m.

<sup>4</sup> Due to low survival rate after transplanting or undesirable weed species

<sup>5</sup> The existing Banyan Tree has a Diameter at Breast Height (DBH) of 1200mm, 18.6m in height and 20m in crown spread

<sup>6</sup> According to the applicant, the TPZ is of 14.4m radius, minimum 10m clearance above tree canopy and 3m below ground level

<sup>7</sup> A lecture theatre of about 8.5m (floor to floor height) at 3/F to 4/F and an indoor sports hall/basketball court of about 8.5m (floor to floor height) at 17/F to 18/F

Open Space and Greenery	<p>Total open space not less than 2,709 m<sup>2</sup>:</p> <ul style="list-style-type: none"> <li>• 2,052 m<sup>2</sup> at 10/F (sky garden) and R/F (roof gardens) for HKMU/private use<sup>^</sup>; and</li> <li>• 657 m<sup>2</sup> at 1/F and 2/F (landscaped gardens/open space) for public use<sup>^^</sup></li> <li>• Overall greenery: 32% (of which about 11% at Primary Zone)</li> <li>• Vertical greening on building façade at 2/F to 4/F and 3/F to 4/F</li> </ul>
Other facilities	<ul style="list-style-type: none"> <li>• Canteen, clinic, and shop and services for public use at G/F to 2/F; and</li> <li>• Sports facilities for HKMU/private use including indoor sports hall including a basketball court and rooftop futsal pitch, at 17/F, 18/F and R/F</li> </ul>
<b>Pedestrian Footbridges<sup>&amp;</sup></b>	<b>About 183 m<sup>2</sup></b>
	<ul style="list-style-type: none"> <li>• Three footbridges connecting to nearby HKMU developments<sup>~</sup> (Para. 1.6)</li> </ul>
<b>Phasing</b>	
Anticipated Completion Year	<p>Phase I (Q2 2028)</p> <ul style="list-style-type: none"> <li>• Construction of the proposed development and modification of the lift tower and support of the existing northern footbridge over Sheung Shing Street</li> </ul> <p>Phase II (Q2 2029)</p> <ul style="list-style-type: none"> <li>• Construction of the remaining two new proposed footbridges i.e. one over Sheung Shing Street and the other over Fat Kwong Street</li> </ul>

# Area zoned “R(A)”

@ Area mainly shown as ‘Road’. According to the Applicant, the 3 footbridges will not be GFA accountable

<sup>^</sup> Landscape garden/Open space on 1/F and 2/F will be opened for public use during operating hours of HKMU, i.e. Monday to Sunday, between 8am to 10pm

<sup>^^</sup> Sky garden on 10/F and roof gardens on R/F are proposed for HKMU use during operating hours of HKMU, i.e. Monday to Sunday, between 8am to 10pm

<sup>&</sup> The proposed footbridges will be about 4m (width and height), and 3m (internal clear width and headroom). Vertical distance above public road would be about 8.5m (from Fat Kwong Street) and 14m (from Sheung Shing Street), subject to detailed design.

<sup>~</sup> According to the applicant, portion of the three footbridges projected over street would not be GFA accountable, subject to approval from relevant government departments

**Table 2**

<b>Floor</b>	<b>Main Uses (Indicative and subject to detail design)</b>
B/F	Car Parking and Loading/Unloading Spaces, Pick-up / Drop-off Area, Vehicular Access, and Electrical and Mechanical (E&M) Facilities
G/F to 2/F	Teaching and learning facilities <sup>8</sup> (on G/F), Shop and Services, Clinic, Canteen, Flat Roofs/Landscaped Gardens (at 1/F and 2/F) and 24 hours Public Covered Walkway <sup>9</sup> (at 2/F)
3/F to 7/F	Teaching and learning facilities, and Flat Roof (at 3/F)
8/F to 11/F	Library and Sky Garden (at 10/F)
12/F to 16/F	Laboratory and Office
17/F to 18/F	Indoor Sports Hall and Ancillary Facilities
R/F	Rooftop Futsal Pitch and Roof Gardens

1.12 In support of the application, the Applicant submitted the following documents:

- (a) Application forms and letters received on 4.10.2023, 10.10.2023 and 11.10.2023 (Appendix I)
- (b) Supporting Planning Statement (SPS) received on 4.10.2023 enclosing technical assessments<sup>10</sup> (Appendix Ia)
- (c) Revised SPS received on 10.10.2023 enclosing technical assessments (Appendix Ib)
- (d) Further information (FI(1)) received on 10.11.2023<sup>(\*)</sup> (Appendix Ic)
- (e) FI received on 15.11.2023 and 20.11.2023<sup>(#)</sup>(FI(2) & FI(3)) (Appendices Id & Ie)
- (f) FI received on 12.12.2023<sup>(\*)</sup>(FI(4)) (Appendix If)
- (g) FI received on 5.1.2024 <sup>(#)</sup>(FI(5)) (Appendix Ig)
- (h) FI received on 18.1.2024 <sup>(#)</sup> (FI(6)) (Appendix Ih)
- (i) Consolidated submission of items (b) to (h) above received on 19.1.2024 (Appendix Ii)

