

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/K5/825**

- Applicant** : 1 Plus 16 Investment Company Limited
- Site** : 916-922 Cheung Sha Wan Road, Cheung Sha Wan, Kowloon
- Site Area** : About 892m<sup>2</sup>
- Lease** : New Kowloon Inland Lot (NKIL) No. 3875 and NKIL No. 3876 (the Lots)
- (a) Held under Government Lease dated 17.2.1959 (NKIL No. 3875) and Government Lease dated 8.10.1959 (NKIL No. 3876)
- (b) Restricted the use of the Lots for the purpose of a factory excluding offensive trades
- Plan** : Approved Cheung Sha Wan Outline Zoning Plan (OZP) No. S/K5/37
- Zoning** : “Other Specified Uses” annotated “Business (2)” (“OU(B)2”)
- (a) Maximum plot ratio (PR) of 12.0 and maximum building height (BH) of 130 metres above Principal Datum (mPD), or the PR and height of the existing building, whichever is the greater
- (b) Minor relaxation of the PR/BH restrictions may be considered by the Town Planning Board (the Board) on application based on individual merits of a development or redevelopment proposal
- Application** : Proposed Minor Relaxation of PR Restriction for Permitted Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods)

**1. The Proposal**

- 1.1 The applicant seeks planning permission for minor relaxation of PR restriction from 12 to 13.455 (i.e. +1.455 or +12.1%) for a proposed industrial development at 916-922 Cheung Sha Wan Road (the Site), which is zoned “OU(B)2” on the approved Cheung Sha Wan OZP No. S/K5/37 (**Plans A-1 and A-2**).

- 1.2 The application is for development of a 27-storey industrial building (IB) (including one-storey of basement car park) for ‘non-polluting industrial use (excluding industrial undertakings involving the use/storage of Dangerous Goods)’ (the Proposed Scheme) which is a use always permitted under Schedule II for industrial or industrial-office (I-O) building of the Notes for “OU(B)2” zone. Minor relaxation of the PR restriction may be considered by the Board on application under section 16 of the Town Planning Ordinance. The Site is currently occupied by a pre-1987 industrial building (pre-1987 IB) namely Belle Tower<sup>(1)</sup>, which is being demolished.
- 1.3 In accordance with the setback requirement under the draft Cheung Sha Wan and Sham Shui Po Outline Development Plan (Northern Part) No. D/K5A/1B (the ODP) (**Plan A-2**), for the purpose of street widening and streetscape improvement, the Proposed Scheme incorporates a full-height building setback of 2m along Cheung Sha Wan Road (i.e. the non-building areas (NBAs) in **Drawing A-9**). The existing footpath along Cheung Sha Wan Road will be widened from 4m to 6m by incorporating the proposed 2m setback areas to create wider footpaths for better pedestrian movement (**Drawing A-10**). A light-weight glass canopy is proposed along the building edge facing Cheung Sha Wan Road for weather protection<sup>(2)</sup> (**Drawing A-10**).
- 1.4 The Proposed Scheme also incorporates two trees (**Drawing A-2**) within the setback areas on G/F to enhance the pedestrian environment, landscaped areas are provided on 1/F, 2/F and 29/F (**Drawings A-3, A-4 & A-6**). Vertical greening is proposed on the podium façades on 1/F facing Cheung Sha Wan Road to create a more pleasant public realm and streetscape (**Drawings A-10 & A-11**). Greening will be provided in the form of vertical greening on 1/F (53.512m<sup>2</sup><sup>(3)</sup>) and the landscaped areas on 1/F and 2/F (169.221m<sup>2</sup>) achieving 20% greenery coverage (222.733m<sup>2</sup>), which are within the pedestrian zone (i.e. below 15m from G/F to 2/F).
- 1.5 The floor plans, section plan and artist impression submitted by the applicant for the Proposed Scheme are at **Drawings A-1 to A-11**. Major development parameters of the Proposed Scheme are as follows:

<b>Major Development Parameters</b>	
Site Area <sup>(1)</sup>	891.869m <sup>2</sup>
PR	13.455 (+12.1%)
Total Gross Floor Area (GFA)	11,999.761m <sup>2</sup>
Site Coverage (SC)	
- G/F (below 15m)	98.633%
- 1/F (below 15m)	Not more than 85%
- 2/F and above (above 15m)	Not more than 60%
No. of Storeys	27 (including 1 storey of basement and 1 storey of mechanical plant floor)
Maximum BH (at main roof)	Not more than 130mPD
Proposed Use	Workshops (Non-polluting Industrial Use)
Greenery Coverage	About 20% (222.733m <sup>2</sup> )

<sup>(1)</sup> The Occupation Permit for the subject IB was issued on 2.6.1983.

<sup>(2)</sup> The provision of glass canopy is subject to the approval of the Buildings Department.

<sup>(3)</sup> The provision of vertical greening is 53.512m<sup>2</sup> which is all counted towards required greenery coverage.

<b>Major Development Parameters</b>	
Internal Transport Facilities	
- Private Car Parking Space	20 (including 1 accessible parking space)
- Waiting Space for car lift	1
- Motorcycle Parking Space	2
- Light Goods Vehicle Parking Space/ Loading/Unloading (L/UL) Bay	6
- Heavy Goods Vehicle Parking Space/ L/UL Bay	3
Full-height Building Setback <sup>(ii)</sup>	
- Cheung Sha Wan Road	2m
Anticipated Year of Completion	2023

Notes:

- (i) The site area includes the setback along Cheung Sha Wan Road.
- (ii) According to the applicant, bonus PR under section 22 of the Building (Planning) Regulations (B(P)R) will not be claimed.

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

- (a) Application form and Supplementary Information received **(Appendix I)** on 27.8.2020
- (b) Planning Statement, Traffic Impact Assessment (TIA) and Sewerage Impact Assessment (SIA) **(Appendix Ia)**
- (c) Letter dated 4.11.2020 providing revised landscape plans, revised TIA, revised SIA and responses to departmental comments # **(Appendix Ib)**
- (d) Letter dated 16.11.2020 providing responses to departmental comments # **(Appendix Ic)**

*[\* Accepted but not exempted from publication and recounting requirements.]*

*[# Accepted and exempted from the publication and recounting requirements.]*

1.7 The application was originally scheduled for consideration by the Metro Planning Committee (the Committee) on 23.10.2020. On 23.10.2020, as requested by the applicant, the Committee agreed to defer making a decision on the application for two months in order to allow sufficient time for the applicant to prepare further information. The applicant subsequently submitted further information on 4.11.2020 **(Appendix Ib)**. The application is scheduled for consideration by the Committee of the Board at this meeting.

## 2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Planning Statement and submission of further information at **Appendices I to Ic**. They are summarised as follows:

### The Proposed Development is in line with Government's Policies for Revitalizing Industrial Building

- (a) the application is in line with the policy intention to make better use of the valuable land resources. The application complies with the eligible criteria for relaxation of maximum permissible PR for IBs up to 20%;

### Meeting the Projected Shortfall in Floor Space for Industries in "Hong Kong 2030+" Study

- (b) the "Hong Kong 2030+" Study projected that there will be a deficit of land area and floor space for industries. The proposed development is in line with the "Hong Kong 2030+" Study to provide additional industrial floor space to cater for the demand;

### Continuing to Meet the Prevailing Planning Intention

- (c) the proposed development for non-polluting industrial use is in line with the planning intention of the "OU(B)" zone. It will provide new industrial floor space with up-to-standard fire safety installations and expedite the transformation of Cheung Sha Wan Industrial/Business Area (CSWIBA);

