Form No. S16-I
表格第 S16-I 號

APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP.131)

根據《城市規劃條例》(第131章)第16條遞交的許可申請

2022年 9月 27日
此文件在_____收到，城市規劃委員會只會在收到所有必要的資料及文件後才正式確認收到申請的日期。
This document is received on 27 SEP 2022
The Town Planning Board will formally acknowledge the date of receipt of the application only upon receipt of all the required information and documents.

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

(i) **Construction of "New Territories Exempted Houses"**
興建「新界豁免管制屋宇」;

(ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas; and**
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及

(iii) **Renewal of permission for temporary use or development in rural areas**
位於鄉郊地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

\# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a「✔」at the appropriate box 請在適當的方格內上加上「✔」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TKO/127
	Date Received 收到日期	27 SEP 2022

1. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有)，送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。

2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at http://www.info.gov.hk/tpb/. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載 (網址：http://www.info.gov.hk/tpb/)，亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 – 電話：2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線：2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。

3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☑ Company 公司 / ☐ Organisation 機構)

China State Construction Engineering (Hong Kong) Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☑ Company 公司 / ☐ Organisation 機構)

KTA Planning Limited

3. Application Site 申請地點

(a)	Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼（如適用）	Government Land at Area 78, Pak Shing Kok, Tseung Kwan O
(b)	Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	☑ Site area 地盤面積 60,100 sq.m 平方米 ☑ About 約 ☑ Gross floor area 總樓面面積 145,680 sq.m 平方米 ☑ About 約
(c)	Area of Government land included (if any) 所包括的政府土地面積（倘有）	60,100 sq.m 平方米 ☑ About 約

(d)	Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tseung Kwan O Outline Zoning Plan No. S/TKO/28
(e)	Land use zone(s) involved 涉及的土地用途地帶	"Government, Institution or Community (8)"
(f)	Current use(s) 現時用途	Vacant land with on-going construction works (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

☐ is the sole "current land owner"#& (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」#& (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"#& (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」#& (請夾附業權證明文件)。

☐ is not a "current land owner"#.
並不是「現行土地擁有人」#。

☑ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上（請繼續填寫第 6 部分）。

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)"#.
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」#。

(b) The applicant 申請人 –

☐ has obtained consent(s) of ..... "current land owner(s)"#.
已取得 ..... 名「現行土地擁有人」#的同意。

Details of consent of "current land owner(s)"# obtained 取得「現行土地擁有人」#同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼／處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

☐ has notified ..... "current land owner(s)"#
已通知 ..... 名「現行土地擁有人」#。

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)#&
於_____(日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

☐ published notices in local newspapers on _____ (DD/MM/YYYY)&
於_____(日/月/年)在指定報章就申請刊登一次通知&

☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)&
於_____(日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&

☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)&
於_____(日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

☐ others (please specify)
其他（請指明）

_____

_____

_____

_____

Note: May insert more than one「✔」.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.
註: 可在多於一個方格內加上「✔」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

☐ Type (i) 第(i)類 Change of use within existing building or part thereof 更改現有建築物或其部分內的用途

☐ Type (ii) 第(ii)類 Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s) 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程

☐ Type (iii) 第(iii)類 Public utility installation / Utility installation for private project 公用事業設施裝置/私人發展計劃的公用設施裝置

☑ Type (iv) 第(iv)類 Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s) 略為放寬於法定圖則《註釋》內列明的發展限制

☑ Type (v) 第(v)類 Use / development other than (i) to (iii) above 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one「✓」.
註 1： 可在多於一個方格內加上「✓」號
Note 2: For Development involving columbarium use, please complete the table in the Appendix.
註 2： 如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 ..... sq.m 平方米 ☐About 約		
	Non-domestic part 非住用部分..... sq.m 平方米 ☐About 約		
	Total 總計 ..... sq.m 平方米 ☐About 約		

(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填塘深度 ..... m 米 ☐About 約 ☐ Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填土厚度 ..... m 米 ☐About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 ☐About 約 Depth of excavation 挖土深度 ..... m 米 ☐About 約 (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍))
(b) Intended use/development 有意進行的用途／發展	

(iii) For Type (iii) application 供第(iii)類申請	
(a) Nature and scale 性質及規模	☐ Public utility installation 公用事業設施裝置 ☐ Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物/構築物(倘有)的長度、高度和闊度

Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)

(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)

(iv) For Type (iv) application 供第(iv)類申請

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

☐ Plot ratio restriction 地積比率限制 — From 由 ..... to 至 .....

☐ Gross floor area restriction 總樓面面積限制 — From 由 .....sq. m 平方米 to 至 .....sq. m 平方米

☐ Site coverage restriction 上蓋面積限制 — From 由 .....% to 至 ..... %

☑ Building height restriction 建築物高度限制 — From 由 .....m 米 to 至 ..... m 米

From 由 ....106..... mPD 米 (主水平基準上) to 至
107.35 (for GCMTI) and 125 (for CMH) mPD 米 (主水平基準上)

From 由 ..... storeys 層 to 至 ..... storeys 層

☐ Non-building area restriction 非建築用地限制 — From 由 .....m to 至 ..... m

☐ Others (please specify) 其他（請註明） .....

.....

Abbreviations:
GCMTI = Government Chinese Medicines Testing Institute
CMH = Chinese Medicine Hospital

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development 擬議用途/發展	Proposed Minor Relaxation of Building Height Restriction for Permitted Hospital and Government Use (Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	CMH: 119,950 GCMTI: 25,730 ..... sq.m 平方米	☑About 約
Proposed plot ratio 擬議地積比率	CMH: 2.8; GCMTI: 1.5	☑About 約
Proposed site coverage 擬議上蓋面積	CMH: 55; GCMTI: 45 ... %	☑About 約
Proposed no. of blocks 擬議座數	CMH: 1; GCMTI: 1	
Proposed no. of storeys of each block 每座建築物的擬議層數 CMH: 11 storeys (up to top roof); GCMTI: 7 storeys (up to top roof)	..... storeys 層 ☑ include 包括 1 storeys of basements 層地庫 (CMH only) ☐ exclude 不包括 ..... storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度 CMH: 120.85mPD (up to top roof) and125mPD (up to chimney); GCMTI: 107.35mPD (up to top roof) CMH: 59.85 (up to top roof) and 64m (up to chimney); GCMTI: 41.35m (up to top roof)	..... mPD 米(主水平基準上) ..... m 米	☑About 約 ☑About 約

Part 6 (Cont'd) 第 6 部分 (續)

☐ Domestic part 住用部分

GFA 總樓面面積 ..... sq. m 平方米 ☐About 約

number of Units 單位數目 .....

average unit size 單位平均面積 .....sq. m 平方米 ☐About 約

estimated number of residents 估計住客數目 .....

☑ Non-domestic part 非住用部分 GFA 總樓面面積

☐ eating place 食肆 ..... sq. m 平方米 ☐About 約

☐ hotel 酒店 ..... sq. m 平方米 ☐About 約

(please specify the number of rooms 請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐About 約

☐ shop and services 商店及服務行業 ..... sq. m 平方米 ☐About 約

☑ Government, institution or community facilities 政府、機構或社區設施 (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

CMH: 119,950 sq.m
GCMTI: 25,730 sq.m

☐ other(s) 其他 (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

.....

☑ Open space 休憩用地 (please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 CMH: about 74,500 sq.m GCMTI: about 36,600 sq.m ..... sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 (for visitors, staff and patients (CMH only)) ..... sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	.....	.....
.....	.....	Please refer to Tables 3.2 and 3.3 of the Supporting Planning Statement attached.
.....	.....	.....
.....	.....	.....
.....	.....	.....

(d) Proposed use(s) of uncovered area (if any) 露天地方（倘有）的擬議用途

Emergency Vehicular Access, Circulation Area and Landscape Area

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月)
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

2025

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☐ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) ..... ☑ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。（請在圖則顯示，並註明車路的闊度）
	No 否	☐
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？ **Public Vehicle Park (CMH only)** Private Car Parking Spaces: 112 nos. Private Car Parking Spaces for Persons with Disabilities: 4 nos. Motorcycle: 10 nos. Light Goods Vehicles: 10 nos. Light Bus: 10 nos.	Yes 是	☑ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 — CMH: 130 nos. — GCMTI: 33 nos. Motorcycle Parking Spaces 電單車車位 — CMH: N/A — GCMTI: 5 nos. Light Goods Vehicle Parking Spaces 輕型貨車泊車位 — CMH: N/A — GCMTI: 1 no. Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) Private Car Parking Spaces for Persons with Disabilities — CMH: 4 nos. — GCMTI: 1 no. Ambulance — CMH: 3 nos. — GCMTI: N/A Coach/Bus — CMH: N/A — GCMTI: 1 no.
	No 否	☐
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是	☑ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 — CMH: _____ — GCMTI: _____ Coach Spaces 旅遊巴車位 — CMH: _____ — GCMTI: _____ Light Goods Vehicle Spaces 輕型貨車車位 — CMH: _____ — GCMTI: _____ Medium Goods Vehicle Spaces 中型貨車車位 /HGV — CMH: 3 nos. — GCMTI: 2 nos. Heavy Goods Vehicle Spaces 重型貨車車位 — CMH: _____ — GCMTI: _____ Others (Please Specify) 其他 (請列明) — CMH: _____ — GCMTI: _____ Refuse Collection Vehicles — CMH: 1 no. — GCMTI: 1 no. VIE Refilling Tanker Bay — CMH: 1 no. — GCMTI: N/A Oil Refilling Tanker Bay — CMH: 1 no. — GCMTI: N/A Ambulance — CMH: 2 nos. — GCMTI: N/A NEATS — CMH: 6 nos. — GCMTI: N/A Hearse — CMH: 2 nos. — GCMTI: N/A
	No 否	☐

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.
如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	☐ Please provide details 請提供詳情 ....
	No 否	☑
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是	☑ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填塘深度 ..... m 米 ☐About 約 ☐ Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填土厚度 ..... m 米 ☐About 約 ☑ Excavation of land 挖土 Area of excavation 挖土面積 30,200* sq.m 平方米 ☑About 約 Depth of excavation 挖土深度 6.45 m 米 ☑About 約
	No 否	☐ *the area shown on the L/GF Plan of CMH is equivalent to the area of excavation of about 30,200 sq.m
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境	Yes 會 ☐ No 不會 ☑
	On traffic 對交通	Yes 會 ☐ No 不會 ☑
	On water supply 對供水	Yes 會 ☐ No 不會 ☑
	On drainage 對排水	Yes 會 ☐ No 不會 ☑
	On slopes 對斜坡	Yes 會 ☐ No 不會 ☑
	Affected by slopes 受斜坡影響	Yes 會 ☐ No 不會 ☑
	Landscape Impact 構成景觀影響	Yes 會 ☐ No 不會 ☑
	Tree Felling 砍伐樹木	Yes 會 ☐ No 不會 ☑
	Visual Impact 構成視覺影響	Yes 會 ☐ No 不會 ☑
	Others (Please Specify) 其他 (請列明)	Yes 會 ☐ No 不會 ☐
	_____ _____	
	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)	

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to Supporting Planning Statement attached.

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature 簽署 ..... ☐ Applicant 申請人 / ☑ Authorised Agent 獲授權代理人

KITTY WONG ..... Director .....

Name in Block Letters 姓名（請以正楷填寫） Position (if applicable) 職位 （如適用）

Professional Qualification(s) 專業資格
☑ Member 會員 / ☐ Fellow of 資深會員
☑ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會/ ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師
Others 其他 .....

on behalf of 代表 KTA Planning Limited .....

☑ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期 29/08/2022 (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.
委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
   (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
   (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料:

Ash interment capacity 骨灰安放容量@

Maximum number of sets of ashes that may be interred in the niches
在龕位內最多可安放骨灰的數量 _____

Maximum number of sets of ashes that may be interred other than in niches
在非龕位的範圍內最多可安放骨灰的數量 _____

Total number of niches 龕位總數 _____

Total number of single niches
單人龕位總數 _____

Number of single niches (sold and occupied)
單人龕位數目 (已售並佔用) _____

Number of single niches (sold but unoccupied)
單人龕位數目 (已售但未佔用) _____

Number of single niches (residual for sale)
單人龕位數目 (待售) _____

Total number of double niches
雙人龕位總數 _____

Number of double niches (sold and fully occupied)
雙人龕位數目 (已售並全部佔用) _____

Number of double niches (sold and partially occupied)
雙人龕位數目 (已售並部分佔用) _____

Number of double niches (sold but unoccupied)
雙人龕位數目 (已售但未佔用) _____

Number of double niches (residual for sale)
雙人龕位數目 (待售) _____

Total no. of niches other than single or double niches (please specify type)
除單人及雙人龕位外的其他龕位總數 (請列明類別)

_____

Number. of niches (sold and fully occupied)
龕位數目 (已售並全部佔用) _____

Number of niches (sold and partially occupied)
龕位數目 (已售並部分佔用) _____

Number of niches (sold but unoccupied)
龕位數目 (已售但未佔用) _____

Number of niches (residual for sale)
龕位數目 (待售) _____

Proposed operating hours 擬議營運時間 _____

_____

@ Ash interment capacity in relation to a columbarium means –
就靈灰安置所而言，骨灰安放容量指：
- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目;
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Government Land at Area 78, Pak Shing Kok, Tseung Kwan O
Site area 地盤面積	60,100 sq. m 平方米 ☑About 約 (includes Government land of 包括政府土地 60,100 sq. m 平方米 ☑About 約)
Plan 圖則	Approved Tseung Kwan O Outline Zoning Plan No. S/TKO/28
Zoning 地帶	"Government, Institution or Community (8)"
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Building Height Restriction for Permitted Hospital and Government Use

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率	
	Domestic 住用	☐ About 約 ☐ Not more than 不多於	☐About 約 ☐Not more than 不多於	
	Non-domestic 非住用	CMH: 119,950 sq.m GCMTI: 25,730 sq.m	☑ About 約 ☐ Not more than 不多於	CMH: 2.8 GCMTI: 1.5 ☑About 約 ☐Not more than 不多於
(ii) No. of block 幢數	Domestic 住用			
	Non-domestic 非住用	CMH: 1 no. GCMTI: 1 no.		
	Composite 綜合用途			

(iii)	Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) (☐*Include 包括*/☐ *Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台*)
		Non-domestic 非住用	CMH: about 59.85 (up to top roof) and about 64 (up to chimney) GCMTI: about 41.35 (up to top roof) m 米 ☐ (Not more than 不多於)
			CMH: about 120.85 (up to top roof) and about 125 (up to chimney) GCMTI: about 107.35(up to top roof) mPD 米(主水平基準上) ☐ (Not more than 不多於)
			CMH: 11 nos. (up to top roof) GCMTI: 7 nos. (up to top roof) Storeys(s) 層 ☑ (Not more than 不多於) (☑*Include 包括*/☐ *Exclude 不包括* ☐ *Carport 停車間* ☑ *Basement 地庫* (CMH only) ☐ *Refuge Floor 防火層* ☐ *Podium 平台*)
		Composite 綜合用途	m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) (☐*Include 包括*/☐ *Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台*)
(iv)	Site coverage 上蓋面積	CMH: 55 GCMTI: 45	% ☑ About 約
(v)	No. of units 單位數目	N/A	
(vi)	Open space 休憩用地	Private 私人	CMH: about 74,500 sq.m GCMTI: about 36,600 sq.m sq.m 平方米 ☐ Not less than 不少於
		Public 公眾	(for visitors, staff and patients (CMH only)) sq.m 平方米 ☐ Not less than 不少於

		CMH	GCMTI
(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	137 nos.	41 nos.
	Private Car Parking Spaces 私家車車位	130 nos.	33 nos.
	Motorcycle Parking Spaces 電單車車位	N/A	5 nos.
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A	1 no.
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位		
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		
	Others (Please Specify) 其他 (請列明)		
	Private Car Parking Spaces for Persons with Disabilities	4 nos.	1 no.
	Ambulance	3 nos.	N/A
	Coach/Bus	N/A	1 no.
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	CMH 16 nos.	GCMTI 3 nos.
Public Vehicle Park (CMH only) Private Car Parking Spaces: 112 nos. Private Car Parking Spaces for Persons with Disabilities: 4 nos. Motorcycle: 10 nos. Light Goods Vehicles: 10 nos. Light Bus: 10 nos.	Taxi Spaces 的士車位		
	Coach Spaces 旅遊巴車位		
	Light Goods Vehicle Spaces 輕型貨車車位		
	Medium Goods Vehicle Spaces 中型貨車位 /HGV	3 nos.	2 nos.
	Heavy Goods Vehicle Spaces 重型貨車車位		
	Others (Please Specify) 其他 (請列明)		
	Refuse Collection Vehicles	1 no.	1 no.
	VIE Refilling Tanker Bay	1 no.	N/A
	Oil Refilling Tanker Bay	1 no.	N/A
	Ambulance	2 nos.	N/A
	NEATS	6 nos.	N/A
	Hearse	2 nos.	N/A

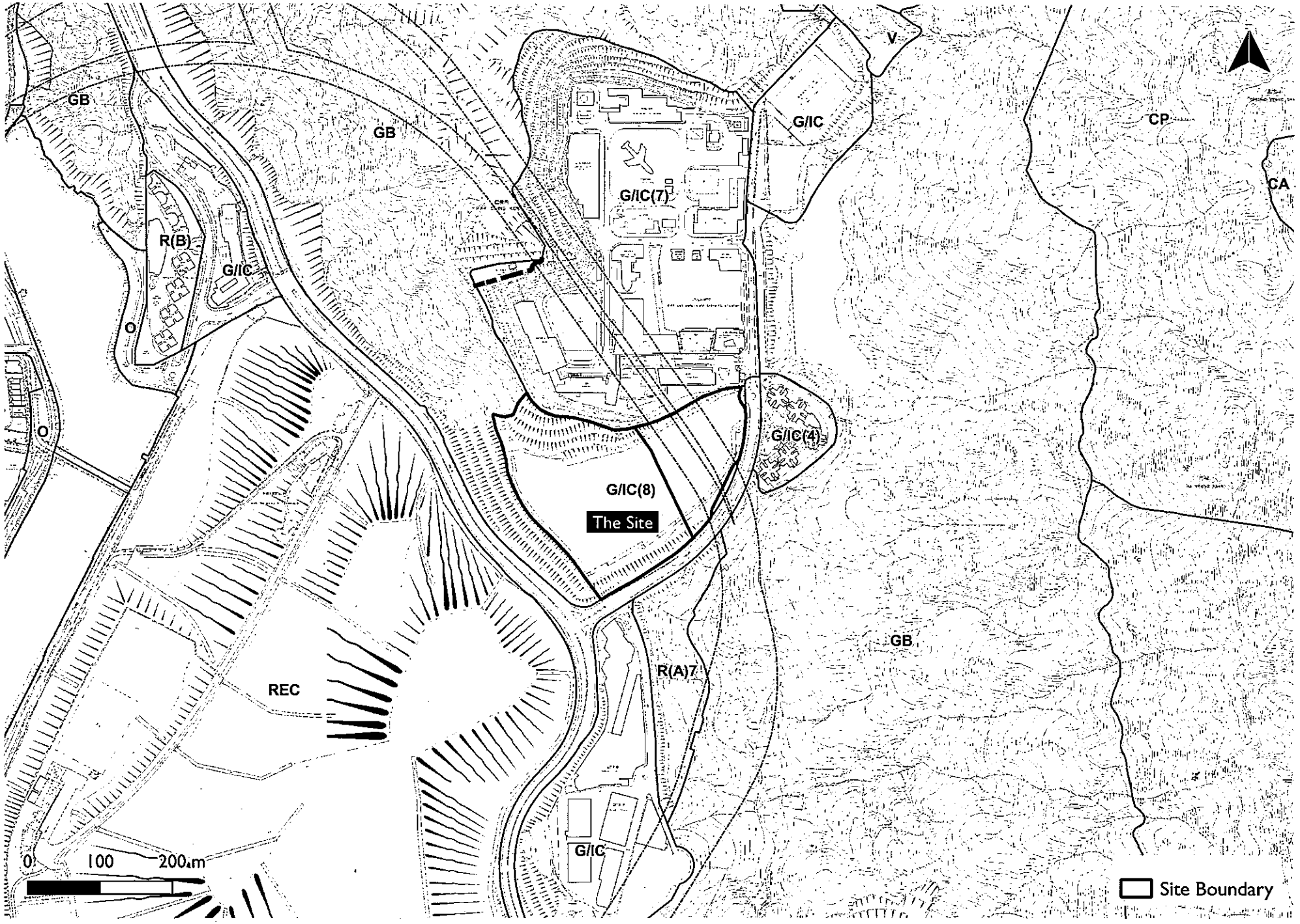
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☑
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☑
Sectional plan(s) 截視圖	☐	☑
Elevation(s) 立視圖	☐	☑
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☑
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☑
Others (please specify) 其他（請註明）	☐	☐
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☑
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☑
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐

Note: May insert more than one「✓」. 註：可在多於一個方格內加上「✓」號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註： 上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。


GB
GB
V
G/IC
CP
CA
G/IC(7)
R(B)
G/IC
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O
G/IC(4)
G/IC(8)
The Site
GB
R(A)7
REC
G/IC
0
100
200m
Site Boundary

S16 PLANNING APPLICATION
APPROVED TSEUNG KWAN O OZP NO. S/TKO/28

Proposed Minor Relaxation of Building Height Restriction for the Permitted Chinese Medicine Hospital and Government Chinese Medicines Testing Institute at "Government, Institution or Community (8)" Zone, Government Land at Tseung Kwan O Area 78, New Territories

SUPPORTING PLANNING STATEMENT

August 2022

Applicant:
China State Construction Engineering (Hong Kong) Limited

Consultancy Team:
KTA Planning Ltd.
Wong & Ouyang (HK) Ltd.

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EXECUTIVE SUMMARY

The Applicant, China State Construction Engineering (Hong Kong) Limited, is seeking approval from the Town Planning Board ("TPB") under section 16 of the Town Planning Ordinance for the proposed minor relaxation of building height restriction from 106mPD to about 125mPD (i.e. + about 19m or +about 17.92%) and from 106mPD to about 107.35mPD (+ about 1.35m or + about 1.27%) to enable the development of the planned Chinese Medicine Hospital ("CMH") and Government Chinese Medicines Testing Institute ("GCMTI") respectively at Tseung Kwan O Area 78, New Territories ("The Application Site or the Site"). The Site is zoned "Government, Institution or Community (8)" ("G/IC(8)") on the Approved Tseung Kwan O Outline Zoning Plan ("Approved OZP") No. S/TKO/28.

The Government has been committed to promoting the development of Chinese medicine in Hong Kong and re-affirmed the positioning of Chinese medicine as an integral part of the healthcare system in Hong Kong in the 2018 and 2021 Policy Addresses. The development of CMH and GCMTI would promote service development, education and training, innovation and research in Chinese medicine in Hong Kong.

According to Joint Practice Note No. 5, if the height of the ancillary roof-top structures above main roof level exceeds 10% of building height, the structures will need to be counted towards height of the building. Hence, permission from the TPB on the minor relaxation of building height restriction is required.

The Proposed Development is justified due to the following reasons:

- The early approval of this Planning Application involving the proposed minor relaxation of building height restriction due to the ancillary roof-top structures above main roof level would facilitate the timely construction of CMH and GCMTI by 2025. The proposal is totally in-line with Government's policies to promote the development of Chinese Medicine in Hong Kong.

- With the tremendous effort of the project team to minimize the height of CMH and GCMTI as far as possible, only a small portion of the roof-top ancillary structures above main roof level would require relaxation of building height restriction.

- The minor relaxation of building height restriction for accommodating the roof-top ancillary structures is required so that the design and provision of floor space for various facilities in support of the daily operation of CMH and GCMTI would not be compromised.

- The proposal would continue to meet the prevailing planning intention of "G/IC" zone.

- The Proposed Development has incorporated various design merits that will bring about improvements to townscape and amenity of the locality.

- Due to the small scale of the ancillary roof-top structures, the Proposed Development will not lead to adverse visual impact as compared with the 106mPD Conforming Scheme.

In light of the justifications given throughout the Supporting Planning Statement, we sincerely request the TPB to give favourable consideration to this Planning Application.

申請摘要

申請人中國建築工程(香港)有限公司擬根據城市規劃條例第 16 條向城市規劃委員會(下稱「城規會」)申請略為放寬已計劃在將軍澳 78 區(下稱「申請地點」)興建的中醫醫院和政府中藥檢測中心的建築物高度限制，由主水平基準上 106 米分別增加至主水平基準上約 125 米(即增加約 19 米或約百份之 17.92)及 107.35 米(即增加約 1.35 米或約百份之 1.27)。申請地點位於將軍澳分區計劃大綱核准圖編號 S/TKO/28 上的「政府、機構或社區(8)」用途地帶內。

政府一直致力促進香港中醫藥的發展，在 2018 及 2021 年的施政報告中重申並確立將中醫藥定位為本港醫療系統的重要部分。中醫醫院和政府中藥檢測中心將推動香港中醫藥服務發展、教學培訓、創新和科研。

根據聯合作業備考第五號，若主樓層以上的天台構築物的高度超過總樓高的百分之十，這些天台構築物的高度需計算入建築物高度內。故此，需向城規會申請略為放寬申請地點的建築物高度限制。

申請人提出是次規劃申請是基於以下理據：

- 擬議申請略為放寬建築高度限制是基於主樓層以上的天台構築物，如獲城規會批准將有助於中醫醫院和政府中藥檢測中心可趕及在 2025 年落成。此方案完全符合政府促進香港中醫藥發展的政策。

- 設計團隊已盡可能降低中醫醫院和政府中藥檢測中心的高度，只有一小部分在主樓層以上的天台構築物需要放寬建築物高度限制。

- 因應中醫醫院和政府中藥檢測中心的設計及配套設施所需的樓面面積以配合日常運作需要，略為放寬建築高度限制以容納主樓層以上的天台構築物是有其必要性。

- 擬議發展繼續符合大綱核准圖「政府、機構或社區」地帶的規劃意向。

- 擬議發展方案加入了不同的設計優點，能有效地改善城市景致和區內市容。

- 由於天台構築物規模小，與主水平基準上 106 米的參考方案比較，擬議發展不會帶來不良視覺影響。

- 基於以上各項規劃理據，申請人希望是次的規劃申請能獲得城規會支持。

S16 Planning Application
Approved Tseung Kwan O OZP No. S/TKO/28

Proposed Minor Relaxation of Building Height Restriction for the Permitted Chinese Medicine Hospital and Government Chinese Medicines Testing institute at "Government, Institution or Community (8)" Zone Government Land at Tseung Kwan O Area 78, New Territories

Supporting Planning Statement

1. INTRODUCTION

1.1 Purpose

1.1.1 This Planning Application is prepared and submitted on behalf of China State Construction Engineering (Hong Kong) Limited ("the Applicant") to seek approval from the Town Planning Board ("TPB") under section 16 of the Town Planning Ordinance for the proposed minor relaxation of building height restriction from 106mPD to about 125mPD (i.e. + about 19mPD or + about 17.92%) and from 106mPD to about 107.35mPD (+ about 1.35m or + about 1.27%) to enable the development of the planned Chinese Medicine Hospital ("CMH") and Government Chinese Medicines Testing Institute ("GCMTI") respectively at Tseung Kwan O Area 78, New Territories ("The Application Site or the Site"). The Site is zoned "Government, Institution or Community (8)" ("G/IC(8)") on the Approved Tseung Kwan O Outline Zoning Plan ("Approved OZP") No. S/TKO/28. This Supporting Planning Statement is to provide the TPB with necessary information to facilitate consideration of this Planning Application.

1.2 Report Structure

1.2.1 Following this introductory section, the site and planning context will be briefly set out in **Section 2**. The Indicative Development Scheme and the reasons for the relaxation of building height restriction are included in **Section 3** followed by planning merits and justifications for the Planning Application in **Section 4**. **Section 5** concludes and summarizes this Supporting Planning Statement.

2. SITE AND PLANNING CONTEXT

2.1 Site Location and Existing Condition

2.1.1 The Site is located in Tseung Kwan O Area 78, New Territories (**Figure 2.1** refers). It is bounded by Pak Shing Kok Road to the south and southeast, Wan Po Road to its west, the Fire and Ambulance Services Academy to its north and Disciplined Services Quarters for the Fire Services Department to its east. Excavation works for the CMH and GCMTI at the Site are currently undergoing (**Photo 1** refers). The Site has a total area of about 60,100 sq.m involving two separate Permanent Government Land Allocation.

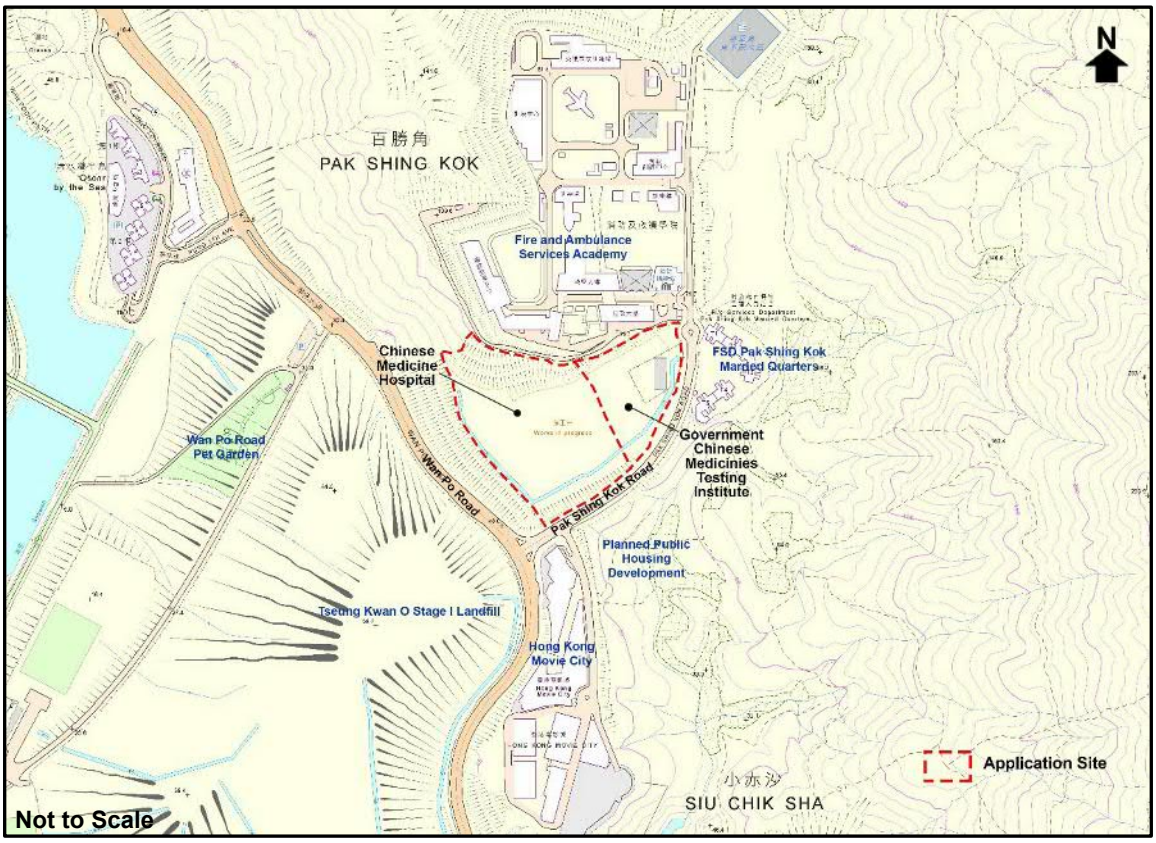

Figure 2.1 Site Location Plan

Photo 1 Existing Condition of the Site (Aerial View from the Southeast)

2.2 Statutory Planning Context

2.2.1 The Site falls within an area zoned "G/IC(8)" on the Approved OZP (**Figure 2.2** refers). According to the Statutory Notes of the Approved OZP, the planning intention of "G/IC" zone is "*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 stated that the zone "*is 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*". 'Hospital' and 'Government Use' are column one uses which are always permitted.

2.2.2 According to the 'Remarks' of the Statutory Notes of the "G/IC" zone, the "G/IC(8)" zone is subject to a maximum building height restriction of 106mPD. Minor relaxation of the building height restriction may be considered by the TPB on application under section 16 of the Town Planning Ordinance based on individual merits of the development.

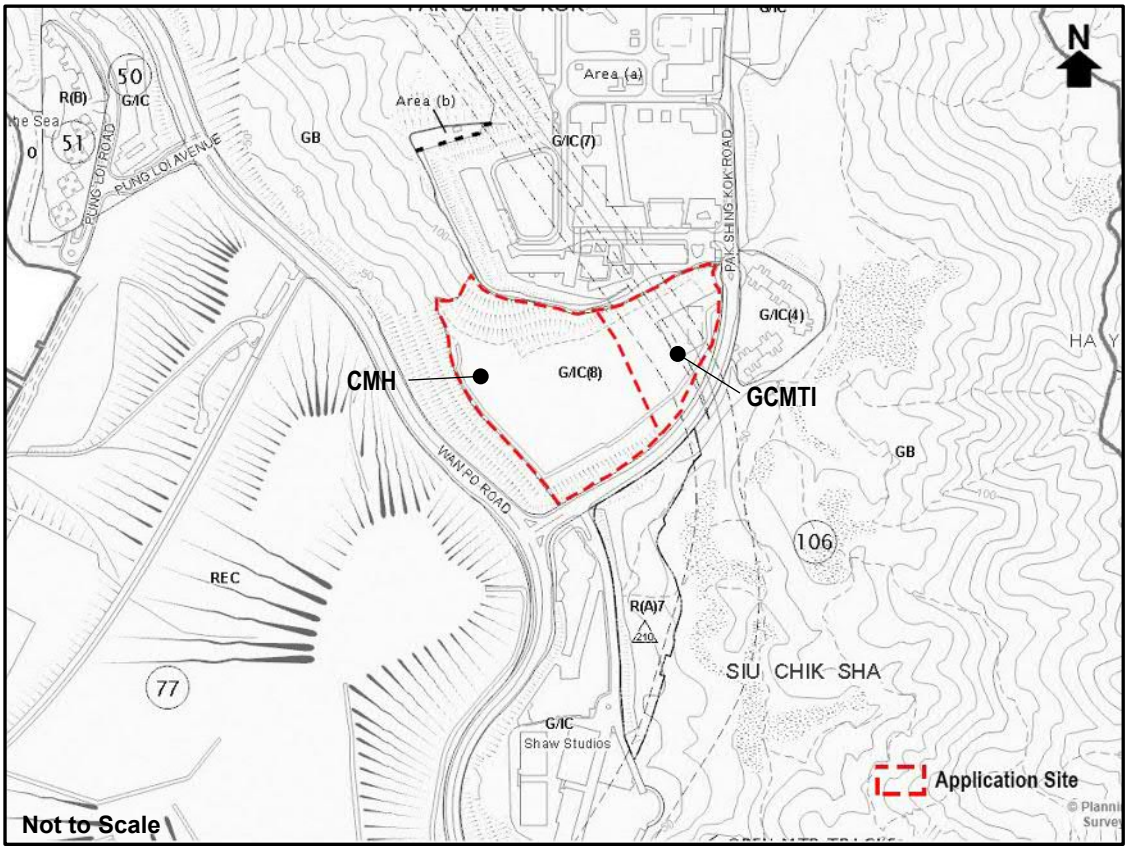

Figure 2.2 Zoning Context Plan (Extracted from Approved OZP No. S/TKO/28)

2.3 Surrounding Land Use Pattern

2.3.1 The Site is surrounded by predominately GIC uses.

- To its north is the Fire and Ambulance Service Academy located in the "G/IC(7)" zone;
- To its east is the Disciplined Services Quarter for the Fire Services Department situated in a "G/IC(4)" zone;
- To its south across Pak Shing Kok Road is an area zoned "Residential (Group A) 7" and "G/IC" which is planned for public housing development and is occupied by the Hong Kong Movie City (Shaw Studios) respectively;
- To its west and northwest is a large "Green Belt" zone covered with vegetation;
- To its further west across Wan Po Road is an area zoned "Recreation" where former Tseung Kwan O Landfill Stage I is located. Part of the zone is used as Wan Po Road Pet Garden.

2.4 Background on the Development of Chinese Medicine Hospital and Government Chinese Medicines Testing Institute

2.4.1 The Chief Executive announced the development of the first CMH in Hong Kong in the 2014 Policy Address after agreeing with the recommendations of the Chinese Medicine Development Committee ("CMDC") that the provision of Chinese medicine impatient services would enhance the professional standards of Chinese medicine practitioners and the quality of scientific research in Chinese medicine in Hong Kong. A site in Area 78, Tseung Kwan O was reserved to set up the hospital. It was confirmed in 2017 that the Government would finance the construction of CMH and identify a suitable non-profit-making organization to manage, operate and maintain the CMH. In the 2018 and 2021 Policy Addresses, the Government re-affirmed the positioning of **Chinese medicine as an integral part of the healthcare system in Hong Kong**. The CMH would execute and implement the Government's policies on Chinese medicine and enhance the development of Chinese medicine in and outside Hong Kong.

2.4.2 The scope of services of and works to be provided at the proposed CMH include: a) in-patient and day-patient care services with inpatient wards and day wards; b) ambulatory care service with outpatient clinics; c) rehabilitation and other allied health services including an integrated rehabilitation centre and a satellite rehabilitation room on each ward floor; d) Chinese Medicine pharmacy and Western Medicine pharmacy; e) diagnostic, procedural and ancillary services including diagnostic radiology, electrophysiology and endoscopy, two minor operating theatres, a central sterile supplies unit, a core laboratory and a mortuary; f) training and research services including a Clinical Trial and Research Centre, lecture theatres, multifunctional classrooms, tutorial rooms, a skill and demonstration laboratory and a Chinese medicine library; g) community health and support services including outreach facilities, patient supporting facilities, etc.; and h) administrative services.

2.4.3 The Government also adopted another recommendation of the CMDC and announced in the 2015 Policy Address that a testing centre for Chinese medicine to be managed by the Department of Health ("DH") would be established which specializes in the testing and scientific research on Chinese medicines. The 2017 Policy Address announced the launch of a temporary Government Chinese Medicines Testing Institute in the Hong Kong Science Park, with operation commenced in phases since March 2017. The Government announced in the 2019 Policy Address the construction of the permanent GCMTI adjacent to the CMH at Area 78, Tseung Kwan O. The GCMTI would specialize in scientific research on Chinese medicine drugs with a view to setting

reference standards on safety, quality and testing method of Chinese medicine drugs and strengthening the capacity for the quality control and identification of Chinese medicine drugs. The GCMTI would be a purpose-built premises with various dedicated laboratories, a medicinal plant garden, a Chinese medicine drugs herbarium laboratory, an international collaboration and training centre and ancillary facilities. It would also house the Chinese Medicines Section and a new section of Government Laboratory ("GL") for more centralized use of resources and testing technologies for jointly promoting the development of Chinese medicine drugs industry and the testing and certification industry.

2.4.4 The CMH and GCMTI would collaborate in the research on Chinese medicine drugs. The CMH would engage in research of Chinese medicine drugs including evaluation of Chinese medicine in clinical setting while the GCMTI would specialize in testing and research of Chinese medicine drugs to develop reference standards. There would be collaboration between CMH and GCMTI in the research of Chinese medicine drugs with a view to capitalizing their respective strengths to further development Chinese medicine.

2.5 Joint Practice Note No. 5

2.5.1 As part of Government's measures to streamline development control arrangement, Joint Practice Note ("JPN") No. 5 was promulgated in April 2019 in imposing and ensuring compliance of building height restriction as a development control parameter amongst the Planning Department, Lands Department and Buildings Department. It is stated in JPN No. 5 that building height shall be controlled under statutory town plans and such control would generally not be included in the new leases and modified leases except in special circumstances.

2.5.2 According to JPN No.5, the top of a building for the purpose of measuring height of the building is the highest level of the main roof i.e. the roof over the highest usable floor space while the height of the building shall be measured from the mean site formation level. The roof-top ancillary structures that would be counted towards the height of the buildings for the purpose of administering building height restriction include 1) the total area of all enclosed (and covered) structures on roof-top of buildings, regardless of their height, exceed 50% of the roof area of the floor below, and/or 2) the height of structures on roof-top of buildings, regardless of whether they are enclosed, covered or open, is higher than 10% of the building height or 15m (whichever is the less) (for building exceeding 30m) or exceed 3m (for building with height of not more than 30m). A 5.2m for lift provision is allowed for building not more than 52m.

3. PROPOSED DEVELOPMENT SCHEME

3.1 The Indicative Development Scheme

3.1.1 Schematic drawings and section for the proposed CMH and GCMTI are presented at **Appendix 1** and **Appendix 2** of this Supporting Planning Statement respectively. The CMH consists of a 11-storey building including lower ground ("LG") floor (up to top roof level). The building height at top roof level is about 120.85mPD (with extent of proposed building height relaxation of about +14.85m or +14%) and at chimney level is about 125mPD (with extent of proposed building height relaxation of about +19m or +17.92%). The GCMTI is a 7-storey building with height of the roof-top structures at about 107.35mPD (up to top roof level) and the extent of proposed minor relaxation of building height restriction is + about 1.35m or +1.27%.

