

MPC Paper No. A/K18/327B
For Consideration by
the Metro Planning Committee
on 1.2.2019

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K18/327

Applicant : Leisure and Cultural Services Department (LCSD)

Site : Kowloon Tsai Park (Portion), 13 Inverness Road, Kowloon Tong, Kowloon

Site Area : About 13,320m²

Land Status : Government Land

Plan : Approved Kowloon Tong Outline Zoning Plan (OZP) No. S/K18/21

Zoning : “Open Space” (“O”)

Application : Proposed Place of Recreation, Sports or Culture (Swimming Pool Complex Redevelopment)

1. The Proposal

- 1.1 The applicant seeks planning permission to redevelop the existing Kowloon Tsai Swimming Pool (KTSP) at the application site (the Site) (**Plan A-1**). The Site is located at the north-eastern portion of Kowloon Tsai Park (the Park) and is zoned “Open Space” (“O”) on the approved Kowloon Tong OZP No. S/K18/21. According to the Notes of the OZP, the proposed new swimming pool, which is a type of ‘Place of Recreation, Sport or Culture’ use, is a Column 2 use within the “O” zone which requires planning permission from the Town Planning Board (the Board).
- 1.2 At present, the existing KTSP is equipped with one outdoor main pool and one children/ leisure pool, and is only opened in summer months. To meet the growing demand for year-round swimming facilities, the KTSP upon redevelopment will consist of an indoor heated main pool with a spectator stand with 1,200 seats, an outdoor training pool and a children leisure pool.
- 1.3 A comparison of the major development parameters of the existing and proposed new KTSP are as follows:

	Existing KTSP		Proposed New KTSP	
Site Area	13,320m ²		13,320m ²	
Non-Domestic Gross Floor Area (GFA)	Not more than 3,753m ²		Not more than 16,356.4m ²	
Non-Domestic Plot Ratio (PR)	About 0.28		Not more than 1.23	
Site coverage (SC)	Not provided		Not more than 85%	
Maximum No. of Storeys	1		3 (excluding one level of lower ground floor)	
Building Height (to the main roof level)	About 8.82m		Not more than 18.5m	
Greenery Coverage	N/A		20%	
Major Floor Use				
G/F	<ul style="list-style-type: none"> • Shroff office • Changing rooms • Outdoor pool • Training pool • Children/ leisure pool • Spectator stand (1,000 seats) 		<ul style="list-style-type: none"> • Crush hall • Ancillary office • Changing rooms • Filtration plant rooms (on both LG/F and G/F) 	
1/F	Not applicable		<ul style="list-style-type: none"> • Indoor heated main pool (50m x 25m with 10 swimming lanes) • Outdoor training pool (25m x 25m with 10 swimming lanes) • Children leisure pool • Outdoor sunbathing area • Changing rooms • Staff room • Store rooms 	
2/F	Not applicable		<ul style="list-style-type: none"> • Spectator stand (1,200 seats) • Landscape deck 	
Swimming Pool Area				
Indoor heated pool	---	---	1 no.	1,250m ²
Outdoor pool	1 no.	1,125m ²	1 no.	625m ²
Children/ leisure pool	2 nos.	670m ² 223m ²	1 no.	371m ²
Total (about)		2,018m²		2,246m²

Traffic Aspect

- 1.4 Vehicular and pedestrian access to the Site will remain unchanged, i.e. via the existing access road at the southeast corner of the Park, opposite to Pooi To Middle School, at Inverness Road (**Plan A-2**). The internal access road adjacent to the Site will serve as emergency vehicular access (EVA) for the proposed new KTSP, which will be widened to 7.3m wide single 2-lane carriageways with footpath.
- 1.5 The existing 29 car parking spaces in the Park are for shared use by all facilities and are located at an area abutting the eastern boundary of the Site (Site Photo 5 of **Plan A-5**) and adjacent to the tennis courts to the north of the Site (Site Photo 7 of **Plan A-6**). Rearrangement of the existing car parking spaces, especially those abutting the eastern site boundary, may be required to facilitate the proposed redevelopment works.
- 1.6 According to the TIA (**Appendix Ic**), the car parking demand of the new KTSP is 29 parking spaces during peak season. To accommodate the anticipated car parking demand upon redevelopment, LCSD would initiate works improvement project within the Park with a view to provide an addition of about 29 car parking spaces (including 25 for private cars and 4 for coaches) and 1 coach pick-up/drop-off bay targeting for completion by 2024, i.e. at the same time when the new KTSP is completed. Those additional car parking spaces will be located within the Park, outside the Site, and will be for shared use. Details of the additional car parking spaces arrangement will be subject to design by works agents.

