

**APPLICATION FOR AMENDMENT OF PLAN**  
**UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. Y/HSK/1**

- Applicant** : Pok Oi Hospital represented by KTA Planning Limited
- Application Site** : Lot 2273 & Ext. in D.D. 125, Ha Tsuen, Yuen Long, New Territories
- Site Area** : About 3,388.7m<sup>2</sup>
- Land Status** : New Grant No. 2882
- (i) Lot 2273 is restricted for the use of a non-profit-making residential care and attention home for the aged and such ancillary purposes;
  - (ii) Ext. to Lot 2273 is restricted for the use of amenity purposes in connection with the existing non-profit-making residential care and attention home for the aged operating on the Lot 2273 in D.D. 125; and
  - (iii) Restricted to a maximum plot ratio of 1, a maximum site coverage of 50% and not more than three storeys nor exceed a height of 10.67 metres above the mean formation level
- Plan** : Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2
- Zoning** : “Government, Institution or Community” (“G/IC”)  
[Restricted to a maximum building height (BH) of 3 storeys]
- Proposed Amendment** : To Amend the BH Restriction from 3 Storeys to 47.9 metres above Principal Datum (mPD)

**1. The Proposal**

- 1.1 The applicant proposes to amend the BH restriction from 3 storeys to 47.9mPD for the application site (the Site) which is zoned “G/IC” on the OZP (**Plan Z-1**) for ‘Social Welfare Facility’ use (redevelopment of the existing Pok Oi Hospital Yeung Chun Pui Care and Attention (“C&A”) Home). According to the Notes of the OZP for the “G/IC” zone, ‘Social Welfare Facility’ is a Column 1 use which is always permitted. As the proposed redevelopment with a BH of 47.9mPD exceeds the BH restriction of 3 storeys as stipulated on the OZP, application for amendment to the OZP is required.
- 1.2 According to the applicant, the existing 3-storey C&A Home was completed in 1984. The applicant proposes to redevelop the C&A Home into an 11-storey new building and has submitted an indicative scheme to support the proposed amendment (**Drawings Z-**

**1 to Z-3).** Upon redevelopment, the existing capacity of the current subvented C&A Home for the Elderly providing a Continuum of Care (“C&A Home/CoC”) will be expanded from 143 beds to 192 beds, while new services including Child Care Centre (“CCC”) (59 places), Day Activity Centre (“DAC”) (50 places), Integrated Vocational Rehabilitation Services Centre (“IVRSC”) (80 places), Hostel for Severely Mentally Handicapped Persons (“HSMH”) (50 beds), Hostel for Moderately Mentally Handicapped Persons (“HMMH”) (40 beds), Day Care Centre for the Elderly (“DE”) (80 places) and other self-financed welfare-related ancillary facilities<sup>1</sup>, including showroom for innovative and gerontechnology products, clinics for chinese medicine, western medicine and dental service, massage service centre and canteen, will also be provided. The applicant has also committed to provide decanting arrangements such that the existing C&A services will not be interrupted during the course of redevelopment which is expected to be completed by 2032.

1.3 The major development parameters of the indicative scheme are summarised below:

Major Development Parameters		Existing Development	Proposed Redevelopment <sup>2</sup>
Site Area		About 3,388.7m <sup>2</sup>	
Development Site Area <sup>3</sup>		About 3,090m <sup>2</sup>	
Gross Floor Area (GFA)	Total	About 2,351m <sup>2</sup>	About 17,922m <sup>2</sup>
	Domestic	N/A	About 8,752m <sup>2</sup>
	Non-domestic	N/A	About 9,170m <sup>2</sup>
Plot Ratio (PR) <sup>4</sup>	Total	0.761	5.8
	Domestic	N/A	2.83
	Non-domestic	N/A	2.97
Site Coverage <sup>4</sup>		25%	58%
No. of Block		1	
BH		15.75mPD	47.9mPD
No. of Storeys		3	11
Internal Transport Facilities	Car Parking Spaces	Nil	Private Car: 4 (incl. 1 accessible car parking space) Light Bus: 6 Light Goods Vehicle: 1 Refuse Collection Vehicle: 1 Ambulance: 1
	Loading/Unloading Bays	Nil	Taxi: 1 Light Goods Vehicle: 1 Heavy Goods Vehicle: 1

1.4 The indicative block layout plan, ground floor plan, section plan, design merits plan, landscape proposal and photomontages of the proposed redevelopment submitted by the applicant are at **Drawings Z-1 to Z-9**. The major floor uses of the proposed redevelopment are set out below:

<sup>1</sup> The self-financed welfare-related ancillary facilities constitute about 8% of the proposed total GFA.