*Remarks:*

<sup>(\*)</sup> *accepted but not exempted from publication and recounting requirement*

<sup>(#)</sup> *accepted and exempted from publication and recounting requirement*

1.13 On 8.12.2023, the Metro Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months as requested by the Applicant.

## **2. Justifications from the Applicant**

The justifications put forth by the Applicant in support of the application are detailed in the SPS at **Appendix Ii**. They can be summarized as follows:

<sup>8</sup> Teaching and learning facilities such as classrooms, learning common, student learning area and gallery

<sup>9</sup> The 24 hours public covered walkway will provide linkage to the proposed Ho Man Tin Government Complex site and Planned Primary School site located to the north of the Site

<sup>10</sup> Technical assessments includes Landscape Design Proposal, Tree Survey and Impact Assessment, Appraisal of Landscape Impacts and Visual Impact Assessment, Environment Assessment, Drainage Impact Assessment, Sewerage Impact Assessment, Traffic Impact Assessment (TIA) and Geotechnical Planning Review Report

- (a) The proposed development will alleviate space shortage of HKMU. Currently, the net space per student of HKMU is merely 4.5 m<sup>2</sup>, which is significantly lower than other University Grants Committee (UGC) funded institutions of about 15 m<sup>2</sup>. The proposed development will provide additional spaces (equivalent of about 40% of its existing space) to alleviate shortage in space and allow the university to enhance teaching and learning facilities. Indoor and outdoor sports facilities are also proposed to improve students' wellbeing;
- (b) The proposed development would allow HKMU to provide new in-demand, medical and health related programmes to facilitate HKMU to develop a hub for community health and wellness. Also, it would enable HKMU to organize more educational programmes and activities for general public. It would create synergy with the existing campuses to (i) promote health and wellness beneficial to the local community; and (ii) enhance quality and flexibility of academic facilities;
- (c) Minor relaxation of BH is sought on the grounds that (i) the irregular shaped sloping site constrains the building layout and disposition; (ii) an existing Banyan Tree is proposed to be preserved in-situ with the establishment of the TPZ; (iii) building setbacks are proposed to satisfy requirements of Sustainable Building Design (SBD) Guidelines, hence enhancing air circulation and visual permeability; and (iv) to meet the headroom requirement for specific facilities, such as minimum 7m clear headroom for the indoor basketball court at the indoor sports hall in accordance to the International Basketball Federation standard;
- (d) To improve walkability, accessibility and pedestrian safety for HKMU staff/students and the public, the new footbridge across Fat Kwong Street will connect a 24 hours public covered walkway at 2/F of the proposed building to provide pedestrian connection between HKMU campuses as well as access to the proposed Government Complex and the planned primary school located north of the Site. The proposed development will also provide facilities, such as open spaces, shops, canteen, clinic and PVP, which will be accessible by the public at certain hours of the day; **(Plan A-2, Drawings A-4 and A-19)**;
- (e) Building setbacks and building separations have been proposed to comply with the SBD Guidelines. Through adopting building design measures, the proposed development with stepped building profile and landscape/sky gardens at various levels would reduce the building bulk and provide better cross ventilation and visual benefits to pedestrians. To address concern of nearby residents including One Homantin, the proposed development will provide building setbacks i.e. from the south-eastern boundary (7.5m setback at 1/F and about 28m from 2/F and above). In addition, along the northern boundary, a 16m setback from 4/F and above is proposed. Sufficient building separation facing Fat Kwong Street and Sheung Shing Street;
- (f) The existing Banyan tree (*Ficus microcarpa* 細葉榕) with DBH of 1200mm located at the southwest corner of the Site is proposed to be preserved in-situ. A TPZ, together with responsive building design would ensure the Banyan tree would receive sufficient light i.e. grow-lights would be installed to compensate for any building shade and the tree will be wired to the proposed development to prevent falling to road users. Besides, Tree Risk Assessment and Management Inspections will be carried out by Certified Arborist on regular

basis. In addition, 73 nos. of compensatory trees will be planted on the roof and landscape gardens and hence will create a green and biophilic environment for the community; and

- (g) Technical assessments on traffic, environmental, landscape, drainage, sewerage and geotechnical perspectives have been conducted and concluded that the proposed development will not generate adverse impacts to the surroundings.

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

The Site comprises GL for which 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.

### **4. Previous Applications**

There is no previous application covering the Site.

### **5. Similar Applications**

There is no similar application on the OZP.

### **6. The Site and Its Surrounding Areas (Plans A-1 to A-5)**

6.1 The Site is:

- (a) Located at the junction of Sheung Shing Street and Fat Kwong Street, Ho Man Tin; and
- (b) Mainly occupied by vegetated slopes. A small area along Sheung Shing Street is occupied by an elevated walkway with staircase and lift tower connecting the HKMU IOH located to west.