### Relaxation Sought is Minor and Acceptable

- (d) the application seeks a minor relaxation of PR restriction for 12.1% from a maximum non-domestic PR of 12.0 to 13.455 to optimize the utilization of precious land resources in a major employment node in West Kowloon. The proposed development is formulated in accordance with the maximum BH stipulated under the OZP of not more than 130mPD. Aiming to minimize the building bulk, a basement car park will be provided for accommodating the required car parking spaces. With a conforming BH, the proposed development will be in harmony with the surrounding development context. The relaxation of PR being sought is considered minor in nature and deemed acceptable;

### Planning and Design Merits

- (e) with the building setback of 2m along Cheung Sha Wan Road as required under the ODP, the existing footpath of the street will be widened from 4m to 6m for enhancing pedestrian environment (**Drawing A-10**). The setback area will be paved and designated as NBA with provision of canopy for weather protection (**Drawing A-10**). The setback area will be designed, constructed, maintained and managed by the applicant. Due to the limited size of the Site and constraints posed by the building structure upon accommodating essential facilities, as well as the space occupied by the turntable and L/UL bays, it is not feasible to provide further setback within the Site;

- (f) vertical greening on façade on 1/F along Cheung Sha Wan Road is proposed to enhance the visual quality (**Drawing A-10**). Two trees are proposed at the setback area fronting Cheung Sha Wan Road. The incorporation of vertical greening with widened footpath will create a more pleasant streetscape and public realm along the streets. Greening is also provided at recessed platforms at different levels;
- (g) car parking spaces and L/UL bays will be provided as per the high-end requirements stipulated under the Hong Kong Planning Standards and Guidelines (HKPSG);

#### Sustainable Building Design Guidelines (SBDG) and Green Building Design

- (h) the Proposed Scheme has taken into consideration SBDG on elements of building separation (the continuous projected façade lengths of the proposed development do not exceed 60m), building setback, and SC of greenery (20% greenery coverage provided);
- (i) greening will be provided in the form of vertical greening on 1/F and landscaped areas on 1/F and 2/F, achieving not less than 20% greenery coverage of site area, providing visual relief for the neighbourhood and public space. The vertical greening will be equipped with an automatic sprinkler system for irrigation;
- (j) different types of building services equipment including air-conditioning, lighting, electricity, and elevators and escalators will meet the design standards of the Building Energy Efficiency Ordinance (BEEO). The applicant will make use of LED lights, adopt aluminium curtain wall (an environmentally friendly building material) as exterior wall to reduce on site production and construction waste, and recycle the water from the air-conditioning tower to supply flushing water; and

#### No Adverse Impacts

- (k) according to the TIA and SIA, the proposed development will not result in adverse traffic and sewerage impacts.

### **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. Background on the Policy Initiatives of Revitalisation of IBs**

4.1 As set out in the 2018 Policy Address, to provide more floor area to meeting Hong Kong’s changing social and economic needs, and make better use of the valuable land resources, a new scheme to incentivise redevelopment of IBs is announced. To encourage owners to redevelop IBs constructed before 1987<sup>(4)</sup>, there is a policy

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<sup>(4)</sup> Pre-1987 IBs refer to those eligible IBs which were wholly or partly constructed on or before 1.3.1987, or those constructed with their building plans first submitted to the Building Authority for approval on or before the same date.

direction to allow relaxation of the maximum permissible non-domestic PR as specified in an OZP by up to 20% for redevelopment of pre-1987 IBs located outside “Residential” zones in Main Urban Areas and New Towns into industrial/commercial uses. The relaxation of PR is subject to approval by the Board on a case-by-case basis and the maximum non-domestic PR permissible under the B(P)R<sup>(5)</sup>. The Board may approve such application subject to technical assessments confirming the feasibility of allowing such in terms of infrastructure capacity, technical constraints, as well as relevant planning principles and considerations.

- 4.2 The time limit for owners to submit applications is three years, with effect from 10.10.2018. Should the application be approved, the modified lease should be executed (with full land premium charged) within three years after the planning permission is granted.

## 5. Previous Application

There is no previous application in respect of the Site.

