

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

**APPLICATION NO. A/KTN/83**

<b><u>Applicant</u></b>	Hong Kong Housing Society represented by Townland Consultants Limited
<b><u>Site</u></b>	Area 24, Kwu Tung North New Development Area (KTN NDA), New Territories
<b><u>Site Area</u></b>	27,000 m <sup>2</sup>
<b><u>Lease</u></b>	Government land
<b><u>Plan</u></b>	Approved Kwu Tung North Outline Zoning Plan (OZP) No. S/KTN/2
<b><u>Zonings</u></b>	“Residential (Group A)2” (“R(A)2”) [maximum plot ratio (PR) of 5 (of which the domestic PR should not exceed 4.5) maximum building height (BH) of 135mPD except for a strip of land (10m in width) designated as “Terraced Podium” along the planned Town Plaza restricted to maximum BH of 5m]
<b><u>Application</u></b>	Proposed Minor Relaxation of PR Restriction for Permitted Residential Development

**1. The Proposal**

- 1.1 The applicant seeks planning permission for minor relaxation of PR restriction from 5 to 5.5 (+10%) for permitted residential use at the application site (the Site) which falls within an area zoned “R(A)2” on the approved KTN OZP No. S/KTN/2 (**Plan A-1**). According to the Notes of the OZP for “R(A)2” zone, based on the individual merits of a development proposal, minor relaxation of the PR restriction may be considered by the Town Planning Board (the Board). The Site falls within the First Phase of KTN NDA development where site formation is in progress (**Plan A-4**).
- 1.2 The Site was one of the application sites of previous application No. A/KTN/54 (**Plan A-1**) for minor relaxation of PR and/or BH restrictions for 8 public housing sites in KTN and Fanling North (FLN) NDA which was approved by the Rural and New Town Planning Committee (the Committee) of the Board on 16.11.2018. The PR restriction of the Site has been relaxed from 5 to a total PR of 5.1.

- 1.3 The proposed development comprises 4 residential towers of 32/34 storeys (**Drawing A-1**) above 2 levels of non-domestic podium and 1 floor of basement carpark (**Drawing A-6**). The proposed development will provide a dedicated rehousing estate (DRE) for affected households of the Government's development clearance exercise. It will provide a total of 2,868 units, including 1,972 Subsidised Sale Flats (SSF) and 896 Public Rental Housing units (PRH), 2 Residential Care Homes for the Elderly (RCHE), a nursery and kindergarten and retail facilities. The Site is accessible from the planned Road D1 (**Plan A-1** and **Drawing A-1**). The site formation is being undertaken and scheduled for completion in 2022. The proposed development is anticipated to be completed by end 2027. A comparison of the major development parameters is as follows:

Major Development Parameters	Under OZP [A]	Approved A/KTN/54 [B]	Current Proposal A/KTN/83 [C]	Difference from A/KTN/54 [C] – [B]	Difference from OZP restrictions [C] – [A]
Site Area	27,000 m <sup>2</sup>			-	-
PR	5 (Domestic 4.5, non-dom 0.5)	5.1 (Domestic 4.6 <sup>#</sup> , non-dom 0.5 <sup>#</sup> )	5.5 (Domestic 5 <sup>#</sup> , non-dom 0.5 <sup>#</sup> )	+ 0.4 (+8%)	+0.5 (10%)
Total GFA	135,000 m <sup>2</sup>	137,700 m <sup>2</sup>	148,500 m <sup>2</sup>	+10,800 m <sup>2</sup> (+8%)	+13,500 m <sup>2</sup> (10%)
Building Height	135 mPD	135mPD	135mPD	No change	No change

*Note:*

# The domestic and non-domestic PR are for illustrative purpose only. To allow flexibility and optimum use of development potential, development at the Site is subject to a maximum total PR. The actual domestic and non-domestic PR would be worked out at detailed design.