6.2 The surrounding areas have the following characteristics:

- (a) To its immediate north is an area reserved for a proposed Ho Man Tin Government Complex which among others, would include a community hall;
- (b) To its immediate east is an area reserved for a planned primary school. It is currently occupied by an open-air public car park;
- (c) To its west across Sheung Shing Street is an area zoned “G/IC(2)” currently occupied the HKMU IOH (BH 86.3mPD). To its northwest is a site zoned “R(B)” occupied by the residential development namely Grand Homm (BHs ranging from 99.7mPD to 119.7mPD);
- (d) To its south across Fat Kwong Street is an area zoned “G/IC” currently occupied the various G/IC facilities, including the Headquarters of

Auxiliary Medical Service (BH 37.7mPD), HKMU Main Campus (BH 88.2 mPD), Housing Authority Headquarters (BH 91mPD) and the Fat Kwong Street Sports Centre (BH 88.3mPD). To its further south are residential and G/IC developments; and

- (e) To its further north, southeast and northeast is the “R(A)” zone where residential developments, namely One Homantin (BH 100mPD), Mantin Heights (BHs ranging from 115.6mPD to 119.7mPD) and Ho Man Tin Estate (BHs ranging from 85mPD to 158.9mPD), are situated in.

## **7. Planning Intention**

- 7.1 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.
- 7.2 According to Explanatory Statement (ES) of the OZP, to provide incentive for development/redevelopments with design merits/planning gains. Each application for minor relaxation of building height restriction 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.
- 7.3 According to Para. 8.2.3 of ES of the OZP, community facilities will be provided in free-standing sites in the subject “R(A)” zone, for example a planned primary school and a planned community hall at the junction of Fat Kwong Street and Sheung Shing Street. These planned facilities are zoned “R(A)” on the OZP so as to allow for flexibility in the comprehensive planning and development of the large residential site.



## **8. Comments from Relevant Government Departments**

- 8.1 The following Government departments have been consulted and their views on the application and the public comments received are summarised as follows:

### **Policy Aspect**

- 8.1.1 Comments of the Secretary for Education (S for ED):

- (a) She confirms Education Bureau's (EDB) strong policy support for the application from the following perspectives;

#### **Government Policy**

- (i) EDB has all along been committed to promoting the parallel development of the self-financing and publicly-funded post-secondary education sectors. HKMU has a unique positioning as the only Government-founded self-financing post-secondary education institution in Hong Kong. She supports HKMU's campus expansion proposals to enhance the teaching and learning of its programmes;
- (ii) In pursuance of the strategic objective announced in the Chief Executive's 2023 Policy Address to develop Hong Kong into an international post-secondary education hub, it is envisaged that the proposed development would facilitate HKMU to continue its efforts to drive internationalisation and recruit more non-local students, in addition to local students;
- (iii) HKMU, as the largest operator of programmes under the Study Subsidy Scheme for Designated Professions / Sectors, has been proactively gearing up its institutional capacity in response to the Government's initiative to promote vocational and professional education and training (VPET) and address society's manpower needs. The provision of VPET related programmes will facilitate society to tackle keen demand for human resources, in particular in industries including Healthcare and Engineering where HKMU is one of the key education and training providers;

#### **HKMU's Campus Space Requirement**

- (iv) HKMU's full-time student population has significantly increased in past years and that their average floor space per full-time student falls short of the norm of the UGC-funded universities and the land sites granted to self-financing institutions, even after the commencement of operation of the newest campus (HKMU IOH). The average space provision per students would be relieved with the proposed development;
- (v) Given that the admission quota for Mainland, Macao, and

Taiwan students applicable to HKMU has been relaxed from 10% to 20%, HKMU's non-local student population has been on an increasing trend. The already severe space shortage facing HKMU will highly likely continue to intensify and therefore an imminent need for HKMU to expand its campus anticipated;

#### Strategic Location of the Site

- (vi) As various academic and ancillary facilities of HKMU are spread out across different campuses, students and staff would need to travel between campuses. The proposed development is situated at a highly strategic location which could harness synergy with the neighbouring campuses and enhance connectivity through the proposed footbridges to provide a comprehensive learning experience and facilitate the inter-campus access, minimising pedestrian flow and associated safety concern of crossing Fat Kwong Street;
- (vii) The proposed development has a vision to serve as a Hub for Community Health and Wellness. Being in close proximity to the HKMU IOH, which mainly houses HKMU's Healthcare programmes, is beneficial and cost effective in sharing of facilities;

#### Benefits to the Local Community

- (viii) Various facilities for public use, such as canteen, carpark, clinic and public covered walkway would be provided and the proposed development would undeniably contribute to the enhancement of the quality of living in the local community.

#### Site for Planned Primary School

- (ix) EDB confirms the need to reserve the site located to the north of the application site for the planned primary school;
- (x) Despite a declining student population, the Government has committed to according top priority to the interests of students and optimise the use of resources to enhance the quality of education. To this end, upgrading school facilities is one of the key mitigating measures adopted to manage public expectations and address the education sector's concerns on the impact of declining student population. At the same time, it is the primary means for enhancing the learning and teaching environment of public sector schools;
- (xi) In Kowloon City District, 14 out of 34 (or 40%) public sector primary schools have a building age over 30 years and a size less than 3 000 m<sup>2</sup> (which are unable to meet the prevailing standards set out in the Hong Kong Planning

Standards and Guidelines). While the Government runs an established repair and maintenance programme to upkeep the safety of the existing school buildings, it is technically very difficult due to space or other constraints to further expand or reconfigure those aged and undersized schools; and

- (xii) Given the reprovisioning need of existing schools in the district, it is considered that the reserved school site remains the only effective means to fundamentally improve the teaching and learning environment.

