

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TW/505

- Applicant** : Landrich (H.K.) Limited represented by Kenneth To & Associates Limited
- Site** : Tsuen Wan Town Lot No. 128, 14-18 Ma Kok Street, Tsuen Wan
- Site Area** : 1,858.05m²
- Lease** : Tsuen Wan Town Lot (TWTL) No. 128;
(a) Held under New Grant No. TW5000 as varied by a modification letter dated 8.3.1976 with a term expiring on 30 June 2047;
(b) Restricted for industrial and/or godown purposes excluding offensive trades; and
(c) No building shall be erected on the Lot except a factory and/or a warehouse, ancillary offices and such quarters as may be required for watchman or caretakers.
- Plan** : Approved Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/33
- Zoning** : “Industrial” (“I”)
(a) Maximum plot ratio (PR) of 9.5 and maximum building height (BH) of 100 meters above Principal Datum (mPD), or the PR and height of the existing building, whichever is the greater
(b) 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 for Permitted Industrial Redevelopment

1. The Proposal

- 1.1 The applicant seeks planning permission for minor relaxation of PR restriction from 9.5 to 11.4 (i.e. +20%) for a industrial building (IB) at the Site in Tsuen Wan East Industrial Area (TWEIA), which falls within an area zoned “I” on the approved Tsuen Wan OZP No. S/TW/33 (**Plan A-1**). The proposal is for redevelopment of the existing pre-1987 8-storey IB into a 23-storey (including 2 basement levels for parking and loading/unloading (L/UL) facilities) IB with a

maximum BH of about 84.48mPD for “industrial use”. According to the Notes for the “I” zone, “Industrial Use” is a Column 1 use which is always permitted within the zone. Minor relaxation of the PR restriction may be considered by the Board on application under section 16 of the Ordinance.

- 1.2 According to the applicant, the proposed minor relaxation of PR restriction by 20% is in echo of the Chief Executive’s 2018 Policy Address to incentivise redevelopment of IBs constructed before 1987 by allowing the relaxation of the maximum permissible non-domestic PR by up to 20% for sites located outside “Residential” zones (see paragraph 3.1 below for details).
- 1.3 Floor plans and schematic sections submitted by the applicant are shown at **Drawings A-1 to A-6**. Major development parameters of the proposed scheme (**Appendix Ia**) are as follows:

Major Development Parameters	Proposed Scheme
Site Area	About 1,858.05m ²
Proposed Uses	
• Basements (B1 & B2)	Parking spaces, L/UL bays and E&M facilities
• Ground floor	Lobby, parking spaces, L/UL bays and E&M facilities
• 1/F to 20/F	Workshops
PR	11.4
Total Gross Floor Area (GFA)	Not more than 21,181.77m ²
BH (main roof)	About 84.48mPD
Maximum Site Coverage (SC)	
• Podium (below 15m)	About 98%
• Typical floors	About 58%
No. of Block	1
No. of Storeys	23
Parking Spaces and L/UL Bays	56
• Private Car	22 (Incl. 1 accessible parking space)
• Motorcycle	2
• Heavy Goods Vehicle (HGV) ^(^)	11
• Light Goods Vehicle (LGV) ^(^)	20
• Container ^(^)	1
Anticipated Year of Completion	2023

Note:

^(^) Also serve as L/UL bays.

