

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K2/217

- Applicant** : Hong Kong Chinese Civil Servants' Association represented by Threshold Consultants Limited
- Site** : 8 Wylie Road, Kowloon
- Site Area** : 3,090m² (about)
- Lease** : Kowloon Inland Lot (KIL) No. 11224
(a) a lease term of 15 years from 26.12.2011; and
(b) restricted to a civil servants' club including such reasonable social functions and other recreational activities as are ancillary to such use or usually associated therewith.
- Plan** : Draft Yau Ma Tei Outline Zoning Plan (OZP) No. S/K2/22
- Zoning** : "Other Specified Uses" annotated "Sports and Recreation Clubs" ("OU(SRC)")

[Maximum building height (BH) of 2 storeys (excluding basement floor(s)) or the height of the existing building, whichever is the greater, with a minor relaxation clause]
- Application** : Proposed Minor Relaxation of BH Restriction from 2 Storeys to 3 Storeys for Permitted Sports and Recreation Club

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed minor relaxation of BH restriction from 2 storeys to 3 storeys (i.e. +1 storey) for the construction of a new annex block within the Hong Kong Chinese Civil Servants' Association (HKCCSA) site at 8 Wylie Road, Kowloon (the Site). The Site falls within an area zoned "OU(SRC)" on the draft Yau Ma Tei OZP No. S/K2/22 (**Plans A-1 and A-2**). According to the Notes of the OZP for the "OU(SRC)" zone, 'Place of Recreation, Sports or Culture' and 'Private Club' uses are always permitted and the Site is subject to a maximum BH of 2 storeys excluding basement floor(s). Based on the individual merits of a development or redevelopment proposal, minor relaxation of the BH restriction may be considered by the Town Planning Board (the Board) upon application under section 16 of the Town Planning Ordinance (the Ordinance).

- 1.2 The proposed annex block (the proposed annex) will be built to the east of the existing building within the Site where two existing tennis courts are located. The proposed annex comprises 3 storeys, i.e. LG/F, G/F and 1/F, which mainly includes a badminton/basketball court and activity rooms on 1/F and a canteen cum kitchen on G/F while LG/F (involving a gross floor area (GFA) of about 28m²) will only be used as a lift lobby. The lift to be provided at the proposed annex will also serve as a disabled access to G/F and 1/F of the existing building. A new tennis court and 7 car parking spaces (including 1 disabled parking space) will be provided in the open area in the eastern part of the Site. The existing ingress/egress to the car park via Wylie Path will remain unchanged.
- 1.3 There are currently some unauthorised building works (UBWs)¹ on the roof and attached/adjacent to the existing building. The applicant confirms that the facilities inside the existing UBWs will be relocated to the proposed annex upon its completion and the UBWs will then be demolished accordingly.
- 1.4 The master layout plan, floor plans, section plans and photomontages of the proposed development are at **Drawings A-1 to A-15**. The major development parameters and floor uses of the proposed development are summarised as follows:

	Proposal for Existing Building[@]	Proposal for Annex	Whole Development
Site Area	about 3,090m ²		
GFA	603.231m ²	1,389.221m ²	1,992.452m ²
Plot Ratio	N/A	N/A	0.645
Site Coverage	N/A	N/A	about 28.9%
No. of Storeys	2 storeys	3 storeys	2 to 3 storeys
Building Height (at main roof)	18.42mPD	27.78mPD	18.42mPD to 27.78mPD
No. of Car Parking Spaces	7 (including 1 disabled parking space)		

[@] after demolition of the UBWs

Major Floor Uses

Proposal for Existing Building		Proposal for Annex	
G/F	Recreation rooms cum lounge/café	LG/F	Lift lobby
1/F	Multi-purpose hall, recreation room and office	G/F	Canteen cum kitchen
		1/F	Badminton/basketball court/gym cum hall, multi-purpose activity rooms and changing rooms (including toilets and bathing facilities)

¹ Site inspection on 19.9.2018 revealed that the UBWs involving an additional storey mainly for office use were found on top of the permitted 2-storey existing building. Besides, some other UBWs, e.g. covered walkways, fence walls and a structure mainly for storage use, are found attached or adjacent to the existing building.