8.1.2 Comments of the Secretary for Health (S for Health):

Given that the SPS (**Appendix II**) stating that new campus is to allow for an increase in intake capacity, the introduction of new healthcare-related programmes, and, most importantly, contribute to the improvement of healthcare services in Hong Kong, he is of the view to support the proposed development as long as the development could fully meet the aforesaid objectives of HKMU.

8.1.3 Comments of Director of Social Welfare (D of SW)

- (a) To alleviate the shortage of nurses in the welfare sector, the HKMU was commissioned by the SWD to provide 200 training places for the Higher Diploma in Nursing Studies (General Health Care) under the Enrolled Nurse (General) Training Programmes for the Welfare Sector (EN Training Programme) starting from 2017-18 and was later increased to 262 places, as one of the three service providers, from 2023-24 till the final intake in 2027-28. The Higher Diploma in Nursing Studies (General Health Care) programme including the number of maximum intake has been accredited by the Nursing Council of Hong Kong. Within its capacity for current committed provision, the HKMU has accommodated the EN Training Programme at the Jockey Club Institute of Healthcare, which was opened in October 2020 and regarded as a suite of nursing<sup>11</sup> and healthcare programme; and
- (b) Based on the above, we are of the view that the HKMU can provide the committed accredited training places of EN Training Programme within its current facilities. However, considering the growing demand for professional nursing staff in the foreseeable future, HKMU, as one of experienced training institutes, may continue to provide more training places for different nursing programmes to meet the need for professional nursing staff.

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<sup>11</sup> In addition to the EN Training Programme, the HKMU has run other kinds of nursing programmes under the Study Subsidy Scheme for Designated Professions/Sectors with the total number of 563 training places for 2023-24 academic year including Bachelor of Nursing with Honours in General Health Care (385 training places), Bachelor of Nursing with Honours in Mental Health Care (125 training places) and Higher Diploma in Nursing Studies (Mental Health Care) (53 training places)

### **Land Administration**

#### 8.1.4 Comments of the District Lands Officer/Kowloon West, Lands Department (DLO/KW, LandsD):

- (a) No objection to the application;
- (b) The Site falls mainly within the boundary of an existing short term tenancy KX 3128, which is occupied for used as a fee-paying public carpark, terminable by giving at least three calendar months' notice in writing. A minor portion of the Site is allocated temporarily to ArchSD under simplified temporary land allocation GLA-TK818 for ground investigation for a period until 5.5.2024, if no further extension is given for this allocation;
- (c) Minor portion of the Site encroaches on various coloured areas of the adjacent KIL 11265 i.e. HKMU IOH granted under Conditions of Grand No. 20310 (C/G 20310). Conditions in relation to the concerned coloured areas together with all other relevant clauses under C/G 20310 shall be strictly adhered to for the application;
- (d) For other areas falling on unleased and unallocated GL under the purview of TD and HyD (i.e. Fat Kwong Street and Sheung Shing Street), it is presumed that the project proponent would liaise with TD and HyD on any interface issues and future maintenance / management arrangement;
- (e) Other than the above, the Site would also affect the proposed developments in the vicinity. While the permanent government land allocation of GLA-K 442 and GLA-K 443 for a proposed Government Complex and a planned 24-classroom primary school respectively are under processing, the Applicant shall liaise with relevant parties for resolution of boundary adjustment and alignment of the Site; and
- (f) If the subject planning application is approved by the Board, the Applicant has to submit the approval letter to LandsD for the land grant application. However, there is no guarantee that the approval will be given. Such application will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event any such application is approved, it will be subject to such terms and conditions including, among others, the payment of premium and administrative fee as may be imposed by LandsD.

### **Traffic**

#### 8.1.5 Comments of the Commissioner for Transport (C for T):

- (a) She has no further comment on the revised TIA (**Appendix Ii**) from traffic engineering perspective on condition that the

applicant will undertake TIA survey and study at detailed design stage to identify the feasibility of footpath enhancement work at Pui Ching Road Flyover, and proceed with relevant discussion with authorities and site works if necessary;

- (b) Two new footbridges are proposed across Fat Kwong Street and Sheung Shing Street. She notes the Applicant will undertake the design and construction, management and maintenance responsibilities of the proposed footbridges at the Applicant's cost. The Applicant will submit a temporary traffic management scheme for her consideration. The Applicant is reminded that a complete barrier-free passageway shall be provided;
- (c) With the additional pedestrian flows generated by the proposed development, footpath congestion, in particular along Pui Ching Road flyover across Princess Margaret Road (structure No. 14) would be further aggravated. It is noted that the Applicant stated in para. 4.4.6 of SPS (**Appendix Ii**) that TIA survey and study will be conducted at detailed design stage to identify the feasibility of footpath enhancement work at Pui Ching Road Flyover, relevant discussion with authorities and site work will be proceeded if necessary;
- (d) It is also noted that the Applicant, at detailed design stage would identify the feasibility to provide building setback to increase footpath width, building canopies to improve weather protection at detailed design stage;
- (e) Should the application be approved, the following approval conditions should be imposed:
  - (i) the design and provision of vehicular access, parking spaces and loading/unloading facilities to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
  - (ii) the submission of a revised Traffic Impact Assessment, and implementation of mitigation measures identified therein, to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
  - (iii) the submission of a temporary traffic management scheme before the implementation of any works involving temporary closure of existing footpath or carriageway to the satisfaction of the Commissioner for Transport, Commissioner of Police or of the Town Planning Board; and
  - (iv) the design and provision of the proposed pedestrian footbridge linkage system connecting to public road, as proposed by the Applicant, to the satisfaction of the Commissioner for Transport, Highways Department or of the Town Planning Board.

