

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K3/582

<u>Applicant</u>	Noble Energy Limited represented by Vision Planning Consultants Limited
<u>Site</u>	107-111 (Odd Numbers Only) Tung Chau Street, Tai Kok Tsui, Kowloon
<u>Site Area</u>	386.5m ² (about)
<u>Lease</u>	Kowloon Inland Lot (KIL) 7779 (a) restricted to industrial purposes excluding offensive trades; and (b) a right-of-way over the rear portion of the Lot is reserved for Government and the lessees of neighbouring lots. No building shall encroach upon the said right-of-way.
<u>Plan</u>	Approved Mong Kok Outline Zoning Plan (OZP) No. S/K3/32 (currently in force) Draft Mong Kok OZP No. S/K3/31 (in force at the time of submission. The zoning and development restrictions for the site remain unchanged on the current OZP)
<u>Zoning</u>	“Other Specified Uses” annotated “Business” (“OU(B)”) (a) a maximum plot ratio (PR) of 12.0 and a maximum building height (BH) of 110mPD, or the PR/height of the existing building, whichever is the greater; (b) a minimum setback of 3m from the lot boundary above 15m measured from mean street level abutting Maple Street shall be provided; and (c) minor relaxation of the PR/BH restrictions may be considered by the Town Planning Board (the Board) on application based on the individual merits of development proposal.
<u>Application</u>	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 12.0 to 14.4 (i.e. 2.4 or +20%) for a proposed industrial building (IB) at 107-111 (Odd Numbers Only) Tung Chau Street, Tai Kok Tsui, Kowloon (the Site) which falls within an area zoned “OU(B)” on the approved Mong Kok OZP No. S/K3/32

(Plan A-1). The proposal is to facilitate the redevelopment of a 14-storey IB constructed before 1987 (pre-1987 IB¹) into a 26-storey IB (including one basement level) for ‘non-polluting industrial use (excluding industrial undertakings involving the use/storage of Dangerous Goods)’. According to the Notes of the OZP for “OU(B)” zone, under Schedule II for industrial or industrial-office buildings, the proposed use is a Column 1 use which is always permitted. Minor relaxation of the PR restriction may be considered by the Board under section 16 of the Town Planning Ordinance (the Ordinance).

- 1.2 The Site abuts Tung Chau Street and Maple Street to its northeast and northwest respectively (**Plan A-2**). The existing IB is currently vacant with its demolition consent issued by the Building Authority (BA) in November 2019. The proposed development will incorporate a setback of 3m from the lot boundary above 15m measured from mean street level abutting Maple Street in accordance with the OZP requirement. A full-height setback of 1.59m from the lot boundary abutting Tung Chau Street is also proposed by the applicant (**Drawings A-2 to A-7**). The main entrance will be located on the G/F facing Tung Chau Street while the vehicular access will be via Maple Street (**Drawing A-2**).
- 1.3 According to the applicant, the proposed scheme will incorporate a landscaped area of 11m² at the setback on G/F and a sky garden of 189m² with edge planters on 3/F (**Drawings A-2 and A-5**). Vertical greening features will also be provided on the podium levels. The proposed landscape features would enhance the streetscape of the area (**Drawings A-8 and A-9**). The proposed scheme will achieve a greening ratio of about 33.4% (about 129m²) with greening on G/F (about 11m²) and 3/F (about 48m²) as well as vertical greening (about 70m²).
- 1.4 Relevant floor/section plans and renderings of the proposed scheme submitted by the applicant are shown at **Drawings A-1 to A-9**. Major development parameters of the proposed scheme are as follows:

Development Parameters	Proposed Scheme
Site Area	About 386.5m ²
Plot Ratio	14.4
Gross Floor Area (Non-domestic)	Not more than 5,565.6m ²
Site Coverage	
• Not exceeding 15m	Not more than 85%
• Over 15m	Not more than 65%
No. of Block	1
No. of Storeys	26 (including one basement level)
Building Height (at main roof level)	110mPD
Proposed Uses	Workshops (for non-polluting Industrial use), Sky Garden, Car Parking and Loading/Unloading Area
Greenery	About 129m ² (33.4%)
Parking Spaces and Loading/Unloading (L/UL) Bays	
• Private Cars	8 (including 1 for disabled persons)
• Motorcycles	2

¹ The Occupation Permit for the subject IB was issued on 7.7.1982.

