

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TP/702

<u>Applicant</u>	: Hong Kong Sheng Kung Hui Welfare Council Limited represented by Masterplan Limited
<u>Site</u>	: Taxlot Lot T77 RP in D.D. 34, Tai Po, New Territories
<u>Site Area</u>	: About 2,191.3m ²
<u>Land Status</u>	: Block Government Lease <i>[contains the restriction that no structures are allowed to be erected without the prior approval of the Government]</i>
<u>Plan</u>	: Approved Tai Po Outline Zoning Plan (OZP) No. S/TP/30 (at the time of submission) Draft Tai Po OZP No. S/TP/31 (currently in force)
<u>Zoning</u>	: “Government, Institution or Community” (“G/IC”) <i>[subject to a maximum building height restriction (BHR) of 8 storeys (excluding basement), or the height of the existing building, whichever is the greater]</i>
<u>Application</u>	: Proposed Minor Relaxation of BHR for Permitted Social Welfare Facility in “G/IC” Zone

1. The Proposal

- 1.1 The applicant seeks planning permission for minor relaxation of BHR from eight storeys to 10 storeys (i.e. +two storeys/ +25%) for permitted social welfare facility in an area zoned “G/IC” at the application site (the Site) (**Plan A-1**). According to the Notes of the OZP for “G/IC” zone, the Site is subject to a BHR of eight storey (excluding basement floors). Based on individual merits of a development proposal, planning permission for minor relaxation of BHR may be considered by the Town Planning Board (the Board). The Site is currently vacant and located on a hilly terrain covered with vegetation (**Plans A-4**).
- 1.2 The Site is accessible via Tai Po Road – Tai Po Kau Section. To accommodate social welfare facilities of high demand despite various site constraints, the applicant intends to develop a 10-storey social welfare complex (including a two-storey podium) over two levels of basement (to be named as Hong Kong

Sheng Kung Hui St. Christopher's Complex). The complex comprises 289-place Care and Attention Home providing Continuum of Care (CoC Home), 30-place Small Group Home (SGH), Foster Care Services and Agency-based Enhancement of Professional Staff Support Services (FCS & ABPSS) and Staff Training Unit (STU), a 65-place Child Care Centre (CCC), 100-place Special CCC (SCCC), vehicular circulation area, back-of-house facilities, and landscaped areas. According to the applicant, the proposed complex will be completed in 2030.

- 1.3 To avoid the overlooking of the dormitory and comply with the lighting and ventilation requirement of Building (Planning) Regulations (Cap. 123F), the proposed development is designed with a L-shape tower sitting on a small rectangular podium. The two wings of the "L" point to the two adjoining schools, with windows opening sideways, so that overlooking and distraction to classrooms are minimised. In addition, building setbacks¹ are proposed to ensure adequate air and visual permeability of the proposed development to adjacent schools (**Drawing A-19**). The L-shape tower also shields the inside against traffic noises from Tai Po Road – Tai Po Kau Section.
- 1.4 Landscape and recreational areas are proposed at various levels to provide a pleasant and comfortable environment for the residents of the complex (**Drawings A-10 to A-13**). The podium garden at 2/F would be enjoyed by the users of the complex and served as a visual buffer to neighbours. The landscaping and greening at the site also soften the building edge to minimise its potential visual impact to surrounding environment. The adoption of compatible finishing materials/colour/facade treatment will also be considered at the detail design stage.
- 1.5 The floor plans, section, landscape plans, location of existing public transport facilities and photomontages submitted by the applicant are at **Drawings A-1 to A-18**. The development parameters of the proposed scheme are set out below:

Site Area	About 2,191.3m ²
Gross Floor Area (GFA)	About 12,521.1m ²
Plot Ratio (PR)	About 5.7
No. of Block	1
No. of Storeys	10 storeys (excluding two levels of basement)
BH	About +115mPD (36m from mean site formation level)
No. of Beds/ Places	<ul style="list-style-type: none"> • CoC Home: 240 subvented places and 49 self-financing places • CCC: 65 aided places • SCCC: 100 subvented places • SGH: 30 subvented places
Site Coverage (SC)	Above 15m: not exceeding 42% 15m or below: not exceeding 85%

¹ About 3m to 4m and 8m podium setback (from G/F to 2/F) from the Japanese International School (JIS) and Po Leung Kuk Tin Ka Ping Millennium (PLKTKPM) Primary School respectively, and about 4m to 29m and 7m to 34m tower setback (from 3/F and above) from JIS and PLKTKPM Primary School respectively will be provided.

