

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

**APPLICATION NO. A/NE-TKL/692**

- Applicant** : Pok Oi Hospital represented by Townland Consultants Limited
- Site** : Government Land in D.D. 82, Ping Che Road, Ping Che, Ta Kwu Ling, New Territories
- Site Area** : About 13,207 m<sup>2</sup>
- Land Status** : Government land
- Plan** : Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14
- Zoning** : “Government, Institution or Community” (“G/IC”)
- Application** : Proposed Temporary Transitional Housing and Ancillary Facilities for a Period of 7 Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission for a proposed temporary transitional housing with ancillary facilities (including a multi-purpose amenity block and an elderly service centre) for a period of 7 years at the application site (the Site) (**Plan A-1**). The Site falls within an area zoned “G/IC” on the approved Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/14. According to the Notes of the OZP, ‘Residential Institution’ is a Column 2 use in “G/IC” zone requiring planning permission from the Town Planning Board (the Board). The Site is previously occupied by Sing Ping School, currently vacant and occupied by some derelict school structures with lawn and trees of common species.
- 1.2 The proposed development is divided into north-western and south-eastern portions. The north-western portion of the proposed development consists of 2 four-storey residential blocks, and a single-storey E&M block. The south-eastern portion of the Site consists of 2 single-storey non-domestic blocks, including a multi-purpose amenity block and an elderly services centre, which will serve the residents of the development as well as the general public. While a small structure at the southern corner of the Site would be retained, the remaining existing derelict school structures within the Site would be demolished to pave the way for the proposed development (**Plans A-2 and A-4d**).

- 1.3 The total plot ratio (PR) of the development is about 1.13 with the domestic and non-domestic GFA of about 13,800m<sup>2</sup> and 1,124m<sup>2</sup> respectively providing a total of 596 residential units. No car parking facilities will be provided within the Site. The applicant is fully responsible for the operation and management of all services to be provided. The major development parameters are as follows:

<b>Site Area</b>	about 13,207m <sup>2</sup>
<b>Total Plot Ratio</b>	about 1.13
<b>Total GFA</b> - Domestic - Non-domestic (Multi-Purpose Amenity Block and Elderly Services Centre)	about 14,924m <sup>2</sup> 13,800m <sup>2</sup> 1,124m <sup>2</sup>
<b>No. of Block</b>	2 Domestic Blocks 3 Non-domestic Blocks (including a Multi-Purpose Amenity Block, an Elderly Service Centre and an E&M block <sup>1</sup> )
<b>No. of Storeys/ Building Height (BH) (m/mPD)</b>	Domestic Blocks: 4 storeys (about 14m/26.7mPD) Non-domestic Blocks: 1 storey (about 4m to 5m/ 17.6mPD to 19.2mPD)
<b>Site Coverage</b>	About 34.6%
<b>Flat Size</b>	1-2 person units: about 16.57m <sup>2</sup> 3-4 person units: about 24.24m <sup>2</sup> 4-person/ disabled units: about 33.14m <sup>2</sup>
<b>No. of Units</b>	596 <sup>2</sup>
<b>Estimated Population</b>	about 916
<b>Private Open Space (for residents)</b>	Not less than 916 m <sup>2</sup>
<b>At-Grade Greenery Coverage</b>	33.5% (About 4,430m <sup>2</sup> )
<b>Loading and Unloading Spaces for Heavy Goods Vehicle (HGV)</b>	2
<b>Anticipated Completion Year</b>	2023

<sup>1</sup> E&M plant rooms have not included in the non-domestic GFA.

<sup>2</sup> Includes 514 one to two-person units, 80 three-four person units and 2 four-person/ disabled units.

- 1.4 The applicant, who is a non-profit making organisation, will be responsible for the implementation and operation of the proposed development including the operation of ancillary facilities in the non-domestic blocks. While the application is on a temporary basis of 7 years, the applicant intends to run the proposed development until 2030 (i.e. 7 years operations upon the commencement of the development in 4<sup>th</sup> quarter of 2023) and would submit renewal application before the expiry of the planning permission.
- 1.5 The master layout plan, section plan, typical floor plan, landscape plan, photomontages of the visual impact, vehicular access arrangement and road improvement works plan and public transport facilities plan are at **Drawings A-1 to A-10** respectively. In support of the application, the applicant has submitted Visual Appraisal (VA), Landscape Proposal and Tree Preservation and Removal Proposal, Traffic Impact Assessment (TIA), Environmental Assessment (EA), Sewerage Impact Assessment (SIA), Drainage Impact Assessment (DIA) and Water Supply Impact Assessment (WSIA) in **Appendices 3 to 8** of the Planning Statement in **Appendix Ia**.