Development Parameters	Proposed Scheme
● L/UL Bays (Light Goods Vehicles)	3
Building Setbacks	
● Maple Street	a setback of 3m from the lot boundary above 15m measured from mean street level
● Tung Chau Street	a full-height setback of 1.59m from the lot boundary ²
Anticipated Year of Completion	2023

- 1.5 In support of the application, the applicant has submitted the following documents:
- Application form, Applicant's letter, supplementary **(Appendix I)** Planning Statement with a Traffic Impact Assessment (TIA) received on 16.7.2019
 - Further information (FI) received on 15.10.2019 providing **(Appendix Ia)** responses to departmental comments and revised TIA[#]
 - FI received 23.10.2019 providing clarification on the **(Appendix Ib)** proposed use[#]
 - FI received on 20.12.2019 providing responses to **(Appendix Ic)** departmental comments and revised TIA[#]
 - FI received on 14.1.2020 providing responses to **(Appendix Id)** departmental comments*
 - FI received on 23.1.2020 providing responses to **(Appendix Ie)** departmental comments*

Remarks:

[#] *accepted but not exempted from publication and recounting requirement*

* *accepted and exempted from publication and recounting requirement*

- 1.6 The application was received on 16.7.2019. At the request of Planning Department (PlanD), the Metro Planning Committee (the Committee) of the Board agreed on 6.9.2019 to defer making a decision on the application pending the Chief Executive in Council's consideration of the draft Mong Kok OZP. With the gazette of the approved Mong Kok OZP No. S/K3/32 on 18.10.2019 and the FI received on 15.10.2019 and 23.10.2019, the application was originally scheduled for consideration by the Committee on 13.12.2019.
- 1.7 Subsequently, as requested by the applicant, the Committee agreed to defer making a decision on the application for two months on 13.12.2019 in order to allow sufficient time for preparation of FI to address departmental comments received. With the FI received on 20.12.2019, 14.1.2020 and 23.1.2020, the application was thus scheduled for consideration by the Committee on 7.2.2020. In light of the special work arrangement for government departments due to the novel coronavirus infection, the meeting originally scheduled for 7.2.2020 for consideration of the application has been rescheduled, and the Committee has agreed to adjourn consideration of the application. The application is now scheduled for consideration by the Committee at this meeting.

² According to the applicant, bonus PR under Building (Planning) Regulations 22 will not be claimed.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application as set out in **Appendices I, Ia, Ic and Ie** are summarised as follows:

In Line with Government Policy

- (a) The proposed minor relaxation of PR restriction by 20% is in line with the 2018 Policy Address to optimise the utilisation of existing building stock so as to make better use of the valuable land resources, and to address more effectively the issues of fire safety and non-compliant uses.

Conforming to Planning Intention and Compliance with Setback Requirement of the OZP

- (b) The proposed development conforms to the planning intention of the “OU(B)” zone and the BH restriction imposed on the Site. Besides, a setback of 3m from the lot boundary above 15m measured from the mean street level abutting Maple Street has been incorporated into the proposed development in compliance with the OZP requirement.

Planning and Design Merits of the Proposed Development

- (c) While there is a lack of design flexibility for the podium of the proposed development due to the small size and configuration of the Site and the need to provide internal transport/E&M facilities, a setback of 3m from the lot boundary above 15m measured from the mean street level abutting Maple Street and a full-height setback of 1.59m from the lot boundary abutting Tung Chau Street have been incorporated into the proposed development (**Drawings A-2 to A-9**). Various landscape treatments, including planting area, vertical greening features and sky garden, have been proposed to enhance the streetscape of the area and improve the visual amenity of the proposed development (**Drawings A-8 and A-9**). Sufficient maintenance space for the proposed vertical greening will also be provided. Besides, the proposed development has taken into account the requirements as set out in the Sustainable Building Design Guidelines (SBDG) in terms of building setbacks, building separation and greenery. Green building design elements, including BEAM Plus and the Building Energy Code under the latest Building Energy Efficiency Ordinance, will also be incorporated at the detailed design stage. In this regard, the proposed development will fulfil better environmental performance and comfort requirements for its users while minimising impact on the surrounding environment.

