

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H15/282

<u>Applicant</u>	Hospital Authority (HA) represented by Townland Consultants Limited
<u>Site</u>	Southern Portion of Phase 1 of the Redevelopment of Grantham Hospital at No. 125 Wong Chuk Hang Road, Wong Chuk Hang, Hong Kong
<u>Site Area</u>	About 19,105m ²
<u>Land Status</u>	Aberdeen Inland Lot No. 159 RP & the Exts (about 16,670m ² (87.3%)) and Government Land (about 2,435m ² (12.7%))
<u>Plan</u>	Approved Aberdeen & Ap Lei Chau Outline Zoning Plan (OZP) No. S/H15/33
<u>Zoning</u>	“Government, Institution or Community” (“G/IC”) <ul style="list-style-type: none">- maximum building height restrictions (BHRs) of 9 storeys (excluding basement floor(s)) in the southern portion and 90mPD in the northern portion, or the height of the existing building, whichever is the greater- provision for application for minor relaxation of the BHR
<u>Application</u>	Proposed Minor Relaxation of BHR from 9 storeys to 14 storeys

1. The Proposal

- 1.1 The applicant seeks planning permission for minor relaxation of BHR from 9 storeys to 14 storeys (i.e. about +55%) at the application site (the Site) which is zoned “G/IC” on the approved Aberdeen & Ap Lei Chau OZP No. S/H15/33 (**Plan A-1**). According to the Notes of the OZP, majority of the Site is restricted to a BH of 9 storeys (excluding basement floor(s)) with a small portion at the north-western corner subject to BHR of 90mPD, or the height of the existing building, whichever is the greater. As the proposed development (proposed clinical block) with a BH of 14 storeys exceeds the BHR of 9 storeys as stipulated on the OZP, planning permission for minor relaxation of BHR is required from the Town Planning Board (TPB).
- 1.2 The redevelopment of the Grantham Hospital will be conducted in 2 phases to allow the existing hospital operations to be maintained at all times. As part of the first Ten-year Hospital Development Plan announced by the Government in the 2016 Policy Address, Phase 1 includes the construction of 2 new blocks i.e.

the proposed Clinical Block at the Site and the adjoining University Block¹. Phase 2 will comprise of a new Ambulatory Block which forms part of the second Ten-year Hospital Development Plan, and the details of the Ambulatory Block have yet to be worked out. The current application only covers the proposed Clinical Block at the Site.

1.3 The Clinical Block will have a total of 14 storeys (i.e. 13 usable storeys (LG2/F to 10/F) and 1 storey for plant room) which will mainly accommodate in-patient accommodation (providing about 489 beds), a Cancer Centre, cardiac & respiratory care, ambulatory care facilities, clinical laboratory services and administrative and supporting services etc. Apart from the main entrance lobby (G/F at 29mPD), there will be another vehicular ingress/egress at LG2/F in order to isolate servicing traffic (LG2/F) from patient/visitor traffic at the main entrance/lobby and to avoid space-inefficient vehicular ramps within the building as well as overloading the public drop-off area with servicing vehicles. The location plan, floor layouts, sections, photomontages and building bulk recess plan of the proposed scheme submitted by the applicant are at **Drawings A-1 to A-24**.

1.4 The main development parameters of the proposed development are set out below:

Site Area	About 19,105m ² (includes government land of about 2,435m ²)	
Plot Ratio (PR)	About 5.02	
Gross Floor Area (GFA)	About 96,000 m ²	
Site Coverage	About 63.6%	
No. of Storeys	14	
Maximum BH (at main roof level)	Not exceeding 88.5mPD	
Parking Spaces	Private Car	60
	Motorcycle	5
	Ambulance Lay-by	1
	Non-Emergency Ambulatory Transportation Services Vehicles Lay-bys	6
	Minibus Lay-bys	2
	Taxi	3
	Heavy Goods Vehicles	3
	Refuse Collection Vehicles Lay-by	1

1.5 The floor uses of the proposed development are set out below:

LG2/F	Loading & Unloading/Clinical Services/Support Services/BOH/Core/E&M
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¹ The University Block will be operated by the University of Hong Kong and accommodate mainly a Clinical and Translational Research Centre comprising of laboratories, research and education facilities. It does not form part of this application