3.1.2 CMH will provide about 400 nos. of in-patient beds as well as various clinical facilities to provide service to the public and offer a platform for training and education of Chinese medicine practitioners. There will be a public vehicle park of about 146 nos. of parking spaces provided at LG/F.

3.1.3 GCMTI will include various dedicated laboratories, a Chinese medicine drug herbarium laboratory, a medicinal plant garden, an international collaboration and training centre, as well as various supporting facilities for setting reference standards for the testing methods of Chinese medicine drugs, supporting research on Chinese medicine drug identification and testing methods, and empowering the industry through technology transfer.

3.1.4 Individual vehicular access for both CMH and GCMTI would be provided at Pak Shing Kok Road. The key development data is briefly set out in **Table 3.1** while the proposed floor uses for CMH and GCMTI are provided at **Table 3.2** and **Table 3.3** respectively.

Table 3.1 Key Development Data

	CMH	GCMTI
Total Site Area (about)	60,100m^2	
Site Area (about)	42,900 m^2	17,200 m^2
Plot Ratio (about)	2.8	1.5
Total GFA (about)	119,950 m^2	25,730 m^2
Site Coverage (about)	55%	45%
No. of Storeys ▪ Main Roof Level ▪ Top Roof Level	 9 nos. (including LG/F) 11 nos. (including LG/F)	 6 nos. 7 nos.
Mean Site Formation Level	About 61mPD	About 66mPD
Building Height (about)[1] ▪ Main Roof Level	 About 106mPD	 About 99.35mPD

▪ Top Roof Level ▪ Chimney	About 120.85mPD About 125mPD	About 107.35mPD N/A
Absolute Building Height ▪ Main Roof Level ▪ Top Roof Level ▪ Chimney	 About 45m About 59.85m About 64m	 About 33.35m About 41.35m N/A
No. of Blocks	1 no.	1 no.
Ancillary Carpark ▪ Private Car ▪ For Persons with Disabilities ▪ Ambulance ▪ Light Goods Vehicles ▪ Motorcycle ▪ Coach/Bus	 130 nos. 4 nos. 3 nos. N/A N/A N/A	 33 nos. 1 no. N/A 1 no. 5 nos. 1 no.
Public Carpark ▪ Private Car ▪ For Persons with Disabilities ▪ Motorcycle ▪ Light Goods Vehicles ▪ Light Bus	 112 nos. 4 nos. 10 nos. 10 nos. 10 nos.	 N/A N/A N/A N/A N/A
Loading/Unloading Bays ▪ Heavy Goods Vehicles /Medium Goods Vehicles ▪ Refuse Collection Vehicles ▪ VIE Refilling Tanker Bay ▪ Oil Refilling Tanker Bay ▪ Ambulance ▪ NEATS ▪ Hearse	 3 nos. 1 no. 1 no. 1 no. 2 nos. 6 nos. 2 nos.	 2 nos. 1 no. N/A N/A N/A N/A N/A
Open Space Provision[2]	About 74,500 sq.m	About 36,600 sq.m
Greenery Area ▪ At-grade ▪ Overall	 15% 30%	 15% 20%
No. of Beds	400	N/A
No. of Laboratories	1	More than 15 groups
Note: 1. including roof-top structures exceeding 10% of building height 2. including open space for visitors, staff and patients (CMH only)		

Table 3.2 Proposed Floor Uses at Chinese Medicine Hospital

Floor	Proposed Uses
LG/F	Administrative and supporting facilities, Ancillary carpark, Loading/Unloading bays, Public vehicle park, Refuse collection area and E&M facilities
G/F	Entrance lobby, Clinical use, Lay-bys, E&M facilities and Landscaped area

Floor	Proposed Uses
1/F – 3/F	Clinical use, Administrative and supporting facilities, Landscaped Area and E&M facilities
4/F	Clinical use, Ward, Administrative and supporting facilities, Landscaped area and E&M facilities
5/F – 7/F	Ward, Administrative and support facilities and E&M facilities
MR/F	E&M facilities
UR/F	E&M facilities (Photovoltaic ("PV") panels, Solar hot water panel collector and cooling tower plant room) and Chimneys

Table 3.3 Proposed Floor Uses at Government Chinese Medicines Testing Institute

Floor	Proposed Uses
G/F	Carpark, Loading/Unloading Bays, Laboratories, Entrance lobby, E&M facilities and Landscaped area
1/F	Laboratories, E&M facilities and Landscaped Area
2/F	Laboratories, E&M facilities and Landscaped Area
3/F	Laboratories and E&M facilities
4/F	Laboratories, E&M facilities and PV panels
5/F	Office and E&M facilities
MR/F	E&M facilities (PV panels, Cooling tower, Outdoor chiller area and Lift machine room)

3.2 Design Concepts and Considerations

3.2.1 The CMH and GCMTI are first of its kind in Hong Kong and the uniqueness of the Chinese medicines culture would be prudently expressed in architectural form. The buildings are designed based on the concept of natural order and harmony between human and nature. The elevation form would respect the existing topography of the Site (rises from the south to north to form different steps) and respond to the surrounding naturalistic context. "Integration with nature" is expressed through the provision of gardens and landscaped courtyards at different levels of the buildings. The use of limited palette of materials at the façade expresses the five elements which is another important concept in Chinese medicine culture. Both CMH and GCMTI are interconnected by shared facilities and a central garden. The conceptual landscape plan for the CMH and GCMTI is provided in **Figure 3.1**.

3.2.2 The CMH and GCMTI will be designed in accordance with Development Bureau's Technical Circular DEVB TC(W) No. 2/2015 on Green Government Buildings to include the requirement of renewable energy

technologies. Appropriate use of renewable energy such as solar panels and PV panels will be installed at the roof. Greenery area of not less than 30% for CMH and 20% for GCMTI will be incorporated. Vertical greening will be provided at the southern and northern elevation of CMH to reduce façade heat gain as well as to enhance the amenity of the Proposed Development. Vertical fins are incorporated at the curtain wall façade as an unique architectural feature as well as for solar shading purpose to reduce heat gain. It is targeted that both CMH and GCMTI would achieve second highest grade or above under the Beam Plus New Buildings.

Figure 3.1 Conceptual Landscape Master Plan

3.3 The Need for Minor Relaxation of Building Height Restriction

3.3.1 According to JPN No. 5, the total area of all enclosed (and covered) structures on roof-top of buildings, regardless of their height, exceed 50% of the roof area of the floor below or roof-top ancillary structures (regardless of whether they are enclosed, covered or open) exceeding 10% of the building height or 15m (for building taller than 30m) or 3m for building not more than 30m will need to count towards the height of the building. With the tremendous effort of the Project Team to minimize the height of CMH and GCMTI as far as possible, the main roof level for both buildings would not exceed 106mPD (i.e. the building height restriction of the subject Site).

The need for minor relaxation of building height restriction for CMH and GCMTI is due to the height of the ancillary roof-top structures which exceeds 10% of building height or 15m (whichever is the less).

3.3.2 The Site is subjected to a number of development constraints (**Figure 3.2** refers) which have posed limitation to the underground development:

a) Site Constraint – High Rockhead Profile

For CMH, the Site generally sits on high rockhead profile ranging from 5m to 20m below existing ground. One lower ground floor has been introduced for CMH with floor to floor of 6m in average making most of the building to be sat on shallow footing on rock. For GCMTI, the rockhead profile is around 3m below existing ground. The building is designed to sit on shallow footing on rock. Deeper rock excavation is not desirable.

b) Site Constraint – MTR Tunnel of Tseung Kwan O Line (GCMTI)

MTR tunnel of Tseung Kwan O line is located below the footprint of GCMTI. Hence, the Site falls within the Railway Protection Zone and Development Bureau's Technical Circular (Works) No. 1/2009 "Railway Protection" is applicable. Stress change (i.e. addition and reduction of loads) on MTRC underground structures during construction and operation stages shall not exceed 20kPa. Basement construction would require deep excavation which will cause great stress change (i.e. reduction of loads) on MTRC underground structures during construction stage. Therefore, GCMTI is designed to sit on shallow foundation which would minimize excavation depth and reduce the stress change.

c) Site Constraint – Sewerage Tunnel Protection Area (CMH)

The western part of the Site encroaches onto the tunnel protection zone of a sewage tunnel maintained by Drainage Services Department ("DSD"). Similar to MTR tunnel, stress change (i.e. addition and reduction of loads) on sewerage tunnel during construction and operation stages shall be minimized. Additional excavation into the rock will increase the change in pressure which may pose adverse impact on the sewerage tunnel. Hence, excavation should be minimized to avoid the disturbance. Site formation and foundation works would need to strictly comply with DSD's technical requirements.

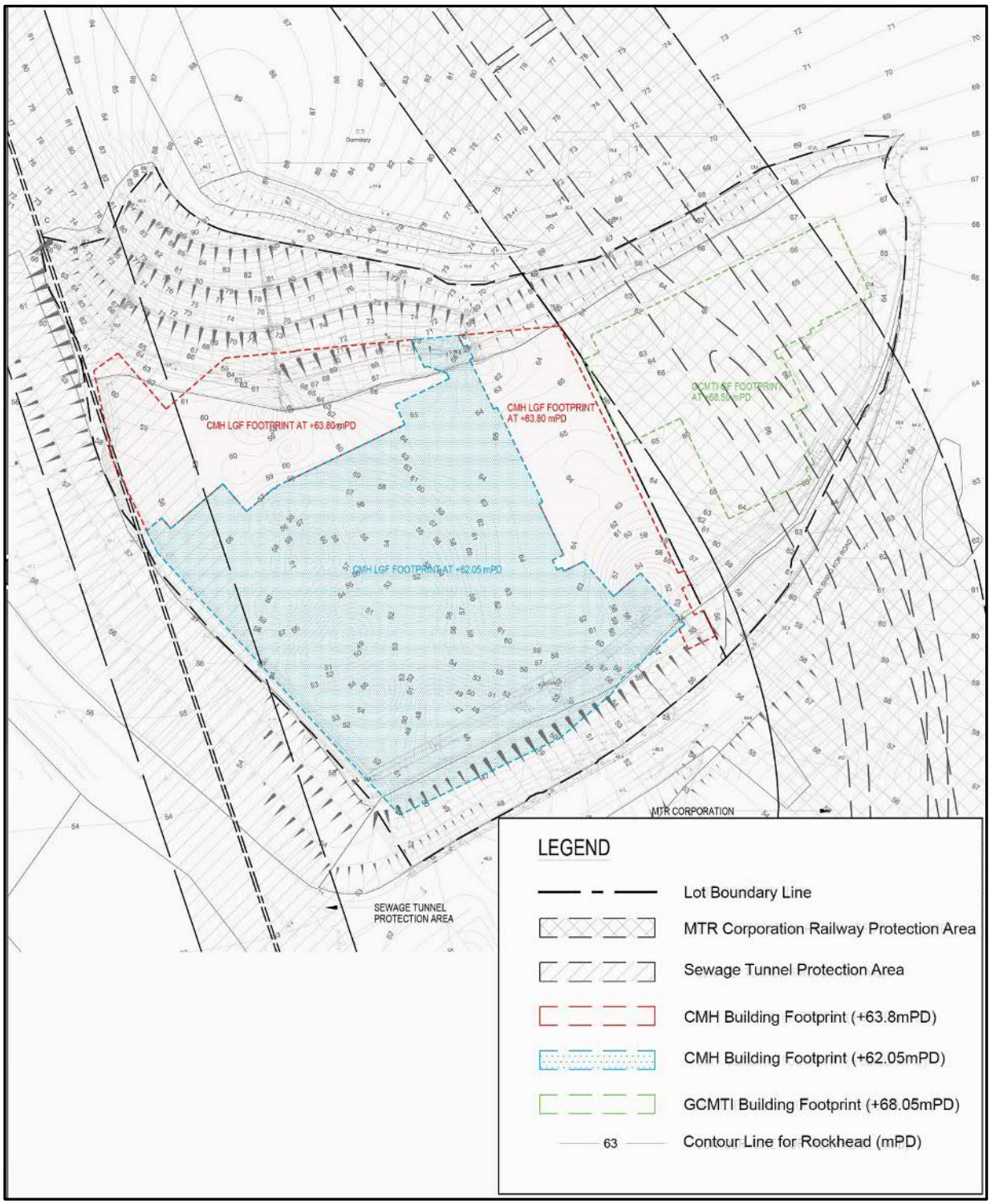

Figure 3.2 Development Constraints of the Site

3.3.3 The need for relaxation of building height restriction for CMH and GCMTI is discussed in details below:

CMH

3.3.4 During the design development of the CMH, the Project Team has made

every attempt to minimize the building height as far as practicable. The floor-to-floor height of each level has been carefully studied to meet the headroom and structural requirements. A 6m floor-to-floor height at G/F is required to accommodate E&M plant rooms such as transformer rooms with higher headroom requirement. Transformer rooms are required to be provided at G/F as it is a requirement of CLP to locate the transformer rooms near the vehicle roads for the ease of transportation of the transformers during maintenance and repairmen without interrupting the normal operation of the hospital. It is not preferable to have plant rooms below G/F, especially the electrical plant rooms, transformer rooms, LV switch rooms, as they are prone to flooding during the heavy rain water season and affect the normal operation of the hospital. Other plant rooms such as water tank and pump room and generator room are required to be provided at G/F. Due to the limited water main supply pressure, the water tank and pump room cannot be located too high above ground level. The generator rooms are provided at G/F of CMH as they need to be located far way from the patient areas in order to minimize the disturbance at the time of annual testing and inspection. The AHU rooms and fan rooms would require fresh air take and exhaust at above ground floor level for clean air ventilation purpose. Automated conveyer belt will be installed at the pharmacy dispensary area on G/F with headroom requirement of 4m. Together with the normal E&M and structural requirements, 6m floor-to-floor height is justified. A 4.5m floor-to-floor height has been adopted for the remaining floors which is similar to other public hospitals such as Our Lady of Maryknoll Hospital and Grantham Hospital in Hong Kong.

3.3.5 For Government projects with construction floor area ("CFA") of larger than 300 sq.m under the Capital Works Programme, adoption of Modular Integrated Construction ("MiC") in accordance with Development Bureau's ("DevB's") Technical Circular (Works) No. 2/2020 would be required. MiC has the benefits of enhanced efficiency, shortened construction period, improved site safety performance, better building quality, less construction waste, less demand for site labour as well as less construction nuisance. Various facilities at CMH will be constructed by MiC. As MiC would need to be self-supportive, supporting frames will take up more space at the already minimized headroom for each floor.

3.3.6 The building is designed in response to the contours of the hillside with stepping incorporated for creation of various uncovered courtyards at different levels. To improve the environmental quality of the urban space, terraced landscape has been provided to meet the minimum 30% greenery coverage in accordance with SBDG. Ward with beds and staff quarter are provided at 4/F to 7/F. They are habitation space and shall provide with natural lighting and ventilation as required by Building (Planning)

Regulation. Also, no part of the habitation space shall be more than 9m from the window facing external air. Given the above requirement, "H shape" building form (instead of a conventional building form with maximized site coverage) has been adopted to maximize the window frontage for the habitation space.

3.3.7 To accommodate the required GFA for various facilities including wards, clinical facilities, administrative and support facilities, internal transportation facilities and E&M facilities that are essential to the operation of CMH, 9 nos. of storeys (up to main roof level) are required. The extent of LG/F has already been maximized in view of the high rockhead profile. It is also not desirable for hospital to be developed in a downward manner with several basement levels without natural daylight. The hospital should provide a welcoming and patient-orientated friendly atmosphere and the clinical consultation zone would be located at G/F with the view of the central garden and daylight. The Proposed Scheme has already fully utilized the underground space by allocating facilities that are less patient sensitive such as back-of-house administrative and supporting facilities, loading and unloading area, non-emergency ambulance transfer drop-off and ambulance parking to support the daily operation of the hospital as well as the ancillary carpark and Public Vehicle Park. For publicly accessible area, the basement has been fully utilized by locating the Mortuary Department in a discreet quiet area away from the remaining clinical areas.

3.3.8 The buildable area (above-ground) is constrained by the inaccessible slope of 22m in height at the northern portion of the CMH Site. To enhance the quality and sustainability of the built environment, the project strictly follow the sustainable building design guidelines APP-152 statutory requirement which is also an employer requirement. To improve quality of urban space particularly at pedestrian level and to mitigate the heat island effect, the current scheme provided 15% of greenery site coverage at GF which complies with the minimum requirement at the primarily zone as stipulated in the Sustainable Building Design Guidelines ("SBDG"). According to Code of Practice for Fire Safety in Buildings 2011, no part of the floor served by the fireman's lift should be more than 60m along actual passages. Hence, the maximum distance of 120m between the two fireman's lifts would dictate the maximum length (i.e. 120m) of the building along the east-west axis for compliance with Building Ordinance. Moreover, with the need to accommodate essential components on G/F including emergency vehicular access ("EVA") along the perimeter, access road, landscaped area, main drop-off area (with taxi, private car and public bus lay-bys) at the entrance, and the vehicular ramp (on the southern slope) from Pak Shing Kok Road leading to the Site as well as to comply with building setback requirement of SBDG, the building footprint in the current design

(with site coverage of about 55%) has already been optimized. The plan showing the spatial arrangement at G/F is provided in **Figure 3.3**. The resulting main roof level of CMH has reached about 106mPD.

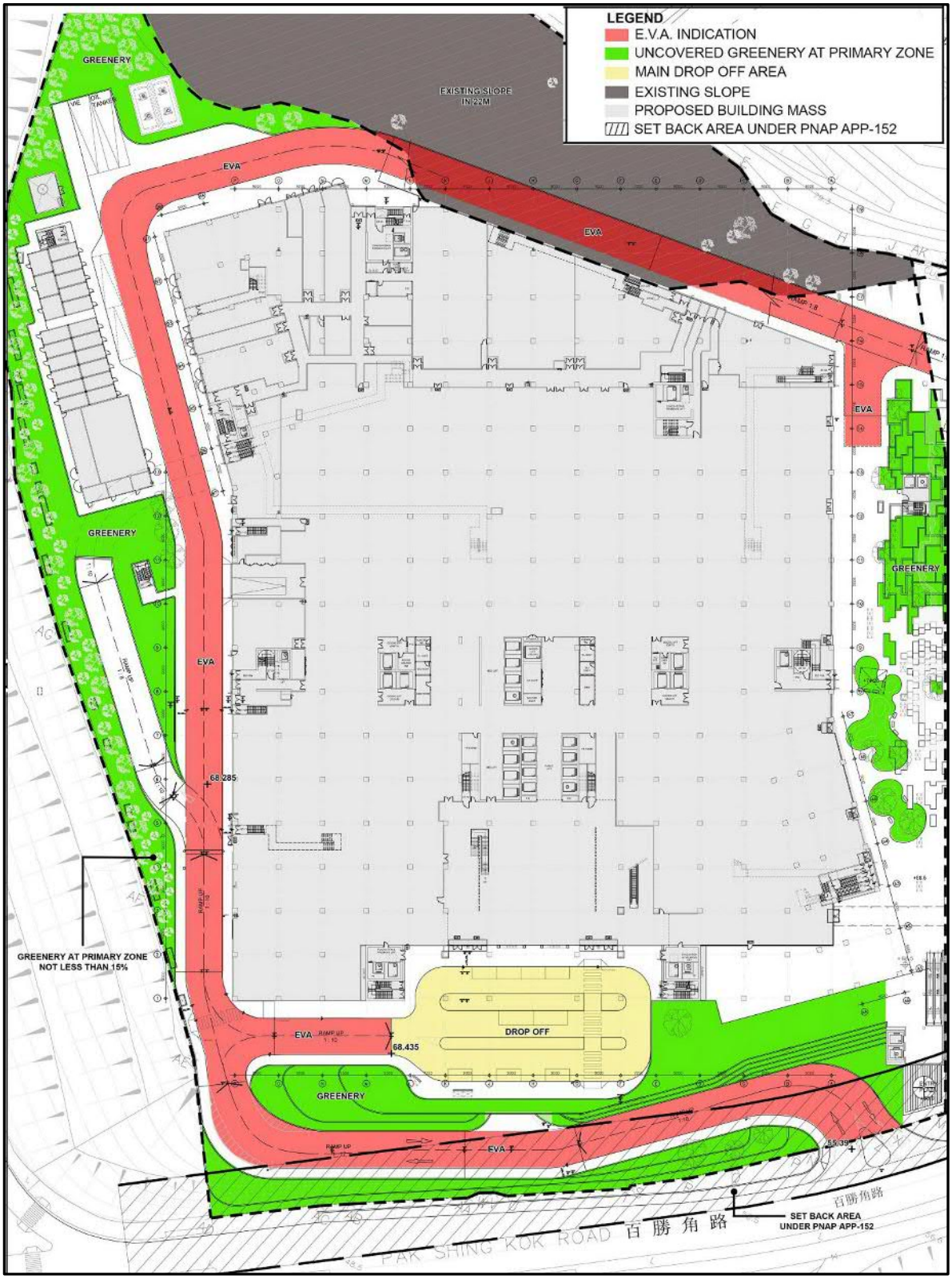

Figure 3.3 Ground Level Spatial Arrangement of CMH

3.3.9 The roof-top ancillary structures on the main roof of the CMH including various E&M plant rooms and chimneys. As shown in the section of the Conforming Scheme (**Appendix 1** refers), the allowable height of the roof-top ancillary structures under JPN No. 5 is about 110.5mPD (i.e. 10% of the total building height measured from mean site formation level from the main roof level of about 106mPD). The height of 4.5m allowed cannot meet the E&M requirements of CMH. To facilitate the maintenance and replacement of E&M equipment, sufficient clear headroom would be required. Together with building structures, a 6.1m headroom is required for the E&M plant rooms at main roof level. The total area of all enclosed (and covered) structures at main roof level would not exceed 50% of the roof area of the floor below.

3.3.10 Photovoltaic ("PV") panels and solar panels will be installed at the upper roof in accordance with Development Bureau's Technical Circular DEVB TC(W) No. 2/2015 on Green Government Buildings to include the requirement of renewable energy technologies. These panels have to be located at the higher location of the building (at about 112.1mPD) so as to get the largest amount of sun light, without any blockage from the nearby buildings for maximizing the generated electrical and heating powers correspondingly.

3.3.11 Water cooled air conditioning system with the application of cooling tower will be required for the operation of CMH and is required to be provided at upper roof floor. According to the Code of Practice for Fresh Water Cooling Towers by Electrical and Mechanical Services Department ("EMSD") as well as the Code of Practice for Prevention of Legionnaires' Disease, the cooling tower shall be sited away (with minimum separation of 7.5m) from fresh air intakes of the building and air conditioning system, openable windows, outlets of air exhaust as well as the public thoroughfare (**Figure 3.4** refers). Hence, locating the cooling tower at the upper roof floor is considered the most appropriate.

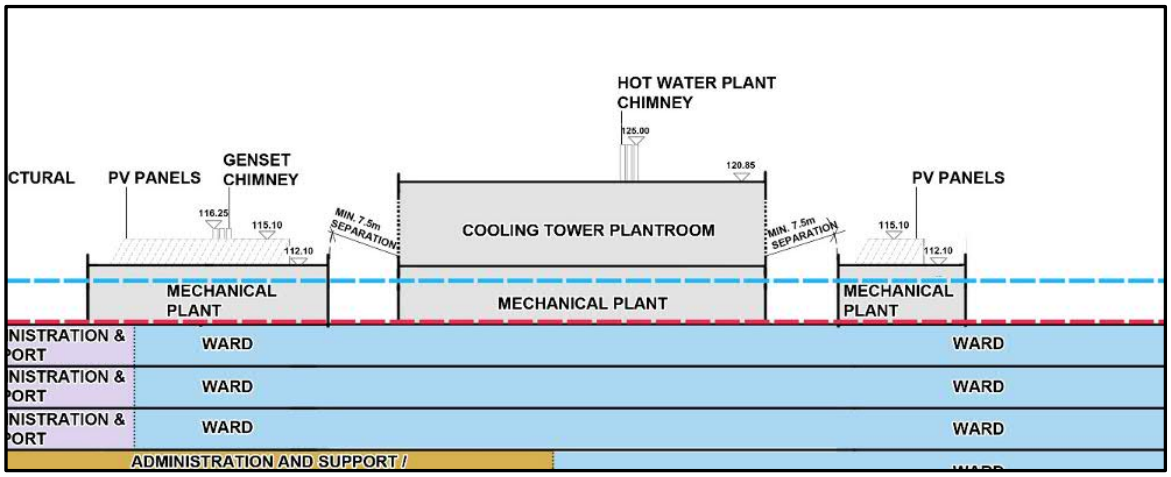

Figure 3.4 Separation Distance of 7.5m from the Cooling Tower Louvre at CMH

3.3.12 The minimum required area for the provision of cooling tower is about 1,300 sq.m. As the main roof is already occupied by required E&M facilities, there is not enough room to accommodate the cooling tower of required size at the main roof. Moreover, the minimum vertical separation of 7.5m cannot be met due to the openable window at the ward floor below if the cooling tower is to be located at main roof. This minimum vertical separation is to avoid the drift and air emitted from the cooling tower entering the building through outdoor air intake and openable window at the ward floor or the exhaust air from the building becoming the cooling air for the cooling tower. The required headroom for the cooling towers is about 8.75m to accommodate the required maintenance space, building structures and provision of silencers to minimize disturbance caused by the water-cooled chiller plant. Together with the E&M plants at main roof and upper roof levels, the building height would reach about 120.85mPD.

3.3.13 The chimneys for the CMH (with area of about 20 sq.m only) would reach about 125mPD. In view of the above, the plants and essential uses on the main roof will need to be counted towards the height of the building. The resultant building height of about 125mPD would exceed the building height restriction of 106mPD thus minor relaxation of building height restriction from 106mPD to about 125mPD (i.e. + about 19m or + about 17.92%) would need to be sought.

GCMTI

3.3.14 For GCMTI, the floor-to-floor height for each floor has been carefully considered with respect to the operational need. A 6m floor-to-floor height has been allowed at G/F due to the need to accommodate E&M plant rooms such as transformer rooms with higher headroom requirement. The transformer rooms are required to be provided at G/F as it is a requirement of CLP to locate the transformer rooms near the vehicle roads for the ease of transportation of the transformers during maintenance and

repairment, without interrupting the normal operation of GCMTI. The laboratories at level 1 to level 4 would require a floor-to-floor height of 4.7m to 5m (for level 1 only) to support different nature of operations and special equipment installation.

3.3.15 To accommodate the required GFA for more than 15 groups of advanced laboratories, Chinese medicine herbarium laboratories, an international collaboration and training centre, as well as various administration and E&M facilities that are essential to the operation of GCMTI, 6 nos. of storeys (up to main roof floor) are required. The buildable area (above-ground) is constrained by the inaccessible slope at the northern portion of the GCMTI Site. With the need to accommodate essential components on G/F including EVA along the perimeter, access road, a medicinal plant garden and plant nursery, greenery area (to comply with minimum 15% requirement under SBDG for primary zone), main drop-off area at entrance and outdoor carpark as well as to comply with building setback requirement of SBDG, the building footprint in the current design has already been optimized (**Figure 3.5** refers). Terraced design has been incorporated at GCMTI to maximize the area for provision of greenery in order to fulfill the minimum site coverage of 20% greenery in accordance with SBDG. The resulting main roof level of GCMTI is about 99.35mPD.

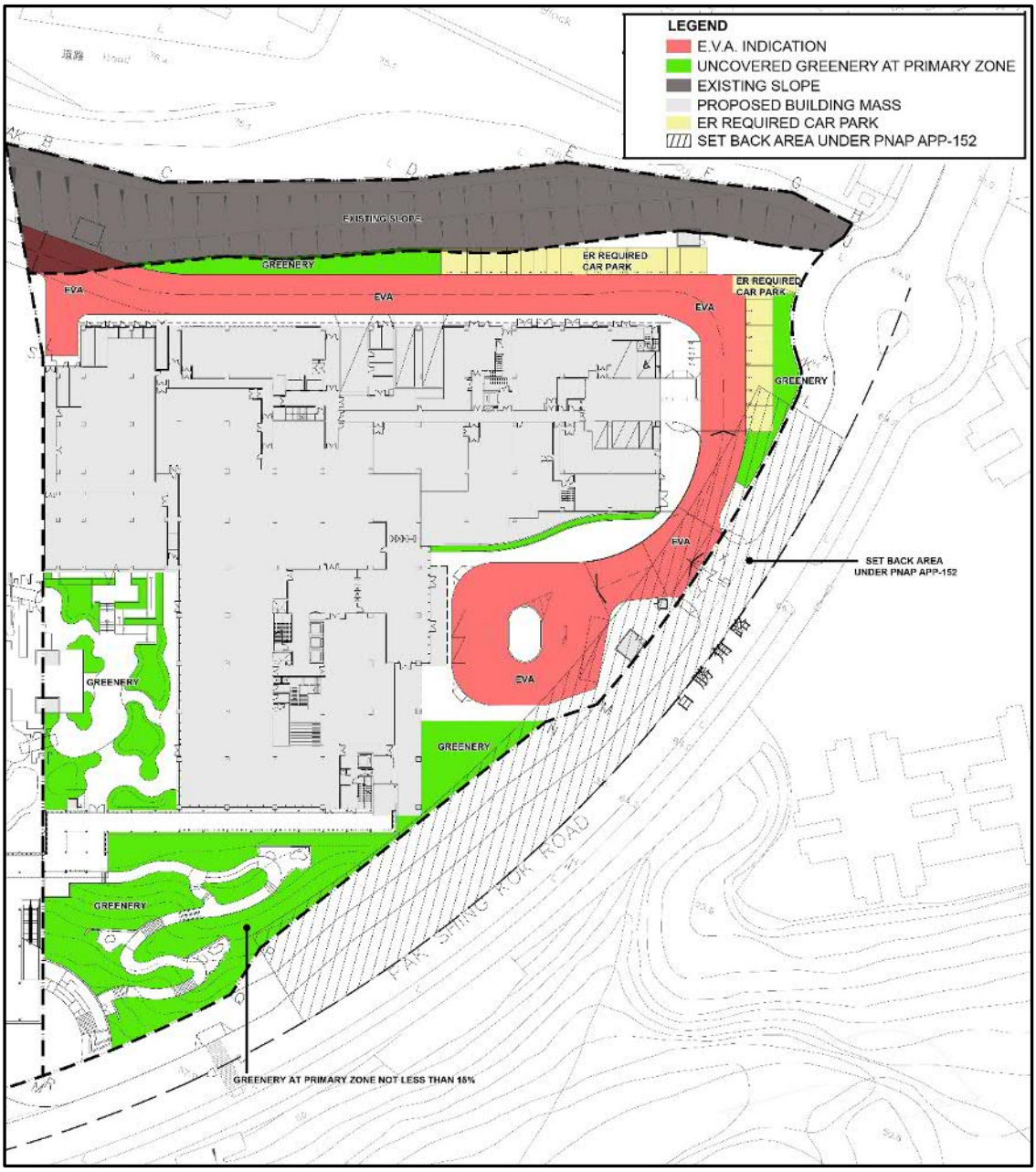

Figure 3.5 Ground Level Spatial Arrangement at GCMTI

3.3.16 To facilitate the maintenance and replacement of E&M equipment, sufficient clear headroom would be required. Together with building structures, a 5.75m headroom is required for the E&M plant rooms at 5/F. An office will also be provided at 5/F with floor-to-floor height of 4.5m which is common headroom requirement for other office space.

3.3.17 Water cooled air conditioning system with the application of cooling towers will be required for the operation of GCMTI and is provided at upper roof floor. The required headroom for the cooling towers is about 8.9m to accommodate the required maintenance space, building structures and

provision of silencers to minimize disturbance caused by the air-cooled chiller plant. Due to space constraint and even if the office can be relocated to 4/F, the office area at 5/F is insufficient to accommodate all the E&M facilities as well as the cooling tower of the required size. More importantly, the cooling tower shall be sited away (with minimum separation of 7.5m) from fresh air intakes of the building and air conditioning system, openable windows, outlets of air exhaust as well as the public thoroughfare (**Figure 3.6** refers). Hence, locating the cooling tower at the main roof floor is considered the most appropriate. The building height of cooling tower would reach about 107mPD.

3.3.18 As shown in the section of GCMTI at **Appendix 2**, in order to support the different operations and special equipment installation, the goods lift is proposed to serve the main roof and up to the upper roof floor to allow delivery of mechanical plant and equipment. Lift landing is required at main roof for maintenance of the E&M facilities at that level. The height of the lift overrun (minimum 5.8m) and machine room required for goods lift due to the special requirements/needs of GCMTI (together with the building structure) is about 8.9m (from level of about 98.45mPD). Hence, the lift core would locally be required to exceed the allowable building height of 106mPD by 1.35m (i.e. up to 107.35mPD).

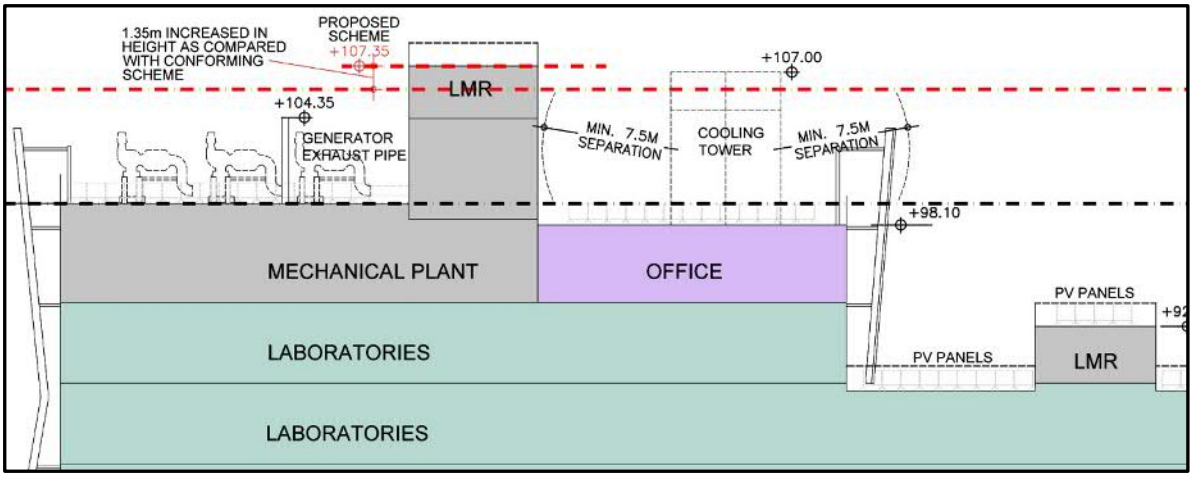

Figure 3.6 Separation Distance of 7.5m from the Cooling Tower Louvre at GCMTI

3.4 Implementation Programme

3.4.1 Excavation works for CMH and GCMTI are underway. Upon obtaining approval of this Planning Application, Building Plans will be submitted to architectural design checker, Architectural Services Department and relevant Government Departments for approval. The completion date of both CMH and GCMTI is targeted in 2025.

4. PLANNING MERITS AND JUSTIFICATIONS

4.1 In-line with Government's Policies to Promote the Development of Chinese Medicine in Hong Kong

4.1.1 The Government has been committed to promoting the development of Chinese medicine in Hong Kong. During the COVID-19 epidemic, Chinese medicine has played an important role through in-depth participation in the whole process of epidemic prevention, treatment and rehabilitation. The Chief Executive first announced the development of a CMH in Hong Kong in the 2014 Policy Address after agreeing with the recommendations of the CMDC and further re-affirmed the positioning of Chinese medicine as **an integral part of the healthcare system in Hong Kong** in the 2018 and 2021 Policy Addresses. A Site at Tseung Kwan O Area 78 has been reserved for the development of CMH. The CMH will provide about 400 nos. of hospital beds and it is anticipated that the outpatient clinics will be able to serve some 310,000 nos. of patients annually upon full commission.

4.1.2 In the 2017 Policy Address, the Government announced the launch of a temporary testing institute in the Hong Kong Science Park and later in 2019 confirmed to construct a permanent GCMTI next to CMH. The CMH and GCMTI will also leverage on their respective strengths and hardware facilities to collaborate in various areas such as research of Chinese medicine drugs. The development of CMH and GCMTI would promote service development, education and training, innovation and research in Chinese medicine in Hong Kong. The early approval of this Planning Application involving the proposed minor relaxation of building height restriction due to the ancillary rooftop structures would facilitate the timely construction of CMH and GCMTI by 2025. The proposal is totally in-line with Government's policies to promote the development of Chinese medicine in Hong Kong.

4.2 Minor Relaxation of Building Height Restriction is Required for Accommodating Necessary Electrical and Mechanical Facilities and Public Vehicle Park

4.2.1 The Site was rezoned from "Residential (Group C) 4" to "G/IC(8)" on the Draft OZP No. S/TKO/18 gazetted in May 2010 and was reserved for the provision of a private hospital and future GIC uses with the stipulation of maximum building height of 106mPD. The restriction was imposed based on a reference scheme for a general hospital with main roof level at 106mPD. It was only stated in the Explanatory Statement of the Draft OZP No. S/TKO/23 gazetted in June 2016 and Draft OZP No. S/TKO/27 gazetted in June 2020 that the subject "G/IC(8)" zone would be reserved for a CMH and GCMTI respectively.

4.2.2 Upon the vigorous design process, the Project Team has come up with the most preferred building design expressing the concept of ‘‘natural order" and "harmony between human and nature" while meeting the various design requirements essential to the operation of CMH and GCMTI. While the main roof level of both CMH and GCMTI does not exceed 106mPD (i.e. the building height restriction of the subject Site), it is found that the roof-top ancillary structures would need to be counted towards building height due to exceedance in 10% of total building height in accordance with JPN No. 5 (which was promulgated in April 2019). With the tremendous effort of the Project Team to reduce the bulk of the ancillary roof-top structures as far as possible, only a small portion would require building height relaxation (from 106mPD to about 125mPD for CMH and from 106mPD to about 107.35mPD for GCMTI) for the provision of roof-top ancillary structures.

4.2.3 CMH and GCMTI are first of its kind in Hong Kong with very specific design and operational requirements. The height of the essential roof-top ancillary structures in the current design could not be exempted from counting towards building height under JPN No.5. Moreover, floor area at LG/F of CMH would be dedicated for the provision of a Public Vehicle Park with about 146 nos. of parking spaces to serve public needs. The minor relaxation of building height restriction for accommodating the roof-top ancillary structures and the Public Vehicle Park is required so that the design and provision of floor space for various facilities in support of the daily operation of CMH and GCMTI would not be compromised.

4.3 Continue to Meet the Prevailing Planning Intention

4.3.1 The proposed minor relaxation of building height restriction for the CMH and GCMTI conforms with the prevailing planning intention of the Approved OZP for "G/IC" zone which is 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. The proposal would continue to meet the prevailing planning intention of "G/IC" zone.

4.4 The Proposed Development has Incorporated Various Design Merits

4.4.1 In formulating the Indicative Development Scheme, the schematic design has taken into account the various site constraints as well as design considerations in order to ensure the Scheme is designed to create a high quality development in harmony with surrounding environment. The CMH and GCMTI have adopted a number of sensitive design measures as follows:

Providing Separation between Buildings to Enhance Air and Visual

Permeability

4.4.2 The Proposed Development has incorporated building setback (with provision of ample landscaping at the existing slope) along Pak Shing Kok Road to reduce the sense of encroachment onto the pedestrians. Building separation of about 49m between CMH and GCMTI has also been provided to enhance the visual permeability of the Proposed Development (**Figure 4.1** refers).

Providing Better Streetscape / Good Quality Street Level Public Urban Space

4.4.3 Stepped terraced design has been adopted throughout the Proposed Development to break down the visual bulk (**Figures 4.2 and 4.3** refer). The design also allows the provision of greenery and landscape space/courtyards connecting the different floors to not only soften the building mass and also to enhance the amenity of the Proposed Development. The adoption of special architectural feature i.e. vertical fins at the curtain wall façade would create visual interest as well as for solar shading purpose to reduce heat gain. The Indicative Development Scheme provides an appropriate response to the naturalistic setting and the G/IC character of the area. The form and mass of the proposed buildings would create a more synergistic and visually permeable layout.

4.4.4 A centralized garden including a medicinal plant garden and plant nursery for cultivating and preserving different kinds of living medicinal plants will be provided in between the CMH and GCMTI. Guided tours will be arranged for the public to appreciate the different kinds of medicinal plants and promote Chinese medicine knowledge. Open space will be provided at the various courtyards, landscaped gardens and terraces for patients, visitors/public for their enjoyment.

4.4.5 The various design merits detailed above will bring about improvements to townscape and amenity of the locality. All of the above will be in-line with the relevant criteria for consideration of minor relaxation of building height restriction.

