

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TP/694

- Applicant** : Home of Loving Faithfulness (HOLF) represented by KTA Planning Limited
- Site** : Government Land (GL) at Former Fish Marketing Organization (FMO) Tai Po Primary School, Wong Yi Au, Tai Po, New Territories
- Site Area** : About 3,275m²
- Land Status** : GL
- Plan** : Approved Tai Po Outline Zoning Plan (OZP) No. S/TP/30
- Zonings** : “Government, Institution or Community” (“G/IC”) (about 95%)
[Restricted to a maximum building height restriction (BHR) of 1 storey, or the height of the existing building, whichever is the greater]

“Green Belt” (“GB”) (about 5%)
- Application** : - Proposed Minor Relaxation of BHR for Permitted Social Welfare Facility (Residential Care Home for Persons with Disabilities) (RCHD) in “G/IC” Zone

- Proposed Social Welfare Facility (RCHD) in “GB” Zone

1. The Proposal

- 1.1 The applicant seeks planning permission for minor relaxation of BHR from one storey¹ to three storeys (+two storeys/ +200%) for permitted social welfare facility (RCHD) in an area zoned “G/IC” (95%) at the application site (the Site). According to the Notes of the OZP for “G/IC” zone, the Site is restricted to a BHR of one storey, or the height of existing building, whichever is the greater. Planning permission for minor relaxation of BHR is required from the Town Planning Board (the Board). For a minor portion of the site area zoned “GB” (5%), the applicant seeks planning permission for proposed RCHD as ‘Social Welfare Facility’ is a Column 2 use for the “GB” zone requiring planning

¹ The “G/IC” zone was imposed with BHR of 1 storey to reflect the existing BH of the former FMO Tai Po Primary School (vacant school) on the draft Tai Po OZP No. S/TP/22 exhibited on 17.9.2010.

permission from the Board. The Site is currently a vacant school premises² (VSP) occupied by one-storey abandoned school buildings (**Plans A-4a to A-4b**).

- 1.2 HOLF has been operating residential care home for children and adults with intellectual and physical disabilities without charges since 1965. It is a charitable organization under section 88 of Inland Revenue Ordinance and also a self-financing RCHD solely through donation and gifts from overseas and Hong Kong. Since the current premises of HOLF in Kwu Tung is affected by the Remaining Phase Development of Kwu Tung North New Development Area³ (NDA), the applicant has conducted extensive search for alternative site to sustain its operation which is essential to serve the needs of the society by providing lifelong residential care service. Taking into account financing and time implication, the Site is identified for relocation of the RCHD.
- 1.3 The proposal will involve a two-storey dormitory and a one-storey chapel, all atop a one-storey podium for ancillary facilities including rehabilitation services, ancillary carparking spaces and loading/ unloading (L/UL) bays for the RCHD. The proposed development would provide 60 and 11 beds for the persons with disabilities and staff/volunteers respectively. There would be 50 staff. A sensory garden, which is a landscaped area with garden furniture to promote the well-being and enjoyment of HOLF's residents, is proposed along the southern part of the Site spanning over the "G/IC" and "GB" zones (**Drawing A-8**). No permanent structure will be erected in the sensory garden. The Site will be accessible from Tai Po Road – Tai Po Kau Section via a new access road and a pedestrian footpath to the north of the Site to be constructed by the Civil Engineering and Development Department (CEDD)⁴ (**Drawing A-17**).
- 1.4 According to the applicant, subsequent to the completion of the access road by CEDD by end 2024, the construction of the proposed development will commence in early 2025 for target completion by end 2026. The proposed master layout plan (MLP), floor plans, elevations, sections, landscape master plans (LMPs), landscape sections, open space plan, photomontages and pedestrian connection plan submitted by the applicant are shown in **Drawings A-1 to A-17**.

² The Site was occupied by the FMO Tai Po Primary School which ceased operation in mid-1990s. The Site is a VSP site recommended for retaining as "G/IC" uses to meet the needs of the local community reviewed under the Central Clearing House Mechanism by Planning Department (PlanD). The Site is a VSP site that is put to short-term uses pending implementation of long-term uses.

³ The land lot of the HOLF's premises has been acquired by the Government under the Remaining Phase Development of Kwu Tung North NDA. The construction works for Kwu Tung North NDA are scheduled for commencement in mid-2024 for target completion by 2031.

