

*Figure 2: Satellite image of the Application Site and its surroundings (image from GEOINFO MAP, The Government of Hong Kong SAR)*

## 2.2. The Neighbourhood

2.2.1. The surrounding of the Site is characterised by various land uses (**Figure 1**), mainly with “G/IC” in the immediate vicinity. To its north and northeast of the Site are three schools within the “G/IC” zone, namely Japanese International School (JIS) with a BHR of 6-storey; Po Leung Kuk Tin Ka Ping Millennium Primary School (TPKM Primary School) with BHR of 8-storey and Hong Kong & Kowloon Kaifong Women's Association Sun Fong Chung College (SFCC) with BHR of 8-storey under the OZP. To the southeast across a piece of vacant government land is the Deerhill Bay development within an area zoned “Residential (Group C)5” (“R(C)5”) zone with BHR of 12 residential storeys over 3 storeys of car park under the OZP. The existing conditions of the key developments in the vicinity are in **Figure 3** below.

2.2.2. The immediate surroundings of the Site have low building height profile of not more than 12 storeys, which are dominated by low-rise residential development and schools (**Figures 1, 3** and **4** refer). Relaxation of BHR for a development to 10 storeys is not out of context in terms of building height profile of the surrounding area.

	
<p><b>Po Leung Kuk Tin Ka Ping Millennium Primary School (TPKM Primary School):</b> About +106.3mPD (8-storey)</p>	<p><b>DeerHill Bay:</b> About +106.5 to +112.8mPD (12-storey over 3-storey of carpark)</p>
	
<p><b>Japanese International School (JIS):</b> About +99.2mPD (5-storey)</p>	<p><b>Petrol filling station adjacent to JIS</b> (1-storey)</p>

*Figure 3: Key developments in the vicinity of the Site and their characteristics*

Statement of the OZP, in particular it fulfills criteria (c) where the landscape treatment is proposed on G/F (at a level meeting the adjoining Tai Po Road (details in **paragraphs 6.2.2 and 8.5.3** below)) to create visual interest and an improved walking environment along Tai Po Road, and criteria (e) where the proposed SC Complex has been designed to address various site constraints mentioned in **paragraph 2.3** above, while achieving its maximum development potential.

#### 4.2. Previous Application

4.2.1. There are no previous planning applications submitted at the Site.

### 5. Land Matters

5.1 The Site is an agricultural lot which falls within the Remaining Portion of Taxlot Lot No. T77 in D.D.34 (RP T77 DD 34), which is held under Block Government Lease. The lease term is to be expired on 30.6.2047. The registered owner is "The Bishop of Victoria Hong Kong" ("The Hong Kong Sheng Kung Hui Foundation" is formerly known as "The Bishop of Victoria Hong Kong").

5.2 The lot is an agricultural lot and no building can be erected without the prior approval from Lands Department (LandsD). Based on the proposed development, a lease modification application will need to be submitted to LandsD.

### 6. Development Proposal

#### 6.1. Proposed Facilities at the Site

6.1.1. The proposed building will accommodate the following services: -

- a) Special Child Care Centre (SCCC, 100 subvented places)
- b) **Care and Attention Home providing Continuum of Care** (CoC Home, 240 subvented places and 49 self-financing places)
- c) Small Group Home (SGH, 30 subvented places, 4 flats)
- d) Foster Care Services and Agency-based Enhancement of Professional Staff Support Services (FCS & ABPSS, subvented)
- e) Child Care Centre (CCC, 65 aided places)
- f) Staff Training Unit (STU, self-financed)

6.1.2. The proposed development comprises of one 10-storey block including 2 storeys of podium, over



Development Parameters	Details
<ul style="list-style-type: none"> <li>Heavy Goods Vehicle (HGV) L/UL Bay</li> </ul>	1
<b>Open Space</b>	Not less than 325 m <sup>2</sup> **

\*Include. 1 accessible parking space

\*\* Base on the calculation of 1m<sup>2</sup>/person for an intended population of 325 at the proposed development.

**Table 2: Accommodation of Floors of the proposed St Christopher's Complex**

Floors	Uses*
Roof	E&M
8/F and 9/F	SGH and Landscaped Area
7/F	<ul style="list-style-type: none"> <li>STU and FCS &amp; ABPSS</li> <li>Supporting facilities of CoC Home (including staff office, staff toilet/bathroom, general store)</li> <li>Landscaped Area</li> </ul>
3/F – 6/F**	CoC Home
2/F	<ul style="list-style-type: none"> <li>CoC Home</li> <li>Landscaped Area</li> </ul>
1/F	<ul style="list-style-type: none"> <li>CoC Home, SCCC and CCC</li> <li>Landscaped Area</li> </ul>
G/F	<ul style="list-style-type: none"> <li>CoC Home, SCCC and CCC</li> <li>Ambulance bay, HGV L/UL space, coach parking space, and private car layby</li> <li>Landscaped Area</li> </ul>
Basement (B1/F – B2/F)***	<ul style="list-style-type: none"> <li>Carpark and Sewage Treatment Plant (STP)</li> <li>Supporting facilities of CoC Home, SCCC and CCC</li> </ul>

\*Ancillary back of house services (including plantrooms and E&M) are not shown in the table from basement level to 9/F.

