

Annex 1

Replacement Pages of Supporting Planning Statement

**S16 PLANNING APPLICATION
APPROVED KWAI CHUNG OUTLINE ZONING PLAN NO. S/KC/32**

**Proposed Minor Relaxation of Building Height Restriction
for the Permitted Social Welfare Facility
(Redevelopment of The Salvation Army Lai King Home) at
“Government, Institution or Community” Zone
Nos. 200 to 210 Lai King Hill Road, Kwai Chung, New Territories**

Supporting Planning Statement

August 2024

Applicant:

The Salvation Army

Consultancy Team:

KTA Planning Limited

Thomas Chow Architects Limited

CTA Consultants Ltd.

Otherland Ltd.

Ramboll Hong Kong Ltd.

Lead Project Ltd.

PineBridge Consulting Limited



PLANNING LIMITED
規 劃 顧 問 有 限 公 司

Executive Summary

This Planning Application is prepared and submitted on behalf of the Salvation Army ("the Applicant") to seek approval from the Town Planning Board ("TPB") under section 16 of the Town Planning Ordinance for the proposed minor relaxation of building height restriction from 4 to 7 nos. of storeys for the permitted Social Welfare Facility at Nos. 200 – 210 Lai King Hill Road, Kwai Chung, New Territories ("the Site"). The Site falls within the area zoned "Government, Institution or Community" ("G/IC") on the Approved Kwai Chung Outline Zoning Plan No. S/KC/32 ("Approved OZP").

To optimize the use of the Site and to cater for the increasing demand for rehabilitation services, the Applicant proposes to redevelop The Salvation Army Lai King Home ("LKH") into two 7-storey (excluding LG/F) buildings under the **Special Scheme on Privately Owned Sites for Welfare Uses**. The Proposal involves an increase in GFA from about 4,167 sq.m to about 12,888 sq.m (an increase of about 209 percent). Besides expanding the current service places for Day Activity Centre, Hostel for Severely Mentally Handicapped Persons and maintaining the Residential Respite Service and Extended Care Programme, new welfare services such as Hostel for Moderately Mentally Handicapped Persons ("HMMH"), Integrated Vocational Rehabilitation Services Centre ("IVRSC"), and Care & Attention Home for Severely Disabled Persons ("C&A/SD") will also be provided upon redevelopment.

The Proposed Development is fully justified due to the following reasons:

- The Proposed Development is totally in-line with Government's Special Sites Scheme to increase the provision of the much-needed facilities at their own sites through expansion or redevelopment. Approval of this Planning Application would allow the smooth and timely implementation of the Special Sites Scheme.
- The redevelopment of LKH would help to alleviate the shortage of quality rehabilitation services for the persons in need. It also shortens the waiting list for these welfare services.
- The proposal will put valuable land resources into more efficient use for the provision of additional and much needed rehabilitation facilities for the persons in need through redevelopment.
- The expanded LKH would have better spatial arrangement and facilities to support the Applicant's future development in order to continue offering quality rehabilitation services.
- The decanting of existing residents and construction works will be accommodated in two phases. The Applicant will ensure that the existing rehabilitation services will not be affected during the course of LKH redevelopment.

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**S16 Planning Application
Approved Kwai Chung OZP No. S/KC/32**

**Proposed Minor Relaxation of Building Height Restriction
for the Permitted Social Welfare Facility
(Redevelopment of the Salvation Army Lai King Home)
at Nos. 200 to 210 Lai King Hill Road
Kwai Chung, New Territories**

Supporting Planning Statement

1. INTRODUCTION

1.1 Purpose

1.1.1 This Planning Application is prepared and submitted on behalf of The Salvation Army ("the Applicant") to seek approval from the Town Planning Board ("TPB") under section 16 of the Town Planning Ordinance for the proposed minor relaxation of building height restriction from 4 to 7 nos. of storeys for the permitted Social Welfare Facility at Nos. 200 – 210 Lai King Hill Road, Kwai Chung, New Territories ("the Site"). The Proposal involves the redevelopment of The Salvation Army Lai King Home ("LKH") under the **Special Scheme on Privately Owned Sites for Welfare Uses**. The Site falls within an area zoned "Government, Institution or Community" ("G/IC") on the Approved Kwai Chung Outline Zoning Plan ("the Approved OZP") No. S/KC/32. This Supporting Planning Statement is to provide the TPB with necessary information to facilitate consideration of this Planning Application.

1.2 Report Structure

1.2.1 Following this Introductory Section, the site and planning context will be briefly set out in Section 2. The Indicative Development Scheme is included in Section 3 followed by planning merits and justifications for the Planning Application in Section 4. Section 5 concludes and summarizes this Supporting Planning Statement.

Medium-term Strategy

2.7.4 For medium-term, Social Welfare Department (“SWD”) has been maintaining close contact with relevant government departments to identify suitable sites in the development or redevelopment of public housing estates and urban renewal projects for providing welfare facilities.

Short-term Strategy

2.7.5 As a short-term strategy, the SWD, with the assistance of the Government Property Agency, has been striving to identify suitable premises for purchase through different channels for the provision of welfare facilities.

2.8 Overview on the Provision of Rehabilitation Services in Hong Kong

2.8.1 The rehabilitation services in Hong Kong are mainly categorized in day service and residential services, in which the former mainly refers to the Day Activity Centre or Sheltered Workshops while the latter refers to residential facilities with extensive care for the mentally or physically handicapped persons. It is understood that there is a shortage of welfare premises resulting in long waiting time for different type of rehabilitation service, especially for residential services. According to the Government’s statistics, the average waiting time for relevant Residential Services for Mentally Handicapped Person was about 144.8 to 150.8 months in 2021-2022 while the waiting time for Care and Attention Home for Severely Disabled Person was about 65.6 months in 2021-2022 (Table 2.2 refers).

Table 2.2 Average Waiting Time for Relevant Residential Services for Mentally Handicapped Person in and Hong Kong

Type of Services	Average Waiting Time (Months)	
	2020-2021	2021-2022
Hostel for Severely Mentally Handicapped Persons	156.1	150.8
Hostel for Moderately Mentally Handicapped Persons	127.6	144.8
Care and Attention Home for Severely Disabled Person	64.3	65.6

Source: Written reply by the Secretary for Labour and Welfare on the enrolment position of various types of residential care home in the Legislative Council on 16 November 2022

2.8.2 According to the “*Provision of Major Community Facilities and Open Space in Kwai Chung OZP*” included in the TPB Paper no. 10909, there is a deficit in the places for Day Rehabilitation Service while a surplus in places for Residential Care Services in 2023. The Proposed Development, with the provision of both Day Rehabilitation Service and Residential Care Services, would enhance the provision of the much needed social welfare facilities to meet the demand in Kwai Chung Planning Area (Table 2.3 refers).

Table 2.3 Provision of Major Community Facilities in Kwai Chung Planning Area

Type of Facilities	Hong Kong Planning Standard and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus / Shortfall (against planned provision) in 2023	Proposed provision in the Proposed Development	Surplus / shortfall (After completion of Proposed Development)
			Existing Provision	Planned provision (including existing provision)			
Day Rehabilitation Services	23 subvented places per 10,000 persons aged 15 or above (Assessed by SWD on a district basis)	727 places	610	690	-37	298	+161
Residential Care Services	36 subvented places per 10,000 persons aged 15 or above (Assessed by SWD on a cluster basis)	1,138 places	1467	1607	+469	328	+697

*Extracted from the TPB Paper no. 10909 on the Consideration of Representations on Draft Kwai Chung OZP No. S/KC/31 dated 7 July 2023

3. THE PROPOSED REDEVELOPMENT SCHEME

3.1 The Indicative Development Scheme

3.1.1 To optimize the use of the Site and to cater for the increasing demand for rehabilitation services, the Applicant proposes to redevelop the existing LKH comprising of 3 blocks (i.e. Blocks A, B and C) into two 7-storey (excluding LG/F) new buildings. Besides expanding the current service places for Day Activity Centre ("DAC"), Hostel for Severely Mentally Handicapped Persons ("HSMH) and maintaining the Residential Respite Service ("RRS") and Extended Care Programme ("ECP"), new welfare services such as Hostel for Moderately Mentally Handicapped Persons ("HMMH"), Integrated Vocational Rehabilitation Services Centre ("IVRSC"), and Care & Attention Home for Severely Disabled Persons ("C&A/SD") will also be provided. The summary of the existing and future capacity of the different facilities at LKH upon redevelopment is provided in **Table 3.1** below:

Table 3.1 Existing and Future Capacity of the Proposed Type of Facilities at LKH upon Redevelopment

Type of Facilities	Existing Capacity	Proposed Capacity upon Redevelopment
Day Activity Centre ("DAC")	100 ¹	178 ²
▪ Additional Extended Care Programme ("ECP")	20	20
Hostel for Severely Mentally Handicapped Persons ("HSMH")	100	178
▪ Residential Respite Service ("RSS")	2 ³	2 ⁴
Integrated Vocational Rehabilitation Services Centre ("IVRSC")	0	120
Hostel for Moderately Mentally Handicapped Persons ("HMMH")	0	80
Care & Attention Home for Severely Disabled Persons ("C&A/SD")	0	70

¹ includes 20 places of converted ECP

² Includes reprovisioning of 100 places of DAC (including 20 places of converted ECP)

³ refers to 2 places (casual vacancies) of RRS

⁴ refers to 2 places (designated vacancies) of RRS

3.1.2 The existing LKH was completed in 1979 and the building condition has become dilapidated. The buildings do not meet the current fire safety standards and the opportunity for in-situ expansion and alteration and addition works is limited by the lack of lift access. Hence, there is a pressing need for redevelopment to enable a better spatial arrangement for more efficient use of the Site.

- 3.1.3 The proposed welfare facilities will be provided in two blocks (i.e. Blocks 1 and 2). In Block 1, facilities including C&A/SD, HMMH, DAC and IVRSC will be provided while HSMH and DAC will be provided at Block 2. In order to maximize the provision of open space and greenery, the two blocks are connected at 1/F by a green deck. Open terraces will be provided at 1/F to 6/F to promote residents' engagement in the outdoor area. These terraces will only be used by the future residents and staff. Accessible roof-gardens will be provided for enjoyment of the residents only. Ancillary facilities including multi-function rooms, ancillary office and store room will be provided in various floors. Common facilities such as transformer room, MSMR, entry plaza, kitchen, M&E facilities, carpark and loading/unloading facilities will be provided at G/F while a communal hall, multi-function room, back-of-house and mechanical and electrical ("M&E") facilities will be provided at LG/F. Fences will be provided along the boundary fronting onto Lai King Hill Road.
- 3.1.4 The feasibility of Modular Integrated Construction ("MiC") has been explored and will be adopted in the Proposed Development. MiC has the benefit of enhanced efficiency, improved site safety performance, better building quality, less construction waste, less demand for site labour as well as less construction nuisance. As MiC would need to be self-supportive, supporting frames will take up more space and a floor-to-floor height of 3.15m is adopted. Therefore, the proposed building height of about +63.45mPD is considered necessary and appropriate for the intended adoption of MiC at the Site.
- 3.1.5 The Indicative Development Scheme is included at **Appendix 1** of this Supporting Planning Statement. The key parameters of the Proposed Redevelopment are provided in **Table 3.2** and the proposed floor uses are presented in **Table 3.3**.

Table 3.2 Key Development Parameters

	Existing Development	Proposed Development
Site Area (about)	3,830m ²	3,830m ²
Total GFA (about)	4,167m ²	12,888m ²
▪ Domestic	N/A	6,444m ²
▪ Non-domestic	N/A	6,444m ²
Total Plot Ratio (about)	1.088	3.4
▪ Domestic	N/A	1.7
▪ Non-domestic	N/A	1.7
Site Coverage (about)	34%	70%
No. of Blocks	3	2
No. of Storeys (maximum)	3-4 storeys (excluding LG/F)	7 storeys (excluding LG/F)
Building Height at Main Roof (about)	51.3mPD	63.45mPD

Table 3.3 Proposed Floor Uses

Floor	Proposed Uses
LG/F	Communal hall, Multi-function room, back-of-house and M&E facilities
G/F	Multi-function rooms, Transformer room, MSMR, Ancillary Office, Entry plaza, Kitchen, M&E facilities, Carpark and loading/unloading facilities
1/F	Green deck <u>Block 1</u> Multi-function Rooms, Store room and Open Terrace <u>Block 2</u> Multi-function room, Dormitory, Ancillary Office, Store room and Open Terrace
2/F – 6/F	<u>Block 1</u> Multi-function room, Dormitory, Ancillary Office, Store room and Open Terraces <u>Block 2</u> Multi-function room, Dormitory, Ancillary Office, Store room and Open Terraces
R/F	Accessible roof gardens

3.2 Programme for Redevelopment Works and Decanting Arrangement of the Residents

3.2.1 Subsequent to obtaining approval from the TPB on the S16 Planning Application and the approval of the Technical Feasibility Study, the Applicant may seek further funding support under the Special Sites Scheme to meet the capital cost of the proposed redevelopment according to the prevailing mechanism. If everything goes smoothly, it is expected that the **Proposed Redevelopment will be completed in 2029.**

3.2.2 The Applicant will ensure that there will be no interruption on the existing rehabilitation services. The decanting arrangement of existing residents and construction works is **demonstrated in Appendix 9 and below:**

- i) Before the demolition of existing Block C, a single-storey temporary building with the provision of 40 bedspaces and living space will be constructed at the existing basketball court at 1/F;
- ii) While the demolition work of Block C commenced, the affected residents in Block C (i.e. total of 40 nos., in which 20 nos. resided in Esther Dormitory and 20 nos. resided in Ruth Dormitory) will be reallocated. The residents in Esther Dormitory will be relocated to the Temporary Building and the residents of Ruth Dormitory will be relocated to the 3/F of the existing Block B (i.e. existing Peter Dormitory);

- iii) The existing residents in Peter Dormitory (i.e. total of 20 nos.) will be relocated to the Temporary Building;
- iv) A&A works including the modification of existing circulation ramp connecting Block A, B and C, proposed temporary ramp, and the proposed installment of encasement window in Block A and B will be carried out. This aims to minimize adverse impact caused by the redevelopment and allow the existing rehabilitation services to be continued during the redevelopment period;
- v) Upon completion of the New Block 2, all residents in the existing Block A and B, as well as the temporary accommodated in the Temporary Building will be reallocated in the New Block 2.
- vi) The Temporary Building will be removed along with the demolition of Block A and B. Mitigation measures such as noise barrier mat, hoarding works will be provided. A&A works for installation of encasement window in New Block 2 will be carried out.
- vii) The construction work of New Block 1, Extension of Block 2 and the green deck at 1/F will be commenced.

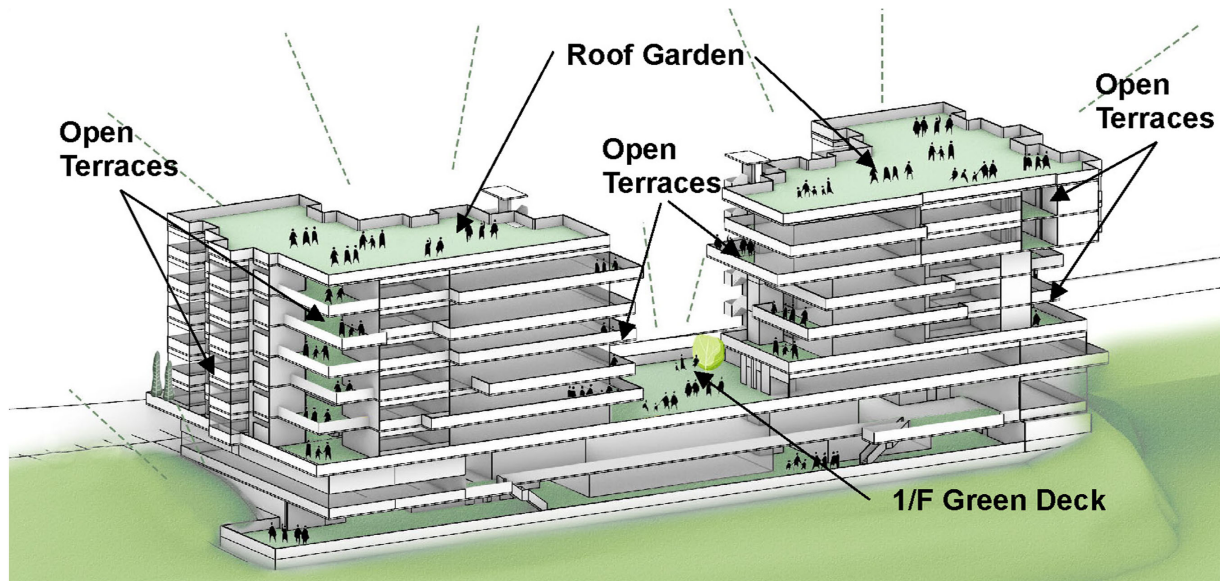
3.3 Key Design Considerations

3.3.1 In formulating the Indicative Development Scheme, the schematic design has taken into account the various site constraints as well as design considerations in order to ensure the Scheme is designed to create a high-quality development in harmony with the surrounding environment. The proposed Indicative Development Scheme has incorporated the following account various design considerations (**Figures 3.1 – 3.3** refer):