LG1/F	Clinical Services/Support Services/BOH/Core/ E&M
G/F	Entrance Lobby/Clinical Services/ Ancillary Services/BOH/Core/E&M/Driveway/Outdoor Parking/Lay-by/Drop Off Area
1/F	Clinical Services/Support Services/BOH/Core/ E&M/Landscape Deck/ Link Bridge
2/F	Clinical Services/Support Services/BOH/Core/ E&M/ Link Bridge
3/F	Clinical Services/Support Services/BOH/Core/ E&M
4/F	Clinical Services/Support Services/BOH/Core /E&M/Landscape Deck
5/F	Clinical Services/Support Services/BOH/Core /E&M/Landscape Deck
6/F	Clinical Services/Support Services/BOH/Core/ E&M/Landscape Deck
7/F – 9/F	Clinical Wards /BOH/Core/E&M
10/F	Isolated Clinical Ward /BOH/Core/E&M
11/F	E&M Plant Rooms/Core
R/F	E&M Plant Rooms/Core/Flat Roof

1.6 In support of the application, the applicant has submitted the following documents:

- (a) Application form received on 19.7.2019 **(Appendix I)**
- (b) Planning Statement (PS) **(Appendix Ia)**
- (c) Further information (FI) dated 2.8.2019 involving a new Drainage Impact Assessment (DIA) **(Appendix Ib)**
- (d) FI dated 22.8.2019 involving response to departmental comments **(Appendix Ic)**
(exempted from publication and recounting requirements)
- (e) FI dated 30.8.2019 involving response to departmental comments and revised Traffic Impact Assessment (TIA) **(Appendix Id)**
- (f) FI dated 12.9.2019 involving response to departmental comments, new Air Quality Review, new Land Contamination Appraisal and replacement pages for the Waste Impact Assessment **(Appendix Ie)**
- (g) FI dated 27.9.2019 involving a supplementary diagram showing the proposed building setback **(Appendix If)**
(exempted from publication and recounting requirements)
- (h) FI dated 11.10.2019 involving response to departmental comments with replacement pages for the submitted DIA, TIA, Air Quality Review and Waste Impact Assessment, and a Supplementary diagram **(Appendix Ig)**
(exempted from publication and recounting requirements)
- (i) FI dated 25.10.2019 involving response to departmental comments **(Appendix Ih)**
(exempted from publication and recounting requirements)

- (j) FI dated 28.10.2019 providing supplementary (**Appendix Ii**) information
(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 in the PS and FIs (**Appendices Ia to Ii**) which are summarized as follows:

To meet the increasing demand for medical services for local residents and the wider district

- (a) There is an overwhelming demand for public medical and health services with a consistent rise in the number of patients in recent years. Clinical wards and in-patient beds are constantly full with long waiting list. Great pressure has been put on existing resources at Grantham Hospital to cope with surging in-patient numbers and increasing expectations for medical care and attention. In order to meet the projected demand, the Clinical Block is the first step in the proposed redevelopment to accommodate a new oncology centre, additional beds and operating theatres etc. which will provide much-needed healthcare and medical services in the Southern District as well as to inject new medical service/departments in the area.
- (b) From the community benefit perspective, the proposed minor relaxation of BHR is required to provide additional medical services and in-patient accommodation. According to the Clinical Brief, the Clinical Block will provide approximately 489 beds to help increase capacity to meet the increasing demand trend. The proposed two additional clinical floors being sought is equivalent to approximately 224 beds. Thus, minor relaxation of BHR is required to ensure that clinical services are not compromised.

Enhancing staff well-being and patient care

- (c) The proposed redevelopment will not only support staff efficiency but provide a better environment for staff and patient welfare. The proposed scheme incorporates various landscape decks at 1/F, 4/F, 5/F and 6/F for staff and visitors, subject to necessary management control. These landscape decks also allow staff and visitors relief from the more sterile internal hospital environment.

Compliance with the planning intention

- (d) With reference to the planning intention in respect of the G/IC zone, the proposed scheme will supplement and enhance the existing G/IC uses within Hospital Site as a whole. The existing operations could be enhanced through comprehensive upgrading of the currently aged facilities and inclusion of much needed clinical services for the community.