### ***Traffic***

- 1.6 The Site is accessible via a local access road at the north-western part of the Site from Ping Che Road (**Plan A-2**). According to the TIA, there will be 2 loading/unloading spaces for HGV within the Site. As the Site is well served by exiting public transport network, no car parking spaces is proposed for the Site as the future tenants are expected to commute by public transport having considered their income level.
- 1.7 To minimise potential traffic impact generated by the proposed development, various traffic improvement works and measures to enhance public transport services are proposed, including:

#### *To be implemented by the applicant*

- widening of local vehicular access at the north-western part of the Site; and re-provisioning of a 2m wide proper pedestrian walkway within the Site providing access for the public at all times to enhance local connectivity (**Drawing A-9**);

#### *To be implemented by relevant government departments*

- setting back of the western boundary of the Site by about 1.3m to facilitate the proposed widening of the existing footpath to about 2.9m to 3.4m in width with the proposed bus-layby; and provision of a signalised pedestrian crossing next to the bus-layby to enhance pedestrian safety (**Drawing A-9**); and
- enhancement of the existing franchised bus service (i.e. 79K) in order to cater for the anticipated public transportation demand. Such public transport arrangement would be subject to further liaison with relevant government departments including Transport Department at later stage.

### ***Environment***

- 1.8 The EA assesses potential environmental impacts arising from the proposed development during construction and operation stages in terms of air quality, noise, water quality, waste management and land contamination; and recommends appropriate mitigation measures. According to the applicant, the proposed development would not have any insurmountable environmental impact to the surrounding areas.
- 1.9 Noise barriers of about 0.95m - 6.45m high are proposed along the south-western and north-western boundaries of the Site to address potential traffic noise impact. To address potential adverse air quality impact on the Site, a 5m / 10m buffer distance from local access road and Ping Che Road to the residential units of the development are provided respectively (**Drawings A-1 & A-8**). Building disposition will be further reviewed to ensure no fresh air intake (including all openable windows and fresh air intake of air-conditioners) would be located within the concerned air buffer distance.

### ***Open Space/ Landscape and Tree Preservation***

- 1.10 A public open space next to the multi-purpose amenity block and elderly services centre at the southern portion of the Site will provide a comfortable courtyard for residents and public enjoyment. Besides, at-grade greenery coverage of about 33.5% over the Site and private open space of about 916m<sup>2</sup> in the form of courtyards and pocket gardens would be provided between the 2 residential blocks (**Drawing A-4**).
- 1.11 According to the applicant, the residential blocks, and the public open space and the non-domestic blocks are located at the north-western and south-eastern parts of the Site respectively is to minimise the extent of the site formation works required for the existing raised level at the south-eastern portion (i.e. about 3m above mPD) and the need for extensive EVA connection; and minimise tree clearance at the south-eastern portion of the Site (**Plan A-3**).
- 1.12 Having taking into account the site constraints, a total of 218 trees of common species would be affected by the proposed development, of which 120 nos. proposed to be felled and 98 nos. mostly located at the eastern portion are proposed to be retained. To compensate for the loss of existing trees, the applicant proposes to plant 50 new trees within the Site. Existing trees has been preserved as far as possible and some trees are proposed to be felled as they are unavoidably affected by the construction works of the proposed development or in poor conditions in terms of form, health and structural aspects (**Drawing A-4**).

### ***Visual***

- 1.13 To address potential visual impact, the applicant identifies 4 viewpoints (**Drawing A-5**) based on public views and local vantage points that are easily accessible and popular to the public, and 3 of which is visible from the proposed development (**Drawings A-6 to A-8**). To mitigate the potential wall effect,

façade treatments at the E&M block (e.g. colours, patterns, community murals and artwork) and active frontages (e.g. windows, pedestrian entrances) are proposed to create visual interest and increase visual permeability. Transparent materials at the noise barrier where practical are also adopted to allow for light and visual penetration. Greening along the E&M block and noise barrier through climber plants on wall surface/ fences will be adopted where practical to soften the visual impact and to improve the pedestrian environment for pedestrians (**Drawing A-8**).