Parking Spaces																	
Private Car	7 ²																
Light Bus	2																
Coach	2																
Motorcycle	2																
Light Goods Vehicle	1																
Loading/Unloading Bays																	
Private Car	1																
Heavy Goods Vehicle	1																
Ambulance	1																
Open Space	Not less than 325m ²																
Greenery Provision	Not less than 20% of the site area (not less than 438.26m ²)																
Major Uses by Floor	<table> <tr> <td>B1-B2/F³</td><td>Carpark, sewage treatment plant, supporting facilities of CoC Home, SCCC and CCC</td></tr> <tr> <td>G/F</td><td>CoC Home, SCCC, CCC, ambulance bay, parking spaces, L/UL bays, landscaped area</td></tr> <tr> <td>1/F</td><td>CoC Home, SCCC, CCC, landscaped area</td></tr> <tr> <td>2/F</td><td>CoC Home, landscaped area</td></tr> <tr> <td>3-6/F</td><td>CoC Home</td></tr> <tr> <td>7/F</td><td>STU, FCS & ABPSS, supporting facilities of CoC Home, landscaped area</td></tr> <tr> <td>8-9/F</td><td>SGH, landscaped area</td></tr> <tr> <td>Roof</td><td>E&M facilities</td></tr> </table>	B1-B2/F ³	Carpark, sewage treatment plant, supporting facilities of CoC Home, SCCC and CCC	G/F	CoC Home, SCCC, CCC, ambulance bay, parking spaces, L/UL bays, landscaped area	1/F	CoC Home, SCCC, CCC, landscaped area	2/F	CoC Home, landscaped area	3-6/F	CoC Home	7/F	STU, FCS & ABPSS, supporting facilities of CoC Home, landscaped area	8-9/F	SGH, landscaped area	Roof	E&M facilities
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7/F	STU, FCS & ABPSS, supporting facilities of CoC Home, landscaped area																
8-9/F	SGH, landscaped area																
Roof	E&M facilities																

- 1.6 In support of the application, the applicant has submitted a planning statement with relevant technical assessment reports including Traffic Impact Assessment (TIA), Environmental Assessment (EA), Sewerage Impact Assessment (SIA), Geotechnical Planning Review Report (GPRR), Visual Impact Assessment (VIA) and Landscape Proposal (LP).
- 1.7 According to the TIA, the junctions and road links will operate with adequate capacity in the design year (i.e. year 2033). As regard the public transport services, there are numerous bus and green mini bus (GMB) services operating along Tai Po Road with bus/GMB stops located near the Site (**Drawing A-14**). The franchised buses services are adequate to accommodate the additional passenger demand generated by the proposed development while one additional GMB service (to Shatin direction) is recommended to accommodate the future passenger demands generated by the proposed development in AM and PM peak period respectively.
- 1.8 According to the applicant, 77 existing trees of common species (including 46 undesirable species⁴ (i.e. *Leucaena leucocephala*) and 5 dead trees) in fair to

² Including 1 accessible parking space

³ According to the applicant, B2/F is a partial floor accommodating sewage treatment plant only

⁴ Undesirable species could be excluded from tree compensation according to Development Bureau Technical Circular (Works) No. 4/2020.

poor conditions are observed within the Site, of which all are proposed to be felled. A total of 46 new heavy standard trees will be provided for compensation of the loss of 31 existing trees, achieving a compensation ratio of 1:1.48 in terms of quantity. Landscape treatments including sensory garden, aromatic herb garden, seating areas, etc., are proposed (**Drawings A-14 to A-18**). There will be a greenery coverage of not less than 20% and private open space of not less than 325m² for residents and staff. Landscape treatment at G/F along Tai Po Road – Tai Po Kau Section is also proposed to create visual interest and improve the walking environment.