⁴ Absence of vehicular access for the Site would greatly affect the potential for optimized utilization of the "G/IC" site. CEDD will carry out the site improvement works including provision of a new access road and footpath to improve its accessibility and facilitate to realize its planning intention for GIC uses.

1.5 The development parameters of the proposed scheme are set out below:

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|--------------------------|---|---|
| Site Area | About 3,275m ² | |
| Gross Floor Area (GFA) | About 3,978m ² | |
| Plot Ratio (PR) | About 1.22 | |
| No. of Blocks | A two-storey dormitory and a one-storey chapel, all atop a one-storey podium | |
| No. of Storeys | Maximum 3 storeys including 1-storey podium | |
| Maximum BH | <ul style="list-style-type: none">Dormitory: about 37.4mPD (main roof level)Chapel: about 43.4mPD (roof top level) | |
| No. of Beds | <ul style="list-style-type: none">60 for persons with disabilities11 for staff/ volunteers | |
| Site Coverage (SC) | About 60% | |
| Ancillary Parking Spaces | 6 private car parking spaces (including 1 parking space for persons with disabilities) | |
| Ancillary L/UL Bay | 1 light goods vehicle (LGV) space / light bus space | |
| Private Open Space | Not less than 110m ² | |
| Greenery Area | Not less than 20% of the site area (not less than 655m ²) | |
| Major Uses by Floor | G/F | Office, Consultation Room, Physiotherapy Room, Hydrotherapy Pool, Canteen, Kitchen, Laundry, E&M Room, Ancillary carpark and L/UL Bay |
| | 1/F | Dormitory, Isolation Room ⁵ and Chapel |
| | 2/F | Dormitory and Isolation Room |

1.6 In support of the application, the applicant has submitted relevant technical assessment reports including Traffic Impact Assessment (TIA), Environmental Assessment (EA), Drainage and Sewerage Impact Assessment (DSIA), Geotechnical Planning Review Report (GPRR) and Tree Preservation and Landscape Proposal (TPLP).

1.7 According to the applicant, 36 existing trees of common species in fair to poor conditions are observed within the Site, of which five trees will be preserved. A total of 48 new heavy standard trees will be provided for compensation of the loss of 31 existing trees, achieving a compensation ratio of 1:1.55 in terms of quantity. Landscape treatments including sensory garden, organic farm and courtyards for recreational purpose are proposed (**Drawing A-8**). There will be a greenery coverage of not less than 20% and private open space of not less than 110m² for residents and staff (**Drawing A-12**).

⁵ According to the applicant, isolation facility/ room is one of the basic facilities of an RCHD with reference to the 'Code of Practice for RCHD' issued by the Social Welfare Department. The isolation rooms are used as an infection control measure for residents in need (including those who are sick or infected/ suspected of being infected with communicable diseases) to prevent the spread of such diseases and protect the other persons in the same RCHD. The isolation rooms will not induce additional bed spaces to the RCHD and will not be used for medical treatment.

1.8 The applicant has submitted the following documents:

- (a) Application Form received on 11.3.2024 (Appendix I)
- (b) Planning statement and technical assessments received on 11.3.2024 (Appendix Ia)
- (c) Further Information (FI) received on 2.5.2024* (Appendix Ib)
(*accepted and exempted from publication and recounting requirements)

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed at **Appendices Ia** and **Ib**, as summarized below:

- (a) the Site is comparable to the area of the current HOLF's premises in Kwu Tung with a view to providing sufficient floor area for the operation. Being located in the Northeast New Territories, the Site enables HOLF to maintain the established community network with schools, social welfare and medical facilities in the nearby areas. The Site will be easily reached by wheelchair-accessible light bus upon completion of the access road. Also, the Site is situated at a secluded area shielded by slopes and trees, which provides a tranquil environment for HOLF's residents;
- (b) to fully utilize the Site and ancillary infrastructure, opportunity is taken to improve the quality of patient care and staff well-being through the provision of new and modern facilities such as hydrotherapy pool and ramp for wheelchair users, and dormitory with well-equipped facilities and separated living quarters for caretakers. As compared to the current provision of 33 beds, the applicant proposes to increase the bed spaces to 60 so as to serve more people with special needs, which do not exceed the current license restriction of 95 bed spaces issued by the Social Welfare Department (SWD);
- (c) the proposed development is in line with the planning intention of the "G/IC" zone. As for the "GB" zone, there is a general presumption against development. To respect the planning intention, no building and structures are proposed in the southern portion of the Site within the "GB" zone. Instead, a sensory garden serving as a recreational area for HOLF's residents is proposed which is in line with the planning intention of "GB" for providing passive recreational outlets;
- (d) there is a strong need for BH relaxation for the RCHD building due to site constraints, operation needs and building design (**Drawings A-1 to A-3**). The access road and footpath will occupy the northern portion of the Site due to the level difference and short distance between Tai Po Road and the Site. Also, sufficient manoeuvring space is required for the ancillary parking and L/UL facilities. To provide a seamless connection between the carpark on G/F and the dormitory atop, barrier-free access ramping up along the southern and eastern edges of the building will be provided. In addition, since man-made slope features are located at the eastern portion of the Site, the space for inspection and maintenance will be reserved (**Plan A-2**). In view of the above, floor area needs to be stacked up to accommodate the necessary facilities while reserving outdoor

areas as much as possible for the enjoyment of HOLF's residents. Besides, the current BHR of one storey is solely to reflect the BH of the former school use at the Site. The proposed maximum BHR of three storeys is considered appropriate;

- (e) due consideration has been given to minimizing the building bulk. The podium is maximized and extended to the site boundary to accommodate the supporting and ancillary facilities, thereby reducing the building bulk on top of the podium. Dormitory use together with open area, including courtyards, organic farm and sensory garden, are carefully designed and arranged to offer a better living space for HOLF's residents (**Drawing A-9**). The design of the small scale chapel would strengthen the Christianity setting of the RCHD;
- (f) the proposed development is compatible with the surroundings in terms of scale. The proposed PR is about 1.22 and SC is 60% which allows a generous provision of open space. The proposed development is low-rise in nature and not excessive as compared to the adjoining residential development and secondary school to the further southwest with BHR of four and eight storeys respectively;
- (g) according to the visual appraisal and photomontages (**Drawings A-13 to A-16**), the proposed three-storey building is compatible with surrounding visual context. The visual impact is considered negligible due to the small scale and low-rise nature. To enhance the visual quality, sensitive design measures will be adopted, including provision of 5m setback of dormitory from the site boundary, periphery planting along the southern and western edges of the building, sensitive architectural design and accommodation of the chapel in the northeastern portion of the Site further away from the adjoining residential development and village houses nearby;
- (h) TIA demonstrates that no adverse traffic impact on the surrounding road network is anticipated. The proposed scheme will involve six ancillary private car parking spaces and one L/UL bay for LGV and light bus based on the provision rate of the existing RCHD and the operation need; and
- (i) technical assessments illustrate that the proposed development would not incur adverse environmental, sewerage, drainage and geotechnical impacts on its surroundings.

3. Compliance with the "Owner's Consent/Notification" Requirements

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

4. Town Planning Board Guidelines

Town Planning Board Guidelines No. 10 for 'Application for Development within "GB" zone under section 16 of the Town Planning Ordinance (the TPO)' (TPB PG-No. 10) is relevant to this application. The relevant assessment criteria are at **Appendix II**.

5. Previous Application

There is no previous application involved at the Site.

6. Similar Application

There is no similar application for proposed minor relaxation of BHR for social welfare facility within the same “G/IC” zone on the OZP. There is also no similar application for proposed social welfare facility within the same “GB” zone on the OZP.

7. The Site and Its Surrounding Areas (Plans A-1 to A-4c)

7.1 The Site is:

- (a) partly hard-paved (including the southern part within “GB” zone) and partly covered with vegetation. It is mainly occupied by one-storey abandoned school buildings and a disused temporary structure in the northern portion of the Site;
- (b) fringed with a man-made slope feature no. 7NW-B/C634 along its eastern site boundary; and
- (c) accessible via an existing footpath (Tai Po Country Trail) which leads to Tai Po Road – Tai Po Kau Section.

7.2 The surrounding areas have the following characteristics:

- (a) generally of residential urban fringe landscape character;
- (b) to the immediate east is a vegetated hillslope and a permitted burial ground with graves;
- (c) to the immediate west and south is a low-rise and low-density private residential development, namely Chateau Royale, zoned “Residential (Group C)” with BHR of four storeys (up to 50mPD); and
- (d) to the further west and southwest across Chateau Royale and Yung Yi Road are village houses of Ha Wong Yi Au zoned “Village Type Development” with BHR of three storeys. To the further southwest is Ling Liang Church M H Lau Secondary School within the “G/IC” zone with BHR of eight storeys.