- 1.4 In support of the application, the applicant has submitted the following documents:
- (a) Application form received on 27.2.2019 **(Appendix I)**
- (b) Supporting Planning Statement received on 27.2.2019 **(Appendix Ia)**
- (c) Further information (F.I.) vide letter received on 6.5.2019 **(Appendix Ib)**
(FII) responding to departmental comments and enclosing revised architectural drawings and technical assessments
(*accepted but not exempted from publication and recounting requirements*)

- (d) F.I. vide letter received on 19.6.2019 and 20.6.2019 (FI2) **(Appendix Ic)**
responding to departmental comments and enclosing revised architectural drawings and technical assessments
(accepted but not exempted from publication and recounting requirements)
- (e) F.I. vide letter received on 28.6.2019 (FI3) responding to **(Appendix Id)**
departmental comments and enclosing revised architectural drawings
(accepted and exempted from publication and recounting requirements)
- (f) F.I. vide letter received on 29.7.2019 (FI4) responding to **(Appendix Ie)**
departmental comments and enclosing revised architectural drawings and technical assessments
(accepted and exempted from publication and recounting requirements)
- (g) F.I. vide letter received on 9.8.2019 (FI5) with clarification **(Appendix If)**
on planning and design merits of the proposed scheme and enclosing revised architectural drawings
(accepted and exempted from publication and recounting requirements)
- (h) F.I. vide letter received on 13.8.2019 (FI6) responding to **(Appendix Ig)**
departmental comments
(accepted and 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 4 of the Supporting Planning Statement at **Appendix Ia**, Section 5 of Annex 2 at **Appendix Ib** and **Appendix Ie** and summarized as follows:

In line with Government's Policies for Revitalising IBs

- (a) The existing IB at the Site was developed in 1977 and 1980 in two phases. The proposed minor relaxation of PR restriction of the Site by 20% is in line with the 2018 Policy Address to optimize the use of vacant or underutilized IBs in a better way and provide more floor area through the introduction of IBs revitalization policy to meet Hong Kong's changing economic and social needs.

In Support of the Recommendations in the "Report on 2014 Area Assessments of Industrial Land in the Territory"

- (b) It was the recommendation of the Area Assessments 2014 to retain the TWEIA as "T". There are also new development/redevelopment projects for industrial use in the Industrial Area. The proposed redevelopment echoes with the recommendations in "Report on 2014 Area Assessments of Industrial Land in the Territory" to ensure an adequate supply of industrial floor space in the area and provide employment for the labour force in Tsuen Wan New Town.

Continuing to Meet the Prevailing Planning Intention

- (c) The proposed redevelopment would conform with the prevailing planning intention of “I” zone. The proposed relaxation of PR restriction could help provide additional industrial floor.

Relaxation Sought is Minor and Acceptable

- (d) Minor relaxation of PR restriction by 20% is sought without the need to change the permitted maximum BH. To help reduce the building bulk and minimise the potential visual impacts resulting from the proposed IB while accommodating an additional 20% PR and GFA at the Site, the actual BH of the proposed development has been reduced as far as practicable with underground car parking spaces provided. As the proposed BH of the proposed IB is well below the maximum BH of 100mPD as stipulated on the OZP, the relaxation of PR being sought is considered minor in nature and deemed acceptable. The proposed redevelopment will be in harmony with the surrounding development context.

Contribute to the Development of TWEIA

- (e) The proposed redevelopment of the dilapidated IB at the Site could improve the urban environment and help upgrade TWEIA. New provision of industrial floor space with modern specifications in fire safety and technology could expedite the transformation of this old industrial area. The proposed redevelopment will create synergy and collective benefits with the surrounding industrial land use, while the industrial characteristics of the existing ambience in the precinct remain unchanged.

No Adverse Sewerage Impact

- (f) Although the existing sewers along Tsuen Yip Street have insufficient capacity to cater for the sewage generation from the proposed redevelopment and other existing/planned developments nearby, new sewers of 375mm diameter and manhole are proposed to divert partial sewage generated from the existing and future development at the Site. No adverse sewerage impact will be anticipated.

No Adverse Traffic Impact

- (g) The provision of internal transport facilities including parking and L/UL facilities are equivalent to the high-end requirement under the Hong Kong Planning Standards and Guidelines (HKPSG). The submitted Traffic Impact Assessment has demonstrated that the traffic impact induced by the additional traffic generated by the proposed redevelopment would not cause adverse traffic impact to the surrounding road network.