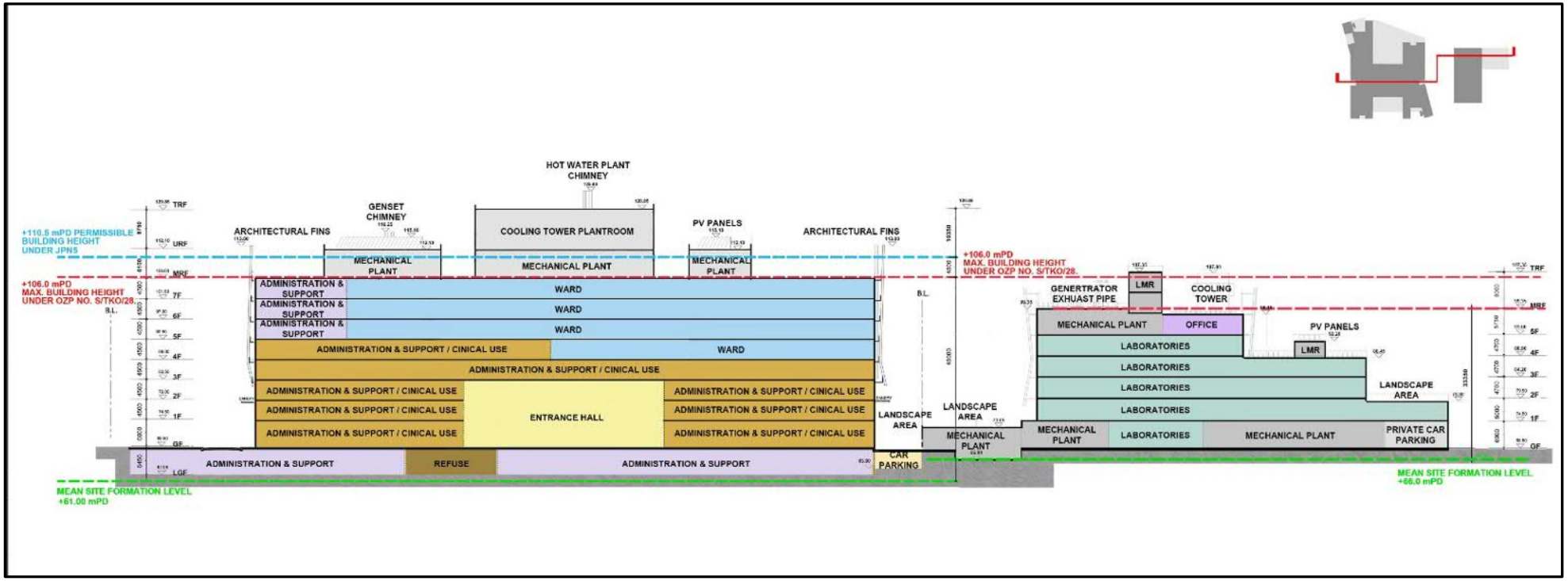

Figure 4.1 Cross Section of CMH and GCMTI

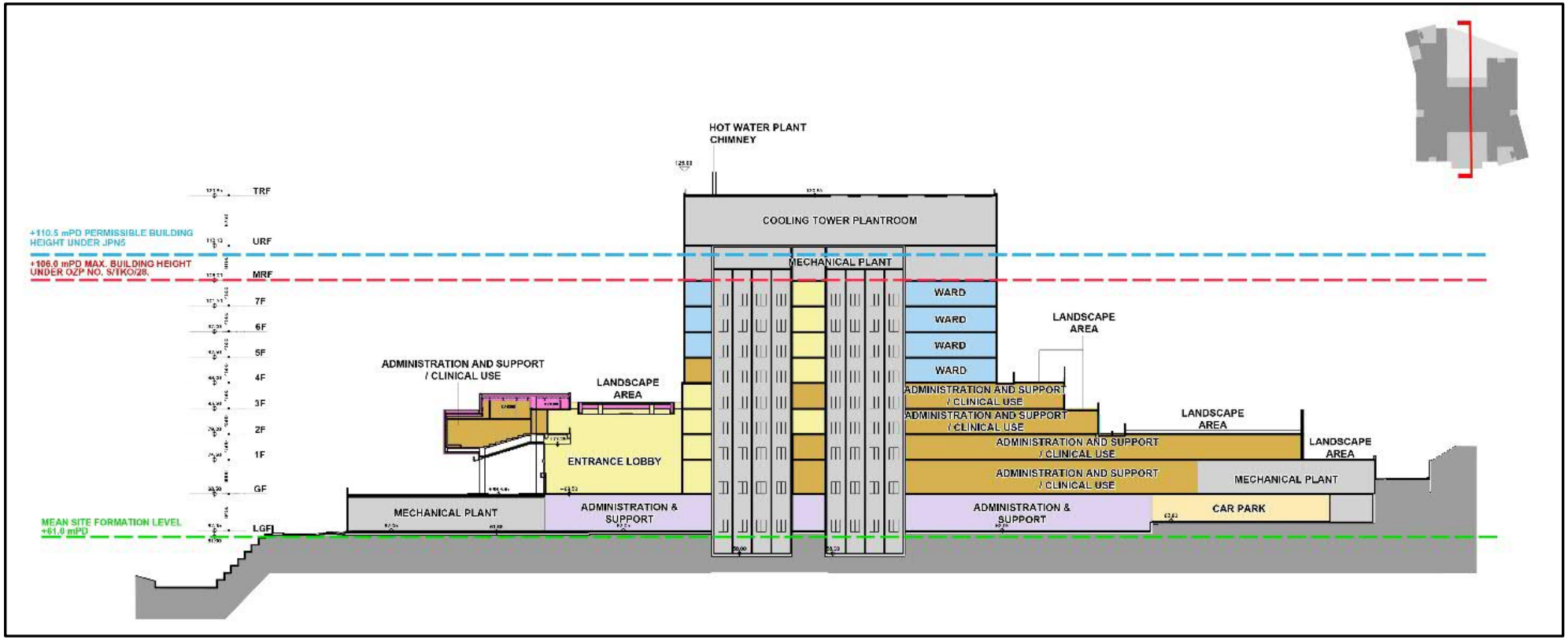

Figure 4.2 Terraced Design Incorporated at CMH

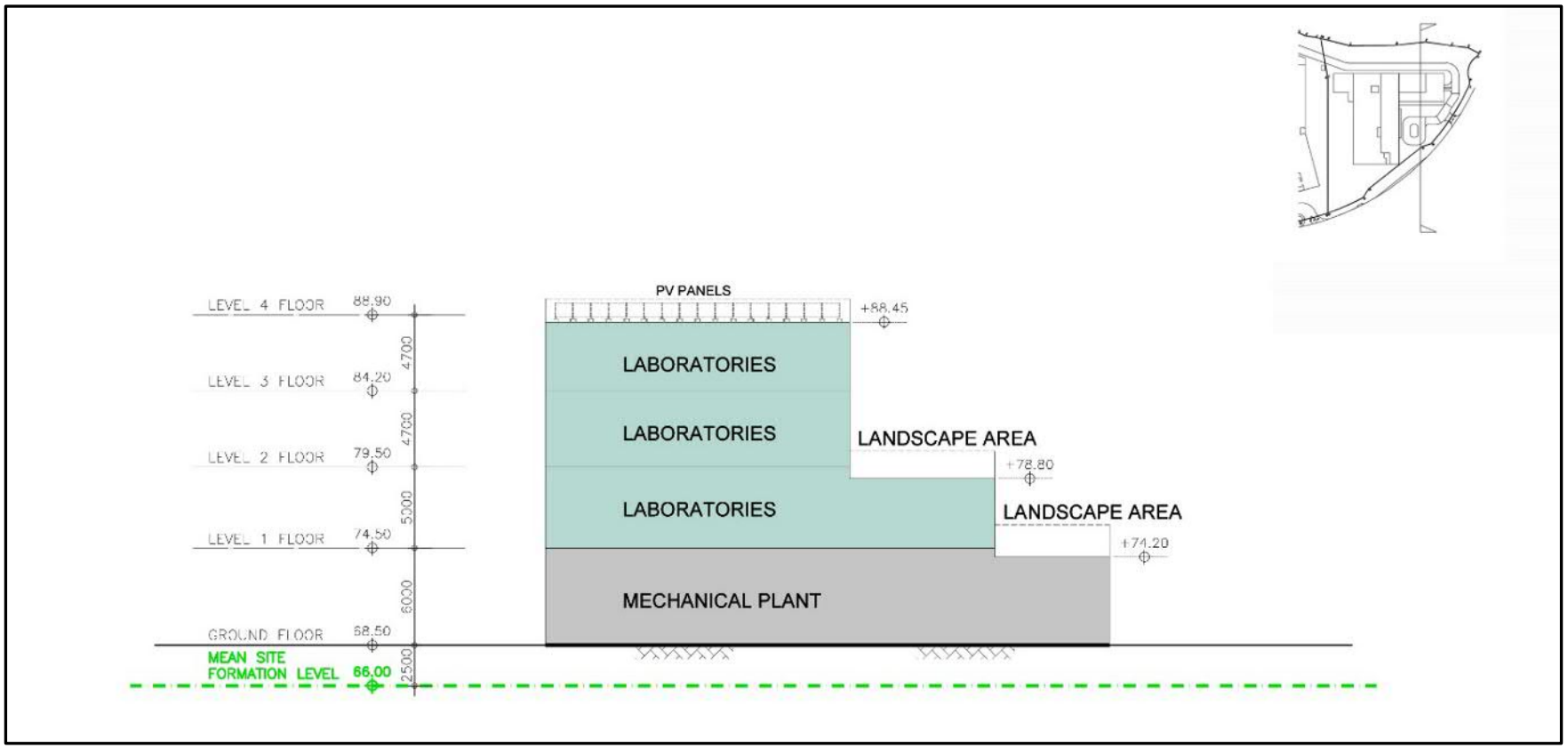

Figure 4.3 Terraced Design Incorporated at GCMTI

4.5 No Adverse Visual Impact Will Be Envisaged

4.5.1 The Indicative Development Scheme provides an appropriate response to the urban fabric and visual setting of the area. The form and mass of the proposed buildings would create a synergistic and visually permeable layout. It is believed that the sensitive architectural design will ensure that the development will be well integrated within its future urban fabric and visual context. As compared with the Conforming Scheme, the net increase in building height is only due to the ancillary roof-top structures/plants that are countable towards building height in accordance with JPN No. 5. Due to the small scale of the ancillary roof-top structures, the Proposed Development will not lead to visual change to the public sensitive receivers from different viewpoints. The use of architectural features in the form of vertical fins would break-down the visual mass of the development and partially disguise the roof-top structures. With the adoption of a number of architectural mitigations and enhancement measures such as extensive landscaping (in the form of at-grade tree plantings, vertical greening and landscaped areas) at various levels, the Proposed Development will continue to be congruous with the adjacent GIC developments in the neighbourhood and the surrounding naturalistic context. No adverse visual impact is anticipated as compared with the 106mPD Conforming Scheme.

5. CONCLUSION AND SUMMARY

5.1 In light of the above, it is believed that the proposed minor relaxation in building height restriction in respect of the planned CMH and GCMTI at the "G/IC(8)" zone should be favourably considered by the TPB from a planning point of view.

5.2 The Planning Department and Members of the TPB are respectfully requested to give favourable consideration to support the proposed development based on the followings:

(a) The Applicant is seeking approval from TPB under section 16 of the Town Planning Ordinance for the proposed minor relaxation of building height restriction from 106mPD to about 125mPD (i.e. + about 19m or +17.92%) and from 106mPD to about 107.35mPD (+ about 1.35m or +1.27%) to enable the development of the planned CMH and GCMTI respectively at Tseung Kwan O Area 78, New Territories

(b) The Government has been committed to promoting the development of Chinese medicine in Hong Kong and re-affirmed the positioning of Chinese medicine as an integral part of the healthcare system in Hong Kong in the 2018 and 2021 Policy Addresses. The development of CMH and GCMTI would promote service development, education and training, innovation and research in Chinese medicine in Hong Kong.

(c) The early approval of this Planning Application involving the proposed minor relaxation of building height restriction due to the ancillary roof-top structures above main roof level would facilitate the timely construction of CMH and GCMTI by 2025. The proposal is totally in-line with Government's policies to promote the development of Chinese medicine in Hong Kong.

(d) With the tremendous effort of the project team to minimize the height of CMH and GCMTI as far as possible, only a small portion of the roof-top ancillary structures above main roof level would require relaxation of building height restriction.

(e) The minor relaxation of building height restriction for accommodating the roof-top ancillary structures is required so that the design and provision of floor space for various facilities in support of the daily operation of CMH and GCMTI would not be compromised.

(f) The proposal would continue to meet the prevailing planning intention of "G/IC" zone.

(g) The proposed development has incorporated various design merits that will bring about improvements to townscape and amenity of the locality.

(h) Due to the small scale of the ancillary roof-top structures, the Proposed Development will not lead to adverse visual impact as compared with the 106mPD Conforming Scheme.

Appendix 1

Schematic Drawings of Chinese Medicine Hospital

MAIN CONTRACTOR:
中國建築工程(香港)有限公司
CHINA STATE CONSTRUCTION ENGINEERING (HONG KONG) LIMITED

ARCHITECT
王歐陽(香港)有限公司
WONG & OUYANG (HK) LTD

CONTRACT NO.	PROGRAMME NO.	JOB NO.	DRAWING NUMBER	REV
SS K514	116MH	2288	SK-CP-1013	–

PROJECT
DESIGN AND CONSTRUCTION OF CHINESE MEDICINE HOSPITAL AND GOVERNMENT CHINESE MEDICINES TESTING INSTITUTE IN TSEUNG KWAN O

DRAWING TITLE
CMH & GCMTI
MASTER LAYOUT PLAN

SCALE 1:1000 @ A2

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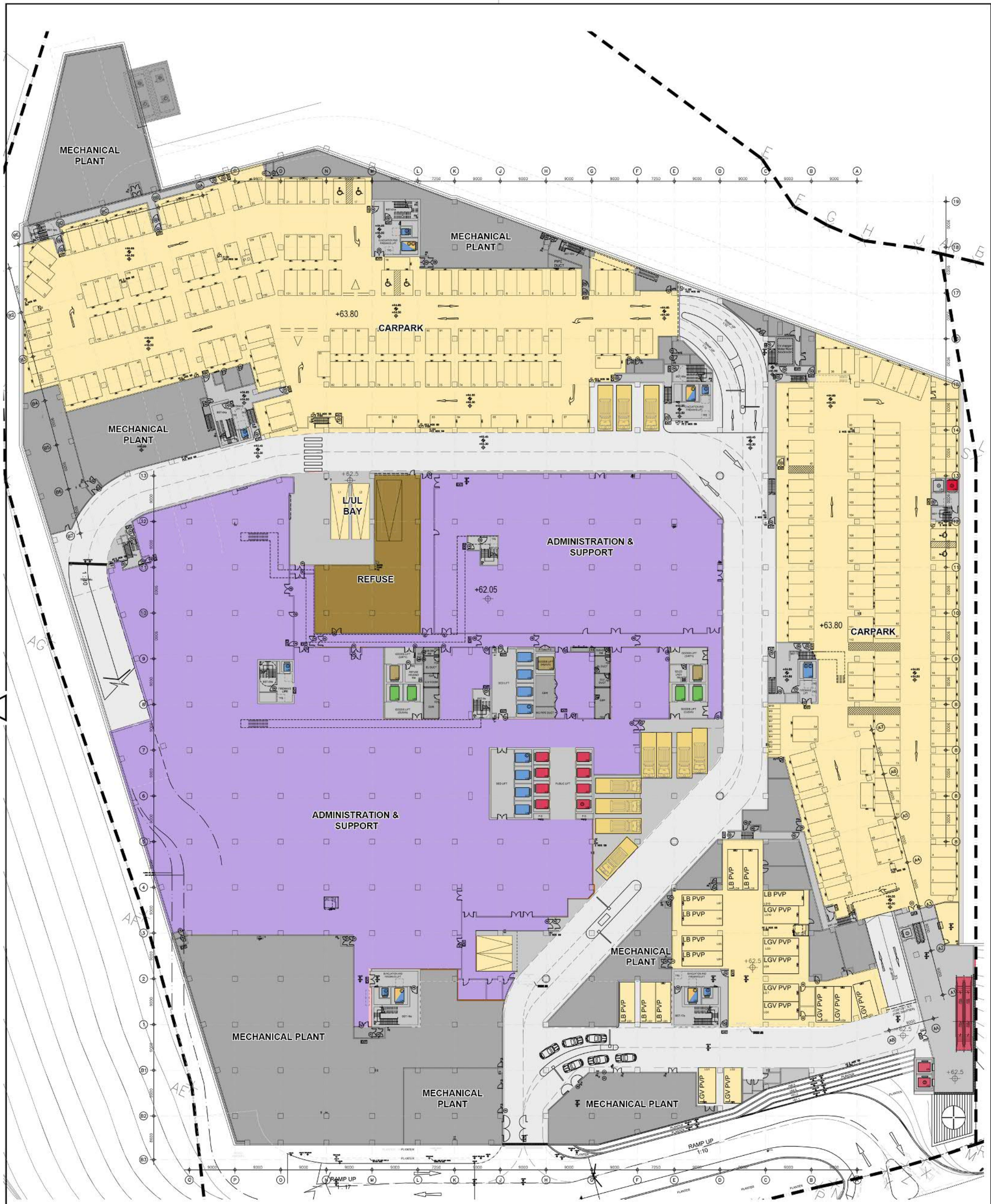

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PROJECT
DESIGN AND CONSTRUCTION OF CHINESE MEDICINE HOSPITAL AND GOVERNMENT CHINESE MEDICINES TESTING INSTITUTE IN TSEUNG KWAN O

DRAWING TITLE
CMH LGF FLOOR PLAN

SCALE 1:500

LEGEND

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- PUBLIC LIFT
- SERVICE LIFT
- FIREMAN'S LIFT
- CLEAN LIFT

MECHANICAL PLANT
MECHANICAL PLANT
MECHANICAL PLANT
MECHANICAL PLANT
MECHANICAL PLANT
ADMINISTRATION AND SUPPORT / CLINICAL USE
ADMINISTRATION AND SUPPORT / CLINICAL USE
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RAMP 1:5
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ENTRY PLAZA +68.0
+68.5
+74.20
VIE OIL TANKER
道路 Road
PAK SHING KOK ROAD 百勝角路
百勝角路

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PROJECT
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DRAWING TITLE
CMH GF FLOOR PLAN

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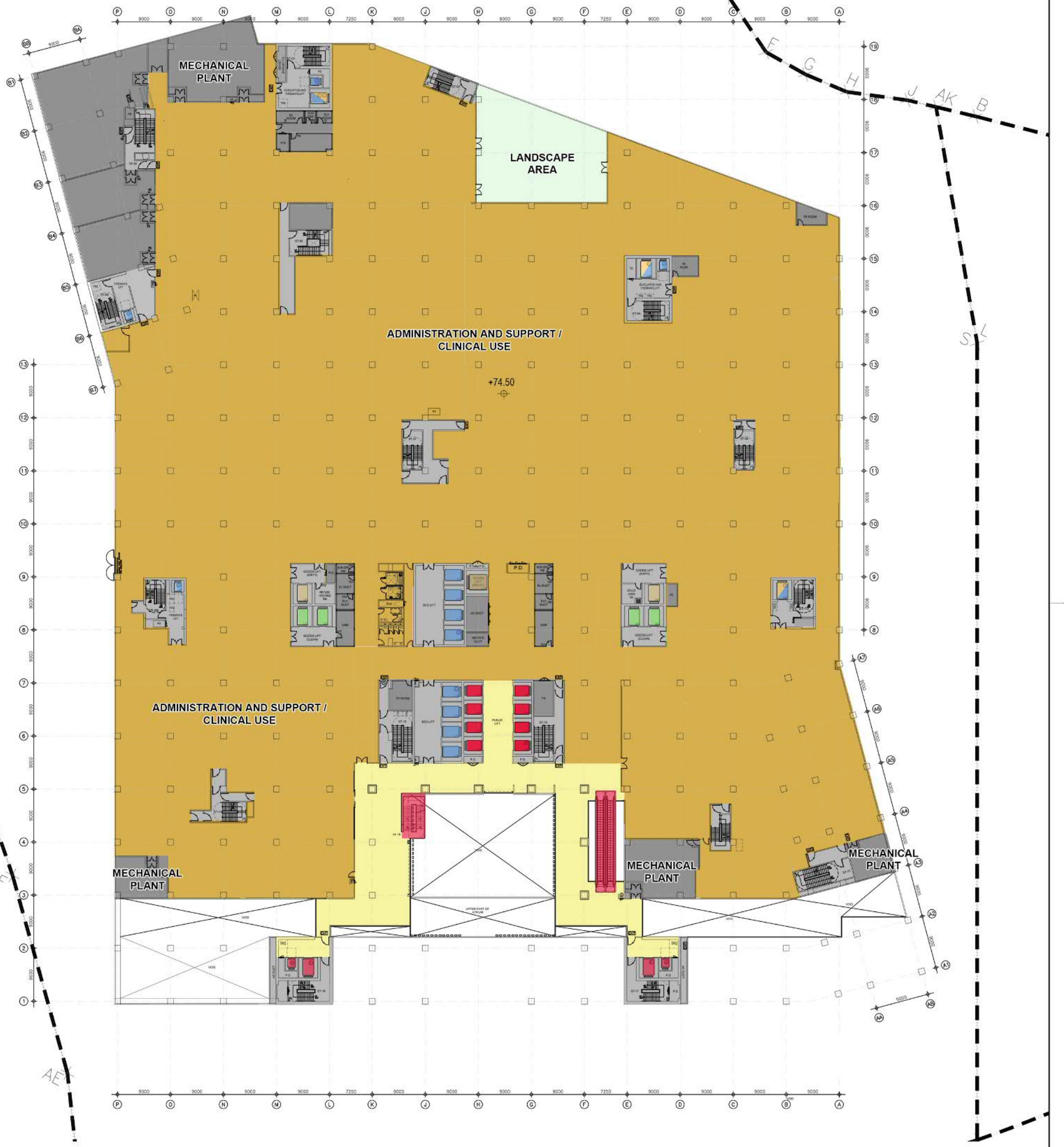

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PROJECT
DESIGN AND CONSTRUCTION OF CHINESE MEDICINE HOSPITAL AND GOVERNMENT CHINESE MEDICINES TESTING INSTITUTE IN TSEUNG KWAN O

DRAWING TITLE
CMH LEVEL 1F PLAN

SCALE 1:500 @ A2

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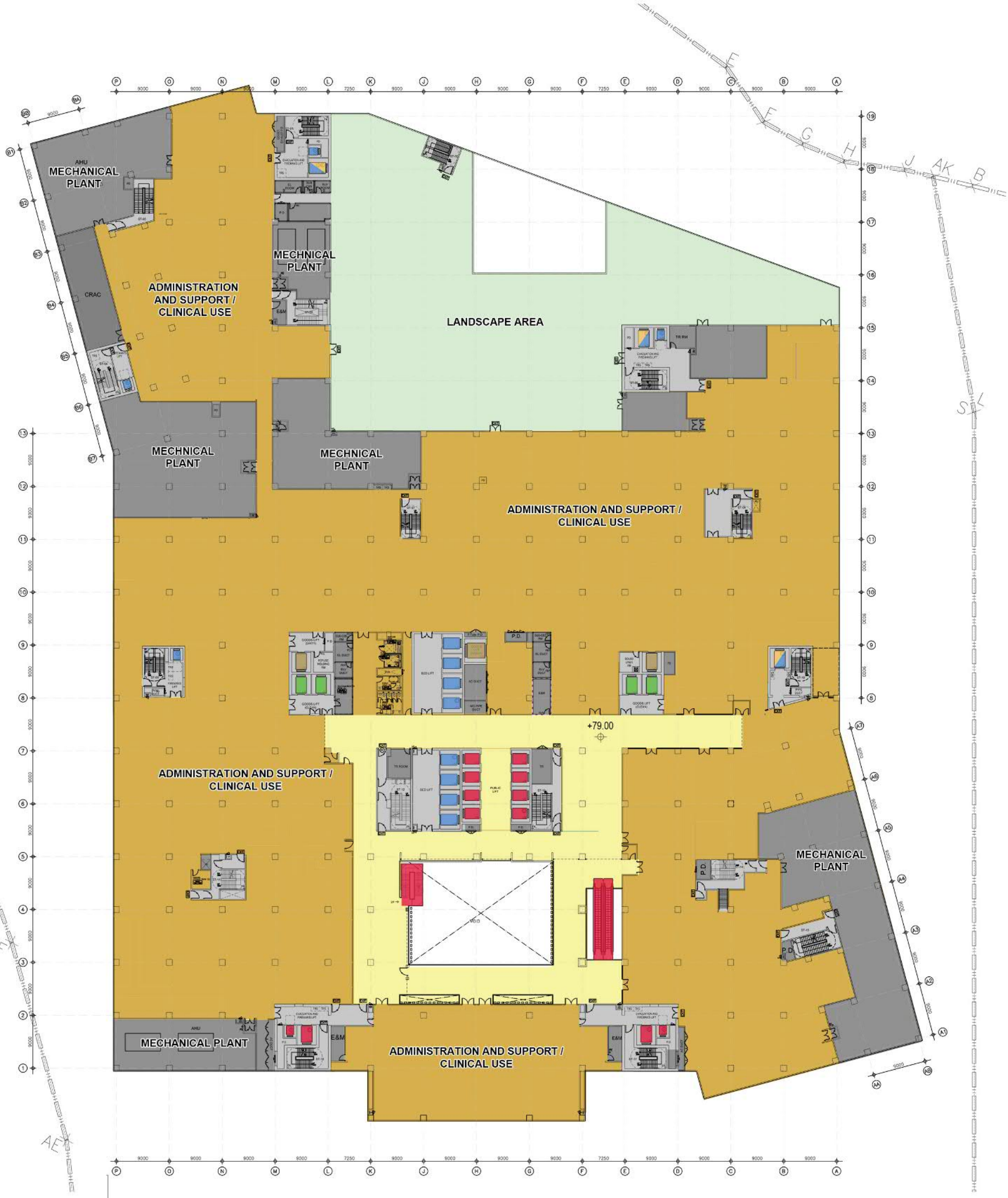
- CLEAN LIFT



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PROJECT
DESIGN AND CONSTRUCTION OF CHINESE MEDICINE HOSPITAL AND GOVERNMENT CHINESE MEDICINES TESTING INSTITUTE IN TSEUNG KWAN O

DRAWING TITLE
CMH 2F FLOOR PLAN

SCALE 1:500 @ A2

LEGEND

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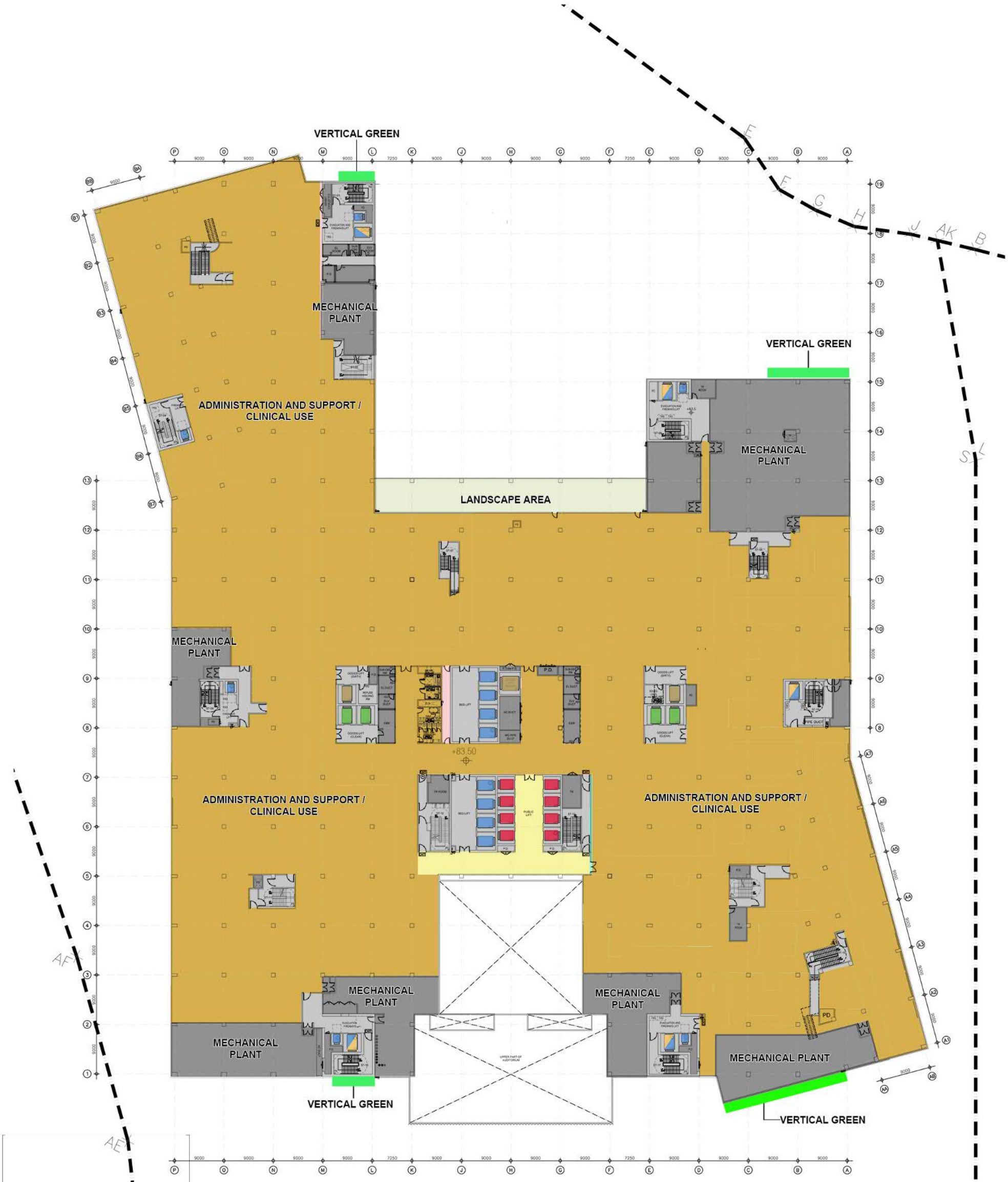

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PROJECT
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DRAWING TITLE
CMH 3F FLOOR PLAN

SCALE 1:500 @ A2

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- STAFF LIFT
- PUBLIC LIFT
- SERVICE LIFT
- FIREMAN'S LIFT
- CLEAN LIFT

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PROJECT
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DRAWING TITLE
CMH 4F FLOOR PLAN

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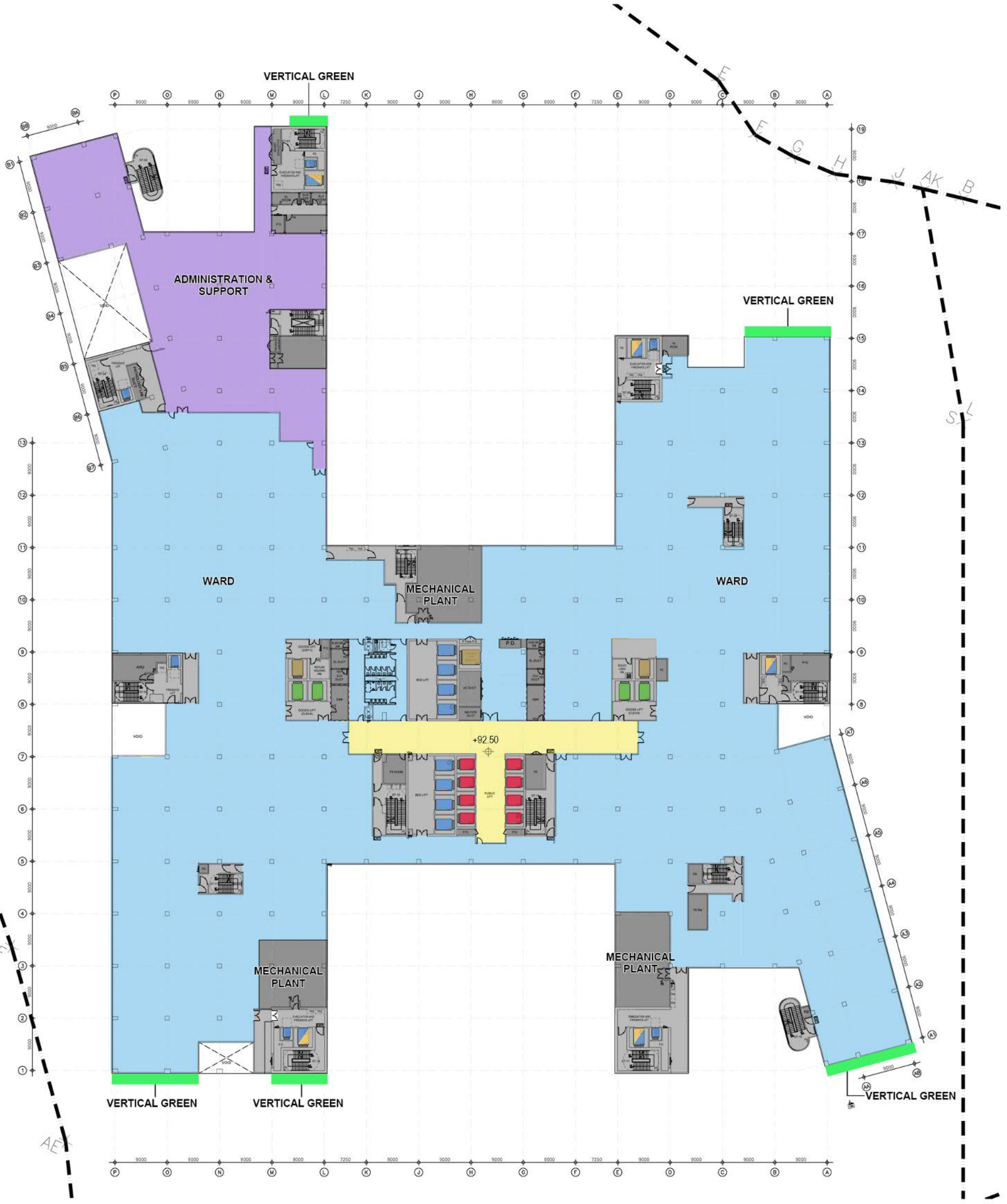

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ARCHITECT
王歐陽(香港)有限公司
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PROJECT
DESIGN AND CONSTRUCTION OF CHINESE MEDICINE HOSPITAL AND GOVERNMENT CHINESE MEDICINES TESTING INSTITUTE IN TSEUNG KWAN O

DRAWING TITLE
CMH 5F FLOOR PLAN

SCALE 1:500 @ A2

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- SERVICE LIFT
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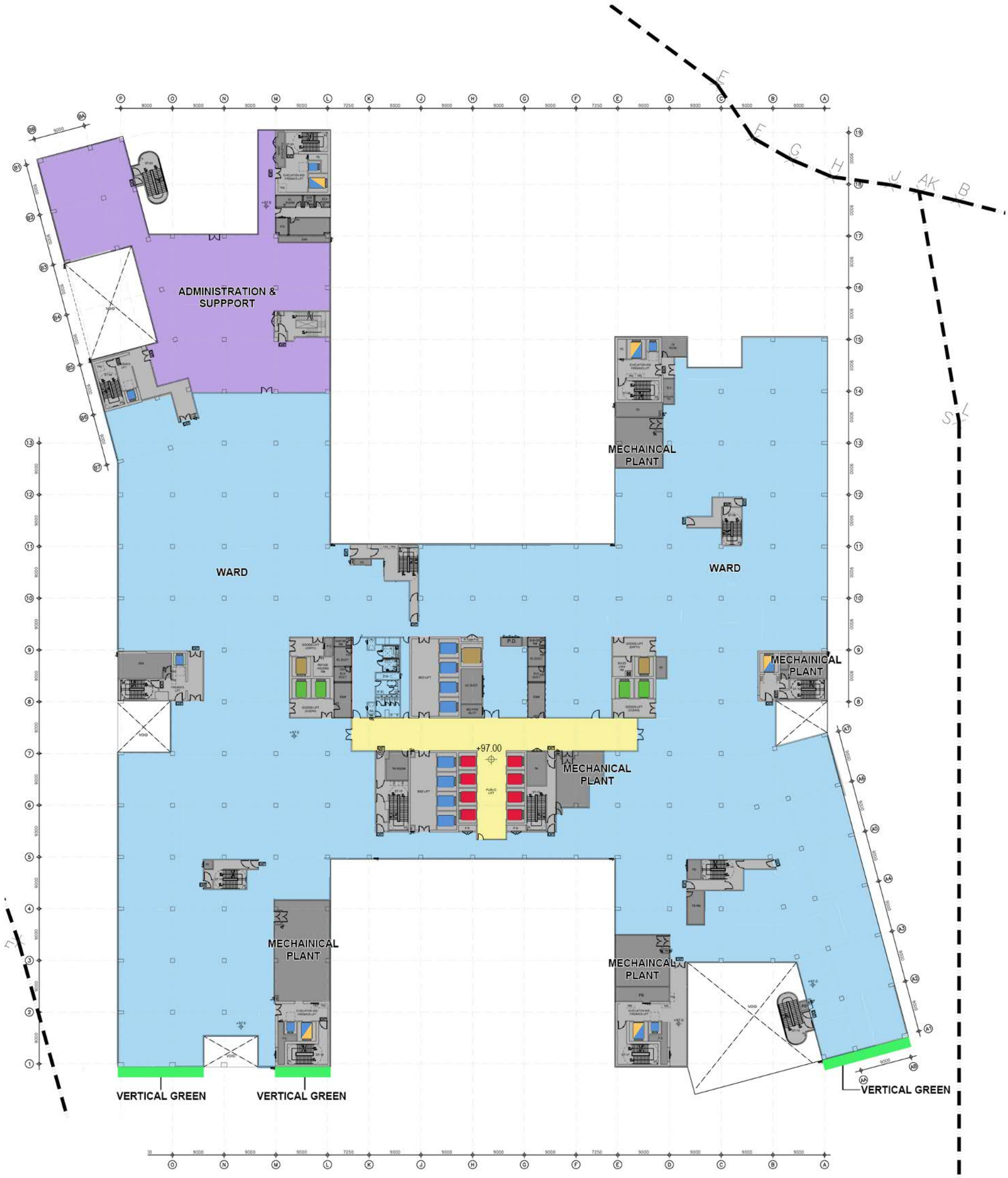

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ARCHITECT
王歐陽(香港)有限公司
WONG & OUYANG (HK) LTD

CONTRACT NO.	PROGRAMME NO.	JOB NO.	DRAWING NUMBER	REV
SS K514	116MH	2288	SK-CP-1008	–

PROJECT
DESIGN AND CONSTRUCTION OF CHINESE MEDICINE HOSPITAL AND GOVERNMENT CHINESE MEDICINES TESTING INSTITUTE IN TSEUNG KWAN O

DRAWING TITLE
CMH 6F FLOOR PLAN

SCALE 1:500

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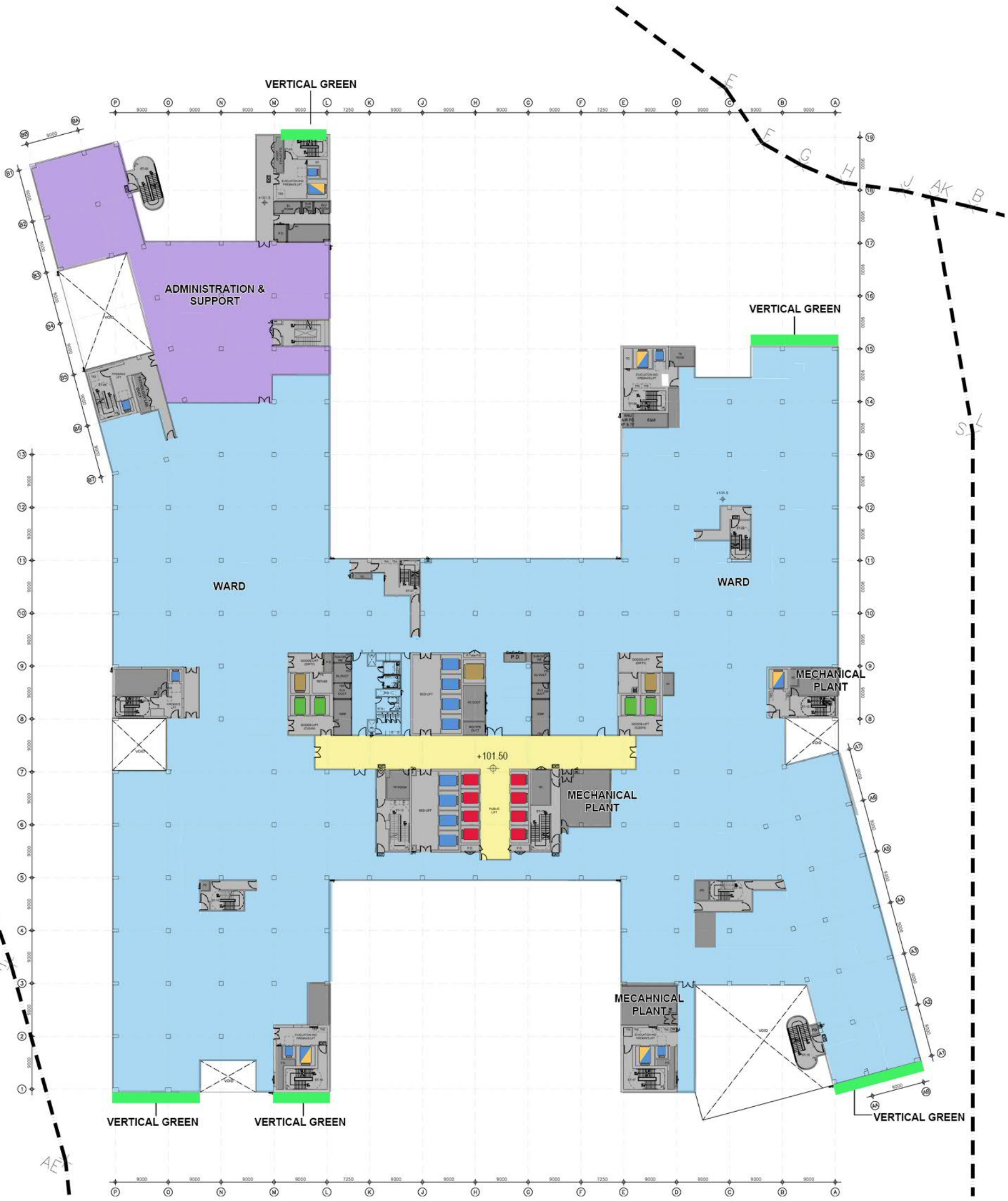
- PUBLIC LIFT
- SERVICE LIFT
- FIREMAN'S LIFT
- CLEAN LIFT