8. Planning Intentions

8.1 The planning intention of the “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 intended to

provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

- 8.2 The planning intention of the “GB” zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- 8.3 As stated in the Explanatory Statement (ES) of the OZP, a minor relaxation clause in respect of BHRs is incorporated into the Notes of the OZP to provide incentive for development/redevelopment with planning and design merits. Each application for minor relaxation of BHR will be considered on its own merits and the relevant criteria for consideration of such relaxation are as follows:
- (a) amalgamating smaller sites for achieving better urban design and local area improvement;
 - (b) accommodating the bonus PR granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as a public passage/street widening;
 - (c) providing better streetscape/good quality street level public urban space;
 - (d) providing separation between buildings to enhance air and visual permeability;
 - (e) accommodating building design to address specific site constraints in achieving the permissible PR under the OZP; and
 - (f) other factors such as need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality and would not cause adverse landscape and visual impacts.

9. Comments from Relevant Government Departments

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

Policy Aspects

9.1.1 Comments of the Secretary of Development (SDEV):

The current application is submitted by HOLF, a RCHD which will be affected by the Remaining Phase development of the Kwu Tung North NDA. Kwu Tung North NDA will provide about 49,900 housing units upon full implementation in 2031, hence serving as one of the major sources of housing supply within the next ten years. In addition, a wide

range of GIC facilities and commercial floor space will be provided to support future residents of the NDA and nearby. From the perspective of ensuring timely development of the NDA, the application is supported, which would also facilitate the continued operation of the affected RCHD to meet the need of the community.

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

He has no adverse comment from the policy angle on the planning application submitted by HOLF for minor relaxation of BHR, in response to the need to relocate HOLF due to the planned development at Kwu Tung North NDA.

Provision of Welfare Services and Licensing

9.1.3 Comments of the Director of Social Welfare (DSW):

- (a) on the understanding that the subject vacant school site is used for reprovisioning of HOLF which is currently operating as a self-financing RCHD, the proposed setting up of a RCHD at the Site is classified as “a social welfare facility to meet the welfare needs in the community” from social welfare perspective. She has no adverse comment on the relocation of the RCHD to the Site. That being said, the RCHD is required to obtain a licence from SWD’s licensing office before commencement of service;

Licensing Perspective

- (b) since the proposal is only three storeys and under 24m, she has no comment provided that the design and facilities of a RCHD shall comply with the licensing requirements under the Residential Care Homes (Persons with Disabilities) Ordinance, its subsidiary legislation and the Code of Practice for Residential Care Homes (Persons with Disabilities); and
- (c) she has no adverse comment from service and district perspectives. Her advisory comments are at **Appendix IV**.

Land Administration

9.1.4 Comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD):

- (a) no objection to the application;
- (b) the Site comprises Vacant Government Site (former FMO Primary School) and adjoining GL in Ha Wong Yi Au. Currently, the Site has been taken up by CEDD under government land allocation no. STLA-TTP 117 for provision of an access road. Two slope feature nos. 7NW-B/C634 and 7NW-B/C270 currently maintained by LandsD and two lamp post nos. VE0155 and VE0156 are affected;

- (c) an application for a direct grant short term tenancy (STT) for the Site from the applicant for the purpose of a RCHD is being considered. Should planning permission be obtained from the Board, LandsD would further process the STT application based on the development parameters approved by the Board, subject to the support from the relevant policy bureau on the proposed direct grant STT and level of rental. Subject to the departmental comments on the proposed STT, the site boundary may be refined; and
- (d) his advisory comments are at **Appendix IV**.

Drainage

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

- (a) no in-principle objection to the application from public drainage viewpoint; and
- (b) his advisory comments are at **Appendix IV**.