- 1.5 In support of the application, the applicant has submitted the following documents:
- (a) Application form received on 29.8.2018 with attached plans (Appendix I)
 - (b) Letter dated 3.9.2018 providing clarification on the application (Appendix Ia)
 - (c) Two emails dated 6.9.2018 providing clarification on the application (Appendix Ib)
 - (d) Further information (FI) dated 14.9.2018 providing responses to departmental comments (Appendix Ic)
 - (e) Letter dated 4.10.2018 requesting deferment of consideration of the application (Appendix Id)
 - (f) FI dated 7.11.2018 providing photomontages, clarification on the application and responses to departmental comments (Appendix Ie)
(accepted but not exempted from publication and recounting requirements)
 - (g) Letter dated 14.12.2018 requesting deferment of consideration of the application (Appendix If)
 - (h) FI dated 5.3.2019 and 12.3.2019 providing clarification on the application and responses to departmental comments (Appendix Ig)
(accepted but not exempted from publication and recounting requirements)
 - (i) FI dated 11.4.2019 providing revised technical assessment and responses to departmental comments (Appendix Ih)
(accepted but not exempted from publication and recounting requirements)
 - (j) FI dated 23.5.2019 providing clarification on the application (Appendix Ii)
- 1.6 The application was originally scheduled for consideration by the Metro Planning Committee (the Committee) of the Board on 19.10.2018. On 19.10.2018 and 4.1.2019, the Committee decided to defer the consideration of the application for a total of four months as requested by the applicant to allow time for the applicant to address departmental comments. With the FI received on 5.3.2019, 12.3.2019, 11.4.2019 and 23.5.2019, the application is thus scheduled for consideration by the Committee at this meeting.

2. **Justifications from the Applicant**

The justifications put forth by the applicant (**Appendices I and Ie**) in support of the application are summarised as follows:

- (a) LG/F of the proposed annex will only contain a lift and lift lobby forming a vertical connection with the floors above. No other recreational facilities will be accommodated at this level of the proposed annex.
- (b) The proposed annex is dispositioned in such a way that the lift is relatively close to the existing building. As such, the lift can also provide disabled access

for the 2-storey existing building which has a building age of over 60 years and does not have a lift and disabled access to G/F. Moreover, the provision of lift at the existing building would encounter substantial technical difficulties since the existing building is old and its structure record is not available.

- (c) The facilities inside the existing unauthorised building works (UBWs) at the Site will be relocated to the proposed annex upon its completion, and hence the UBWs will then be demolished accordingly.
- (d) The proposed annex is located at a considerable distance from the existing graded buildings in the neighbourhood. Moreover, the BH of the proposed annex is considered compatible with the surrounding developments. As such, no adverse physical and visual impacts on the existing graded buildings and the surrounding area are anticipated.

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

The applicant is the sole “current land owner”. Detailed information would be deposited at the meeting for members’ inspection.

4. Previous Application

There is no previous application in respect of the Site.

5. Similar Application

There is no similar application for minor relaxation of the BH restriction within the “OU(SRC)” zone on the Yau Ma Tei OZP. However, there was one application (Application No. A/K2/215) for minor relaxation of BH restriction from 10 storeys to 11 storeys for school use (with boarding facilities) at 1 Jordan Road in the “Government, Institution or Community” zone on the Yau Ma Tei OZP. The application was approved with condition on fire service requirements by the Committee on 26.8.2016, mainly on the grounds that the proposed use was in line with the planning intention; the proposed minor relaxation of BH restriction met the relevant criteria set out in the ES of the OZP; and the proposed development with increased BH would not lead to significant adverse impact on visual, air ventilation, transport and other technical aspects.