<sup>2</sup> The proposed scheme is indicative only and subject to approval by the relevant Government bureaux/departments in the technical feasibility study and detailed design stages.

<sup>3</sup> Excluding the non-building areas stipulated under the current lease as noted by the applicant (**Plan Z-2**).

<sup>4</sup> Calculated based on Development Site Area of about 3,090m<sup>2</sup>.

10/F	E&M
9/F	IVRSC and E&M
8/F	Canteen and showroom
7/F	DAC, clinics and massage service centre
6/F	HMMH
5/F	HSMH
2/F to 4/F	C&A Home/CoC
1/F	C&A Home/CoC and DE
G/F	CCC and carpark

- 1.5 According to the applicant, various design merits have been incorporated into the indicative scheme (**Drawings Z-4 and Z-5**), including stepped terraces on 1/F, 2/F, 6/F and 7/F, building setbacks ranging from 4.4m to 13m along the four sides of the block, and terraced greening and buffer planting incorporated at multiple levels.
- 1.6 The applicant has submitted various technical assessments in support of the application, including Traffic Impact Assessment (TIA), Environmental Assessment (EA), Drainage and Sewerage Impact Assessment (DSIA), Preliminary Geotechnical Appraisal and Foundation Proposal, Visual Impact Assessment (VIA) and Landscape Impact Assessment and Landscape Proposal.
- 1.7 In support of the application, the applicant has submitted the following documents:

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|---|--------------------|
| (i) Application Form received on 31.7.2024  | <b>Appendix I</b>  |
| (ii) Supplementary Information (SI) received on 5.8.2024  | <b>Appendix Ia</b> |
| (iii) Consolidated Supporting Planning Statement (SPS) with various technical assessments received on 17.1.2025 | <b>Appendix Ib</b> |

(SPS received on 31.7.2024 and Further Information (FI) received on 10.9.2024\*, 30.9.2024#, 4.12.2024# and 8.1.2025# are superseded by the Consolidated SPS in **Appendix Ib** and hence they are not attached to this paper.)

*[\* Not exempted from publication and recounting requirements]*

*[# Exempted from publication and recounting requirements]*

- 1.8 On 8.11.2024, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to the applicant's request to defer making a decision on the application for a period of two months.

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

The justifications put forth by the applicant in support of the application are detailed in **Appendix Ib**. They are summarised as follows:

*In line with government's policy on "Special Sites Scheme" to meet the demand for social welfare and rehabilitation facilities*

- (a) The proposed redevelopment of the C&A Home is one of the projects under the Government's Special Scheme on Privately Owned Sites for Welfare Uses ("Special Sites Scheme") first announced in the 2013 Policy Address to increase the provision of

the much-needed social welfare facilities at their own sites through expansion, redevelopment or new development. In the 2018 Policy Address, the implementation of a new phase of the Special Sites Scheme was announced to enhance the types of welfare services and increase the types of welfare-related ancillary facilities in the list to meet the diversified needs of service users.

- (b) Under the Special Sites Scheme, the types of uses, capacity and floor area requirements of the indicative scheme have been generally accepted by Social Welfare Department (SWD). Approval of this planning application would facilitate the implementation of the Special Sites Scheme, such that new supply of social welfare facilities would be available for the neighbourhood to effectively relieve the increasing pressure on service demand and shorten the waiting time for welfare and rehabilitation services.

*In line with the government's policy on "single site, multiple use" development model*

- (c) The proposed redevelopment could optimise scarce land resources by increasing the GFA at the Site from about 2,351m<sup>2</sup> to about 17,922m<sup>2</sup> (i.e. more than a six-time increase). Such an expansion would provide additional social welfare and rehabilitation facilities at a wider spectrum compared to the existing provision. Centralising similar welfare facilities would also create synergy and enable better integrated one-stop care for service users.