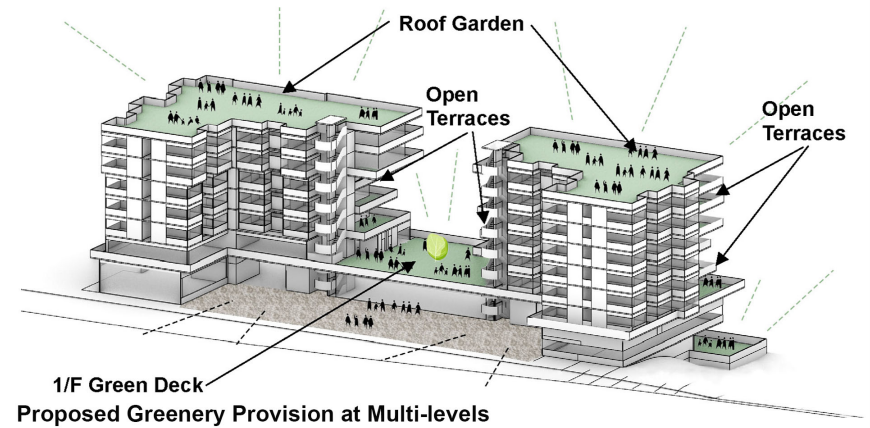
- The positioning of the dormitory/habitable space would avoid directly facing Kwai Tsing Highway due to noise source from the Cargo Terminal and the highway;
- The dormitory is in a staggering arrangement with window opening to the sides of the room to satisfy fresh air intake for the dwelling while meeting noise compliance standards;
- A mature tree, *Ficus elastica* with DBH of 2000mm at the southwest portion of the Site will be retained with adequate building setback to ensure healthy growth of the tree.
- Provision of not less than 20% greenery coverage at multi-levels (i.e. min. 766m² of the Site area of about 3,830m²) such as the entry level in ground floor, green deck at the first floor, roof garden and the green

terraces of every floors;

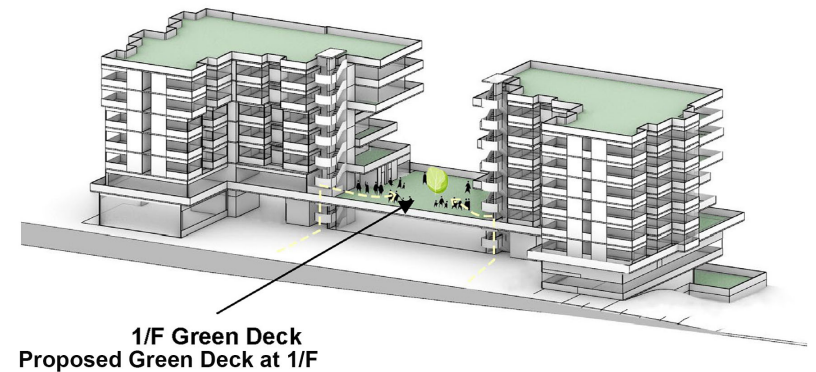
- Incorporation of substantial size of open spaces with landscaping and greenery at pedestrian levels such as Entry Plaza at Lai King Hill Road and the green deck at the first floor to enhance visual experience to the pedestrians;
- Provision of a large green deck at the first floor to create a public realm to encourage community engagement;
- Provision of building separation of at least 15m wide between the dormitory blocks (above the green deck at 1/F) to allow view corridor and air flow;
- Adoption of terraced design for better air flow and permeability.
- Provision of building setback from Lai King Hill Road of about 11m (from the centerline of Lai King Hill Road) to create a wider street canyon; additional setbacks ranging from 2.6m to 5.2m along the eastern boundary, about 15.3m from the centerline of Lai King Hill Road near the northwestern boundary, and ranging from 2.1m to 18.8m along the western boundary are also provided (**Figure 3.2** refers).
- Compliance with Sustainable Building Design Guidelines including 1) provision of building setback of minimum 7.5m from the centerline of Lai King Hill Road; 2) continuous projected façade length is less than 60m and 3) greenery provision of not less than 20% (**Figure 3.3** refers).



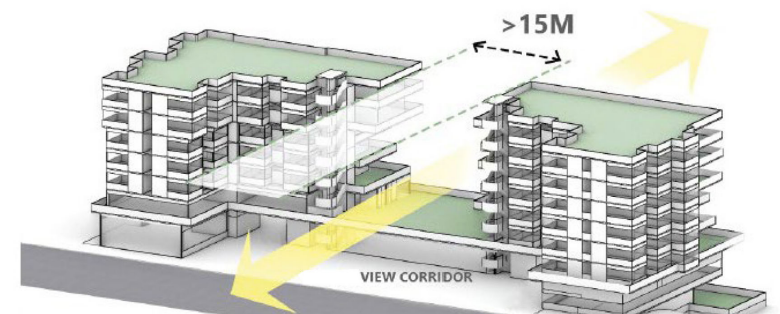
Proposed Terraced Design at 1/F to 6/F



1/F Green Deck
Proposed Greenery Provision at Multi-levels



1/F Green Deck
Proposed Green Deck at 1/F



Proposed 15m-wide View Corridor



Design Merits of the Proposed Development

Proposed Minor Relaxation of BHR for the Permitted Social Welfare Facility (Redevelopment of The Salvation Army Lai King Home) at "G/IC" Zone, Nos. 200 - 210 Lai King Hill Road, Kwai Chung, New Territories