Need for BH relaxation

- (e) Whilst this application seeks a minor relaxation of the 9-storeys BHR to 14-storeys, there are in fact only 3 additional levels in comparison with a

Compliant Scheme. It is because the 2 levels below the proposed main entrance level (which would originally be regarded as “basement”) are now defined as above ground floor² due to the introduction of a vehicular access at LG2/F to allow for isolation of serving traffic at LG2/F from patient or visitor traffic at the main entrance/lobby at G/F. The proposed vehicular access at LG2/F also avoids the need for space-inefficient vehicular ramps within the building which might overload the internal road with vehicular traffic movements with vehicles at public drop-off area.

- (f) For the 3 additional levels, the E&M at roof-top is to serve the Isolated Wards on 10/F which requires special ventilation requirement such as independent Air Handling Units and exhaust air fans for the Isolated Wards to meet its stringent infection control requirement. The additional two Clinical floors are to replace the clinical areas which were originally accommodated in the basement under the University Block. In the early design stage, the footprint of the Clinical Block (i.e. LG1 and LG2 in the current application) was proposed to be extended into the whole area under University Block and Clinical Block. However, the ground investigation works revealed that rock excavation would be difficult and complicated due to the high rock level which would cause undesirable vibration and noise disturbance to the operating Grantham Hospital and would also cause major impact to the overall construction programme. Excavation of basement below the University Block was therefore not further pursued and the clinical floor space which was originally proposed within the basement below the University Block is now proposed to be located to the upper floors of the Clinical Block. Additional excavation below Clinical Block also faces similar constraints. Notwithstanding the above, the proposed scheme does not exceed the 90mPD BHR which covers the northwestern portion of the Site (**Drawing A-16**).
- (g) With reference to the Minutes of the MPC Meeting dated 23.4.2010, the BHR imposed in the OZP was stipulated in terms of number of storeys to allow flexibility for special requirements of various G/IC facilities. The TPB is urged to maintain a flexible approach in considering this application for minor relaxation of BHR due to (1) the actual minor increase in BH being sought; (2) the need for the additional storeys to accommodate the latest clinical service demand projection; and (3) no adverse technical impact.

No adverse visual impact

- (h) A Visual Impact Assessment (VIA) has been prepared based on a comparison between the proposed scheme and a theoretical Compliant Scheme that is compliant with the BHR but unable to fulfill the Clinical Brief to meet projected demands. Two additional clinical storeys and increase in rooftop E&M floor are the only visible impact by the proposed scheme, the benefits that the proposed minor relaxation will bring to the local community and the wider district are much greater.

² According to Building (Planning) Regulations, “Basement” means any storey of a building below the ground storey and from which any exit route required is in an upward direction. “Ground storey” means the storey in which is situated an entrance from a street to the building and, where a building fronts or abuts on more than one street and due to a difference in street levels there are 2 or more entrances serving different street and situated in different storeys, means each such storey.

- (i) Design features such as green decks, building setback, partial recess at podium and tower levels, and curvilinear building edge will be incorporated into the proposed development to alleviate visual impact and promote visual interest.

No adverse impacts on the surrounding areas

- (j) The proposed development would not cause adverse sewerage, waste issue and air ventilation impacts on the surrounding areas.

No adverse traffic impact

- (k) To cope with the service demand in the proposed scheme, a TIA was prepared to evaluate the potential traffic impact associated with the completion of Phase 1 and the ultimate completion of Phase 2 on the surrounding road networks.
- (l) The TIA concluded that with the completion of Phase 1, there will be a net increase in traffic generation and attraction with 130pcu/hr during AM peak and 105pcu/hr during PM peak. Assessment for the Year 2027 shows that all the junctions would continue to operate with spare capacity under both the 'Reference' and 'Design' scenarios. The proposed development will not impose significant traffic impact on the vicinity road network after the implementation of the junction improvement scheme and thus is feasible from the traffic engineering point of view.

Pedestrian Footbridge Connecting Ocean Park Station to the Aberdeen Fire Station and Surrounding Areas

- (m) HA understands that relevant government departments will take up the implementation of the connection from MTR Ocean Park Station to the boundary of Grantham Hospital. HA will closely communicate and coordinate with the concerned government departments on the provision of the footbridge to enhance pedestrian accessibility.