- 1.9 To address the air quality concern and enhance the overall living environment for future residents, a 5m buffer distance is proposed between Tai Po Road – Tai Po Kau Section⁵ and the proposed complex in accordance with the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG) (**Drawing A-20**). To address the road traffic impact from the nearby road, mitigation measures including a low noise road surface and acoustic windows are proposed to comply with relevant standard. As the Site is not served by public sewer, a sewage treatment plant with tertiary wastewater treatment technology is proposed to ensure the sewage generated from the proposed development will be treated to acceptable level before discharge.
- 1.10 The applicant has submitted the following documents:
- (a) Application Form with planning statement received on 20.12.2024 (**Appendix I**)
 - (b) Further information (FI) submission received on 2.4.2025 providing a consolidated planning statement which supersedes the original planning statement and all previous FI submissions⁶ (**Appendix Ia**)
- 1.11 On 14.2.2025, the Rural and New Town Planning Committee (the Committee) agreed to defer making a decision on the application for two months at the request of the applicant.

2. Justifications from the Applicant

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

⁵ According to the EA, Tai Po Road – Tai Po Kau Section is classified as a rural road that no minimum buffer distance between the road and air sensitive uses is required according to HKPSG. However, in view that the road traffic flow of Tai Po Road – Tai Po Kau Section is comparable to other local distributors (LD) in Tai Po, the minimum buffer distance requirement for LD (i.e. 5m) is adopted.

⁶ Prior to the submission of the consolidated planning statement, the applicant submitted five FI submissions (received on 27.1.2025 and 5.2.2025, 20.2.2025, 6.3.2025, 11.3.2025, and 21.3.2025) to respond to departmental comments and revise relevant technical assessments. All FIs were accepted and exempted from publication and recounting requirement.

- (a) the proposed development is one of the projects under the Government's "Special Scheme on Privately Owned Sites for Welfare Uses" (Special Sites Scheme⁷). The proposed complex will provide CoC Home, SCCC, CCC, SGH, and FCS & ABPSS which will help alleviate the pressing demand for elderly, family and child welfare facilities. The applicant had reached an agreement with SWD on the service scope and floor area requirements of the project and had received funding support from the Lotteries Fund. Support from SWD on the proposed minor relaxation has also been obtained during the pre-submission stage of the current application;
- (b) the proposed development is also in line with the government policy of "Single Site, Multiple Uses" (SSMU) that it utilises valuable land resources and optimising development potential of the Site by accommodating a range of social welfare facilities in the proposed complex;
- (c) minor relaxation of BHR is necessary to accommodate social welfare facilities of high demand despite of various site constraints (e.g. existing uneven terrain, traffic noise and emission from the adjacent Tai Po Road – Tai Po Kau Section, proximity to the nearby school blocks, etc.);
- (d) the proposed development is in line with the planning intention of the "G/IC" zone. It is also in line with the relevant criteria for considering minor relaxation of BHR as stated in the Explanatory Statement (ES) of the OZP;
- (e) the proposed development is compatible with the surroundings where act as a transition to lower BH and gradually descending towards the sea following a stepped BH. According to the VIA and photomontages (**Drawings A-15 to A-18**), the proposed 10-storey building does not amount to pronounced increase in development scale and intensity and visual changes from key public viewpoints (VPs). It would not cause adverse impact on the existing visually sensitive areas, visual amenities and visual resources enjoyed by the public;
- (f) the design of the proposed development has taken account of the licensing requirements and regulations of the social welfare facilities as well as the regulation and safety requirements. It complies with the Child Care Services Regulation Cap. 243A (CSSR) and Residential Care Homes (Elderly Persons) Ordinance (Cap. 459A) (RCHEO). Also, the applicant aims to obtain the sustainable building performance of "Gold Rating" for the "BEAM Plus New Buildings V2.0" assessment by incorporating sustainable environmentally friendly elements into the proposed development, which will be further explored in detail design stage; and

⁷ The Labour and Welfare Bureau (LWB)/ Social Welfare Department (SWD) launched Phase One of the Special Sites Scheme in September 2013 to encourage non-governmental organisations (NGOs) through the use of Lotteries Fund to better utilise their own sites, through expansion, redevelopment or new development, to provide or increase those welfare facilities considered by the Government as being in acute demand, in particular to increase elderly and rehabilitation service places. LWB/SWD launched Phase Two of the Special Sites Scheme in April 2019, proposing various enhanced features, including the increase in the types of welfare services in the "Shopping List" as well as the types of welfare-related ancillary facilities that may be included in project proposals.

- (g) various technical assessments demonstrate that the proposed development would not cause adverse environmental, traffic, sewerage, geotechnical, visual and landscape impacts on its surroundings.

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

The applicant is not a “current land owner” but has complied with the requirement as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under section 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) by obtaining consent of the “current land owner”. Detailed information would be deposited at the meeting for Members’ inspection.