Supporting Planning Statement

Figure 3.1

Date: 1 August 2024

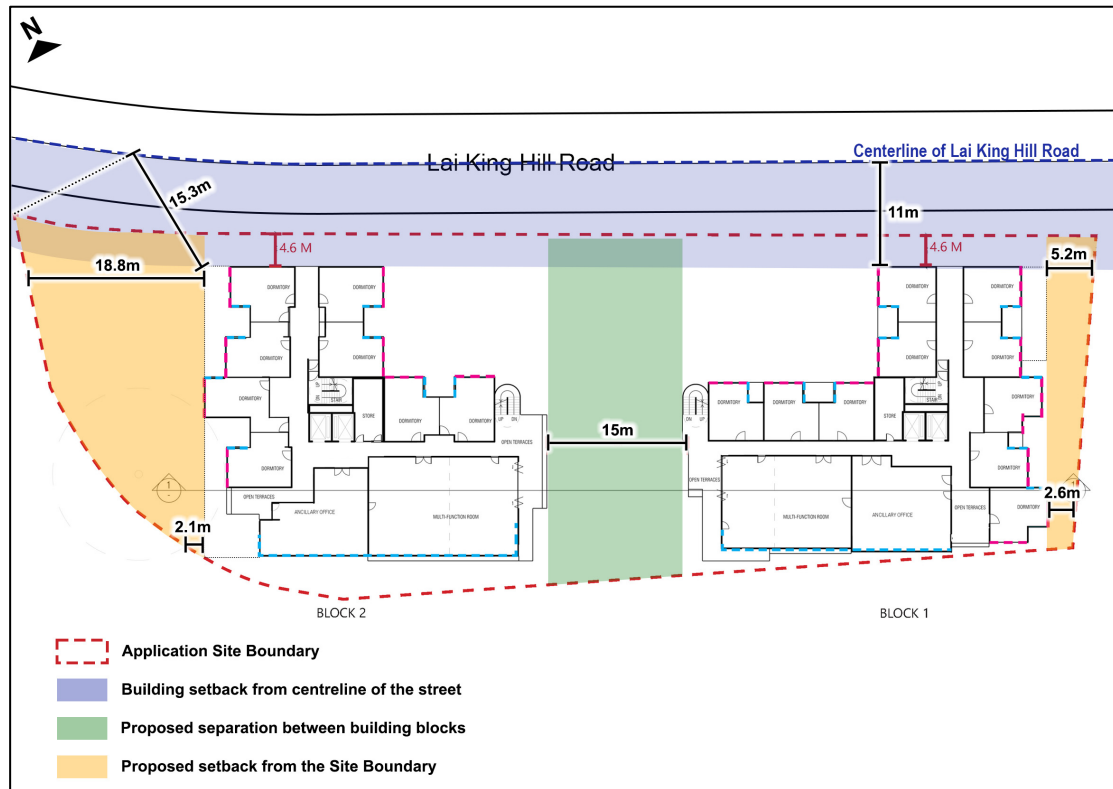


Figure 3.2 Proposed Building Setback in the Proposed Development

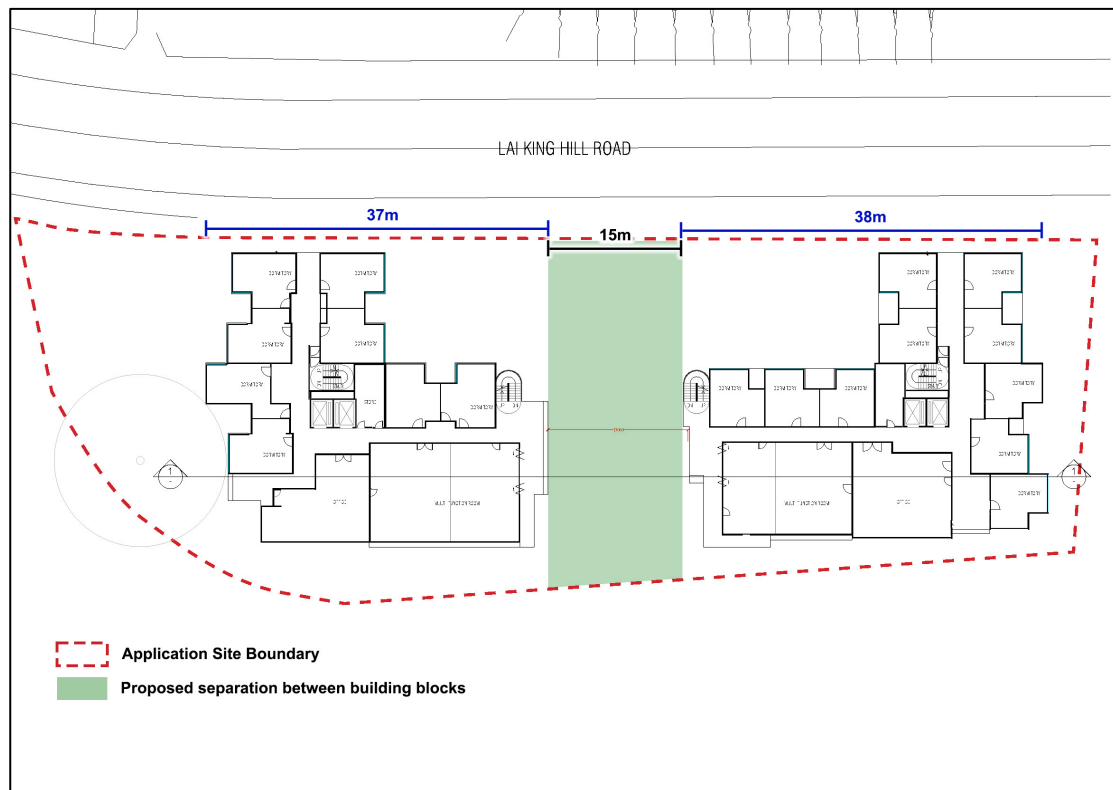
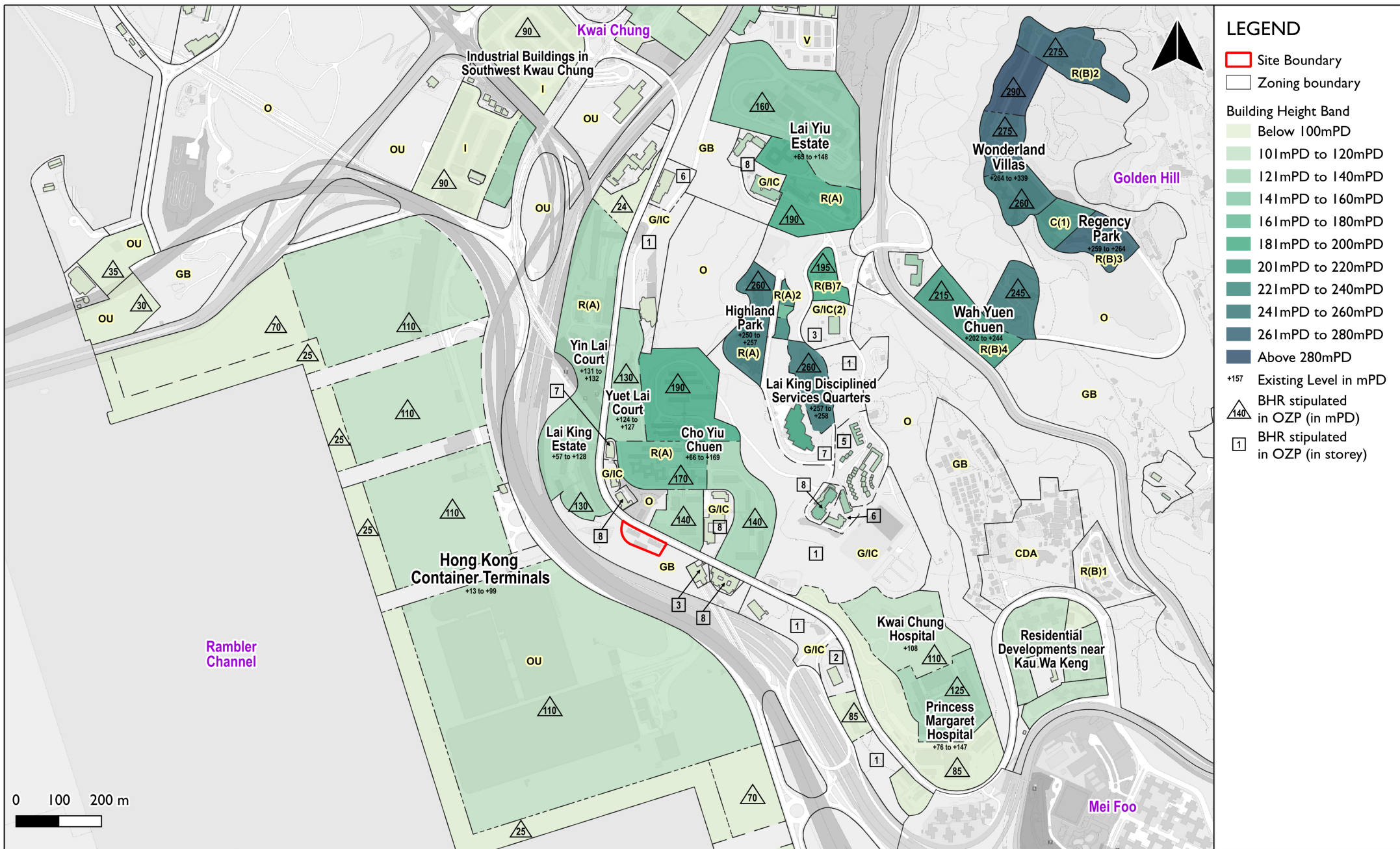


Figure 3.3 Proposed Building Façade Length

3.4 Responding to the Stepped Height Profile of the Area

3.4.1 According to para. 7.2 of the Explanatory Statement of the Approved OZP, height bands are intended to progressively step upward the foothill of the Golden Hill, whereas a relatively low-rise building profile of developments along the waterfront area is maintained as far as practicable to safeguard the coastal area for visual and air ventilation purpose. Even with the proposed increase in building height to 63.45mPD, the Proposed Development will continue to respect intended building height profile of the area. The stepped building height profile will be maintained together with Highland Park (in "R(A)" zone with building height restriction of 260mPD), Cho Yiu Chuen (in "R(A)" zone with building height restriction ranging from 140 to 190mPD) and the container terminal (in "Other Specified Uses" annotated "Container Terminal" zone with building height restriction from 110mPD down to 25mPD) in the waterfront (**Figure 3.4** refers). The increase in building height will continue to respect the Golden Hill and provide height variations to the building clusters. It is anticipated that the Proposed Development will create a more diverse/interesting building height profile in the area without causing adverse effect on the visual character of the neighbourhood. Various design measures including provision of building separations and greenery measures at the Proposed Development have been proposed to soften the development edge and increase visual permeability. As such, the Proposed Development will continue to stand harmoniously with the surrounding development context and will not result in adverse visual impact.



