

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/KC/506

- Applicant** : The General of The Salvation Army (TSA) represented by KTA Planning Limited
- Site** : 200-210 Lai King Hill Road, Kwai Chung
- Site Area** : About 3,830m²
- Lease** : Kwai Chung Town Lot No. 354 (the Lot)
(a) held under New Grant No. 5542 dated 3.10.1977 as modified by a modification letter dated 24.7.1978
(b) expires on 30.6.2047
(c) for a non-profit-making home for mentally retarded and physically handicapped children and young adults together with such domestic accommodation therefor as the Director of Social Welfare (DSW) may consider reasonable for housing staff and workmen employed on the premises
(d) a non-building area (NBA) of width 4.57m of the northeastern boundary of the Lot
- Plan** : Approved Kwai Chung Outline Zoning Plan (OZP) No. S/KC/32
- Zoning** : “Government, Institution or Community” (“G/IC”)
(a) maximum building height (BH) of 4 storeys, or the height of the existing building, whichever is the greater
(b) in determining the relevant maximum number of storeys, any basement floor(s) may be disregarded
- Application** : Proposed Minor Relaxation of BH Restriction (BHR) for Permitted Social Welfare Facility (SWF)

1. The Proposal

- 1.1 The applicant seeks planning permission for minor relaxation of BHR from 4 storeys to 7 storeys (excluding basement floor) (i.e. +3 storeys or +75%) for redevelopment of TSA Lai King Home (LKH) to provide various day rehabilitation and residential care SWFs including Day Activity Centre (DAC) and Hostel for Severely Mentally Handicapped Persons (HSMH) at the application site (the Site), which falls within an area zoned “G/IC” on the approved Kwai Chung OZP No. S/KC/32 (**Plan A-1**). According to the Notes of the OZP for “G/IC” zone, ‘Social Welfare Facility’ is a Column 1 use, which is always permitted. To facilitate the

redevelopment proposal with a BH of 7 storeys above 1 basement floor (basement floor excluded from calculation of BHR according to the Notes of the OZP) (**Drawings A-1 to A-5**), which exceeds the BHR of 4 storeys as stipulated on the OZP, planning permission for minor relaxation of BHR from the Town Planning Board (the Board) is required.

- 1.2 The Site, currently occupied by LKH with three blocks of 3 to 4 storeys (**Plan A-4**), is located in the southwestern fringe of the Lai King area and bounded by an area zoned “Green Belt” (“GB”) to the east, south and west (**Plans A-2 to A-6**). It also abuts Lai King Hill Road to the north, which connects the Site to MTR Lai King Station and nearby public housing developments. LKH was built in 1979 for provision of SWFs including DAC and HSMH, with a view to providing welfare services for the wider New Territories West cluster, spanning the Tsuen Wan and Tsing Yi areas.
- 1.3 The applicant proposes redevelopment of the Site into two blocks (i.e. Blocks 1 and 2) of 6 storeys atop a single storey podium and a basement floor to expand the capacity of HSMH and DAC and to provide additional Integrated Vocational Rehabilitation Services Centre (IVRSC), Hostel for Moderately Mentally Handicapped Persons (HMMH), and Care & Attention Home for Severely Disabled Persons (C&A/SD) (**Drawings A-1 to A-5**). Ancillary facilities, including communal hall, offices, kitchens, store rooms, etc., will also be provided. The podium roof between the two building blocks as well as the roofs of the blocks are proposed for green deck and roof-gardens respectively. Parking and loading/unloading (L/UL) spaces are located on G/F (**Drawing A-2**).
- 1.4 The proposed development has incorporated various design and landscaping features (**Drawings A-6 to A-8**) to enhance air ventilation and visual permeability. Various building setbacks are proposed including a setback of about 11m from the centreline of Lai King Hill Road (i.e. about 4.6m from the Site boundary¹), setback areas from about 2.6m to 5.2m to the east and up to about 18.8m to the west of the Site (**Drawing A-6**). A building separation of not less than 15m-wide between Blocks 1 and 2 above the linked green deck is proposed. There will be landscape treatments including planters at LG/F, entry plaza on G/F, green deck above the podium on 1/F, open terraces with greenery from 1/F to 6/F, as well as roof-gardens at both blocks for use by residents and staffs. According to the landscape proposal and tree survey report, three trees including a mature tree (i.e. *Ficus elastica*) at the western setback area will be retained in-situ. One tree is proposed to be felled while a new tree of similar size is proposed to be planted on the green deck on 1/F to attain a compensation ratio of 1:1 in terms of quantity and quality (**Drawings A-9 and A-10**). Sustainable Building Design Guidelines (SBDG), including the provision of the minimum building setback requirement, continuous projected façade length of less than 60m, and greenery provision of not less than 20%, will be complied with.
- 1.5 In order to support the application, technical assessments, including traffic impact assessment (TIA), visual impact assessment (VIA), environmental assessment (EA)