Urban Design and Landscape

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

Urban Design and Visual

- (a) being situated in the southeastern fringe of the Tai Po New Town, the Site is located at a foothill area overlooking Tolo Harbour. Its locality mainly comprises low-rise residential developments and village houses with existing BHs ranging from about one to four storeys / 7.6mPD to 50mPD to the north, west and south, and it is flanked by higher vegetated slopes to the east. Given that the proposed development is low-rise in nature, it is considered not incompatible with the surrounding context;
- (b) according to the visual appraisal and photomontages (**Appendix Ia**), design measures including setback from the site boundary and periphery planting are proposed, and no significant adverse visual impact is anticipated;

Landscape

- (c) the Site is situated in an area of residential urban fringe landscape character surrounded by villages, existing low-rise residential buildings, burial ground, roads and dense woodland. Significant impact on the landscape character arising from the proposed use is not anticipated;

- (d) according to the Planning Statement (**Appendix Ia**), the Site is occupied by abandoned school buildings. With reference to the TPLP, 36 trees of common species are identified within the application boundary and no Registered Old and Valuable Tree (OVT) is identified. 31 trees are in direct conflict with the proposed development and are proposed to be felled. Mitigation measures including 48 heavy standard trees within application boundary and periphery planting strips are proposed. Landscape treatments, such as sensory garden, organic farm, outdoor sitting courtyard, etc. are proposed. Moreover, more than 20% greenery coverage will be provided and approximate 110m² of open space provision for an estimated population of 60 residents in accordance with the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG) is proposed. Significant adverse landscape impact on the existing landscape resource arising from the proposed use is not anticipated. She has no objection to the application from landscape planning perspective; and
- (e) her advisory comments are at **Appendix IV**.

Building Matters

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

- (a) no in-principle objection to the application under the Buildings Ordinance (BO); and
- (b) his advisory comments are at **Appendix IV**.

9.2 The following government departments have no objection to or no comment on the application:

- (a) Commissioner for Transport (C for T);
- (b) Director of Environmental Protection (DEP);
- (c) Chief Architect/Advisory & Statutory Compliance Division, Architectural Services Department (CA/ASC, ArchSD);
- (d) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- (e) Director of Agriculture, Fisheries and Conservation (DAFC);
- (f) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (g) Project Manager/North, CEDD (PM/N, CEDD);
- (h) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (i) Director of Fire Services (D of FS);
- (j) Director of Food and Environmental Hygiene (DFEH);
- (k) Director of Electrical and Mechanical Services (DEMS); and
- (l) District Officer/Tai Po, Home Affairs Department (DO/TP, HAD).

10. Public Comments Received During Statutory Publication Period

On 15.3.2024, the application was published for public inspection. During the statutory public inspection period, three public comments were received, including one supporting comment from a member of Tai Po District Council, one opposing comment from Customer Service Office of Chateau Royale, and one individual expressing view on the need to ensure provision of approved facilities on the GL (**Appendix III**). The main reasons for the opposing comment are that the proposed RCHD will cause disturbance to nearby residents and direct sightline from the residence to the graves in the permitted burial ground upon removal of trees.

11. Planning Considerations and Assessments

- 11.1 The application is to seek planning permission for minor relaxation of BHR from one storey to three storeys (+two storeys/ +200%) for permitted social welfare facility (RCHD) within the “G/IC” portion (95%) of the Site, and for proposed social welfare facility (RCHD) within the minor portion zoned “GB” (5%) on the OZP.

Planning Intention

- 11.2 The Site is mainly zoned “G/IC” which is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory; and to provide land for uses directly related to or in support of the work of the organizations providing social services to meet community needs. As mentioned in paragraph 1.2, the proposed development is to relocate a self-financing RCHD, namely HOLF affected by the Remaining Phase Development of Kwu Tung North NDA for continuous provision of care service for adults and children with disabilities. SDEV supports the application. SLW has no adverse comment from the policy angle on the application. DSW regards the proposed setting up of a RCHD at the Site as “a social welfare facility to meet the welfare needs in the community” from social welfare perspective and she has no adverse comment on the application from service perspective. ‘Social Welfare Facility’ is always permitted under the “G/IC” zone and the proposed RCHD development is in line with the planning intention of the “G/IC” zone.

- 11.3 As mentioned in paragraph 1.3, a sensory garden which is a landscaped area with new tree planting and garden furniture (no permanent structures erected) for the well-being and enjoyment of HOLF’s residents is proposed in the southern part of the Site spanning over the “G/IC” and “GB” zones. The sensory garden serving as a recreational outlet for HOLF’s residents is considered in line with the “GB” zone which is intended to provide passive recreational outlets.