*Upgrade and enhancement of the existing facilities*

- (d) The existing premises is dilapidated and requires frequent and costly maintenance. Its building design also fails to meet the contemporary requirements for fire safety and barrier free access for the disabled. The redevelopment of the existing C&A Home not only can meet the latest fire safety and building standards, but also provide additional floor space with higher quality facilities provision for the service users.

*Incorporation of various design merits*

- (e) Various design merits have been incorporated into the indicative scheme, such as adoption of stepped terrace design, building setbacks and provision of terraced greening and buffer planting (**Drawings Z-4 and Z-5**). The building footprint of the podium will be optimised and the Sustainable Building Design Guidelines will be complied with while all three existing trees will be preserved at the northeastern portion of the Site. These design merits could help the development to integrate well with the surroundings, facilitate visual and air permeability, and enhance the visual amenity of the development and the streetscape.

*Respecting the Established Urban Design Framework of the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA)*

- (f) A stepped BH profile is planned for the NDA according to the urban design framework. The BH descends from the planning District Commercial Node (about 160mPD in height) to the east of the Site towards the village settlements in Sha Chau Lei Tsuen (3 storeys in height). The BH of 47.9mPD for the proposed redevelopment would continue to respect the BH profile as well as the major view corridors/breezeways.

No significant adverse impacts

- (g) Technical assessments (**Appendix Ib**) including TIA, EA, DSIA, Preliminary Geotechnical Appraisal and Foundation Proposal, VIA and Landscape Impact Assessment and Landscape Proposal have been conducted for the proposed redevelopment under this application. No adverse traffic, environmental, drainage, sewerage, geotechnical, visual and landscape impacts are anticipated.

In line with planning intention of the “G/IC” zone

- (h) The current application only involves amendment to the BH restriction in order to enable the proposed redevelopment at the Site. The proposed redevelopment for an enhanced provision of social welfare and rehabilitation service would continue to be in-line with the planning intention of the “G/IC” zone of the Site.

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

The applicant is the sole “current land owner” of the Site. Detailed information will be deposited at the meeting for Members’ inspection.

**4. Background**

- 4.1 The Labour and Welfare Bureau (LWB)/ SWD launched Phase One of the Special Sites Scheme in September 2013 to encourage non-governmental organisations (NGOs) 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.
- 4.2 Generally, an NGO applicant would, upon obtaining Lotteries Fund (LF) grant, complete a technical feasibility study (TFS) on its project. The NGO applicant may apply for LF grant to carry out the detailed design and preparatory works/studies if the project is confirmed to be technically feasible. After the detailed design has been completed and approved, the NGO applicant may apply for another LF grant to meet the cost of the main works.
- 4.3 The 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.

**5. Previous Application**

The Site is not subject to any previous s.12A or s.16 application.

**6. Similar Application**

There is no similar rezoning application for relaxation of BH restriction within the same OZP.

## **7. The Sites and Its Surrounding Areas (Plans Z-1 to Z-4)**

### **7.1 The Site:**

- (a) is largely occupied by a 3-storey building<sup>5</sup>, i.e. the Pok Oi Hospital Yeung Chun Pui C&A Home, operated by the applicant providing mainly a non-profit making residential care and attention home for the aged; and
- (b) is accessible from Ping Ha Road via a local access (**Plans Z-2 and Z-3**).

7.2 To the south and west of the Site are the low-rise village settlements of Sha Chau Lei, the Ching Chung C&A Home for the Aged (2 storeys in height) and the Sha Chau Lei Sitting-out Area. Some temporary structures, open storage yards, open-air vehicle parks are located at the north and east of the Site. Some of these uses are suspected unauthorized developments subject to planning enforcement action.

7.3 Immediately across the nullah of the Site are two sites zoned “Residential (Group A) 2” (“R(A)2”) planned for public housing development, which are subject to BH restrictions of 135mPD/145mPD as relaxed under the approved s.16 planning application No. A/HSK/452 for minor relaxation of PR and/or BH restrictions for permitted public and private housing developments on various sites<sup>6</sup>. The “G/IC” site to the north across Ping Ha Road is planned for school development subject to a BH restriction of 8 storeys. To the further east of the Site towards the Tuen Ma Line Tin Shui Wai Station is the planned District Commercial Node of the HSK/HT NDA.

## **8. Planning Intention**

The “G/IC” zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments.