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

The applicant is not the "current land owner" but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the "Owner's Consent/Notification" Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG No. 31A) by given written notification to the land owner on 28.6.2019. Detailed information would be deposited at the meeting for Members' inspection. As for the remaining Government land, the requirements as set out in TPB PG No. 31A are not applicable.

4. Previous Application

There is no previous application covering the Site.

5. Similar Application

There are five similar applications (A/H15/252, A/H15/266, A/H15/268, A/H15/276 and A/H15/280) (all approved) within the "G/IC" zones for minor relaxation of BHR within the Aberdeen & Ap Lei Chau planning scheme area. Application No.

A/H15/252 was for a proposed minor relaxation of BHR from 6 storeys to 7 storeys (+16.7%) for the Tung Wah Group of Hospitals' Jockey Club Rehabilitation Complex at 4 Welfare Road, Wong Chuk Hang which was approved with conditions by the Metro Planning Committee (the Committee) on 15.6.2012. Application No. A/H15/266 was for proposed flat (Government staff quarters) use and minor relaxation of BHR from 70mPD to 76.67mPD (+9.5%) for the Correctional Services Department's staff quarters at Tin Wan Street which was approved with conditions by the Committee on 8.1.2016. Application No. A/H15/268 for proposed residential institution (student residence) use by the University of Hong Kong with minor relaxation of BHR from 80mPD to 87mPD (+8.75%) which was approved with conditions by the Committee on 18.3.2016. Application No. A/H15/276 was amendments to the approved residential institution under application No. A/H15/268 with a revised BH of 90mPD (+12.5%) which was approved with conditions by the Committee on 16.11.2018. Application No. A/H15/280 was for minor relaxation from 80mPD to 91mPD (+13.75%) for the addition of one storey for staff office use of the existing Preparatory Years and Primary Section campus building within Singapore International School at 23 Nam Long Shan Road, Wong Chuk Hang which was approved with conditions by the Committee on 19.7.2019. The Committee approved these cases mainly on the considerations that the proposed development were generally in line with the planning intention of "G/IC" zone, the proposed developments were not incompatible with the surrounding environment, and there were no adverse visual, traffic and/or environmental impacts arising from the proposed relaxation. Details of these applications are at **Appendix II**.

6. The Site and Its Surrounding Areas (Plans A-1, A-2, aerial photo on Plan A-3 and site photos on Plan A-4 to Plan A-6)

6.1 The Site is:

- (a) comprised of private lot which has an area of about 16,670m² and government land of 2,435m² (**Plan A-2**).
- (b) currently occupied by two Nurse Quarters: Blocks 1 and 2, on a platform at approx. +27.3mPD. Block 1 comprises of a 4-storey building with G/F being used as Staff Canteen and Block 2 is a 2-3 storeys building. Both blocks are separated from the remaining blocks of the hospital by an internal road;
- (c) with a tennis court at its eastern end and a car park at its southeastern end;
- (d) with vegetated slopes at its southern portion; and
- (e) accessible via Ocean Park Road (public access) and Nam Fung Road (mainly used for service vehicle).

6.2 The surrounding area has the following characteristics:

- (a) to its west and further north is vegetated hillslopes zoned "Green Belt" ("GB") which lies between the Aberdeen Country Park and the Hospital Site;

- (b) to its east is a cluster of G/IC facilities including the remaining portion of Grantham Hospital Site, the Aberdeen Fire Station cum Ambulance Depot, HKUGA College and Wong Chuk Hang Fresh Water Pumping Station which are zoned “G/IC”;
- (c) to its further east across Nam Fung Road are Wong Chuk Hang Hospital and Gleneagles Hong Kong Hospital;
- (d) to its immediate south is the Hong Kong Academy of Medicine Jockey Club Building;
- (e) to its further south across Wong Chuk Hang Road are the Wong Chuk Hang Recreational Ground, Aberdeen Sports Ground, Wong Chuk Hang Sports Centre, and a bus depot zoned “G/IC”; and
- (f) to its further southeast are the Ocean Park MTR Station and Ocean Park Hong Kong.