¹ The NBA requirement of 4.57m under the lease has also been fulfilled.

on air quality impact, noise, water quality impact and waste management aspects, sewerage impact assessment, drainage impact assessment, geotechnical planning review report, as well as landscape proposal and tree survey report, are submitted. Noise mitigation measures, such as architectural fins with sound absorptive materials, acoustic windows, etc., are proposed to mitigate the traffic noise impact from Lai King Hill Road and Kwai Chung Road in accordance with the submitted EA.

- 1.6 Floor plans, schematic plans and section, landscape master plan and photomontages submitted by the applicant are shown on **Drawings A-1 to A-12**. Major development parameters of the proposal are summarised below:

Major Development Parameters	Proposed Development (indicative only and detailed provisions/design subject to agreement by relevant Government departments)	
Proposed Uses	SWFs (including DAC, HSMH, IVRSC, HMMH, C&A/SD, etc.)	
Site Area	about 3,830m ²	
Plot Ratio (PR)	about 3.4 ^[1] ^[2]	
Gross Floor Area (GFA)	about 12,900m ² ^[2]	
Site Coverage	about 70%	
No. of Storeys	7 (excluding basement floor) (about 64mPD at main roof level)	
Schematic Floor Uses		
• LG/F (basement)	community hall, multi-function room, back-of-house facilities and E&M	
• G/F (podium)	multi-function room, ancillary office, kitchen, entry plaza, parking and L/UL spaces and E&M	
• 1/F to 6/F	dormitory, multi-function rooms, store rooms, ancillary office and green deck (1/F)	
• R/F	roof-gardens	
Provision of Welfare Facilities	Existing Capacity	Proposed Capacity
• DAC	100	178
• HSMH	100	178
• IVRSC	0	120
• HMMH	0	80
• C&A/SD	0	70
Building Setbacks (Drawing No. A-6)	about 2.6m to 18.8m	
Building Separation	not less than 15m (above green deck)	
Parking and L/UL Spaces		
• Private Car	5 ^[3]	
• Light Bus	6	
• Light Goods Vehicle	1 for L/UL	
• Medium/Heavy Goods Vehicle	1 for L/UL	
• Ambulance	1 for L/UL	
Greenery Provision	about 32.8% (at least 20%)	
Anticipated Year of Completion	2029	

Notes :

[1] Including both domestic and non-domestic PR of about 1.7 each.

[2] PR, GFA and BH of the existing development are about 1.088, 4,167m² and 4 storeys (excluding 1 basement level) respectively.

[3] Including 1 accessible parking space.

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

- (a) Application Form received on 22.4.2024 (Appendix I)
- (b) Supporting Planning Statement (SPS) received on 22.4.2024 (Appendix Ia)
- (c) Further Information (FI) received on 13.6.2023[#] (1st FI) (Appendix Ib)
- (d) FI received on 23.8.2024* (2nd FI) (Appendix Ic)
- (e) FI received on 24.9.2024* (3rd FI) (Appendix Id)

[#] not exempted from publication and recounting requirements

* exempted from publication and recounting requirements

1.8 On 2.8.2024, the Metro Planning Committee (the Committee) agreed to defer making a decision on the application for two months at the request of the applicant.

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application as set out in the SPS and FI at **Appendices Ia to Id** are summarised as follows:

In Line with the Government's Policy in relation to Provision of SWFs

- (a) The proposal to redevelop LKH is supported by the "Special Scheme on Privately Owned Sites for Welfare Uses" (Special Sites Scheme) (details see paragraph 4 below) administered by the Social Welfare Department (SWD) to increase the provision of the much-needed SWFs at sites owned by non-governmental organisations (NGOs) through expansion, redevelopment or new development. The applicant will continue to work closely with SWD to formulate the details of services, optimise the development plan and revise the proposal in accordance with the views of relevant Government departments.

