

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K11/233

- Applicant** : Superb Leading Limited represented by Ove Arup & Partners Hong Kong Limited
- Site** : No. 1 Tsat Po Street, San Po Kong, Kowloon
- Site Area** : 1,386.1m²
- Lease** : New Kowloon Inland Lot (NKIL) No. 4410 s.A and 4410 RP (the Lot)
- (a) Restricted for industrial purposes excluding any offensive trades
 - (b) No part of any structure shall exceed a height of 300 ft (i.e. about 91.44m) above Principal Datum
 - (c) The area coloured red hatched black (*i.e. the strip of land abutting the back lane to the northeast of the site*) (**Plan A-6**) shall only be used for the parking, loading and unloading of motor vehicles
 - (d) No building or support for any building shall be erected at ground floor level on the area coloured red hatched black on the plan
 - (e) Buildings at first floor level and above may however be erected over the areas of red hatched black on the plan, provided that there is a clear space extending upwards from the ground level to a height of 15 feet (i.e. about 4.572m).
- Plan** : Approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan (OZP) No. S/K11/29
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”)
- (a) Maximum plot ratio (PR) of 12.0^[1] and maximum building height (BH) of 120 meters above Principal Datum (mPD), or the PR and height of the existing building, whichever is the greater
 - (b) A minimum of 1.5m wide “non-building area” (“NBA”) from the lot boundary abutting Sam Chuk Street and Tsat Po Street shall be provided within this zone.

^[1] Maximum PR is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2) of Building (Planning) Regulations (‘B(P)R’) as prescribed under Remarks (5) of the Notes for “OU(B)” zone.

- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the PR/BH restrictions stated in the Notes of the OZP may be considered by the Town Planning Board (the Board) on application under s.16 of the Town Planning Ordinance (the Ordinance)

Application : Proposed Minor Relaxation of PR Restriction from 12 to 14.4 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 from 12.0 to 14.4 (i.e. +2.4 or +20%) for redevelopment of the existing industrial building at the application site (the Site) (**Plan A-1**) for permitted non-polluting industrial use (excluding industrial undertakings involving the use/storage of dangerous goods).
- 1.2 The Site is zoned “OU(B)” on the approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan (OZP) No. S/K11/29 (**Plan A-1**). The proposed Development Scheme (the Proposed Scheme) is for redevelopment of the existing 7-storey industrial building (IB) into a 26-storey (including 2 basement levels) industrial building for ‘workshop’ use. According to the Notes of the OZP for “OU(B)” zone, ‘Non-Polluting Industrial Use (excluding industrial undertakings involving the use/storage of dangerous goods)’ is always permitted.
- 1.3 According to the applicant, the proposed minor relaxation of PR restriction by 20% is in echo of the 2018 Policy Address which encourages owners to redevelop pre-1987 IBs outside “Residential” (“R”) zones in Main Urban Areas and New Towns by relaxation of the maximum permissible non-domestic PR by up to 20%.
- 1.4 The proposed development has incorporated full height 1.5m-wide building setback from the lot boundary abutting Tsat Po Street and Sam Chuk Street (**Drawing A-3**) in accordance with the setback requirements as shown on the Explanatory Statement of the OZP.
- 1.5 Major development parameters of the Proposed Scheme are as follows:

| Major Development Parameters | Proposed Scheme |
|--------------------------------------|--|
| Site Area | 1,386.1m ² |
| Proposed Use | Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of dangerous goods) |
| Plot Ratio | 14.4 |
| Gross Floor Area (Non-Domestic) | 19,959.84m ² |
| Site Coverage | 65% – 92% |
| Building Height (at main roof level) | 84.59m (91.44mPD) |
| No. of Block | 1 |
| No. of Storeys | 26 (i.e. 24 + 2 levels of basement) |

| Major Development Parameters | Proposed Scheme |
|--|---|
| Parking Spaces <ul style="list-style-type: none"> • Private Car • Motorcycle • Heavy Goods Vehicle (HGV) • Light Goods Vehicle (LGV) | 35 4 5 (including 3 also for L/UL) 8 (including 2 also for L/UL) |
| Full-Height Building Setback <ul style="list-style-type: none"> • Tsat Po Street and Sam Chuk Street | 1.5m in width |