Planning Merits for the Proposed Redevelopment

- (h) To enhance light penetration to the street area, “no podium” design would be adopted such that there is setback for the tower portion atop of the ground floor portion.
- (i) For improvement of pedestrian environment at Ma Kok Street, there would be a 7.5m setback from the centreline of Ma Kok Street (approximately 1m setback from the lot boundary)
- (j) In order to improve the visual quality of the streetscape, it is proposed to provide

about 20% of total site area for greenery at G/F and 1/F flat roof, i.e. all less than 15m high above street level;

- (k) For further improvement to the streetscape and street walking environment to be enjoyed by the general public, it is proposed to provide vertical greening of not less than 40m² at ground floor facing Ma Kok Street;
- (l) The Applicant does not intend to claim GFA concessions through complying with the Sustainable Building Design Guidelines (SBDG) under PNAP APP-152, thus no extra GFA would be added to the building bulk. Nevertheless, the Applicant has made reference to some of the elements suggested under the SBDG, such as greenery provision, upper level setback, etc. It is believed all the above proposed measures would further improve the streetscape and walking environment of the adjoining streets, compared to the current status of the existing building at the Site.

3. Background

Policy Initiatives of Revitalisation of IBs

3.1 As set out in 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 1987¹, 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 "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 Building (Planning) Regulation (B(P)R)². 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.

3.2 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.

4. 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.

¹ 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.

² 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.

5. Previous Application

There is no previous application for minor relaxation of PR at the Site.

6. Similar Applications

There is no similar application for minor relaxation of PR by 20% within the “I” zone in Tsuen Wan area.

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

7.1 The Site is:

- (a) occupied by a 8-storey IB, namely Possehl Building, which was built in two phases completed in 1977 and 1980 respectively;
- (b) bounded by Ma Kok Street to its north, Tsuen Yip Street to its east and south, and adjoining an existing IB to its west, namely Sun Fung Industrial Building (Plan A-2); and
- (c) at about 600m east of MTR Tsuen Wan West Station and is well served by various modes of public transport including bus, public light bus and taxi (Plan A-1).

7.2 The surrounding areas have the following characteristics (Plans A-2 to A-4):

- (a) the neighbouring buildings along Ma Kok Street and Tsuen Yip Street are mainly industrial or industrial-office buildings in TWEIA under active operation; and
- (b) to its northwest across Ma Kok Street is former Ma Kok Street Cooked Food Hawker Bazaar. The cooked food hawker bazaar had been vacated and was sold on 30.1.2018 for industrial purpose. Building plans for industrial development was approved on 30.10.2018. The site is now under construction.

8. Planning Intention

8.1 The planning intention of the “I” zone is primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries and office related to industrial use are also always permitted in this zone.

8.2 As stated in the Explanatory Statement (ES) of the OZP, provision of industrial land in Tsuen Wan has been made in conjunction with the industrial land planned for Kwai Chung and Tsing Yi to ensure that sufficient land is set aside for industrial developments to provide employment for the labour force in Tsuen Wan New Town.

9. Comments from Relevant Government Departments

9.1 The following Government bureaux/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 (SDEV), Development Bureau (DEVB):

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, relaxation of the maximum permissible non-domestic PR by up to 20% is allowed under the new revitalisation scheme for IBs for redevelopment projects of pre-1987 IBs located outside "Residential" zones in Main Urban Areas and New Towns. In this light, he supports the application in principle if it satisfies all relevant conditions or criteria (see details in paragraph 3.1 above).