7. Planning Intention

- 7.1 The planning intention of the “G/IC” zone is primarily for the provision of Government, institution or community facilities to serve 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 According to the Explanatory Statement of the Aberdeen & Ap Lei Chau OZP, BHRs are imposed on “G/IC” zones in terms of mPD or number of storeys, which mainly reflect the existing BHs of developments and provide visual and spatial relief to the densely built-up environment. A minor relaxation clause in respect of the BHRs is incorporated into the Notes of the OZP to provide incentive for developments/redevelopments with planning and design merits and to cater for circumstances with specific site constraints. Each application for minor relaxation of BHRs 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 improvements;
 - (b) accommodating the bonus plot ratio 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 plot ratio 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 the 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 departments have been consulted and their views on the application and the public comments received are summarized as follows:

Policy Support

8.1.1 Comments of the Secretary for Food and Health (SFH):

She supports in principle the application.

Land Administration

8.1.2 Comments of the District Lands Officer/Hong Kong West & South, Lands Department (DLO/HKW&S, LandsD):

- (a) the Site falls within the Remaining Portion of Aberdeen Inland Lot No. 159 & the Extensions thereto (the Lot) and the application site for the proposed STT No. SHX-1387 submitted by Lot owner under processing by his office;
- (b) the Lot is governed by a Conditions of Grant No. 5202 dated 3.6.1995, Conditions of Extensions No. 6267 dated 12.5.1959 and Conditions of Extensions No. 11320 dated 4.5.1979, as varied and modified by four Modification Letters dated 20.11.1979, 2.6.1981, 10.9.1982 and 28.11.2012 respectively (hereinafter collectively referred to as the Lease). The Lot is restricted to be used as a non-profit-making hospital with such residential quarters for the staff of the Hospital, a school of general nursing, medical training and research facilities, service roads, car parks and such other ancillary facilities as may be approved by the Director of Lands;
- (c) the Lease also contains restrictions on height and maximum number of storeys. Pursuant to the Modification Letter dated 28.11.2012, SC No. (11)(c) stipulates that “no part of any building erected on the pink stippled black area may in the aggregate exceed a height of 90 metres above the Hong Kong Principal Datum” and SC No. (11)(d) stipulates that “any building on the pink area shall not exceed nine storeys excluding any floor or space below the level of ground.”; and

- (d) according to the application, the proposed relaxation of BHR from 9 storeys to 14 storeys would contravene SC No. (11)(d) of the Modification Letter dated 28.11.2012. Should the relaxation of BH proposal be approved by the Committee, the Lot owner should be reminded that, a lease modification would be required to implement the proposal. Upon receipt of such application, LandsD will consider the application in its capacity as a landlord. There is no guarantee that lease modification and the proposed STT application, will be approved. If approved, the development will be subject to such terms and conditions, to be imposed by LandsD at its sole discretion.

Traffic

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

- (a) he has no objection to the application; and
- (b) due to site constraints, the applicant could not achieve the high end parking provision in Phase 1 Development. The applicant should commit to achieve the high end provision in the Phase 2 Development.

Environmental

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

- (a) he has no objection to the application from environmental planning perspective and no approval condition is required; and
- (b) since the proposed works will involve demolition of two existing nurse quarters at the Site and site formation works, an advisory clause is recommended to remind the applicant to minimize the generation of C&D materials, and reuse and recycle the C&D materials on-site as far as possible.

Urban Design, Visual and Air Ventilation Aspects

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

Urban Design and Visual

- (a) the proposal is for minor relaxation of BHR from 9 storeys to 14 storeys (about 89mPD) to facilitate redevelopment of Grantham Hospital with proposed GFA of 96,000m², PR 5.02 on a site of about 1.9ha. The redevelopment also involves a university block with BH of 90mPD falling within the sub-area of the same "G/IC" zone with a BHR of 90mPD (not the subject of the current application). The increases of five storeys are mainly for clinical ward and ancillary parking and plant room facilities. With reference to the criteria for consideration of application for

minor relaxation of BHR in paragraph 7.8 of the Explanatory Statement of OZP No. S/H15/33, apart from accommodating more clinical facilities, the applicant is advised to consider some design merits for promoting visual interests;