Remarks : *A bonus PR of 0.357 (equivalent to GFA of 494.837m²) will be claimed in return for proposed surrender of the setback area for the purpose of street widening under Building (Planning) Regulations 22(2) and subject to approval by Building Authority

1.6 The main uses by floor of the Proposed Scheme are summarized as follows:

| Floor | Main Uses |
|-------------|------------------------------------|
| B2/F & B1/F | Carpark |
| G/F | Workshop, Loading/Unloading Area, |
| 1/F | Workshop, Main Entrance Lobby, E&M |
| 2/F – 3/F | Workshop, E&M |
| 4/F – 23/F | Workshop |

1.7 Floor plans and diagrammatic section, photomontages and G/F landscape master plan (LMP) for the Proposed Scheme submitted by the applicant are shown on **Drawings A-1 to A-19**.

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

- (a) Application form received on 21.11.2018 **(Appendix I)**
- (b) Supporting Planning Statement received on 21.11.2018 **(Appendix Ia)**
- (c) Replacement pages of application form and Supporting Planning Statement for clarification of proposed GFA and PR received on 27.11.2018 **(Appendix Ib)**
- (d) First further information (FI) vide email/letter received on 18.12.2018 and 21.12.2018 clarifying on bonus PR and providing updated Proposed Scheme, Traffic Impact Assessment (TIA), Visual Impact Assessment (VIA), Sewerage Impact Assessment (SIA) and LMP **(Appendix Ic)**
- (e) Second FI vide letter received on 30.1.2019 providing response to departmental comments and revised TIA, SIA and VIA **(Appendix Id)**
- (f) Third FI vide letter received on 1.3.2019 providing response to departmental comments and revised TIA and SIA **(Appendix Ie)**
- (g) Fourth FI vide letter received on 1.3.2019 providing response to departmental comments **(Appendix If)**
- (h) Fifth FI vide letter received on 21.3.2019 providing response to departmental comments and revised SIA **(Appendix Ig)**

[The first three FIs were accepted but not exempted from publication and recounting requirements.]

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are set out in Section 5 of the Supporting Planning Statement at **Appendix Ia** and the FIs at **Appendices Ic** to **Ig**, and summarized as follows:

Response to the 2018 Policy Address on Revitalisation Scheme for IBs

- (a) The proposed minor relaxation of PR restriction of the Site by 20% is in echo of the Chief Executive's 2018 Policy Address which encourages owners to redevelop pre-1987 IBs.

In line with Planning Intention and Facilitate Transformation of San Po Kong Area

- (b) The proposed redevelopment is in line with the planning intention as set out in the OZP as it will facilitate the phasing out of polluting industrial use by replacing the deteriorating industrial building with new building of more desirable architectural design and streetscape, thereby enhancing the urban quality of the Site and its surrounding area.
- (c) The intended workshop use also enables the diversification of local employment opportunities and assists local economic transformation. The proposed redevelopment would create a desirable precedent for enlivening and synergising the transformation of the old industrial area of San Po Kong.

Accommodating the Additional PR with a Lower Building Height (BH)

- (d) To avoid any potential adverse visual impacts of the Proposed Scheme, efforts have been made in minimising BH as far as possible while accommodating the proposed additional PR. The BH of the Proposed Scheme (i.e. 91.44mPD) is far below the maximum BHR of 120mPD as stipulated on the OZP, and will be compatible with the BH profile of the surrounding area.

No Adverse Impact

- (e) Various technical assessments (viz. TIA, VIA, SIA and LMP) as well as clarifications and responses to departmental comments submitted at **Appendices Ic** to **Ig** have demonstrated that the Proposed Scheme would not generate any adverse impact on traffic, visual, sewerage and landscape aspects of the surrounding area.