4. **Previous Application**

There is no previous application involved at the Site.

5. **Similar Application**

There is one similar application (No. A/TP/694) for minor relaxation of BHR for permitted social welfare facility (Residential Care Home for Persons with Disabilities) within “G/IC” zone⁸ on the same OZP (**Plan A-1b** and **Appendix II**). The application was approved by the Committee in 2024 mainly on the considerations that the proposed development was not incompatible with the surrounding context, there were no adverse technical impacts, and the application generally complied with the criteria for consideration of minor relaxation of BHR.

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

6.1 The Site is:

- (a) currently vacant and located on a hilly terrain covered with vegetation; and
- (b) accessible via Tai Po Road – Tai Po Kau Section.

6.2 The surrounding areas have the following characteristics:

- (a) residential urban fringe landscape character;
- (b) to the immediate northeast are PLKTKPM Primary School and Hong Kong and Kowloon Kaifong Women’s Association Sun Fong Chung (KKWASFC) College with BHR of eight storeys (existing BHs of about 106mPD and 96mPD respectively), and to the immediate northwest is JIS with BHR of six storeys (existing BH of about 99mPD);

⁸ With minor portion of the site (i.e. about 5%) zoned “Green Belt”.

- (c) to the further north, northeast, east and southeast are low-rise and low-density private residential developments, namely Villa Castell zoned “Residential (Group C)” (“R(C)”) with BHR of 4 storeys with existing BHs of about 45mPD to 56mPD, and Deerhill Bay zoned “R(C)5” with BHR of 12 storeys over 3 storeys of car park with existing BHs of about 65mPD to 119mPD; and
- (d) to the further west across Tai Po Road – Tai Po Kau Section is vegetated hillslope zoned “Conservation Area” and “Green Belt”.

7. Planning Intention

- 7.1 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.
- 7.2 As stated in the 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.

8. Comments from Relevant Government Departments

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

Provision of Welfare Services and Licensing

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

he has no comment on the application from policy perspective.

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

he supports the application as the proposed welfare facilities will meet the existing and future service demand for elderly, child care and rehabilitation services, and is in line with the government's policy as well as the intention of the Special Sites Scheme.

Land Administration

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

- (a) he has no objection to the application;
- (b) the Site comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The Site does not fall within any village environs and is not covered by any Modification of Tenancy/ Building Licence. The site is currently vacant and two slope feature nos. 7/NE-C/C392(2) and 7/NE-C/C440(1) situated therein are affected;
- (c) at present, no application for lease modification/ land exchange application has been received by this office; and
- (d) his advisory comments are at **Appendix III**.

Urban Design and Landscape

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

Urban Design and Visual

- (a) being located in the southeastern outskirts of the Tai Po New Town, the Site is situated on a hillside area flanking Tai Po Kau Nature Reserve across Tai Po Road – Tai Po Kau Section to the west. Its locality mainly comprises three schools of 5 to 8 storeys in BHs (ranging from about 95.7mPD to 106.3mPD) in the “G/IC” zone where the site is located in; and existing low-rise residential developments to the east, south and north, including Deerhill Bay (with existing BHs ranging from 2 to 12 storeys, about 65mPD to 119mPD) and Villa Castell (with BHs ranging from 3 to 4 storeys, about 45mPD to 56mPD) (**Plan A-2**). The proposed development with a BH of 10 storeys (about 115mPD) is considered as

compatible with the surrounding developments;

- (b) according to the VIA (**Appendix Ia**) and photomontages (**Drawings A-15 to A-18**), the proposed development would have negligible to slightly adverse visual impacts to the selected public VPs. Landscaping and greening are proposed at the Site to minimise the visual impact to the surrounding environment;

Landscape

- (c) the Site is situated in an area of residential urban fringe landscape character surrounded by schools, existing low-rise residential buildings, and vegetation and woodland. The proposed development is considered generally not incompatible with the surrounding environment;
- (d) according to the LP (**Appendix Ia**), 77 trees of common species are identified within the application boundary. All trees (including 46 undesirable species and 5 dead trees) are in direct conflict with the proposed development and are proposed to be felled. Mitigation measures including 46 trees (diameter at breast height (DBH) of 80 to 95mm) within application boundary are proposed. Landscape treatments, such as sensory garden, aromatic garden, play elements, seating areas, fish pond, farming box, etc., are proposed. Moreover, more than 20% greenery coverage will be provided and not less than 325m² of open space provision for an estimated population of 325 residents in accordance with the requirements of HKPSG is proposed. Significant adverse landscape impact on the existing landscape resource arising from the proposed use is not anticipated. She has no adverse comment to the application from landscape planning perspective; and
- (e) her advisory comments are at **Appendix III**.