8.1.6 Comments of the Chief Highway Engineer/Kowloon, Highways Department (CHE/K, HyD):

- (a) No in-principle objection to the application from highway maintenance point of view;
- (b) The design and construction of the proposed footbridge shall be carried out in accordance with the Structures Design Manual for Highways and Railways as stipulated in the Practice Note for Authorized Persons and Registered Structural Engineers PNAP No. APP-34 and APP-38. The plans should also be examined by the Advisory Committee on the Appearance of Bridges and Associated Structures; and
- (c) Other detailed comments on the application are at **Appendix II**.

8.1.7 Comments of the Commissioner for Police (C of P):

- (a) No comment to the application; and
- (b) The Applicant should consult Road Management Office, Traffic Kowloon West of Police with a set of temporary traffic arrangement plans of road works or road closure for bridge and building construction when subsequently required.

**Environment**

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

- (a) Insurmountable environmental impacts arising from the proposed development are not anticipated and he has no in-principle objection to the subject planning application;
- (b) To address the outstanding sewerage comments on the Sewerage Impact Assessment, the following approval conditions are suggested to be imposed should the TPB decides to approve the subject planning application:
  - (i) the submission of a Sewerage Impact Assessment to the satisfaction of the Director of Environmental Protection or of the Town Planning Board; and
  - (ii) the implementation of the local sewage upgrading/sewerage connection works identified in the Sewerage Impact Assessment in planning condition above to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- (c) Other detailed comments on the application are at **Appendix II**.

### **Building Matters**

8.1.9 Chief Building Surveyor/Kowloon, Buildings Department (CBS/K, BD):

- (a) No objection to the application subject to the following comments:
  - (i) The proposed development shall in all aspects comply with the Buildings Ordinance (BO) and its allied regulations;
  - (ii) The two proposed footbridges projecting over streets would contravene section 31(1) of the BO. However, application for an exemption may be considered at building plans submission stage subject to compliance with the criteria under PNAP APP-38 and favourable comments from relevant government departments. Besides, portions of the footbridges within the Site and the covered areas underneath should be accountable for GFA and site coverage calculations;
  - (iii) All building works are subject to compliance with the BO. Detailed comments under the BO on individual sites for private developments such as permissible plot ratio, site coverage, means of escape, emergency vehicular access, private streets, and/or access roads, open space, barrier free access and facilities, compliance with the sustainable building design guidelines, etc. will be formulated at the building plan submission stage; and
  - (iv) Other detailed comments on the application are at **Appendix II**.

### **Drainage and Sewerage**

8.1.10 Comments of the Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD):

- (a) He has no in-principle objection to the application. To address the outstanding drainage comments on the Drainage Impact Assessment, the following approval condition is suggested to be imposed should the TPB decide to approve the subject planning application:
  - (i) The submission of a revised Drainage Impact Assessment and the implementation of mitigation measures identified therein to the satisfaction of the Director of Drainage Services or of the Town Planning Board.
- (b) Other detailed comments on the application are at **Appendix II**.

### **Urban Design, Air Ventilation and Landscape**

8.1.11 Comments of the Director of Architectural Services (D of ArchS):

He notes that the proposed development consists of an education institution of 20 storeys (including a 1-storey basement) with BH of about 110mPD, which appears to be compatible with the existing surrounding environment. He has no comment on the proposed BH and the general building massing from architectural and visual impact point of view.

8.1.12 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, air ventilation and landscape planning perspectives;

#### **Urban Design, Visual and Air Ventilation**

- (b) She has no further comment on the revised Visual Impact Assessment (VIA) (**Appendix II**);
- (c) According to para. 7.2 of the Explanatory Statement of the OZP, there is an intended stepped height profile stepping down from the Ho Man Tin South Estate (BHR of 160mPD) at the highland of the area. The Site is predominantly surrounded by mid-to-high-rise residential developments with existing BHs ranging from about 52mPD to about 165mPD, intermixed with government, institution or community uses with existing BHs ranging from about 38mPD to about 91mPD, as well as open spaces. Given the surrounding context and as illustrated in the photomontages of the revised VIA (**Drawings No. A-21 and A-22**), it is unlikely that the proposed development with a maximum BH of 110mPD will induce significant adverse effects on the visual character of the surrounding townscape;
- (d) The three proposed building setbacks including (i) at the junction of Fat Kwong Street and Sheung Shing Street; (ii) along northern boundaries and (iii) along southeastern boundaries. These setbacks could reduce the building bulk and facilitate cross ventilation. It is also noted that sensitive finishes and innovative façade treatments will be explored at detailed design stage. These measures may soften the building edges and promote visual interest; and
- (e) The three pedestrian connections linking the proposed development with its adjoining developments could promote pedestrian connectivity (Paras. 1.6 to 1.8 refer). ;
- (f) Other detailed comments on the application are at **Appendix II**.