Landscaping

- 1.7 According to the Landscape Design Proposal (Section 3.3 in **Appendix Ia**), the landscape design concept aims to compliment and provide an attractive setting for the proposed new KTSP. Planting areas are proposed at all levels of the new complex and will be accessible for the public to enjoy the direct view of the Park. There are a total of 84 numbers of existing trees within the Site, in which 78 of them will be affected by the redevelopment. 44 trees will be fell due to their poor conditions, 34 trees will be transplanted to other locations within the Park and six other trees will be preserved in-situ.
- 1.8 In support of the application, the applicant has submitted the following documents:
 - (a) Application form received on 5.6.2018 (**Appendix I**)
 - (b) Supplementary planning statement received on 5.6.2018 (**Appendix Ia**)
 - (c) Further Information (FI 1) received on 31.8.2018 providing responses to departmental comments, revised drainage and sewerage proposal and replacement pages for Environmental Review Report (**Appendix Ib**)
 - (d) FI received on 12.12.2018 (FI 2) providing a Traffic Impact Assessment (TIA) report and responses to departmental and public comments (**Appendix Ic**)

(not exempted from publication and recounting requirements)

- (e) FI received on 23.1.2019 (FI 3) providing clarifications on the site context and planning considerations **(Appendix Id)**

1.9 Plans including site plan, floor layout plans, section plans, Master Landscape Plans and photomontages submitted by the applicant are shown in **Drawings A-1 to A-19**.

1.10 On 3.8.2018 and 19.10.2018, upon the request of the applicant, the Metro Planning Committee (the Committee) agreed to defer making a decision on the application for two months each to allow time for the applicant to address comments from Government departments. Upon receipt of FI 2 submission from the applicant, the application is scheduled for consideration at this meeting.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are provided in the supplementary planning statement at **Appendix Ia** and FIs at **Appendices Ib to Id**. They are summarised as follows:

In line with Government's Policy in Promoting Sports

- (a) in 2017 Policy Address, a total of \$20 billion is proposed to be spent on developing new or improving existing sports and recreational facilities. The redevelopment of KTSP has been identified as one of the four swimming pool complexes (SPCs) for upgrading, and is a commitment of the Government to achieve the objective of promoting sports in Hong Kong. The granting of planning permission can expedite the redevelopment process for the benefit of the community;

Meet the Growing Demand for Swimming Facilities of the Public

- (b) the existing KTSP has been in service since 1964. Without indoor heated swimming facility, the KTSP is currently only opened in summer months from April to November and will be closed for four months during winter. An indoor SPC is necessary to provide all-year round services for the benefit and enjoyment of the general public;

Enhancement in Quality of Leisure and Recreational Pursuits by the Public

- (c) the KTSP upon redevelopment offers various improvements and benefits to the general public including providing an elderly and family-oriented environment; enhanced connectivity and circulation that allows better experience for park users; quality open space for public enjoyment; and upgraded swimming pool facilities with the provision of an easily accessible landscape deck for users to enjoy direct view of the Park;

Site-specific and Sustainable Approach in Planning and Design

- (d) the existing site is divided into two platforms, of which the bedrock head varies from +21mPD to the highest level at about +36mPD in the middle portion of the Site. Due respects have been paid to the high rock head levels during site planning stage. In order to minimise rock excavation, the location and proposed levels of the filtration plant rooms are situated at the north and south of the Site on G/F. The proposed sunken plant room design below adjacent ground level (**Drawings A-2 and A-6**) can therefore help optimise the overall development bulk above ground;
- (e) the profile of the proposed redevelopment scheme is considered to be optimal in terms of the volume of backfill with excavated soil and import fill. It is more environmental-friendly and cost-efficient by balancing the overall cut and fill volume;
- (f) by adopting a similar site configuration as the existing KTSP, disturbance to the Park can be minimised since additional site formation and excavation work can be avoided in other parts of the Park. By referencing the existing terrain of the Park, a terraced building form rising from south to north has been adopted, and the building bulk has also been kept minimal. These design approaches ensure the proposed new KTSP will respond to its surrounding context and blend in with the park environment. The Visual Appraisal (Section 4 of **Appendix Ia**) demonstrated that the overall visual impact induced by the proposed new KTSP is considered to be insignificant;