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

- (a) it is noted that the proposed development mainly consists of one tower over a podium with a BH of 10 storeys (a 25% increase from the BHR of eight storeys as stipulated in the current OZP). From the photomontages provided, it appears that the proposal would have little visual impact to the surrounding environment; and
- (b) she has no comment from architectural and visual impact point of view.

Building Matters

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

- (a) he has no objection to the application; and
- (b) his advisory comments are at **Appendix III**.

Nature Conservation

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

- (a) the Site is wooded with common species of trees; and
- (b) he has no strong view on the application from nature conservation point of view.

Environment

8.1.8 Comments of the Director of Environmental Protection (DEP):

- (a) he has no in-principle objection to the application; and
- (b) the applicant should submit a revised noise impact assessment and sewerage impact assessment at the detailed design stage to confirm the proper implementation of recommended measures. Incorporation of such submissions should be ensured under other appropriate regimes such as lands, buildings, licensing and other control regimes.

Highways Maintenance

8.1.9 Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

- (a) provided that the proposed Low Noise Road Surfacing (LNRS) design follows HyD's Guidance Notes on Low Noise Road Surfacing (RD/GN/011D) and the works will be implemented by the applicant at his own expense, he has no objection at this stage to the proposed use of LNRS on road maintained by HyD and will take up the maintenance responsibility for the proposed road section adopting LNRS; and
- (b) further comments will be provided when detailed design (e.g. material to be adopted) is available.

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

- (a) Commissioner for Transport (C for T);
- (b) Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD);
- (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (d) Project Manager/North, Civil Engineering and Development Department

- (PM/N, CEDD);
- (e) Head of Geotechnical Engineering Office (H(GEO), CEDD);
- (f) Director of Fire Services (D of FS);
- (g) Director of Food and Environmental Hygiene (DFEH);
- (h) Director of Electrical and Mechanical Services (DEMS); and
- (i) District Officer/Tai Po, Home Affairs Department (DO/TP, HAD).

9. Public Comments Received During Statutory Publication Period (Appendix IV)

On 31.12.2024, the application was published for public inspection. During the statutory public inspection period, a total of 17 public comments were received. 11 comments from one school (i.e. PLKTKPM Primary School) and 10 individuals object to the application mainly on the grounds that adverse traffic and visual impacts in operation phase; insufficient tree compensation; blockage of views of the nearby residential development and incompatibility of the proposed development with the surrounding neighbourhood and natural environment; and inappropriate accommodation of SGH on higher floors. Six comments from two schools (i.e. KKWASFC College and JIS) and four individuals express concerns mainly on the adverse air quality and traffic impact during the construction phase, limited public transport facilities serving the Site, and blockage of views of the nearby residential development.

10. Planning Considerations and Assessments

- 10.1 The application is to seek planning permission for minor relaxation of BHR from eight storeys to 10 storeys (i.e. +two storeys/ +25%) for permitted social welfare facility at the Site zoned “G/IC” on the OZP. The applicant intends to develop a 10-storey social welfare complex over two levels of basement providing a range of social welfare facilities including CoC Home, SGH, FCS & ABPSS and STU, CCC and SCCC at the Site.

Planning Intention

- 10.2 The Site is 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. ‘Social Welfare Facility’ is always permitted under the “G/IC” zone and the proposed development is in line with its planning intention.

Social Welfare Aspect

- 10.3 The proposed development is one of the projects under the Special Sites Scheme. SLW has no comment on and DSW supports the application as the proposed facilities will meet the existing and future service demand for elderly, child care and rehabilitation services, and is in line with the government’s policy. It is noted that the proposed service scope and floor area requirements of the proposed development have been agreed with SWD.