Meeting the Imminent Demand for Residential Rehabilitation Services

- (b) According to the statistics, the waiting time for HSMH and HMMH ranges from 8.9 to 17.8 years and from 9.9 to 11.4 years respectively in 2023. With the provision of both rehabilitation and residential care services, the proposed development could meet the local and overall demand for these services in the Kwai Chung Planning Area and the wider New Territories West Cluster. The in-situ expansion of the SWFs through redevelopment could efficiently provide service supply, including 178-place DAC (including 20-place converted Extended Care Programme (ECP) and 20-place additional ECP) and a 178-place HSMH (including 2-place (designated places) of Residential Respite Service), without the need to search for another site.

In Line with the Planning Intention and Compatible with Surrounding Areas

- (c) The proposed development is in line with the planning intention of the "G/IC" zone. The current application only involves minor relaxation of BHR to enable the proposed development, which is considered compatible with the surrounding

areas in terms of development intensity. The stepped BH profile of the area will be maintained.

Utilising Land Resources via Upgrading Facilities and Service Quality

- (d) LKH has been in operation for over 40 years, and its building condition is deteriorating. The redevelopment would help to respond to the special needs of rehabilitation service users in a premises that meets the latest fire safety and building standards, and to alleviate the shortage of rehabilitation services. The provision of communal spaces could encourage community engagement activities.
- (e) The proposed development would accommodate more diversified welfare services to provide integrated and seamless service, as well as agglomerating services of similar nature under one roof. The service quality could be enhanced by better utilising the applicant's resources and manpower, such as social workers, physiotherapists, etc.

Not Affecting Existing Rehabilitation Services

- (f) The applicant will ensure that the existing rehabilitation services will not be affected during the course of redevelopment. The decanting arrangement of existing residents and construction works will be carried out in phases² to avoid interruption on the current rehabilitation services.
- (g) During the construction stage, alterations and additions works, including proposed temporary ramp, instalment of encasement window, etc., will be carried out to minimise adverse impacts caused by the redevelopment and allow existing rehabilitation services to be continued. Pollution control measures will be strictly implemented to minimise the potential environmental nuisance during the construction stage.

Incorporation of Various Design Measures

- (h) Various design measures and landscaping treatments, as mentioned in paragraph 1.4, are proposed for enhancement of visual and air permeability, local air ventilation, streetscape, public realm and neighbourhood environment (**Drawing A-7**). The building footprint has taken into account the mature tree at the western portion of the Site, and adequate building setback will be provided to ensure healthy growth of the tree preserved (**Drawings A-8 to A-10**).
- (i) The proposed development has taken into account the SBDG requirements. Modular Integrated Construction (MiC) will be adopted in the proposed development.

² Prior to the demolition works, a 1-storey temporary building will be constructed at the existing basketball court (**Plan A-5**) and the affected residents will be reallocated to the temporary building to make room for demolition of Block C and construction works of the proposed Block 2. All residents will be reallocated to the new Block 2 upon its completion. The temporary building, Blocks A and B, will then be demolished, followed by the construction of proposed Block 1, extension of the new Block 2 and the green deck.

Technical Aspects

- (j) The technical assessments submitted, as indicated in paragraph 1.5 above, demonstrate that the proposed development is technically feasible and would not generate significant adverse impacts from traffic, visual, environmental, sewerage, drainage, geotechnical, landscape and tree aspects.

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

The applicant is the sole “current land owner”. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

- 4.1 As set out in the 2013 Policy Address, in order to provide diversified subvented and self-financing facilities, the Government would seek to use the Lotteries Fund (LF) more flexibly and make better use of the land owned by NGOs through redevelopment or expansion. The Labour and Welfare Bureau (LWB)/SWD subsequently launched Phase One of the Special Sites Scheme in September 2013 to encourage NGOs to better utilise their own sites, through expansion, redevelopment or new development, to provide or increase those welfare facilities considered by the Government as being in acute demand.
- 4.2 As promulgated in the 2018 Policy Address, the Government would implement a new phase of the Special Sites Scheme, under which targeted assistance is provided for participating NGOs during the planning or development process. The LWB/SWD launched Phase Two of the Special Sites Scheme in April 2019, proposing various enhanced features, including the increase in the types of welfare services in the “Shopping List” as well as the type of welfare related ancillary facilities that may be included in project proposals.