- 1.4 The development parameters of the proposed scheme are as follows:

Development Parameter	Proposed Scheme
Site Area	27,000 m <sup>2</sup>
Total PR	5.5
- Domestic PR	- 5 <sup>#</sup>
- Non-domestic PR	- 0.5 <sup>#</sup>
Total GFA	About 148,500 m <sup>2</sup>
- Domestic GFA	- About 135,000 m <sup>2</sup>
- Non domestic GFA	- About 13,500 m <sup>2</sup>
o Social Welfare Facilities	o 2 RCHE (300 places) about 6,750 m <sup>2</sup>
o Nursery and Kindergarten and Retail	o about 6,750 m <sup>2</sup>
Building Height	135mPD
No. of Storeys	34/36 (including 2 floors of podium) above 1 basement floor
No. of Residential Blocks	4

Development Parameter	Proposed Scheme
No. of Flat	2,868 - 1,972 Subsidised Sale Flats - 896 Public Rental Housing units
Average Flat Size	47 m <sup>2</sup>
Design Population	7,760
Private Open Space	Not less than 7,760 m <sup>2</sup>
Green Coverage	At least 30%
Parking Facilities	
- private cars	334
- motorcycles	23
- light goods vehicle/light buses	9
- lay-by, loading/unloading space	19
- bicycles	192

# The domestic and non-domestic PR are for illustrative purpose only. To allow flexibility and optimum use of development potential, development at the Site is subject to a maximum total PR. The actual domestic and non-domestic PR would be worked out at detailed design.

- 1.5 Under the OZP, a strip of land of 10m wide is designated as Terraced Podium along the boundary fronting the Town Plaza to the north (**Plan A-1**). The East Rail (Lok Ma Chau Spur) Line runs underneath the western end of the Terraced Podium land and almost the whole strip of Terraced Podium land is within the Railway Protection Boundary (**Plan A-2**). The applicant proposed to build terraced podium on area outside the railway tunnel and its 10m protection zone (**Drawing A-1**). This is to avoid any complication in foundation works for structures above the rail tunnel and 10m protection zone which may result in delay in completion of the development and therefore provision of 2,868 Dedicated Rehousing Units by end of 2027 as committed to Development Bureau (DEVB). An one storey terraced podium structure is proposed on the eastern portion of the land designated as Terraced Podium.
- 1.6 The applicant estimates that an addition of 214 flats would be provided under the proposed scheme and the relaxation of PR restriction would facilitate design to enhance the living quality. The four towers (**Drawing A-1**) are positioned to enhance visual permeability and air circulation through the Site as shown in the submitted Visual Impact Assessment and Air Ventilation Assessment (**Appendix 1a**). Separation is provided between the towers and the District Cooling System plants to the west. The Y-shape layout of the towers (**Drawing A-1**) allows future residents to enjoy more open view towards the planned Town Plaza. To devise a more attractive design of the external appearance of the building, aesthetically pleasing landscape design (**Drawing A-8**) to reduce adverse impact from the proposed development, including a natural colour tone for building facades to enhance visual integration of the building blocks with the surrounding environment will be provided. Streetscape elements within the Site are designed in a manner that respond to the local context. Podium greenery and vertical greenery to soften the building mass viewing from distant will be provided.
- 1.7 Design of the proposed development has also taken due consideration of the interface with the planned Town Plaza. In particular, permeable fence wall will be provided along the Town Plaza (on the portion without terraced podium). The design of the 2-storey retail block in the northeast corner of the Site would maintain the design intention of providing terraced podium to promote pedestrian experience and enhance air ventilation

at streetscape level. Retail uses on G/F fronting the Town Plaza will have direct access/opening to the Town Plaza (**Drawing A-7**).