3. Compliance with the "Owner's Consent/Notification" Requirements

The applicant is the sole "current land owner" of the Site. 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 Policy Address 2018, 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 existing IBs is

announced. To encourage owners to redevelop IBs constructed before 1987^[2], there is a policy 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 “R” zones in Main Urban Areas and New Towns into industrial/commercial uses. The relaxation of PR is subject to approval by TPB on a case-by-case basis and the maximum non-domestic PR permissible under the B(P)R^[3]. TPB 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

The Site is not the subject of any previous application.

6. Similar Applications

Whilst there is no similar application within the “OU(B)” zone of the subject OZP, there are two similar applications (No. A/K14/763 and 764) involving minor relaxation of PR up to 20% within the “OU(B)” zone of the Approved Kwun Tong (South) OZP No. S/K14S/22. Application No. A/K14/763 was approved with conditions by the Committee on 22.3.2019; whilst Application No. A/K14/764 was rejected at the same meeting mainly due to insufficient planning and design merits for proposed relaxation of the BHR.

7. The Site and Its Surrounding Areas (Plans A-1 to A-2 and photos on Plans A-3 to A-5)

7.1 The Site is:

- (a) occupied by a 7-storey IB, namely, Mee Wah Factory Building built in 1964 with existing PR/GFA of about 6.7 / 9,290m² (99,990.5ft²) (Plans A-2 and A-3);
- (b) bounded by Tsat Po Street to its southeast and Sam Chuk Street to its southwest; and

^[2] Eligible pre-1987 IBs refer to those were wholly or partly constructed on or before 1.3.1987, or those constructed with their building plans first submitted to the BA for approval on or before the same date.

^[3] 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.

- (c) is well served by various public transport services including franchised buses and green minibuses as well as mass transit railway (MTR). The MTR Diamond Hill Station is located at about 500m to the northeast of the Site (**Plan A-1**).

7.2 The surrounding areas have the following characteristics (**Plan A-3**):

- (a) the surrounding area is predominantly occupied by a mix of industrial, industrial-office (I-O) and commercial buildings which fall within “OU(B)” zone;
- (b) to the immediate northeast across the existing back alley is Chun Fat Factory Building, which is an IB of 8 storeys built in 1966. To its immediate northwest is Kai Yip Factory Building, which is an IB of 8 storeys built in 1964;
- (c) to the southeast across Tsat Po Street is a temporary carpark in a “Government, Institution or Community” (“GIC”) site. A Holistic Centre for Youth Development will be built at the site^[4];
- (d) to the further east at the junction of Tsat Po Street and Luk Hop Street are Kai Tak East Playground and Sports Centre which are proposed to be rearranged as an integrated open space/sports centre/underground public vehicle park project with about 300 parking spaces; and
- (e) as the traditional industrial uses in San Po Kong Area are undergoing transformation to non-polluting business uses, new commercial, office and hotel developments have emerged in the vicinity of the Site such as Port 33 and AIA Financial Centre (**Plan A-2**).

8. Planning Intention

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.

9. Comments from Relevant Government Departments

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

Policy Perspective

9.1.1 Comments of the Secretary for Development, Development Bureau (SDEV, DEVB):

^[4] The GIC site is the subject of a planning application No. A/K11/218 for a proposed Holistic Centre for Youth Development (Proposed Place of Recreation, Sports or Culture, Social Welfare Facility, Training Centre, Place of Entertainment, Residential Institution, Eating Place, Shop and Services) approved by the Board on 21.8.2015. The proposed Holistic Centre for Youth Development has a PR of about 1.03 and a BH of about 30.4mPD (4 storeys).

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 issues of fire safety and non-compliant uses. To this end, he gives policy support to this application for relaxation of PR if it satisfies all relevant conditions or criteria (see details in paragraphs 4.1 and 4.2 above).