5. Previous Application

There is no previous application covering the Site.

6. Similar Applications

There are two similar applications (No. A/KC/451 and 470) for minor relaxation of BHR for Kwai Chung Hospital Redevelopment (from 110mPD to 120mPD (+9.1%)) and Lai King Building of Princess Margaret Hospital (from 7 storeys to 12 storeys (+71.4%)) respectively within “G/IC” zones on the Kwai Chung OZP (**Plan A-1** and **Appendix II**). Both applications were approved with conditions by the Committee of the Board in 2018 and 2020 mainly on considerations that the sites were subject to constraints for redevelopment, planning and design merits were proposed, and there were no adverse visual, air ventilation, landscape, environmental and traffic impacts.

7. The Site and Its Surrounding Areas (Plans A-1 to A-6)

7.1 The location and current conditions of the Site are detailed in paragraph 1.2 above.

7.2 The surrounding areas have the following characteristics:

- (a) located in the southwestern fringe of Lai King area which is characterised by a mix of residential and GIC developments, and surrounded by an area zoned “GB”;
- (b) to the immediate north and northwest across Lai King Hill Road are the Lai King Hill Road Playground and Basketball Court zoned “Open Space” (“O”), public housing developments zoned “Residential (Group A)” namely Lai King Estate (BHR of 130mPD), Cho Yiu Chuen (BHR of 140mPD to 190mPD stepping downhill), as well as several GIC facilities zoned “G/IC” including the Asbury Methodist Primary School (BHR of 8 storeys), Lai King Community Hall (BHR of 1 storey) and OUHK-CITA Learning Centre (BHR of 7 storeys);
- (c) to the east is the MTR Lai King Ventilation Building zoned “OU(Ventilation Building)” (BHR of 3 storeys), and the Hong Chi Winifred Mary Cheung Morninghope School and the Hong Kong Sze Yap Commercial & Industrial Association Chan Nam Chong Memorial College both zoned “G/IC” and subject to a BHR of 8 storeys. To the further east is a GIC cluster which includes Lai Chi Kok Salt Water Pumping Station (BHR of 1 storey), Kwai Chung Hospital (BHR of 110mPD³) and Princess Margaret Hospital (BHR of 125mPD) etc.;
- (d) to the south and west downhill are Kwai Chung Road and Tsing Kwai Highway. To the further south and west is the Kwai Tsing Container Terminal zoned “Other Specified Uses” annotated “Container Terminal” (“OU(CT)”) with a BHR of 110mPD in general; and
- (e) served by various modes of public transport including bus and public light bus mainly on Lai King Hill Road, as well as MTR Lai King Station at about 370m to the northwest of the Site (**Plan A-6**).

8. Planning Intention

8.1 The planning intention of the “G/IC” zone is primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in

³ As aforementioned, the site at Kwai Chung Hospital is the subject of planning application No. A/KC/451 for proposed minor relaxation of BHR from 110mPD to 120mPD for Kwai Chung Hospital Redevelopment, which was approved with conditions by the Committee of the Board on 2.3.2018, with construction undergoing at present.

support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments.

8.2 As stated in paragraph 7.9 of the Explanatory Statement (ES) of the OZP, a minor relaxation clause in respect of BHRs is incorporated into the Notes of the OZP to provide incentive for developments/redevelopments with design merits/planning gains. Each application for minor relaxation of BHR will be considered on its own merits and the relevant criteria for consideration of such application are as follows:

- (a) amalgamating smaller sites for achieving better urban design and local area improvements;
- (b) accommodating the bonus PR granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as public passage/street widening;
- (c) providing better streetscape/good quality street level public urban space;
- (d) providing separation between buildings to enhance air ventilation and visual permeability;
- (e) accommodating building design to address specific site constraints in achieving the permissible plot ratio under the OZP; and
- (f) other factors such as site constraints, the need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality, provided that no adverse landscape and visual impacts would be resulted from the innovative building design.

9. Comments from Relevant Government Bureaux/Departments

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

Policy Aspect

9.1.1 Comments of the Secretary for Labour and Welfare (SLW):

no objection to the application in view of inputs from the DSW.