MAIN CONTRACTOR:
中國建築工程(香港)有限公司
CHINA STATE CONSTRUCTION ENGINEERING (HONG KONG) LIMITED

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CONTRACT NO.	PROGRAMME NO.	JOB NO.	DRAWING NUMBER	REV
SS K514	116MH	2288	SK-CP-1009	-

PROJECT
DESIGN AND CONSTRUCTION OF CHINESE MEDICINE HOSPITAL AND GOVERNMENT CHINESE MEDICINES TESTING INSTITUTE IN TSEUNG KWAN O

DRAWING TITLE
CMH 7F FLOOR PLAN

SCALE 1:500 @ A2

LEGEND
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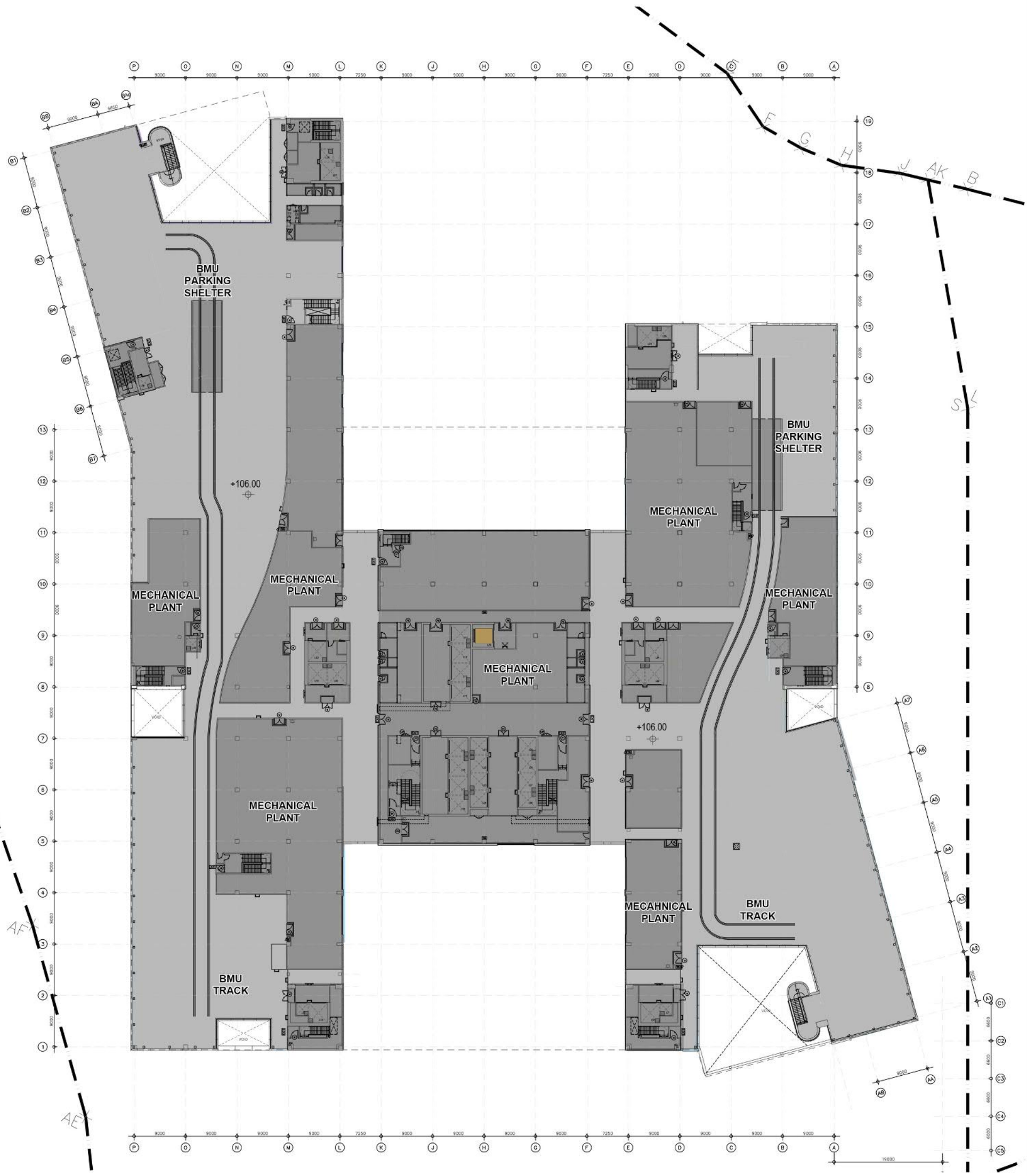
- PUBLIC LIFT
- SERVICE LIFT
- FIREMAN'S LIFT
- CLEAN LIFT



MAIN CONTRACTOR:
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CHINA STATE CONSTRUCTION ENGINEERING (HONG KONG) LIMITED

ARCHITECT
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PROJECT
DESIGN AND CONSTRUCTION OF CHINESE MEDICINE HOSPITAL AND GOVERNMENT CHINESE MEDICINES TESTING INSTITUTE IN TSEUNG KWAN O

DRAWING TITLE
CMH LEVEL MRF FLOOR PLAN

SCALE 1:500 @ A2

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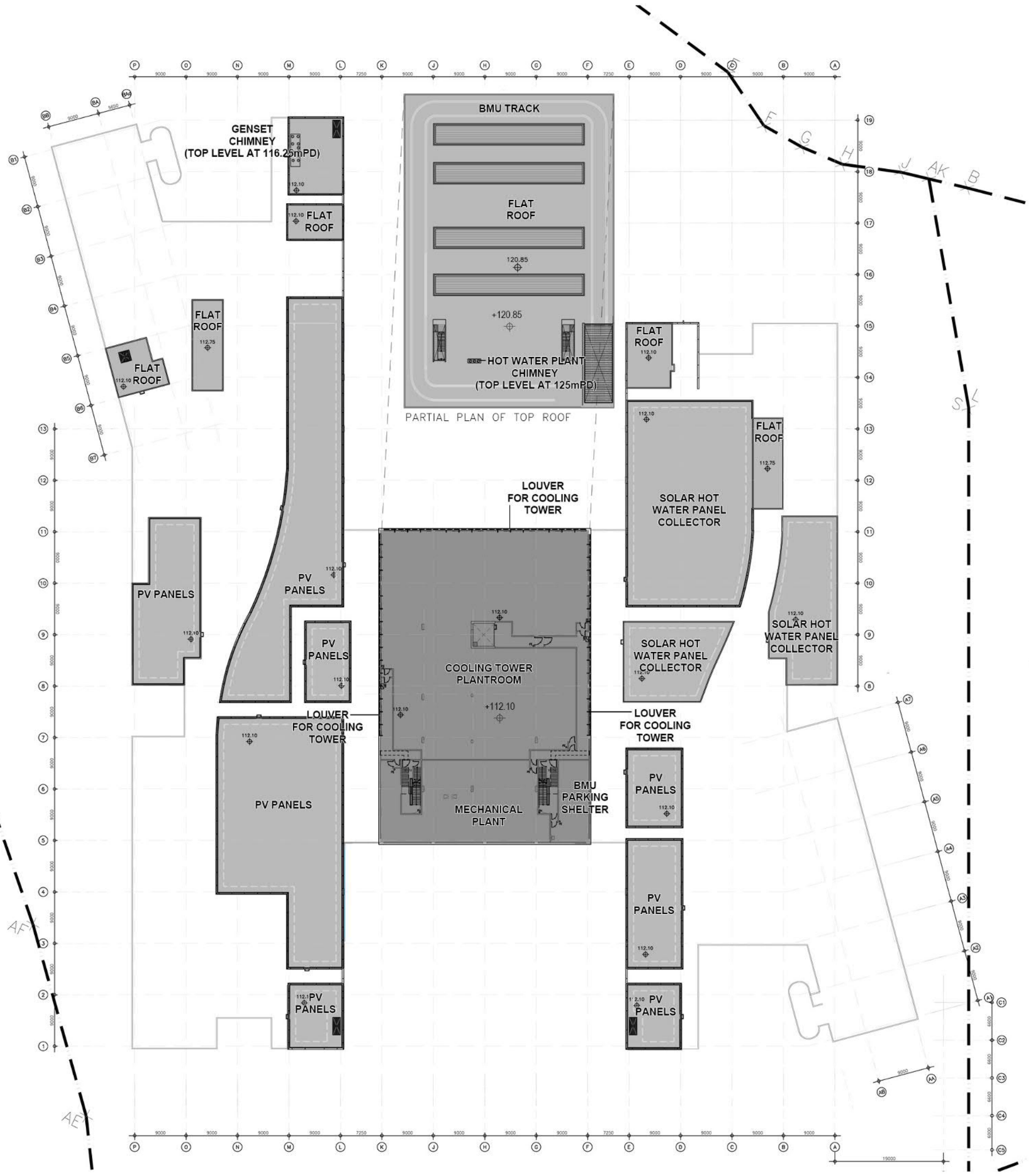

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SS K514	116MH	2288	SK-CP-1011	–

PROJECT
DESIGN AND CONSTRUCTION OF CHINESE MEDICINE HOSPITAL AND GOVERNMENT CHINESE MEDICINES TESTING INSTITUTE IN TSEUNG KWAN O

DRAWING TITLE
CMH LEVEL URF & TRF FLOOR PLAN

SCALE 1:500 @ A2

LEGEND

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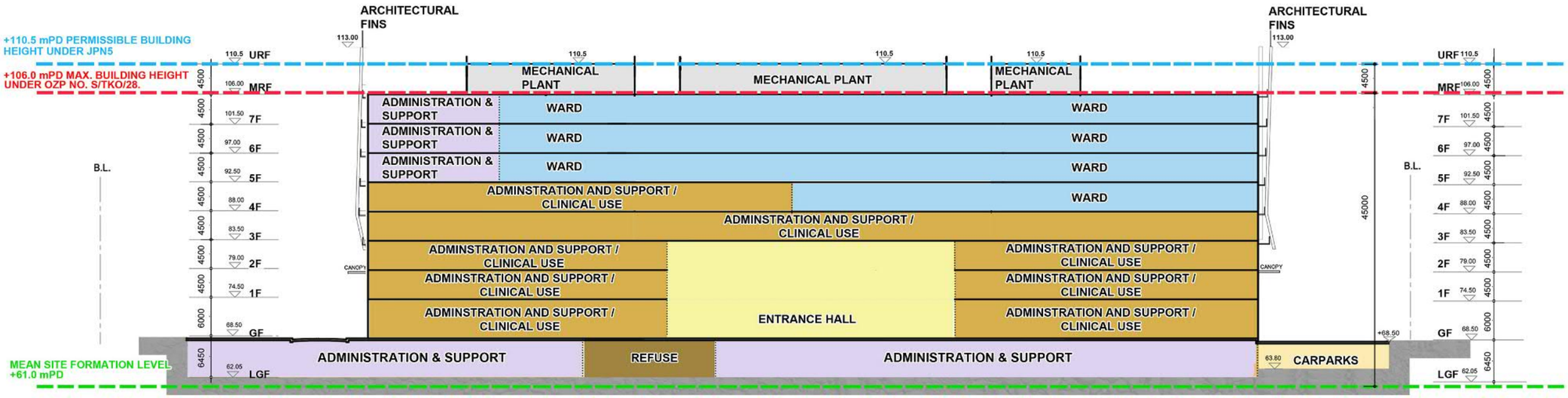
- SERVICE LIFT
- FIREMAN'S LIFT
- CLEAN LIFT

CONFORMING SCHEME



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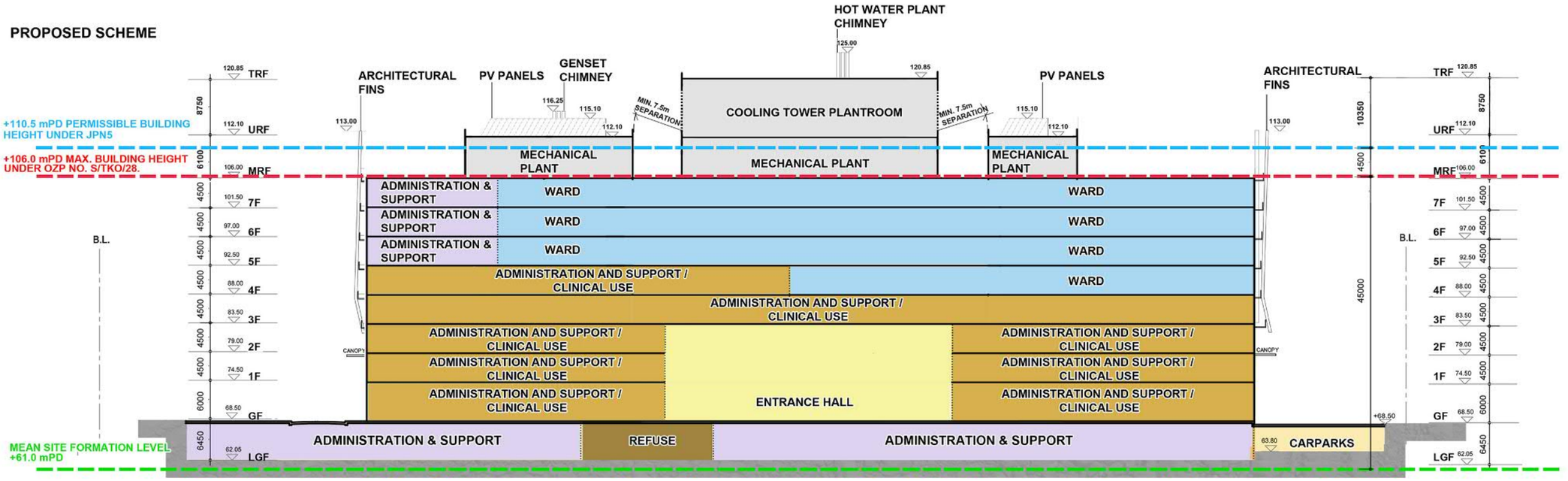

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SS K514	116MH	2288	SK-CP-1012	–

PROJECT
DESIGN AND CONSTRUCTION OF CHINESE MEDICINE HOSPITAL AND GOVERNMENT CHINESE MEDICINES TESTING INSTITUTE IN TSEUNG KWAN O

DRAWING TITLE
STACKING DIAGRAM A

SCALE

Appendix 2

Schematic Drawings of Government Chinese Medicines Testing Institute

PROPOSED EVA

COACH PARKING

CARPARK

MOTORCYCLE PARKING

MECHANICAL PLANT

L/UL AREA

L/UL AREA

E/M

MECHANICAL PLANT

RS&MRC

SECURITY

CARPARK

E/M

MECHANICAL PLANT

MECHANICAL PLANT

E/M

MECHANICAL PLANT

MECHANICAL PLANT

MECHANICAL PLANT

MECHANICAL PLANT

PLANTER

LABORATORIES

68.50

PASSENGER LIFT LOBBY

68.50

ENTRANCE LOBBY

SECURITY BOOTH

LAY-BY FOR TAXI & PRIVATE CAR

PLANTER

LAY-BY FOR COACH

E/M

CANOPY ABOVE

OUTDOOR REST AREA

LABORATORIES

E/M

LIFT LOBBY

E/M

E/M

LANDSCAPE AREA

百勝角路

COVERED WALKWAY

LANDSCAPE AREA

ROAD

LEGEND

- PASSENGER LIFTS
- GOODS LIFTS
- FIREMAN'S LIFTS
- GOODS LIFT CUM FIREMAN'S LIFT

N

MAIN CONTRACTOR:
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王歐陽(香港)有限公司
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BUILDING SERVICES ENGINEER

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INTERIOR DESIGNER

MODULAR CONSTRUCTION DESIGNER
中國海龍建築科技有限公司
CHINA STATE HAILONG CONSTRUCTION TECHNOLOGY COMPANY LIMITED

MEDICAL CONSULTANT
中建國際醫療產業發展有限公司
CHINA STATE CONSTRUCTION INT'L MEDICAL INDUSTRY DEVELOPMENT CO., LTD.

CONTRACT NO.
SS K514

PROGRAMME NO.
116MH

PROJECT
DESIGN AND CONSTRUCTION OF CHINESE MEDICINE HOSPITAL AND GOVERNMENT CHINESE MEDICINES TESTING INSTITUTE IN TSEUNG KWAN O

DRAWING TITLE
GCMTI

GROUND FLOOR PLAN

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SCALE	1:400 (A3)	JOB NO.	2288

DRAWING NUMBER
AB/8515/GP/GA/5100

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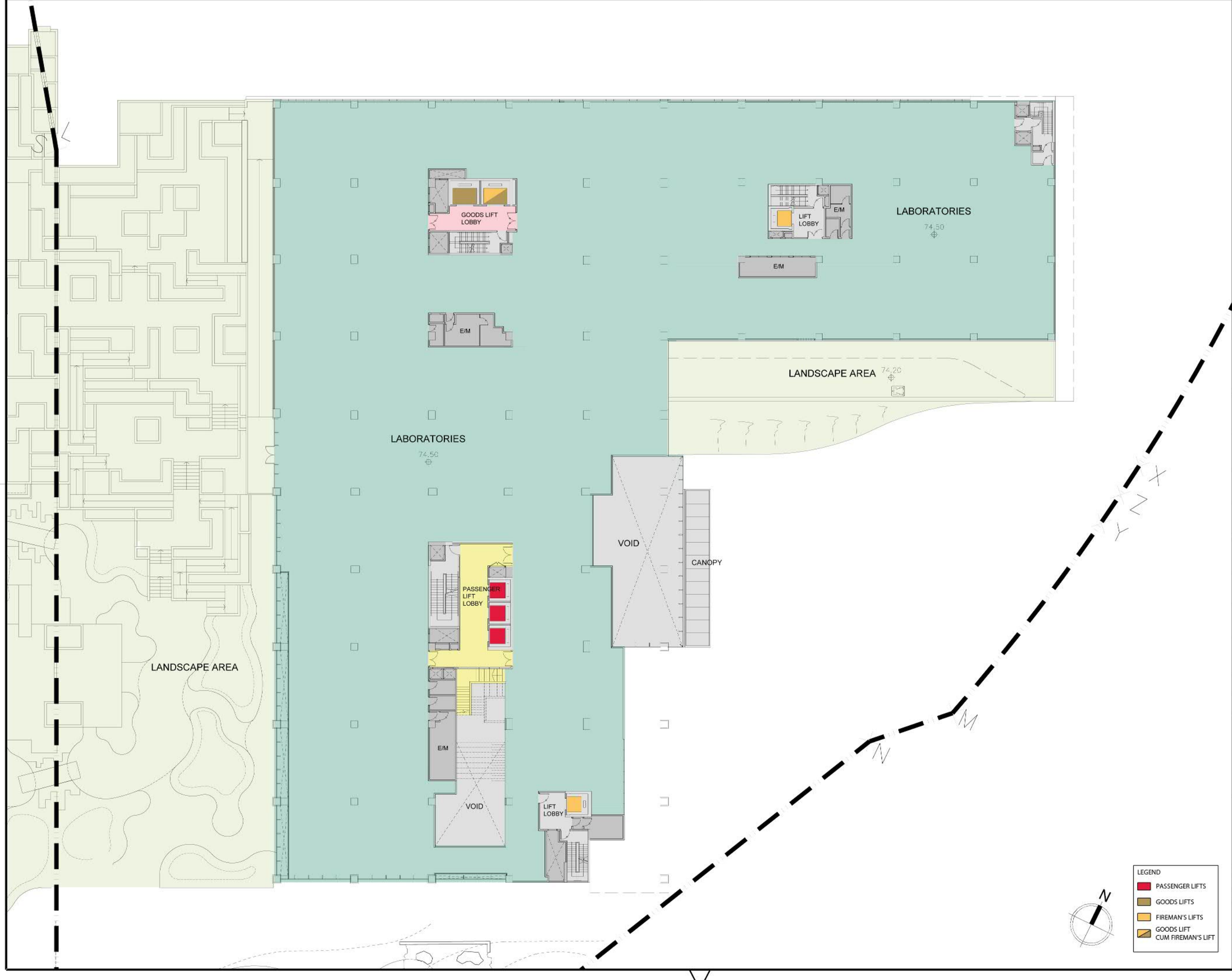

MAIN CONTRACTOR:
中國建築工程(香港)有限公司
CHINA STATE CONSTRUCTION ENGINEERING (HONG KONG) LIMITED

ARCHITECT
王歐陽(香港)有限公司
WONG & OUYANG (HK) LTD

STRUCTURAL ENGINEER

BUILDING SERVICES ENGINEER

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INTERIOR DESIGNER

MODULAR CONSTRUCTION DESIGNER
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CHINA STATE HAILONG CONSTRUCTION TECHNOLOGY COMPANY LIMITED

MEDICAL CONSULTANT
中建國際醫療產業發展有限公司
CHINA STATE CONSTRUCTION INT'L MEDICAL INDUSTRY DEVELOPMENT CO., LTD.

CONTRACT NO.
SS K514

PROGRAMME NO.
116MH

PROJECT
DESIGN AND CONSTRUCTION OF CHINESE MEDICINE HOSPITAL AND GOVERNMENT CHINESE MEDICINES TESTING INSTITUTE IN TSEUNG KWAN O

DRAWING TITLE
GCMTI

LEVEL 1 FLOOR PLAN

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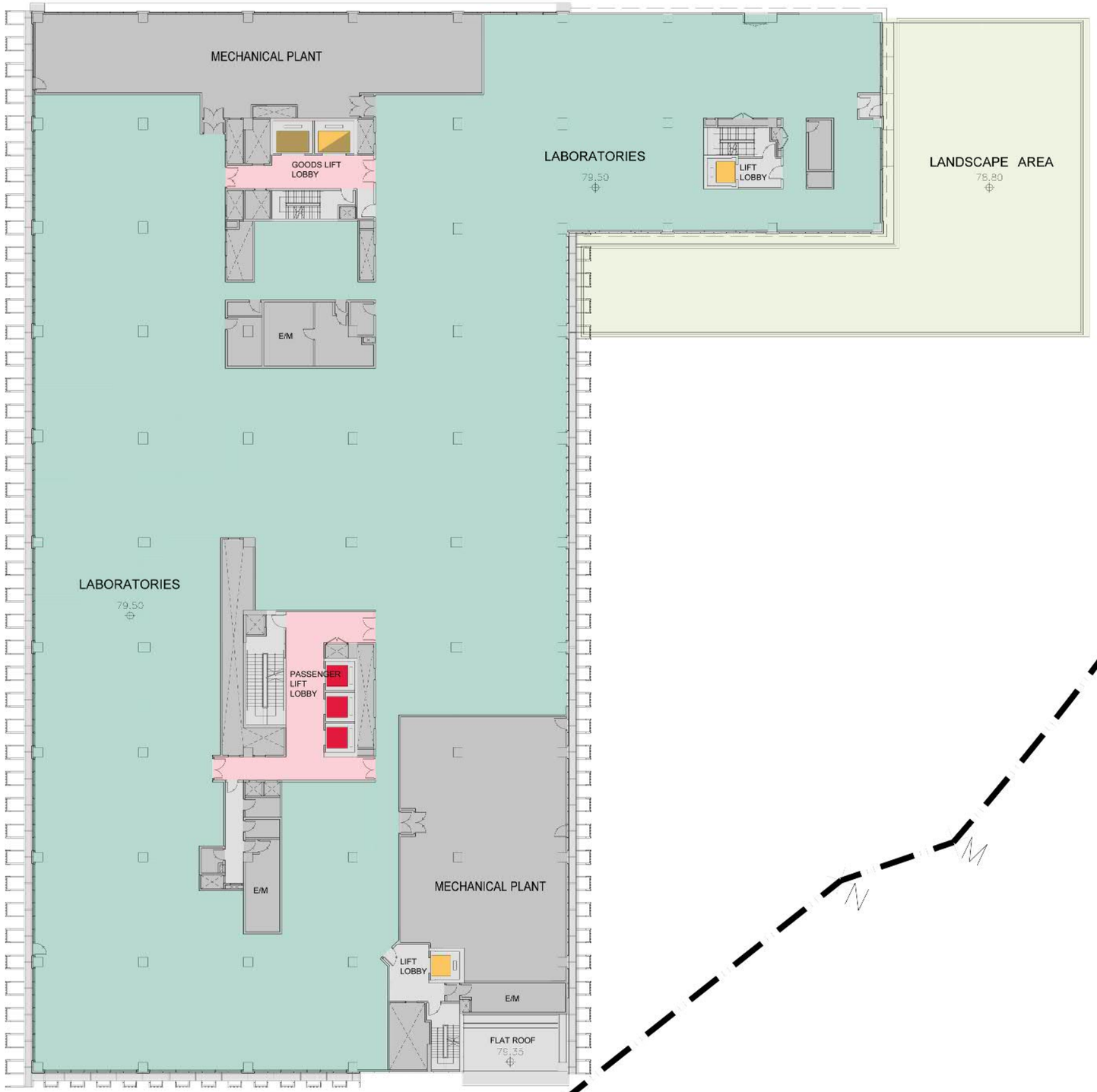

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N

LEGEND
- PASSENGER LIFTS
- GOODS LIFTS
- FIREMAN'S LIFTS
- GOODS LIFT CUM FIREMAN'S LIFT

MAIN CONTRACTOR:
中國建築工程(香港)有限公司
CHINA STATE CONSTRUCTION ENGINEERING (HONG KONG) LIMITED

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王歐陽(香港)有限公司
WONG & OUYANG (HK) LTD

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BUILDING SERVICES ENGINEER

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CONTRACT NO.
SS K514

PROGRAMME NO.
116MH

PROJECT
DESIGN AND CONSTRUCTION OF CHINESE MEDICINE HOSPITAL AND GOVERNMENT CHINESE MEDICINES TESTING INSTITUTE IN TSEUNG KWAN O

DRAWING TITLE
GCMTI

LEVEL 2 FLOOR PLAN

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DRAWING NUMBER
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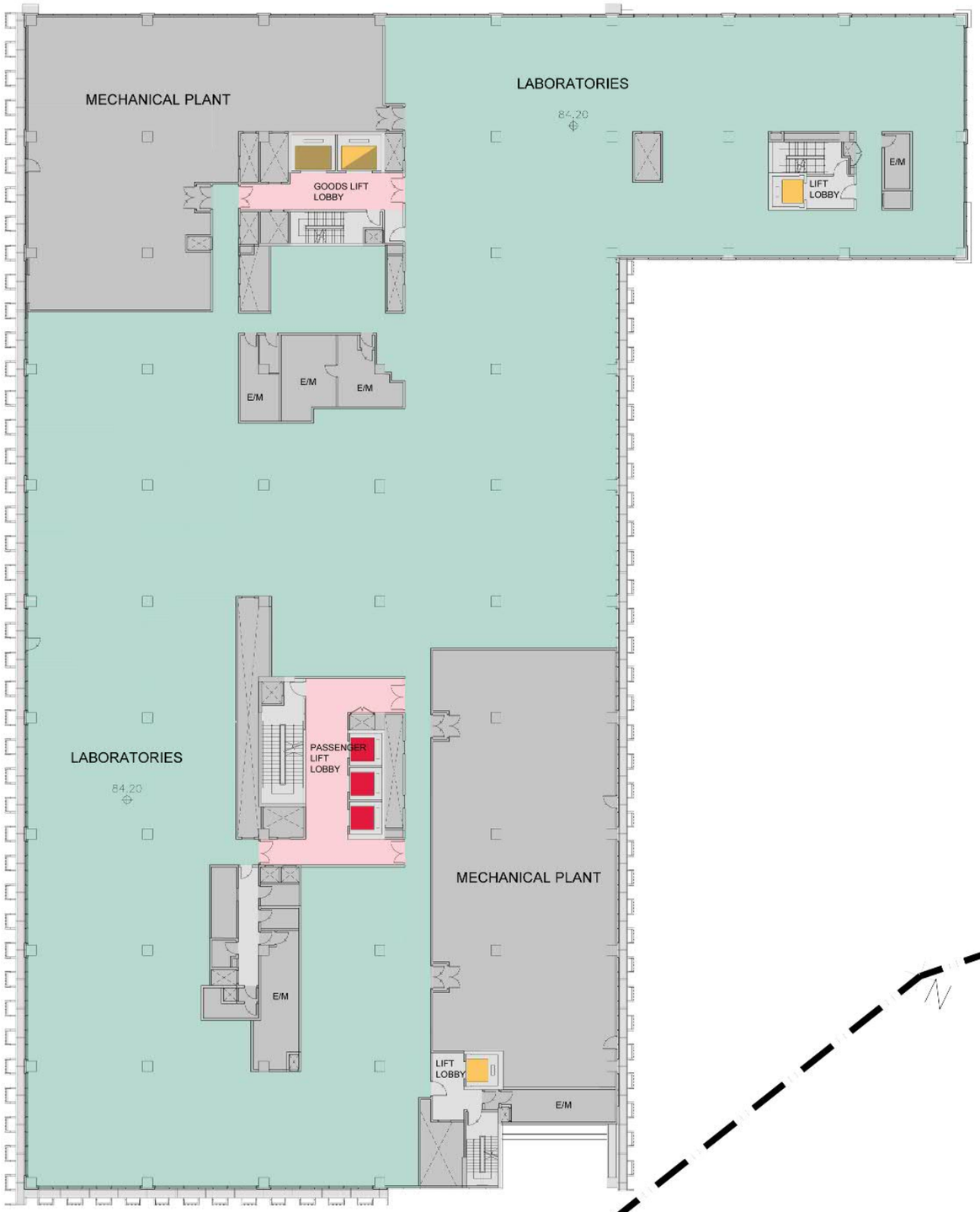
ARCHITECTURAL SERVICES DEPARTMENT



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X Y Z M N

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LEGEND
- PASSENGER LIFTS
- GOODS LIFTS
- FIREMAN'S LIFTS
- GOODS LIFT CUM FIREMAN'S LIFT

MAIN CONTRACTOR:
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CONTRACT NO.
SS K514

PROGRAMME NO.
116MH

PROJECT
DESIGN AND CONSTRUCTION OF CHINESE MEDICINE HOSPITAL AND GOVERNMENT CHINESE MEDICINES TESTING INSTITUTE IN TSEUNG KWAN O

DRAWING TITLE
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LEVEL 3 FLOOR PLAN

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DRAWING NUMBER
AB/8515/GP/GA/5103

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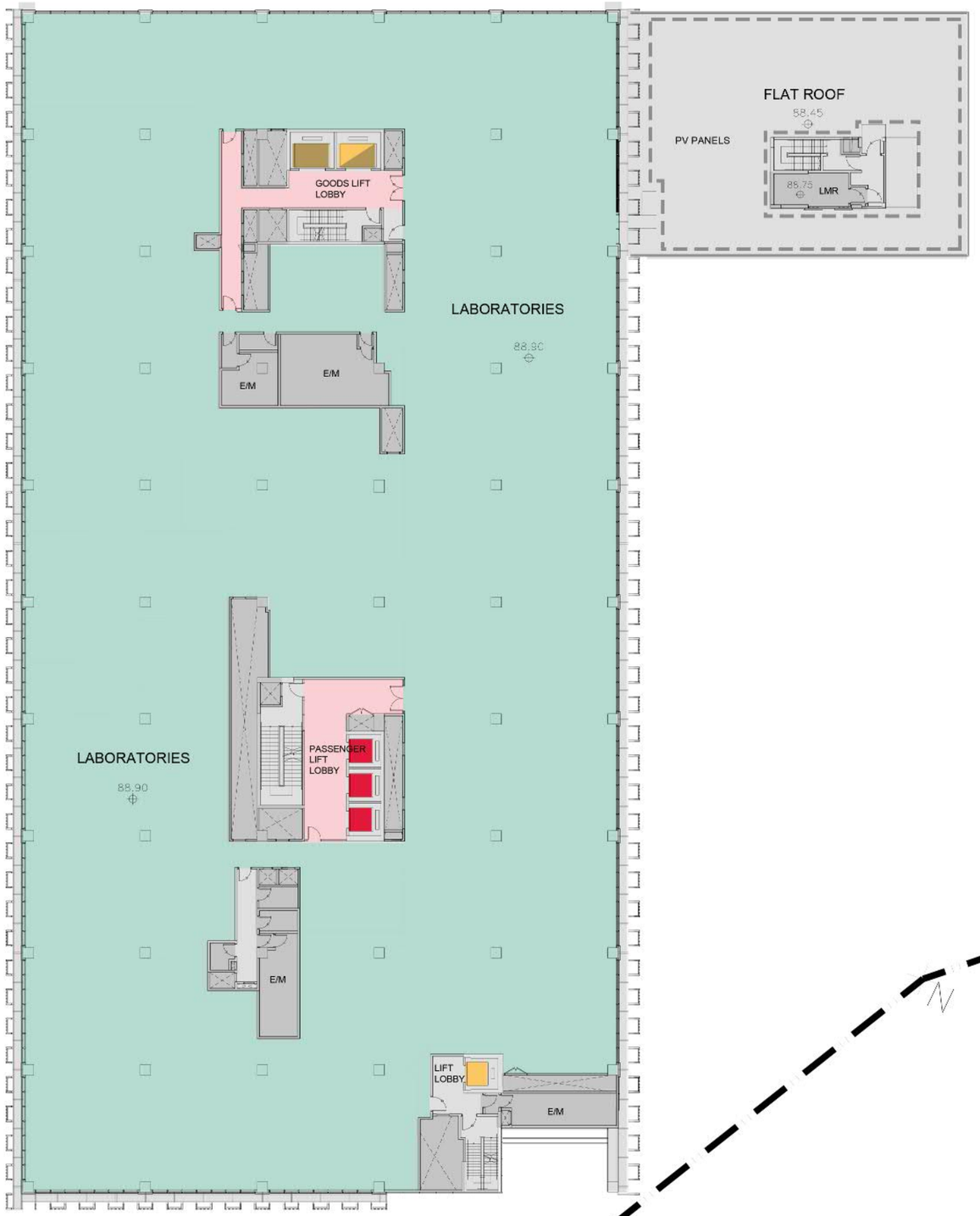
ARCHITECTURAL SERVICES DEPARTMENT



LEGEND
- PASSENGER LIFTS
- GOODS LIFTS
- FIREMAN'S LIFTS
- GOODS LIFT CUM FIREMAN'S LIFT

MAIN CONTRACTOR:
中國建築工程(香港)有限公司
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ARCHITECT
王歐陽(香港)有限公司
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INTERIOR DESIGNER

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CHINA STATE HAILONG CONSTRUCTION TECHNOLOGY COMPANY LIMITED

MEDICAL CONSULTANT
中建國際醫療產業發展有限公司
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CONTRACT NO.
SS K514

PROGRAMME NO.
116MH

PROJECT
DESIGN AND CONSTRUCTION OF CHINESE MEDICINE HOSPITAL AND GOVERNMENT CHINESE MEDICINES TESTING INSTITUTE IN TSEUNG KWAN O

DRAWING TITLE
GCMTI

LEVEL 4 FLOOR PLAN

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DRAWING NUMBER
AB/8515/GP/GA/5104

REV
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ARCHITECTURAL SERVICES DEPARTMENT

LEGEND
- PASSENGER LIFTS
- GOODS LIFTS
- FIREMAN'S LIFTS
- GOODS LIFT CUM FIREMAN'S LIFT

N

MAIN CONTRACTOR:
中國建築工程(香港)有限公司
CHINA STATE CONSTRUCTION ENGINEERING (HONG KONG) LIMITED

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MODULAR CONSTRUCTION DESIGNER
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CHINA STATE HAILONG CONSTRUCTION TECHNOLOGY COMPANY LIMITED

MEDICAL CONSULTANT
中建國際醫療產業發展有限公司
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PROGRAMME NO.
116MH

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DESIGN AND CONSTRUCTION OF CHINESE MEDICINE HOSPITAL AND GOVERNMENT CHINESE MEDICINES TESTING INSTITUTE IN TSEUNG KWAN O

DRAWING TITLE
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LEVEL 5 FLOOR

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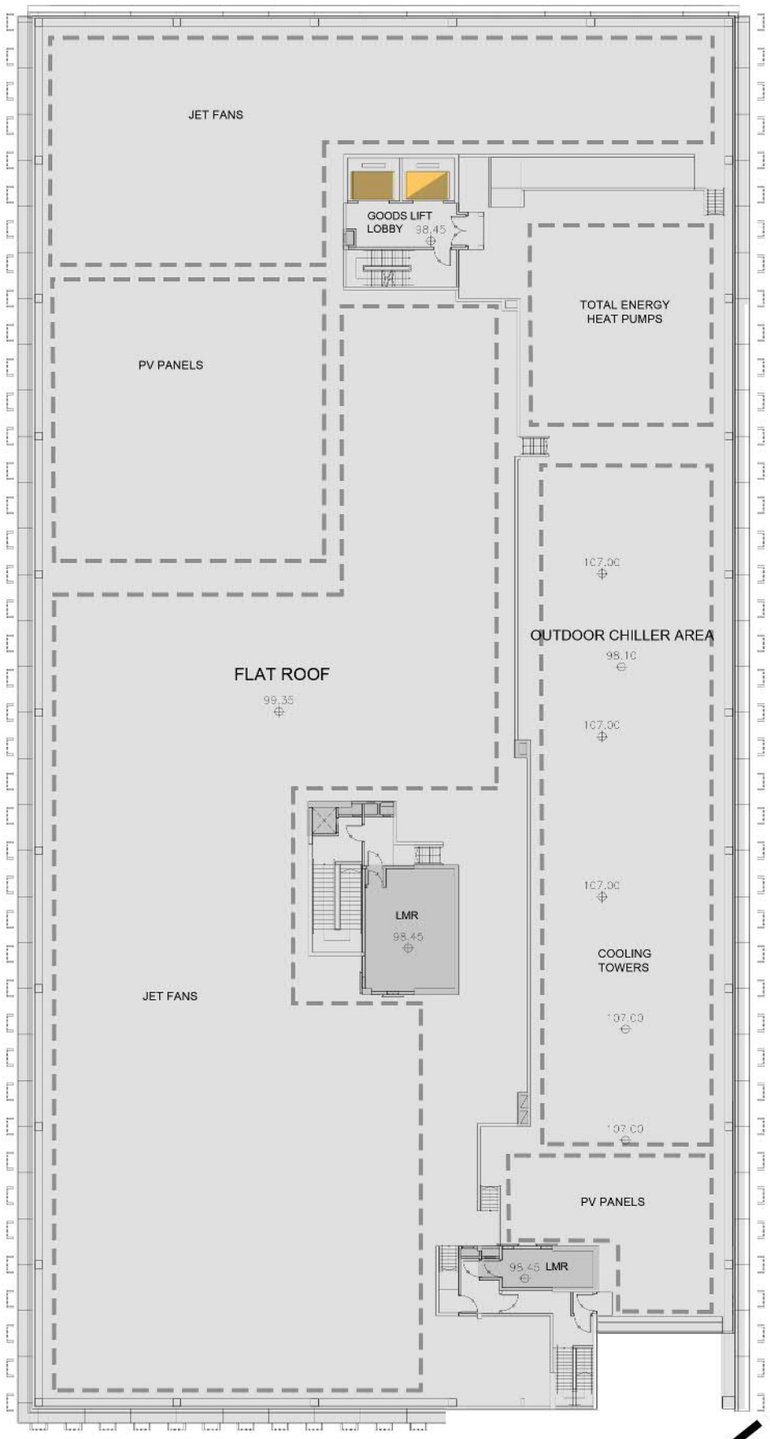

