

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K5/820

- Applicant** : CSW 1018 Company Limited
- Site** : 1016-1018 Tai Nan West Street, Cheung Sha Wan, Kowloon
- Site Area** : About 1,374m²
- Lease** : New Kowloon Inland Lot (NKIL) No. 3505 s.A s.s.1, s.A RP, s.B s.s.1, s.B s.s.2 and s.B RP (the Lot)
- (a) Held under a Government Lease dated 24.8.1948 and modified by a Modification letter dated 16.2.1959
- (b) Restricted the Lot to be used for general industrial purposes excluding offensive trades
- Plan** : Approved Cheung Sha Wan Outline Zoning Plan (OZP) No. S/K5/37
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”) (about 97%)
- (a) Maximum plot ratio (PR) of 12.0 and maximum building height (BH) of 130 metres above Principal Datum (mPD), or the PR and height of the existing building, whichever is the greater
- (b) Minor relaxation of the PR/BH restrictions may be considered by the Town Planning Board (the Board) on application based on individual merits of a development or redevelopment proposal
- Areas shown as ‘Road’ (about 3%)
- Application** : Proposed Minor Relaxation of PR Restriction for Permitted Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods)

1. The Proposal

- 1.1 The applicant seeks planning permission for minor relaxation of PR restriction from 12 to 14.3998 (i.e. +2.3998 or +20%) for a proposed industrial development at 1016-1018 Tai Nan West Street (the Site), which is zoned “OU(B)” with a minor portion

encroached on area shown as 'Road' on the approved Cheung Sha Wan OZP No. S/K5/37 (**Plans A-1 and A-2a**) based on the boundary of the Lot.

- 1.2 Majority of the Site (97%) falls within an area zoned "OU(B)" on the approved Cheung Sha Wan OZP No. S/K5/37 (**Plan A-2a**), with a minor portion (about 41.5m² or 3% of the site area) encroached upon the adjoining area shown as 'Road', which can be considered as minor boundary adjustment in zoning boundaries and is always permitted under the Covering Notes of the OZP.
- 1.3 The application is for development of a 29-storey industrial building (IB) (including three levels of basement car park and a mechanical plant floor) for 'non-polluting industrial use (excluding industrial undertakings involving the use/storage of Dangerous Goods)' (the Proposed Scheme) which is a use always permitted under Schedule II for industrial or industrial-office (I-O) building of the Notes for "OU(B)" zone. Minor relaxation of the PR restriction may be considered by the Board on application under section 16 of the Town Planning Ordinance. The Site was previously occupied by a pre-1987 industrial building (pre-1987 IB) namely Kwong Loong Tai Building ⁽¹⁾, which was demolished and the Site is currently vacant.
- 1.4 In accordance with the setback requirements under the draft Cheung Sha Wan and Sham Shui Po Outline Development Plan (Northern Part) No. D/K5A/1B (the ODP) (**Plan A-2**), for the purpose of street widening and streetscape improvement, the Proposed Scheme incorporates full-height building setbacks of 2m along Wing Hong Street and Tai Nan West Street and 3.5m along King Lam Street (i.e. the non-building areas (NBAs) in **Drawing A-10**). The existing footpaths along the three streets together with the setback areas and corner splays proposed at Wing Hong Street/Tai Nan West Street and King Lam Street/Tai Nan West Street will create wider footpaths for better pedestrian movement (**Drawing A-10**). A glass canopy is proposed along the building edges facing Wing Hong Street, Tai Nan West Street and King Lam Street for weather protection ⁽²⁾ (**Drawing A-11**).
- 1.5 The Proposed Scheme also incorporates planter boxes within the setback areas on G/F to enhance the pedestrian environment (**Drawings A-4 and A-11**), a communal garden on 2/F (**Drawing A-6**) for the users/workers of the proposed development and the recessed platforms on 29/F for greening (**Drawing A-8**). Vertical greening is proposed on the podium façades on G/F and 1/F along Wing Hong Street and Tai Nan West Street to create a more pleasant public realm and streetscape (**Drawing A-11**). Greening will be provided in the form of vertical greening on G/F and 1/F (82.440m² ⁽³⁾) and communal garden (192.412m²) achieving 20% greenery coverage (274.852m²), of which 11.41% (156.751m²) is within the pedestrian zone (i.e. below 15m from G/F to 2/F).
- 1.6 The floor plans, section plan, artist impression and photomontages submitted by the applicant for the Proposed Scheme are at **Drawings A-1 to A-14**. Major development parameters of the Proposed Scheme are as follows:

⁽¹⁾ The Occupation Permit for the subject IB was issued on 11.5.1962.