9.1.2 Comments of the DSW:

- (a) the proposed redevelopment, if materialised, would optimise the use of the Site to augment the provision of rehabilitation services so as to meet the existing and future service demands. As the proposed redevelopment is in line with the Government's policy and the

intention of the Special Sites Scheme, DSW supports TSA's planning application;

- (b) the applicant should ensure that licence has been obtained for the single-storey temporary building prior to implementation of the decanting arrangement. TSA is also reminded to provide a detailed layout plan of the single-storey temporary building for SWD's comments separately in due course; and
- (c) other detailed comments are at **Appendix III**.

Land Administration

9.1.3 Comments of the District Lands Officer/Tsuen Wan & Kwai Tsing, Lands Department (DLO/TW&KT, LandsD):

- (a) the Site falls within the Lot, which is held under New Grant No. 5542 dated 3.10.1977 as modified by a modification letter dated 24.7.1978 (the lease) and the lease term has been extended to 30.6.2047. The Lot is restricted to "a non-profit-making home for mentally retarded and physically handicapped children and young adults together with such domestic accommodation therefor as the DSW may consider reasonable for housing and workmen employed on the premises" under lease. There is no restriction on GFA, site coverage nor BH under lease. There are (i) a NBA of width 4.57m of the northeastern boundary of the Lot, (ii) provision of not less than four motor vehicles parking spaces and one bus bay, (iii) a design, disposition and height clause and (iv) a submission of statement of account requirement;
- (b) some of the facilities under the redevelopment proposal (such as IVRSC and C&A/SD) may not fall within the user permitted under the existing lease governing the Lot;
- (c) LandsD reserves comment on the proposed schematic design which would only be examined in detail during the building plan submission stage upon completion of the lease modification. There is no guarantee that the schematic design presented in the subject application will be acceptable under lease if it is so reflected in future building plan submission(s); and
- (d) other detailed comments are at **Appendix III**.

Traffic

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

- (a) no in-principle objection to the application from traffic engineering perspective;

- (b) the TIA illustrated that the traffic impact arising from the subject redevelopment to the adjacent road network within the area of influence would be acceptable;
- (c) the applicant demonstrated that the development proposal would accommodate the required provision of parking and L/UL facilities within the subject development as requested by SWD; and
- (d) should the application be approved, the following approval conditions are suggested:
 - (i) the submission of a consolidated traffic and transport impact assessment to the satisfaction of C for T or of the Board; and
 - (ii) the design and provision of vehicular access and car parking and L/UL facilities for the proposed development to the satisfaction of C for T or of the Board.

9.1.5 Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- (a) no comment on the application; and
- (b) any junction improvement works or roadworks modification due to the proposed redevelopment shall be carried out by the project proponent at their own cost. The design shall be approved by the Transport Department and carried out by the project proponent to HyD's standard.

9.1.6 Comments of the Commissioner of Police (C of P):

- (a) no objection to the application; and
- (b) no strong view against the application, as long as no unnecessary obstruction is caused to drivers or pedestrians by the work or the vehicles of the centre, the public pathways are opened as soon as possible, while diversion routes are kept to a minimum.

Environment

9.1.7 Comments of the Director of Environment Protection (DEP):

- (a) the environmental-related assessments provided in support of the application concluded that no adverse environmental impact would be anticipated associated with the proposed development, and demonstrated that: (i) with the implementation of recommended noise mitigation measures, including architectural fins with sound absorptive materials, acoustic windows, etc., no adverse road traffic

noise impact is anticipated on the proposed development; (ii) with the implementation of proposed sewer upgrading works, no adverse sewerage impact is anticipated associated with the proposed development; and (iii) there would be no potential land contamination associated with the existing transformer room;

- (b) in view of the above, DEP has no objection to the application. Having said that, approval condition for an updated noise impact assessment (NIA) is required as below mainly for future design of road traffic noise mitigation measures and their implementation, should the application be approved by the Board:

the submission of an updated NIA and the implementation of the noise mitigation measures identified therein to the satisfaction of DEP or of the Board; and

- (c) other detailed comments are at **Appendix III**.

Building Matters

9.1.8 Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- (a) no in-principle objection to the proposed relaxation of BHR under the Buildings Ordinance subject to the development intensity shall not exceed the permissible as stipulated under the First Schedule of Building (Planning) Regulations (B(P)R);
- (b) the applicant was reminded to comply with open space requirement in accordance with section 25 of B(P)R; and
- (c) detailed comments will be given in building plan submission stage.