0 100 200 m



Building Height Profile of the Lai King Area

Proposed Minor Relaxation of BHR for the Permitted Social Welfare Facility (Redevelopment of The Salvation Army Lai King Home) at "G/IC" Zone Nos. 200 to 210 Lai King Hill Road, Kwai Chung, New Territories

Supporting Planning Statement

Figure 3.4

Scale: 1:9,000 (A3)

Date: 5 August 2024

3.5 Landscape Proposal

3.5.1 The proposed landscape area will maintain the main characteristics of the existing building and the landscape resources of the Site as well as enhancing and extending the open space. The landscape provisions for the development are mainly on first floor green deck and the roof floor.

3.5.2 The landscape area will be enhanced by providing ample open space with greenery at multi levels. A green deck has also been introduced at 1/F of the development which include a large open landscape area for recreational use by visitor and occupant which is easily accessible from the reception. The green deck will only be opened to visitors during special events organized by the Applicant and the opening hours will be determined by the Applicant depending on the nature of the events. Group of seating, planters and feature tree are proposed in the open landscape area. Terraced design is adopted at 1/F to 6/F for better air flow and permeability. More visible greenery at multi-levels would minimize the visual impact of the Proposed Development for its neighbourhood and promote a naturalistic setting to create a strong identity for the LKH. Not less than 450 sq.m of open space will be provided for enjoyment of future users.

3.6 Access Arrangement and Transportation Provision

3.6.1 There is no relevant requirements stipulated in the latest HKPSG published by Planning Department for "DAC", "HSMH", "ECP", "RRS", "IVRSC", "HMMH" or "C&A/SD". The proposed parking provisions for the proposed development according to users' needs from previous studies are summarized in **Table 3.4** below:

Table 3.4 Proposed Parking Provisions

Parking Requirement		Loading/Unloading Requirement		
Private Car Parking Space (5m X 2.5m)	Light Bus Parking Space (8m X 3m)	LGV (3.5m x 7m)	M/HGV (3.5m x 11m)	Ambulance (3.5m x 7.5m)
5*	6 [#]	1 ^{&}	1	1 ^{&}

*including 1 accessible car parking space

[#]4 parking spaces measuring 8mL* 3mW*3.3mH for the 4 light buses for the 178-p HSMH; 1 parking space measuring 7mL*3.5mW*3.6mH for a 5.5 ton goods vehicle for the 120-p IVRSC and a parking space measuring 8mL*3mW*3.3mH for a light bus for C&A/SD are required as per SWD comments

[&]A shared loading / unloading area for the private light buses and ambulance for DAC cum HSMH and C&A/SD, a shared loading /unloading area or lay-by for ambulance for HMMH, a shared loading /unloading area for 5.5 ton goods vehicle of IVRSC are required as per SWD comments

3.6.2 Vehicular access **will be maintained** at the existing location connecting to Lai King Hill Road to allow the movement of ambulance and vehicles providing

welfare services. Separated pedestrian access will be provided at the area adjoining to the vehicular access to ensure a safety access for the pedestrian from/to the Proposed Development.

Approval Date	Address of the Site	Zoning	Details of Application
			(Planning Application No. A/KC/451)
4 Dec 2020	Lai King Building of Princess Margaret Hospital	"G/IC"	Proposed Minor Relaxation of Building Height restriction from 7 to 12 storeys (Planning Application No. A/KC/470)

4.7 The Development Intensity is Considered Appropriate

4.7.1 The Indicative Development Scheme provides an appropriate response to the urban fabric and building height profile of the area. As mentioned earlier, the Site and the surrounding area feature a stepped building height profile following the topography setting of Lai King Hill. The adjacent high-rise public housing development are with building height ranging from about +66mPD to about +168.5mPD in a stepping form. The building height restriction for the various "G/IC" zones in close proximity ranges from about +49mPD to +85.7mPD. With the proposed building height of about 63.45mPD, the Proposed Development will be congruous with the surrounding development intensity in terms of building height and the stepped building height profile of the area will be maintained. The development intensity of the Proposed Development upon minor relaxation of building height restriction is considered appropriate (**Appendix 4** refers).

4.8 Incorporation of Various Design Merits

4.8.1 In order to provide flexibility for development with design merits / planning gains, minor relaxation of building height restriction will be considered by the TPB based on individual planning merits. Taking into consideration of the site characteristics and locational factor, the Applicant has made the greatest endeavours to come up with an optimal design that responds to the assessment criteria as set out in the Explanatory Statement of the Approved OZP for minor relaxation of building height restriction. The Proposed Development responds to the following criteria for consideration of minor relaxation of building height restriction:

Providing Building Setback and Building Separation to Enhance Air and Visual Permeability

4.8.2 The Proposed Development has incorporated building setback of about 11m from the centerline of Lai King Hill Road, a range of 2.6m to 5.2m along the eastern boundary, about 15.3m from the centerline of Lai King Hill Road near northwestern boundary and ranging from 2.1m to 18.8m along the western boundary as well as building separation of about 15m for enhancement of local air ventilation. The setback will also reduce the sense of encroachment and visual intrusiveness of the concrete structures onto the pedestrians. Hence, the Proposed Development will facilitate visual and air permeability.

4.10.18 The Proposed Scheme has incorporated mitigation measures such as a 15m-wide building separation above the green deck at 1/F within the Site; setbacks along the eastern (ranging from 2.6m to 5.2m), western (ranging from 2.1m to 18.8m) and north-western site boundaries (about 15.3m from the centerline of Lai King Hill Road); and the provision of open space on a one storey podium in the form of a green deck. Therefore, the Proposed Scheme is unlikely to impose significant impacts on the surrounding area from air ventilation perspective.

Geotechnical (Appendix 8 refers)

4.10.19 Base on the findings of the Geotechnical Planning Review Report ("GPRR"), the Proposed Development is considered to be geotechnically feasible to be implemented within the Application Site. The slopes no. 11NW-A/C773, 11NW-A/F363 and 11NW-A/FR 23 adjacent to the Site would be slightly affected by the Proposed Redevelopment. Detailed design of foundation, ELS and site formation works (if any) with full assessment will be submitted in future for approval before commencement of building works in order to avoid adverse effect from the proposed works on the adjacent features, and vice versa.