## 6. Similar Applications

- 6.1 Since March 2019, the Committee has considered a total of 16 applications for minor relaxation of PR and/or BH in the Yau Tsim Mong, Cheung Sha Wan, Kwai Chung and Tsuen Wan areas relating to the Policy, including three applications (Nos. A/K5/813, A/K5/816 and A/K5/820) in Cheung Sha Wan (**Plan A-1**). Out of the 16 similar applications, 15 applications were approved with conditions. The remaining one (No. A/K5/820) for minor relaxation of PR restriction for proposed industrial development, located at northeast to the Site falling within the “OU(B)” zone, was submitted to the Committee for consideration on 18.9.2020. The Committee decided to defer a decision on the application, pending the applicant’s submission of further information and clarification on building design and landscaping treatment especially within the setback areas at pedestrian level under the proposed scheme (**Appendix II**). In consideration of these applications, the Committee generally indicated support for the Policy to relax the PR up to 20% as it provides incentives to encourage redevelopment of pre-1987 IBs taking account that relevant technical assessments were submitted to support the technical feasibility and there was no adverse comment from relevant government departments.
- 6.2 Same as the current application, planning applications Nos. A/K5/813 and A/K5/816 are related to the 2018 Policy Initiatives of Revitalisation of IBs, which fall within the areas zoned “OU(B)” within the Cheung Sha Wan OZP and were approved with conditions on 6.3.2020 and 21.8.2020 respectively (**Plan A-1**).
- 6.3 Planning Application No. A/K5/826 also for minor relaxation of PR restriction for permitted non-polluting industrial use, at an adjoining site falling within the same “OU(B)2” zone, is scheduled for consideration by the Committee in the same meeting (**Plans A-1 & A-2**).

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<sup>(5)</sup> Under the new policy, any bonus floor area claimed under section 22(1) or (2) of the B(P)R is not to be counted towards the proposed increase of non-domestic PR by 20% for redevelopment projects.

**7. The Site and Its Surrounding Areas (Plans A-1 & A-2 and photos on Plans A-3 & A-4)**

7.1 The Site is:

- (a) currently occupied by a 11-storey IB under demolition;
- (b) bounded by Cheung Sha Wan Road to the south, and other IBs, namely Trust Centre to the east, Centennial Building (i.e. Application No. A/K5/826) to the west, and New Timely Factory Building and Sing Shun Factory Building to the north; and
- (c) at about 80m northwest of the Mass Transit Railway (MTR) Lai Chi Kok Station (**Plan A-1**).

7.2 The surrounding areas have the following characteristics:

- (a) the Site is located at the northern portion of the CSWIBA which is mainly occupied by IBs, I-O and commercial/office developments under active operation or in the process of redevelopment;
- (b) redeveloped high-rise buildings in the surrounding area include Grandion Plaza to the west and 9 Wing Hong Street to the north;
- (c) to the south across Cheung Sha Wan Road are Cheung Sha Wan Road/Cheung Shun Street Playground and a cluster of IBs, I-O and commercial/office developments; and
- (d) to the west across Tsing Sha Highway is Lai Chi Kok Reception Centre.

**8. Planning Intention**

8.1 The planning intention of the “OU(B)” zone is primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new “business” buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or I-O buildings.

8.2 The Explanatory Statement of the OZP also stipulates that the setting back of buildings to cater for the future increase in traffic demand in the CSWIBA is required. Since 2002, for street widening and streetscape improvement, building setback requirements have been incorporated in the ODP (**Plan A-2**).

## **9. Comments from Relevant Government Bureau/Departments**

9.1 The following Government bureau/departments have been consulted and their views on the application are summarised as follows:

### **Policy Perspective**

9.1.1 Comments of the Secretary for Development (SDEV):

- (a) it is Government's policy to incentivise owners to redevelop old IBs to optimise utilisation of the existing industrial stock and make better use of valuable land resources, while addressing more effectively the issue of fire safety and non-compliant uses. To this end, relaxation of the maximum permissible non-domestic PR by up to 20% may be permitted, on a case-by-case basis, under the current revitalisation scheme for redevelopment of pre-1987 IBs located outside "Residential" zones in Main Urban Areas and New Towns; and
- (b) it is noted that the applicant intends to develop a new IB on the Site for non-polluting industrial uses. He is willing to provide policy support for the application, on the clear understanding that the development proposal (if materialised) would help address the increasing long-run shortfall of industrial floor space in Hong Kong under the current projection, subject to the applicant's compliance with all the technical requirements as examined by relevant departments.