Land Administration

9.1.2 Comments of the District Lands Officer/Tsuen Wan and Kwai Tsing, Lands Department (DLO/TW&KT, LandsD):

- (a) TWTL 128 ("the Lot") is governed by New Grant No. 5000 as varied by a modification letter dated 8.3.1976 (collectively "the NG") with a term expiring on 30 June 2047. The Lot, with a registered site area of 20,000ft² (i.e. about 1,858.05m²), is restricted to general industrial and/or godown purposes excluding offensive trade. No building shall be erected on the Lot except a factory and/or a warehouse, ancillary offices and such quarters as may be required for watchman or caretakers.
- (b) As per S.C. (11) of the NG, space shall be provided within the Lot to the satisfaction of the Director for the parking, L/UL of vehicles at the rate of not less than 1 vehicle for each 10,000ft² or part thereof of GFA, excluding any floor area to be used for parking, L/UL or not less than 1 vehicle for each 5,000ft² or part thereof of the site area, whichever the rate provides greater amount of such space. One half of the said space shall be used for the parking of private cars and light vans and the remaining half for parking, L/UL of lorries, where the space provided for lorries, 2/3 shall be used for parking and 1/3 for simultaneous L/UL. A layout plan indicating the parking, L/UL spaces shall be registered by memorial in the DLO under S.C. (12) of the NG.
- (c) There is no PR, GFA or BH restrictions under the NG.
- (d) Noting from the Architectural Drawings at Appendix 2 of the

Supporting Planning Statement (**Appendix Ia**), the proposed industrial development would comprise only workshops, assumed to be conventional industrial workshop, he has no comment to the subject application from land administration point of view.

- (e) However, if the proposed industrial development comprises of “modern industrial uses” other than conventional “industrial/godown uses”, such uses would contravene the lease restriction. If planning approval is given, the applicant will need to apply to the LandsD for a lease modification for the above proposal in such situation. The proposal will only be considered upon receipt of a formal application from the owner of the Lot. There is no guarantee that the application, if received by the LandsD, will be approved and he reserves his comment on such. The application will be considered by the LandsD acting in the capacity as the landlord at its sole discretion. In the event that the application is approved, it would be subject to such terms and conditions as the Government shall deem fit to do so, including, among others, charging of premium and administrative fee.
- (f) Attention of the applicant is drawn to Lands Administration Office, Practice Note No. 2/2019 available on LandsD’s website.

9.1.3 Comments of the Chief Estate Surveyor/Development Control, LandsD:

To be qualified for the measure on relaxation of the maximum permissible non-domestic PR by 20% for redevelopment project, the building has to be pre-1987 IBs located outside “Residential” zones in Main Urban Areas and New Towns and subject to the maximum non-domestic PR allowed under the B(P)R. Pre-1987 IBs refer to those wholly or partly constructed on or before 1.3.1987 or those constructed with building plans first submitted to Building Authority for approval on or before 1.3.1987. It is noted that the date of Occupation Permit (OP) for the buildings on site were 19.5.1977 and 22.2.1980 respectively.

Building Matters

9.1.4 Comments of the Chief Building Surveyor/NTW, Buildings Department (CBS/NTW, BD):

- (a) Presumably the site abuts on a specified street, Ma Kok Street and Tsuen Yip Street of not less than 4.5m wide, and as such, the development intensity shall not exceed the permissible as stipulated under the First Schedule of the B(P)R.
- (b) The applicant is advised to appoint an Authorized Person/Registered Structural Engineer/Registered Geotechnical Engineer and submit the required plans to the Building Authority for approval in accordance with the Buildings Ordinance (BO). His position under the BO is hereby reserved.

- (c) Regarding the proposed changes, fundamental issues of building plans listed in Appendix A of PNAP ADM-19 may be re-assessed completely.
- (d) The sustainable building design requirements and pre-requisites under PNAP APP-151 & 152 would be applicable to the proposed conversion if GFA concessions are claimed for any green/amenity features and/or non-mandatory/non-essential plant rooms.
- (e) In order to deter the misuse of IBs for residential uses at building design stage, building design measures under PNAP APP-159 would be applicable in processing new proposals for IBs.
- (f) Detailed comments will be given at the building plan submission stage.