Land Administration

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

- (a) No objection to the application.
- (b) The Site is held under NKIL No.4410^[5] ("the Lot") and governed by the Conditions of Sale dated 16.1.1961, which contains the following salient restrictions: -
 - (i) the Lot shall be used for industrial purposes excluding any offensive, noxious, noisome or unhealthy trade, business or manufacture;
 - (ii) the area coloured red hatched black on the lot plan (**Plan A-6**) shall only be used for the parking, loading and unloading of motor vehicles;
 - (iii) no building or support for any building shall be erected at ground floor level on the area coloured red hatched black;
 - (iv) buildings at first floor level and above may however be erected over the areas of red hatched black, provided that there is a clear space extending upwards from the ground level to a height of 15 feet (i.e. about 4.572m); and
 - (v) no part of any structure shall exceed a height of 300 ft above Colony principal datum (i.e. about 91.44mPD).
- (c) It is noted from the Ground Floor Plan (**Drawing A-3**) that smoke vent and planting area are proposed at G/F within the red hatched black area under lease. These may constitute a breach of Special Condition (9)(b) subject to consultation with relevant departments at the implementation stage. Furthermore, the First floor is proposed to be built over the red hatched black area. Whilst diagrammatic section shows that the floor-to-floor height between Ground Floor and First Floor is 5.69m, there are no section plans showing the headroom of Ground Floor as far as the red hatched black area is concerned. Thus, comments are reserved in this respect until the building plan submission stage.
- (d) Regarding the proposed voluntary surrender of a portion of the Lot along Tsat Po Street and Sam Chuk Street for road widening, although this is not a lease requirement, it is noted that portion of

^[5] NKIL 4410 is the mother lot, which is sub-divided into s.A and RP at a later stage.

the proposed surrender area fronting Tsat Po Street falls within the red hatched black area. Its implication would be further assessed at implementation stage.

- (e) Based on the comments above, if the application is approved by the Board, the applicant may need to apply to DLO/KE for a lease modification for the proposed redevelopment. However, there is no guarantee that the application shall be approved, and if approved by LandsD in the capacity of a landlord, it shall be subject to such terms and conditions, including the payment of premium and administrative fee, as may be considered appropriate by LandsD.

9.1.3 Comments of the Chief Estate Surveyor/Acquisition (CES/A), LandsD:

- (a) In respect of the proposed surrender of parts of the lots to Government for road widening purposes (“the proposed surrender”), it would be considered by LandsD on condition that :-
 - (i) the proposed surrender is supported by Transport Department (TD) and Highways Department (HyD) and they agree to take up the respective management and maintenance responsibilities of the proposed surrender area;
 - (ii) there is no adverse comment from LandsD from lease point of view;
 - (iii) there is no adverse comment from Drainage Services Department (DSD) and Water Supplies Department on the proposed surrender whereas DSD agrees to take up the drainage maintenance responsibility of the proposed surrendered area; and
 - (iv) the proposed surrender area is clear and free from structures and encumbrances.
- (b) There is no guarantee that the application for the proposed surrender, if submitted, shall be approved, and if approved by LandsD in the capacity of a landlord, it shall be subject to such terms and conditions, including the payment of administrative fee, as may be considered appropriate by LandsD.

Building Matters

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

- (a) An Authorized Person should be appointed to submit building plans to BD for approval and demonstration of full compliance with the Buildings Ordinance (BO).

- (b) The granting of bonus PR and site coverage is subject to the compliance with the conditions set out under PNAP APP-20 and/or PNAP APP-108 and to the agreement /comments from the concerned departments including but not limited to TD, HyD and LandsD.
- (c) The duplex design shall be fully justified with reference to PNAP APP-159.
- (d) Detailed comments under BO can only be provided at the building plan submission stage.
- (e) The occupation permit for the existing building was issued on 5.6.1964.

Traffic

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

- (a) Having reviewed the TIA as well as supplementary information and clarifications (**Appendices Ic, Id and Ie**), he has no objection to the planning application subject to the approval condition on the design and provision of parking facilities, loading/unloading spaces, vehicular access and internal driveway for the proposed development.
- (b) In order to provide a better level of service for pedestrians, it is TD's intention for the redevelopment in San Po Kong to be set back so that a wider footway can be provided. Noting that the whole section of Sam Chuk Street and Tsat Po Street will be set back, he considers that the proposed surrender is essential from management viewpoint.

