

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/KC/457

- Applicants** : Ms. CHAN Luen King, Mr. HUNG Hin Sum, Mr. HUNG Hing Keung and Ms. HUNG Shuk Yee Susanna represented by Vision Planning Consultants Limited
- Site** : Kwai Chung Town Lot No. 145, 7-11 Wing Kin Road (odd numbers), Kwai Chung, New Territories
- Site Area** : About 928m²
- Lease** : Kwai Chung Town Lot No. 145 held under New Grant No. 4708 and modified by a Modification Letter dated 13.10.2016 restricted to the manufacture of acid and/or for the purposes of carrying on thereon any other offensive trade or trades only
- Plan** : Draft Kwai Chung Outline Zoning Plan (OZP) No. S/KC/29
- Zoning** : “Industrial” (“I”)

[Restricted to a maximum plot ratio (PR) of 9.5 and a maximum building height (BH) of 105 metres above Principal Datum (mPD), or the PR/BH of the existing building, whichever is the greater]
- Application** : Proposed Offensive Trades (Lard Boiling Factory)

1. The Proposal

- 1.1 The applicants seek planning permission to redevelop the application site (the Site) at 7-11 Wing Kin Road (odd numbers) for the proposed ‘offensive trades (lard boiling factory)’ use. The Site falls within an area zoned “I” on the draft Kwai Chung OZP No. S/KC/29 (**Plan A-1**). According to the Notes of the OZP for “I” zone, ‘Offensive Trades’¹ is a Column 2 use which requires planning permission from the Town Planning Board (the Board).

¹ Means any trade, business, process or manufacture declared under section 48 of the Public Health and Municipal Services Ordinance (Cap. 132) to be an offensive trade, which causes offensive or noxious effluvia or dust or is of an offensive or harmful nature or which involves the slaughtering of animals or birds. Trades such as “Boiling of Lard” and “Tanning of Leather” are included under the current schedule of offensive trades declared under the said Ordinance, among others.

- 1.2 The proposal is for the redevelopment of an existing two-storey industrial building, namely the Hopeful Industrial Materials Merchants Ltd., into a 18-storey (including one basement level) purpose-designed industrial development for lard boiling use. The proposed development has a total gross floor area (GFA) of not more than 8,815m² and building height (BH) of not more than 94m (or 105mPD). The total plot ratio (PR) is not more than 9.5 and the site coverage is not more than 60% (above 15m). Loading/unloading bays for light goods vehicles (LGVs)/heavy goods vehicles (HGVs) are proposed on G/F and private car parking spaces at basement. The first floor to 16th floor will be used as workshops for lard boiling. Development parameters of the proposed development are set out as below:

Site Area	About 928m ²
PR	Not more than 9.5
Total GFA	Not more than 8,815m ²
Building Height	Not more than 94m (or 105mPD)
Site Coverage (SC)	
- Below 15m	Not more than 100%
- Above 15m	Not more than 60%
Number of Storeys	18 storeys (including one basement level)
Major Floor Uses	
● B/F	Carparks, E/M, Underground Grease Trap Tank Lift Lobby, Loading/unloading (L/U) Bays Workshop for Boiling of Lard (Fat Processing and Frying Area, Goods Store, Ancillary Office, Machineries Room)
● G/F	
● 1/F to 16/F	
Provision of Parking Facilities	8 L/U bays for LGVs (G/F) 3 L/U bays for HGVs (G/F) 12 Carparking spaces (basement)

- 1.3 According to the applicants, the proposed development will be operated from 7am to 7pm from Mondays to Sundays, which will have a maximum capacity to treat about 180 tonnes of raw materials (discarded fat and skin of consumed pigs) each day. The raw materials will be collected both from the local markets (i.e. local fresh provision, market stores etc.) and the overseas markets (i.e. cities in the Mainland), and the anticipated distribution proportion will be about 60% and 40% respectively. The lard products (lard oil and residuals) will be consumed locally or exported to the overseas markets and the planned market distribution proportion will be about 60% and 40% respectively. The raw materials to the lard factory and the lard products/waste from the lard factory will be transported by enclosed lorries. Collected raw materials will be boiled within a self-enclosed frying system powered by electricity for lard extraction. By adopting electricity for the boiling system, no air pollutants will be generated during the boiling process since no fuel burning will be required. The extracted lard will be stored in oil tanks for sale. The treated residual will be collected and sold for other uses (i.e. animal feed, fertiliser, pork crackers, etc.). The final products (i.e. the lard oil and its by-products) will be used for food (cooking/baking) and/or industrial (biofuel/soap/cutting fuel in machining/anti-foaming agent) purposes.
- 1.4 The workshops in the proposed development will be operated within enclosed compartments equipped with mechanical ventilation. The boiling of lard will involve combustion process and the source of odour will mainly be the oil mist