Fire Safety

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

- (a) no specific comment on the application; and
- (b) any proposal with the nature of Kindergarten, Child Care Centre and Residential Home for Person with Disabilities, the height restrictions as stipulated in the respective Regulations shall be observed.

Urban Design, Visual and Landscape

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

Urban Design and Visual

- (a) the Site of about 3,830m² is located at the foot of the headland topped by residential developments, mainly Highland Park (with a maximum BH of about 257mPD) in Lai King area (**Plan A-6**). The BH profile for this area aims to respect the hilly terrain, with a BH restriction of 260mPD for Highland Park, surrounded by gradually descending height bands stepping downhill in a southwesterly direction, with BHRs of 140mPD, 170mPD and 190mPD for Cho Yiu Chuen, and BHRs ranging from 25mPD to 110mPD for the Kwai Chung Container Terminals at the waterfront to the further southwest of the Site. The surroundings of the Site is generally characterised by medium-to-high rise residential buildings intermixed by low-rise “G/IC” (with BHRs ranging from 1 to 8 storeys), “O”, “GB” and “OU(CT)” zones. Judging from the surrounding context and the photomontages in the submitted VIA (**Drawings A-11 and A-12**), the proposed development would unlikely induce significant adverse visual impact on the surrounding townscape;
- (b) as gathered from the submission, the proposed development has incorporated several design measures, as stated in paragraph 1.4 above, that may contribute to the improvement of streetscape by softening the building edges and promoting visual interest and pedestrian comfort;
- (c) it is noted that SBDG, also stated in paragraph 1.4 above, will be complied with, and MiC will be adopted in the proposed development respectively;

Landscape

- (d) with reference to the aerial photo of 2022, the Site is situated in residential urban landscape character predominated by public housing estate, school and vegetated slope. The Site is currently occupied by the existing LKH with three blocks of 4 to 5-storey. The proposed development is considered not incompatible with the surrounding environment;
- (e) having reviewed the submitted documents, including the tree planting and landscaping proposals as detailed in paragraph 1.4 above, CTP/UD&L has no comment on the application from landscape planning perspective; and
- (f) other detailed comments are at **Appendix III**.

9.1.11 Comments of the Chief Architect/Advisory & Statutory Compliance Division, Architectural Services Department (CA/ASC, ArchSD):

- (a) based on the information provided, it is noted that the development is proposed to be revised from the maximum BH of 4 storeys (about 52mPD) to 7 storeys (about 64mPD), which is less than the BHR of 130mPD to 140mPD stipulated in OZP for the adjacent site and the site at the opposite side of Lai King Hill Road according to the submitted SPS;
- (b) it is also noted that the applicant has proposed mitigation measures including building setbacks, building separation and landscape treatment to minimise potential adverse visual impact; and
- (c) in this regard, ArchSD has no comment on the proposal from architectural and visual impact point of view, subject to PlanD's view.

9.2 The following Government departments have no objection to/comment on the application:

- (a) Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) District Officer (Kwai Tsing), Home Affairs Department;
- (d) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD); and
- (e) Project Manager (West), CEDD.

10. Public Comment Received During Statutory Publication Period

During the statutory public inspection periods, no public comment was received.

11. Planning Considerations and Assessments

11.1 The application is for minor relaxation of BHR from 4 storeys to 7 storeys (+75%) (excluding basement floor) to facilitate expansion of current SWFs (i.e. DAC and HSMH) and provision of new SWFs (i.e. IVRSC, HMMH and C&A/SD) through redevelopment of the existing LKH. According to the Notes of the OZP for "G/IC" zone, 'Social Welfare Facility' use is always permitted. The proposed development is generally in line with the planning intention of the "G/IC" zone, which is primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory, as well as the intent to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments. Minor relaxation of BHR may be considered by the Board based on the individual merits of the redevelopment proposal.

Policy Aspect

- 11.2 The subject redevelopment scheme is proposed under the Government's Special Sites Scheme to provide or increase those welfare facilities considered by the Government as being in acute demand via redevelopment of own site. As the proposed redevelopment is in line with the Government's policy and the intention of the Special Sites Scheme, SLW has no objection and DSW supports the current application. DSW considers that the proposal to demolish the existing three building blocks and to construct a new 7-storey building complex with two blocks over one level of basement, if materialised, would optimise the use of the Site to augment the provision of rehabilitation services so as to meet the existing and future services demands.