9.1.6 Comments of the Chief Highway Engineer/Kowloon, Highway Department (CHE/K, HyD):

- (a) HyD has no objection to the application for minor relaxation of PR restriction from highways maintenance point of view.
- (b) For the proposed surrender of 1.5m wide NBA, it shall only be considered if TD considers it necessary from traffic viewpoint. Only if TD has agreed to the proposed surrender (of any width) for road widening purpose, and taken up the traffic management of the future road, the maintenance of the surrendered area, in the form of footpath (or any other type of road as required by TD) constructed to relevant standard, would be agreed to be taken up by HyD.

Environment

9.1.7 Comments of the Director of Environment Protection (DEP):

- (a) The applicant has submitted the SIA (Appendix D of **Appendix Ic**) as well as the air quality and noise assessments at **Appendices Id to Ig**. It is noted that TD has confirmed that

Tsat Po Street and Sam Chuk Street are local distributors and the proposed air sensitive uses would have sufficient set back from the local distributor roads (>5m) and the applicant has also confirmed that no chimney is observed within 200m from the Site and no placement of fresh air intake or air sensitive use will be allowed within 200m from the chimney, if any.

- (b) Based on the above assessment and as the environmental acceptability of air quality, noise and sewerage have been demonstrated, he has no adverse comment on the planning application.

Sewerage and Drainage Aspects

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

- (a) Having reviewed the SIA (Appendix D of **Appendix Ic**) and supplementary information and clarifications at **Appendices Id to Ig**, he has no objection to the planning application.

Urban Design, Visual and Landscape Aspects

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

It is noted that the proposed development with a BH of 91.44mPD complies with the BHR of 120mPD and may not be incompatible with adjacent developments with BHR of 120mPD. There is no comment from visual impact point of view.

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

- (a) The Site is located right at the centre of San Po Kong Business Area with an intended BH profile of 120mPD for development within the “OU(B)” zone. The application is for minor relaxation of the maximum PR of 12.0 by an increase of 20%. The BH of the proposed redevelopment will be at 91.44mPD which is below the BHR of 120mPD.
- (b) Given the site context, accommodation of the proposed redevelopment involving an increase in PR but with a BH lower than the BHR of 120mPD will unlikely have any adverse effects on the visual character of the townscape.
- (c) No comment on the landscape proposal.

Pedestrian Accessibility, Walkability and Streetscape

9.1.11 Comments of the Head of Energizing Kowloon East Office (Head of EKEO), DEVB:

In the context of the San Po Kong Business Area Pedestrian Environment and Traffic Improvement Feasibility Study undertaken by

this Office, the Site adjoins a major pedestrian link along Sam Chuk Street and is directly facing a planned open space on Tsat Po Street. In line with paragraph 8.6.6 of the Explanatory Statement of the OZP, opportunity should be taken to enhance the streetscape and a minimum of 1.5m-wide non-building area from the lot boundary abutting Sam Chuk Street and Tsat Po Street, and to be landscaped if feasible, should be provided.

- 9.2 The following Government departments have no objection to/no comment on the application:
- (a) Chief Engineer/Construction, Water Supplies Department;
 - (b) Commissioner of Police;
 - (c) Director of Fire Services; and
 - (d) District Officer (Wong Tai Sin), Home Affairs Department.

10. Public Comments Received During Statutory Publication Periods

The application and the FIs (**Appendices Ic and Id to Ie**) were published for public inspection on 30.11.2018, 4.1.2019, 12.2.2019 and 8.3.2019 respectively. Within the four statutory public inspection periods, one public comment was received from an individual expressing concern that the proposed 20% increase in PR is not insignificant. The commenter also considered the proposed development is more bulky at podium level and casted doubt on the applicant's claim that the proposed increase in PR could minimize the visual impact and optimize the wind capturing potential. (**Appendix II**).