Appendix 9

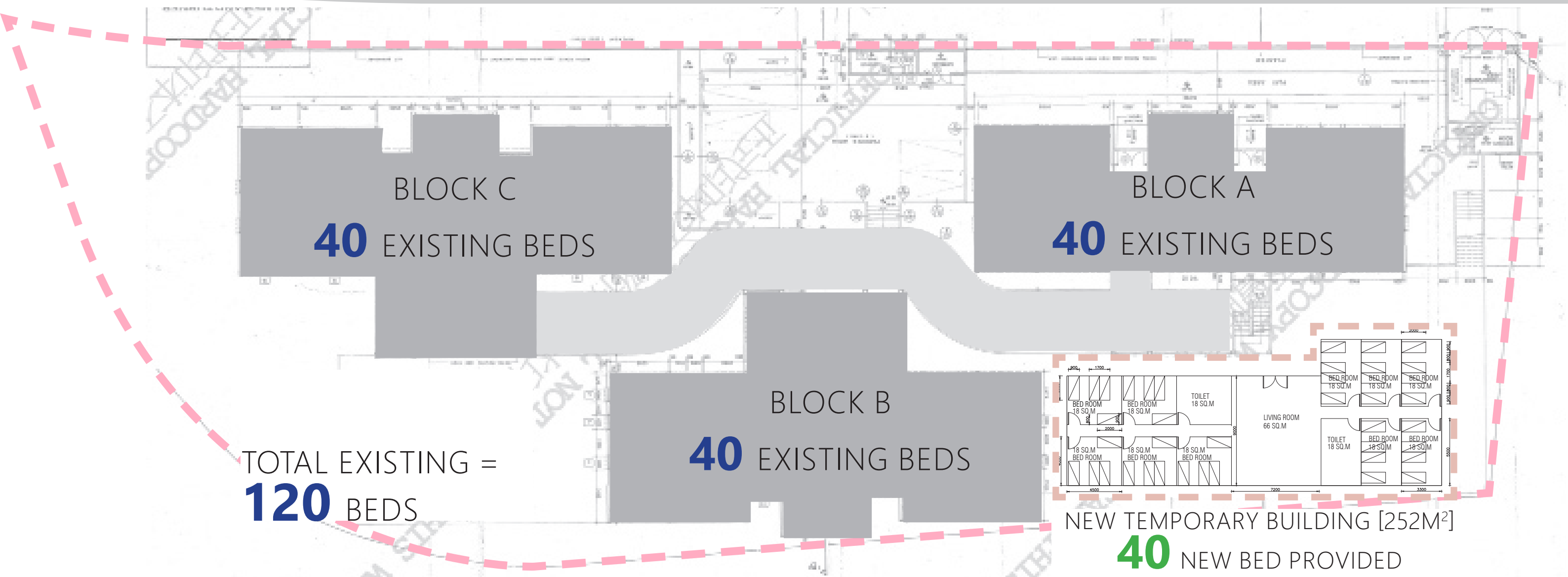
Decanting Arrangement Plan

PHASING & DECANTING

PLANNING WITH PHASING CONDITION

1. NEW TEMPORARY BUILDING FOR DECANTING

LAI KING HILL ROAD



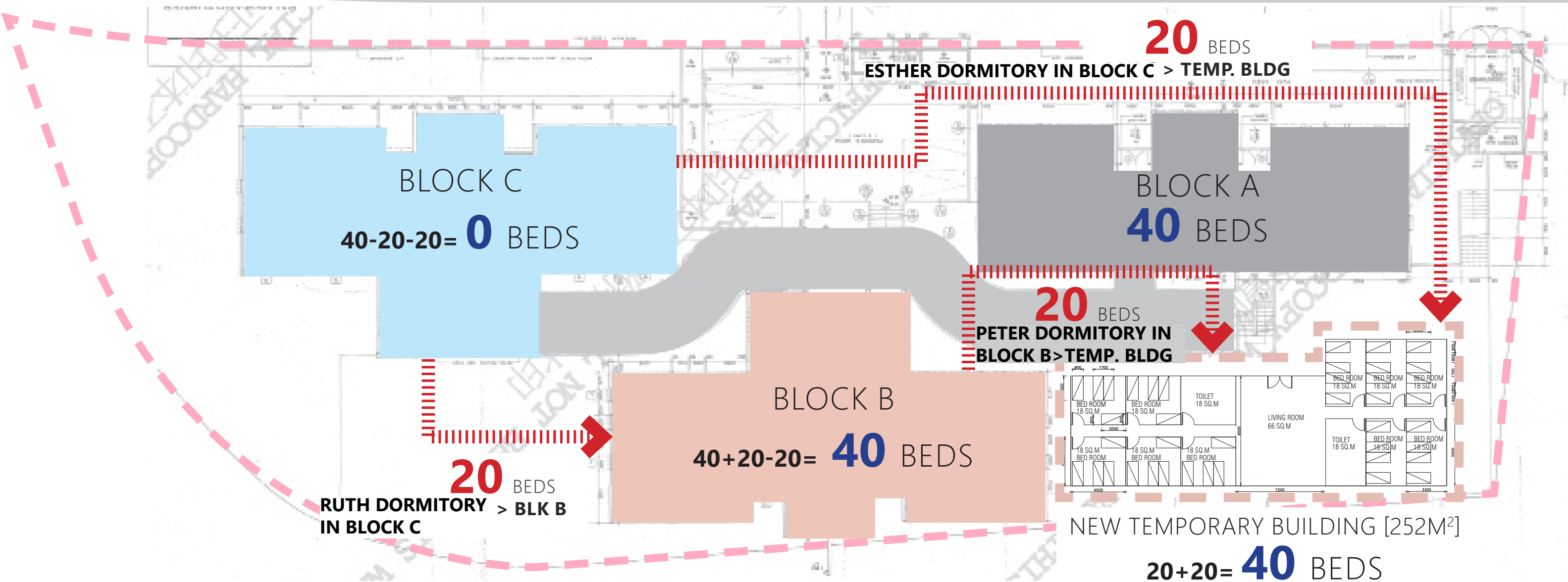
1. A SINGLE-STOREY TEMPORARY BUILDING TO BE CONSTRUCTED AT EXISTING BASKETBALL COURT AT 1/F, TO PROVIDE TOTAL **40-BEDS** WITH LIVING SPACE, BEFORE THE DEMOLITION OF EXISTING BLOCK C.

PHASING & DECANTING

PLANNING WITH PHASING CONDITION

2. RELOCATION OF EXISTING BEDS FOR BLOCK C

LAI KING HILL ROAD










2. THE AFFECTED 40-BEDS TO BE REALLOCATED:

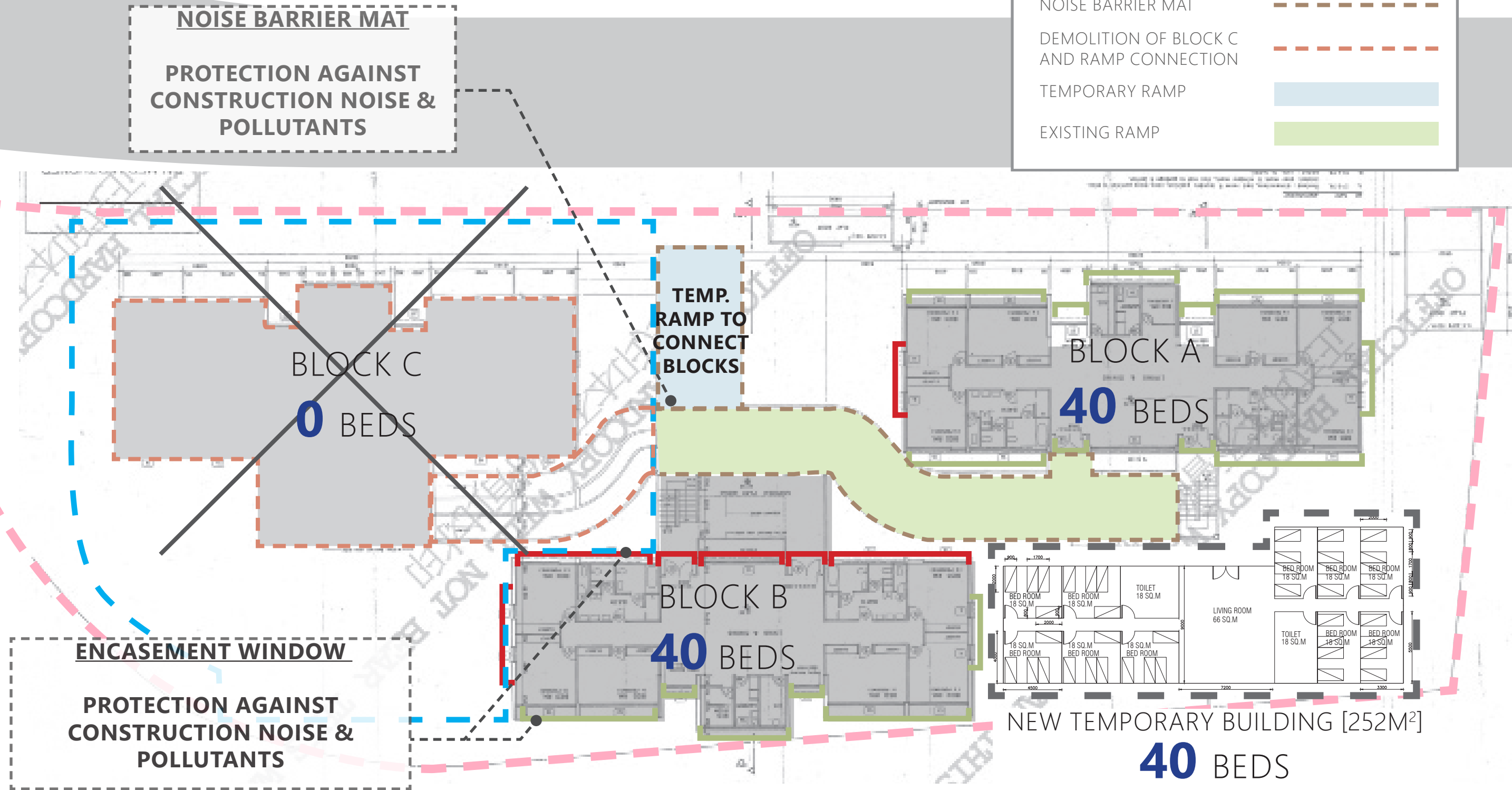
- I) **20-BEDS** OF **BLOCK C** TO BE MOVED TO **BLOCK B** ;
- II) **20-BEDS** OF **BLOCK C** TO BE MOVED TO **TEMPORARY BUILDING**;
- III) **20-BEDS** OF **BLOCK B** TO BE MOVED TO **TEMPORARY BUILDING**.