Proposed Development Scale is Justifiable

- (g) the proposed GFA increase from 3,753m² to 16,356.40m² is necessary due to the accommodation of an indoor heated swimming pool with swimming area of about 1,250m², spectator stand of 1,200 seats, crush hall and other ancillary facilities in the complex;
- (h) the proposed BH of 18.5m (to main roof) is the minimum height for fulfillment of technical requirements including mainly a minimum 5m clear headroom for filtration plant and plant maintenance; a pool depth of 1.4m to 1.9m; spectator stand height of about 7m for achieving effective sightline and headroom required for places of public entertainment circulation; and a structural truss depth, member size and roof decking thickness of 4m(central to central);
- (i) a comparison of development parameters and swimming facilities of the existing and proposed new KTSP with other existing SPCs in Hong Kong are set out below:

	Site Area (about) (m ²)	Non- domestic GFA (about) (m ²)	Non- domestic PR	BH	Swimming Facilities
<i>Proposed New KTSP</i>	<i>13,320</i>	<i>16,356.40</i>	<i>1.23</i>	<i>18.5m</i>	- <i>1 indoor heated main</i>

					<p><i>pool</i></p> <ul style="list-style-type: none"> - <i>1 outdoor training pool</i> - <i>1 children leisure pool</i> - <i>Spectator stand with 1,200 seats</i>
Kwun Tong SPC¹	18,900	16,620	0.88	24m	<ul style="list-style-type: none"> - 1 indoor heated main pool - 1 indoor heated training pool - 1 outdoor secondary pool - 2 outdoor teaching pools - Spectator stand with 1,500 seats
Victoria Park SPC²	18,375	23,420	1.4	25m	<ul style="list-style-type: none"> - 1 indoor main pool - 1 indoor multi-purpose pool - 1 indoor jacuzzi - Spectator stand with 2,500 seats

Taking into account the above, the proposed development parameters are largely comparable with other existing SPCs in Hong Kong. In particular, the proposed BH of 18.5m is notably lower so as to respect the existing character of the Park. The proposed development scale is hence justifiable.

Support from the District Council for Redevelopment of KTSP

- (j) the Leisure and District Facilities Management Committee of the Kowloon City District Council (LDFMC of KCDC) was consulted on 31.3.2011, 4.10.2012 and 22.3.2018 respectively to gauge their views on the provision of indoor heated swimming pool in the proposed new KTSP. In general, KCDC members were supportive of the redevelopment; and

¹ The Kwun Tong SPC, located at portion of Kwun Tong Recreation Ground within the “O” zone, was the subject of a s.16 planning application (No. A/K14/587) for proposed redevelopment of the existing SPC. The application was approved with conditions by the Committee on 17.4.2009 and was completed in 2015.

² The Victoria Park SPC, located at portion of Victoria Park within the “O” zone, was the subject of a s.16 planning application (No. A/H8/390) for proposed redevelopment of the existing SPC. The application was approved with conditions by the Board on review on 2.1.2009 and was completed in 2013.

Sustainable in Environmental, Traffic and Engineering Terms

- (k) the redevelopment is sustainable in traffic, environmental and engineering terms. No significant adverse traffic, environmental and engineering impacts are envisaged as a result of the proposed new KTSP.

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

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

4. Previous Application

The Site is not subject to any previous application.

5. Similar Applications

There is no similar application for redevelopment of swimming pool in the Kowloon Tong Planning Scheme Area (the Area).

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

6.1 The Site:

- (a) is located at the northeastern portion of the Park;
- (b) is sloping and the southern portion is lower than the northern portion by about 7m;
- (c) is mostly open-air with outdoor swimming pools (including a main pool and a children leisure pool) and also involves a one-storey building structure at the eastern portion for changing rooms and other ancillary facilities; and
- (d) has a spectator stand with 1,000 seats and a one-storey structure for storage use located at the northern sloping portion of the Site (site photo 6 on **Plan A-5**).