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CONTRACT NO.
SS K514

PROGRAMME NO.
116MH

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DRAWING TITLE
GCMTI

MAIN ROOF PLAN

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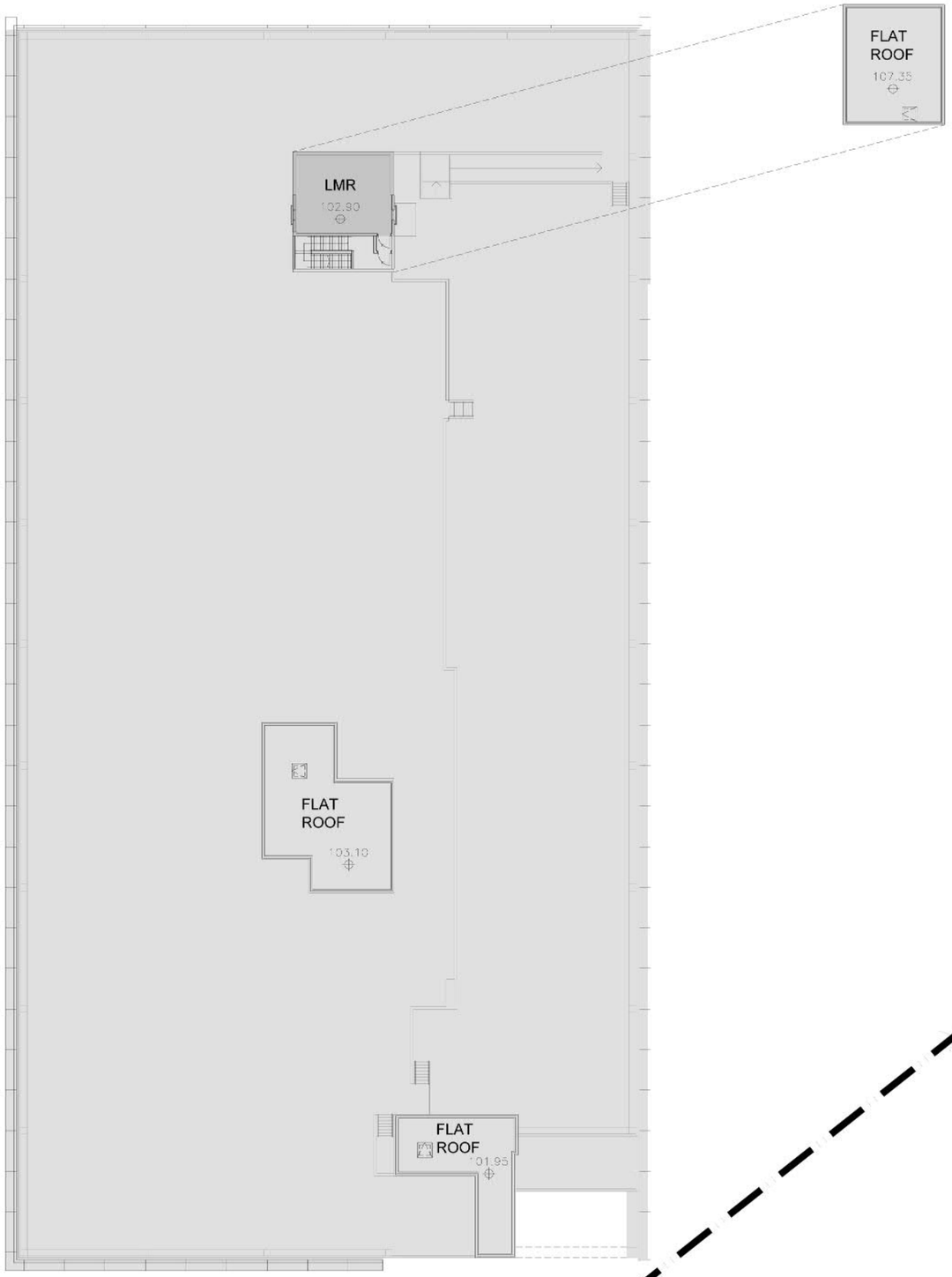

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MEDICAL CONSULTANT
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CONTRACT NO.
SS K514

PROGRAMME NO.
116MH

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DRAWING TITLE
GCMTI

TOP ROOF PLAN

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SECTION
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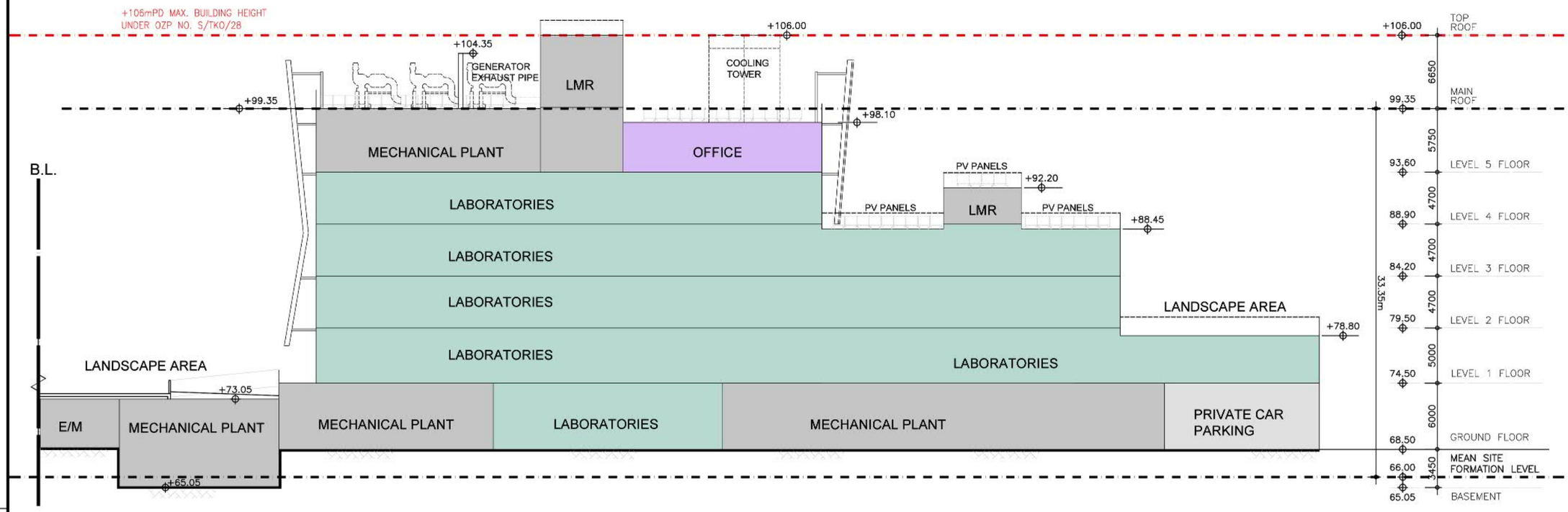

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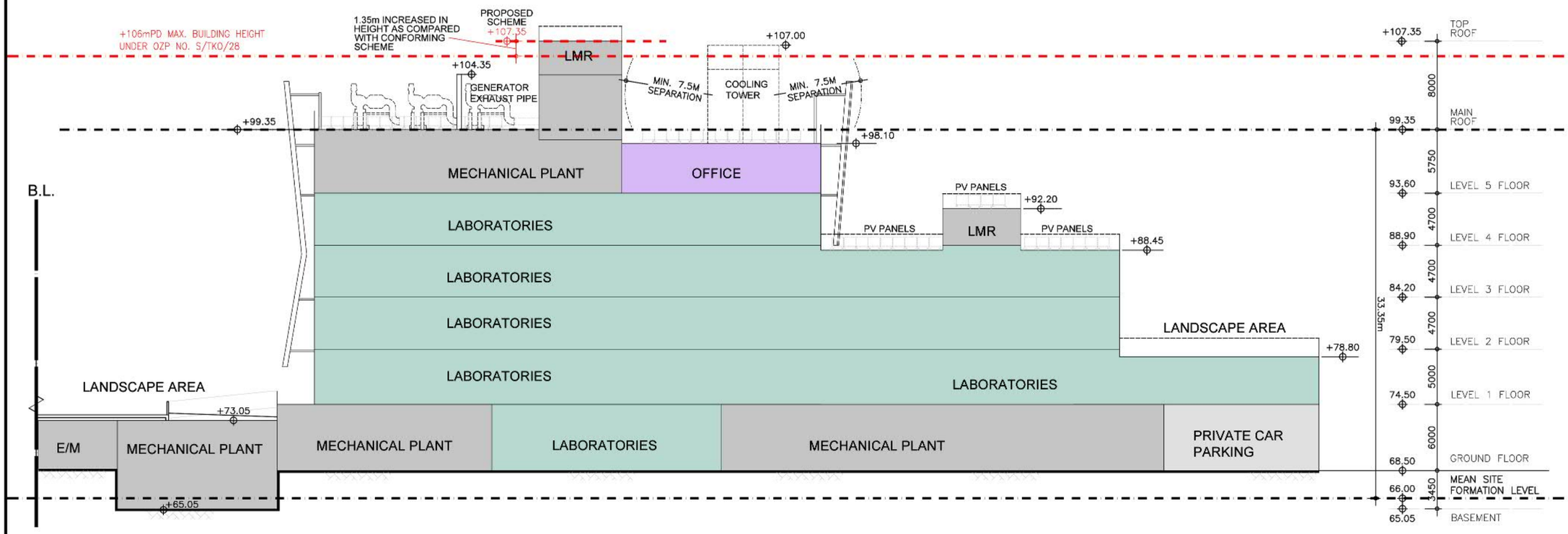

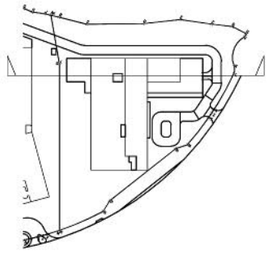

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CHINA STATE CONSTRUCTION ENGINEERING (HONG KONG) LIMITED

ARCHITECT
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INTERIOR DESIGNER

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CHINA STATE HAILONG CONSTRUCTION TECHNOLOGY COMPANY LIMITED

MEDICAL CONSULTANT
中建國際醫療產業發展有限公司
CHINA STATE CONSTRUCTION INT'L MEDICAL INDUSTRY DEVELOPMENT CO., LTD.

CONTRACT NO.
SS K514

PROGRAMME NO.
116MH

PROJECT
DESIGN AND CONSTRUCTION OF CHINESE MEDICINE HOSPITAL AND GOVERNMENT CHINESE MEDICINES TESTING INSTITUTE IN TSEUNG KWAN O

DRAWING TITLE
GCMTI

SCETION AA

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DRAWING NUMBER
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Appendix 3

Visual Impact Assessment

S16 PLANNING APPLICATION
APPROVED TSEUNG KWAN O OZP NO. S/TKO/28

Proposed Minor Relaxation of Building Height Restriction for the Permitted Chinese Medicine Hospital and Government Chinese Medicines Testing Institute at "Government, Institution or Community (8)" Zone, Government Land at Tseung Kwan O Area 78, New Territories

Visual Impact Assessment

Applicants:
China State Construction Engineering (Hong Kong) Limited

Consultancy Team:
KTA Planning Ltd.
Wong & Ouyang (HK) Ltd.

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S16 Planning Application
Approved Tseung Kwan O OZP No. S/TKO/28

Proposed Minor Relaxation of Building Height Restriction for the Permitted Chinese Medicine Hospital and Government Chinese Medicines Testing institute at "Government, Institution or Community (8)" Zone Government Land at Tseung Kwan O Area 78, New Territories

Visual Impact Assessment

1. INTRODUCTION

1.1 Purpose

1.1.1 This Visual Impact Assessment ("VIA") is prepared on behalf of China State Construction Engineering (Hong Kong) Limited ("the Applicant"), in support of a S16 Planning Application for the proposed minor relaxation of building height restriction from 106mPD to 125mPD (i.e. +19mPD or +17.92%) and from 106mPD to 107.35mPD (+1.35m or +1.27%) to enable the development of the planned Chinese Medicine Hospital ("CMH") and Government Chinese Medicines Testing Institute ("GCMTI") respectively at Tseung Kwan O Area 78, New Territories ("The Application Site or the Site"). The Site is zoned "Government, Institution or Community (8)" ("G/IC(8)") on the Approved Tseung Kwan O Outline Zoning Plan ("Approved OZP") No. S/TKO/28.

1.1.2 This VIA evaluates, with reference to the Town Planning Board Guidelines on Submission of Visual Impact Assessment for Planning Applications to TPB (TPB PG-NO. 41), the existing visual quality, visual compatibility and degree of anticipated visual impacts of the proposed development on the Visually Sensitive Receivers ("VSRs") relevant to the Site. The report comments on the visual acceptability of the Proposed CMH and GCMTI and concludes with recommendation on mitigation measures if necessary.

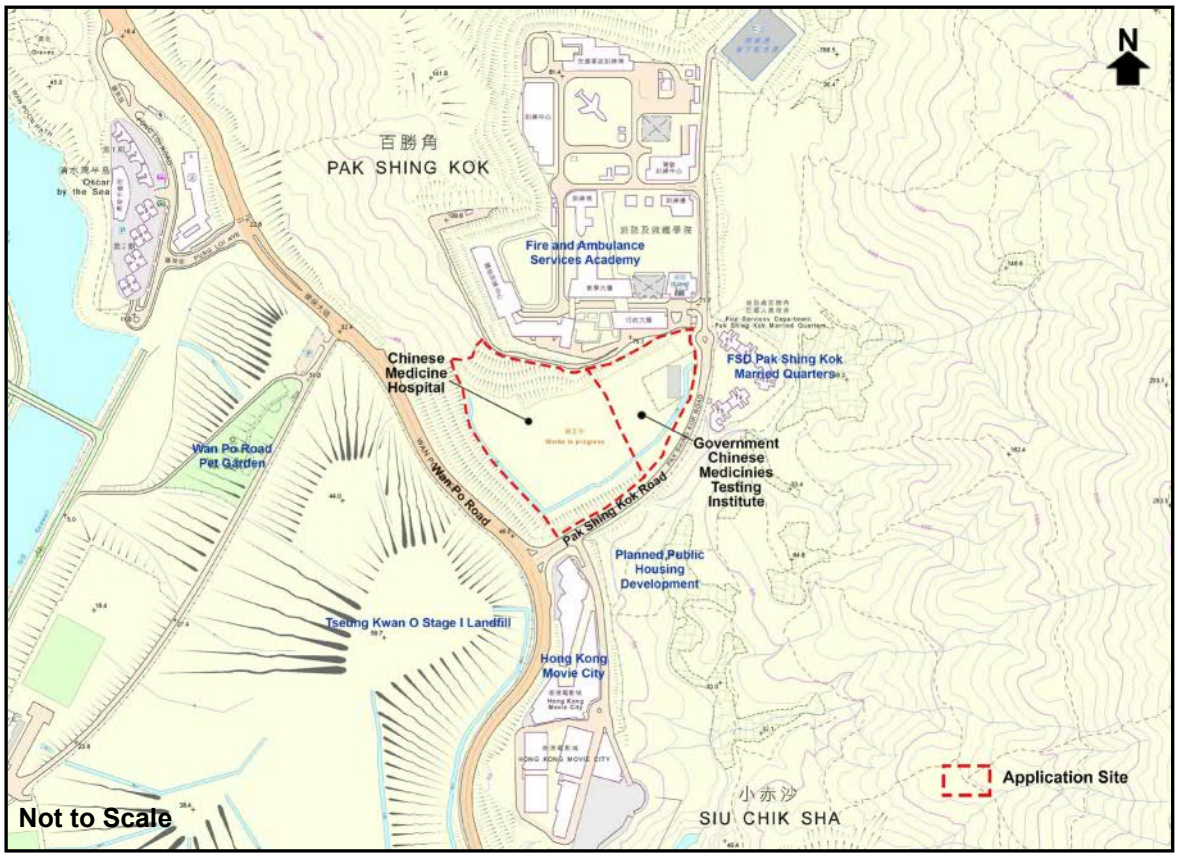

Figure 1.1 Site Location Plan

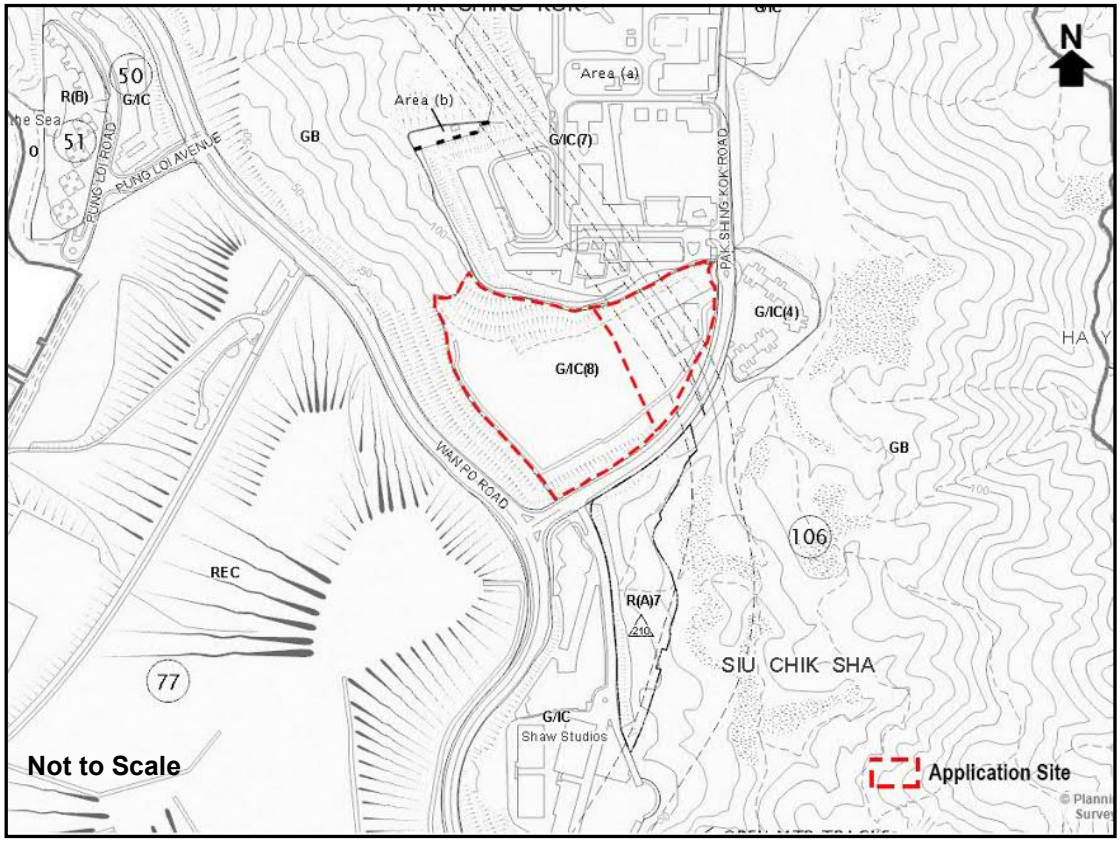

Figure 1.2 Zoning Context Plan (Extracted from the Approved OZP No. S/TKO/28)

1.2 Report Structure

1.2.1 Following this introductory section, the methodology adopted in this assessment will be set out in Section 2. The baseline review of the assessment area is included in Section 3. Section 4 includes the Indicative Development Scheme and the discussion on the need for minor relaxation of building height restriction. Visual elements will be identified and analysed in Section 5 and followed by assessments of visual impacts in Section 6. Section 7 concludes and summarizes this VIA.

2. METHODOLOGY

2.1 Visual Impact Assessment Approach

2.1.1 This VIA aims at evaluating the visual impact of the proposed minor relaxation of building height restriction from 106mPD to about 125mPD for the Proposed CMH and GCMTI by evaluating the visual impact as compared with the Conforming Scheme (at 106mPD).

2.1.2 According to TPB PG-NO. 41, the overall visual impact shall be assessed based on i) the sensitivity of the key public viewers; ii) visual resources and visual amenities likely to be affected; iii) the magnitude, extent and duration of impact and any resultant improvement or degradation in the visual quality and character of the surrounding area; and iv) the planning intention and known planned developments of the area. Visual Impacts could be either beneficial or adverse. Visual sensitivity of public viewers/VSRs is determined taking into account the activity of the VSR, the duration and distance over which the proposed development would remain visual, and the public perception of the value attached to the view being assessed. It is typically qualitatively graded from high to low.

2.1.3 Visual changes could be positive or negative and they are not necessarily mutually exclusive. In considering the effect of visual changes, it covers the following four aspects:

- the total effect on the **Visual Composition** of the surrounding context;
- the degree of **Visual Obstruction** to key public viewing points;
- the visual **Effect on Public Viewers**/VSRs; and
- the **Effect on Visual Resources**.

The magnitude of visual changes will be qualitative graded as Substantial, Moderate, Slight or Negligible.

2.1.4 The VIA will be undertaken in the following steps:

- A baseline review will be conducted to capture the existing visual elements in the surroundings and the planning context of the Site.
- The Indicative Development Scheme for the Proposed Development at the Site will be briefly presented.
- The Visual Envelope ("VE") will be determined based on the size and distance of the Proposed Development and appropriate public viewpoints ("VPs") will be identified to represent the view from public VSRs will be identified.
- Each VP and potential visual impacts of the minor relaxation of building

height restriction for the Proposed Development on the VSRs will be analyzed based on the photomontages prepared from the selected VPs.

- The overall visual impact will be assessed and conclusion on the visual acceptability of the proposed minor relaxation of building height restriction will be made.

3. BASELINE REVIEW

3.1 Site Location and Existing Site Condition

3.1.1 The Site is located in Tseung Kwan O Area 78, New Territories (**Figure 1.1** refers). It is bounded by Pak Shing Kok Road to the south and southeast, Wan Po Road to its west, the Fire and Ambulance Services Academy to its north and Disciplined Services Quarters for the Fire Services Department to its east. Excavation works for the CMH and GCMTI at the Site are currently undergoing. The Site has a total area of about 60,100 sq.m involving two separate Permanent Government Land Allocation.

3.1.2 The Site is situated in a predominately Government, Institution and Community ("G/IC") neighbourhood surrounded by vast greenery. It is located at a higher platform of about 68.5mPD which is about 16m above the mean level of Pak Shing Kok Road.

3.2 Existing Visual Elements in the Surrounding Context

3.2.1 According to TPB PG-NO. 41, the visual outlook of an area is shaped by a combined composition of all the visual elements which come into sight of the viewers. Key visual elements in the surrounding context of the Site include (**Figure 3.1** refers):

- To its north is the Fire and Ambulance Service Academy located in the "G/IC(7)" zone with building height of about 96 to 106mPD;
- To its east is the Disciplined Services Quarter for the Fire Services Department situated in a "G/IC(4)" zone with building height of about 115 to 118mPD;
- To its south across Pak Shing Kok Road is an area zoned "Residential (Group A) 7" for the planned public housing development with building height restriction of 210mPD;
- To its south is the Hong Kong Movie City (Shaws Studio) with building height of about 57.9 to 91.5mPD;
- To its northwest is a vegetated knoll at Pak Shing Kok with highest level at about 152mPD within a large "Green Belt" which provides some visual openness for the area;
- To its further west across Wan Po Road is an area zoned "Recreation" where former Tseung Kwan O Landfill Stage I is located. Part of the zone is used as Wan Po Road Pet Garden;

- Sheung Yeung Shan (259.8mPD) and Ha Yeung Shan (263.1mPD) are located to the northeast and southeast of the Site respectively which offer a green backdrop for the area.

3.2.2 The existing visual quality of the Site can be regarded as good to fair as it is surrounded mainly by medium- to high-rise G/IC developments embraced by existing vegetation.

3.3 Statutory Zoning Requirement

3.3.1 The Site falls within an area zoned "G/IC(8)" on the Approved OZP (**Figure 1.2** refers). According to the Statutory Notes of the Approved OZP, the planning intention of "G/IC" zone is "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 stated that the zone "*is 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*". 'Hospital' and 'Government Use' are column one uses which are always permitted.

3.3.2 According to the 'Remarks' of the Statutory Notes of the "G/IC" zone, the "G/IC(8)" zone is subject to a maximum building height restriction of 106mPD. Minor relaxation of the building height restriction may be considered by the TPB on application under section 16 of the Town Planning Ordinance based on individual merits of the development.

Legend

- Site Boundary
- **VP1** Wan Po Road Pet Garden
- **VP2** Footpath along Wan Po Road outside Shaw Studios
- **VP3** Hiking Trail leading to Miu Tsai Tun
- **VP4** Footpath along Wan Po Road near Creative Secondary School
- **VP5** Tseung Kwan O Waterfront Promenade between Savannah and Yung Ming Court
- +00.00 Existing Level
- VP Viewing Points
- Visual Envelope (3H Zone)

Visual Element/ Resources

- Mountain Backdrop
- Local Open Spaces
- Rehabiliated Landfill

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Key Visual Elements and Location of Viewpoints

Proposed Minor Relaxation of Building Height Restriction for the Permitted Chinese Medicine Hospital and Government Chinese Medicines Testing Institute at "G/IC(8)" Zone, Government Land at Area 78 Tseung Kwan O, New Territories

Visual Impact Assessment

Figure 3.1

Scale: 1:7,800 (A3)

Date: 21 July 2022

4. THE PROPOSED DEVELOPMENT

4.1 The Indicative Development Scheme

4.1.1 Schematic drawings and section for the proposed CMH and GCMTI are presented at **Appendix 1** and **Appendix 2** of this Supporting Planning Statement respectively. The CMH consists of a 11-storey building including lower ground ("LG") floor (up to top roof level). The building height at top roof level is about 120.85mPD (with extent of proposed building height relaxation of about +14.85m or +14%) and at chimney level is about 125mPD (with extent of proposed building height relaxation of about +19m or +17.92%). The GCMTI is a 7-storey building with height of the roof-top structures at about 107.35mPD (up to top roof level) and the extent of proposed minor relaxation of building height restriction is +about 1.35m or +1.27%.

4.1.2 CMH will provide about 400 nos. of in-patient beds as well as various clinical facilities to provide service to the public and offer a platform for training and education of Chinese medicine practitioners. There will be a public vehicle park of about 146 nos. of parking spaces provided at LG/F.

4.1.3 GCMTI will include various dedicated laboratories, a Chinese medicine drug herbarium laboratory, a medicinal plant garden, an international collaboration and training centre, as well as various supporting facilities for setting reference standards for the testing methods of Chinese medicine drugs, supporting research on Chinese medicine drug identification and testing methods, and empowering the industry through technology transfer.

4.1.4 Individual vehicular access for both CMH and GCMTI would be provided at Pak Shing Kok Road. The key development data is briefly set out in **Table 4.1**.

Table 4.1 Key Development Data

	CMH	GCMTI
Total Site Area (about)	60,100m^2	
Site Area (about)	42,900 m^2	17,200 m^2
Plot Ratio (about)	2.8	1.5
Total GFA (about)	119,950 m^2	25,730 m^2
Site Coverage (about)	55%	45%
No. of Storeys ▪ Main Roof Level ▪ Top Roof Level	 9 nos. (including LG/F) 11 nos. (including LG/F)	 6 nos. 7 nos.
Mean Site Formation Level	About 61mPD	About 66mPD
Building Height (about)[1] ▪ Main Roof Level ▪ Top Roof Level ▪ Chimney	 About 106mPD About 120.85mPD About 125mPD	 About 99.35mPD About 107.35mPD N/A

Absolute Building Height ▪ Main Roof Level ▪ Top Roof Level ▪ Chimney	 About 45m About 59.85m About 64m	 About 33.35m About 41.35m N/A
No. of Blocks	1 no.	1 no.
Open Space Provision[2]	About 74,500 sq.m	About 36,000 sq.m
Greenery Area ▪ At-grade ▪ Overall	 15% 30%	 15% 20%
No. of Beds	400	N/A
No. of Laboratories	1	More than 15 groups
Note: 1. including roof-top structures exceeding 10% of building height 2. including open space for visitors, staff and patients (CMH only)		

4.2 Design Concepts and Considerations

4.2.1 The CMH and GCMTI are first of its kind in Hong Kong and the uniqueness of the Chinese medicines culture would be prudently expressed in architectural form. The buildings are designed based on the concept of natural order and harmony between human and nature. The elevation form would respect the existing topography of the Site (rises from the south to north to form different steps) and respond to the surrounding naturalistic context. "Integration with nature" is expressed through the provision of gardens and landscaped courtyards at different levels of the buildings. The use of limited palette of materials at the façade expresses the five elements which is another important concept in Chinese medicine culture. Both CMH and GCMTI are interconnected by shared facilities and a central garden. The conceptual landscape plan for the CMH and GCMTI is provided in **Figure 4.1**.

4.2.2 The CMH and GCMTI will be designed in accordance with Development Bureau's Technical Circular DEVB TC(W) No. 2/2015 on Green Government Buildings to include the requirement of renewable energy technologies. Appropriate use of renewable energy such as solar panels and PV panels will be installed at the roof. Greenery area of not less than 30% for CMH and 20% for GCMTI will be incorporated. Vertical greening will be provided at the southern and northern elevation of CMH to reduce façade heat gain as well as to enhance the amenity of the Proposed Development. Vertical fins are incorporated at the curtain wall façade as an unique architectural feature as well as for solar shading purpose to reduce heat gain. It is targeted that both CMH and GCMTI would achieve second highest grade or above under the Beam Plus New Buildings.

Figure 4.1 Conceptual Landscape Master Plan

4.3 The Need for Minor Relaxation of Building Height Restriction

4.3.1 According to JPN No. 5, the total area of all enclosed (and covered) structures on roof-top of buildings, regardless of their height, exceed 50% of the roof area of the floor below or roof-top ancillary structures (regardless of whether they are enclosed, covered or open) exceeding 10% of the building height or 15m (for building taller than 30m) or 3m for building not more than 30m will need to count towards the height of the building. With the tremendous effort of the Project Team to minimize the height of CMH and GCMTI as far as possible, the main roof level for both buildings would not exceed 106mPD (i.e. the building height restriction of the subject Site). The need for minor relaxation of building height restriction for CMH and GCMTI is due to the height of the ancillary roof-top structures which exceeds 10% of building height or 15m (whichever is the less).

4.3.2 The Site is subjected to a number of development constraints (**Figure 4.2** refers) which have posed limitation to the underground development:

a) Site Constraint – High Rockhead Profile

The Site generally sits on high rockhead profile ranging from 5m to 10m below existing ground. One lower ground floor has been introduced for CMH with floor to floor of 6m in average making most of the building to be

sat on shallow footing on rock. For GCMTI, the rockhead profile is around 3m below existing ground. The building is designed to sit on shallow footing on rock. Deeper rock excavation is not desirable.

b) Site Constraint – MTR Tunnel of Tseung Kwan O Line (GCMTI)

MTR tunnel of Tseung Kwan O line is located below the footprint of GCMTI. Hence, the Site falls within the Railway Protection Zone and Development Bureau's Technical Circular (Works) No. 1/2009 "Railway Protection" is applicable. Stress change (i.e. addition and reduction of loads) on MTRC underground structures during construction and operation stages shall not exceed 20kPa. Basement construction would require deep excavation which will cause great stress change (i.e. reduction of loads) on MTRC underground structures during construction stage. Therefore, GCMTI is designed to sit on shallow foundation which would minimize excavation depth and reduce the stress change.

c) Site Constraint – Sewerage Tunnel Protection Area (CMH)

The western part of the Site encroaches onto the tunnel protection zone of a sewage tunnel maintained by Drainage Services Department ("DSD"). Similar to MTR tunnel, stress change (i.e. addition and reduction of loads) on sewerage tunnel during construction and operation stages shall be minimized. Additional excavation into the rock will increase the change in pressure which may pose adverse impact on the sewerage tunnel. Hence, excavation should be minimized to avoid the disturbance. Site formation and foundation works would need to strictly comply with DSD's technical requirements.

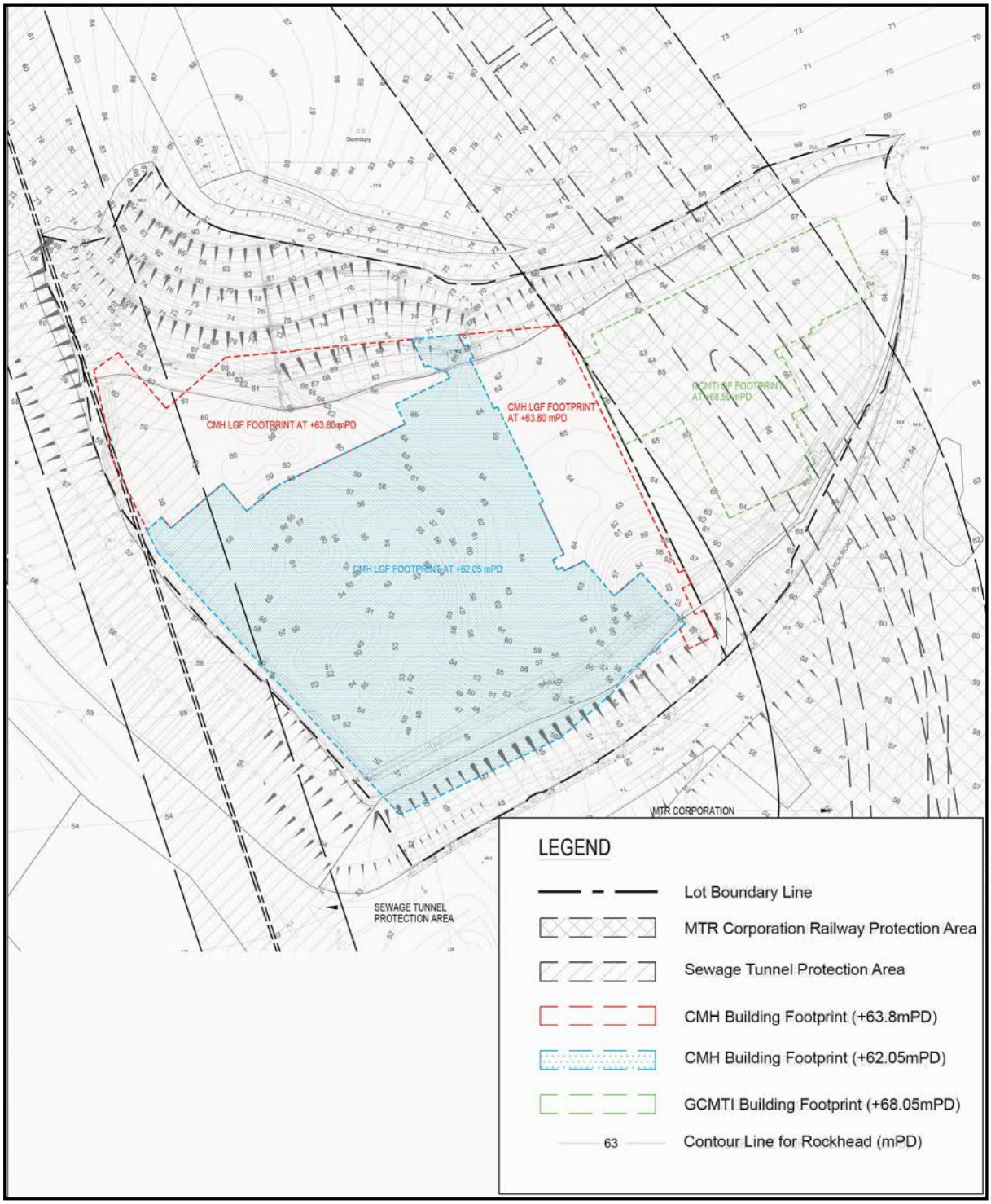


Figure 4.2 Development Constraints of the Site

CMH

4.3.3 During the design development of the CMH, the Project Team has made every attempt to minimize the building height as far as practicable. The floor-to-floor height of each level has been carefully studied to meet the headroom and structural requirements. A 6m floor-to-floor height at G/F is required to accommodate E&M plant rooms such as transformer rooms with

higher headroom requirement. Transformer rooms are required to be provided at G/F as it is a requirement of CLP to locate the transformer rooms near the vehicle roads for the ease of transportation of the transformers during maintenance and repairmen without interrupting the normal operation of the hospital. It is not preferable to have plant rooms below G/F, especially the electrical plant rooms, transformer rooms, LV switch rooms, as they are prone to flooding during the heavy rain water season and affect the normal operation of the hospital. Other plant rooms such as water tank and pump room and generator room are required to be provided at G/F. Due to the limited water main supply pressure, the water tank and pump room cannot be located too high above ground level. The generator rooms are provided at G/F of CMH as they need to be located far way from the patient areas in order to minimize the disturbance at the time of annual testing and inspection. The AHU rooms and fan rooms would require fresh air take and exhaust at above ground floor level for clean air ventilation purpose. Automated conveyer belt will be installed at the pharmacy dispensary area on G/F with headroom requirement of 4m. Together with the normal E&M and structural requirements, 6m floor-to-floor height is justified. A 4.5m floor-to-floor height has been adopted for the remaining floors which is similar to other public hospitals such as Our Lady of Maryknoll Hospital and Grantham Hospital in Hong Kong.

4.3.4 For Government projects with construction floor area ("CFA") of larger than 300 sq.m under the Capital Works Programme, adoption of Modular Integrated Construction ("MiC") in accordance with Development Bureau's ("DevB's") Technical Circular (Works) No. 2/2020 would be required. MiC has the benefits of enhanced efficiency, shortened construction period, improved site safety performance, better building quality, less construction waste, less demand for site labour as well as less construction nuisance. Various facilities at CMH will be constructed by MiC. As MiC would need to be self-supportive, supporting frames will take up more space at the already minimized headroom for each floor.

4.3.5 The building is designed in response to the contours of the hillside with stepping incorporated for creation of various uncovered courtyards at different levels. To improve the environmental quality of the urban space, terraced landscape has been provided to meet the minimum 30% greenery coverage in accordance with SBDG. Ward with beds and staff quarter are provided at 4/F to 7/F. They are habitation space and shall provide with natural lighting and ventilation as required by Building (Planning) Regulation. Also, no part of the habitation space shall be more than 9m from the window facing external air. Given the above requirement, "H shape" building form (instead of a conventional building form with maximized site coverage) has been adopted to maximize the window frontage for the habitation space.

4.3.6 To accommodate the required GFA for various facilities including wards, clinical facilities, administrative and support facilities, internal transportation facilities and E&M facilities that are essential to the operation of CMH, 9 nos. of storeys (up to main roof level) are required. The extent of LG/F has already been maximized in view of the high rockhead profile. It is also not desirable for hospital to be developed in a downward manner with several basement levels without natural daylight. The hospital should provide a welcoming and patient-orientated friendly atmosphere and the clinical consultation zone would be located at G/F with the view of the central garden and daylight. The Proposed Scheme has already fully utilized the underground space by allocating facilities that are less patient sensitive such as back-of-house administrative and supporting facilities, loading and unloading area, non-emergency ambulance transfer drop-off and ambulance parking to support the daily operation of the hospital as well as the ancillary carpark and Public Vehicle Park. The Mortuary Department is also located at the basement away from the remaining clinical areas.

4.3.7 The buildable area (above-ground) is constrained by the inaccessible slope of 22m in height at the northern portion of the CMH Site. To enhance the quality and sustainability of the built environment, the project strictly follow the sustainable building design guidelines APP-152 statutory requirement which is also an employer requirement. To improve quality of urban space particularly at pedestrian level and to mitigate the heat island effect, the current scheme provided 15% of greenery site coverage at GF which complies with the minimum requirement at the primarily zone as stipulated in the Sustainable Building Design Guidelines ("SBDG"). According to Code of Practice for Fire Safety in Buildings 2011, no part of the floor served by the fireman's lift should be more than 60m along actual passages. Hence, the maximum distance of 120m between the two fireman's lifts would dictate the maximum length (i.e. 120m) of the building along the east-west axis for compliance with Building Ordinance. Moreover, with the need to accommodate essential components on G/F including emergency vehicular access ("EVA") along the perimeter, access road, landscaped area, main drop-off area (with taxi, private car and public bus lay-bys) at the entrance, and the vehicular ramp (on the southern slope) from Pak Shing Kok Road leading to the Site as well as to comply with building setback requirement of SBDG, the building footprint in the current design (with site coverage of about 55%) has already been optimized. The plan showing the spatial arrangement at G/F is provided in **Figure 3.3**. The resulting main roof level of CMH has reached about 106mPD.