Compatibility with Surrounding Areas and Development Intensity

- 11.4 The immediate surrounding areas of the Site are mainly low-rise residential developments and village houses with existing BHs ranging from about one to four storeys / 7.6mPD to 50mPD to the north, west and south, and it is flanked

by higher vegetated slopes to the east. Given that the proposed development is low-rise in nature, CTP/UD&L, PlanD considers that it is not incompatible with the surrounding context. Design measures including setback from the site boundary and periphery planting are proposed, and no significant adverse visual impact is anticipated.

- 11.5 As the Site is situated in an area of residential urban fringe landscape character surrounded by villages, existing low-rise residential buildings, burial ground, roads and dense woodland, significant impact on the landscape character arising from the proposed development is not anticipated. Mitigation measures including 48 heavy standard trees for compensation of loss of 31 trees within the Site and periphery planting strips are proposed. Landscape treatments, such as sensory garden, organic farm, outdoor sitting courtyard, etc. are proposed. Moreover, more than 20% greenery coverage will be provided and approximate 110m² of open space provision for an estimated population of 60 residents for disabilities in accordance with the requirements of the HKPSG is proposed. Significant adverse landscape impact on the existing landscape resource arising from the proposed use is not anticipated. CTP/UD&L, PlanD has no objection to the application from landscape planning perspective.

Minor Relaxation of BHR

- 11.6 The main justification from the applicant for the proposed minor relaxation of BHR from one storey to three storeys (+two storeys/ +200%) is that the site area is constrained by the new access road, internal vehicular circulation space and existing slope features. As a result, the floor area needs to be stacked up to accommodate the necessary facilities and open area for the residents. The applicant also takes the opportunity to provide new and modern facilities for HOLF's residents and better utilize the Site by serving more people with special needs. The applicant has proposed a number of design features such as maximizing the podium floor to reduce the building bulk of dormitory atop and adoption of 5m setback from the site boundary and periphery planting serving as a buffer from adjoining residential development. Adding that the current application is for the relocation of RCHD which is affected by NDA, it is considered that the application generally complies with the criteria for consideration of relaxation of BHR as stated in paragraph 8.3 above.

Technical Aspects

- 11.7 Other concerned departments including C for T, CE/MN of DSD, DEP, H(GEO) of CEDD, DAFC and D of FS have no adverse comment on the application on the traffic, drainage, environmental, geotechnical, ecological and fire safety aspects.

TPB PG-No. 10

- 11.8 According to TPB PG-No. 10, passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration. According to the applicant, only sensory garden serving as a recreational outlet without permanent structures is proposed on the "GB" portion which is currently paved (5% of site area). Considering that the "GB" portion for sensory

garden use forms part of the existing VSP site boundary and small in scale, sympathetic consideration could be given to the proposed use on “GB” portion.

Public Comments

- 11.9 There are three public comments supporting, objecting to and expressing concern on the application as detailed in paragraph 10 above. Departmental comments in paragraph 9 and planning assessments in paragraphs 11.1 to 11.8 are relevant.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comment mentioned in paragraph 10 above, the Planning Department has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 10.5.2028, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The recommended advisory clauses are attached at **Appendix IV** for Members’ reference.
- 12.3 There is no strong reason to recommend rejection of the application.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicants.

14. Attachments

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| Appendix I | Application form received on 11.3.2024 |
| Appendix Ia | Planning statement and technical assessments received on 11.3.2024 |
| Appendix Ib | FI received on 2.5.2024 |
| Appendix II | TPB PG-No. 10 |
| Appendix III | Public comments received by the Board |
| Appendix IV | Recommended advisory clauses |

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| Drawing A-1 | Master layout plan |
| Drawings A-2 to A-5 | Floor plans |
| Drawing A-6 | Elevations |
| Drawing A-7 | Sections |
| Drawings A-8 to A-9 | Landscape master plans |
| Drawings A-10 to A-11 | Landscape sections |
| Drawing A-12 | Open space plan |
| Drawings A-13 to A-16 | Photomontages |
| Drawing A-17 | Pedestrian connection and proposed access road |
| | |
| Plan A-1 | Location plan |
| Plan A-2 | Site plan |
| Plan A-3 | Aerial photo |
| Plans A-4a to A-4c | Site photos |

PLANNING DEPARTMENT
MAY 2024