### ***Drainage, Sewerage and Water Supply***

- 1.14 According to the DIA and SIA, surface run-off and sewage generated from the proposed development will be connected to the existing public drainage and sewerage systems respectively. In order to lower the burden of Tong Fong Sewage Pumping Station currently serving the area, an underground holding tank is proposed to be built at the north-eastern portion of the proposed development (**Drawing A-1**). According to the WSIA, connection to the existing freshwater main would provide sufficient supply of freshwater to cater the water demand of the proposed development.
- 1.15 In support of the application, the applicant has submitted the following documents:
- |   |                        |
|---|------------------------|
| (a) Application form received on 1.12.2021          | ( <b>Appendix I</b> )  |
| (b) Planning Statement                              | ( <b>Appendix Ia</b> ) |
| (c) Supplementary Information received on 9.12.2021 | ( <b>Appendix Ib</b> ) |
| (d) Further Information received on 11.1.2022^      | ( <b>Appendix Ic</b> ) |
| (e) Further Information received on 14.1.2022^      | ( <b>Appendix Id</b> ) |
| (f) Further Information received on 19.1.2022^      | ( <b>Appendix Ie</b> ) |
- (^accepted and exempted from publication)

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

The justifications put forth by the applicant in support of the application are detailed at **Appendices I to Ie**. They can be summarised as follows:

- (a) the proposed development is in line with the Government's objective to ease the short-term housing need by increasing supply of transitional housing;
- (b) the proposed development is in line with the planning intention of the "G/IC" zone which is primarily intended for the provision of government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory;
- (c) the Site is suitable for the development of transitional housing. The Site is currently vacant with a derelict ex-Sing Ping School which is under-utilised. It is well connected to existing public transportation network e.g. a number of bus/mini bus stops along Ping Che Road all located within walking distance. Pedestrian connections are also available to residents to access neighbouring areas;

- (d) the proposed transitional housing will not increase pressure on the existing community facilities in Ping Che but enhance community support network and services for the neighbourhood by providing on-site communal amenities, community services and sufficient open space to cater to the planned temporary population and the neighbourhood. The multi-purpose amenity block will provide ancillary services such as small scale grocery, convenience store, small-scale canteen/ fast food store, community centre/ office, multi-purpose community room providing family service and neighborhood service and management office. The elderly services centre will provide elderly related recreational and social activities, health promotion, meal service for the needy/ elderly, family/ cross generation activities, counselling service/ service to elderly with cognitive impairment;
- (e) the proposed development is compatible with its surrounding environment and uses which are predominantly village houses, temporary structures, farmlands and vegetated area;
- (f) the use of Modular Integrated Construction method (MiC) technology in constructing the proposed transitional housing will enable housing units be provided readily, enhance building productivity and safety, construction quality and sustainability, and allow for the housing modules to be easily dismantled and relocated; and
- (g) technical assessments including VA, Landscape Proposal and Tree Preservation and Removal Proposal, TIA, EA, SIA, DIA and WSIA concluded that the proposed development is technically feasible and no insurmountable impacts are anticipated.

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

As the Site involves government land only, the “owner’s consent/notification” requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) is not applicable to the application.

### **4. Previous Application**

There is no previous application for the Site.

### **5. Similar Application**

There is no similar application for temporary transitional housing development in “G/IC” zone in the vicinity of the Site.

### **6. The Site and Its Surrounding Areas (Plans A-1 to A-3 and A-4a to A-4d)**

6.1 The Site is:

- (a) currently occupied by some derelict school structures, and covered with trees and wild grasses; and
- (b) accessible via a local access road from Ping Che Road.

6.2 The surrounding areas have the following characteristics:

- (a) to the immediate north is unused land and to the immediate north-east is Caritas Centre (including a residential care home for the elderly (RCHE) and a nursery) (**Plan A-2**);
- (b) to the immediate east are domestic structures intermixed with active farmlands;
- (c) to the south and south-east are playground, Ta Kwu Ling District Rural Committee Building and some domestic structures in Sing Ping Village; and
- (d) to the immediate west is Ping Che Road and across which are active/fallow farmlands and open storage yards in “Industrial (Group D)” zone while to the further south-west is Ta Kwu Ling Playground with a football field.