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

⁽³⁾ The actual provision of vertical greening is 149.839m² of which 82.440m² is accountable towards required greenery coverage.

Major Development Parameters	
Site Area ⁽ⁱ⁾	About 1,374m ²
PR	14.3998
Total Gross Floor Area (GFA)	19,785.3m ²
Site Coverage (SC)	
- 2/F and below	Not more than 85%
- 3/F and above	Not more than 60%
No. of Storeys	29 (including three levels of basement and a mechanical plant floor)
Maximum BH (at main roof)	Not more than 130mPD
Proposed Use	Workshops
Greenery Coverage	About 20% (274.852m ²)
Internal Transport Facilities	
- Private Car Parking Space	33 (including one accessible parking space)
- Motorcycle Parking Space	4
- Light Goods Vehicle Loading/Unloading (L/UL) Bay	10
- Heavy Goods Vehicle L/UL Bay	5
Full-height Building Setbacks ⁽ⁱⁱ⁾	
- Wing Hong Street	2m
- Tai Nan West Street	2m
- King Lam Street	3.5m
Anticipated Year of Completion	2022

Notes:

- (i) The site area includes the setbacks along Wing Hong Street and Tai Nan West Street and 3.5m along King Lam Street.
- (ii) According to the applicant, bonus PR under section 22 of the Building (Planning) Regulations (B(P)R) will not be claimed.

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

- (a) Application form with plans and drawings received on 12.6.2020 and supplementary information received on 18.6.2020 **(Appendices I and Ia)**
- (b) Letter dated 29.6.2020 providing a sewerage impact assessment (SIA) * **(Appendix Ib)**
- (c) Letter dated 2.7.2020 providing a traffic impact assessment (TIA) * **(Appendix Ic)**
- (d) Letter dated 31.7.2020 providing a planning statement, revised SIA, and responses to departmental comments * **(Appendix Id)**
- (e) Letter dated 10.9.2020 providing clarifications, responses to departmental and public comments and updated plans # **(Appendix Ie)**

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

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

2. Justifications from the Applicant

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

Response to 2018 Policy Address on Redevelopment of Pre-1987 IBs

- (a) the application is in line with the policy intention to provide more floor area to meet Hong Kong's changing social and economic needs and makes better use of the valuable land resources. The application complies with the eligible criteria for relaxation of maximum permissible PR for IBs up to 20%;

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

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

Respecting the Planning Intention

- (c) the proposed development for non-polluting industrial use is in line with the planning intention of the "OU(B)" zone. It will provide new industrial floor space with up-to-standard fire safety installations and expedite the transformation of Cheung Sha Wan Industrial/Business Area (CSWIBA). The proposed development with basements for car parking spaces and L/UL bays does not exceed the BH restriction under the OZP (i.e. 130mPD);

Planning and Design Merits

- (d) with the building setbacks of 2m along Wing Hong Street and Tai Nan West Street and 3.5m along King Lam Street as required under the ODP, the existing footpaths of the streets will be widened to about 4m to 6m for a better walking environment (**Drawing A-10**). The setback areas will be paved and designated as NBAs with provision of canopy for weather protection (**Drawing A-11**). The setback areas will be designed, constructed, maintained and managed by the applicant. Due to the space required for the provision of car parking spaces and L/UL bays, it is not feasible to provide further setback within the Site;
- (e) vertical greening on façade podium on G/F and 1/F at the corner of Wing Hong Street and Tai Nan West Street is proposed to enhance the visual quality (**Drawing A-4**). The incorporation of vertical greening with widened footpath will create a more pleasant streetscape and public realm along the streets. Planting of flowering shrubs and planter boxes would be provided at the street level to improve the street amenity (**Drawing A-11**). Greening is also provided in the podium garden on 2/F (**Drawing A-6**) and recessed platforms on 29/F (**Drawing A-8**);
- (f) car parking spaces and L/UL bays will be provided as per the high-end requirements stipulated under the Hong Kong Planning Standards and Guidelines (HKPSG);