PHASING & DECANTING

PLANNING WITH PHASING CONDITION

3. MITIGATION MEASURES & DEMOLITION OF BLOCK C

PHASE 1 HOARDING	
ENCASEMENT WINDOW (1ST PRIORITY)	
ENCASEMENT WINDOW (2ND PRIORITY)	
NOISE BARRIER MAT	
DEMOLITION OF BLOCK C AND RAMP CONNECTION	
TEMPORARY RAMP	
EXISTING RAMP	



3.

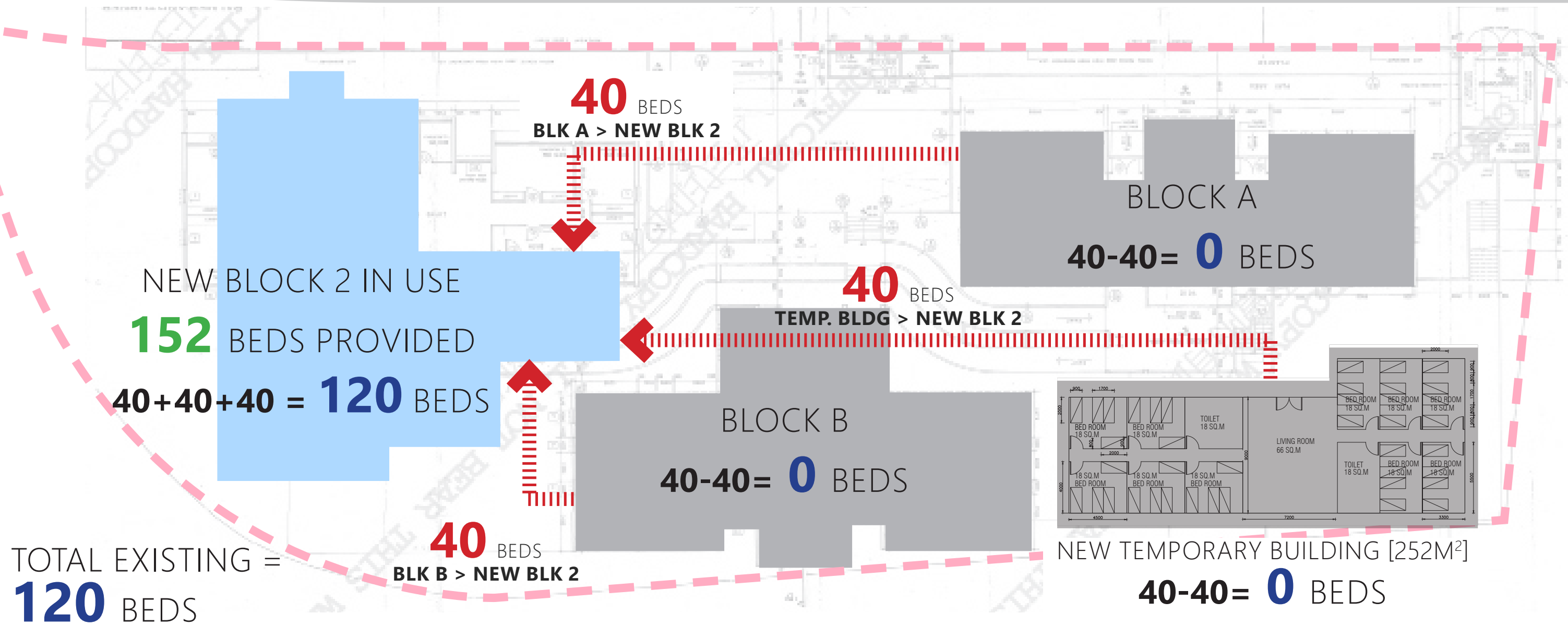
- I) THE **TEMPORARY CIRCULATION RAMP** CONNECTING BLOCK A & B TO BE CARRIED OUT, TO MAINTAIN THE OPERATION OF SERVICES;
- II) AND **MITIGATION MEASURES SUCH AS NOISE BARRIER MAT, HOARDING WORK, ETC.** TO MINIMIZE THE ADVERSE IMPACT DURING REDEVELOPMENT PERIOD;
- III) EXISTING **BLOCK C** TO BE DEMOLISHED

PHASING & DECANTING

PLANNING WITH PHASING CONDITION

4. RELOCATION OF EXISTING BEDS TO NEW BLOCK 2

LAI KING HILL ROAD



4. ALL **AFFECTED 120-BEDS** TO BE MOVED TO THE **NEW BLOCK TWO (152 BED PROVIDED)** UPON ITS COMPLETION.

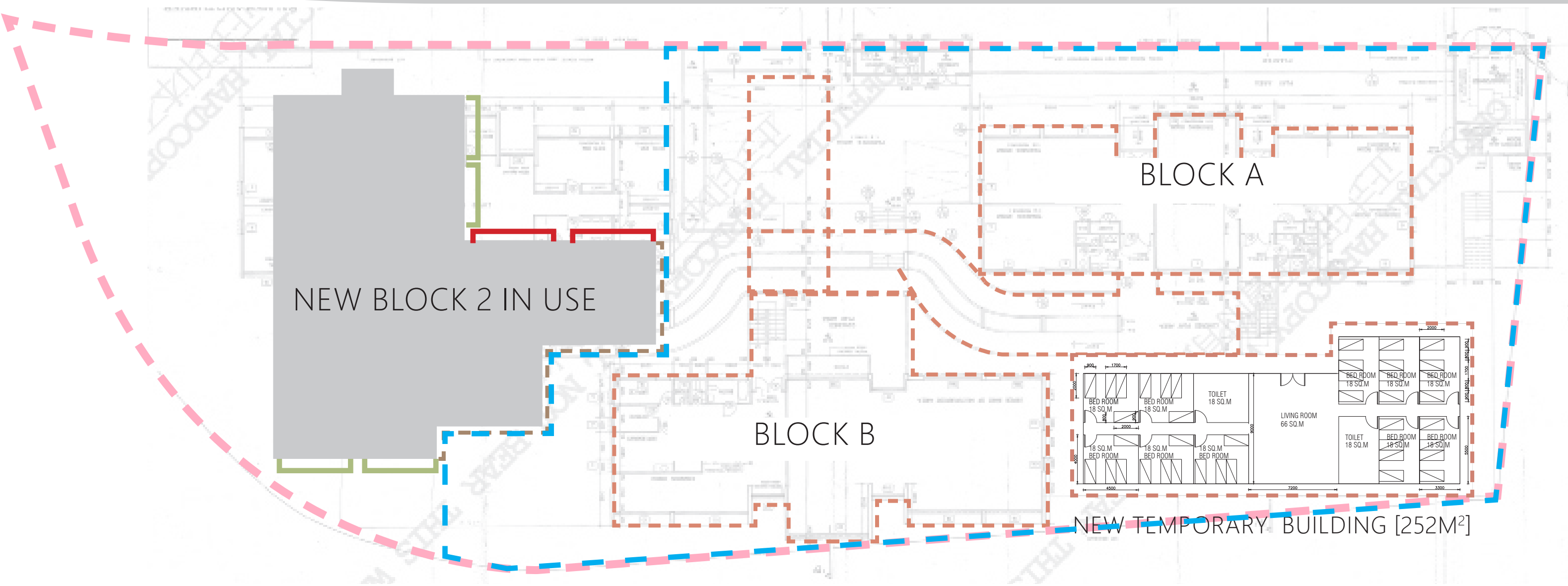
PHASING & DECANTING

PLANNING WITH PHASING CONDITION

5. DEMOLITION OF BLOCK A, BLOCK B & TEMPORARY BUILDING

ENCASEMENT WINDOW (1ST PRIORITY)	
ENCASEMENT WINDOW (2ND PRIORITY)	
NOISE BARRIER MAT	
TO BE DEMOLISHED	
PHASE 2 HOARDING	