## **7. Planning Intention**

The “G/IC” zone is intended primarily for the provision of government, institution or community 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 support of the work of the government, organizations providing social services to meet community needs, and other institutional establishments.

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

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

### **Policy Aspect**

8.1.1 Comments of the Secretary for Transport and Housing (STH):

- (a) the transitional housing proposal is considered in line with the government policy. STH has given in-principle policy support to the applicant for the transitional housing project;
- (b) it is noted that the applicant intends to operate the proposed transitional housing for 7 years. The allowed period or any renewal for the proposed transitional housing development will be subject to the policy support given by the THB; and

- (c) THB will proactively assist the applicant in co-ordinating with the Transport Department (TD) and the Highways Department (HyD) on the implementation of proposed traffic improvement works and enhancement in public transport services identified in the TIA.

### **Land Administration**

#### 8.1.2 Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- (a) the Site is a vacant school premises (known as ex-Sing Ping School) with existing buildings or structures erected thereon. Part of the ex-Sing Ping School has been used by the villagers in Sing Ping Village located to the immediate east of the Site as pedestrian access on compassionate ground; and
- (b) should the application be approved, the applicant is required to submit his STT application for a term of 7 years where appropriate. LandsD acting in the capacity of landlord will consider the application which, if approved, will be subject to terms and conditions as considered appropriate. There is no guarantee that such application will be approved.

### **Traffic**

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

- (a) she has no objection to the application from traffic engineering point of view as minimal traffic generation of the proposed development is expected. She also has no comment on the traffic improvement works as proposed by the applicant; and
- (b) the applicant is advised to seek comments from stakeholders (including Fire Services Department, Hong Kong Police Force, Transport Department and local community representative) on the logistic arrangement of the MiC module delivery to the Site.

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

- he has no comment on the traffic improvement works as proposed in the TIA and on the application.

### **Environment and Sewerage**

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

- (a) having reviewed the submitted EA and SIA, he has no in-principle objection to the application; and
- (b) should the application be approved, it is recommended to impose approval conditions requiring the submission and implementation of



an updated noise impact assessment; and implementation of the sewerage improvement measures proposed by the applicant.

### **Urban Design and Landscape**

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

##### *Urban Design and Visual*

- (a) the Site is located in an area zoned “G/IC” with no building height or plot ratio restriction. The Site is currently occupied by the one-storey ex-Sing Ping School. There are some village houses, open storage use, elderly home, farmland and green knolls in the vicinity of the Site;
- (b) having reviewed the submitted VA, it is considered that the proposed development would bring forth some visual changes to the existing rural setting. Nevertheless, given the temporary nature of the proposed developments with its low-rise in scale, and that the applicant has proposed some design measures and compensatory planting and landscaping proposals etc., it is considered that potential adverse visual impact is not anticipated;

##### *Landscape*

- (c) according to aerial photo of 2020, the Site is located in an area of miscellaneous rural fringe landscape character comprising village houses, temporary structures, farmlands, vegetated area and clusters of trees. The south-eastern portion of the Site is covered by dense vegetation of common species, while the north-western portion of the Site is mainly occupied by the derelict ex-Sing Ping School with lawn and trees of common species;
- (d) considering that the existing trees are common species and new landscape treatment will be provided within the Site, she has no objection to the application from landscape planning perspective. Significant adverse impact on other existing landscape resources arising from the proposed development is not anticipated; and
- (e) should the application be approved, it is considered not necessary to impose a landscape condition as the effect of the proposed landscaping within the Site on enhancing the quality of public realm is not apparent.

### **Nature Conservation**

8.1.7 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- (a) she has no strong view on the subject application from nature conservation point of view; and
- (b) should the subject planning application be approved, the applicant should retain the large and mature trees as far as practicable with regard to the final detailed design of the transitional housing.

### **Drainage**

8.1.8 Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- (a) he has no objection to the application from a drainage point of view;
- (b) should the application be approved, a condition should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area; and
- (c) the Site is in an area where public sewerage connection is available.

### **Fire Safety**

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

- (a) he has no objection in-principle to the application subject to fire service installations being provided to his satisfaction; and
- (b) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans. The applicant should note his detailed comments at **Appendix IV**.

### **Building Matters**

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

- (a) formal submission under the Buildings Ordinance (BO) is required for any proposed new works, including any temporary structures. Detailed comments under the BO will be provided at building plan submission stage; and
- (b) his detailed advisory comments are at **Appendix IV**.