### Landscape

- (g) According to the aerial photo of 2022, the Site is situated in an area of residential urban landscape character predominated by residential buildings, campus buildings and tree groups. The proposed development is considered not entirely incompatible with the surrounding landscape setting;
- (h) According to Tree Survey and Impact Assessment at **Appendix II**, there are 61 existing trees within the Site, of which 58 are proposed to be felled, 2 are proposed to be transplanted and 1 mature tree of significant size (Tree T60), a *Ficus microcarpa* (細葉榕) with DBH 1200mm, is proposed to be retained at G/F of the proposed development, with the introduction of a TPZ. She also notes the proposed landscape treatments (Paras. 1.9 and 1.10 refer) includes planting area at G/F, landscape gardens/open spaces at 1/F and 2/F, vertical greening on north-western façade (2/F to 4/F) and south-eastern façade (3/F to 4/F), sky garden at 10/F and roof gardens, alongside with 73 new tree planting, to mitigate the landscape impacts;
- (i) Detailed tree preservation/removal scheme including information regarding the tree protection measure of the tree of significant size (T60) should be subject to DEVB TC(W) No. 4/2020, DEVB TC(W) No. 5/2020 and submission of Tree Preservation and Removal Proposal (TPRP) in accordance to LAO PN 6/2023. The Applicant should approach relevant authority direct to obtain the necessary approval; and
- (j) Other detailed comments on the application are at **Appendix II**.

### Fire Safety

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

- (a) No objection in principle to the application;
- (b) Detailed fire services requirements will be formulated upon receipt of formal submission of general building plans; and
- (c) Emergency vehicular access provision in the captioned work shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by BD.

### Project Interface

8.1.14 Comments of the Director of Architectural Services (D of ArchS):

- (a) The application site encroaches onto an area (about 178m<sup>2</sup>) of the proposed Government Complex located to the north of the Site (**Plan A-2**). The proposed Government Complex is still

under design and the development programme is still under review;

- (b) We would have no objection to the Applicant's proposed inclusion of this area subject to the following:
  - (i) Pedestrian access connecting the proposed development and the proposed Government Complex shall be retained;
  - (ii) Maximum height of the proposed development within the slope area to be released to HKMU (along the northern boundary of the Site) should be in same level of G/F (facing Sheung Foo Street) of the proposed Government Complex;
  - (iii) Extent of slope to be released to HKMU should not be overlapped with the proposed footing and the canopy of covered walkway connecting to the existing footbridge; and
  - (iv) To provide planting location for the 25 additional compensatory trees within the application site and subject to HKMU's maintenance;
- (c) It is noted the proposed development has taken into account the aforementioned criteria, and that 25 additional compensatory trees will be planted within the Site which complies with the requirement set for releasing certain slope area from HAD's proposed Government Complex Site. The proposed species list is appropriate to the proposed use, in particular a number of species with a small mature size would be suitable to plant on structures. The Applicant is required to provide details of the 25 compensatory trees at later stage for our future TPRP submission; and
- (d) Other detailed comments on the application are at **Appendix II**.

#### **District Officer's View**

##### **8.1.15 Comments of District Officer, Kowloon City, Home Affairs Department (DO/KC, HAD)**

He has no views on the planning application provided that the accessibility to the proposed Government Complex by members of the public would not be affected by the subject project. In addition, he notes that the Applicant has consulted the Social Services Committee (SSC) of Kowloon City District Council (KCDC) in 2022 on the proposed development, and trusts that the Applicant would address the comments from members of SSC as appropriate, which includes impacts on the private residential developments and technical impacts such as air ventilation, lighting, greening and accessibility, and an alternative use of the site for a park instead.

### **Other Aspects**

8.1.16 Comments of the Director of Electrical and Mechanical Services (D of EMS):

- (a) No particular comment on the document from electricity supply safety aspect; and
- (b) Other detailed comments on the application are at **Appendix II**.

8.2 The following Government departments have no objection to or no comment on the application, and their advisory comments, if any, are at Appendix IV:

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- (b) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD)

## **9. Public Comments Received During Statutory Publication Period**

9.1 The application and FIs were published for public inspection. During the statutory public inspection period, a total of 434 public comments were received. Among them, there are 346 supporting comments, 54 comments providing views/suggestions, and 34 adverse comments. A full set of public comments will be deposited at the meeting for Members' inspection.

### *Supporting Comments (346)*

9.2 346 individuals support the application mainly on the following grounds:

- (a) provide more spaces for teaching and learning facilities, so as to alleviate space shortage problem and enhance teaching quality of the university;
- (b) provision of a wide range of healthcare training programmes to ease keen public demand for high quality healthcare services;
- (c) provision of types of facilities and greenery which would benefit both students and local community; and
- (d) the proposed pedestrian footbridges and covered walkways can provide convenient and safe access points across the busy Fat Kwong Street.