- 1.8 To improve the environmental quality, in particular at the pedestrian level, and to mitigate heat island effect, a minimum 30% overall site coverage of greenery will be provided in accordance with Sustainable Building Design Guidelines. The proposed development will provide private open space not less than the requirement under Hong Kong Planning Standards and Guidelines (HKPSG) and recreational facilities to serve the residents.
- 1.9 To demonstrate technical feasibility of the development, the applicant has submitted Traffic Impact Assessment (TIA), Environment Assessment (EA), Sewerage Impact Assessment (SIA), Drainage Impact Assessment (DIA) and Water Supply Impact Assessment (WSIA) (**Appendices Ia & Ib**).
- 1.10 The layout plan, floor plans, section plans, landscape plan and photomontages of the proposed development are at **Drawings A-1 to A-11**.
- 1.11 In support of the application, the applicant has submitted the following documents:
  - (a) Application form received on 29.12.2021 (**Appendix I**)
  - (b) Supplementary Planning Statement (**Appendix Ia**)
  - (c) Further Information (FI) of 11.2.2022 <sup>#</sup> (**Appendix Ib**)

<sup>#</sup> *exempted from publication and recounting*

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

The justifications put forth by the applicant in support of the application are detailed in the Supplementary Planning Statement and FI at **Appendices Ia and Ib**. They are summarized as follows:

- (a) The proposed development addresses the rehousing demand arising from the clearance projects to be conducted by the Government. The provision of additional flats through the proposed minor relaxation of PR is fully in line with Government's policy and meeting the pressing public housing need. The proposed relaxation of PR restriction will provide an additional 214 units and enhance the range of housing options (PRH and SSF).
- (b) The proposed development is line with the planning intention of "R(A)" zone for high density residential development, and is compatible with other planned developments, where there are similar or higher development intensity around planned MTR Kwu Tung Station.
- (c) The proposed average flat size of 47m<sup>2</sup> ensures the living standard of the future residents. The urban design features and their respective principles, in particular, the Terrace Podium have been adhered to and its interface with the Town Plaza has been carefully designed.
- (d) Chief Executive (CE) announced in the 2020 Policy Address that the Government will invite HKHA and the HKHS to explore increasing the PR of future public housing

projects so approx. 5% of GFA can be allocated for the provision of social welfare facilities. In the proposed development, 2 RCHEs (6,750m<sup>2</sup>, about 5% of domestic GFA) are proposed to meet the policy objective. The proposed development will also provide a nursery and kindergarten to serve the future community.

- (e) The TIA indicates that the increase in traffic generation during peak hours resulting from the additional flats would be slight. The spare capacity of the junctions in the vicinity of the Site should be able to accommodate the small increase. The additional traffic impact of the proposed development will be considered holistically in the on-going KTN NDA Remaining Phase project by Civil Engineering Development Department (CEDD). The proposed provision of parking and loading/ unloading facilities is based on established standard and Transport Department (TD)'s comments.
- (f) The EA Report has assessed the potential noise and air quality impacts and waste management issues on/from the proposed development. With the noise mitigation measures (acoustic window and/or acoustic balcony and sufficient setback), all sensitive uses would comply with the relevant HKPSG standard. For air quality, sufficient buffer distance from the surrounding road network will be provided. For waste aspect, methods to handle waste and environmental control measures are proposed.
- (g) The Sewerage Impact Assessment (SIA) indicates that the Site is within the catchment of Shek Wu Hui Sewerage Treatment Works, sufficient capacity will be timely provided upon its upgrading. As the sewerage facilities for KTN NDA are being planned / implemented by CEDD, the applicant will continue to liaise with CEDD.
- (h) For drainage impact, the internal drainage system will discharge to the future main drainage system to be implemented by CEDD. For water supply, there will be adequate freshwater and flushing water serving the development.

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

The Site is currently Government Land, the “Owner’s Consent/Notification” Requirements as set out in TPB PG-No.31A are not applicable.

### **4. Background**

- 4.1 The Site falls within the First Phase of the KTN NDA development. The First Phase infrastructural works is undergoing and scheduled for completion in 2026 (**Plan A-1**). This Site is intended for local rehousing for those affected by Government’s clearance projects.
- 4.2 The Site is currently not subject to any active enforcement case.