6. The Site and Its Surrounding Areas (Plans A-1 to A-3 and A-7 and Site Photos on Plans A-4 to A-6)

6.1 The Site:

- (a) lies on a sloping ground and is currently occupied by an existing building at Wylie Path which mainly consists of a canteen-cum-kitchen, activity room, administrative offices and staff resting room; and
- (b) has two tennis courts at the east and seven car parking spaces at the south.

- 6.2 The surrounding areas have the following characteristics (**Plans A-3 and A-7**):
- (a) predominantly institutional uses including sports grounds and schools;
 - (b) bounded by Wylie Path on its east and south and Wylie Road on its west;
 - (c) bounded by the Filipino Club to its north within the same “OU(SRC)” zone subject to a maximum BH of 3 storeys;
 - (d) to the east across Wylie Path is the South China Athletic Association King’s Park Tennis Centre and the Municipal Services Staff Recreation Club (the latter is a Grade 3 historic building) (**Plan A-3**);
 - (e) to the south across Wylie Path is the King’s Park Hockey Ground; and
 - (f) to the west across Wylie Road are the Club de Recreio and India Club which are both Grade 3 historic buildings (**Plan A-3**).

7. **Planning Intention**

- 7.1 The planning intention of the “OU(SRC)” zone is primarily to provide land intended for the sports and recreational facilities development at Gascoigne Road and Wylie Road. A BH restriction of 2 storeys excluding basement floor(s) for the “OU(SRC)” zone is stipulated to reflect the height of the existing building at the Site and to ensure that the BH will be in keeping with the character of the surrounding areas which are mostly sports and recreations clubs.
- 7.2 A minor relaxation clause in respect of BH restrictions is incorporated into the Notes of the Yau Ma Tei OZP in order to provide incentive for developments/redevelopments with design merits/planning gains. According to paragraph 7.5 of the Explanatory Statement (ES) of the OZP, each application for minor relaxation of BH restriction will be considered on its own merits and the relevant criteria for consideration of such application 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 (BO) in relation to surrender/dedication of land/area for use as public passage/street widening;
 - (c) providing better streetscape/good quality street level public urban space;
 - (d) providing separation between buildings to enhance air ventilation and visual permeability;
 - (e) accommodating building design to address specific site constraints in achieving the permissible plot ratio under the Plan; and

- (f) other factors such as site constraints, the need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality, provided that no adverse landscape and visual impacts would be resulted from the innovative building design.

8. Comments from Relevant Government Departments

- 8.1 The following government bureaux/departments have been consulted and their comments are summarised as follows:

Policy Perspective

- 8.1.1 Comments of the Secretary for Home Affairs (SHA):

- (a) No objection to the application.
- (b) As the applicant has proposed some alteration and addition (A&A) works alongside with the application, the details will be further examined before deciding whether to render policy support under the lease. As such, his no-objection to the application cannot be automatically taken as his policy support to the proposed A&A works. He will handle the relevant land matters with the applicant and the Lands Department (LandsD) separately.
- (c) The Site is held under Private Recreation Lease (PRL) and the tennis court, recreation room, hall and activity room at the Site can be made available for booking by eligible outside organisations.

Land Administration

- 8.1.2 Comments of the District Lands Officer/Kowloon West, LandsD (DLO/KW, LandsD):

- (a) No objection to the application.
- (b) The Site is governed by the Conditions of Lease Extension No. 20227. The Conditions restrict the use of the lot to a civil servants' club including such reasonable social functions and other recreational activities as are ancillary to such use or usually associated therewith and in particular shall not use or permit the use of the lot or any part thereof or any building or part of any building thereon: (a) by any persons other than members of the Grantee *or their guests, guests of the Grantee and members of sports teams competing with the Grantee*; or (b) for any meetings, ~~rallies~~ *rallies* or assemblies whatsoever of a political nature; or (c) for commercial purposes; or (d) for commercial advertising; or (e) for residential purposes other than for persons employed on the lot by the Grantee.