Samples of the comments are extracted at **Appendices III-1 to III-10**.

### *Comments Providing Views/Suggestions (54)*

9.3 Among the 54 individuals, some of them provide suggestions on the possible facilities and layout of the proposed development; and some of them express their view on the development of the HKMU in general. Samples of the comments are extracted at **Appendices III-11 to III-20**.

### *Adverse Comments (34)*

- 9.4 34 adverse comments were submitted by various parties, including the Owner's Committee of the One Homantin and individuals, mainly on the grounds that the proposed development would reduce green space provision in the area; lead to adverse impacts on traffic, environmental, landscape, air ventilation and natural lighting perspective; the proposed development locates too close to One Homantin; there are sufficient floor space at existing HKMU campuses to meet demand; and questioning the approach on the preservation of another tree within the HKMU Jockey Club Campus at Chung Hau Street located to the further southwest of the Site. Samples of the comments are extracted at **Appendices III- 21 to III-30**.

## **10. Planning Considerations and Assessment**

- 10.1 The application is for the proposed educational institution with training centre, PVP (excluding container vehicle), shop and services, eating place and three pedestrian footbridges with minor relaxation of BHR from 100mPD to 110mPD for the "R(A)" zone at the Site. The proposed educational institution has a total PR of 9.0/GFA of about 30,627m<sup>2</sup> and a BH of 110mPD on the "R(A)" zone. The proposed uses for educational institution and PVP (excluding container vehicle), and minor relaxation of building height (+10m or 10%), require planning permission from the Board.

### Planning Intention and Development Intensity

- 10.2 The proposed development mainly falls within an area zoned "R(A)" and small areas shown as 'Road'. While the planning intention of the "R(A)" zone is primarily for high-density residential developments, within this zone, the Site which is on a sloping area has not been reserved for housing development (Para. 7.3 refers). The proposed PR of 9.0 is within the maximum PR restriction of the Site.
- 10.3 The Applicant have submitted technical assessments on traffic, environmental (including air quality, noise, water, waste and land contamination), drainage, sewerage, geotechnical, tree survey, and landscape and visual aspects. With appropriate mitigation measures, no adverse impacts would be anticipated with the proposed development. Concerned departments have no adverse comments/no objection to the application.

### Land Use Compatibility

- 10.4 The Site is located within a cluster of G/IC and residential developments. To its immediate east and north are the sites for the planned primary school and the proposed Government Complex. To the west across Sheung Shing Street and south across Fat Kwong Street are the two HKMU developments. To the northwest, further south, north southeast and northeast are existing residential and G/IC developments. In this regard, the proposed development is considered not incompatible with the surrounding land uses.

### Policy Aspects

- 10.5 S for ED advises that the proposed development will allow HKMU to increase intake capacity and introduce new programmes, especially on industries facing keen demand human resources, which will help to achieve the Government's initiatives and strategic objective set out in the Chief Executive's 2023 Policy Address.
- 10.6 S for ED also considers that the proposed development will provide additional floor space to alleviate severe space shortage, hence providing more academic and ancillary facilities for HKMU's students and staff. At the strategic location in close proximity to other two HKMU campuses, the Site could harness synergy to provide a comprehensive learning experience for students and facilitate the inter-campus access. It is beneficial and cost effective in sharing of facilities. S for ED confirms her strong policy support for the proposed development.
- 10.7 S for Health also supports the proposal for introduction of new healthcare-related programmes which would contribute to the improvement of healthcare services in Hong Kong. D of SW mentions that considering the growing demand for professional nursing staff in the foreseeable future, HKMU, as one of experienced training institutes, may continue to provide more training places for different nursing programmes to meet the need for professional nursing staff.

### Minor Relaxation of BH and Design Merits

- 10.8 The Applicant proposed relaxation of the BHR from 100mPD to 110mPD (+10m or +10%). Minor relaxation of BH is sought on the ground of (i) irregular shaped sloping site constrains the building layout and disposition; (ii) in-situ preservation of an existing Banyan Tree and incorporated of a TPZ; (iii) provision of building setback and separation to comply with the SBD Guidelines; and (iv) to meet the headroom requirement for specific facilities. In this regard, the Site falls within an area with existing residential buildings of BHs ranging from about 52mPD to 167mPD, intermixed with G/IC buildings with existing BHs ranging from about 38mPD to about 91mPD. In its immediate surrounding, BH of One Homantin, Grand Homm, HKMU Main Campus and HKMU IOH are about 100mPD, 100 to 120mPD, 88mPD and 86mPD respectively (**Plan A-2**). The proposed minor relaxation of BHR from 100mPD to 110mPD is therefore considered not significant and unreasonable, with reference to the factors for considering BHR increase set out in the ES. D of ArchS also indicates that the proposed development is compatible with the existing surrounding development and has no particular comment on the proposed BH and general building massing from architectural and visual impact point of view.
- 10.9 Building design features are proposed to be incorporated including building separation and building setbacks from the south-eastern boundary and along the northern boundary to reduce building bulk, to allow cross ventilation and visual benefits to pedestrians. These measures are also responsive to the neighbours including One Homantin. Moreover, it is noted that sensitive finishes and innovative façade treatments will be explored at detailed design stage which may soften the building edges. In this regard, CTP/UD&L, PlanD considers that

the proposed development is unlikely to induce significant adverse effects on the visual character of the surrounding townscape.