\*\*Floor level of 6/F is at about 23.1m above ground (i.e. less than 24m above ground), fulfilling requirements in paragraph 7.2 below.

\*\*\* B2/F is a partial floor accommodating sewage treatment plant only.

6.1.3. Master Layout Plan, Layout Plans of CoC Home on **1**/F and SGH on 8/F, and a Section are shown in **Figures 6 to 9** below. The full set of architectural drawings is in **Appendix 1**.

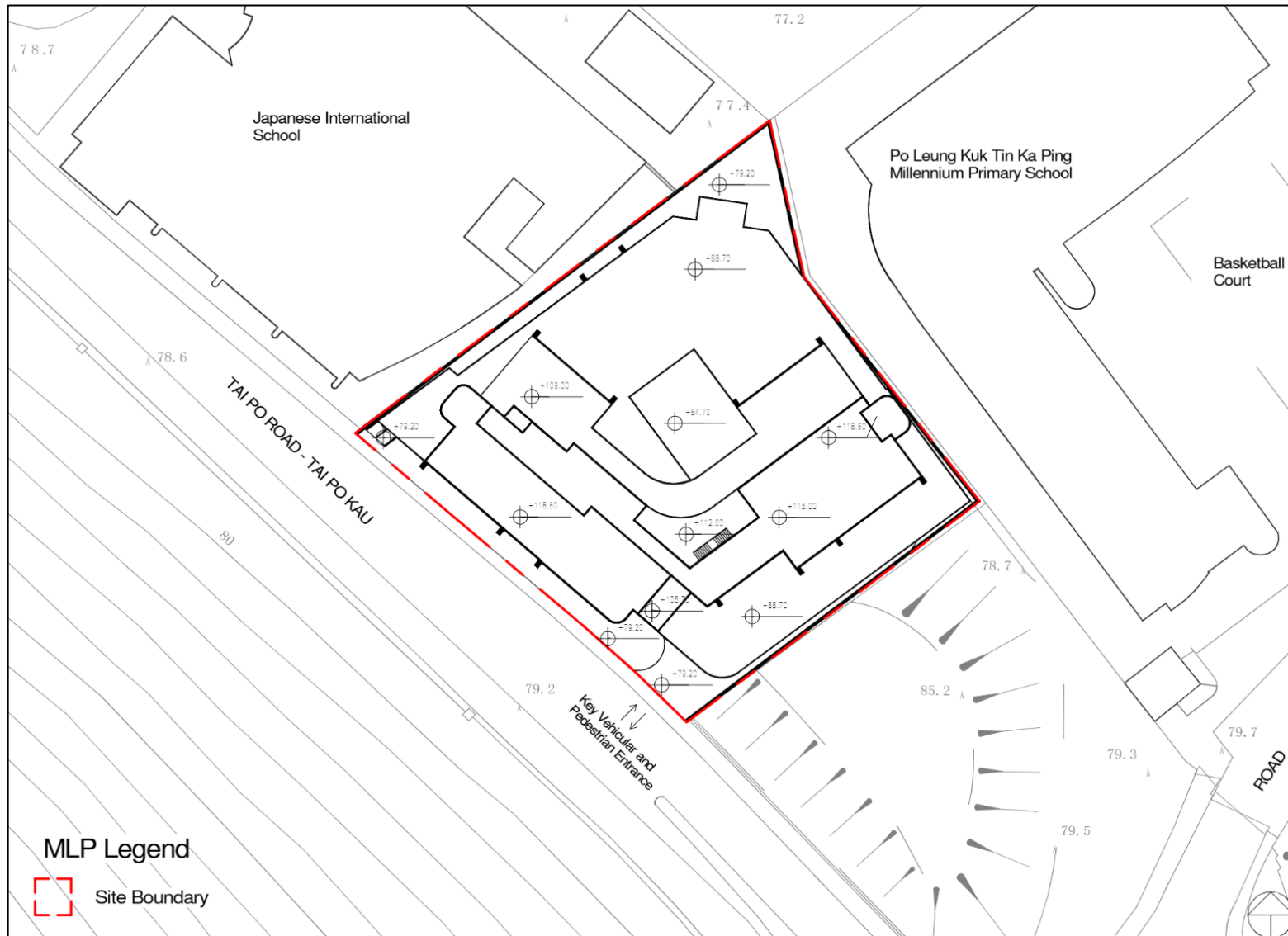


Figure 6: Master Layout Plan for St. Christopher's Complex



Figure 7: 1/F Plan

### 6.3. Internal Transport Provision

6.3.1. The Internal Transport Provision of the Proposed SC Complex is shown in **Table 1** above. There is no specific car parking and loading/unloading requirements for social welfare facilities development based on the latest Hong Kong Planning Standards and Guidelines (HKPSG). With regards to Item 1(b) in Statement of Intent of Table 11 – “Parking Standard” of HKPSG Chapter 8, *“The provision of parking for community facilities should generally be limited to operation requirements. Users of community facilities will generally be expected to use public transport or public car parks.”*

6.3.2. The car parking and loading/unloading provisions advised by SWD have been confirmed by HKSKEWCL to fulfil their operational need. Details of internal transport provision for the proposed development are in **Appendix 3**.

## 7. Design Considerations

### 7.1. Design Theme and Placemaking

7.1.1. The Site is located in the tranquil rural area, and enjoys scenic views towards the mountain and Tolo Harbour. The design approach is to create a lively and comfortable environment for the elderly and children to live and reside, with proper building orientation and carefully created open spaces.

7.1.2. There are 2 schools adjacent to the site, JIS to the northwest and **TPKM** Primary School to the northeast (**paragraph 2.3 refers**). In order to avoid the overlooking of the dormitory and comply with the lighting and ventilation requirement of B(P)R 29-30, the complex is designed with an L-shape tower sitting on a small rectangular podium. There are several benefits: The building core is placed at the “kink” of the “L” for efficient circulation and effective building management. The two wings of the “L” point to the two adjoining schools, with windows opening sideways, so that overlooking and distraction to classrooms are minimised. The L-shape tower shaped the space on podium garden, which would be enjoyed by the users in the complex and served as a visual buffer to neighbours. It also shields the inside against traffic noises from Tai Po Road. The landscaping and greening at the site also soften the