### **5. Previous Application**

- 5.1 Part of the Site is involved in 4 previously approved applications on the same site for low-density residential development or temporary uses. These applications are not

relevant to the current application for minor relaxation of PR for permanent residential development.

- 5.2 The Site is covered by the previous application No. A/KTN/54 submitted by CEDD for minor relaxation of PR and/or BH restrictions for 8 public housing sites in FLN and KTN NDA. Of which, 6 sites are located in KTN NDA (**Plan A-1**) involving relaxation of PR restriction from 5 to 5.1 to 6 (+2% to 20%) and BH restriction from 110mPD – 135mPD to 120 mPD – 145mPD (+4% to 9%). The PR restriction of the Site was relaxed from PR 5 to PR 5.1 while the BH restriction remains unchanged. The application was approved by the Committee on 16.11.2018 mainly on the grounds that the proposed minor relaxation has made optimal use of the planned infrastructure to address pressing demand for public housing in the territory, and the application would not result in any change to the established land use planning and development framework, planning themes, objectives and concepts of the NDA embedded in the OZPs; the established PR and BH profile could be maintained, various technical assessments conducted had demonstrated that the minor relaxation was technically feasible in terms of traffic, sewerage, drainage, water supply, environmental, visual and air ventilation aspects; and government departments consulted had no adverse comment on the application.

## **6. Similar Application**

There is no similar application for minor relaxation of PR restriction in “R(A)2” zone.

## **7. The Site and Their Surrounding Areas (Plans A-1 & 2 , Aerial Photo and Site Photos at Plans A-3 & A-4)**

- 7.1 The Site is currently being formed by CEDD under the KTN NDA First Phase project. The Site is at the south-western part of the KTN NDA and is about 250m from the planned MTR Kwu Tung Station in the Town Centre. The northern boundary of the Site abuts the planned Town Plaza. The Site will be accessible via the planned Road D1.
- 7.2 The surroundings of the Site are also under the KTN NDA First Phase project under site clearance/ formation:
- (a) to the immediate west of the Site is a “G/IC” site earmarked for the District Cooling System plant (**Plan A-2**);
  - (b) to its north is an area zoned “Open Space (1)” (“O(1)”) which is the western end of the planned Town Plaza;
  - (c) to its immediate east is an area zoned “Open Space” (“O”), and further east is an area zoned “R(A)1” for a private residential development with a maximum PR of 6 and BH 120mPD; and
  - (d) to its further north and northeast are the other “R(A)2” sites for public housing development with PR and BH restrictions relaxed to 6 and 140-145 mPD respectively in the approved application No. A/KTN/54.

## **8. Planning Intentions**

- 8.1 The “R(A)” zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest two floors of a building excluding basements, or in a free-standing purpose-designed non-domestic building up to five storeys.
- 8.2 Based on the individual merits of a development or redevelopment proposal, minor relaxation of the PR and/or BH restrictions may be considered by the Board.
- 8.3 As stated in the Explanatory Statement (ES) of the OZP, Terraced Podiums are to be provided along site boundaries abutting the Town Plaza. Land designated as ‘Terraced Podium’ is subject to a maximum building height of 5m and 10m-wide set back at first floor level. This terraced design could promote pedestrian experience and enhance air ventilation at street level.

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

- 9.1 The following government departments have been consulted and their views on the application are summarized as follows:

### **Policy**

#### **9.1.1 Comments from Secretary for Development:**

The KTN and FLN NDA is one of the major sources of housing land supply in medium to long-term. To cater for the local rehousing needs and to facilitate land resumption and clearance with a view to enabling timely delivery of land for the NDA development, eligible households affected by the KTN and FLN NDA project will be offered non-means tested rehousing at the DRE to be built and operated by the HKHS. The application, which involves a proposed further increase of some 210 units on the DRE site, will enhance the supply of both rental and subsidised sale flat units for rehousing purpose and achieve a better utilisation of land resources. The application is considered in line with the policy initiatives and is fully supported by the Development Bureau.