- 10.10 The Applicant proposes to preserve the mature Bayan Tree in-situ with the establishment of a TPZ, alongside compensatory trees and transplanted trees within the proposed development. The multi-level landscape features are proposed to enhance the landscape and building quality. To this end, the applicant's effort in its landscape design proposals are acknowledged by concerned B/Ds including D of ArchS and CTP/UD&L, and the public.
- 10.11 The proposed development will optimize the site utilization with the provision of 24-hour public covered walkway linking the Site with the surrounding areas which apart from benefiting HKMU's staff and students, it also facilitates connectivity of the existing and planned uses in the surrounding areas, especially to the proposed Government Complex and planned primary school located to the north of the Site. Besides, the proposed development will provide facilities such as PVP, landscape gardens/open spaces, clinic, shop and services and canteen for public use. S for ED opines that the above provision would contribute to the enhancement of the quality of living.

#### Other Technical Aspects

- 10.12 Other relevant departments have no adverse comments on the application, and the proposed redevelopment is not expected to have adverse impacts on traffic, environmental, landscape, drainage, sewerage and geotechnical perspectives. Outstanding technical matters could be addressed via approval conditions as recommended in paragraphs 11(a) to 11 (g) below.

#### Public Comments

- 10.13 The Applicant consulted the SSC of KCDC in 2022 on the proposed development. In general, while KCDC was supportive of HKMU for nurturing talents for the society, members raised concerns on the potential implications on air ventilation, natural lighting, greening, tree preservation and accessibility regarding the proposed development and other better alternative use for the site.
- 10.14 There were 434 public comments received during the statutory publication periods as summarised in paragraph 9 above. Amongst them, 346 supporting comments are noted. Regarding comments on traffic, environmental, landscape, air ventilation and natural lighting aspects, planning considerations and assessments in paragraphs 10.1 to 10.12 above are relevant.

### **11. Planning Department's Views**

- 11.1 Based on the assessment made in paragraph 10 above and having taken into account the public comments mentioned in paragraph 9, the Planning Department has no objection to the application.
- 11.2 Should the Committee decide to approve the application under s.16 of the Ordinance, it is suggested that the permission shall be valid until 26.1.2028, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) The design and provision of vehicular access, parking spaces and loading/unloading facilities to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (b) The submission of a revised traffic impact assessment, and implementation of mitigation measures identified therein, to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (c) The submission of a temporary traffic management scheme before the implementation of any works involving temporary closure of existing footpath or carriageway to the satisfaction of the Commissioner for Transport, Commissioner of Police or of the Town Planning Board;
- (d) The design and provision of the proposed pedestrian footbridge linkage system, as proposed by the Applicant, to the satisfaction of the Commissioner for Transport, Highways Department or of the Town Planning Board;
- (e) The submission of a revised drainage impact assessment, and implementation of mitigation measures identified therein, to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (f) The submission of a sewerage impact assessment to the satisfaction of the Director of Environmental Protection or of the Town Planning Board; and
- (g) The implementation of the local sewage upgrading/sewerage connection works identified in the sewerage impact assessment in approval condition (f) above to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

Advisory clauses

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

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

**12. Decision Sought**

- 12.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 12.2 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.
- 12.3 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.

**13. Attachments**

<b>Appendix I</b>	Application Forms received on 4.10.2023, 10.10.2023 and 11.10.2023
<b>Appendix Ia</b>	SPS received on 4.10.2023
<b>Appendix Ib</b>	Revised SPS received on 10.10.2023
<b>Appendix Ic</b>	FI 1 received on 10.11.2023
<b>Appendix Id</b>	FI 2 received on 15.11.2023
<b>Appendix Ie</b>	FI 3 received on 20.11.2023
<b>Appendix If</b>	FI 4 received on 15.12.2023
<b>Appendix Ig</b>	FI 5 received on 5.1.2024
<b>Appendix Ih</b>	FI 6 received on 18.1.2024
<b>Appendix Ii</b>	Consolidated submission received on 19.1.2024
<b>Appendix II</b>	Detailed Comments of Relevant Government Departments
<b>Appendices III-1 to III-30</b>	Public Comments
<b>Appendix IV</b>	Recommended Advisory Clauses
<b>Drawings A-1 to A-11</b>	Floor Plans
<b>Drawings A-12</b>	Section Plan
<b>Drawings A-13 to A-17</b>	Elevation Plans
<b>Drawing A-18</b>	Landscape Master Plan
<b>Drawings A-19</b>	Pedestrian Circulation Plan
<b>Drawings A-20</b>	Open Space Provision Plan
<b>Drawings A-21 to A-22</b>	Photomontages
<b>Drawings A-23 to A-25</b>	Artistic Impression of the Proposed Development
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4 to A-5</b>	Site Photos

**PLANNING DEPARTMENT**  
**January 2024**