Minor Relaxation of BHR

- 11.3 The proposal comprises two new blocks of 7 storeys (about 64mPD) (excluding 1 basement level). The Site is located at the foot of the headland in Lai King area, of which the surrounding area is generally characterised by a mix of medium-to-high rise residential and low-rise GIC uses (**Plans A-2 and A-3**). The BH profile for the area is gradually stepping downhill from northeast in a southwesterly direction from Highland Park at the top (BHR of 260mPD) via Cho Yiu Chuen (BHRs of 190mPD to 140mPD) to Kwai Tsing Container Terminal (BHRs of mainly 110mPD and 25mPD at the waterfront) (**Plan A-6**). Considering the surrounding context and the photomontages in the submitted VIA (**Drawings A-11 and A-12**), CTP/UD&L, PlanD is of the view that the proposed development would unlikely induce significant adverse visual impact on the surrounding townscape. CA/ASC, ArchSD also has no particular comment on the proposed BH from the visual impact point of view.
- 11.4 While the expansion of current SWFs and provision of new SWFs upon redevelopment of LKH will increase the overall building bulk and BH, the proposed scheme has incorporated various design merits, including setbacks, building separation, and landscaping features (e.g. green deck, open terraces, roof-gardens, etc.), as mentioned in paragraph 1.4 above, to enhance air ventilation and visual permeability (**Drawings A-6 to A-8**). Three trees including a mature tree will be retained in-situ, and one tree that is proposed to be felled will be compensated at a ratio of 1:1 (**Drawing A-10**). The applicant has also indicated that the proposed development has taken into account the relevant SBDG requirements as mentioned in paragraph 1.4 above. In view of the above, CTP/UD&L, PlanD considers that the proposed development is not incompatible with the surrounding environment and the design measures may contribute to the improvement of streetscape by softening the building edges and promoting visual interest and pedestrian comfort.

Other Aspects

- 11.5 In support of the application, apart from the aforesaid VIA, the applicant has submitted technical assessments to demonstrate that the proposed development would not cause adverse traffic, environmental, sewerage, drainage and

geotechnical impacts to the surrounding areas. C for T has no in-principle objection to the application subject to the incorporation of approval condition set out in paragraphs 12.2(a) and (b) below. With the implementation of recommended noise mitigation measures, no adverse road traffic noise impact is anticipated on the proposed development and DEP has no objection to the application subject to the incorporation of approval conditions set out in paragraph 12.2(c) below. Other relevant Government departments, including CE/MS, DSD, CE/C, WSD, D of FS and H(GEO), CEDD, have no objection to/adverse comments on the application.

12. Planning Department's Views

12.1 Based on the assessments made in paragraph 11 above, the Planning Department has no objection to the application.

12.2 Should the Committee decide to approve the application on the terms of the application as submitted to the Board, it is suggested that the permission shall be valid until 4.10.2028, 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 suggested for Members' reference:

Approval Conditions

- (a) the submission of a consolidated traffic and transport impact assessment to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (b) the design and provision of vehicular access and car parking and loading/unloading facilities for the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board; and
- (c) the submission of an updated noise impact assessment and the implementation of the noise mitigation measures identified therein to the satisfaction of the Director of Environmental Protection 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 to refuse to grant permission.

13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.

13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

14. Attachments

Appendix I	Application Form received on 22.4.2024
Appendix Ia	SPS received on 22.4.2024
Appendix Ib	1 st FI received on 14.6.2024
Appendix Ic	2 nd FI received on 23.8.2024
Appendix Id	3 rd FI received on 24.9.2024
Appendix II	Similar Applications
Appendix III	Detailed Departmental Comments
Appendix IV	Recommended Advisory Clauses
Drawings A-1 to A-4	Floor Plans
Drawing A-5	Schematic Section
Drawing A-6	Building Setback and Separation
Drawing A-7	Illustrative Diagram of Design Measures
Drawing A-8	Landscape Master Plan
Drawings A-9 to A-10	Tree Treatment Plans
Drawings A-11 to A-12	Photomontages
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4 and A-5	Site Photos
Plan A-6	Building Height Profile

**PLANNING DEPARTMENT
OCTOBER 2024**