- (b) the Site is situated in the part of Wong Chuk Hang which is generally characterized by low-to medium-rise G/IC, open space and residential uses against a mountain backdrop. The Site is part of a wider cluster zoned “G/IC” stretching from foothill of Mount Cameron along Nam Fung Road and Wong Chuk Hang Road to Nam Long Shan. The planned BH of the “G/IC” zone along Nam Fung Road and Wong Chuk Hang Road have a height band ranging from one to 11 storeys with individual sites of 50mPD (Gleneagles Hospital) and 90mPD (senior staff quarters of Grantham Hospital to the immediate north of the Site to be redeveloped into a university block), while areas south of Wong Chuk Hang Road are of lower height band of mainly one to six storeys. With reference to the ES of the OZP, a north-south visual/green corridor runs from Aberdeen Country Park through the low-rise G/IC uses in Wong Chuk Hang to Brick Hill (Nam Long Shan);
- (c) judging from the visual impact assessment submitted, the resultant building mass from the proposed increase in BH, though with the same height as the adjacent proposed university block, would have visual change in the context of the surrounding built form in the neighbourhood. Nevertheless, when viewed from Nam Long Shan, the proposed development would generally be embedded within the north-south visual/green corridor;
- (d) it is noted from the applicant’s R-to-C in the FI (**Appendix Id and Drawing A-24**) that design features such as green decks, building setback, partial recess at podium and tower levels, and curvilinear building edge will be incorporated into the proposed development to alleviate visual impact and promote visual interest; and
- (e) she has no further comment from urban design and visual perspective.

Air Ventilation

- (f) according to the Expert Evaluation of Aberdeen and Ap Lei Chau Area (April 2010), the annual prevailing winds of the Site are Eastern and North-eastern while summer prevailing winds are Eastern, Western and southerly quarters. There is a strong east-west channelling near ground level due to the surrounding topography. According to the RAMS data at 200m, the annual prevailing winds are East-north-eastern, Eastern and

North-north-eastern while summer prevailing winds are Eastern, South-western and West-south-western;

- (g) there is a “GB” zone at the western and northern side of the Site. Under Eastern, southerlies and south-westerlies, the increase in BH would induce potential air ventilation impact to these areas. However, as there is no pedestrian in this zone, no significant impact is anticipated;
- (h) the Hong Kong Academy of Medicine Jockey Club Building and the Grantham Hospital Phase II are located at the downstream area of the Site under Westerlies, north-easterlies and south-westerlies wind conditions. Some localised air ventilation impact is anticipated to these area due to the increase in BH when compared to the OZP compliant condition; and
- (i) in general, the increase in the BH may induce some localised impact to the immediate development near the Site but the overall air ventilation impact is not significant.

8.1.6 Comments of the Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD):

- (a) it is noted that the proposed development may not be incompatible with adjacent future development with BHR of 90mPD. In this regard, he has no comment from visual impact point of view; and
- (b) it is noted that some of the façade area are facing west. Solar control devices should be considered to reduce solar heat gain and avoid glare as far as practicable.

Landscape Aspect

8.1.7 Comments of CTP/UD&L, PlanD:

- (a) it is noted that the Site falls within a non-landscape sensitive zone and existing buildings i.e. Nurse Quarters and tennis court are found within the Site, significant adverse landscape impact is not anticipated arising from the proposed minor relaxation of BHR; and
- (b) since existing trees are found in close proximity of the Site, should the Committee approve this application, it is considered not necessary to impose a landscape condition as the effect of additional landscaping on enhancing the quality of public realm is not apparent.

Building

8.1.8 Comments of the Chief Building Surveyor/Hong Kong West, Buildings Department (CBS/HKW, BD):

- (a) no objection in principle under the Buildings Ordinance (BO) to the subject planning application;
- (b) the applicant's attention is drawn to the provision of plot ratio and site coverage under the First Schedule of Building (Planning) Regulations; and
- (c) detailed comments on the proposal could only be made at formal building plans submission stage.

Geotechnical

8.1.9 Comments of the Head of the Geotechnical Engineering Office/Civil Engineering and Development Department (CGE/P, CEDD):

It is noted that the proposed redevelopment may affect, or be affected by, natural terrain or man-made slopes. According to "GEO Advice Note for Planning Applications", the applicant should submit a Geotechnical Planning Review Report (GPRR) with their planning application. However, it is noted that the applicant has already separately submitted Geotechnical Assessment Report and Natural Terrain Hazard Study for this project which contained the essential contents of a GPRR. As such the submission of a GPRR is considered not necessary.