- (c) Notwithstanding anything contained in paragraph 8.1.2(b) above, the Grantee may use or permit the lot or any part thereof to be used (a) for the purpose of raising funds for any charity or charitable body; or (b) for any major sporting function or other public entertainment; or (c) for commercial advertising by any person, company or firm who is sponsoring any of the purposes specified in (a) and (b); or (d) for commercial advertising by any person, company or firm on any score board, time board or other similar objects placed or erected on the lot or any part thereof or any building or structure thereon, which is presented or given free of charge to the Grantee by such person, company or firm provided that the Grantee shall not charge any fee for such commercial advertising subject to the Grantee giving not less than six weeks' notice in writing of his desire so to use the lot or any part thereof and obtaining the written consent of the Director which he may give or withhold in his sole discretion.
- (d) It is noted that the application involves the construction of a new annex comprising 3 storeys close to the existing building. Under the Conditions, except with the prior written approval of the Director of Lands, the Grantee shall not erect upon the lot any building or structure other than the existing buildings or structures erected thereon; or make any extension or alteration to the said existing buildings or structures. If the application is approved by the Board, the applicant's proposal shall be considered by LandsD in accordance with the established practice. There is no guarantee that the proposal can be approved. Such proposal, if received by LandsD, will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event any such proposal is approved, it may be subject to such terms and conditions as may be imposed by LandsD.
- (e) The proposed annex will be further considered at the building plan submission stage and there is no guarantee that the proposed annex would be accepted under lease.
- (f) It is noted that there would be a 'canteen cum kitchen' in the new building. The applicant should be reminded that the lot shall not be used for commercial purposes.

Building Matters

- 8.1.3 Comments of the Chief Building Surveyor/Kowloon, Buildings Department (CBS/K, BD):
 - (a) No in-principle objection to the application.
 - (b) The development should in all aspects comply with the Buildings Ordinance (BO).

- (c) Under Building (Planning) Regulation (B(P)R) 41C(5), the LG/F of the proposed annex with direct exit to/direct entrance to Wylie Path is considered as a ground storey. In this respect, the proposed LG/F with a lift lobby is not a basement.
- (d) 'Storey' is defined under B(P)R 2(1) as the space between the upper surface of every floor and the upper surface of the floor next above it where such a floor exists and in the case of a top storey the space between the upper surface of that floor and the mean height of the ceiling or roof. The overall BH of the current proposal would exceed 2 storeys including LG/F with a lift lobby, G/F and 1/F.
- (e) The building plans of the proposed annex with 2 storeys, i.e. without LG/F, were approved on 21.8.2018.
- (f) Detailed comments under the BO will be given at the building plan submission stage.
- (g) During his latest site inspection, various UBWs including a 2-storey structure, covered walkways, fence walls and structure erected on the roof have been identified. An order requiring removal of the unauthorised 2-storey structure was served on 15.9.2017 and an extension of time was granted on 12.3.2018 until 15.11.2018. In August 2018, the upper storey of the 2-storey structure was removed. Subsequently, a further extension of time for the removal order was submitted but was rejected. He will continue to follow up on the removal of remaining portion of the said unauthorised structure. Besides, for the UBWs including covered walkways, fence walls and the structure erected on the roof, an advisory letter was also issued on 26.6.2017 for voluntary removal and these UBWs are to be followed up by Large Scale Operation.

Traffic

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

- (a) No objection to the application.
- (b) According to the Hong Kong Planning Standards and Guidelines, there is no parking, loading and unloading provision that is directly applicable to the proposed clubhouse development. In order to address the concern on provision of car parking spaces, the applicant has eventually increased the number of proposed car parking spaces from 5 to 7. Given the general building plans approved by BD on 21.8.2018 and the physical constraints of the Site which make the provision of additional car parking space infeasible, he has no further comment on the proposal from traffic engineering point of view.