### **Water Supply**

#### 8.1.11 Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- given the total water demand of the proposed development per day is small and temporary in nature, he has no objection to the application from system planning point of view.

### **District Officer's Comments**

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

- (a) the incumbent North District Councillor of the subject Constituency raises objection to the application and requests for local improvement works including the improvement on road /footpath paving at the Ping Che Road section from Wun Chuen Sin Kwoon to Ta Kwu Ling Police Station (**Plan A-1**); provision of bus lay-by with sheltered bus waiting areas; provision of refuse collection point to improve the hygiene condition of the area; and enhancement of bus/minibus services connecting to Tai Po/ Fanling areas (**Appendix II**);
- (b) one Indigenous Inhabitant Representative (IIR) of Tai Po Tin, one IIR of Ping Che and one Resident Representative (RR) of Ping Che and one IIR of Tong Fong raise objection to the application on the grounds that the proposed development would cause traffic impacts on the surrounding areas and that the proposed development would affect the local *fengshui* and ancestral graves (**Plan A-2**);
- (c) the 1st Vice-Chairman of the Ta Kwu Ling District Rural Committee, one IIR of Ping Yeung, one RR of Ping Yeung, one IIR of Lei Uk and one RR of Lei Uk have no comment on the application but raise concerns on the adverse impacts caused by the proposed development on traffic, drainage and sewerage aspects; inadequacy of local community facilities provision; and the proposed development would affect the *fengshui* and the graves of the surrounding area (**Plan A-2**);
- (d) one RR of Tai Po Tin supports the application; and
- (e) North District Office does not aware of any *fengshui* object/woodland in the vicinity.

#### 8.2 The following government departments have no comment on the application:

- (a) Commissioner of Police (C of P);
- (b) Director of Social Welfare (DSW);
- (c) Director of Food and Environmental Hygiene (DEFH); and
- (d) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD).

**9. Public Comments Received During the Statutory Publication Period (Appendix III)**

- 9.1 On 10.12.2021, the application was published for public inspection. During the statutory public inspection period, 6 public comments were received.
- 9.2 While a North District Council member indicates no comment on the application, the Principal of Caritas Nursery School - Ta Kwu Ling and a group of local villagers of Sing Ping Village (with 21 signatures) support the proposed development. Nonetheless, the Principal of Caritas Nursery School also raises his concern on the adverse noise and air quality impacts during construction period; the traffic impact caused by the proposed development; the capacity/width of the existing access road towards Caritas Centre (located to the north of the Site) to support both the daily services of the Centre and the proposed development. He proposes that the existing access road should be widened and improved with pedestrian crossing facilities; a separate access road should be constructed to serve the non-domestic uses of the proposed development; and additional mini-bus services should be explored to connect Ping Che with Queen's Hill development for better accessibility. The local villagers also propose the construction of vehicular access road to connect their village to enhance the accessibility;
- 9.3 For the remaining three comments submitted by individuals, they raise objection to the application on the grounds that the proposed development would cause adverse traffic impact on the surrounding areas; and the temporary housing development at the Site is merely a short term remedy and permanent home should be developed instead.

**10. Planning Considerations and Assessments**

- 10.1 The application is for a proposed temporary transitional housing with 596 units and ancillary facilities (including multi-purpose amenity block and an elderly services centre) for a period of 7 years at the Site mainly zoned "G/IC" on the OZP. The proposed development is not in conflict 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. It is also intended to provide land for uses directly related to or in support of the work of the government, organizations providing social services to meet community needs, and other institutional establishments. The proposed temporary transitional housing with ancillary uses is beneficial to the society by providing housing and social welfare facilities for the low-income community, and can relieve the pressure of families living in unpleasant condition and waiting for public housing for a long time. STH has given in-principle policy support to the proposed development which is in line with the government's policy to increase the supply of transitional housing.
- 10.2 The proposed development is considered not incompatible with the surrounding areas, which are rural in character predominated by village houses, temporary structures, farmlands, social welfare facilities (i.e. RCHE, nursery), vegetated area and clusters of trees. Given the temporary nature of the proposed

developments with its low-rise in scale, and that the applicant has proposed some design measures and compensatory planting and landscaping proposals etc., CTP/UD&L of PlanD has no objection to the application from urban design and landscape perspectives. DAFC also has no strong view on the subject application from nature conservation point of view.