Sustainable Building Design Guidelines (SBDG) and Green Building Design

- (g) the Proposed Scheme has taken into consideration SBDG on elements of building separation (the continuous projected façade lengths of the proposed development do not exceed 60m), building setback (no further setback is required as the width of abutting streets are wider than 15m and no part of the building falling within 7.5m from the centreline of the streets), and SC of greenery (20% greenery coverage provided of which 10% is within the pedestrian zone);
- (h) greening will be provided in the form of vertical greening on G/F and 1/F and communal garden on 2/F, achieving 20% greenery coverage (274.852m²), of which 11.41% (156.751m²) is within the pedestrian zone. The vertical greening will be equipped with an automatic sprinkler system for irrigation (**Drawing A-12**);
- (i) different types of building services equipment including air-conditioning, lighting, electricity, and elevators and escalators will meet the design standards of the Building Energy Efficiency Ordinance. The applicant will make use of LED lights, adopt aluminium curtain wall (an environmentally friendly building material) as exterior wall to reduce on site production and construction waste, and recycle the water from the air-conditioning tower to supply flushing water; and

No Adverse Impacts

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

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicants are the sole ‘current land owners’. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background on the Policy Initiatives of Revitalisation of IBs

- 4.1 As set out in the 2018 Policy Address, to provide more floor area to meeting Hong Kong’s changing social and economic needs, and make better use of the valuable land resources, a new scheme to incentivise redevelopment of IBs is announced. To encourage owners to redevelop IBs constructed before 1987⁽⁴⁾, 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 B(P)R⁽⁵⁾.

⁽⁴⁾ 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.

⁽⁵⁾ 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.

The Board may approve such application subject to technical assessments confirming the feasibility of allowing such in terms of infrastructure capacity, technical constraints, as well as relevant planning principles and considerations.

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

5. Previous Application

There is no previous application in respect of the Site.

6. Similar Applications

Since March 2019, the Committee has considered a total of 31 applications for minor relaxation of PR and/or BH in the Metro Area relating to the Policy, including two (Nos. A/K5/813 and A/K5/816) in the CSWIBA (**Plan A-1**). Out of the 31 similar applications, 28 applications were approved with conditions, two were rejected (Nos. A/K13/313 and A/K14/764) mainly on the grounds that there were insufficient planning and design merits to support the proposed minor relaxation of BH restriction and the applicant failed to demonstrate that it would not create adverse visual impact on the area, and one was deferred pending further information on planning and design merits of the development proposal (details at **Appendix II**). In consideration of these applications, the Committee generally indicated support for the Policy to relax the PR up to 20% as it provides incentives to encourage redevelopment of pre-1987 IBs taking account that relevant technical assessments were submitted to support the technical feasibility and there was no adverse comment from relevant government departments.

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

7.1 The Site is:

- (a) currently vacant;
- (b) sandwiched by Wing Hong Street to the south, Tai Nan West Street to the west and King Lam Street to the north; and
- (c) at about 220m northeast of the MTR Lai Chi Kok Station (**Plan A-1**).

7.2 The surrounding areas have the following characteristics:

- (a) the Site is located at the northern portion of the CSWIBA which is mainly occupied by IBs, I-O and commercial/office developments under active operation or in the process of redevelopment;

- (b) redeveloped high-rise buildings in the surrounding area include CEO Tower (about 134mPD)⁽⁶⁾ and The Globe (about 110mPD) to the east, Global Gateway Tower (about 130mPD) to the west, and Kings Tower (about 118mPD) to the northeast; and
- (c) to the northwest across King Lam Street is a Government data centre complex under construction and storage of dangerous goods in the “Government, Institution or Community” zone under short term tenancies.

8. Planning Intention

- 8.1 The planning intention of the “OU(B)” zone is primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new “business” buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or I-O buildings.
- 8.2 The Explanatory Statement of the OZP also stipulates that the setting back of buildings to cater for the future increase in traffic demand in the CSWIBA is required. Since 2002, for street widening and streetscape improvement, building setback requirements have been incorporated in the ODP (**Plan A-2**).

9. Comments from Relevant Government Bureau/Departments

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

Policy Perspective

9.1.1 Comments of the Secretary for Development (SDEV):

- (a) it is Government’s policy to incentivise owners to redevelop old IBs to optimise utilisation of the existing industrial stock and make better use of valuable land resources, while addressing more effectively the issue of fire safety and non-compliant uses. In this light, he generally welcomes more of such redevelopment projects seeking relaxation of PR restriction if applicants may demonstrate strong justifications for the proposed use(s)/development and comply with relevant requirements under the revitalisation scheme, and also subject to departments’ assessments of technical feasibility and planning parameters; and
- (b) it is noted that the applicant intends to develop a new IB on the Site for non-polluting industrial uses. He is willing to provide policy support for the application, on the clear understanding that the development proposal, if materialised, would help address the

⁽⁶⁾ The building plan of CEO Tower was first approved before the BH restrictions were imposed on the Cheung Sha Wan OZP in 2010.

increasing long-run shortfall of industrial floor space in Hong Kong under the current projection, subject to the applicant's compliance with all the technical requirements as examined by relevant departments.