### **Land Administration**

#### **9.1.2 Comments of the Chief Estate Surveyor/New Development Area, Lands Department (CES/NDA, LandsD):**

The Site has been reserved for the applicant to implement DRE to rehouse households affected by Government’s land development clearance exercise. His section is processing a proposed Private Treaty Grant (PTG) of the Site to the applicant for implementing the DRE and he has no comment on the application.

### **NDA Development**

#### 9.1.3 Comments of the Project Manager/North, CEDD (PM/N, CEDD):

The proposed intensification at the Site shall be holistically reviewed with the whole KTN NDA under the KTN NDA Remaining Phase study. His advisory comments are at **Appendix III**.

### **Traffic**

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

- (a) The overall impact to rail service would be minimal and he has no comment on the application from rail service point of view.
- (b) CEDD should take into account the proposed increase of units for conduction of assessment on public transport service demand and associated facility provision in the KTN NDA Remaining Phase study.

#### 9.1.5 Comments of the Chief Engineer/Railway Development, Railway Development Office, HyD (CE/RD, RDO, HyD):

The applicant should have taken the impacts from Northern Link (NOL), such as vacating the area and the nuisance from the future construction, operation and maintenance of NOL, into consideration, and there is no further comment on the application from NOL viewpoint.

### **Environment**

#### 9.1.6 Comments of the Director of Environmental Protection (DEP):

Having reviewed the application and its supporting documents, he has no in principle objection to the application.

### **Urban Design**

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

Judging from the photomontages of the Visual Impact Assessment (VIA) (**Drawings A-9 to A-11**), the proposed development would result in slightly adverse visual impacts when viewed from VP1 and VP2. It is noted that some design and mitigation measures have been proposed by the applicant, including adoption of natural colour tone for the building facades to enhance visual integration with the surroundings, provision of streetscape elements that are responsive to the local context and provision of podium greenery and vertical greenery to soften the building mass of the proposed development. The proposed development with PR relaxed from 5 to 5.5 without exceeding the



BHR is considered not incompatible in terms of scale with the planned developments of the KTN NDA. As such, it is unlikely that the proposed development would induce significant adverse visual impact on the surrounding areas.

### **Landscape**

#### 9.1.8 Comments of the CTP/UD&L, PlanD:

- (a) Planned high-rise residential developments are located in the vicinity. The proposed development is not incompatible with the surrounding landscape. According to the Planning Statement (**Appendix Ia**), provision of minimum 30% green coverage is proposed, and private open space of not less than 7,760m<sup>2</sup> are proposed for estimated population of 7,760.
- (b) In view that landscape provisions are proposed to improve the landscape quality of the development, she has no objection to the application from landscape planning perspective.
- (c) The advisory comments are in **Appendix III**.

### **Air Ventilation**

#### 9.1.9 Comments of the CTP/UD&L, PlanD:

According to the Air Ventilation Assessment (AVA) submitted by the applicant, the proposed development does not fall within the identified air paths of the KTN NDA and would follow the Sustainable Building Design Guidelines. No significant adverse air ventilation impact is anticipated.

### **Fire Safety**

#### 9.1.10 Comments of the Director of Fire Services:

He has no objection in principle. Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.

### **District Officer's Comment**

#### 9.1.11 Comments of the District Officer/North, Home Affairs Department (DO/N, HAD):

He has consulted the locals regarding the application. The incumbent North District Councilor of subject Constituency, the Chairman of Sheung Shui District Rural Committee, the Chairman of Fung Shui Area Committee and the Resident Representative (RR) of Kwu Tung (North) have no comment.

9.2 The following government bureau/departments have no objection to /no adverse comment on the application. Their advisory comments, if any, are at **Appendix III**.