- 10.3 C for T has no objection to the application from traffic engineering point of view as minimal traffic generation of the proposed development is expected. For the traffic improvement works as proposed by the applicant, C for T and CHE/NTW, HyD have no comment on the proposals. As advised by STH, he would co-ordinate with TD and HyD on the implementation of the proposed traffic improvement works including the widening of the Ping Che Road footpath; a proposed bus-layby; a signalised pedestrian crossing; and enhancement of the existing franchised bus service. Having reviewed the applicant's submission, DEP has no in-principle objection to the application subject to the implementation of the sewerage improvement measures as proposed by the applicant and the submission of a revised noise impact assessment, and implementation of measures therein to the satisfaction of DEP. Other relevant government departments including CE/MN of DSD, D of FS, CE/C, WSD and CBS/NTW of BD have no adverse comment on or objection to the planning application.
- 10.4 Regarding the local views conveyed by DO(N), HAD and adverse public comments mainly on traffic and environmental aspects as detailed in paragraphs 8.1.12 and 9 above respectively, government departments' comments and planning assessments above are relevant. Regarding the public concerns on noise, air quality and waste management during the construction and operation period, the applicant indicates that potential impacts would be mitigated by the proposed mitigation measures (e.g. noise barrier, buffer distance, etc.) and good site practices during the construction stage. As for the public concern regarding fengshui issue, it is not a planning consideration of the Board.
- 10.5 Taking into account the scale and implementation timeframe (completion by 2023) of the proposed development, a longer compliance period (i.e. 9 months for submissions and 12 months for implementations) as compared with the common temporary uses is suggested to allow more time to fulfil the approval conditions, should the Committee decide to approve the application.

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

- 11.1 Based on the assessment made in paragraph 10 and having taken into account the local views relayed by DO(N), HAD in paragraphs 8.1.12 and the public comments mentioned in paragraph 9 above, the Planning Department has no objection to the application.
- 11.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of 7 years up to **28.1.2029**. The following conditions of approval and advisory clauses are also suggested for Members' reference:

### Approval Conditions

- (a) the submission of a drainage proposal within **9** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 28.10.2022;
- (b) in relation to (a) above, the implementation of the drainage proposal within **12** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 28.1.2023;
- (c) the submission of a fire service installations proposal within **9** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 28.10.2022;
- (d) in relation to (c) above, the implementation of the fire service installations within **12** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 28.1.2023;
- (e) the submission of a revised noise impact assessment within **9** months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the Town Planning Board by 28.10.2022;
- (f) in relation to (e) above, the implementation of the noise mitigation measures identified therein within **12** months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the Town Planning Board by 28.1.2023;
- (g) the implementation of the sewerage mitigation measures, as proposed by the applicant, within **12** months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the Town Planning Board by 28.1.2023;
- (h) the implementation of traffic improvement works, as proposed by the applicant, within **12** months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the Town Planning Board by 28.1.2023; and
- (i) if any of the above planning conditions (a), (b), (c), (d), (e), (f), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

### 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 consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 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 applicant.

**13. Attachments**

<b>Appendix I</b>	Application form received on 1.12.2021
<b>Appendix Ia</b>	Planning Statement
<b>Appendix Ib</b>	SI received on 5.12.2021
<b>Appendix Ic</b>	FI received on 11.1.2022
<b>Appendix Id</b>	FI received on 14.1.2022
<b>Appendix Ie</b>	FI received on 19.1.2022
<b>Appendix II</b>	Comments received from DO/N, HAD
<b>Appendix III</b>	Public Comments
<b>Appendix IV</b>	Recommended Advisory clauses
<b>Drawing A-1</b>	Indicative Master Layout Plan
<b>Drawing A-2</b>	Section Plan
<b>Drawing A-3</b>	Typical Floor Plan
<b>Drawing A-4</b>	Landscape plan
<b>Drawing A-5</b>	Location Plan for Viewpoints
<b>Drawings A-6 to A-8</b>	Photomontages
<b>Drawing A-9</b>	Proposed Vehicular Access Arrangement and Road Improvement Works
<b>Drawing A-10</b>	Public Transport Facilities in the vicinity of the Site
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4a to 4d</b>	Site Photos

**PLANNING DEPARTMENT  
JANUARY 2022**