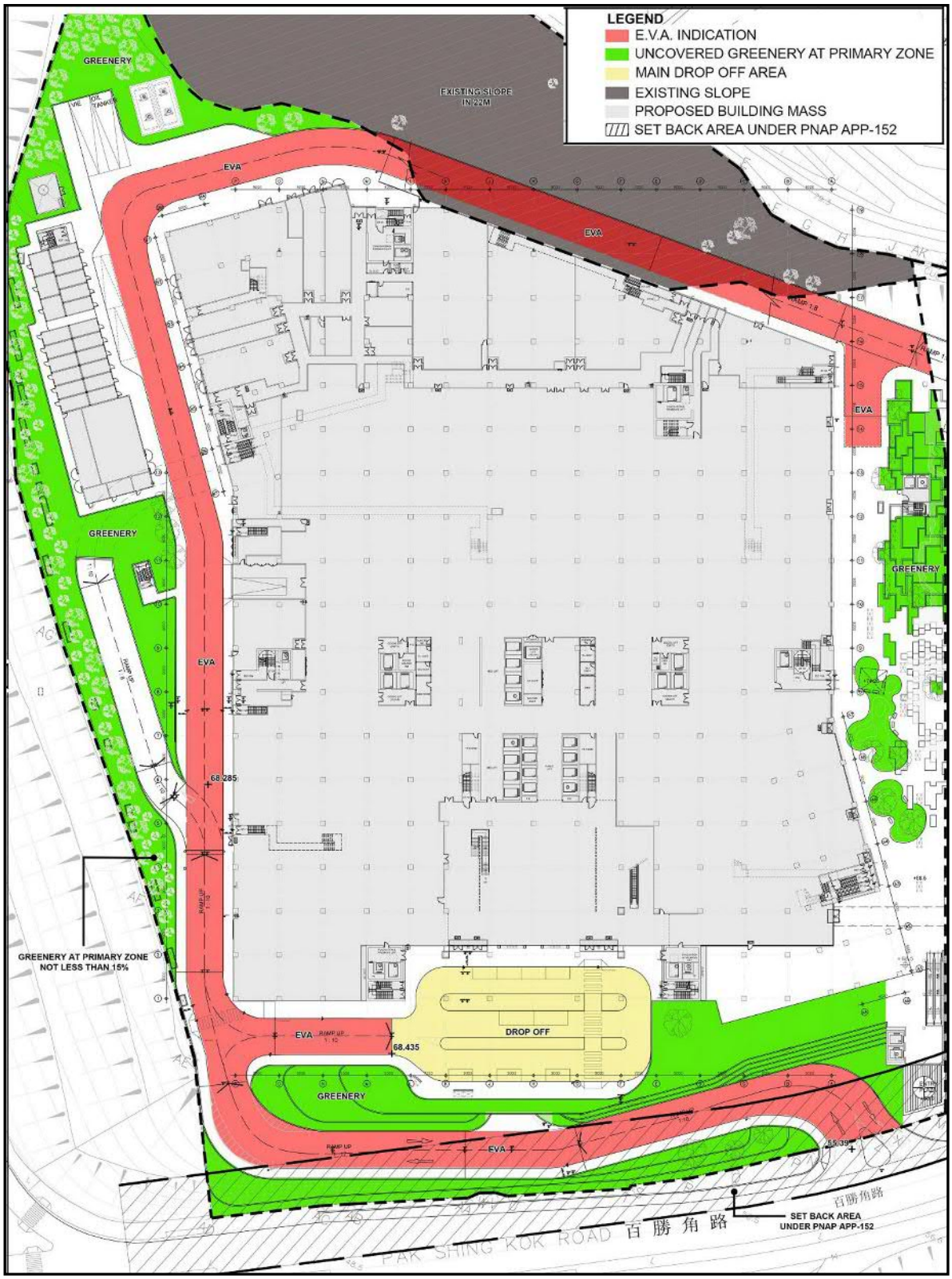


Figure 4.3 Ground Level Spatial Arrangement of CMH

4.3.8 The roof-top ancillary structures on the main roof of the CMH including various E&M plant rooms and chimneys. As shown in the section of the Conforming Scheme (**Appendix 1** of the Supporting Planning Statement

refers), the allowable height of the roof-top ancillary structures under JPN No. 5 is about 110.5mPD (i.e. 10% of the total building height measured from mean site formation level from the main roof level of about 106mPD). The height of 4.5m allowed cannot meet the E&M requirements of CMH. To facilitate the maintenance and replacement of E&M equipment, sufficient clear headroom would be required. Together with building structures, a 6.1m headroom is required for the E&M plant rooms at main roof level. The total area of all enclosed (and covered) structures at main roof level would not exceed 50% of the roof area of the floor below.

4.3.9 Photovoltaic ("PV") panels and solar panels will be installed at the upper roof in accordance with Development Bureau's Technical Circular DEVB TC(W) No. 2/2015 on Green Government Buildings to include the requirement of renewable energy technologies. These panels have to be located at the higher location of the building (at about 112.1mPD) so as to get the largest amount of sun light, without any blockage from the nearby buildings for maximizing the generated electrical and heating powers correspondingly.

4.3.10 Water cooled air conditioning system with the application of cooling towers will be required for the operation of CMH and is required to be provided at upper roof floor. According to the Code of Practice for Fresh Water Cooling Towers by Electrical and Mechanical Services Department ("EMSD") as well as the Code of Practice for Prevention of Legionnaires' Disease, the cooling towers shall be sited away (with minimum separation of 7.5m) from fresh air intakes of the building and air conditioning system, openable windows, outlets of air exhaust as well as the public thoroughfare (**Figure 4.4** refers). Hence, locating the cooling towers at the upper roof floor is considered the most appropriate.

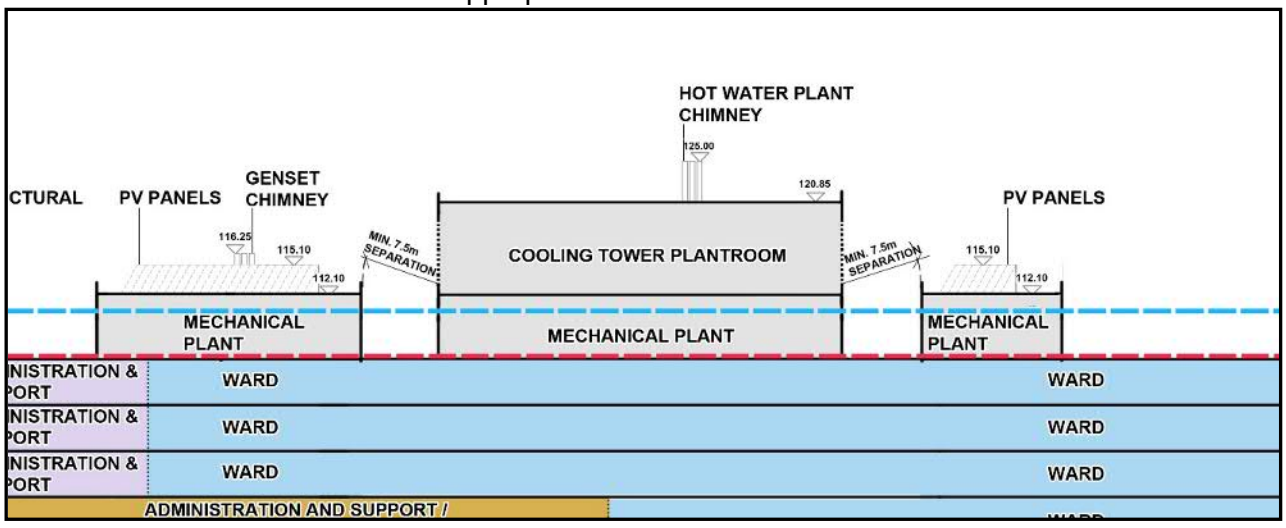


Figure 4.4 Separation Distance of 7.5m from the Cooling Tower Louvre

4.3.11 The minimum required area for the provision of cooling tower is about 1,300 sq.m. As the main roof is already occupied by required E&M facilities, there is not enough room to accommodate the cooling tower of required size at the main roof. Moreover, the minimum vertical separation of 7.5m cannot be met due to the openable window at the ward floor below if the cooling tower is to be located at main roof. This minimum vertical separation is to avoid the drift and air emitted from the cooling tower entering the building through outdoor air intake and openable window at the ward floor or the exhaust air from the building becoming the cooling air for the cooling tower. The required headroom for the cooling towers is about 8.75m to accommodate the required maintenance space, building structures and provision of silencers to minimize disturbance caused by the water-cooled chiller plant. Together with the E&M plants at main roof and upper roof levels, the building height would reach about 120.85mPD.

4.3.12 The chimneys for the CMH (with area of about 20 sq.m only) would reach about 125mPD. In view of the above, the plants and essential uses on the main roof will need to be counted towards the height of the building. The resultant building height of about 125mPD would exceed the building height restriction of 106mPD thus minor relaxation of building height restriction from 106mPD to 125mPD (i.e. +19m or +17.92%) would need to be sought.

GCMTI

4.3.13 For GCMTI, the floor-to-floor height for each floor has been carefully considered with respect to the operational need. A 6m floor-to-floor height has been allowed at G/F due to the need to accommodate E&M plant rooms such as transformer rooms with higher headroom requirement. The transformer rooms are required to be provided at G/F as it is a requirement of CLP to locate the transformer rooms near the vehicle roads for the ease of transportation of the transformers during maintenance and repairment, without interrupting the normal operation of GCMTI. The laboratories at level 1 to level 4 would require a floor-to-floor height of 4.7m to 5m (for level 1 only) to support different nature of operations and special equipment installation.

4.3.14 To accommodate the required GFA for more than 15 groups of advanced laboratories, Chinese medicine herbarium laboratories, an international collaboration and training centre, as well as various administration and E&M facilities that are essential to the operation of GCMTI, 6 nos. of storeys (up to main roof floor) are required. The buildable area (above-ground) is constrained by the inaccessible slope at the northern portion of the GCMTI Site. With the need to accommodate essential components on G/F including EVA along the perimeter, access road, a medicinal plant garden

and plant nursery, greenery area (to comply with minimum 15% requirement under SBDG for primary zone), main drop-off area at entrance and outdoor carpark as well as to comply with building setback requirement of SBDG, the building footprint in the current design has already been optimized (**Figure 4.5** refers). Terraced design has been incorporated at GCMTI to maximize the area for provision of greenery in order to fulfill the minimum site coverage of 20% greenery in accordance with SBDG. The resulting main roof level of GCMTI is about 99.35mPD.

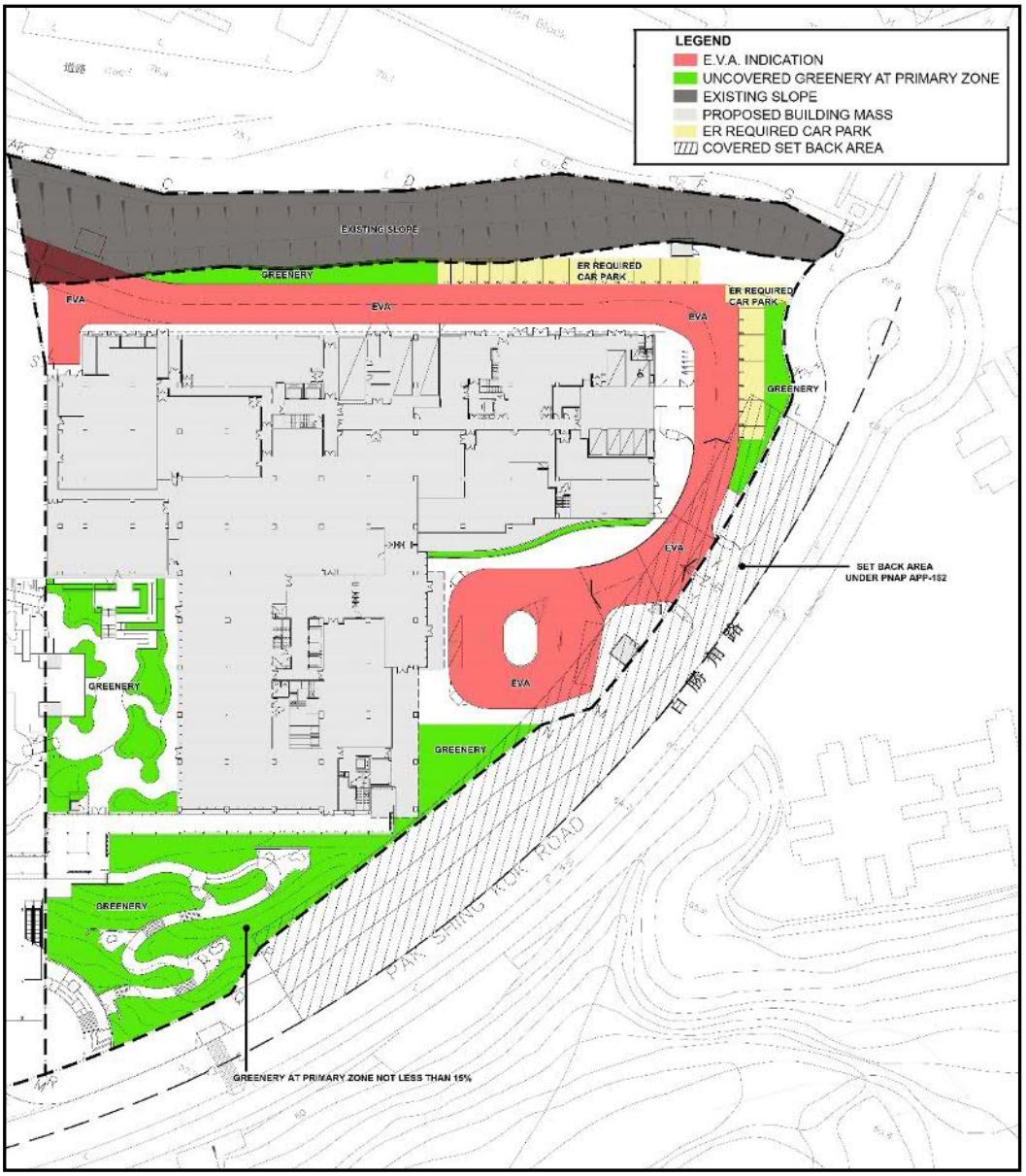


Figure 4.5 Ground Level Spatial Arrangement at GCMTI

4.3.15 To facilitate the maintenance and replacement of E&M equipment, sufficient clear headroom would be required. Together with building structures, a 5.75m headroom is required for the E&M plant rooms at 5/F. An office will

also be provided at 5/F with floor-to-floor height of 4.5m which is common headroom requirement for other office space.

4.3.16 Water cooled air conditioning system with the application of cooling towers will be required for the operation of GCMTI and is provided at upper roof floor. The required headroom for the cooling towers is about 8.9m to accommodate the required maintenance space, building structures and provision of silencers to minimize disturbance caused by the air-cooled chiller plant. Due to space constraint and even if the office can be relocated to 4/F, the office area at 5/F is insufficient to accommodate all the E&M facilities as well as the cooling tower of the required size at the main roof. More importantly, the cooling tower shall be sited away (with minimum separation of 7.5m) from fresh air intakes of the building and air conditioning system, openable windows, outlets of air exhaust as well as the public thoroughfare (**Figure 4.6** refers). Hence, locating the cooling tower at the upper roof floor is considered the most appropriate. The building height of cooling tower would reach about 107mPD.

4.3.17 As shown in the section of GCMTI at **Appendix 2** of this Supporting Planning Statement, in order to support the different operations and special equipment installation, the goods lift is proposed to serve the main roof and up to the upper roof floor to allow delivery of mechanical plant and equipment. Lift landing is required at main roof for maintenance of the E&M facilities at that level. The height of the lift overrun (minimum 5.8m) and machine room required for goods lift due to the special requirements/needs of GCMTI (together with the building structure) is about 8.9m (from level of about 98.45mPD). Hence, the lift core would locally be required to exceed the allowable building height of 106mPD by 1.35m (i.e. up to 107.35mPD).

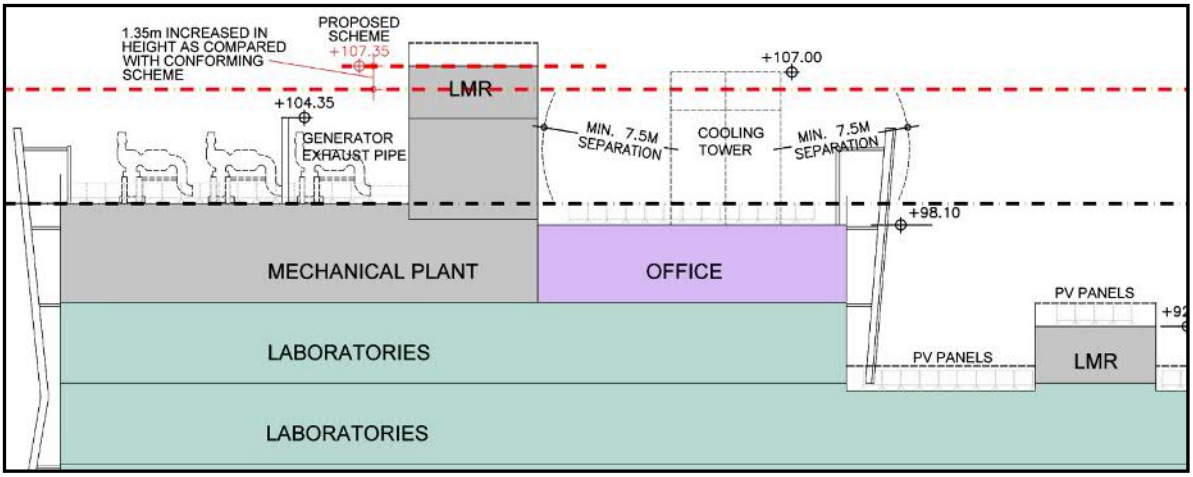


Figure 4.6 Separation Distance of 7.5m from the Cooling Tower Louvre at GCMTI

5. IDENTIFICATION OF VISUAL ELEMENTS AND PRELIMINARY ANALYSIS

5.1 Identification of Visual Envelope and Visual Sensitive Receivers

5.1.1 According to TPB PG- No. 41, it is stated that "in the highly developed context of Hong Kong, it is not practical to protect private views without stifling development opportunity and balancing other relevant considerations". It is also stated that in the interest of the public, it is far more important to protect public views, particularly those easily accessible and popular to the public or tourists". It is further stated that VIA should primarily assess the impact on sensitive public viewers from the most affected viewing points". The viewing points could be kinetic or static and they include key pedestrian nodes, popular areas used by the public or tourists for outdoor activities, recreation, rest, sitting-out, walking, sight-seeing and prominent travel routes where travellers' visual attention may be caught by the Proposed Development.

5.1.2 In this urban setting, VPs are mainly defined by medium- to high-rise developments and existing vegetation as these elements may have partially hid the proposed development when viewing from distant. As prescribed in the TPB PG-NO. 41, the viewers will tend to see the building as part of a group rather than as a single building when the viewing distance equals to three times the height of the building (the 3H zone) from the Site. Therefore the 3H zone could be used as a reference in determining the assessment area. Since the actual maximum building height of the Proposed Development will be about 56.5m, the assessment area covers a radial area of about 169.5 m (i.e. 3H) from the façade of the Proposed Development (**Figure 3.1** refers).

5.1.3 As the Site is surrounded by mainly medium- to high-rise developments and located at a higher platform at 68.5mPD, the VSRs to the south, east and west of the Site as well as VSRs at higher level from the southeast may have exposed view on the Proposed Development. The VE covers the area where direct sight towards the Proposed Development is available and the three identified VSRs within the assessment area is presented in **Figure 3.1**. Since protecting private view is not the purview of the TPB, this VIA focuses primarily on public VSR only and no private VSR, such as residents of private development and users of developments with restricted/exclusive accesses (e.g. school and office, etc.) will be identified.

5.2 Selection of Representative Viewpoints

5.2.1 To ascertain the visual impact of the Proposed Development, the visual analysis has been conducted based on the existing site context. Representative VPs within the VE were selected for assessing the visual impact to the VSRs. Selected VPs shall cover public views from easily accessible and popular area

from different directions. When selecting VPs, priority shall be given to major public open space, public focal points, existing/future pedestrian nodes, key pedestrian/vehicular corridor, and existing major vistas will be considered as major visual sensitive viewpoints. In this VIA, five VPs are selected for further assessment on the visual impact of the Proposed Development, which are summarized in **Table 5.1** and shown in **Figure 3.1**.

Table 5.1 Selected Visually Sensitive Viewpoints

Viewpoint ID	Description
VP1	Wan Po Road Pet Garden
VP2	Footpath along Wan Po Road outside Shaw Studios
VP3	Hiking Trail leading to Miu Tsai Tun
VP4	Footpath along Wan Po Road near Creative Secondary School
VP5	Tseung Kwan O Waterfront Promenade between Savannah and Yung Ming Court

VP1 – Wan Po Road Pet Garden

5.2.2 Wan Po Road Pet Garden is situated at the northern part of Tseung Kwan O Landfill Stage 1 and is located adjacent to the Tseung Kwan O South Waterfront Promenade. It is the largest pet garden in Hong Kong and is a very popular recreational spot for pet lovers in the area. This VP is taken at the access road (at level of about 31mPD) of the Pet Garden and captures the view of the existing vegetation along the periphery of Tseung Kwan O Landfill in the foreground and the Site in the background. It is selected to assess the potential visual impact on the VSRs i.e. the users engaging in leisure recreational activities such as leisure walking and playing with their pets.

VP2 – Footpath along Wan Po Road (Outside Shaw Studios)

5.2.3 This VP is located to the south of the Site along the footpath of Wan Po Road at level of about 44.2mPD near Shaw Studios. Wan Po Road is one of the major roads in Tseung Kwan O providing connection between Tseung Kwan O Tunnel Road and Tseung Kwan O INNOPARK. The VP captures the view of existing vegetation along Wan Po Road as well as Shaw Studios. The VP is selected to demonstrate the visual experience of pedestrians as well as drivers which are transient and kinetic in nature.

VP3 - Hiking Trail leading to Miu Tsai Tun

5.2.4 Miu Tsai Tun is a mountain lies within Clear Water Bay Country Park and this VP is taken at the hiking trail connected with High Junk Peak Country Trail leading to Miu Tsai Tun. The Trail is a popular hiking route for hikers. The

level of this VP is about 307mPD with open view towards the Site from the southeast, capturing views of the Disciplined Services Quarter for the FSD, Fire and Ambulance Service Academy, Tseung Kwan O Landfill Stage I, the vegetated knoll at the "GB" zone, Shaw Studios, residential development, Oscar by the Sea as well as high-rise residential developments in Tseung Kwan O New Town in the background. This VP is selected to assess the visual experience of recreational hikers engaging in hiking activities.

VP4 – Footpath along Wan Po Road near Creative Secondary School

5.2.5 This VP is located to the northwest of the Site along the footpath of Wan Po Road at level of about 22.8mPD near Creative Secondary School. The VP captures the view of Wan Po Road, existing vegetated knoll and vegetation along Wan Po Road. The VP is selected to demonstrate the visual experience of pedestrians, in particularly students and school staff as well as drivers which are transient and kinetic in nature.

VP5 - Tseung Kwan O Waterfront Promenade between Savannah and Yung Ming Court

5.2.6 Tseung Kwan O Waterfront Promenade is about 2km in length providing connection between Tiu Keng Leng and LOHAS Park. It is well equipped with footpaths and cycling tracks and is a popular recreational spot for the public to engage in leisure walk, jogging and cycling activities. This VP is located at the section of Tseung Kwan O Waterfront Promenade between Savannah and Yung Ming Court to the west of the Site at level of about 11mPD. It captures the open view of Pak Shing Kok and the mountainous backdrop of Sheung Yeung Shan and Ha Yeung Shan. The VP is selected to assess the visual experience of the public engaging in both passive and active recreational activities.

5.3 Preliminary Analysis

5.3.1 The VIA evaluates the degree of visual impact of the Proposed CMH and GCMTI that will be created to its surroundings and VSRs, especially at the VPs identified. **Table 5.2** outlines the details of the VPs and provides with preliminary analysis including the nature of the VSRs, the quality of existing view, the frequency of use and popularity of the spot.

5.3.2 The visual impacts of the public VSRs from the selected five VPs will be assessed in detail in **Section 6**.

Table 5.2 Identified Visually Sensitive Viewpoints with Preliminary Analysis

Viewpoints (VPs)	Distance/ Direction	Height in mPD (Approx.)	Visually Sensitive Receivers	Popularity by Public	Nature of VP	Visual Sensitivity[1]	Visual Quality[2]
VP1: Wan Po Road Pet Garden	Approx. 380m/ Northeast	+31.0	Users of the Open Space	Frequent	Passive recreation	Medium to High	Good
VP2: Footpath along Wan Po Road (Outside Shaw Studios)	Approx. 220m/ South	+44.2	Pedestrians and Drivers	Transient/ Frequent	Transient	Low to Medium	Good to Fair
VP3: Hiking Trail near Miu Tsai Tun	Approx. 1,000m/ Southeast	+307.0	Hikers	Frequent	Active and passive recreation	Medium to High	Good
VP4: Footpath along Wan Po Road near Creative Secondary School	Approx. 527m/ Northwest	+22.8	Pedestrians and Drivers	Transient/ Frequent	Transient	Low to Medium	Good to Fair
VP5: Tseung Kwan O Waterfront Promenade between Savannah and Yung Ming Court	Approx. 720m/ West	+11.0	Users of Promenade	Frequent	Active and passive recreation	Medium to High	Good

[1] Visual sensitivity is determined by the types of activities the VSRs are engaging in and the duration and distance over which the proposed development would remain visible. For example, people engaging in active recreational activities such as playing basketball or football at the VP are less sensitive to visual change than passive recreational activities.

[2] Visual quality is assessed based on the openness and permeability of the view as well as the visibility of visual resources including prominent ridgelines, the harbour, natural coastlines, open sea horizon, skyline, scenic areas, valued landscape, special landmark, heritage features to be preserved.

6. ASSESSMENT OF VISUAL IMPACTS

6.1 General

6.1.1 Since the purpose of the S16 Planning Application is for the proposed minor relaxation of building height restriction from 106mPD to 125mPD for the proposed CMH and GCMTI, the assessment will focus on evaluating the potential visual impact of the Indicative Development Scheme (at 125mPD) as compared with the Conforming Scheme (at 106mPD). The relevant appraisals in relation to visual composition, visual obstruction and effects on public viewers and effects on visual resources are focused on the changes to be brought about by the proposed minor relaxation of building height restriction of the Proposed Development. The existing views of the VPs presented in the photomontages are for reference only.

6.2 VP1 – Wan Po Road Pet Garden *(**Figure 6.1** refers)*

Visual Composition

6.2.1 As shown in **Figure 6.1**, this VP captures the existing open view towards Tseung Kwan O Landfill Stage I with the existing vegetation along the periphery in the foreground. GCMTI is not visible at this VP and only a very small portion of the roof-top structures of CMH, with or without the minor relaxation of building height restriction, will be visible at this VP. Hence, the effect of the increased in building height on the existing visual composition will be small.

Visual Obstruction

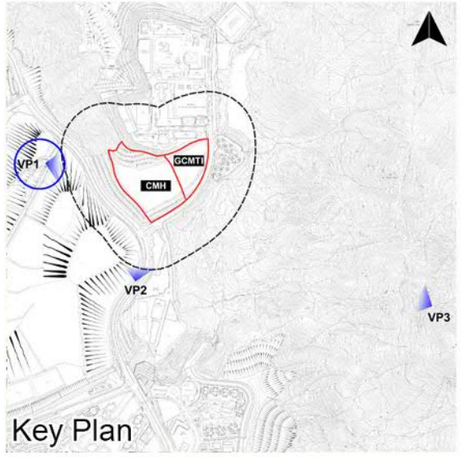
6.2.2 Due to the small scale of the roof-top structures of CMH, the upper part of the Proposed CMH will only result in slight visual obstruction to the existing visual elements such as skyview and greenery backdrop no matter with or without minor relaxation of building height restriction.

Effect on Public Viewers

6.2.3 The visitors to the Pet Garden will usually be pet lovers engaging in passive recreational activities with their pets and the visual sensitivity of the VSRs will be medium to high. As shown in **Figure 6.1**, the proposed CMH development is largely screened off by the existing lush vegetation in the foreground. Hence, the visual change brought about by the increase in building height is negligible.

Effect on Visual Resources

6.2.3 The existing skyline and greenery resources will not be affected by the proposed CMH, with or without the minor relaxation of building height restriction. The Proposed Development with an increase in building height would not change the condition and character of the assessment area.



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Viewpoint 1 – Wan Po Road Pet Garden

Proposed Minor Relaxation of Building Height Restriction for the Permitted Chinese Medicine Hospital and Government Chinese Medicines Testing Institute at "G/IC(8)" Zone, Government Land at Tseung Kwan O Area 78, New Territories

Visual Impact Assessment

Figure 6.1

Date: 21 July 2022

6.3 VP2 - Footpath along Wan Po Road (Outside Shaw Studios) *(Figure 6.2 refers)*

Visual Composition

6.3.1 As shown in **Figure 6.2**, the visual composition of this VP is dominated by Shaw Studios and the existing lush vegetation along footpath of Wan Po Road. The proposed CMH will dominate the view at this VP upon completion. The proposed increase in building height restriction with slightly taller building height will not alter the visual composition at this VP.

Visual Obstruction

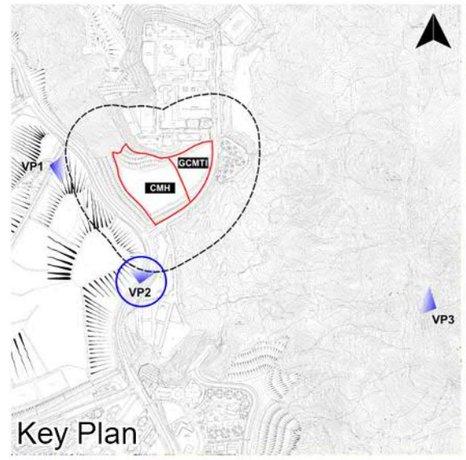
6.3.2 From this VP, the existing skyline will be affected by the proposed CMH, with or without the proposed minor relaxation of building height restriction. Yet, the visual openness will be reduced. As shown in **Figure 6.2**, the increase in building height of the Proposed Development will further fill the gap between the Proposed Development and Shaw Studios and will incur slight impact to the visual openness experienced by the VSRs.

Effect on Public Viewers

6.3.3 As the VSRs will be pedestrians and drivers (who are transient and kinetic in nature), the visual sensitivity of the VSRs will be low to medium. The photomontage in **Figure 6.2** demonstrates that no matter with or without the minor relaxation of building height restriction for the Proposed Development, the VSRs at this VP will experience a typical urban townscape view with the Proposed Development as a prominent feature. With the incorporation of architectural features i.e. vertical fins at the façade, the roof-top ancillary structures will be partially screened off and disguised. Hence, the effect of the on the visual experience of the VSRs due to the increase in height of the ancillary roof-top structures is negligible.

Effect on Visual Resources

6.3.4 The Proposed Development, with or without the minor relaxation of building height restriction, will affect the skyline at this VP. The Proposed Development with an increase in building height restriction would not substantially change the condition, quality and character of the assessment area.



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Viewpoint 2 – Footpath along Wan Po Road outside Shaw Studios

Proposed Minor Relaxation of Building Height Restriction for the Permitted Chinese Medicine Hospital and Government Chinese Medicines Testing Institute at "G/IC(8)" Zone, Government Land at Tseung Kwan O Area 28, New Territories

Figure 6.2

Visual Impact Assessment

Date: 12 May 2022

6.4 VP3 - Hiking Trail leading to Miu Tsai Tun *(Figure 6.3 refers)*

Visual Composition

6.4.1 The view towards the Site from the VP is open and expansive capturing the G/IC neighbournood in Pak Shing Kok (comprising the Disciplined Services Quarter for the FSD, Fire and Ambulance Service Academy, and Shaw Studios), Tseung Kwan O Landfill Stage I, vegetated knoll at "GB" zone as well as high-rise residential developments in Tseung Kwan O New Town. The proposed CMH and GCMTI would be visible in the VP which will bring about slight change to the existing visual composition. With the incorporation of building separation, stepped terrace design, architectural feature i.e. vertical fins and ample landscaping spaces, the Proposed Development would be compatible in character with the surrounding environment.

Visual Obstruction

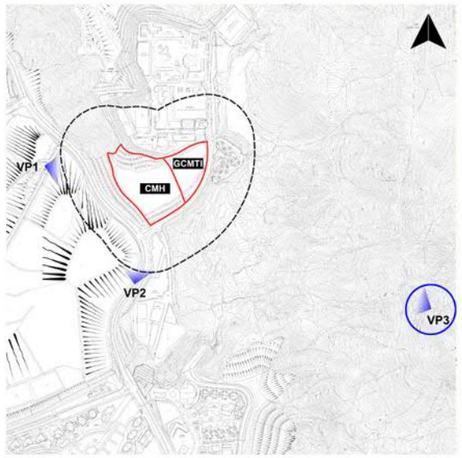
6.4.2 From this VP, the existing view is dominated by existing G/IC neighbourhood in Pak Shing Kok embraced by a green setting. As shown in **Figure 6.3**, the existing vegetation and visual openness of this VP will not be affected by the proposed CMH and GCMTI at the Site, no matter with or without the increase in building height restriction.

Effect on Public Viewers

6.4.3 Recreational hikers and visitors will have a transient but frequent view towards the Site. As they often seek high quality views during hiking activities, their sensitivity will be high. The proposed CMH and GCMTI will stand amongst the existing G/IC developments at Pak Shing Kok and the development intensity of the Proposed Development, with or without the minor relaxation of building height, would be congruous with the surrounding development. The adoption of stepped terrace design, building separation, architectural features and landscaping at the Proposed Development will add visual interest to the Site. Hence, the effect on the visual experience of the VSRs due to the increase in height of the ancillary roof-top structures is negligible.

Effect on Visual Resources

6.4.4 The key visual resources will not be affected by the Proposed Development. No discernible change in magnitude of the visual impact due to the increase in building height is anticipated.



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Viewpoint 3 – Hiking Trail leading to Miu Tsai Tun

Proposed Minor Relaxation of Building Height Restriction for the Permitted Chinese Medicine Hospital and Government Chinese Medicines Testing Institute at "G/IC(8)" Zone, Government Land at Tseung Kwan O Area 28, New Territories

Visual Impact Assessment

Figure 6.3

Date: 12 May 2022

6.5 VP4 - Footpath along Wan Po Road near Creative Secondary School (*Figure 6.4* refers)

Visual Composition

6.5.1 As shown in **Figure 6.4**, the visual composition of this VP is dominated by Wan Po Road, the vegetated knoll and the vegetation along the Road. The upper part of the proposed CMH will slightly alter the composition of this VP with introduction of building structure upon completion. The proposed increase in building height restriction with slightly taller building height will not further alter the visual composition at this VP.

Visual Obstruction

6.5.2 From this VP, the existing skyline will be slightly affected by the proposed CMH, with or without the proposed minor relaxation of building height restriction. Yet, the visual openness will be slightly reduced. As shown in **Figure 6.4**, the increase in building height of the Proposed Development will not incur any impact to the visual openness experienced by the VSRs as compared with the conforming scheme.

Effect on Public Viewers

6.5.3 As the VSRs will be pedestrians and drivers (who are transient and kinetic in nature), the visual sensitivity of the VSRs will be low to medium. The photomontage in **Figure 6.4** demonstrates that no matter with or without the minor relaxation of building height restriction for the Proposed Development, the VSRs at this VP will experience a typical urban townscape view with the upper part of CMH visible. The lower part of CMH will be screened off by the existing vegetation at the knoll. With the incorporation of architectural features i.e. vertical fins at the façade, the roof-top ancillary structures will be partially screened off and disguised. Hence, the effect of the on the visual experience of the VSRs due to the increase in height of the ancillary roof-top structures is negligible.

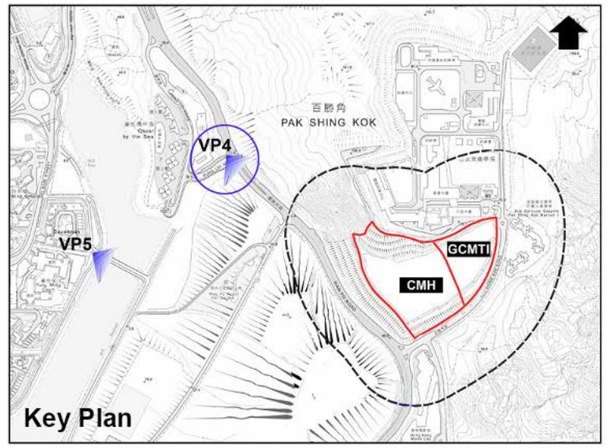
Effect on Visual Resources

6.5.4 The Proposed Development, with or without the minor relaxation of building height restriction, will slightly affect the visual openness at this VP. The Proposed Development with an increase in building height restriction would not substantially change the condition, quality and character of the assessment area.

Existing Condition

Conforming Scheme

Proposed Development



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Viewpoint 4 – Footpath along Wan Po Road outside Creative Secondary School

Proposed Minor Relaxation of Building Height Restriction for the Permitted Chinese Medicine Hospital and Government Chinese Medicines Testing Institute at "G/IC(8)" Zone, Government Land at Tseung Kwan O Area 78, New Territories

Figure 6.4

Visual Impact Assessment

Date: 21 July 2022

6.6 VP5 – Tseung Kwan O Waterfront Promenade between Savannah and Yung Ming Court *(**Figure 6.5** refers)*

Visual Composition

6.6.1 As shown in **Figure 6.5**, this VP captures the existing open view towards Pak Shing Kok with mountainous backdrop of Sheung Yeung Shan and Ha Yeung Shan and the upper part of Disciplined Services Quarter for the Fire Services Department. The Proposed Development will become a new element in this VP. With or without the minor relaxation of building height restriction, the Proposed Development will be visible at this VP, integrated with the existing greenery. Hence, the effect of the increased in building height on the visual composition will be small.

Visual Obstruction

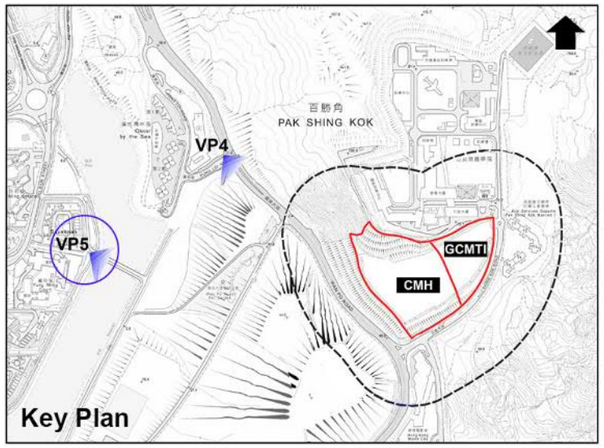
6.6.2 Consider the Site is surrounded by extensive greenery, the Proposed Development will inevitably create partial visual obstruction to the greenery backdrop. As shown in **Figure 6.5**, the Proposed Development with minor relaxation of building height restriction will not lead to further obstruction to the visual resources.

Effect on Public Viewers

6.6.3 As visitors to the Waterfront Promenade will be engaging in both passive (i.e. leisure walking) and active (i.e. jogging and cycling) recreational activities, the visual sensitivity of the VSRs will be medium to high. The lower part of the Proposed Development is largely screened off by the existing lush vegetation in the foreground. With or without the minor relaxation of building height restriction, the overall landscape could still be observed without substantial degradation. Hence the visual change brought about by the increase in building height is negligible.

Effect on Visual Resources

6.6.4 The existing greenery resources will be slightly affected by the Proposed Development, with or without the minor relaxation of building height restriction. The Proposed Development with an increase in building height would not change the condition and character of the assessment area.



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Viewpoint 5 – Tseung Kwan O Waterfront Promenade between Savannah and Yung Ming Court

Proposed Minor Relaxation of Building Height Restriction for the Permitted Chinese Medicine Hospital and Government Chinese Medicines Testing Institute at "G/IC(8)" Zone, Government Land at Tseung Kwan O Area 78, New Territories

Visual Impact Assessment

Figure 6.5

Date: 21 July 2022

7. CONCLUSION

7.1 Based on the appraisal on visual impact relating to visual composition, visual obstruction, effect on public viewers and effect on visual resources, **Table 7.1** below presents the overall visual impact associated with the proposed minor relaxation of building height restriction to the identified VSPs represented in each VP. The visual impact associated with the Proposed CMH and GCMTI at the Site is negligible at the various VPs.

Table 7.1 Summary of Assessment of Visual Impact at the Viewpoints

Viewpoint	Location	Visual Impact due to Minor Relaxation of Building Height Restriction
VP1	Wan Po Road Pet Garden	Negligible
VP2	Footpath along Wan Po Road (Outside Shaw Studios)	Negligible
VP3	Hiking Trail leading to Miu Tsai Tun	Negligible
VP4	Footpath along Wan Po Road near Creative Secondary School	Negligible
VP5	Tseung Kwan O Waterfront Promenade between Savannah and Yung Ming Court	Negligible

7.2 The Site is planned for the CMH and GCMTI to promote service development, education and training, innovation and research in Chinese medicine in Hong Kong. CMH and GCMTI are first of its kind in Hong Kong with very specific design and operational requirements. The height of the essential roof-top ancillary structures in the current design could not be exempted from counting towards building height under JPN No.5. The minor relaxation of building height restriction for accommodating the roof-top ancillary plant rooms and structures is required so that the design and provision of floor space for various facilities in support of the daily operation of CMH and GCMTI would not be compromised.