Drainage

8.1.10 Comments of the Director of Drainage Services (DDS):

Given limited information available for the proposed Phase 2 redevelopment at this stage, it is noted from the revised DIA report that the proposed Phase 2 redevelopment is assumed to have similar conditions (i.e. drainage path, drainage catchment area, land use etc.) as per the existing site. While he has no comments on the revised DIA report, it may be necessary to review the report again if the proposed phase 2 redevelopment is substantially different from the assumption currently made.

District Officer's View

8.1.11 Comments of the District Officer (Southern), Home Affairs Department (DO(S), HAD):

- (a) the Southern District Council (SDC) has conducted a workshop which is an informal meeting to discuss the Redevelopment Project of the Grantham Hospital on 22.7.2019. During the workshop, SDC Members who attended the workshop, were informed that according to the approved Aberdeen and Ap Lei Chau Outline Zoning Plan No. S/H15/33, the Clinical Block (the new hospital building in Phase 1) is subject to BHR of nine storeys (excluding basement). The Clinical Block was planned

with nine storeys above ground and two basement storeys. After the completion of ground investigation, the rock level was found much higher than anticipated so the excavation works would be more difficult and complicated. In view of this, SDC Members noted that HA now plans to build additional upper floors to replace part of the basement areas which involves large-scale excavation and HA has submitted an application under Town Planning Ordinance for minor relaxation of the BHR for the Clinical Block. SDC Members who have attended the meeting agreed with the application submitted by HA for minor relaxation of BHR for the Clinical Block; and

- (b) he has no comment on the application and no comment was received by his office from the public during the public inspection period.

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

- (a) Chief Engineer/Construction, Water Supplies Department;
- (b) Chief Highway Engineer/Hong Kong, Highways Department;
- (c) Commissioner of Police;
- (d) Director of Fire Services;
- (e) Director of Electrical and Mechanical Services; and
- (f) Project Manager/South, CEDD.

9. Public Comments Received During Statutory Publication Period

On 26.7.2019, 13.8.2019, 6.9.2019 and 24.9.2019, the application and the FIs were published respectively for public inspection. During the four statutory publication periods which ended on 16.8.2019, 3.9.2019, 27.9.2019 and 15.10.2019 respectively, a total of three public comments were received from a SDC Member (Mr. TSUI Yuen-wah) and two individuals. (**Appendix III**). One comment raised concerns on the visual impact of the proposed development on the ridgeline and green backdrop, which, together with the existing hospital main block would deprive the community of the benefit of the green panorama. The remaining two comments (including the comment from Mr. TSUI) supported the application on the grounds that it would increase the provision of public medical services, the application was agreed by SDC Members and supported by the general public, as well as no significant visual, traffic and noise impacts will be generated by the proposed development. Both the supporting commenters suggested that a pedestrian footbridge should be constructed to connect the MTR Ocean Park Station and the Aberdeen Fire Station and surrounding area. One commenter (Mr. TSUI) also suggested that HA should adopt relevant mitigation measures during the construction phase.

10. Planning Considerations and Assessment

10.1 The application is to seek planning permission for minor relaxation of the BHR on the OZP from 9 storeys to 14 storeys (i.e. about 55.55%) to facilitate Phase 1 redevelopment of Grantham Hospital. The Site is zoned "G/IC" which is intended primarily for the provision of Government, institution or community

facilities serving the needs of local residents and/or a wider district, region or territory. As mentioned in paragraph 1.2 above, the proposed development is mainly to provide additional medical services and in-patient accommodation to meet the increasing demand for medical services of local residents and the wider district as part of the HA's first 10-year Hospital Development Plan. SFH supports the application. As 'Hospital' is a column 1 use of the "G/IC" zone, the proposed development is generally in line with the planning intention of the "G/IC" zone.