Fire Safety

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

No in-principle objection to the application subject to the fire service installations (FSI) being provided to his satisfaction. Comments on the FSI provision would be offered upon receipt of formal submission of general building plans.

Environment

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

- (a) Based on the applicant's submissions, the environmental impacts arising from the proposed development should not be insurmountable. He has no in-principle objection to the application and propose the following approval conditions to be imposed to address the remaining issues on air quality and sewerage aspects:
 - (i) the submission of an Air Quality Impact Assessment to the satisfaction of the DEP or of the Board;
 - (ii) the submission of a revised Sewerage Impact Assessment (SIA) to the satisfaction of the DEP or of the Board; and
 - (iii) the implementation of the local sewerage upgrading/sewerage connection works identified in the revised SIA to the satisfaction of the Director of Drainage Services or of the Board.
- (b) Detailed technical comments on the applicant's submissions are at **Appendix II**.

Visual Impact, Air Ventilation and Landscape

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

Urban Design and Visual Impact

- (a) The Site fronts onto Wylie Road with ingress/egress along Wylie Path. The application is for proposed minor relaxation of BH restriction from 2 storeys to 3 storeys for the proposed annex. In this regard, the applicant has provided photomontages of views towards the proposed annex from Wylie Road and Wylie Path.
- (b) The Site is located amongst a cluster of sports/recreation clubs and GIC uses such as the Filipino Club, Club de Recreio, King's Park Hockey Ground, Hong Kong Rugby Union King's Park Sports Ground and Methodist School with BH ranging from 1

storey to 8 storeys. It is considered that the proposed annex with a BH of 3 storeys would maintain the low-rise character of this sports/recreation clubs and GIC cluster.

- (c) The proposed minor relaxation of BH restriction is to include a LG/F at the Site to accommodate a lift lobby. The new lift at the LG/F of the proposed annex would serve as a vertical disabled access for the existing sports and recreation club that is without a lift and thus the accessibility of the facility would be improved. She has no adverse comment on the application from urban design and visual impact perspective.

Air Ventilation

- (d) According to the Air Ventilation Assessment conducted for the Yau Ma Tei planning scheme area (2010), the Site and plenty open spaces nearby form a major breezeway of the area to allow east-west wind flow. As the proposed minor relaxation of BH restriction from 2 storeys to 3 storeys would not alter the low rise characteristics of the Site, it is anticipated that the potential impact of the proposed annex to the surrounding wind environment and the effectiveness of the breezeway is not significant.

Landscape

- (e) According to the submitted master layout plan, the existing trees are proposed to be retained on site and landscape resources will not be affected due to the proposed works. Considering that adverse landscape impact due to the proposed development is not anticipated, she has no objection to the application from landscape planning perspective.
- (f) As the proposed minor relaxation of BH restriction has no impact on landscape resource or landscape character, it is expected that the tree preservation and landscape provision related to the proposed development will be controlled through the existing land administrative and project management mechanism.

8.1.8 Comments of the Chief Architect/CMD2, Architectural Services Department (CA/CMD2, ArchSD):

It is noted that the proposed annex is a 3-storey building which may not be incompatible with the adjacent developments with BH restrictions ranging from 2 storeys to 8 storeys. In this regard, he has no comment on the application from visual impact point of view.

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

- (a) Commissioner of Police;
- (b) Director of Leisure and Cultural Services;

- (c) Director of Food and Environmental Hygiene;
- (d) Chief Engineer/Construction, Water Supplies Department;
- (e) Chief Highway Engineer/Kowloon, Highways Department;
- (f) Chief Engineer/Mainland South, Drainage Services Department;
- (g) Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office, Development Bureau; and
- (h) District Officer (Yau Tsim Mong).