### **Land Administration**

9.1.2 Comments of the District Lands Officer/Kowloon West (DLO/KW) and the Chief Estate Surveyor/Development Control (CES/DC), Lands Department (LandsD):

- (a) no objection to the application;
- (b) the Site falls within NKIL No. 3875 and NKIL No. 3876 which are respectively held under Government Lease of NKIL 3875 dated 17.2.1959 and Government Lease of NKIL 3876 dated 8.10.1959. The lease conditions restrict the use of the Lots for the purpose of a factory excluding offensive trades;
- (c) the two trees proposed on G/F are located within the Lots and there is no tree preservation/landscaping clause under the lease governing the Lots;
- (d) it is for the applicant to consult relevant departments and utility companies regarding the public utilities in the public pavement;
- (e) "non-polluting industrial use" in planning terms covering a wide range of uses will constitute uses in breach of the lease conditions



including the user restriction for “the purpose of a factory” which should involve manufacturing process as decided by court cases. The applicant, being the owner of the lot under application, should be fully aware of the user restriction for “the purpose of a factory” under lease which has a different interpretation under the Board’s definition under Column 1 uses permitted under the planning regime; and

- (f) upon receipt of the lease modification/land exchange application, LandsD will impose such appropriate terms and conditions including user restriction, the 5-year time limit for completion of the development, payment of full premium and administrative fee, other conditions applicable to 2018 IB revitalisation measure etc. There is no guarantee that the application will be approved by LandsD. Under the 2018 IB revitalisation measure for redevelopment, the modification letter/conditions of exchange shall be executed within 3 years from the date of the Board’s approval letter.

### **Traffic**

#### 9.1.3 Comments of the Commissioner for Transport (C for T):

- (a) no in-principle objection to the application; and
- (b) should the application be approved, the following condition is recommended:

the design and provision of parking facilities, L/UL spaces and vehicular access for the proposed development to the satisfaction of the C for T or of the Board.

### **Environment**

#### 9.1.4 Comments of the Director of Environmental Protection (DEP):

- (a) no in-principle objection to the application; and
- (b) should the application be approved, it is recommended to impose the following approval condition to fully address the outstanding issue of potential land contamination:

the submission of land contamination assessments in accordance with the prevailing guidelines and the implementation of the remediation measures identified therein prior to development of the site to the satisfaction of DEP or of the Board.

#### 9.1.5 Comments of the Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD):

- (a) no in-principle objection to the application; and

- (b) he noted that Environmental Protection Department, the planning authority of sewerage infrastructure, has no further comment on the SIA; and
- (c) should the application be approved, it is recommended to impose the following approval condition:

the implementation of the sewerage upgrading/sewerage connection works identified in the SIA for the proposed development to the satisfaction of the Director of Drainage Services or of the Board.

### **Urban Design, Visual and Air Ventilation**

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

- (a) no comment from architectural and visual impact point of view; and
- (b) it is noted that the proposed development consists of one tower block with a BH of 127mPD which complies with the BH restriction permitted in the OZP and may not be incompatible with adjacent developments with BH restriction of 130mPD.

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

- (a) the Site of about 892m<sup>2</sup> is located within the western portion of CSWIBA with intended BHs ranging from 120mPD to 130mPD. The proposed minor relaxation of PR does not involve additional BH beyond what is permitted in the OZP. Given the context, it is unlikely that the proposed development will induce any adverse effects on the visual character of the surrounding townscape;
- (b) as gathered from the submission, the proposed development has incorporated a 2m full-height setback along Cheung Sha Wan Road as per the ODP requirement, for which no bonus PR will be claimed. Landscape treatments in the form of vertical greening and planting have been incorporated along the building edges at G/F, 1/F and 2/F, and some greenery has been provided at 29/F of the proposed development. Light-weight glass canopy will be incorporated along the building façade facing Cheung Sha Wan Road subject to Building Department (BD)'s approval. The above measures would promote visual interest and pedestrian comfort; and
- (c) he has no adverse comment from air ventilation perspective.