generated during boiling of raw materials. The oil mist from frying of lard will be treated by a two-stage odour removal system (comprising a first stage chemical scrubbing system, followed by a carbon column) which can achieve an odour removal efficiency of 99.9% before the emission is discharged to the open air at ambient temperature via a chimney located at 6m above the rooftop of the building. With the installation of this odour removal system, it is anticipated that there is no unacceptable air quality impact, in particular the ammonia and volatile organic compounds (VOCs) generated during the lard production process. As the odorous causing compounds will be removed by the system, no health impact is anticipated. A grease trap and oil interceptor system is proposed at the basement level to collect the wastewater from each floor before discharge into the public foul sewer. The oil and grease will be collected regularly for recycling. The applicants also undertake to set up a special engineering team to monitor and manage the future operation of the proposed factory to the satisfaction of Environmental Protection Department (EPD).

- 1.5 The block/floor/section plans of the proposed development are at **Drawings A-1 to A-6** respectively.
- 1.6 In support of the application, the applicants have submitted the following documents:
 - (a) Application Form attached with a covering letter received on 14.12.2018 **(Appendix I)**
 - (b) Planning Statement received on 14.12.2018 **(Appendix Ia)**
 - (c) Letter dated 17.1.2019 from the applicants requesting for deferment **(Appendix Ib)**
 - (d) Further information (FI) vide letter received on 1.3.2019 (FI 1) providing responses to departmental comments, revised architectural drawings, Environmental Assessment (EA), Traffic Impact Assessment (TIA), and Sewerage Impact Assessment (SIA) # **(Appendix Ic)**
 - (e) FI vide letter received on 25.3.2019 (FI 2) providing responses to departmental comments, revised ground floor plan and replacement page of Planning Statement* **(Appendix Id)**
 - (f) Letter dated 29.3.2019 from the applicants requesting for deferment **(Appendix Ie)**
 - (g) FI vide letter received on 2.4.2019 (FI 3) providing responses to departmental comments, revised basement and first floor plans and replacement page of FI 2* **(Appendix If)**
 - (h) FI vide letter received on 26.4.2019 (FI 4) providing responses to departmental comments and revised EA# **(Appendix Ig)**
 - (i) FI vide letter received on 6.6.2019 (FI 5) providing responses to departmental comments with revised EA# **(Appendix Ih)**
 - (j) Letter dated 18.7.2019 from the applicants requesting for deferment **(Appendix Ii)**
 - (k) FI vide letter received on 30.8.2019 (FI 6) providing responses to departmental comments with revised EA# **(Appendix Ij)**
 - (l) Letter dated 30.9.2019 from the applicants requesting for deferment **(Appendix Ik)**
 - (m) FI vide letter received on 18.12.2019 (FI 7) providing **(Appendix Im)**

- responses to departmental comments with revised EA ^{2#}
- (n) FI vide letter received on 10.2.2020 (FI 8) providing **(Appendix In)** responses to comments and replacement page of EA*

Remarks:

* F.I. accepted and exempted from publication and recounting requirements.

F.I. accepted but not exempted from publication and recounting requirements.

- 1.7 The application was received on 14.12.2018 and was originally scheduled for considered by the Metro Planning Committee (the Committee) of the Board on 1.2.2019. At the request of the applicants, the Committee agreed on 1.2.2019, 12.4.2019, 2.8.2019 and 18.10.2019 respectively to defer making a decision on the application to allow sufficient time to address departmental comments. With FI 7 submitted by the applicants on 18.12.2019 which requires recounting, the application is scheduled for considered 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. Justifications from the Applicants

The justifications put forth by the applicants in support of the application are set out in the Supporting Planning Statement **Appendix Ia** and further information at **Appendices Ic, Id, and In**, which are summarised as follows:

(a) **Continuous High Demand for Boiling of Lard Factory**

The increasing consumption of live pigs in Hong Kong and neighbouring area including Shenzhen, Macao and Taiwan generates large amount of raw usable materials for lard boiling. The raw materials include fat and skin of consumed pigs, which are anticipated to be collected both from local and overseas markets. The proposed development would be the first and purpose-designed lard boiling development supported by most up-to-date equipment which would also mitigate the potential environmental and health issues. The proposed development can meet the increasing demand for lard and its by-products for human consumption and industrial uses in Hong Kong, and hence reduce the demand for importing lard from foreign countries.

(b) **Relieving Problem of Local Lard Boiling Industry**

The proposed development will help reduce the amount of waste to be disposed to landfill and resolve the associated hygiene and waste disposal problems in Hong Kong. The proposed development will be operated in a clean, hygienic, environmental friendly and safe manner; and would promote the improvement of traditional lard boiling industry.

² The applicants had submitted a revised EA report on 18.12.2019 (**Appendix Im**) superseding previous EA reports. Replacement pages of EA were submitted on 10.2.2020 (**Appendix In**). Hence, the superseded EA reports are not included in the appendices.