9. Public Comments Received During Statutory Publication Periods

- 9.1 The application was published for public inspection on 7.9.2018, 20.11.2018, 19.3.2019 and 23.4.2019. During the first three weeks of the statutory public inspection periods, which ended on 28.9.2018, 11.12.2018, 9.4.2019 and 14.5.2019 respectively, five public comments were received (**Appendices IIIa to IIIe**).
- 9.2 The five public comments were submitted by a Yau Tsim Mong District Council Member, the Yau Tsim Mong East Area Committee and an individual (who submitted three comments in three publication periods), which generally expressed opposing views to the application or requested further information. Their major views are summarised as follows:
- (a) the proposed development will inevitably lead to visual impact on the surrounding neighbourhood;
 - (b) no traffic impact assessment was submitted by the applicant to demonstrate the potential vehicular and pedestrian traffic impact of the proposed development on the surrounding neighbourhood;
 - (c) there are no car parking facilities at the Site. As such, it is proposed to include one or two storeys of public car park in the proposed development;
 - (d) the applicant should communicate and liaise with the local community during the design and construction stages so as to maintain the tranquil environment of the neighbourhood;
 - (e) the proposed development should be open for public use; and
 - (f) concerns on the review of the PRL are raised.

10. Planning Considerations and Assessments

- 10.1 The application is to seek permission for proposed minor relaxation of BH restriction from 2 storeys to 3 storeys to facilitate the construction of a new annex mainly for a canteen, a badminton/basketball court and multi-purpose activity rooms within the HKCCSA site. According to the applicant, the proposal will enhance provision of additional facilities and enable reshuffling of some existing facilities for more efficient use in support of the operation of HKCCSA. All the existing and proposed uses/facilities within the Site form part of the permitted sports and recreation club use which is always permitted

under the “OU(SRC)” zone. As the maximum BH of 3 storeys proposed at the Site exceeds the BH restriction of 2 storeys excluding basement, planning permission from the Board for minor relaxation of BH restriction is required.

Complying with Criteria for Minor Relaxation of BH Restriction

- 10.2 As background, building plans of the proposed annex with 2 storeys, i.e. without LG/F, were approved by the Building Authority on 21.8.2018. The current proposal involves addition of 1 storey (i.e. LG/F involving a GFA of about 28m²) only to accommodate a lift lobby. According to the Notes of the OZP for the “OU(SRC)” zone, the maximum BH restriction of 2 storeys for the Site excludes basement floor(s). However, according to CBS/K, BD, the LG/F as a lift lobby of the proposed annex with direct exit to/direct entrance to Wylie Path is considered as a ground storey, not a basement. Hence, the overall BH of the proposed annex should be counted as having three storeys, i.e. LG/F, G/F and 1/F. In this respect, minor relaxation of BH restriction from 2 storeys to 3 storeys to accommodate the proposed LG/F is required, which is mainly technical and minor in nature.
- 10.3 Regarding the planning and design merits in support of the application, the applicant explains that the proposed annex is dispositioned close to the existing building so that the lift can also provide disabled access to G/F and 1/F of the existing building, taking into account that there is currently no disabled access to the existing building and the provision of such facilities is technically difficult. The current proposal can enhance the internal circulation for both the existing building and the proposed annex and the provision of additional facilities to serve the HKCCSA at the Site. Besides, SHA has no objection to the application. In view of the above, the proposed minor relaxation of BH restriction could be considered as having satisfied the relevant criteria in the ES of the OZP (see paragraph 7.2(f) above) since the building design of the proposed annex may address the site constraints with enhancement in internal circulation including provision of a lift for disabled access, while no adverse landscape and visual impacts would be resulted.