7.3 As shown in the photomontages, the Proposed Development with increase in building height due to the ancillary roof-top structures will not lead to change in the visual experience of the VSRs. Embracing by the existing vegetation and future landscaping treatment, the proposed CMH and GCMTI will stand harmoniously within the G/IC neighbourhood. Building separation and setback have been incorporated to enhance the visual permeability of the Site. Various sensitive design measures including stepped terraced design, multi-levels landscape spaces, and special architectural feature i.e. vertical fins at the curtain wall façade have been incorporated. The Indicative Development Scheme provides an appropriate response to the naturalistic

setting and the G/IC character of the area.

7.4 In view of the above, it is concluded that the CMH and GCMTI with increase in building height due to the ancillary roof-top structures will not incur any adverse impact in visual terms.

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By Email

Our Ref: S3064_3065/CMH&GCMTI/22/002Lg

7 October 2022

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir/Madam,

Proposed Minor Relaxation of Building Height Restriction for the Permitted Chinese Medicine Hospital and Government Chinese Medicines Testing Institute at "Government, Institution or Community (8)" Zone Government Land at Tseung Kwan O Area 78, New Territories (Planning Application No. A/TKO/127)

Reference is made to the captioned S16 Planning Application which was submitted to the Town Planning Board on 29 August 2022.

The minor relaxation of building height to be sought would be slightly amended as follows:

- Chinese Medicine Hospital - from 106mPD to not exceeding 121mPD (up to top roof level)
- Government Chinese Medicines Testing Institute – from 106mPD to not exceeding 108mPD (up to top-roof level)

The relevant replacement pages of Form No. S16-I, Supporting Planning Statement and Visual Impact Assessment are enclosed.

Meanwhile, should you have any queries in relation to the above and attached, please do not hesitate to contact the undersigned at 3426 8452 or Mr Kenneth To at 3426 8451.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

Kitty Wong

Encl. Replacement pages of Form No. S16-I, Supporting Planning Statement and Visual Impact Assessment

cc. the Applicant & Team

KT/KW/vy

(iv) For Type (iv) application 供第(iv)類申請

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制**並填妥於第(v)部分的擬議用途/發展及發展細節** –

☐ Plot ratio restriction 地積比率限制 From 由 ..... to 至 .....

☐ Gross floor area restriction 總樓面面積限制 From 由 .....sq. m 平方米 to 至 .....sq. m 平方米

☐ Site coverage restriction 上蓋面積限制 From 由 .....% to 至 ..... %

☑ Building height restriction 建築物高度限制 From 由 .....m 米 to 至 ..... m 米

From 由 106 ..... mPD 米 (主水平基準上) to 至
not exceeding 108 (for GCMTI) and
not exceeding 121 (for CMH) .....mPD 米 (主水平基準上) (both at top roof level)

From 由 ..... storeys 層 to 至 ..... storeys 層

☐ Non-building area restriction 非建築用地限制 From 由 .....m to 至 ..... m

☐ Others (please specify) 其他（請註明） .....

.....

Abbreviations:
GCMTI = Government Chinese Medicines Testing Institute
CMH = Chinese Medicine Hospital

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development 擬議用途/發展	Proposed Minor Relaxation of Building Height Restriction for Permitted Hospital and Government Use (Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	CMH: 119,950 GCMTI: 25,730 ..... sq.m 平方米	☑About 約
Proposed plot ratio 擬議地積比率	CMH: 2.8; GCMTI: 1.5	☑About 約
Proposed site coverage 擬議上蓋面積	CMH: 55; GCMTI: 45 ... %	☑About 約
Proposed no. of blocks 擬議座數	CMH: 1; GCMTI: 1	
Proposed no. of storeys of each block 每座建築物的擬議層數 CMH: 11 storeys (up to top roof); GCMTI: 7 storeys (up to top roof)	..... storeys 層 ☑ include 包括 1 storeys of basements 層地庫 (CMH only) ☐ exclude 不包括 ..... storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度 CMH: not exceeding 121mPD (up to top roof) GCMTI: not exceeding 108mPD (up to top roof)	..... mPD 米(主水平基準上) ..... m 米	☐About 約 ☐About 約

(iii)	Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) (☐*Include 包括*/☐ *Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台)*
		Non-domestic 非住用	m 米 ☐ (Not more than 不多於)
			CMH: 121 (up to top roof) GCMTI: 108 (up to top roof) mPD 米(主水平基準上) ☑ (Not more than 不多於)
			CMH: 11 nos. (up to top roof) GCMTI: 7 nos. (up to top roof) Storeys(s) 層 ☑ (Not more than 不多於) (☑*Include 包括*/☐ *Exclude 不包括* ☐ *Carport 停車間* ☑ *Basement 地庫* (CMH only) ☐ *Refuge Floor 防火層* ☐ *Podium 平台)*
		Composite 綜合用途	m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) (☐*Include 包括*/☐ *Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台)*
(iv)	Site coverage 上蓋面積	CMH: 55 GCMTI: 45	% ☑ About 約
(v)	No. of units 單位數目	N/A	
(vi)	Open space 休憩用地	Private 私人	CMH: about 74,500 sq.m GCMTI: about 36,600 sq.m sq.m 平方米 ☐ Not less than 不少於
		Public 公眾	(for visitors, staff and patients (CMH only)) sq.m 平方米 ☐ Not less than 不少於

EXECUTIVE SUMMARY

The Applicant, China State Construction Engineering (Hong Kong) Limited, is seeking approval from the Town Planning Board ("TPB") under section 16 of the Town Planning Ordinance for the proposed minor relaxation of building height restriction from 106mPD to not exceeding 121mPD (i.e. +15m or +14.15%) and from 106mPD to not exceeding 108mPD (+2m or +1.89%) to enable the development of the planned Chinese Medicine Hospital ("CMH") and Government Chinese Medicines Testing Institute ("GCMTI") respectively at Tseung Kwan O Area 78, New Territories ("The Application Site or the Site"). The Site is zoned "Government, Institution or Community (8)" ("G/IC(8)") on the Approved Tseung Kwan O Outline Zoning Plan ("Approved OZP") No. S/TKO/28.

The Government has been committed to promoting the development of Chinese medicine in Hong Kong and re-affirmed the positioning of Chinese medicine as an integral part of the healthcare system in Hong Kong in the 2018 and 2021 Policy Addresses. The development of CMH and GCMTI would promote service development, education and training, innovation and research in Chinese medicine in Hong Kong.

According to Joint Practice Note No. 5, if the height of the ancillary roof-top structures above main roof level exceeds 10% of building height, the structures will need to be counted towards height of the building. Hence, permission from the TPB on the minor relaxation of building height restriction is required.

The Proposed Development is justified due to the following reasons:

- The early approval of this Planning Application involving the proposed minor relaxation of building height restriction due to the ancillary roof-top structures above main roof level would facilitate the timely construction of CMH and GCMTI by 2025. The proposal is totally in-line with Government's policies to promote the development of Chinese Medicine in Hong Kong.

- With the tremendous effort of the project team to minimize the height of CMH and GCMTI as far as possible, only a small portion of the roof-top ancillary structures above main roof level would require relaxation of building height restriction.

- The minor relaxation of building height restriction for accommodating the roof-top ancillary structures is required so that the design and provision of floor space for various facilities in support of the daily operation of CMH and GCMTI would not be compromised.

申請摘要

申請人中國建築工程(香港)有限公司擬根據城市規劃條例第 16 條向城市規劃委員會(下稱「城規會」)申請略為放寬已計劃在將軍澳 78 區(下稱「申請地點」)興建的中醫醫院和政府中藥檢測中心的建築物高度限制，由主水平基準上 106 米分別增加至主水平基準上不多於 121 米(即增加 15 米或百份之 14.15)及 108 米(即增加 2 米或百份之 1.89)。申請地點位於將軍澳分區計劃大綱核准圖編號 S/TKO/28 上的「政府、機構或社區(8)」用途地帶內。

政府一直致力促進香港中醫藥的發展，在 2018 及 2021 年的施政報告中重申並確立將中醫藥定位為本港醫療系統的重要部分。中醫醫院和政府中藥檢測中心將推動香港中醫藥服務發展、教學培訓、創新和科研。

根據聯合作業備考第五號，若主樓層以上的天台構築物的高度超過總樓高的百分之十，這些天台構築物的高度需計算入建築物高度內。故此，需向城規會申請略為放寬申請地點的建築物高度限制。

申請人提出是次規劃申請是基於以下理據：

- 擬議申請略為放寬建築高度限制是基於主樓層以上的天台構築物，如獲城規會批准將有助於中醫醫院和政府中藥檢測中心可趕及在 2025 年落成。此方案完全符合政府促進香港中醫藥發展的政策。

- 設計團隊已盡可能降低中醫醫院和政府中藥檢測中心的高度，只有一小部分在主樓層以上的天台構築物需要放寬建築物高度限制。

- 因應中醫醫院和政府中藥檢測中心的設計及配套設施所需的樓面面積以配合日常運作需要，略為放寬建築高度限制以容納主樓層以上的天台構築物是有其必要性。

- 擬議發展繼續符合大綱核准圖「政府、機構或社區」地帶的規劃意向。

- 擬議發展方案加入了不同的設計優點，能有效地改善城市景致和區內市容。

- 由於天台構築物規模小，與主水平基準上 106 米的參考方案比較，擬議發展不會帶來不良視覺影響。

- 基於以上各項規劃理據，申請人希望是次的規劃申請能獲得城規會支持。

S16 Planning Application
Approved Tseung Kwan O OZP No. S/TKO/28

Proposed Minor Relaxation of Building Height Restriction for the Permitted Chinese Medicine Hospital and Government Chinese Medicines Testing institute at "Government, Institution or Community (8)" Zone Government Land at Tseung Kwan O Area 78, New Territories

Supporting Planning Statement

1. INTRODUCTION

1.1 Purpose

1.1.1 This Planning Application is prepared and submitted on behalf of China State Construction Engineering (Hong Kong) Limited ("the Applicant") to seek approval from the Town Planning Board ("TPB") under section 16 of the Town Planning Ordinance for the proposed minor relaxation of building height restriction from 106mPD to not exceeding 121mPD (i.e. + 15mPD or + 14.15%) and from 106mPD to not exceeding 108mPD (+ 2m or + 1.89%) to enable the development of the planned Chinese Medicine Hospital ("CMH") and Government Chinese Medicines Testing Institute ("GCMTI") respectively at Tseung Kwan O Area 78, New Territories ("The Application Site or the Site"). The Site is zoned "Government, Institution or Community (8)" ("G/IC(8)") on the Approved Tseung Kwan O Outline Zoning Plan ("Approved OZP") No. S/TKO/28. This Supporting Planning Statement is to provide the TPB with necessary information to facilitate consideration of this Planning Application.

1.2 Report Structure

1.2.1 Following this introductory section, the site and planning context will be briefly set out in **Section 2**. The Indicative Development Scheme and the reasons for the relaxation of building height restriction are included in **Section 3** followed by planning merits and justifications for the Planning Application in **Section 4**. **Section 5** concludes and summarizes this Supporting Planning Statement.

3. PROPOSED DEVELOPMENT SCHEME

3.1 The Indicative Development Scheme

3.1.1 Schematic drawings and section for the proposed CMH and GCMTI are presented at **Appendix 1** and **Appendix 2** of this Supporting Planning Statement respectively. The CMH consists of a 11-storey building including lower ground ("LG") floor (up to top roof level). The building height at top roof level is about 120.85mPD and at chimney level is about 125mPD. The GCMTI is a 7-storey building with height of the roof-top structures at about 107.35mPD (up to top roof level).

3.1.2 CMH will provide about 400 nos. of in-patient beds as well as various clinical facilities to provide service to the public and offer a platform for training and education of Chinese medicine practitioners. There will be a public vehicle park of about 146 nos. of parking spaces provided at LG/F.

3.1.3 GCMTI will include various dedicated laboratories, a Chinese medicine drug herbarium laboratory, a medicinal plant garden, an international collaboration and training centre, as well as various supporting facilities for setting reference standards for the testing methods of Chinese medicine drugs, supporting research on Chinese medicine drug identification and testing methods, and empowering the industry through technology transfer.

3.1.4 Individual vehicular access for both CMH and GCMTI would be provided at Pak Shing Kok Road. The key development data is briefly set out in **Table 3.1** while the proposed floor uses for CMH and GCMTI are provided at **Table 3.2** and **Table 3.3** respectively.

Table 3.1 Key Development Data

	CMH	GCMTI
Total Site Area (about)	60,100m^2	
Site Area (about)	42,900 m^2	17,200 m^2
Plot Ratio (about)	2.8	1.5
Total GFA (about)	119,950 m^2	25,730 m^2
Site Coverage (about)	55%	45%
No. of Storeys ▪ Main Roof Level ▪ Top Roof Level	 9 nos. (including LG/F) 11 nos. (including LG/F)	 6 nos. 7 nos.
Mean Site Formation Level	About 61mPD	About 66mPD
Building Height (about)[1] ▪ Main Roof Level ▪ Top Roof Level ▪ Chimney	 About 106mPD About 120.85mPD About 125mPD	 About 99.35mPD About 107.35mPD N/A
Absolute Building Height ▪ Main Roof Level ▪ Top Roof Level	 About 45m About 59.85m	 About 33.35m About 41.35m

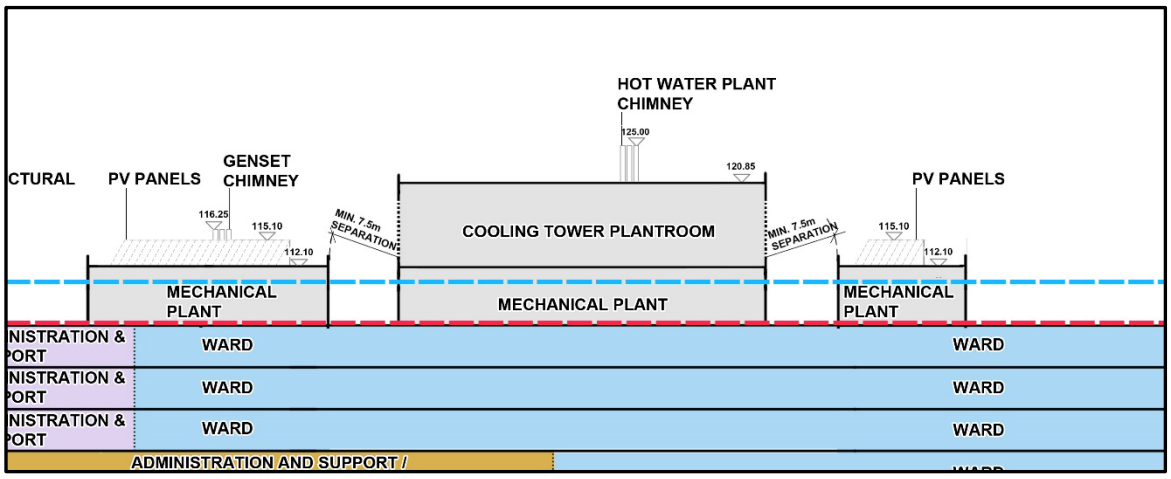

Figure 3.4 Separation Distance of 7.5m from the Cooling Tower Louvre at CMH

3.3.12 The minimum required area for the provision of cooling tower is about 1,300 sq.m. As the main roof is already occupied by required E&M facilities, there is not enough room to accommodate the cooling tower of required size at the main roof. Moreover, the minimum vertical separation of 7.5m cannot be met due to the openable window at the ward floor below if the cooling tower is to be located at main roof. This minimum vertical separation is to avoid the drift and air emitted from the cooling tower entering the building through outdoor air intake and openable window at the ward floor or the exhaust air from the building becoming the cooling air for the cooling tower. The required headroom for the cooling towers is about 8.75m to accommodate the required maintenance space, building structures and provision of silencers to minimize disturbance caused by the water-cooled chiller plant. Together with the E&M plants at main roof and upper roof levels, the building height would reach about 120.85mPD.

3.3.13 Plants and essential uses on roof of the CMH would exceed 10% or 15m (whichever is the less) of the building height and will need to be counted towards the height of the building. The resultant building height of about 120.85mPD at top roof level would exceed the building height restriction of 106mPD thus minor relaxation of building height restriction from 106mPD to not exceeding 121mPD would need to be sought.

GCMTI

3.3.14 For GCMTI, the floor-to-floor height for each floor has been carefully considered with respect to the operational need. A 6m floor-to-floor height has been allowed at G/F due to the need to accommodate E&M plant rooms such as transformer rooms with higher headroom requirement. The transformer rooms are required to be provided at G/F as it is a requirement of CLP to locate the transformer rooms near the vehicle roads

4.2.2 Upon the vigorous design process, the Project Team has come up with the most preferred building design expressing the concept of ‘‘natural order" and "harmony between human and nature" while meeting the various design requirements essential to the operation of CMH and GCMTI. While the main roof level of both CMH and GCMTI does not exceed 106mPD (i.e. the building height restriction of the subject Site), it is found that the roof-top ancillary structures would need to be counted towards building height due to exceedance in 10% of total building height in accordance with JPN No. 5 (which was promulgated in April 2019). With the tremendous effort of the Project Team to reduce the bulk of the ancillary roof-top structures as far as possible, only a small portion of the roof areas for the provision of roof-top ancillary structures would exceed the building height restriction.

4.2.3 CMH and GCMTI are first of its kind in Hong Kong with very specific design and operational requirements. The height of the essential roof-top ancillary structures in the current design could not be exempted from counting towards building height under JPN No.5. Moreover, floor area at LG/F of CMH would be dedicated for the provision of a Public Vehicle Park with about 146 nos. of parking spaces to serve public needs. The minor relaxation of building height restriction for accommodating the roof-top ancillary structures and the Public Vehicle Park is required so that the design and provision of floor space for various facilities in support of the daily operation of CMH and GCMTI would not be compromised.

4.3 Continue to Meet the Prevailing Planning Intention

4.3.1 The proposed minor relaxation of building height restriction for the CMH and GCMTI conforms with the prevailing planning intention of the Approved OZP for "G/IC" zone which is 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. The proposal would continue to meet the prevailing planning intention of "G/IC" zone.

4.4 The Proposed Development has Incorporated Various Design Merits

4.4.1 In formulating the Indicative Development Scheme, the schematic design has taken into account the various site constraints as well as design considerations in order to ensure the Scheme is designed to create a high quality development in harmony with surrounding environment. The CMH and GCMTI have adopted a number of sensitive design measures as follows:

Providing Separation between Buildings to Enhance Air and Visual Permeability

4.4.2 The Proposed Development has incorporated building setback (with

5. CONCLUSION AND SUMMARY

5.1 In light of the above, it is believed that the proposed minor relaxation in building height restriction in respect of the planned CMH and GCMTI at the "G/IC(8)" zone should be favourably considered by the TPB from a planning point of view.

5.2 The Planning Department and Members of the TPB are respectfully requested to give favourable consideration to support the proposed development based on the followings:

(a) The Applicant is seeking approval from TPB under section 16 of the Town Planning Ordinance for the proposed minor relaxation of building height restriction from 106mPD to not exceeding 121mPD and from 106mPD to not exceeding 108mPD to enable the development of the planned CMH and GCMTI respectively at Tseung Kwan O Area 78, New Territories

(b) The Government has been committed to promoting the development of Chinese medicine in Hong Kong and re-affirmed the positioning of Chinese medicine as an integral part of the healthcare system in Hong Kong in the 2018 and 2021 Policy Addresses. The development of CMH and GCMTI would promote service development, education and training, innovation and research in Chinese medicine in Hong Kong.

(c) The early approval of this Planning Application involving the proposed minor relaxation of building height restriction due to the ancillary roof-top structures above main roof level would facilitate the timely construction of CMH and GCMTI by 2025. The proposal is totally in-line with Government's policies to promote the development of Chinese medicine in Hong Kong.

(d) With the tremendous effort of the project team to minimize the height of CMH and GCMTI as far as possible, only a small portion of the roof-top ancillary structures above main roof level would require relaxation of building height restriction.

(e) The minor relaxation of building height restriction for accommodating the roof-top ancillary structures is required so that the design and provision of floor space for various facilities in support of the daily operation of CMH and GCMTI would not be compromised.

(f) The proposal would continue to meet the prevailing planning intention of "G/IC" zone.

S16 Planning Application
Approved Tseung Kwan O OZP No. S/TKO/28

Proposed Minor Relaxation of Building Height Restriction for the Permitted Chinese Medicine Hospital and Government Chinese Medicines Testing institute at "Government, Institution or Community (8)" Zone Government Land at Tseung Kwan O Area 78, New Territories

Visual Impact Assessment

1. INTRODUCTION

1.1 Purpose

1.1.1 This Visual Impact Assessment ("VIA") is prepared on behalf of China State Construction Engineering (Hong Kong) Limited ("the Applicant"), in support of a S16 Planning Application for the proposed minor relaxation of building height restriction from 106mPD to not exceeding 121mPD and from 106mPD to not exceeding 108mPD to enable the development of the planned Chinese Medicine Hospital ("CMH") and Government Chinese Medicines Testing Institute ("GCMTI") respectively at Tseung Kwan O Area 78, New Territories ("The Application Site or the Site"). The Site is zoned "Government, Institution or Community (8)" ("G/IC(8)") on the Approved Tseung Kwan O Outline Zoning Plan ("Approved OZP") No. S/TKO/28.

1.1.2 This VIA evaluates, with reference to the Town Planning Board Guidelines on Submission of Visual Impact Assessment for Planning Applications to TPB (TPB PG-NO. 41), the existing visual quality, visual compatibility and degree of anticipated visual impacts of the proposed development on the Visually Sensitive Receivers ("VSRs") relevant to the Site. The report comments on the visual acceptability of the Proposed CMH and GCMTI and concludes with recommendation on mitigation measures if necessary.

2. METHODOLOGY

2.1 Visual Impact Assessment Approach

2.1.1 This VIA aims at evaluating the visual impact of the proposed minor relaxation of building height restriction from 106mPD to not exceeding 121mPD and from 106mPD to not exceeding 108mPD for the Proposed CMH and GCMTI respectively by evaluating the visual impact as compared with the Conforming Scheme (at 106mPD).

2.1.2 According to TPB PG-NO. 41, the overall visual impact shall be assessed based on i) the sensitivity of the key public viewers; ii) visual resources and visual amenities likely to be affected; iii) the magnitude, extent and duration of impact and any resultant improvement or degradation in the visual quality and character of the surrounding area; and iv) the planning intention and known planned developments of the area. Visual Impacts could be either beneficial or adverse. Visual sensitivity of public viewers/VSRs is determined taking into account the activity of the VSR, the duration and distance over which the proposed development would remain visual, and the public perception of the value attached to the view being assessed. It is typically qualitatively graded from high to low.

2.1.3 Visual changes could be positive or negative and they are not necessarily mutually exclusive. In considering the effect of visual changes, it covers the following four aspects:

- the total effect on the **Visual Composition** of the surrounding context;
- the degree of **Visual Obstruction** to key public viewing points;
- the visual **Effect on Public Viewers**/VSRs; and
- the **Effect on Visual Resources**.

The magnitude of visual changes will be qualitative graded as Substantial, Moderate, Slight or Negligible.

2.1.4 The VIA will be undertaken in the following steps:

- A baseline review will be conducted to capture the existing visual elements in the surroundings and the planning context of the Site.
- The Indicative Development Scheme for the Proposed Development at the Site will be briefly presented.
- The Visual Envelope ("VE") will be determined based on the size and distance of the Proposed Development and appropriate public viewpoints ("VPs") will be identified to represent the view from public VSRs will be identified.

4. THE PROPOSED DEVELOPMENT

4.1 The Indicative Development Scheme

4.1.1 Schematic drawings and section for the proposed CMH and GCMTI are presented at **Appendix 1** and **Appendix 2** of this Supporting Planning Statement respectively. The CMH consists of a 11-storey building including lower ground ("LG") floor (up to top roof level). The building height at top roof level is about 120.85mPD and at chimney level is about 125mPD. The GCMTI is a 7-storey building with height of the roof-top structures at about 107.35mPD (up to top roof level).

4.1.2 CMH will provide about 400 nos. of in-patient beds as well as various clinical facilities to provide service to the public and offer a platform for training and education of Chinese medicine practitioners. There will be a public vehicle park of about 146 nos. of parking spaces provided at LG/F.

4.1.3 GCMTI will include various dedicated laboratories, a Chinese medicine drug herbarium laboratory, a medicinal plant garden, an international collaboration and training centre, as well as various supporting facilities for setting reference standards for the testing methods of Chinese medicine drugs, supporting research on Chinese medicine drug identification and testing methods, and empowering the industry through technology transfer.

4.1.4 Individual vehicular access for both CMH and GCMTI would be provided at Pak Shing Kok Road. The key development data is briefly set out in **Table 4.1**.

Table 4.1 Key Development Data

	CMH	GCMTI
Total Site Area (about)	60,100m^2	
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Absolute Building Height ▪ Main Roof Level ▪ Top Roof Level ▪ Chimney	 About 45m About 59.85m About 64m	 About 33.35m About 41.35m N/A

4.3.11 The minimum required area for the provision of cooling tower is about 1,300 sq.m. As the main roof is already occupied by required E&M facilities, there is not enough room to accommodate the cooling tower of required size at the main roof. Moreover, the minimum vertical separation of 7.5m cannot be met due to the openable window at the ward floor below if the cooling tower is to be located at main roof. This minimum vertical separation is to avoid the drift and air emitted from the cooling tower entering the building through outdoor air intake and openable window at the ward floor or the exhaust air from the building becoming the cooling air for the cooling tower. The required headroom for the cooling towers is about 8.75m to accommodate the required maintenance space, building structures and provision of silencers to minimize disturbance caused by the water-cooled chiller plant. Together with the E&M plants at main roof and upper roof levels, the building height would reach about 120.85mPD.

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GCMTI

4.3.13 For GCMTI, the floor-to-floor height for each floor has been carefully considered with respect to the operational need. A 6m floor-to-floor height has been allowed at G/F due to the need to accommodate E&M plant rooms such as transformer rooms with higher headroom requirement. The transformer rooms are required to be provided at G/F as it is a requirement of CLP to locate the transformer rooms near the vehicle roads for the ease of transportation of the transformers during maintenance and repairment, without interrupting the normal operation of GCMTI. The laboratories at level 1 to level 4 would require a floor-to-floor height of 4.7m to 5m (for level 1 only) to support different nature of operations and special equipment installation.

4.3.14 To accommodate the required GFA for more than 15 groups of advanced laboratories, Chinese medicine herbarium laboratories, an international collaboration and training centre, as well as various administration and E&M facilities that are essential to the operation of GCMTI, 6 nos. of storeys (up to main roof floor) are required. The buildable area (above-ground) is constrained by the inaccessible slope at the northern portion of the GCMTI Site. With the need to accommodate essential components on G/F including EVA along the perimeter, access road, a medicinal plant garden and plant nursery, greenery area (to comply with minimum 15% requirement

6. ASSESSMENT OF VISUAL IMPACTS

6.1 General

6.1.1 Since the purpose of the S16 Planning Application is for the proposed minor relaxation of building height restriction from 106mPD to not exceeding 121mPD for the proposed CMH and from 106mPD to not exceeding 108mPD for the proposed GCMTI, the assessment will focus on evaluating the potential visual impact of the Indicative Development Scheme as compared with the Conforming Scheme (at 106mPD). The relevant appraisals in relation to visual composition, visual obstruction and effects on public viewers and effects on visual resources are focused on the changes to be brought about by the proposed minor relaxation of building height restriction of the Proposed Development. The existing views of the VPs presented in the photomontages are for reference only.

6.2 VP1 – Wan Po Road Pet Garden *(**Figure 6.1** refers)*

Visual Composition

6.2.1 As shown in **Figure 6.1**, this VP captures the existing open view towards Tseung Kwan O Landfill Stage I with the existing vegetation along the periphery in the foreground. GCMTI is not visible at this VP and only a very small portion of the roof-top structures of CMH, with or without the minor relaxation of building height restriction, will be visible at this VP. Hence, the effect of the increased in building height on the existing visual composition will be small.

Visual Obstruction

6.2.2 Due to the small scale of the roof-top structures of CMH, the upper part of the Proposed CMH will only result in slight visual obstruction to the existing visual elements such as skyview and greenery backdrop no matter with or without minor relaxation of building height restriction.

Effect on Public Viewers

6.2.3 The visitors to the Pet Garden will usually be pet lovers engaging in passive recreational activities with their pets and the visual sensitivity of the VSRs will be medium to high. As shown in **Figure 6.1**, the proposed CMH development is largely screened off by the existing lush vegetation in the foreground. Hence, the visual change brought about by the increase in building height is negligible.

Effect on Visual Resources

6.2.3 The existing skyline and greenery resources will not be affected by the proposed CMH, with or without the minor relaxation of building height restriction. The Proposed Development with an increase in building height

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By Email and by Hand

Our Ref: S3064_3065/CMH&GCMTI/22/003Lg

4 November 2022

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir/Madam,

Proposed Minor Relaxation of Building Height Restriction
for the Permitted Chinese Medicine Hospital and
Government Chinese Medicines Testing Institute
at "Government, Institution or Community (8)" Zone
Government Land at Tseung Kwan O Area 78, New Territories
(Planning Application No. A/TKO/127)
Further Information No. 1

Reference is made to the captioned S16 Planning Application which is scheduled for consideration by the Town Planning Board on 25 November 2022 and the comments received from various Government Departments via emails from Sai Kung and Islands District Planning Office on 28 October 2022.

To address comments from the Government Departments, further information ("FI") has been prepared. This FI submission consists of:

Responses-to-Comments table
Annex A – Landscape Master Plan and Sections
Annex B – Updated Table 3.1 of the Supporting Planning Statement

Should you have any queries in relation to the above and attached, please do not hesitate to contact the undersigned at 3426 8452 or Mr Kenneth To at 3426 8451.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

Kitty Wong

Encl. Responses-to-Comments Table with Annexes A and B (70 hardcopies)

cc. the Applicant & Team

KT/KW/vy

Proposed Minor Relaxation of Building Height Restriction for the Permitted Hospital and Government Use at "Government, Institution or Community (8)" Zone, Government Land at Area 78, Pak Shing Kok, Tseung Kwan O (Planning Application No. A/TKO/127)

Comments Forwarded from Sai Kung and Islands District Planning Office

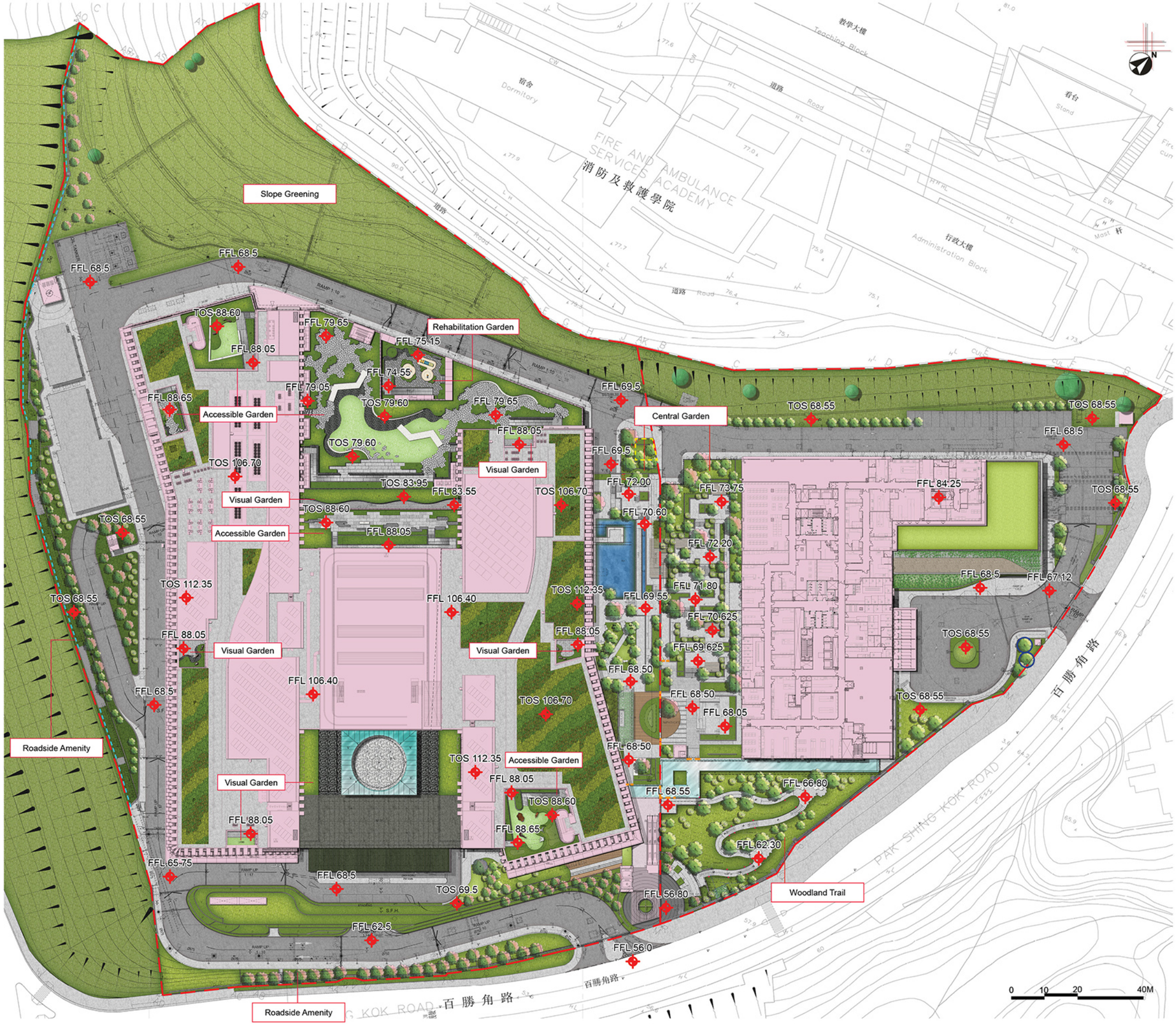
Comments	Responses
Comments from District Planning Officer / Sai Kung & Islands, Planning Department (Received on 28 October 2022)	
1. It is noted that the proposed scheme is claimed as an 'Indicative Development Scheme' under the Supporting Planning Statement. Please clarify how the proposed design features as stated in paragraph 4 of Appendix 3 could be carried forward to implementation.	The Proposed Scheme included in the Supporting Planning Statement is not preliminary in nature. The various design features have already been included in the building plans for approval by architectural design checker, Architectural Services Department and relevant Government Departments.
2. Please elaborate on any policy support in relation to provision of a Public Vehicle Park within the CMH.	The provision of Public Vehicle Park within CMH is in line with latest policy of inclusion of public car parks in Government Institution Community (GIC) facilities. This requirement was also set out as part of the project scope under Project Definition Statements (PDS).
Comments from Chief Town Planner / Urban Design and Landscape, Planning Department (received on 28 October 2022)	
Landscape Unit 1. To facilitate the application to be reviewed by TPB, please find below our comments from landscape planning point of view:	
(a) Figure 3.1 Conceptual Landscape Master Plan – Landscape plan with proper legend, level annotation and location of existing and new tree planting should be provided in appropriate scale;	Noted and revised Conceptual Landscape Master Plan with legend, key levels, retained trees and new trees annotated is included at **Annex A**.
(b) Landscape sections demonstrating the proposed landscape design for CMH and GCMTI should be provided; and	Noted and landscape sections showing the proposed landscape design including the focal Central Garden between CMH and GCMTI are included at **Annex A**.
(c) Please refer to CEDD GEO Publication No. 1/2022 "Technical Guidelines on Landscape Treatment for Slopes" and consider landscape treatment for the existing slope at northern boundary of the Site.	Noted and soft landscaping treatment shall be considered with reference to CEDD GEO Publication No. 1/2022 "Technical Guidelines on Landscape Treatment for Slopes" for existing slopes at northern boundary of the Site.

Comments	Responses
Comments from the Commissioner for Transport (received on 28 October 2022)	
1. Table 3.1: Minor discrepancies are found in the Internal Transport Provisions for CMH and GCMTI, for instance, 3 Taxi lay-bys, 2 PLB lay-bys and 2 Taxi lay-bys, 1 coach lay-by are missing in the CMH and GCMTI respectively.	Table 3.1 of the Supporting Planning Statement has been updated to include the lay-bys in CMH and GCMTI (**Annex B** refers).
Comments from the Chief Engineering/Construction, Water Supplies Department (received on 28 October 2022)	
Please advise the estimated water demand for potable and flushing purpose of CMH and CGMTI.	CMH's estimated daily water demand for potable and flushing are 281 cubic meters and 41 cubic meters respectively. GCMTI's estimated daily water demand for potable and flushing are 29 cubic meters and 6.5 cubic meters respectively.

Compiled by: KTA
Date: 04 November 2022
File Ref: 20221104_A_TKO_127_FI1_V01

Annex A

Landscape Master Plan and Sections



A CONCEPTUAL LANDSCAPE PLAN - COMBINED CMH & GCMTI
1 : 600

LEGEND

- Site Boundary
- New Tree Planting
- Transplanted Tree
- Retained Tree
- Shrubs / Groundcover Planting
- Lawn
- Inaccessible Green Roof
- Hard Paving
- Timber
- Bench
- Gravel
- Natural Granite Feature
- Water Feature
- Covered Walkway
- Pavilion with green roof
- Pavilion
- Plant Nursery
- Green house
- Gate for Access Control
- Vertical Green/ Climber
- FFL Finished Floor Level
- TOS Top of Soil

AIP & DDA DRAWINGS SUBMISSION

F.S.D. REF

REVISIONS

NUMBER	DESCRIPTION	DATE

LANDSCAPE DESIGNER:
ADI LIMITED

SIGNED
NAME: CHUNG CHO KWAN CHRISTOPHER

DATE:

LANDSCAPE DESIGN CHECKER:
ACLA LIMITED

SIGNED
NAME: VAN DYKE TOMM LEE

DATE:

( ) CONSENT IS GIVEN WITHOUT CONDITIONS
( ) CONSENT IS GIVEN WITH CONDITIONS
( ) NOT ENDORSED
For and on behalf of
ARCHITECTURAL SERVICES DEPARTMENT

SIGNED
NAME:
DATE :

MAIN CONTRACTOR:
中國建築工程(香港)有限公司
CHINA STATE CONSTRUCTION ENGINEERING (HONG KONG) LIMITED

ARCHITECT
王歐陽(香港)有限公司
WONG & OUYANG (HK) LTD

STRUCTURAL ENGINEER

BUILDING SERVICES ENGINEER

LANDSCAPE DESIGNER

INTERIOR DESIGNER

MODULAR CONSTRUCTION DESIGNER
中國海龍建築科技有限公司
CHINA STATE HAILONG CONSTRUCTION TECHNOLOGY COMPANY LIMITED

MEDICAL CONSULTANT
中建國際醫療產業發展有限公司
CHINA STATE CONSTRUCTION INTL MEDICAL INDUSTRY DEVELOPMENT CO., LTD.