### **Landscape**

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

- (a) no objection to the application from landscape planning point of view;
- (b) the Site is situated in an area of industrial urban landscape character, dominated by industrial buildings. The Site is currently occupied by an existing building without any landscape resources. The proposed development is considered not incompatible with the landscape setting in proximity; and
- (c) with reference to the Planning Statement, landscape provisions such as vertical greening on building façade facing Cheung Sha Wan Road, landscaping areas with planting and seating on 1/F, 2/F and 29/F are proposed to enhance the landscape quality of the development.

### **Buildings Matters**

9.1.9 Comments of the Chief Building Surveyor/Kowloon, Buildings Department (CBS/K, BD):

- (a) no in-principle objection to the application under the Buildings Ordinance (BO) subject to the submission of building plans to demonstrate compliance with the BO and the allied regulations; and
- (b) as regards the proposed development scheme, only some basic information and development parameters are provided in the planning application and it is noted that the redevelopment scheme is subject of further refinement when its details are firmed up. Hence, detailed comments on the development potential of the redevelopment under the BO can only be formulated at the plan approval stage under the building regime.

9.2 The following government departments have no objection to or no comment on the application:

- (a) Director of Fire Services (D of FS);
- (b) Project Manager (South), Civil Engineering and Development Department (PM(S), CEDD);
- (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (d) Chief Highway Engineer/Kowloon, Highways Department (CHE/K, HyD);
- (e) Commissioner of Police (C of P); and
- (f) District Officer (Sham Shui Po), Home Affairs Department (DO(SSP), HAD).

## **10. Public Comments Received During Statutory Publication Period**

During the statutory public inspection periods, two public comments were received from 2 individuals. One expressed concerns on issues related to traffic impact, provision of tree planting, maintenance of vertical greening, design of canopy in the setback area, and commented that the policy on revitalising IBs brings little public gain, and the Site and the adjoining site should be combined for development. The other public comment indicated support to the application and commented that the traffic impact during construction should be considered (**Appendix III**).

## **11. Planning Considerations and Assessments**

- 11.1 The application is for minor relaxation of PR restriction from 12 to 13.455 (+12.1%) for a proposed 27-storey IB development (including one basement level and a mechanical plant floor) at the Site zoned “OU(B)2” for permitted non-polluting industrial use (excluding industrial undertakings involving the use/storage of Dangerous Goods). The proposed development is generally in line with the planning intention of the “OU(B)” zone, which is primarily for general business uses, including non-polluting industrial uses. The proposed BH of 130mPD complies with the BH restriction under the OZP<sup>6</sup>.

### Policy Aspect

- 11.2 The Site is occupied by an IB with the OP issued in 1983 which can be regarded as an eligible pre-1987 IB under the Government’s new policy on revitalising IBs. SDEV is willing to provide policy support for the application, on the clear understanding that the development proposal (if materialised) would help address the increasing long-run shortfall of industrial floor space in Hong Kong under the current projection, subject to the applicant’s compliance with all the technical requirements as examined by relevant departments.

### Technical Aspect

- 11.3 The proposed minor relaxation of PR restriction generally follows the policy on revitalisation of pre-1987 IBs, and consideration of such application is subject to technical assessments confirming the feasibility of the proposed development. The TIA submitted indicates that the proposed development would not cause adverse traffic impact to the surrounding areas. The applicant has also proposed to provide car parking spaces, L/UL bays, as per the high-end requirements under the HKPSG. C for T has no objection to the application subject to the incorporation of an approval condition on traffic aspect as set out in paragraph 12.2(a) below. DEP’s concerns on land contamination and sewage impacts can be addressed by imposing approval conditions in paragraphs 12.2 (b) and (c) below. Other concerned Government departments consulted including CE/MS of DSD, CBS/K of BD, D of FS and CHE/K of HyD have no objection to/no adverse comments on the application.