11. Planning Considerations and Assessments

- 11.1 The applicant seeks planning permission for minor relaxation of PR from 12.0 to 14.4 (+20%) for redevelopment of the existing industrial building at the Site (**Plan A-1**) for permitted non-polluting industrial use (excluding industrial undertakings involving the use/storage of dangerous goods).
- 11.2 The proposal is to redevelop the existing pre-1987 IB into a 26-storey (including 2 levels of basement car park) development with a BH of 91.44mPD (which is the maximum BH permitted under the lease). The proposed use is generally in line with the planning intention of the "OU(B)" zone for general business uses, including non-polluting industrial uses. The BH complies with the BHR of 120mPD under the OZP.
- 11.3 The existing IB (with an OP issued on 5.6.1964) can be regarded as an eligible pre-1987 IB under government's new policy on revitalising IBs. DEVB gives policy support to the current application for the minor relaxation of PR by 20% with the initiative to incentivise redevelopment of old IBs to optimise utilisation of the existing industrial stock and make better use of the valuable land resources, while addressing more effectively the issues of fire safety and non-compliant uses.

- 11.4 The applicant has submitted various technical assessments including TIA, VIA, SIA and LMP in support of the Proposed Scheme. Both DEP and CE/MS, DSD have no adverse comments on the SIA. DEP also considers that the environmental acceptability of air quality, noise and sewerage have been demonstrated. C for T has no objection to the application subject to incorporation of appropriate approval condition on provision of parking facilities, loading/unloading spaces, vehicular access and internal driveway as set out in paragraph 12.2(a) below. Both CA/CMD2, ArchSD and CTP/UD&L, PlanD have no adverse comment on the application from visual impact point of view. With the demonstration of the technical feasibility of the proposed relaxation of PR by the applicant, the requirements of the new policy initiative to revitalise IBs are met.
- 11.5 Regarding the public comment mentioned in paragraph 10 above, comments of the concerned Government departments and the planning assessments above are relevant.
- 11.6 The applicant provided information on the proposed claim of bonus PR for the proposed redevelopment^[6]. Although bonus PR permitted under B(P)R 22(2) is permitted as of right under the Notes of the “OU(B)” zone, CBS/K, BD advised that granting of bonus PR is subject to compliance with the conditions set out under PNAP APP-20 and/or PNAP APP-108 and to the agreement/consents from the concerned departments including but not limited to TD, HyD and LandsD. The claim of bonus PR should be dealt with under building plan submission stage and should not be taken as approved under the subject planning application.

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, the Planning Department has no objection to the application.
- 12.2 Should the Committee decide to approve the application on the terms of the application as submitted to the Board, it is suggested that the permission shall be valid until 12.4.2023, 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 suggested for Members’ reference:

Approval condition

- (a) provision of parking facilities, loading/unloading spaces, vehicular access and internal driveway to the satisfaction of the Commissioner for Transport or of the Town Planning Board.

^[6] Proposed claim of bonus PR of 0.357 in return for the proposed surrender of the setback area for the purpose of street widening along Tsat Po Street and Sam Chuk Street to be claimed under B(P)R 22(2) subject to Building Authority’s approval.

Advisory clauses

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

12.3 There is no strong planning reason to recommend rejection of the application.

13. Decision Sought

13.1 The Committee is invited to consider the application and decide whether to grant or to 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

| | |
|------------------------------|---|
| Appendix I | Application form received on 21.11.2018 |
| Appendix Ia | Supporting Planning Statement received on 21.11.2018 |
| Appendix Ib | Replacement pages to the application form and supporting planning statement for clarification on the proposed GFA and PR received on 27.11.2018 |
| Appendix Ic | First FI vide letters received on 18.12.2018 and 21.12.2018 |
| Appendix Id | Second FI vide letters received on 30.1.2019 |
| Appendix Ie | Third FI vide letter received on 1.3.2019 |
| Appendix If | Fourth FI vide letter received on 7.3.2019 |
| Appendix Ig | Fifth FI vide letter received on 21.3.2019 |
| Appendix II | Public comment received during the statutory publication periods |
| Appendix III | Recommended advisory clauses |
| Drawings A-1 to A-15 | Proposed floor plans and diagrammatic section submitted by the applicant |
| Drawings A-16 to A-18 | Photomontages submitted by the applicant |
| Drawing A-19 | Proposed landscape master plans and greenery/landscaped area calculations submitted by the applicant |
| Plan A-1 | Location Plan on OZP |
| Plan A-2 | Site Plan |
| Plans A-3 to A-5 | Site Photos |
| Plan A-6 | Lease Plan of New Kowloon Inland Lot No. 4410 |