LAI KING HILL ROAD

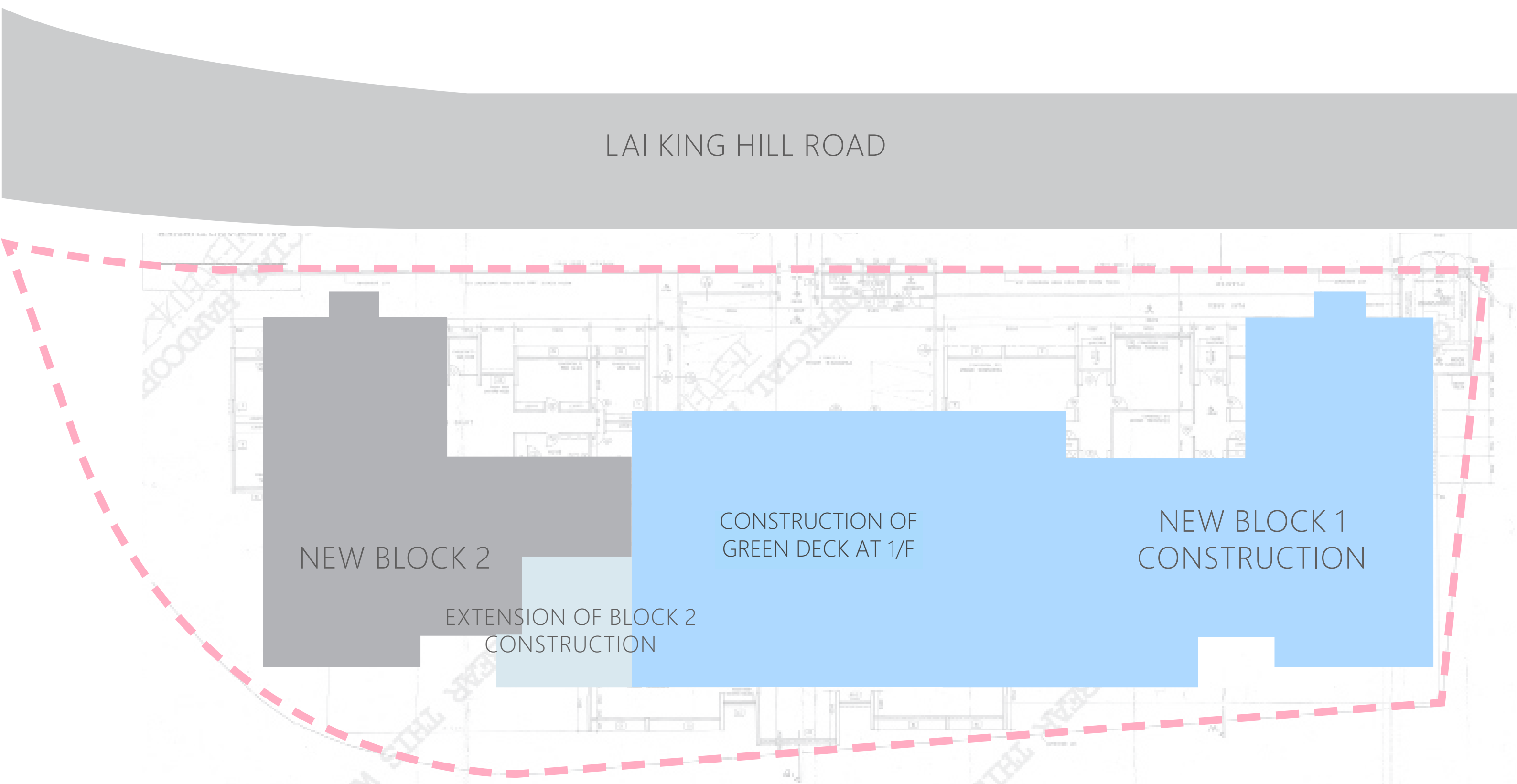


5. **TEMPORARY BUILDING, BLOCK A AND BLOCK B** TO BE REMOVED BEFORE THE CONSTRUCTION OF NEW BLOCK ONE AND EXTENSION OF NEW BLOCK TWO. **MITIGATION MEASURES SUCH AS NOISE BARRIER MAT, HOARDING WORK, ETC.** TO MINIMIZE THE ADVERSE IMPACT DURING REDEVELOPMENT

PHASING & DECANTING

PLANNING WITH PHASING CONDITION

6. CONSTRUCTION OF NEW BLOCK 1 AND COMMON AREA



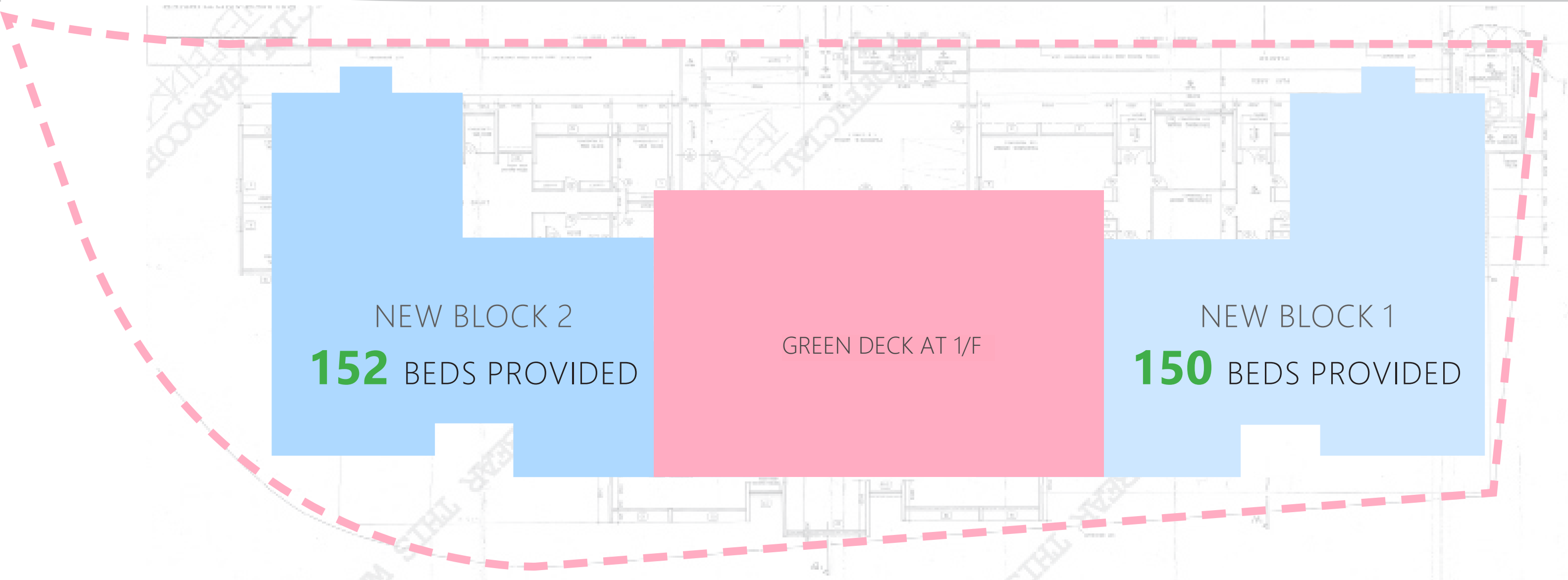
6. CONSTRUCTION OF NEW BLOCK 1 (WITH COMMUNAL AREA).

PHASING & DECANTING

PLANNING WITH PHASING CONDITION

7. COMPLETION OF NEW BLOCK 1 & 2

LAI KING HILL ROAD



7. COMPLETION OF NEW BLOCK 1 (WITH COMMUNAL AREA) AND BLOCK 2, READY FOR ACCOMMODATING NEW OCCUPANTS.