Traffic

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

- (a) As demonstrated in the TIA submitted by the applicant, the proposed redevelopment would not cause significant traffic impact to the local road network, including Ma Kok Street. In addition, the proposed provision of car parking spaces and loading/unloading facilities meets the high-end requirements of HKPSG. He has no adverse comment on the application.
- (b) Should the application be approved, the following approval condition is recommended to be incorporated:

the design and provision of parking facilities, loading/uploading spaces, vehicular access and internal driveway for the proposed redevelopment to the satisfaction of the C for T or of the Board.

Fire Safety

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

He has no objection in principle to the application subject to fire services installations and water supplies for firefighting being provided to the satisfaction of his department. Detailed fire services requirements will be formulated upon receipt of formal submission of general building plans. In addition, the arrangement of Emergency Vehicular Access shall comply with Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 which is administered by the BD.

Environment and Drainage

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

- (a) He has no objection to the application.
- (b) Should the application be approved, the following condition should be imposed:

submission of a revised Sewerage Impact Assessment for the proposed development to the satisfaction of the Director of Environmental Protection or of the Town Planning Board.

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

- (a) The Sewerage Impact Assessment for the application needs to meet the full satisfaction of Environmental Protection Department which is the planning authority of sewerage infrastructure.
- (b) Should the application be approved, the following condition should be imposed:

implementation of the local 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.

Urban Design and Visual

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

- (a) The Site is located within TWEIA. The proposed development involves an increase in PR, while the proposed BH of 84.48mPD (at main roof level) is actually lower than what is permitted under the OZP (i.e. 100mPD). Given the context, accommodation of the proposed building involving the proposed PR will unlikely cause any adverse effect on the visual character of this industrial neighbourhood.
- (b) In response to her suggestion about ground coverage reduction, the applicant indicates that the G/F footprint is to accommodate the L/UL bays for heavy goods vehicles and a container vehicle as required under the HKPSG, and they do not intend to claim GFA concessions by complying with the SBDG under PNAP APP-152. Notwithstanding, the applicant has proposed to provide a setback at the G/F portion along the façade facing Ma Kok Street, which forms a 7.5m setback from the centerline of the street, to further improve the walking environment.

- (c) In addition to the 20% greening coverage to be provided on G/F and 1/F of the proposed new industrial building, the applicant has further committed to provide vertical greening of not less than 40m² at G/F facing Ma Kok Street.
- (d) With incorporation of the proposed setback fronting Ma Kok Street and the greening features, the proposed redevelopment may bring some improvements to the pedestrian environment.

9.2 The following Government departments have no objection to/no comment on the application:

- (a) Chief Engineer/Construction, Water Supplies Department;
- (b) Chief Highway Engineer/NT West, Highways Department;
- (c) Commissioner of Police;
- (d) Project Manager (West), Civil Engineering and Development Department;
- (e) Director-General of Trade and Industry;
- (f) Chief Architect/Central Management Division 2, Architectural Services Department; and
- (g) District Officer (Tsuen Wan), Home Affairs Department.

10. Public Comments Received During Statutory Publication Period

The application and FIs were published for public inspection on 5.3.2019, 17.5.2019 and 28.6.2019. During the first three weeks of the statutory public inspection periods, one comment was submitted by Incorporated Owners of an adjoining IB, i.e. Sun Fung Industrial Buildings (**Appendix II**). They strongly object to the application on the ground that there has long been severe traffic jam in Ma Kok Street which is the main road serving the existing IBs in the area. The proposed redevelopment with 52 parking spaces would aggravate the current traffic condition.

11. Planning Considerations and Assessments

11.1 The application is for minor relaxation of PR restriction from 9.5 to 11.4 (by 20%) for proposed redevelopment of existing 8-storey IB at the Site into a 23-storey IB for permitted industrial uses. The proposed redevelopment is generally in line with the planning intention of the “I” zone in TWEIA, which is primarily for general industrial use, and the proposed BH of about 85mPD complies with the BHR of 100mPD under the OZP.