CONTRACT NO.
SS K514

PROGRAMME NO.
001MZ & 116MH

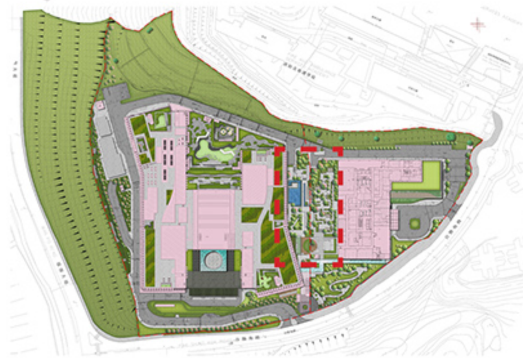
PROJECT
DESIGN AND CONSTRUCTION OF CHINESE MEDICINE HOSPITAL AND GOVERNMENT CHINESE MEDICINES TESTING INSTITUTE IN TSEUNG KWAN O

DRAWING TITLE
CONCEPTUAL LANDSCAPE PLAN - COMBINED CMH & GCMTI

DRAWN BY DATE
CHECKED BY DATE
SCALE AS SHOWN @ A1 JOB NO. 2288
DRAWING NUMBER AB/8515/EW/CMH/LP/001 REV

ARCHITECTURAL SERVICES DEPARTMENT

BLOW UP PLAN



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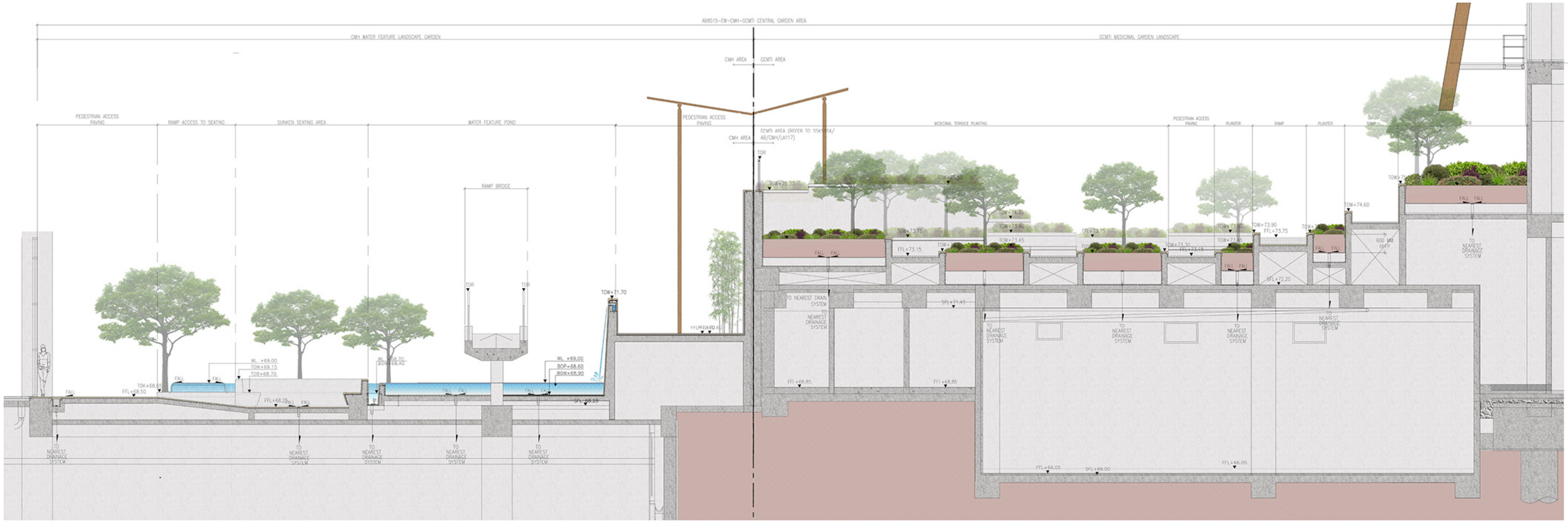

LANDSCAPE SECTION A-A

FFL FINISH FLOOR LEVEL
TOW TOP OF WALL
TOS TOP OF SOIL
WL WATER LEVEL
SFL SLAB LEVEL
BOW BOTTOM OF WATER
BOP BOTTOM OF POND
TOR TOP OF RAILING

AIP & DDA DRAWINGS SUBMISSION

F.S.D. REF

REVISIONS

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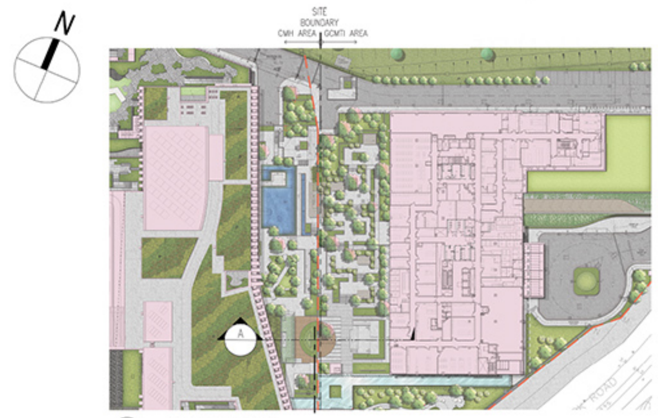
PROJECT
DESIGN AND CONSTRUCTION OF CHINESE MEDICINE HOSPITAL AND GOVERNMENT CHINESE MEDICINES TESTING INSTITUTE IN TSEUNG KWAN O

DRAWING TITLE
LANDSCAPE SECTIONS
(1 OF 2)

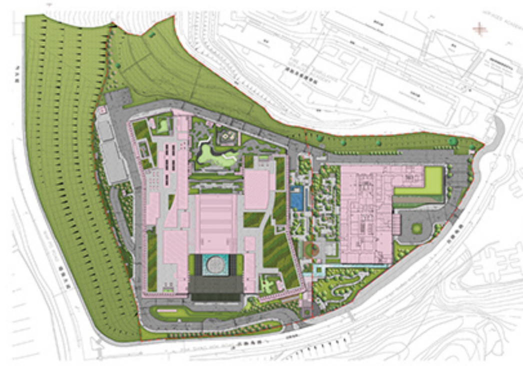
DRAWN BY DATE
CHECKED BY DATE
SCALE AS SHOWN @ A1 JOB NO. 2288

DRAWING NUMBER
AB/8515/EW/LS01
REV

ARCHITECTURAL SERVICES DEPARTMENT



BLOW UP PLAN



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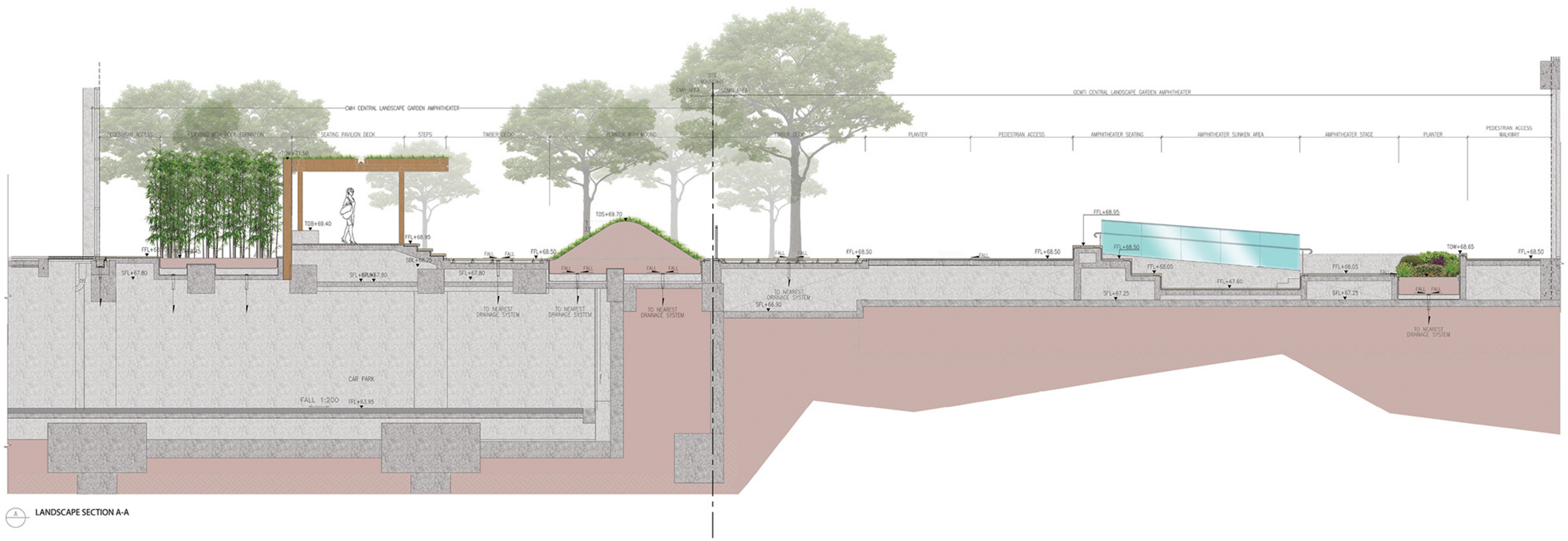

LANDSCAPE SECTION A-A

FFL FINISH FLOOR LEVEL
TOW TOP OF WALL
TOS TOP OF SOIL
SFL SLAB LEVEL
TOR TOP OF RAILING

AIP & DDA DRAWINGS SUBMISSION

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CONTRACT NO.
SS K514

PROGRAMME NO.
001MZ & 116MH

PROJECT
DESIGN AND CONSTRUCTION OF CHINESE MEDICINE HOSPITAL AND GOVERNMENT CHINESE MEDICINES TESTING INSTITUTE IN TSEUNG KWAN O

DRAWING TITLE
LANDSCAPE SECTIONS (2 OF 2)

DRAWN BY DATE
CHECKED BY DATE
SCALE AS SHOWN @ A1 JOB NO. 2288
DRAWING NUMBER AB/8515/EW/LS02 REV

ARCHITECTURAL SERVICES DEPARTMENT

Annex B

Updated Table 3.1 of Supporting Planning Statement

Table 3.1 Key Development Data

	CMH	GCMTI
Total Site Area (about)	60,100m^2	
Site Area (about)	42,900 m^2	17,200 m^2
Plot Ratio (about)	2.8	1.5
Total GFA (about)	119,950 m^2	25,730 m^2
Site Coverage (about)	55%	45%
No. of Storeys ▪ Main Roof Level ▪ Top Roof Level	 9 nos. (including LG/F) 11 nos. (including LG/F)	 6 nos. 7 nos.
Mean Site Formation Level	About 61mPD	About 66mPD
Building Height (about)[1] ▪ Main Roof Level ▪ Top Roof Level ▪ Chimney	 About 106mPD About 120.85mPD About 125mPD	 About 99.35mPD About 107.35mPD N/A
Absolute Building Height ▪ Main Roof Level ▪ Top Roof Level ▪ Chimney	 About 45m About 59.85m About 64m	 About 33.35m About 41.35m N/A
No. of Blocks	1 no.	1 no.
Ancillary Carpark ▪ Private Car ▪ For Persons with Disabilities ▪ Ambulance ▪ Light Goods Vehicles ▪ Motorcycle ▪ Coach/Bus	 130 nos. 4 nos. 3 nos. N/A N/A N/A	 33 nos. 1 no. N/A 1 no. 5 nos. 1 no.
Public Carpark ▪ Private Car ▪ For Persons with Disabilities ▪ Motorcycle ▪ Light Goods Vehicles ▪ Light Bus	 112 nos. 4 nos. 10 nos. 10 nos. 10 nos.	 N/A N/A N/A N/A N/A
Loading/Unloading Bays ▪ Heavy Goods Vehicles /Medium Goods Vehicles ▪ Refuse Collection Vehicles ▪ VIE Refilling Tanker Bay ▪ Oil Refilling Tanker Bay ▪ Ambulance ▪ NEATS ▪ Hearse	 3 nos. 1 no. 1 no. 1 no. 2 nos. 6 nos. 2 nos.	 2 nos. 1 no. N/A N/A N/A N/A N/A
Lay-bys ▪ Taxi/private cars ▪ Public Light Bus ▪ Coach	 3 nos. 2 nos. N/A	 2 nos. N/A 1 no.
Open Space Provision[2]	About 74,500 sq.m	About 36,600 sq.m
Greenery Area ▪ At-grade ▪ Overall	 15% 30%	 15% 20%

No. of Beds	400	N/A
No. of Laboratories	1	More than 15 groups

Note:

1. including roof-top structures exceeding 10% of building height
2. including open space for visitors, staff and patients (CMH only)

PLANNING LIMITED
規劃顧問有限公司

UNIT K, 16/F, MG TOWER
133 HOI BUN ROAD, KWUN TONG
KOWLOON, HONG KONG
九龍觀塘海濱道133號
萬兆豐中心16樓K室
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傳真FAX (852) 3426 9737
電郵EMAIL kta@ktaplanning.com

By Email and by Hand

Our Ref: S3064_3065/CMH&GCMTI/22/004Lg

18 November 2022

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir/Madam,

Proposed Minor Relaxation of Building Height Restriction
for the Permitted Chinese Medicine Hospital and
Government Chinese Medicines Testing Institute
at "Government, Institution or Community (8)" Zone
Government Land at Tseung Kwan O Area 78, New Territories
(Planning Application No. A/TKO/127)
Further Information No. 2

Reference is made to the captioned S16 Planning Application which is scheduled for consideration by the Town Planning Board ("TPB") on 25 November 2022 and the comments received from Sai Kung and Islands District Planning Office via emails during the period from 14 to 16 November 2022.

Please find enclosed the table containing our responses together with relevant annexes for the consideration of the TPB.

Should you have any queries in relation to the above and attached, please do not hesitate to contact the undersigned at 3426 8452.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

Kitty Wong

Encl. Responses-to-Comments Table with Annexes A and E (70 hardcopies)

cc. the Applicant & Team

KT/KW/vy

Proposed Minor Relaxation of Building Height Restriction for the Permitted Hospital and Government Use at "Government, Institution or Community (8)" Zone, Government Land at Area 78, Pak Shing Kok, Tseung Kwan O (Planning Application No. A/TKO/127)

Comments Forwarded from Sai Kung and Islands District Planning Office

Comments	Responses
Comments from District Planning Officer / Sai Kung & Islands, Planning Department (Received on 14 and 16 November 2022)	
Supporting Planning Statement 1. Table 3.1 - Please provide the full name for VIE Refilling Tanker Bay and NEATS.	The full name for VIE is Vacuum Insulated Evaporator and NEATS is Non-emergency Ambulance Transfer Service.
2. Para. 3.2.1 - Please elaborate on the types of shared facilities for CMH and GCMTI.	The shared facilities for CMH and GCMTI are common entryway, covered walkway, access road and integrated central garden.
3. Para. 3.2.2 - Please elaborate on whether the solar panels and photovoltaic panels that will be installed at the roof are the same.	PV panels are installed for direct conversion into electricity while solar panels involve converting solar radiation into heat for hot water system.
4. Para. 3.3.5 - Please clarify whether the Modular Integrated Construction method applies to GCMTI as well.	Modular Integrated Construction method would apply to GCMTI.
5. Para. 3.3.8 – Please clarify whether the maximum distance of 120m between the two fireman's lifts under the Building Ordinance applies on GCMTI and how does it affect the maximum length along the east-west axis of the GCMTI.	The fire code requirement that fireman's lift should be reachable within 60m from any space of the building is applicable to every building. GCMTI is a small building. Hence, the maximum distance of 120m between the two fireman's lifts does not apply to GCMTI.
6. Para. 3.3.9 - Please advise whether Lift Machine Room would reach the main roof level of CMH for maintenance and management of roof-top structures.	One of the lifts will access the main roof at +106mPD for maintenance and management (light yellowish brown colour lift as shown on the Main Roof Plan refers).
7. Paras. 3.3.11, 3.3.12 and 3.3.17 - Please elaborate whether the cooling tower plantroom and cooling tower serving CMH and GCMTI respectively are the same in terms of the required size and function as well as the reasons for difference in headroom requirement (i.e. 8.75m for CMH and 8.9m for GCMTI). Please also advice whether the term "water cooled air conditioning system" is the same as the cooling tower plantroom for	The cooling towers for CMH and GCMTI serve similar function to provide heat rejection for central air-conditioning system in the building but subject to the selection of different models and cooling capacities to suit CMH and GCMTI which induces difference in headroom requirement.

Comments	Responses
CMH/cooling tower for GCMTI.	"Cooling tower" is one of the major equipment for the "water cooled air conditioning system".
8. Para. 3.3.12 - Please further elaborate on the rationale of 7.5m vertical separation requirement in relation to the ward floor below.	The 7.5m vertical separation follows the requirements of "Code of Practice for Fresh Water Cooling Towers" by EMSD to have minimum 7.5m separation for the operable window and outdoor air intake of the building below the cooling tower.
9. Para. 4.4.2 – Please clarify on the proposed width of setback from Pak Shing Kok Road for CMH and GCMTI and the requirement under Sustainable Building Design Guidelines.	The required setback under SBDG is 7.5m from the centerline of the street. The width of setback for CMH and GCMTI from Pak Shing Kok Road is about 21.5m and 19m respectively which is more than what is required under SBDG.
10. Para. 4.4.4 – Please clarify the target user of the central garden and the terraced landscape area for CMH and GCMTI (i.e. any type of user is prohibited for use).	The central garden, as well as the terraced landscape areas in CMH are designed for the enjoyment of the public visitors, patients and staff. Some designated podium roofs in CMH are for staff access only. The terraced landscape areas in GCMTI are for maintenance access only.
<u>Plans</u> 11. Please indicate additional spot levels illustrating landscape areas at various levels (i.e. terraced landscape design) on the conceptual landscape master plan. Spot level for top of soil is not required and should be replaced by finished floor level.	The updated conceptual landscape master plan is enclosed at **Annex A.**
12. The cooling tower for GCMTI is missing on the floor plan.	The updated main roof plan of GCMTI is enclosed at **Annex B**.
13. Please provide the percentage of covered area (with structure) of main roof and upper roof of the CMH and main roof of GCMTI.	The percentage of covered area (with structure) of main roof and upper roof of CMH is about 49.21% and about 29.78% respectively while the percentage of covered area (with structure) of the main roof of GCMTI is about 6.74% (**Annex C** refers)
14. Para. 3.3.8 – It is noted that 4 fireman's lift are provided around 4 inner corners of the H shape building as shown on 4/F of CMH floor plan. Please indicate which fireman's lifts are referring to for the 120m	The fire code requires the firemen lift to be reachable within 60m from any space within the building. The east-west axis of the building will be served by two firemen's lifts (with red circles) that dictate the 120m

Comments	Responses
maximum length of the east west axis of the building. By the same token, why would the foreman's lift distance between north-south axis in general longer than the east-west axis.	maximum length. The north-south axis is served by more than two firemen's lifts (with blue circles) which allows a longer building length (**Annex D** refers).
15. Figure 3.5 - Please clarify what is ER required car park.	ER stands for "Employer Requirement" and those car parks are for staff use.
16. MRF Floor Plan of CMH - Please clarify what is the BMU parking shelter and BMU Track and what are they used for.	BMU stands for building maintenance units. They are mechanic device suspended from the roof for staff to enter the cradle (or gondola) and to wash the window and inspect building façade. BMU track is like rail track that allows the BMU to move along the main roof such that the machine can access all building façade while BMU parking shelter is for storing the BMU when it is not in use.
17. Section A-A of GCMTI – (a) Please review if the section A-A line as shown on the top right hand corner is correct as the office and cooling tower (which is located in front of the section A-A line) supposedly could not be seen according to their location as shown on 5/F and main roof floor plan. If all essential facilities that justified the need for minor relaxation of building height restriction need to be shown on one single cross section, please review if the cross section line could be adjusted as appropriate.	Please find the updated section of GCMTI with the section line adjusted at **Annex E**.
(b) Please clarify whether the generator exhaust pipe is the same as Jet Fans as shown on the main roof plan of GCMTI.	Generator exhaust pipe is not the same as Jet Fans. Generator exhaust pipe is to direct fumes from generator room at GF and Jet Fan is to direct fumes exhausted from the laboratory equipment at laboratory floors.

Compiled by: KTA
Date: 18 November 2022
File Ref: 20221118_A_TKO_127_FI2_V01

Annex A

A CONCEPTUAL LANDSCAPE PLAN - COMBINED CMH & GCMTI
1 : 600

LEGEND

- Site Boundary
- New Tree Planting
- Transplanted Tree
- Retained Tree
- Shrubs / Groundcover Planting
- Lawn
- Inaccessible Green Roof
- Hard Paving
- Timber
- Bench
- Gravel
- Natural Granite Feature
- Water Feature
- Covered Walkway
- Pavilion with green roof
- Pavilion
- Plant Nursery
- Green house
- Gate for Access Control
- Vertical Green/ Climber
- FFL Finished Floor Level

AIP & DDA DRAWINGS SUBMISSION

F.S.D. REF

REVISIONS

NUMBER	DESCRIPTION	DATE
A	LEVELS REVISED	17/11/2022

LANDSCAPE DESIGNER:
ADI LIMITED

SIGNED
NAME: CHUNG CHO KWAN CHRISTOPHER
DATE:

LANDSCAPE DESIGN CHECKER:
ACLA LIMITED

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DATE:

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ARCHITECT
王歐陽(香港)有限公司 WONG & OUYANG (HK) LTD

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MEDICAL CONSULTANT
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DRAWING TITLE
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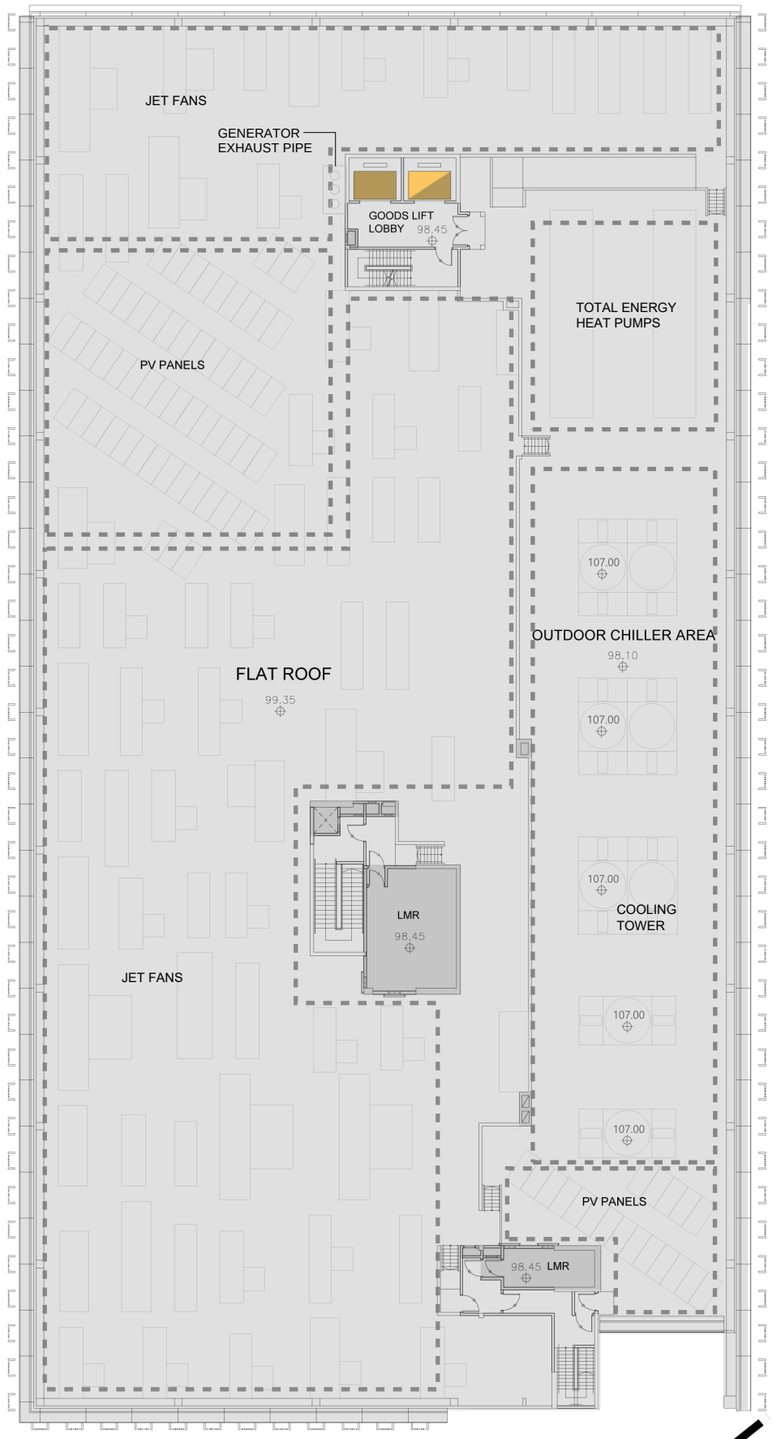
DRAWING NUMBER AB/8515/EW/CMH/LP/001 REV A

ARCHITECTURAL SERVICES DEPARTMENT

Annex B



LEGEND
- PASSENGER LIFTS
- GOODS LIFTS
- FIREMAN'S LIFTS
- GOODS LIFT CUM FIREMAN'S LIFT

N

MAIN CONTRACTOR:
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DRAWING TITLE
GCMTI

MAIN ROOF PLAN

DRAWN BY	PYS	DATE	04/2022
CHECKED BY	KEL	DATE	04/2022
SCALE	1:400 (A3)	JOB NO.	2288

DRAWING NUMBER
AB/8515/GP/GA/5106

REV
-

ARCHITECTURAL SERVICES DEPARTMENT

Annex C

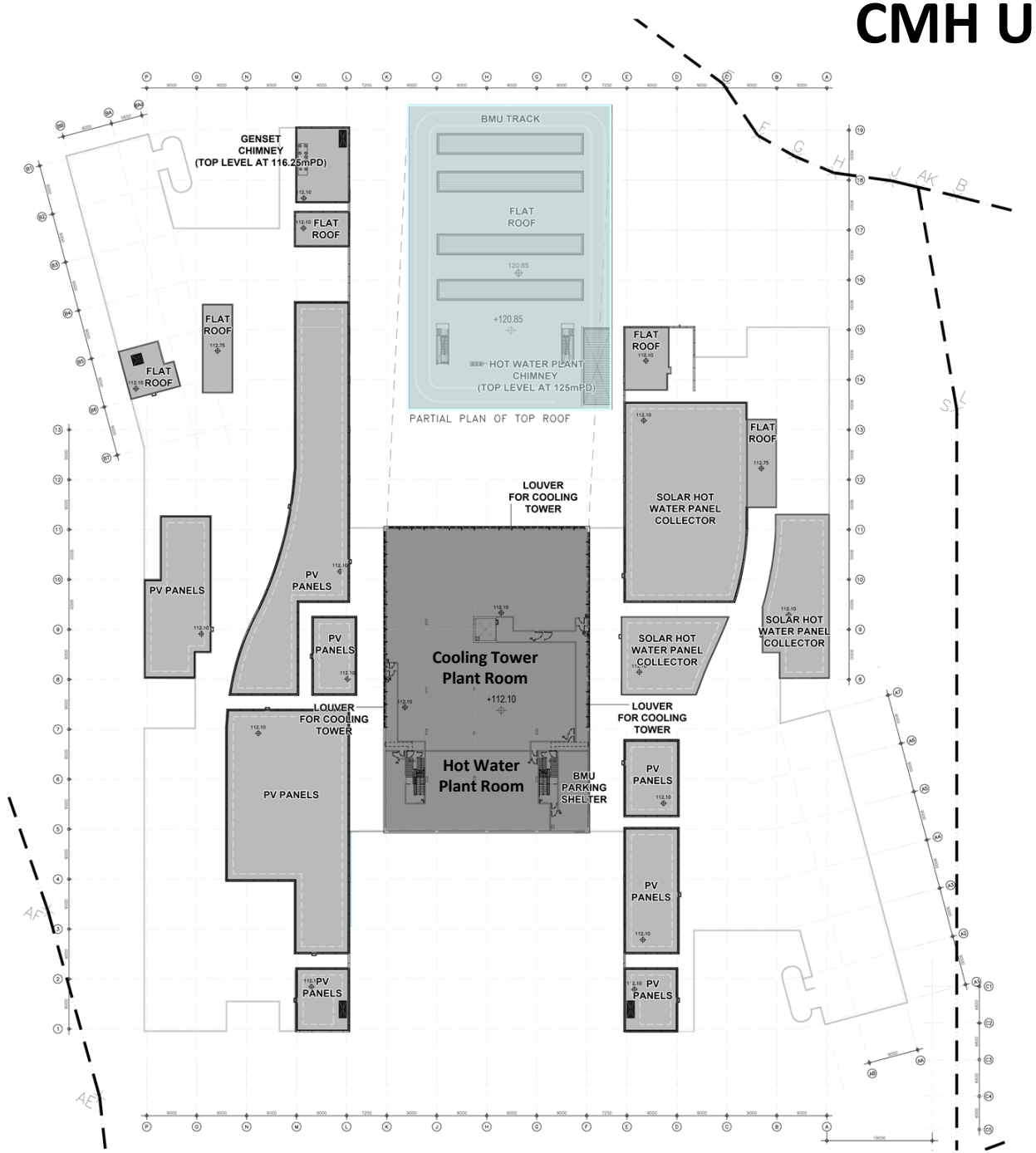
CMH Main Roof

Main Roof Area
= 13266.718m²
Proposed Main Roof Covered Area
= 6528.433m²
= (6528.433 / 13266.718) x 100%
= 49.209% < 50%

Covered Structures

CMH Upper and Top Roof

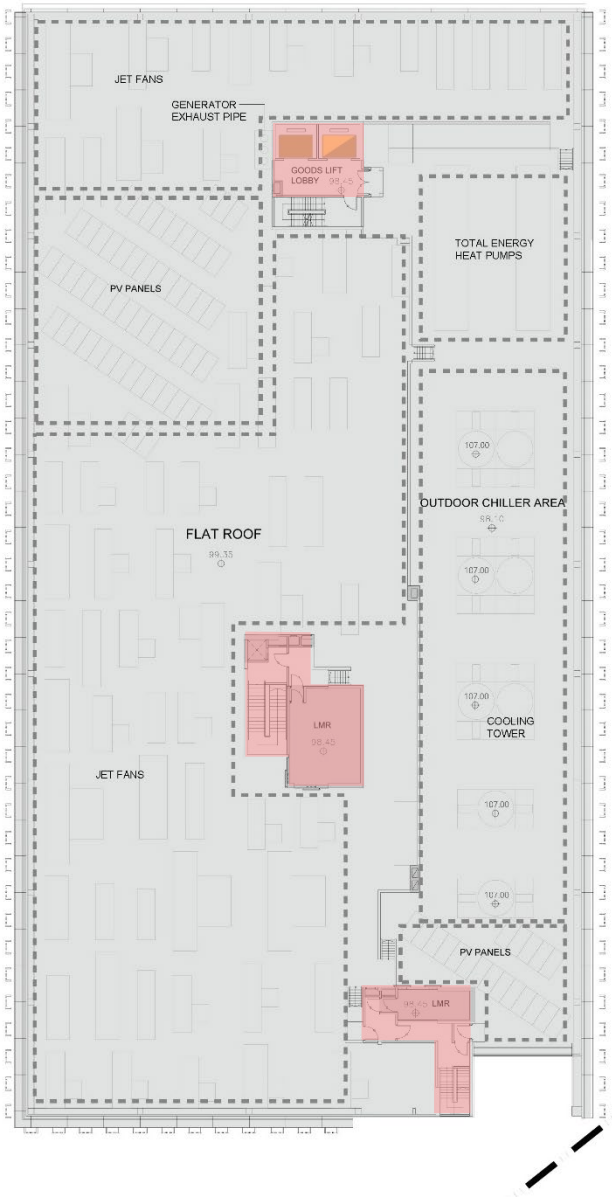
Main Roof Covered Area
= 6528.433m²
Proposed Upper Roof Covered Area
= 1944m²
= (1944 / 6528.433) x 100%
= 29.78%



Covered Structures & Equipment Area

GCMTI Main Roof

Main Roof Area
= 4114.351m²
Proposed Main Roof Covered Area
= 277.464m²
= (277.464 / 4114.351) x 100%
= 6.744% < 50%



Covered Structures

Annex D

MAIN CONTRACTOR:
中國建築工程(香港)有限公司
CHINA STATE CONSTRUCTION ENGINEERING (HONG KONG) LIMITED

ARCHITECT
王歐陽(香港)有限公司
WONG & OUYANG (HK) LTD

CONTRACT NO.	PROGRAMME NO.	JOB NO.	DRAWING NUMBER	REV
SS K514	116MH	2288	SK-CP-1006	-

PROJECT
DESIGN AND CONSTRUCTION OF CHINESE MEDICINE HOSPITAL AND GOVERNMENT CHINESE MEDICINES TESTING INSTITUTE IN TSEUNG KWAN O

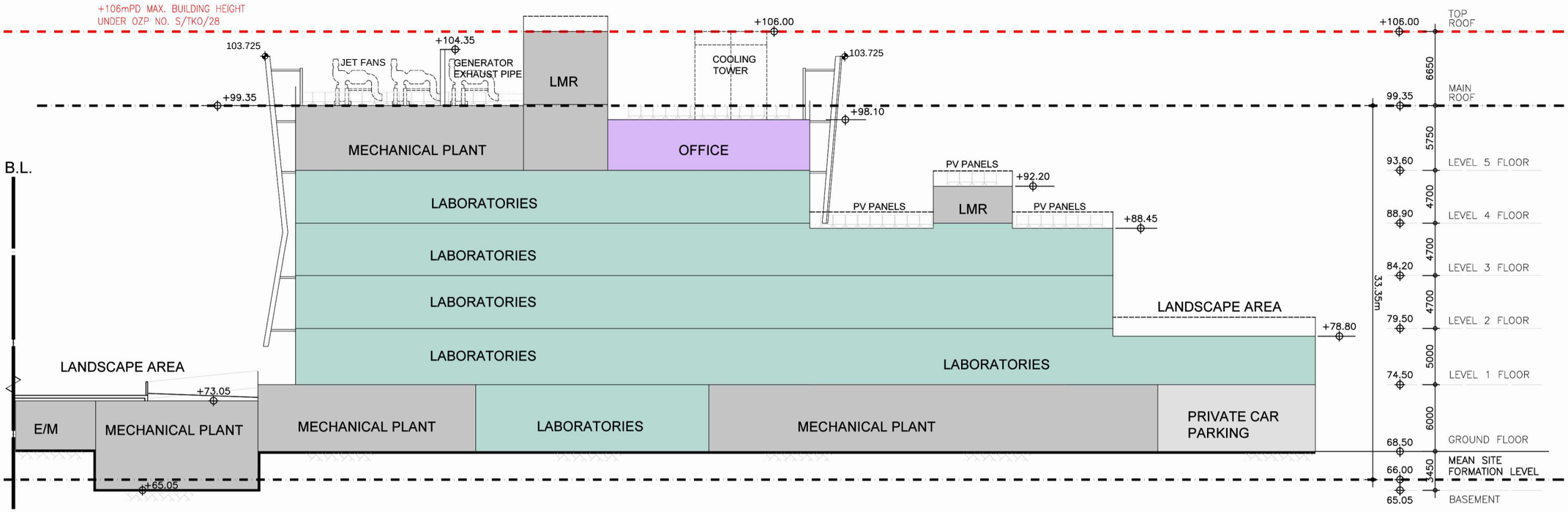
DRAWING TITLE
CMH 4F FLOOR PLAN

SCALE 1:500 @ A2

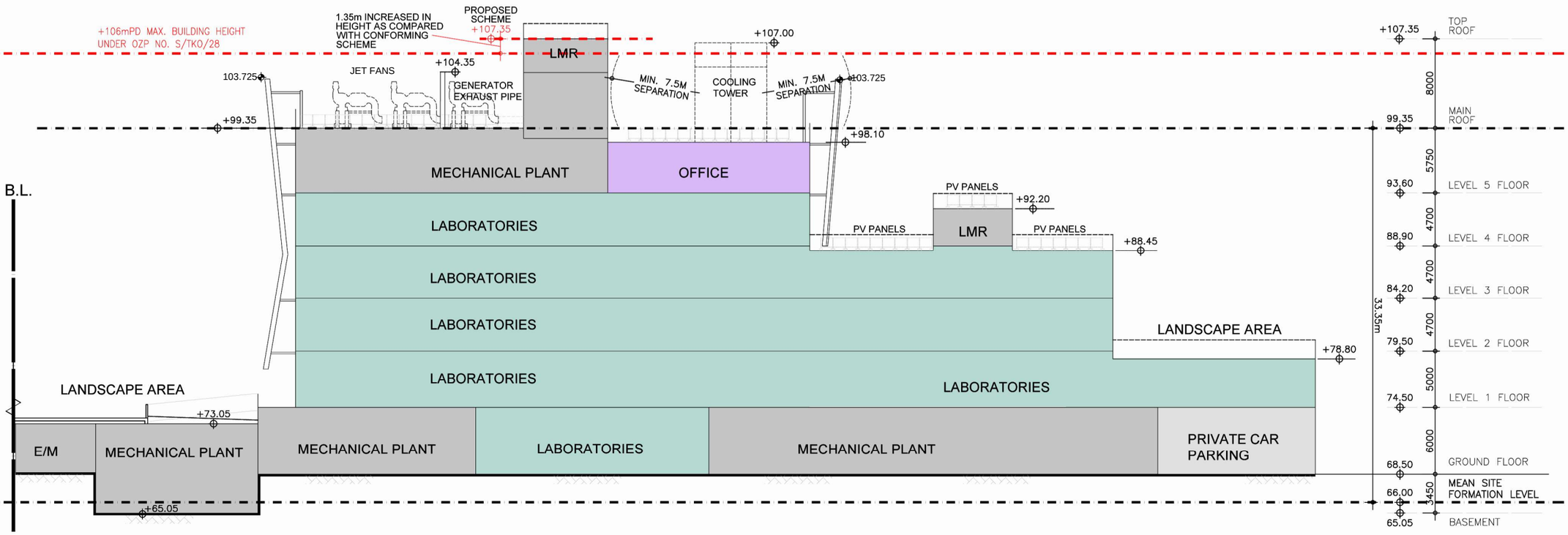
LEGEND
- STAFF LIFT
- PUBLIC LIFT
- SERVICE LIFT
- FIREMAN'S LIFT
- CLEAN LIFT

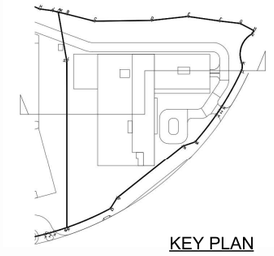
Annex E

SECTION
CONFORMING SCHEME



PROPOSED SCHEME





KEY PLAN

MAIN CONTRACTOR:
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CHINA STATE CONSTRUCTION ENGINEERING (HONG KONG) LIMITED

ARCHITECT
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DRAWING TITLE
GCMTI

SCETION AA

DRAWN BY	PYS	DATE	04/2022
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SCALE	1:400 (A3)	JOB NO.	2288

DRAWING NUMBER
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ARCHITECTURAL SERVICES DEPARTMENT

Appendix II of RNTPC
Paper No. A/TKO/127

Similar s.16 Applications for Minor Relaxation of Building Height Restriction in "Government, Institution or Community" zone within Tseung Kwan O OZP

Approved Applications

Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC)	Approval Conditions
A/TKO/99	Proposed Minor Relaxation of Building Height Restriction for permitted Government Offices Development	4.9.2015	(1), (2), (3), (4), (5), (6)
A/TKO/105	Proposed Flat (Rank and File Quarters Units for Fire Services Department) and Proposed Minor Relaxation of Building Height Restriction	18.3.2016	(4), (5), (7), (8)
A/TKO/120	Proposed Flat (Departmental Quarters for Fire Services Department) with Permitted Fire Station-cum-Ambulance Depot and Minor Relaxation of Building Height Restriction	4.9.2020	(5)

Approval Condition(s):

(1) Subject to a maximum building height restriction of 97mPD and the requirement for provision of building gaps as shown in the notional scheme
(2) Submission of façade treatment of the proposed development to reduce the glare effect as far as possible
(3) Design and provision of vehicle parking spaces and loading and unloading facilities
(4) Submission of a quantitative Air Ventilation Assessment at the detailed design stage/revised Air Ventilation Assessment
(5) Provision of fire services installations and water supplies for firefighting
(6) Submission and implementation of a drainage design scheme
(7) Submission of a revised Traffic Impact Assessment, together with the design and implementation, including but not limited to the provision of a lay-by, prior to the population intake of the proposed development
(8) Submission and implementation of a landscape proposal including tree preservation proposal

嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

31st October 2022. **By email only**

Dear Sir/ Madam,

Proposed Minor Relaxation of Building Height Restriction for Permitted Hospital and Government Use
(A/TKO/127)

1. We refer to the captioned.

2. We just would like to remind the project proponent that the watercourse to the southeast of Pak Shing Kok Road is of considerable conservation concern and we would like to remind the project proponent to prevent any potential water quality impacts affecting this watercourse during both the construction and operation phases of the captioned project; if the project proponent has any enquiries please do not hesitate to contact us.

3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

香港新界大埔林錦公路
Lam Kam Road, Tai Po, New Territories, Hong Kong
Email: eap@kfbg.org

Advisory Clauses

(a) to note the comments of the Commissioner for Transport that there is not any consent nor approval to the drawings/building plans under the subject application by the Transport Department and the building plans should be submitted, commented and approved by the relevant departments, as appropriate;

(b) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application under the Town Planning Ordinance does not imply approval of the site coverage of greenery requirements under Practice Note for Authorized Persons (PNAP) APP-152 and/or under the lease. The site coverage of greenery calculation should be submitted separately to Buildings Department/relevant authority for approval. Similarly for any proposed tree preservation/removal scheme and compensatory planting proposal, the applicant is reminded to approach relevant authority direct to obtain the necessary approval, where appropriate;

(c) to note the comments of the Chief Architect/Central Management Division 2, Architectural Services Department that the building length of the two blocks for Chinese Medicine Hospital and Government Chinese Medicines Testing Institute both appear to have exceeded 60m. The applicant is advised to comply with the building separation requirements stipulated under the PNAP APP-152;

(d) to note the comments of the Chief Engineer/Construction, Water Supplies Department that the project proponent shall make due allowance in the plumbing design to cater for:

  (i) the limited head difference between the Tseung Kwan O East Low Level Fresh Water Service Reservoir (Invert Level: 82mPD) and the formation level (around 61mPD and 66mPD);

  (ii) the feasibility of switching to adopt salt water for flushing although it may not be feasible in view of relatively high level of the application site at this moment; and

(e) to note the comments of the Chief Engineer/Railway Development 2-1, Railway Development Office, Highways Department that as the application site falls within the railway protection zone of the existing Tseung Kwan O Line, the railway protection team of MTR Corporation Limited should be consulted with respect to operation, maintenance and safety of the existing railway network.