Land Administration

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

- (a) no objection to the application;
- (b) the Site falls within NKIL No. 3505 s.A s.s.1, s.A RP, s.B s.s.1, s.B s.s.2 and s.B RP ("the Lot") which is held under a Government Lease dated 24.8.1948 as varied and modified by a Modification letter dated 16.2.1959 ("the Lease"). The Lease conditions restrict the Lot to be used for general industrial purposes excluding offensive trades;
- (c) "non-polluting industrial use" in planning terms covering a wide range of uses will constitute uses in breach of the lease conditions including the user restriction of "general industrial purpose" which should involve manufacturing process as decided by court cases. The applicant, being the owner of the lot under application, should be fully aware of the user restriction of the "industrial" use under lease which has a different interpretation under the Board's definition under Column 1 uses permitted under the planning regime; and
- (d) upon receipt of the lease modification/~~lease~~*land* exchange application, LandsD will impose such appropriate terms and conditions including user restriction for non-residential purposes, the 5-year time limit for completion of the development, payment of full premium and administrative fee, other conditions applicable to 2018 IB revitalisation measure etc. There is no guarantee that the application will be approved by LandsD. Under the 2018 IB Revitalisation Measures for redevelopment, the modification letter/conditions of exchange shall be executed within three years from the date of the Board's approval letter.

Traffic

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

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

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

Environment

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

- (a) no in-principle objection to the application;
- (b) it is considered that the sewerage impacts of the proposed development would not be insurmountable. Notwithstanding this, should the application be approved, it is recommended to impose the following approval conditions related to sewerage impacts:
 - (i) the submission of an updated SIA for the proposed development to the satisfaction of the DEP or of the Board;
 - (ii) the implementation of the local sewerage upgrading/sewerage connection works identified in the updated SIA for the proposed development to the satisfaction of the Director of Drainage Services or of the Board; and
- (c) detailed comments on the SIA are at **Appendix III**.

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

- (a) no in-principle objection to the application; and
- (b) the SIA should be subject to the views and agreement of the Environmental Protection Department, the planning authority of sewerage infrastructure.

Urban Design and Visual

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

Urban Design and Visual Aspects

- (a) located at the northern portion of the CSWIBA, the Site is sandwiched between King Lam Street, Tai Nan West Street and Wing Hong Street to the north, west and south, and amidst a cluster of IBs within the same "OU(B)" zone with BHs ranging from 46mPD to 130mPD. The proposed minor relaxation of PR does not involve additional BH beyond what is permitted under the OZP. Given the planning context and the photomontages submitted by the applicant, the resulting development would unlikely induce any significant visual impact to the surrounding;

- (b) the applicant proposes building setback ranging from 2m to 3.5m from the lot boundary. The future footpaths along Wing Hong Street, Tai Nan West Street and King Lam Street will thus be widened to total widths ranging from 4m to 6m. Corner splays are proposed at Wing Hong Street/Tai Nan West Street and King Lam Street/Tai Nan West Street. Greening in the form of planter boxes on G/F, vertical greening on the façade of G/F and 1/F facing Wing Hong Street/Tai Nan West Street, greeneries on flat roofs of 2/F and 29/F are proposed. A canopy is also proposed along the building edges for weather protection. The proposed building setbacks and greening treatment at the building's low zone would enhance the pedestrian environment and visual amenity along the building frontages;

Landscape Aspect

- (c) no objection to the application from landscape planning perspective; and
- (d) the Site is situated in an area of industrial urban landscape character, dominated by industrial and commercial buildings. The Site is currently vacant without any existing landscape resource. The proposed development is considered not incompatible with the surrounding environment. Significant adverse landscape impact arising from the development is not anticipated.

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

- (a) no comment from visual impact point of view; and
- (b) it is noted that the proposed development consists of one tower block with a BH of 129.8mPD which complies with the BH restriction permitted under the OZP and may not be incompatible with adjacent developments with BH restriction of 130mPD.

Buildings Matters

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

- (a) no in-principle objection to the application under the Buildings Ordinance (BO) subject to the submission of building plans to demonstrate compliance with the BO and the allied regulations; and
- (b) detailed comments on the proposed development under the BO will be formulated at the plan approval stage under the building regime.