11.2 The existing IB with OP issued on 19.5.1977 and 22.2.1980 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.

- 11.3 The proposed minor relaxation of PR from 9.5 to 11.4 (i.e. +20%) 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. To support the application, the Traffic Impact Assessment submitted (**Appendices Ib and Ic**) demonstrates that the proposed development will not cause adverse traffic impact to the surrounding areas. In this regard, C for T has no in-principle objection to the application subject to the imposition of an approval condition as set out in paragraph 12.2(a) below. DEP and CE/MS, DSD's concerns on submission on Sewerage Impact Assessments and implementation of local sewerage upgrading/sewerage connection works can be addressed by the imposition of suitable approval conditions in paragraphs 12.2(c) and (d) below respectively. Other relevant Government departments including D of FS have no adverse comments on the application, subject to incorporation of appropriate approval condition on fire safety aspect in paragraph 12.2(b) below.
- 11.4 While the Applicant does not intend to claim GFA concessions through complying with the Sustainable Building Design Guidelines (SBDG) under PNAP APP-152, it has made reference to some of the elements suggested under the SBDG to improve streetscape and the pedestrian walking environment. In this regard,, the applicant has proposed to provide a setback at the G/F portion along the façade facing Ma Kok Street, which forms a 7.5m setback from the centreline of the street, to improve the walking environment. Besides, the proposed redevelopment has incorporated greenery provisions on G/F and 1/F flat roof (i.e. all less than 15m high above street level) with an area about 20% of total site area, and vertical greening of not less than 40m² at G/F facing Ma Kok Street on top of the 20% greenery to further enhance the streetscape and pedestrian walking environment. With incorporation of the proposed setback fronting Ma Kok Street and the greening features, CTP/UD&L, PlanD considers that the proposed redevelopment may bring some improvements to the pedestrian environment.
- 11.5 Regarding the public comments on traffic concerns, the planning assessments above and C for T's comments in paragraph 9.1.5 above are relevant.

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 16.8.2023, 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 conditions of approval and advisory clauses are suggested for Members' reference:

Approval conditions

- (a) the design and provision of parking facilities, loading/unloading spaces, vehicular access and internal driveway for the proposed redevelopment to the

satisfaction of the Commissioner for Transport or of the Town Planning Board;

- (b) provision of fire services installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the Town Planning Board;
- (c) submission of revised Sewerage Impact Assessment for the proposed development to the satisfaction of the Director of Environmental Protection or of the Town Planning Board; and
- (d) implementation of the local sewerage upgrading/sewerage connection works identified in the Sewerage Impact Assessment for the proposed development in condition (c) above 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 III**.

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

- (a) the applicant fails to demonstrate that there are sufficient planning and design merits to justify the proposed minor relaxation of plot ratio restriction; and
- (b) the approval of the application would set an undesirable precedent for similar applications for minor relaxation of plot ratio restriction in the area, the cumulative effects of approving similar applications would have adverse impact on the area.

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
Appendix Ia
Appendix Ib

Application form received on 27.2.2019
Supporting Planning Statement received on 27.2.2019
FI1 vide letter received on 6.5.2019

Appendix Ic	FI2 vide letter received on 19.6.2019 and 20.6.2019
Appendix Id	FI3 vide letter received on 28.6.2019
Appendix Ie	FI4 vide letter received on 29.7.2019
Appendix If	FI5 vide letter received on 9.8.2019
Appendix Ig	FI6 vide letter received on 13.8.2019
Appendix II	Public comments received during the statutory publication periods
Appendix III	Recommended advisory clauses
Drawings A-1 to A-6	Proposed floor plans, diagrammatic section and greenery diagram
Plans A-1 and A-2	Location plan and Site Plan
Plans A-3 and A-4	Site photos

**PLANNING DEPARTMENT
AUGUST 2019**