Minor Relaxation of BHR

- 10.4 According to the applicant, given that the Site is constrained by the existing uneven terrain, traffic noise and emission from the adjacent Tai Po Road – Tai Po Kau Section, and proximity to the nearby school blocks, layout design of the proposed development at the Site has been carefully considered to optimise the setbacks to JIS and PLKTKPM Primary School; ensure adequate air and visual permeability of the proposed development to adjacent schools; and minimise overlooking and distraction to classrooms without compromising the provision of social welfare facilities as recommended by SWD. As such, minor relaxation of BHR is considered necessary to accommodate high demand for social welfare facilities at the Site.
- 10.5 The immediate surrounding areas of the Site mainly comprise schools with BHRs of six and eight storeys (with existing BHs of about 96mPD to 106mPD) and low-rise residential developments with BHRs of four storeys (Villa Castell) and 12 storeys over three storeys of car park (Deerhill Bay) (with existing BHs of about 45mPD to 119mPD) to the north, northeast, east and southeast (**Plans A-2 and A-3**). CTP/UD&L, PlanD considers that the proposed development with a BH of 10 storeys (about 115mPD) is compatible with the surrounding context in respect of the BH profile.
- 10.6 According to VIA submitted by the applicant (**Drawings A-15 to A-18**), the proposed development would have negligible to slightly adverse visual impacts to the public VPs. The applicant proposes a number of design features to mitigate the potential visual impacts to the surrounding environment such as the disposition of podium garden which could be enjoyed by the users in the complex while serving as a visual buffer to the neighbours. The landscaping and greening at the Site also help soften the building edge to minimise its potential visual impact to surrounding environment and create visual interest and improve walking environment along Tai Po Road. The adoption of compatible finishing materials/colour/facade treatment will also be considered at the detail design stage. The “L” shape tower design also helps to limit the SC to not exceeding 42% above 15m. CA/ASC, ArchSD reckons that the proposed development would have little visual impact to the surrounding environment. Since the proposed building design would provide better streetscape and address the site constraints, it is considered that the application generally complies with the criteria for consideration of relaxation of BHR as stated in paragraph 7.2 above.

Landscape Aspect

- 10.7 According to LP submitted by the applicant, all the trees within the Site are proposed to be felled and 46 trees are proposed for compensation achieving a compensatory ratio of 1:1.48 in terms of quantity. Landscape treatments, such as sensory garden, aromatic garden, play elements, seating areas, fish pond, farming box, etc., are proposed. Moreover, not less than 20% greenery coverage will be provided and not less than 325m² of open space provision for an estimated population of 325 residents in accordance with the requirements of HKPSG is proposed. CTP/UD&L, PlanD considers that significant adverse landscape impact on the existing landscape resource arising from the proposed

development is not anticipated.

Technical Aspects

- 10.8 Technical assessments submitted by the applicant demonstrate that the proposed development would not cause adverse impacts on the surroundings. Other concerned departments consulted including the 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 respectively.

Similar Application

- 10.9 There is one similar approved application for minor relaxation of BHR for permitted social welfare facility within “G/IC” zones on the Tai Po OZP as mentioned in paragraph 5 above. The planning considerations of the current application is similar to those of approved similar application. Approval of the current application is in line with the Committee’s previous decision.

Public Comments

- 10.10 Regarding the public comments on the application as detailed in paragraph 9 above, the government departments’ comments and planning assessments above are relevant. For the concern on blockage of views of nearby residential development, it should also be noted that in the highly developed context of Hong Kong, it was not practical to protect private views without stifling development opportunities and balancing other relevant considerations.

11. Planning Department’s Views

- 11.1 Based on the assessments made in paragraph 10 and having taken into account the public comments mentioned in paragraph 9 above, the Planning Department has no objection to the application.
- 11.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 11.4.2029, 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 at **Appendix III** for Members’ reference.
- 11.3 There is no strong reason to recommend rejection of the application.

12. Decision Sought

- 12.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 12.2 Should the Committee decide to approve the application, Members are invited 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.

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

13. Attachments

Appendix I	Application Form with Planning Statement and Technical Assessments received on 20.12.2024
Appendix Ia	FI received on 2.4.2025 providing a Consolidated Planning Statement
Appendix II	Similar Application
Appendix III	Recommended Advisory Clauses
Appendix IV	Public Comments
Drawings A-1 to A-9	Layout and Section Plans
Drawings A-10 to A-13	Landscape Plans and Section
Drawing A-14	Existing Public Transport Facilities
Drawings A-15 to A-18	Photomontages
Drawings A-19 to 20	Building Setback Diagrams
Plans A-1a and A-1b	Location Plans
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
APRIL 2025**