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

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

10. **Public Comments Received During Statutory Publication Periods**

During the statutory public inspection periods, two public comments were received from the same individual expressing concerns on issues related to traffic impact, provision of tree planting and design of canopy in the setback areas (**Appendix IV**).

11. **Planning Considerations and Assessments**

11.1 The application is for minor relaxation of PR restriction from 12 to 14.3998 (+20%) for a proposed 29-storey IB development (including three basement levels and a mechanical plant floor) at the Site zoned "OU(B)" for permitted non-polluting industrial use (excluding industrial undertakings involving the use/storage of Dangerous Goods). The proposed development is generally in line with the planning intention of the "OU(B)" zone, which is primarily for general business uses, including non-polluting industrial uses. The proposed BH of 130mPD complies with the BH restriction under the OZP.

Policy Aspect

11.2 The Site was previously occupied by an IB with the OP issued in 1962 which can be regarded as an eligible pre-1987 IB under the Government's new policy on revitalising IBs. SDEV is willing to provide policy support for the application to optimise utilisation of the existing industrial stock and make better use of the valuable land resources while addressing more effectively the issue of fire safety and non-compliant uses.

Technical Aspect

11.3 The proposed minor relaxation of PR restriction generally follows the policy on revitalisation of pre-1987 IBs, and consideration of such application is subject to technical assessments confirming the feasibility of the proposed development. The TIA submitted indicates that the proposed development would not cause adverse traffic impact to the surrounding areas. C for T has no objection to the application subject to the incorporation of an approval condition on traffic aspect as set out in paragraph 12.2(a) below. DEP's concerns on sewerage impact can be addressed by imposing approval conditions in paragraphs 12.2 (b) and (c) below. Other concerned

Government departments consulted including CE/MS, DSD, CBS/K, BD, D of FS and CHE/K, HyD have no objection to/no adverse comments on the application.

Planning and Design Merits

- 11.4 In the Proposed Scheme, the provision of full-height building setbacks of 2m along Wing Hong Street and Tai Nan West Street and 3.5m along King Lam Street is in accordance with the ODP's requirements for the purpose of street widening and streetscape improvement. Corner splays are proposed at Wing Hong Street/Tai Nan West Street and King Lam Street/Tai Nan West Street. A canopy is also proposed along the building edges for weather protection. Besides, planter boxes on G/F, a communal garden on 2/F and vertical greening on G/F and 1/F are proposed, achieving a greenery provision of 274.852m² (i.e. greenery coverage of 20%), of which 11.41% (156.751m²) is within the pedestrian zone. CTP/UD&L, PlanD considers the proposed building setbacks and greening treatment at the building's low zone would enhance the pedestrian environment and visual amenity along the building frontages. CA/CMD2, ArchSD has no comment on the application from visual impact point of view.
- 11.5 On the sustainable building design aspect, the applicant indicates that the relevant SBDG requirements in terms of building separation, building setback and SC of greenery have been taken into account.

Public Comments

- 11.6 Regarding the public comments received, the planning assessment above and departmental comments in paragraph 9 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 above, the Planning Department has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 18.9.2024, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are suggested for Members' reference:

Approval conditions

- (a) the design and provision of parking facilities, loading/unloading spaces and vehicular access for the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (b) the submission of an updated Sewerage Impact Assessment for the proposed development to the satisfaction of the Director of Environmental Protection or of the Town Planning Board; and

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

Advisory clauses

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

- 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

Appendices I and Ia	Application form with plans and drawings received on 12.6.2020 and supplementary information received on 18.6.2020
Appendix Ib	Letter dated 29.6.2020 providing a SIA
Appendix Ic	Letter dated 2.7.2020 providing a TIA
Appendix Id	Letter dated 31.7.2020 providing a planning statement, revised SIA, and responses to departmental comments
Appendix Ie	Letter dated 10.9.2020 providing clarifications, responses to departmental and public comments and updated plans
Appendix II	Similar Applications
Appendix III	Detailed Comments from Government Departments
Appendix IV	Public Comment
Appendix V	Advisory Clauses
Drawings A-1 to A-8	Floor Plans
Drawing A-9	Section Plan
Drawing A-10	Proposed NBAs and Building Setbacks
Drawing A-13	Artist Impression
Drawing A-12	Proposed Automatic Sprinkler System for Irrigation of Vertical Greening

Drawings A-13 to A-14	Photomontages
Plan A-1	Location Plan
Plans A-2 and A-2a	Site Plans
Plan A-3	Site Photos

**PLANNING DEPARTMENT
SEPTEMBER 2020**