No Adverse Traffic Impact

- (d) The revised TIA has demonstrated that the proposed development will not result in any significant adverse traffic impact on the local road network. All the surveyed key junctions will have sufficient capacity to accommodate additional traffic generated by the proposed development.

Good and Positive Case

- (e) Similar to other cases, the application represents a positive and pro-active response to achieve the Government's policy objective to revitalise existing IBs constructed before 1987 for the benefits of the whole community.

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 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 IBs is announced. To encourage owners to redevelop IBs constructed before 1987³, 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)⁴. 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 for minor relaxation of PR restriction at the Site.

6. Similar Applications

6.1 Since March 2019, the Committee has considered a total of 17 applications for minor relaxation of PR and/or BH in the Metro Area relating to the Policy. There is no similar application in the Mong Kok area. Out of the 17 similar applications, 16 applications were approved with conditions and one was rejected (No. A/K14/764)

³ 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.

⁴ 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.

mainly on the ground that there was insufficient planning and design merits to support the proposed minor relaxation of BH restriction (see **Appendix II** for details). 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 Two similar applications, i.e. Application No. A/KC/463 in Kwai Chung for minor relaxation of PR restriction and Application No. A/K13/313 in Kowloon Bay for minor relaxation of PR and BH restrictions, are scheduled for consideration at the same meeting.

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

7.1 The Site is:

- (a) occupied by a 14-storey IB (Tak Lee Building) with Occupation Permit issued by BA on 7.7.1982. The existing IB is currently vacant with its demolition consent issued by the BA in November 2019;
- (b) bounded by Maple Street to its northwest, Tung Chau Street to its northeast and other IBs and commercial developments to its south and southwest (**Plan A-2**); and
- (c) located at about 500m west of MTR Prince Edward Station and is well served by various modes of public transport including buses and public light buses (**Plans A-1 and A-4**).

7.2 The surrounding areas have the following characteristics (**Plan A-2**):

- (a) the adjoining site to its southeast is under construction for a hotel development;
- (b) the surrounding buildings along Tung Chau Street and Bedford Road are mainly industrial or industrial-office buildings under active operation; and
- (c) to its northeast across Tung Chau Street and the West Kowloon Corridor is the Sycamore Playground and to its further southwest across Bedford Road is the Kowloon Funeral Parlour.

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 industrial-office buildings.

- 8.2 It is stated in the Notes of the OZP that a minimum setback of 3m from the lot boundary above 15m measured from mean street level abutting Maple Street shall be provided. According to the Explanatory Statement of the OZP, the setback requirement is imposed to improve air penetration and visual permeability upon redevelopment for the sites abutting Maple Street between Tung Chau Street and Larch Street, except at Kowloon Funeral Parlour and Maple Street Substation.

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, Development Bureau (SDEV, DEVB):

- (a) It is the 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. In this light, he generally welcomes more of such redevelopment projects applying for relaxation of PR restriction if they satisfy all relevant conditions or criteria (see details in paragraph 4.1 above).
- (b) It is noted that the applicant considers that the redevelopment project would meet the planning intention of that "OU(B)" zone. In this context, the redevelopment project would appear to bring greater benefits in the longer term if it allows flexibly a mix of different uses including both non-polluting industrial and commercial ones. There are some industrial-office building developments in the surrounding area with good connectivity to transport infrastructure.
- (c) The proposed development (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. He is willing to provide policy support to the application.

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 is situated on KIL 7779 (the Lot) which is held under a Government lease for a term of 75 years commencing from 18.4.1955 and renewable for a further term of 75 years, which restricts the Lot to

industrial purposes except offensive trades. A right-of-way over the rear portion of the Lot is reserved for Government and the lessees of neighbouring lots. The applicant should ensure that no part of the proposed development would encroach upon the said right-of-way.

- (c) 'Non-polluting industrial use' in planning terms covered various uses including those related to 'information technology and design industries' as mentioned in the applicant's submission will constitute uses in breach of the lease conditions. The applicant needs to apply to LandsD for a lease modification for any uses in the proposed development contravening the user restriction of the Lot. Upon receipt of the lease modification application to implement the proposed development (if approved by the Board), LandsD will impose such appropriate terms and conditions, including user restriction, payment of full premium and administration fee. Such application will be considered by LandsD acting in the capacity as landlord at its sole discretion. There is no guarantee that the application will be approved by LandsD.
- (d) Under the 2018 IB revitalisation measure for redevelopment, the lease modification letter/conditions of land exchange shall be executed within three years from the date of Board's approval letter.