6.2 The Park:

- (a) is located at the eastern edge of the Area and is designated as “District Open Space” (“DO”) on the Kowloon Tong Outline Development Plan (ODP) No. D/K18/1A;
- (b) adjoins the Lok Fu Park and Junction Road Park to the north. The three parks serve not only the needs of residents in the Area but also those in the neighbouring districts;
- (c) with vehicular access and pedestrian access located at Inverness Road, opposite to Pooi To Middle School;
- (d) existing sports facilities within the Park include mainly the KTSP, tennis courts, basketball courts, football fields, and a Bauhinia Garden; and
- (e) provides a total of 29 car parking spaces which are located at an area abutting the eastern boundary of the Site (Site Photo 5 on **Plan A-5**) and an area to the north of the Site next to the tennis courts (Site Photo 7 on **Plan A-6**).

6.3 The surrounding areas have the following characteristics:

- (a) the Site is located in an area mainly with low to medium-density residential developments. Some non-residential uses, such as schools, kindergartens, and religious institution, etc. are located in the vicinity; and
- (b) the area is well-served by various modes of public transport, such as buses, minibuses and the closet MTR Station is at Lok Fu (**Plan A-1**).

7. Planning Intention

The “O” zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as general public.

8. Comments from Relevant Government Departments

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

Land Administration

- 8.1.1 Comments of the District Lands Officer/Kowloon East, Lands Department (DLO/KE, LandsD):

- (a) KTP was allocated to the then USD on 31.8.1961, and is held under a permanent allocation No. GLA-NK647 as varied or modified in January 1968 and 19.11.1999. The Engineering Conditions (EC) of the GLA-NK647 contains the following salient conditions:
 - EC (2): Space shall be provided within the park for the parking of 53 motor vehicles
 - EC (14): No part of any structure shall exceed the height permitted by the HK (Kai Tak) Airport Control of Obstructions Ordinance
- (b) given the Site falls entirely within the permanent allocation boundary, and that the current proposal does not contravene the user and height restrictions stipulated in the EC governing the permanent allocation, DLO/KE, LandsD has no comment on the application; and
- (c) it is noted that some of the ECs governing water supply and drainage may not be able to reflect the updated water supply system and drainage proposal for the proposed redevelopment. DLO/KE, LandsD reserves his comments on whether the ECs will need to be updated at the detailed design stage.

Environment

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

- (a) has no objection to the application taking into account that insurmountable environmental impacts associated with the proposed redevelopment are not anticipated;
- (b) based on the submission of FI 1 (**Appendix Ib**), it is noted that the applicant has committed to consider the use of electrical boiler and conduct a quantitative Air Quality Impact Assessment at later stage and recommend mitigation measures in chimney design as required. As such, insurmountable air quality impact arising from the operation of the proposed development is not anticipated; and
- (c) should the application be approved, the following approval conditions are suggested:
 - (i) the submission of an Air Quality Impact Assessment to the satisfaction of the DEP or of the Town Planning Board (TPB);
 - (ii) the submission of a Sewerage Impact Assessment to the satisfaction of the DEP or of the TPB; and

- (iii) the implementation of the local sewerage upgrading/sewerage connection works identified in the Sewerage Impact Assessment in approval condition (ii) above the satisfaction of the Director of Drainage Services or of the TPB.

Traffic

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

- (a) has no adverse comment on the application based on the TIA submitted; and
- (b) should the application be approved, the following approval condition is suggested:

the design and provision of vehicular access and reprovisioning of existing car parking and loading/unloading facilities to the satisfaction of the C for T or of the TPB.

Fire Safety

8.1.4 Comments of the Director of Fire Services (D of FS):

- (a) has no comment on the application subject to fire service installations and water supplies for firefighting being provided to the satisfaction of the D of FS. Detailed fire services requirements will be formulated upon receipt of formal submission of general building plans or referral from the relevant licensing authorities; and
- (b) the applicant is advised to observe the requirements of EVA as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Building 2011 which is administered by BD.

Urban Design and Landscape

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

has no comment from visual impact point of view as the proposed use, development massing and intensity may not be incompatible with surrounding area.