- (a) Secretary for Education
- (b) Director of Social Welfare
- (c) Head of Geotechnical Engineering Office, CEDD
- (d) Chief Highway Engineer/NT East, Highways Department
- (e) Chief Building Surveyor/New Territories West, Buildings Department
- (f) Chief Engineer/Construction, Water Supplies Department
- (g) Commissioner of Police
- (h) Director of Electrical and Mechanical Services
- (i) Director of Drainage Services

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

10.1 On 7.1.2022, the application was published for public inspection. During the three weeks statutory public inspection period, a total of 14 comments from 12 individuals and 2 organizations namely “古洞北村民聯盟” (“the Union”) and “古洞長者耆英組” (“the Group”) were received. 2 individuals and the Union support the application (**Appendices II-1 to II-3**), 1 individual objects to the application (**Appendix II-4**), 8 individuals and the Group provide views/raise enquiries (**Appendices II-5 to II-13**) and 1 individual indicates no comment (**Appendix II-14**).

10.2 The 3 supporting comments are mainly on the ground that the increase of PR could allow the increase of rehousing units for affected residents.

10.3 The objecting comment is mainly on the grounds of inadequate consultation, lack of information such as rehousing flat size, construction cost, price, re-sale arrangement, and the high rent which is unaffordable by future tenants.

10.4 Of the 8 comments providing views/raise enquires, one of them opines that car parking provision is inadequate to meet the demand of the increase population, and another is of the view that cramming more families into the Site would not enhance the environment. The remaining 6 comments together with the 3 supporting and 1 objecting comments all raise concerns on the rent of rehousing flats or ask questions on rehousing issues as summarised below:

(a) The affordability of the affected residents should be considered when HKHS formulates the DRE rental rates. Most of the affected residents are elderly and low-income families. They are unable to afford market rental rates. HKHS is suggested to adopt the Group A rental rates in the three planned DREs located at Pak Wo Road in Fanling, Hung Shui Kiu and Kwu Tung North Area 24 respectively.

(b) The affected residents should be resettled in the same area in order to maintain the network and relationship of original neighbourhood.

(c) Briefing sessions and workshops should be organized at the design stage of DREs in order to create a sustainable and harmonic neighbourhood. More community facilities and residents' facilities should be provided and the facilities should be

accessible for elderly. Briefing and information should be provided in Chinese as the affected residents are mostly elderly and unable to understand English.

## 11. Planning Considerations and Assessments

- 11.1 The applicant seeks planning permission for minor relaxation of PR restriction from a total PR of 5 (of which the domestic PR should not exceed 4.5) to a total PR of 5.5 (i.e. +10% in total PR) for DRE for the Site, which is zoned “R(A)2” in KTN OZP and in the First Phase of KTN NDA project. The proposed development involves 4 residential towers of 32/34 storeys above 2 levels of podium and 1 basement floor. The proposed development will also provide 2 RCHes, a nursery and kindergarten and retail facilities. The proposed GFA of the social welfare facilities is equivalent to about 5% of the total domestic GFA of the development. The BH of the proposed development complies with the OZP restrictions, i.e. 135mPD and 5m for the Terraced Podium. The Site was part of the approved application No. A/KTN/54, where the PR restriction of the Site has been relaxed from PR 5 to a total PR of 5.1.

### Housing Policy and Minor Relaxation of PR Restriction

- 11.2 Under the current application, the applicant proposes to increase the PR by 10% from 5 to 5.5 for the permitted residential development at the Site. The proposed PR is compatible with the PR 6 of the nearby planned residential developments. According to the applicant’s assessment, with PR restriction relaxed to 5.5, the total GFA could reach 148,000m<sup>2</sup> and a total of 2,868 flats (i.e. +214 flats) could be provided. The proposed minor relaxation of PR is in line with the Government’s policy of increasing housing supply subject to availability of infrastructural capacities (such as traffic and sewerage capacities), environmental and other technical constraints as well as urban design consideration. It is considered to be a better utilisation of land resources. The proposed development is for rehousing the affected clearerees by Government clearance and DEVB fully supports the application.