Traffic

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

- (a) No comment on the application and the revised TIA, including the provision of parking spaces as well as loading/unloading facilities within the proposed development, which demonstrates that the nearby roads and junctions would be capable to handle the traffic generated from the redevelopment at three years after completion with no significant impact.
- (b) The applicant should be reminded that C for T has the rights to impose, alter or cancel any car parking loading/unloading facilities and/or any no-stopping restrictions, on all local roads to cope with changing traffic conditions and needs. The frontage road space would not be reserved for any exclusive uses of the subject development.
- (c) Should the application be approved, it is recommended to impose an approval condition on the design and provision of parking facilities and loading/unloading spaces for the proposed development.

Environment

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

- (a) No objection to the application from environmental perspective.
- (b) Based on the information provided by the applicant, insurmountable

environmental impacts associated with the proposed development is not anticipated.

- (c) Notwithstanding the above, should the application be approved, it is recommended to impose the following approval conditions:
- (i) the submission of a Sewerage Impact Assessment (SIA) for the proposed development to the satisfaction of the DEP or of the Board; and
 - (ii) the implementation of the local sewerage upgrading/sewerage connections works identified in the SIA for the proposed development in condition (i) above to the satisfaction of the Director of Drainage Services or of the Board.

Urban Design and Visual

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

Urban Design and Visual Impact

- (a) The Site, being located at the corner of Maple Street and Tung Chau Street, is surrounded by commercial/industrial use. The proposed minor relaxation of PR restriction does not involve additional BH beyond what is permitted in the OZP. As such, the proposed development would unlikely induce any significant visual impact to the surrounding.
- (b) The required building setback of 3m from the lot boundary above 15m measured from the mean street level abutting Maple Street (as required under the Remarks of the “OU(B)” zone) will help to create a visual distinction between the building’s low zone and upper zone, reduce the perceived mass of the building and promote a more pedestrian scale environment. Moreover, the applicant proposes a 1.59m-wide setback with landscape treatments on the ground level fronting Tung Chau Street to enhance the streetscape/pedestrian environment. The proposed sky garden on the low zone (i.e. 3/F podium deck) has an area of 189m², of which 48m² will be allocated for edge greenery along the two street frontages. Vertical greening is also proposed on the podium façade along Tung Chau Street. The above design measures represent the applicant’s efforts in improving the building design for a relatively small site.

Landscape

- (d) The Site is situated in an area dominated by residential and industrial buildings. It is currently occupied by an IB without any vegetation within its boundary. The proposed minor relaxation of PR restriction is considered not incompatible with the surrounding urban landscape character and adverse landscape impact is not anticipated. Thus, there is no objection to the application from landscape planning point of view.

- (e) In view of the limited space of the Site, the applicant has demonstrated efforts to provide various landscape treatments to enhance the landscape quality of the proposed development.
- (f) If proprietary vertical greening system is proposed, the applicant is reminded to take into consideration the long-term commitment to provide proper maintenance for healthy and sustainable plant growth.

Building Matters

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

- (a) No in-principle objection to the application.
- (b) Detailed comments under the Buildings Ordinance, in particular the proposed site coverage calculation according to the Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-132, will be given at the building plan submission stage.

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

- (a) Director of Electrical and Mechanical Services;
- (b) Director of Fire Services (D of FS);
- (c) Chief Highway Engineer/Kowloon, Highways Department
- (d) Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD);
- (e) Chief Engineer/Construction, Water Supplies Department;
- (f) Chief Architects/Central Management Division 2, Architectural Services Department;
- (g) Commissioner for Police; and
- (h) District Officer (Yau Tsim Mong), Home Affairs Department.

10. Public Comments Received During Statutory Publication Periods

During the statutory public inspection periods, three public comments submitted by the same individual were received (**Appendix III**). The commenter raises concerns that approving the application without strong justifications and planning merits, including the adoption of a green and sustainable design, will set an undesirable precedent.

11. Planning Considerations and Assessments

Planning Intention

- 11.1 The application is for minor relaxation of PR restriction from 12.0 to 14.4 (by 20%) for the proposed redevelopment at the Site, which falls within an area zoned "OU(B)", into a 26-storey IB development (including one basement level) 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 110mPD complies with the BH restriction under the OZP (**Drawing A-7**).