building edge to minimize its potential visual impact to surrounding environment. The adoption of building design with use of compatible finishing materials/colour/facade treatment will also be considered at the detail design stage to alleviate the potential visual impacts. The “L” shape proposed also avoided fully build up the whole site to achieve maximum floor area. The site coverage is thus limited to within 42% above 15m.

## 7.2. Relevant Ordinances, Regulations and Guidelines

7.2.1. The design of the proposed SC Complex respects and complies with a number of relevant ordinances, regulations and guidelines as follow:

- i. Height restrictions for welfare facilities:
  - According to the Child Care Services Regulation Cap. 243A (CSSR), CCC is subject to a maximum height rule of 12m for age under 2 and 24m for other age range. The CCC and SCCC are located at G/F and 1/F which are within 12m from ground level.
  - As regards CoC, it is subject to the height restriction of 24m above ground according to the Residential Care Homes (Elderly Persons) Ordinance (Cap. 459A) (RCHEO). Considering this, CoC Home is proposed at 2/F-6/F, which is under 24m.
- ii. Regulation 21(4) CSSR requires the ceiling of every room of the SCCC to be not less than 3m above the floor level of the room. The proposed development follows this requirement (see **Figure 9** above).

## 7.3. Building Setback (Appendix 8)

7.3.1. As Tai Po Road - Tai Po Kau Section is considered a rural road, no setback from the road is required according to HKPSG. Besides, a 7.5m building setback from the centreline of the road is fulfilled as per SBDG PNAP APP 152. The separation distance for prescribed window as required by the Building (Planning) Regulation is also complied with. The proposed development has purposefully been designed to optimise setbacks to JIS and TKPM Primary School, ensuring adequate air and visual permeability of the proposed development to adjacent schools, and that overlooking and distraction to classrooms are minimised. About 3m-4m and 8m podium setback (from G/F to 2/F) from JIS and **TPKM** Primary School respectively, and about 4m-29m and 7m - 31m tower setback (from 3/F and above) from JIS and **TPKM** Primary School respectively will be provided.

## 7.4. Greenery and Open View

7.4.1 The building design also incorporates sufficient greenery by introducing multi-level garden spaces and balconies, corresponding to the use of each floor. The majority of the greenery is proposed at G/F, 2/F, and 8/F landscape gardens. The landscape gardens incorporate facilities for both children and the elderly to fit the purpose of each floor. It encourages children, elderly and