- 10.2 According to the applicant, if comparing to a Compliant Scheme under the OZP (i.e. a maximum BH of 9 storeys (excluding basement floors)), the increase in BH are due to the following reasons:
- (a) 2 lower storeys below the current main entrance level of Grantham Hospital (which originally would be regarded as "basement" and not counted towards the 9-storeys BHR) are now counted as two storeys due to the introduction of vehicular access at LG2/F;
 - (b) 2 additional clinical storeys are provided to accommodate the required Clinical and Clinical Support functions which were originally intended to be accommodated in the extended basement under the University Block; and
 - (c) the E&M floor at the roof is counted as one storey according to the Joint Practice Note No.5 (i.e. the total area of plant and essential elements on the roof level will occupy an area over 50% of the total area of the roof).
- 10.3 As claimed by the applicant, the current scheme as compared to a Compliant Scheme under the OZP would involve a visual change arising from an increase of the top 3 storeys as the two lower ground levels (below 29mPD) are regarded as two additional storeys purely because of a technical reason i.e. the introduction of a new vehicular access at LG2/F. It is noted that the overall BH of the Clinical Block (with the proposed minor relaxation) would be at 88.5mPD, which is not higher than the BHR of 90mPD for the northern portion of the subject "G/IC" zone.
- 10.4 For the proposed minor relaxation of BHR, CTP/UD&L considers that there would be visual change in the context of the surrounding built form in the neighbourhood arising from the proposed development. However, when viewed from Nam Long Shan, the proposed development would generally be embedded within the north-south visual/green corridor (**Drawing A-23**). It is also noted that design features such as building setback, green decks, partial recess at podium and tower levels, and curvilinear building edge would be incorporated into the proposed development to alleviate visual impact and promote visual interest (**Drawings A-8 to A-10 and A-24**). Both CTP/UD&L and CA/CMD2, ArchSD have no objection to the application from visual impact point of view. Other concerned departments including C for T, DEP and CGE/P, CEDD also have no adverse comments on the proposed development. While the proposed minor relaxation of BHR may not entirely fulfil the criteria

as stated in paragraph 7.2 above, the proposed relaxation is considered not unacceptable.

- 10.5 Since 2012, the Committee has approved a total of 5 similar applications for minor relaxation of BHR (i.e. ranging from 8.75% to 16.7%) within the Aberdeen & Ap Lei Chau planning scheme area. The approval of the subject application is not inconsistent with previous decisions of the Committee.
- 10.6 Regarding the adverse public comment about the concern on visual impact caused by the proposed development, the assessment in paragraphs 10.2 and 10.4 above and the departmental comments in paragraph 8 above are relevant. As for the pedestrian footbridge connecting the MTR Ocean Park Station to the Aberdeen Fire Station and surrounding area, it should be noted that relevant government departments will take up the implementation of the connection from MTR Ocean Park Station to the boundary of Grantham Hospital, and HA will closely communicate and coordinate with the concerned government departments on the provision of the footbridge to enhance pedestrian accessibility.

11. Planning Department's Views

- 11.1 Based on the assessments made in paragraph 10 and having taken into account the public comment mentioned in paragraph 9, PlanD 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 1.11.2023, 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 following advisory clauses are also suggested for Members' reference:

Advisory clause(s)

- 11.3 The recommended advisory clause is attached at **Appendix IV**.
- 11.4 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:
- the applicant fails to demonstrate that there are sufficient planning and design merits to justify the proposed minor relaxation of building height restriction.

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 applicant.

Attachments

Appendix I	Application form received on 19.7.2019
Appendix Ia	Supplementary planning statement received on 19.7.2019
Appendix Ib	Further information dated 2.8.2019
Appendix Ic	Further information dated 22.8.2019
Appendix Id	Further information dated 30.8.2019
Appendix Ie	Further information dated 12.9.2019
Appendix If	Further information dated 27.9.2019
Appendix Ig	Further information dated 11.10.2019
Appendix Ih	Further information dated 25.10.2019
Appendix Ii	Further information dated 28.10.2019
Appendix II	Details of similar applications
Appendix III	Public comments
Appendix IV	Advisory clauses
Drawings A-1 to A-16	Location, floors and sections submitted by the applicant
Drawings A-17 to A-24	Location, photomontages and building recess submitted by the applicant
Plan A-1	Location plan
Plan A-2	Site plan
Plan A-3	Aerial photo
Plan A-4 to A-6	Site Photos

**PLANNING DEPARTMENT
NOVEMBER 2019**