- 11.2 As stated in the Notes of the OZP for “OU(B)” zone, a minimum setback of 3m from the lot boundary above 15m measured from mean street level abutting Maple Street shall be provided. The proposed development has incorporated such setback accordingly, which complies with the setback requirement under the OZP (**Drawings A-5 to A-7**).

Policy Aspect

- 11.3 The existing IB at the Site with an OP issued on 7.7.1982 can be regarded as an eligible pre-1987 IB under Government’s new policy on revitalising IBs. SDEV is willing to provide policy support to the application, with the initiative to incentivise redevelopment of old IBs to optimise utilisation of the existing industrial building stock and make better use of the valuable land resources, while addressing more effectively the issues of fire safety and non-compliant uses.

Technical Aspects

- 11.4 The proposed minor relaxation of PR 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 revised TIA submitted demonstrates that the proposed development will not cause significant adverse traffic impact to the surrounding areas. C for T has no objection to the application subject to the incorporation of an approval condition as set out in paragraph 12.2 (a) below. DEP’s concern on sewerage aspect can be addressed by imposition of approval conditions in paragraphs 12.2 (b) and (c) below. Other relevant government departments consulted including FSD and DSD have no objection to/no adverse comment on the application.

Planning and Design Merits

- 11.5 Apart from the provision of the required setback along Maple Street as stipulated on the OZP, a 1.59m-wide full-height setback fronting Tung Chau Street will also be provided as proposed by the applicant (**Drawings A-2 to A-9**). Besides, the proposed development will incorporate a landscaped area at the setback on G/F abutting Tung Chau Street and a sky garden with edge planters on 3/F. Vertical greening features will also be provided on the podium levels (**Drawings A-5, A-8 and A-9**). In this regard, a greening ratio of about 33.4% will be achieved. CTP/UD&L, PlanD considers that the proposed setbacks and landscape features would help create a visual distinction between different levels of the proposed development, reduce the perceived mass of the building, and enhance the streetscape and pedestrian environment. These design measures also represent the applicant’s efforts in improving the building design of the proposed scheme in such a relatively small site.

- 11.6 On the sustainability building design aspect, the proposed development has taken into account the relevant requirements as set out in the SBDG in terms of building setbacks and greenery. Besides, the applicant has demonstrated effort in building design improvement by introducing greenery provisions as outlined in paragraph 11.5 above. Regarding the green building design, the applicant indicates that other relevant building design requirement/guidelines, including BEAM Plus certification, will be followed to fulfil better environmental performance and comfort requirements for its users while minimising impact on the surrounding environment. Detailed proposed measures on green building design could be considered at the detailed building design stage upon building plan submission.

Public Comments

- 11.7 Regarding the public concerns on the lack of justifications and planning merits for the proposed development, the planning assessments above and the departmental comments in paragraph 9 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, it is suggested that the permission shall be valid until 17.3.2024, 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 also suggested for Members' reference:

Approval Conditions

- (a) the design and provision of parking facilities and loading/unloading spaces for the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (b) the submission of a Sewerage Impact Assessment to the satisfaction of the Director of Environmental Protection or of the Town Planning Board; and
- (c) the implementation of the local sewerage upgrading/sewerage connection works identified in the Sewerage Impact Assessment for the proposed development in condition (b) 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 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 sufficient 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

Appendix I	Application form, supplementary planning statement and clarification letter received on 16.7.2019
Appendix Ia	Further information received on 15.10.2019
Appendix Ib	Further information received on 23.10.2019
Appendix Ic	Further information received on 20.12.2019
Appendix Id	Further information received on 14.1.2020
Appendix Ie	Further information received on 23.1.2020
Appendix II	Similar Applications
Appendix III	Public Comments
Appendix IV	Recommended Advisory Clauses
Drawing A-1	Basement Plan
Drawing A-2	G/F Plan
Drawings A-3 to A-5	1/F to 3/F Plan
Drawing A-6	5/F to 28/F Plan
Drawing A-7	Section Plan
Drawings A-8 to A-9	Renderings of the Proposed Development
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Site Photo
Plan A-4	Major Transport Nodes in Mong Kok