### Urban Design and Landscape

- 11.3 CTP/UD&L, PlanD considered that the proposed development is not incompatible in terms of scale with the planned developments of the KTN NDA and the proposed BH would not exceed the BHR. As such, it is unlikely that the proposed development would induce significant adverse visual impact on the surrounding areas. Also, the proposed development is not incompatible with the surrounding landscape character.
- 11.4 To enhance vibrancy of the Town Plaza, it is required under the OZP that a terraced podium should be provided in the residential developments on both sides of the Town Plaza including the Site. In view of the technical constraints imposed by the railway tunnel and its protection boundary as raised by the applicant and that the Site is located at the western end of the Town Plaza, it is considered that the applicant’s proposal of building a terraced podium only on the north-eastern part of the Site (**Drawings A-1 and A-7**) is not unacceptable. To enhance vibrancy of the western part of the Town Plaza, direct access from the retail shops in the terraced podium to the Town Plaza will be provided. The applicant will also provide permeable fence wall along the northern boundary without terraced podium to ensure openness.

### Technical considerations

- 11.5 The Site falls within First Phase of the KTN NDA development. Infrastructure for the First Phase is being implemented by CEDD. CEDD is also planning the infrastructure for the Remaining Phase and would take into account the proposed relaxation of PR at the Site. According to the applicant's submission, the proposed development is anticipated to be completed in 2027. C for T, RDO, HyD, CHE/NTE, HyD and PM/N, CEDD have no objection to the application from traffic perspective. Other relevant departments including DEP, CE/MN of DSD, CE/C of WSD and D of FS have no comment or no objection to the application. It is anticipated that the proposed minor relaxation of PR would not result in adverse traffic, environmental, drainage, sewerage and water supply impacts. For air ventilation assessment, as the Site does not fall within the identified air paths of KTN NDA and the applicant would follow the Sustainable Building Design Guideline, CTP/UD&L, PlanD considers that no significant adverse on air ventilation impact is anticipated.

### Previous Application

- 11.6 As sets out in paragraph 5 above, the Committee has approved 1 previous application No. A/KTN/54 for minor relaxation of PR and/or BH restrictions involving the Site among others. The PR of the subject Site was relaxed from 5 to 5.1. Similar to the previous application, there is no relaxation in the BH as compared to the OZP restriction. Approving the current application is generally in line with the Committee's previous decision.

### Local Views and Public Comments

- 11.7 3 local views indicating no comment were conveyed by DO(N), and 14 public comments were received, including 3 supportive and 1 objecting comments, as stated in paragraphs 9.1.12 and 10 respectively. The departmental comments and planning considerations and assessments as stated in paragraphs 11.1 to 11.7 are relevant. The views relating to rehousing aspect are conveyed to concerned bureau for consideration.

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

- 12.1 Based on the assessment made in paragraph 11 and having taken into account public comments in paragraph 10, the Planning Department has no objection to the proposed minor relaxation of PR restriction for permitted residential development.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until **18.2.2026** and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following condition of approval and advisory clauses are also suggested for Members' reference

### Approval Condition

The design and provision of vehicular access, car parking and loading/unloading facilities for the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board

### Advisory Clauses

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

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

## **13. Decision Sought**

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant the 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**

<b>Appendix I</b>	Application form received on 29.12.2021
<b>Appendix Ia</b>	Supplementary Planning Statement
<b>Appendix Ib</b>	FI of 11.2.2022
<b>Appendices II-1 to II-14</b>	Public Comments
<b>Appendix III</b>	Advisory Clauses
<b>Drawings A-1 to A-11</b>	Master Layout Plan, Floor Plans, Section Plans, Landscape Plan and Photomontages
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plan A-4</b>	Site Photos

**PLANNING DEPARTMENT  
FEBRUARY 2022**