No Adverse Impacts

- 10.4 The Site is located amongst a cluster of sports/recreation clubs and GIC uses such as the Filipino Club, Club de Recreio, King’s Park Hockey Ground, Hong Kong Rugby Union King’s Park Sports Ground and Methodist School with BH ranging from 1 storey to 8 storeys. The photomontages submitted by the applicant demonstrate that the minor relaxation of BH restriction from 2 storeys to 3 storeys (+1 storey) would not impose significant adverse visual impact on the surrounding areas. On visual aspect, CTP/UD&L of PlanD considers that the proposed annex would be in keeping with the low-rise character of this sports/recreation clubs and GIC cluster. CA/CMD2 of ArchSD also advises that the proposed annex with a relaxed BH may not incompatible with the BH of the existing developments in the surrounding areas. As such, significant adverse visual impact from the proposed annex is not envisaged.
- 10.5 From air ventilation perspective, CTP/UD&L of PlanD is of the view that the proposed minor relaxation of BH restriction from 2 storeys to 3 storeys would not alter the low rise characteristics of the Site, and would not impose

significant adverse impact on the surrounding wind environment and the effectiveness of the existing breezeway. Moreover, considering that adverse landscape impact due to the proposed development is not anticipated, CTP/UD&L of PlanD has no objection to the application from both air ventilation and landscape planning perspectives.

- 10.6 C for T has no objection to the application from traffic perspective. From environmental perspective, DEP advises that the proposed development will not impose insurmountable air quality, sewerage and noise impacts on the surrounding environment and there is no objection to the application. Approval conditions are recommended in paragraph 11.2 (a) to (c) below to address the issues concerning air quality and sewerage aspects. Other concerned government departments consulted have no adverse comments on the application on building safety, fire safety, drainage, heritage conservation, etc.

Public Comments

- 10.7 Regarding the public comments received, the planning assessments above and the departmental comments in paragraph 8 above are relevant. In particular, C for T points out that the applicant has already increased the number of car parking spaces from 5 to 7 and the physical constraints of the Site render the provision of additional car parking spaces infeasible. Regarding matters concerning PRL and public use of the proposed development, SHA advises that tennis court, recreation room, hall and activity room at the Site under the PRL can be made available for booking by eligible outside organisations.

11. Planning Department's Views

- 11.1 Based on the assessments made in paragraph 10 above and having taken into account the public comments mentioned in paragraph 9 above, the Planning Department has no objection to the application.
- 11.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 31.5.2023, 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 condition of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) the submission of an Air Quality Impact Assessment to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (b) the submission of a revised Sewerage Impact Assessment to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (c) the implementation of the local sewerage upgrading/sewerage connection works identified in the revised Sewerage Impact Assessment in approval condition (b) above to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and

- (d) the provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the Town Planning Board.

Advisory clauses

The recommended advisory clauses are attached at **Appendix IV**.

- 11.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

There are no strong 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 and advisory clauses, if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 13.1 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 29.8.2018 with attached plans
Appendix Ia	Letter dated 3.9.2018 providing clarification on the application
Appendix Ib	Two emails dated 6.9.2018 providing clarification on the application
Appendix Ic	Further information dated 14.9.2018 providing responses to departmental comments
Appendix Id	Letter dated 4.10.2018 requesting deferment of consideration of the application
Appendix Ie	Further information dated 7.11.2018 providing photomontages, clarification on the application and responses to departmental comments
Appendix If	Letter dated 14.12.2018 requesting deferment of consideration of the application
Appendix Ig	Further information dated 5.3.2019 and 12.3.2019 providing clarification on the application and responses to departmental comments
Appendix Ih	Further information dated 11.4.2019 providing revised technical assessment and responses to departmental

Appendix Ii	comments Further information dated 23.5.2019 providing clarification on the application
Appendix II	Detailed technical comments by government department
Appendices IIIa to IIIe	Public comments
Appendix IV	Advisory clauses
Drawing A-1	Existing Layout Plan
Drawing A-2	Master Layout Plan
Drawings A-3 to A-7	Floor Plans
Drawings A-8 and A-9	Section Plans
Drawings A-10 to A-15	Photomontages
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4 to A-6	Site Photos
Plan A-7	Existing Land Uses in the Surroundings

**PLANNING DEPARTMENT
MAY 2019**