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

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

### **Land Administration**

9.1.1 Comments of the District Lands Officer/Yuen Long, LandsD (DLO/YL, LandsD):

- (a) The Site comprises a lot, known as Lot 2273 and its Extension in D.D. 125. The Site is held by New Grant No. 2882 as varied or modified by two Modification Letters dated 1.3.1982 and 4.7.1983 and Extension Letter dated 8.6.1984. Lot 2273 in D.D. 125 is restricted for the use of

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<sup>5</sup> Main roof level of the building is at +15.85mPD

<sup>6</sup> Application No. A/HSK/452 was approved by the Committee on 23.6.2023.

a non-profit-making residential care and attention home for the aged and such ancillary purposes as may be approved by the Director of Social Welfare (D of SW) and the Extension of Lot 2273 in D.D. 125 is restricted for the use of amenity purposes in connection with the existing non-profit-making residential care and attention home for the aged operating on the Lot 2273 in D.D. 125 as shall be approved by the D of SW. The Site is subject to a maximum PR of 1, a maximum site coverage of 50% and the building erected on the Site shall contain not more than three storeys nor exceed a height of 10.67 metres above the mean formation level of the land on which it stands.

- (b) Should the application be approved by the Board, the applicant should apply for a lease modification to LandsD for implementation of the proposal.
- (c) Subject to LWB/SWD's confirmation, it seems that the proposed redevelopment at the Site is one of the projects under the "Special Scheme on Privately Owned Sites for Welfare Use" launched by the LWB and SWD. Thus, policy support from LWB is required for the proposed lease modification to implement the scheme.
- (d) It is noted that self-financing welfare-related ancillary facilities with commercial nature are proposed in the development and approval by higher authority may be required for the proposed lease modification.
- (e) His other detailed comments on the application are at **Appendix II**.

### **Traffic**

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

She has no adverse comment on the BH restriction amendment proposal since the TIA submitted by the applicant has demonstrated feasibility of the proposed development from traffic engineering point of view.

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

He has no comment on the application from the highways maintenance viewpoint.

### **Environment**

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

He has no objection to the application from environmental planning perspective. He advises that the applicant should submit a proper Noise Impact Assessment report 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 the land lease mechanism.

## **Urban Design, Visual, and Landscape**

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

#### **Urban Design, Visual and Air Ventilation Aspects**

- (a) The existing immediate locality of the Site mainly comprises low-rise village houses/residential dwellings, and temporary structures with BHs ranging from about 6.6mPD to 17.1mPD. In the planned context, the Site is located to the west of the District Commercial Node of the HSK/HT NDA across the drainage channel to be revitalised, where the planned high-density and high-rise commercial/residential developments are subject to maximum BHs ranging from 135mPD to 160mPD<sup>7</sup>. The “G/IC” zones in this part of the NDA are subject to BHRs predominantly ranging from 3 storeys to 8 storeys (excluding basement floor(s)). Although the proposed development with a maximum BH of 11 storeys is taller than the existing developments in the immediate neighbourhood, it is considered not incompatible with the planned surrounding context of the HSK/HT NDA.
- (b) According to the VIA submitted, taking into account the planned developments within the surrounding area, the proposed scheme would have additional visual impacts ranging from “slightly adverse to moderately adverse” to “moderately adverse” to the selected public viewing points, which are all in proximity of the Site. Various design measures including building setbacks, stepped terrace design, optimised building footprint of the podium, compliance with the Sustainable Building Design Guidelines, tree preservation at the northeastern portion, buffer planting on G/F (including along the eastern side of the Site facing the drainage channel to be revitalised) and terrace greening at multi-levels (including on the western side of the Site facing the village), etc. are proposed to mitigate the visual impacts.
- (c) According to the Joint HPLB and ETWB Technical Circular No. 1/06 on Air Ventilation Assessments, the proposed scheme does not fall within the categories of the projects requiring Air Ventilation Assessment. No significant adverse air ventilation impact on the surrounding pedestrian wind environment is anticipated.

#### **Landscape Aspect**

- (d) The Site is situated in an area of miscellaneous urban fringe landscape character predominated by village houses and open storage/ car park. The surroundings are generally zoned “G/IC”, “Village Type Development”, “Open Space” and “R(A)” under the HSK/HT NDA. The proposed amendment and redevelopment are considered not incompatible with the landscape character as well as the planned land uses in the surroundings.