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

Urban Design

- (a) considering the nature and scale of the redevelopment, it is unlikely that the proposed new KTSP would cause any significant visual impact. As for compatibility with the surrounding context, the pool complex is considered not at odd with the park setting containing other leisure and recreational provisions, and that it will generally be shielded from view at the pedestrian level of the surrounding roads due to intervening slopes, vegetation and/or low/medium-rise residential buildings;
- (b) given the surrounding context and low-rise nature of the development within an existing park, significant adverse impact on the surrounding pedestrian wind environment is not anticipated;

Landscape

- (c) has no objection on the application from landscape planning perspective;
- (d) the total number of existing trees within the Site, trees to be felled/transplanted due to the proposed construction, and the respective compensatory proposal is noted;
- (e) there will be other administrative control mechanism for tree preservation on Government land (DEVB TCW No. 7/2015 refers) and the concerned trees are located within an existing public open space managed and maintained by LCSD;
- (f) in view that the applicant, i.e. LCSD, should be in a position to manage the new KTSP and the associated landscape provision within an existing public open space, landscape condition is considered not necessary should the application be approved; and
- (g) the applicant is reminded to make reference to relevant technical circulars and guidelines as set out in the suggested advisory clauses at **Appendix III**.

District Officer's Comments

- 8.1.7 Comments of the District Officer (Kowloon City), Home Affairs Department (DO(KC), HAD):

DO(KC), HAD has no comment on the planning application and notes that PlanD has notified the interested Kowloon City District Council (KCDC) Members, the Lung Tong Area Committee as well as the Owners Committee/Mutual Aid Committees/management committees/residents of buildings near the Site on the planning application. The Board should take into account all the comments gathered in the decision making process. Should the application be

eventually approved, the applicant should take appropriate measures to address the residents' concerns.

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

- (a) Chief Building Surveyor/Kowloon, Buildings Department;
- (b) Chief Engineer/Construction, Water Supplies Department;
- (c) Chief Engineer/Mainland South, Drainage Services Department;
- (d) Chief Highway Engineer/Kowloon, Highways Department;
- (e) Commissioner of Police;
- (f) Director of Electrical and Mechanical Services;
- (g) District Leisure Manager (Kowloon City), LCSD; and
- (h) Head of Geotechnical Engineering Office, Civil Engineering and Development Department.

9. Public Comments Received During Statutory Publication Periods

The application and FI 2 were published for public inspection on 12.6.2018 and 12.12.2018 respectively. A total of six public comments were received during the two statutory public inspection periods. An individual raised objection to the application on grounds that the user experience of the swimming pool may be jeopardised upon redevelopment as the proposed indoor pool may hinder opportunities for future swimmers to enjoy the scenic view of the Park. A KCDC Member (whom submitted two comments) and an individual supported the application mainly on the reasons that KTSP has been in use for over 50 years and there is a need for redevelopment. Two individuals provided comments, indicating the importance of enhancing sunlight penetration into the swimming area and that the proposed new KTSP should make reference to the existing pool to provide a deep water zone.

10. Planning Considerations and Assessments

Planning Intention and Land Use Compatibility

10.1 The application is for the proposed redevelopment of KTSP, which has been in service since 1964 (i.e. for over 50 years). In 2017 Policy Address, a total of \$20 billion is proposed to be spent on developing new or improving existing sports and recreational facilities. The KTSP has been identified as one of the four SPCs for upgrading, and is a commitment of the Government to achieve the objective of promoting sports in Hong Kong. The Site falls within an area zoned "O" on the OZP, which is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as general public. The proposed redevelopment is in line with the planning intention of "O" zone.

- 10.2 The Site is located at the northeastern portion of the Park which is situated in an area mainly with low to medium-density residential developments, with some non-residential uses such as schools and religious institution. Various sports and recreational facilities are currently offered within the Park and the proposed new KTSP is considered not incompatible with the surroundings from land use perspective.

Urban Design and Landscape Aspects

- 10.3 The existing KTSP is an open-air swimming pool with a few structures with a BH of 1 storey / 8.8m for shroff office, a spectator stand of 1,000 seats, toilets and changing rooms, which account for a PR of 0.28 (based on a GFA of 3,753m²). However, the existing open-air swimming pool can only be opened in summer months and LCSD considers that an indoor SPC is necessary to provide all-year round services for the benefit and enjoyment of the public. An increase in GFA is necessary to accommodate an indoor heated swimming pool, a spectator stand of 1,200 seats and other ancillary facilities within the new complex.
- 10.4 The proposed new KTSP will have a PR of 1.23, GFA of 16,356.40m² (which is about four times larger than that of the existing), and a BH of 3 storeys / 18.5m (which is 2 storeys / 9.68m higher than that of the existing). In support of the application, the applicant has submitted a Visual Appraisal (Section 4 in **Appendix Ia** and photomontages on **Drawings A-14 to A-19**) and demonstrated that the overall visual impact induced by the proposed new KTSP is insignificant. In addition, the proposed PR and BH are largely comparable with other existing SPCs in Hong Kong (i.e. Kwun Tong SPC with a PR of 0.88 and BH of 24m; and Victoria Park SPC with a PR of 1.4 and BH of 25m) (**Appendix Ib** and paragraph 2(g) above refer). In this regard, CA/CMD2, ArchSD and CTP/UD&L, PlanD have no adverse comment on the application from visual impact point of view considering that the scale of the proposed new KTSP is not incompatible with the surroundings. In addition, given the surrounding context and low-rise nature of the development within an existing park, CTP/UD&L, PlanD indicated that significant adverse impact induced by the proposed new KTSP on the surrounding pedestrian wind environments is not anticipated. On landscape, planting on all levels of the new complex is proposed to provide continuous landscape experience for the swimming pool and park users. CTP/UD&L, PlanD noted the tree felling and compensation proposal and has no objection on the application from the landscape planning perspective.