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<sup>6</sup> The BH restriction of buildings of the “OU(B)” zone including the Site along Cheung Sha Wan Road was incorporated on the draft Cheung Sha Wan OZP No. S/K5/32 exhibited on 30.9.2010.

### Planning and Design Merits

- 11.4 In the Proposed Scheme, the provision of full-height building setback of 2m along Cheung Sha Wan Road is in accordance with the ODP's requirements for the purpose of street widening and streetscape improvement. A canopy is also proposed along the building edges for weather protection. Besides, vertical greening on the podium façades on 1/F and landscape areas on 1/F and 2/F are proposed, achieving a greenery provision of 222.733m<sup>2</sup> (i.e. greenery coverage of 20%), which are within the pedestrian zone. Landscaped area on 29/F and two trees on G/F are also proposed, although they are not counted in the greening provision. CTP/UD&L, PlanD considers the proposed building setback and landscape treatment would promote the pedestrian comfort and visual interest. CA/CMD2, ArchSD has no comment on the application from visual impact point of view.
- 11.5 On the sustainable building design aspect, the applicant indicates that the relevant SBDG requirements in terms of building separation, building setback and SC of greenery have been taken into account.

### Public Comments

- 11.6 Regarding the public comments received, the planning assessments above and departmental comments in paragraph 9 are relevant. Regarding the comment on combining the Site and the adjoining site (924-926 Cheung Sha Wan Road under Application No. A/K5/826), the applicant indicated that such arrangement is a commercial decision to cater their strategic business plan with flexibility to cope with different business circumstances.

## **12. Planning Department's Views**

- 12.1 Based on the assessments made in paragraph 11 above and having taken into account the public comments mentioned in paragraph 10 above, the Planning Department has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 20.11.2024, 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 conditions of approval and advisory clauses are suggested for Members' reference:

### Approval conditions

- (a) the design and provision of parking facilities, loading/unloading spaces and vehicular access for the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (b) the submission of land contamination assessments in accordance with the prevailing guidelines and the implementation of the remediation measures identified therein prior to development of the site to the satisfaction of Director of Environmental Protection or of the Town Planning Board; and

- (c) the implementation of the sewerage upgrading/sewerage connection works identified in the Sewerage Impact Assessment for the proposed development to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

Advisory clauses

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

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

The applicant fails to demonstrate that there are strong planning and design merits to justify the proposed minor relaxation of plot ratio restriction.

**13. Decision Sought**

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 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.
- 13.3 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.

**14. Attachments**

<b>Appendix I</b>	Application form and Supplementary Information received on 27.8.2020
<b>Appendix Ia</b>	Planning Statement, Traffic Impact Assessment (TIA) and Sewerage Impact Assessment (SIA)
<b>Appendix Ib</b>	Letter dated 4.11.2020 providing revised landscape plans, revised TIA, revised SIA and responses to departmental comments
<b>Appendix Ic</b>	Letter dated 16.11.2020 providing responses to departmental comments
<b>Appendix II</b>	Similar Applications
<b>Appendix III</b>	Public Comments
<b>Appendix IV</b>	Advisory Clauses
<b>Drawings A-1 to A-7</b>	Floor Plans
<b>Drawing A-8</b>	Elevation Plan
<b>Drawing A-9</b>	Proposed NBAs and Building Setbacks
<b>Drawing A-10</b>	Artist Impression
<b>Drawing A-11</b>	Proposed Automatic Sprinkler System for Irrigation of Vertical Greening
<b>Plan A-1</b>	Location Plan

**Plan A-2**  
**Plans A-3 to A-4**

Site Plan  
Site Photos

**PLANNING DEPARTMENT**  
**NOVEMBER 2020**