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<sup>7</sup> Taking into account the approved application No. A/HSK/452 for proposed minor relaxation of PR and/or BH restrictions for proposed/permitted public housing developments.



- (e) According to the SPS, three existing trees are to be preserved within the Site. With reference to the submitted Landscape Proposal, greenery and landscape areas will be provided on G/F as well as on green terraces of several levels (i.e. 1/F-4/F and 6/F-8/F) to achieve 20% site coverage of greenery. A total of 18 new trees of native species will be planted in the redevelopment, while all three existing trees are proposed to be retained in-situ. Significant landscape impact arising from the proposed amendment/ redevelopment is not anticipated. Hence, she has no comment on the captioned application from landscape planning perspective. Her other detailed comments on the application are at **Appendix II**.

9.1.6 Comments of Chief Architect/Advisory and Statutory Compliance Division, Architectural Services Department (CA/ASC, ArchSD):

From the photomontages enclosed in the submitted VIA, it appears that there may be some visual impact to the nearby environment. It is also noted that the applicant has proposed design measures such as building setbacks and stepped terrace design to break down the visual bulk of the proposed redevelopment as viewed from pedestrian level. In this regard, he has no comment from architectural and visual impact points of view.

**Social Welfare**

9.1.7 Comments of D of SW:

- (a) The proposed redevelopment is under Phase One of the Special Sites Scheme.
- (b) To optimise the use of the Site and cater for the increasing demand for elderly, rehabilitation and child care services, it has proposed under Special Sites Scheme to demolish the existing 3-storey building and to construct a new tentative 11-storey building for the provision of the following facilities/services:

Welfare facilities on the “Shopping List”

- i. a subvented 192-place C&A Home/CoC (including 143 places of reprovision);
- ii. a subvented 80-place DE;
- iii. a subvented 50-place DAC;
- iv. a subvented 50-place HSMH;
- v. a subvented 40-place HMMH;
- vi. a subvented 80-place IVRSC;
- vii. an aided 59-place CCC;

Welfare-related ancillary facilities to be operated on a self-financing basis

- viii. canteen;
- ix. clinics (Chinese medicine, Western medicine and dental service);
- x. massage service centre; and
- xi. showroom for innovative and gerontechnology products.

- (c) A LF Grant of \$6.25 million was approved in December 2022 for the applicant to conduct a TFS for the redevelopment. In view that the TFS for the redevelopment project is still under vetting and the building design could only be finalised upon completion of the detailed design, the applicant should ensure that the proposed BH of the redevelopment under this application is feasible and could optimise the Site for accommodating the proposed welfare facilities in full.
- (d) The proposed redevelopment, if materialised, would optimise the use of the Site to augment the provision of elderly, rehabilitation and child care services so as to meet the existing and future service demands. As the proposed redevelopment is in line with the Government's policy and the intention of the Special Sites Scheme, she supports the application.

### **Fire Safety**

#### 9.1.8 Comments of the Director of Fire Services (D of FS):

He has no comment on the application and his detailed comments are at **Appendix II**.

### **Food and Environmental Hygiene**

#### 9.1.9 Comments of the Director of Food and Environmental Hygiene (DFEH):

He has no adverse comment on the application. His detailed comments are at **Appendix II**.

### **Building Matters**

#### 9.1.10 Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

Detailed comments under the Buildings Ordinance will be provided at building plans submission stage. His other detailed comments on the application are at **Appendix II**.

#### 9.2 The following departments have no objection to/adverse comment on the application:

- (a) Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD);
- (b) Chief Engineer/Construction, Water Supplies Department;
- (c) Commissioner of Police; and
- (d) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD).

## **10. Planning Considerations and Assessments**

- 10.1 The application is for proposed amendment of BH restriction of the Site from 3 storeys to 47.9mPD to facilitate the redevelopment of an existing 3-storey C&A Home which was constructed in the 1980s and currently operated by the Pok Oi Hospital providing

care and attention services for the elderly. The redevelopment proposal comprises an 11-storey (47.9mPD) development with a C&A Home/CoC with expanded capacity (1/F to 4/F), and new facilities including a CCC (G/F), a DE (1/F), a HSMH (5/F), a HMMH (6/F), a DAC (7/F), a IVRSC (9/F) and ancillary facilities (7/F to 8/F). While ‘Social Welfare Facility’ use is always permitted in the “G/IC” zone under the OZP, amendment of the BH restriction for the Site is required to effect the proposed redevelopment.