Traffic Aspect

- 10.5 Vehicular ingress/egress and pedestrian access will remain the same as the existing arrangements. The existing 29 car parking spaces in the Park, abutting the eastern site boundary and adjacent to the tennis courts to the north of the Site, may need to be rearranged. According to the TIA (**Appendix Ic**), the car parking demand of the new KTSP is 29 parking spaces during peak season. To accommodate the anticipated car parking demand upon redevelopment, LCSD would initiate works improvement project within the Park (in areas outside the Site) with a view to

provide an addition of about 29 car parking spaces (including 25 for private cars and 4 for coaches) and 1 coach pick- up/drop-off bay for shared use by all park users by 2024. Details of the additional car parking spaces arrangement would be subject to design by works agents. In this regard, C for T has no adverse comment on the application and suggested an approval condition in relation to the design and provision of vehicular access and reprovisioning of existing car parking and loading/unloading facilities.

Other Technical Aspects

- 10.6 Other relevant departments have no adverse comments on the application, and the proposed redevelopment is not expected to have adverse impacts on air quality, drainage and sewerage of the surrounding areas.

Public Comments

- 10.7 The applicant has consulted the LDFMC of KCDC between 2011 to 2018 on the proposed redevelopment. In general, KCDC was supportive of the provision of an indoor heated swimming pool.
- 10.8 Regarding the public comments objecting to the application mainly on the grounds that there are concerns about the need for the proposed redevelopment as the user experience of the swimming pool may be jeopardised upon redevelopment, the applicant indicated in the responses to public comments in FI 2 (**Appendix Ic**) that for safety issue, it is necessary to redevelop KTSP given that its continual deterioration might impede the level of safety. To optimise the maintenance and repair spending, it is a more cost-effective approach in the long-run to redevelop KTSP comprehensively with provision of new and additional facilities. Merits and quality of experience provided by the existing KTSP will remain and even further enhanced upon redevelopment. Under the redevelopment scheme, an outdoor swimming pool will still be provided, and an easily accessible landscape deck will also be provided for the public to enjoy the direct view of the Park.

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, 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 1.2.2023, 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 approval conditions and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) the design and provision of vehicular access and reprovisioning of existing car parking and loading/unloading facilities to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (b) the submission of an Air Quality Impact Assessment to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (c) the submission of a Sewerage Impact Assessment (SIA) to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (d) the implementation of the local sewerage upgrading/sewerage connection works identified in the SIA in planning condition (c) above to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- (e) the provision of water supplies for firefighting and fire service installations to the satisfaction of the Director of Fire Services or of the Town Planning Board.

Advisory Clauses

The suggested advisory clauses are attached at **Appendix III**.

11.3 There are no strong reasons 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 applicant.

13. Attachments

Appendix I	Application Form received on 5.6.2018
Appendix Ia	Supplementary Planning Statement received on 5.6.2018
Appendix Ib	FI 1 received on 31.8.2018
Appendix Ic	FI 2 received on 12.12.2018
Appendix Id	FI 3 received on 23.1.2019

Appendix II	Public comments received
Appendix III	Suggested Advisory Clauses
Drawings A-1 to A-19	Plans including site plan, floor layout plans, section plan, Master Landscape Plans and photomontages submitted by the applicant
Plan A-1	Location Plan
Plan A-2	Site Plan
Plans A-3 to A-6	Site Photos

**PLANNING DEPARTMENT
FEBRUARY 2019**