#### Relaxation of BH Restriction

- 10.2 The immediate locality of the Site comprises mainly existing low-rise village settlements and temporary structures. However, in the planned context, the east of the Site is the planned District Commercial Node of the HSK/HT NDA where the planned high-density and high-rise commercial/residential developments are subject to maximum BHs ranging from 135mPD to 160mPD. Also, the “G/IC” zones in this part of the NDA are subject to BH restrictions ranging from 3 to 8 storeys. Although the proposed redevelopment with a maximum BH of 11 storeys is taller than the existing developments in the immediate neighbourhood, it is considered not incompatible with the planned surrounding context of the HSK/HT NDA. Various design merits are proposed, including stepped terraced design, building setbacks, provision of terrace greening at multiple levels, buffer planting on G/F, optimised building footprint of the podium, compliance with the Sustainable Building Design Guidelines and tree preservation, to mitigate the visual impacts of the proposed redevelopment (**Drawings Z-4 and Z-5**). In this regard, CA/ASC, ArchSD and CTP/UD&L, PlanD have no comment on the application from architectural and visual impact points of view.

#### Social Welfare Aspect

- 10.3 The proposed redevelopment is under Phase One of the Special Sites Scheme. With the amended BH restriction, Pok Oi Hospital could make more effective use of the Site for enhancing social welfare facilities provision to alleviate the shortage of social welfare and rehabilitation services for those persons in need. Upon redevelopment, the Site could provide a six-time increase in floor space with 49 extra beds (+34%) for C&A Home/CoC and 40 to 80 extra beds/places each for CCC, DAC, IVRSC, HSMH, HMMH and DE. Having considered that Pok Oi Hospital’s proposal is in line with the Government’s policy and the intention of the Special Sites Scheme, D of SW supports the application.

#### Technical Considerations

- 10.4 The applicant has conducted various technical assessments including traffic, environmental, drainage, sewerage, geotechnical and landscape impact assessments to demonstrate the feasibility of the proposal (**Appendix Ib**). With the implementation of the proposed mitigation measures, the proposed amendment of BH restriction is found acceptable from the technical point of view. In this regard, relevant government departments consulted, including C for T, CHE/NTW, HyD, DEP, CE/MN, DSD, H(GEO), CEDD and CTP/UD&L of PlanD, have no objection to or no adverse comment on the application.

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

- 11.1 Based on the assessment made in paragraph 10, PlanD has no objection to the application to amend the BH restriction of the Site from 3 storeys to 47.9mPD to facilitate the C&A Home redevelopment.
- 11.2 Should the Committee decide to agree/partially agree to the application, PlanD would work out the appropriate amendments to the OZP, including zoning and development restrictions to be set out in the Notes and the revised ES, for consideration of the Committee prior to gazetting under section 5 of the Town Planning Ordinance upon reference back of the OZP.
- 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 agree, partially agree, or not to agree to the application.
- 12.2 Should the Committee decide to partially agree/not to agree to the application, Members are invited to advise what reason(s) for the decision should be given to the applicant.

## **13. Attachments**

<b>Appendix I</b>	Application form received on 31.7.2024
<b>Appendix Ia</b>	SI received on 5.8.2024
<b>Appendix Ib</b>	Consolidated SPS with various technical assessments received on 17.1.2025
<b>Appendix II</b>	Detailed Comments of Relevant Government Departments
<b>Drawing Z-1</b>	Indicative Block Layout Plan
<b>Drawing Z-2</b>	Ground Floor Plan
<b>Drawing Z-3</b>	Section Plan
<b>Drawing Z-4</b>	Landscape Proposal
<b>Drawing Z-5</b>	Design Merits Plan
<b>Drawings Z-6 to Z-9</b>	Photomontages
<b>Plan Z-1</b>	Location Plan
<b>Plan Z-2</b>	Site Plan
<b>Plan Z-3</b>	Aerial Photo
<b>Plan Z-4</b>	Site Photos

**PLANNING DEPARTMENT  
JANUARY 2025**