(c) In Line With the Planning Intention of “I” Zone

The proposed development is in line with the planning intention of “I” zone which is for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries and the user restriction under lease only for the use of offensive trades, including boiling of lard.

(d) Compatibility With the Surrounding Uses

The proposed development is compatible with the surrounding land uses and mitigation measures will be adopted to ensure the operation will not cause adverse environmental impacts to the surrounding area. The proposed lard factory will be fully enclosed and emission will only be from the chimneys of the proposed lard factory. Before the air is exhausted to the atmosphere, the air will be passed through an odour removal system with 99.9% removal efficiency. With this system, most of the odourous causing compounds, such as Ammonia and VOCs generated during the lard production process would be removed. Besides, monitoring will be conducted for the pollutants (such as Ammonia, VOC compounds) during the operation of the proposed lard factory. Given the above, the health impact induced by the proposed lard factory will be insignificant.

(e) Suitable Location for the Proposed Lard Boiling Factory

The Site is highly accessible with good connectivity with other parts of Hong Kong. The vehicular and pedestrian entrances of the proposed development are proposed to be located on Wing Kin Road. Yet, since the Site is bounded by Wing Kin Road/Wing Chong Street and adjoining industrial buildings while the street frontage is in elongated shape, the site configuration has imposed limitations on possible setback for the proposed development.

(f) No Adverse Impacts

The submitted technical assessments have demonstrated that the proposed development would not cause adverse traffic, health and environmental impacts in relation to noise, air quality and water quality).

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

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

4. Previous Application

There is no previous application at the Site.

5. Similar Application

There is no similar application for ‘offensive trades (larding boiling factory)’ use in the Kwai Chung area.

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

6.1 The Site is:

- (a) currently occupied by a two-storey industrial building, namely the Hopeful Industrial Materials Merchants Ltd. According to the applicants, the industrial building was previously used for storage of flammable and toxic dangerous goods. The existing development is currently vacant;
- (b) bounded by Wing Kin Road and Wing Chong Street to its east and west respectively; and
- (c) located in the south-west Kwai Chung Industrial Area (**Plan A-1**) and is accessible by public transport with a green minibus stop at Wing Kei Road.

6.2 The surrounding areas have the following characteristics (**Plans A-1, A-2 and A-4**):

- (a) the neighbouring buildings along Wing Kin Road, Wing Chong Street and Wing Kei Road are mainly industrial buildings under active operation. To its north-east across Wing Kin Road is a leather tannery factory (an offensive trade), i.e. Shui Hing Tannery Factory (**Plan A-2**);
- (b) to the east across Tsuen Wan Road is an industrial cluster under active operation;
- (c) to the south across Kwai Hei Street is the planned Kwai Chung Park (former Gin Drinkers Bay Landfill) (**Plan A-1**);
- (d) to the further southwest and west are the Kwai Chung Crematorium and Columbarium and Tsuen Wan Chinese Permanent Cemetery (**Plan A-4**);
- (e) to the further north is a proposed public columbarium at Tsing Tsuen Road; and
- (f) the nearest residential development, namely the Kwai Shing West Estate, is about 350m to the further northeast.

7. Planning Intention

The planning intention of “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 always permitted in the “I” zone.

8. Comments from Relevant Government Departments

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

Land Administration

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

Kwai Chung Town Lot No. 145 is held under New Grant No. 4708 and modified by a Modification Letter dated 13.10.2016 restricted to the manufacture of acid and/or for the purposes of carrying on thereon any other offensive trade or trades only. The proposed 'boiling of lard' use is one of the offensive trades as per s.2 of the Public Health and Municipal Services Ordinance (Cap. 132), and as declared under the provisions of s.48 of the said Ordinance. The existing lease conditions are silent on the maximum GFA/site coverage/BH permissible and have nil restrictions on vehicular access.

Building Matters

8.1.2 Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- (a) He has no in-principle objection to the application under the Buildings Ordinance (BO);
- (b) the applicants are reminded that under the BO, no person shall commence or carry out any building works without having first obtained approval and consent from the Building Authority before commencement of works unless they are exempted under section 41 of the BO, or fall within minor works under the Building (Minor Works) Regulation; and
- (c) other detailed comments on building matters are set out in **Appendix II**.

Traffic

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

He has the following comments from traffic engineering viewpoint:

- (i) the proposed development is not well served by nearest railway station within 500m of the Site. The provision of parking spaces is acceptable after further review. Besides, sufficient space within the Site should be provided for manoeuvring of vehicles; and
- (ii) should the application be approved, the following condition should be imposed:

the design and provision of parking facilities, loading/unloading spaces, vehicular access and manoeuvring of vehicles for the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board.

Fire Safety

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

- (a) He has no in-principle objection to the application subject to fire service installations and water supplies for firefighting are provided to the satisfaction of his department. Detailed fire safety requirement will be formulated upon receipt of formal submission of general building plans; and
- (b) 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 BD.

Food and Environmental Hygiene Matters

8.1.5 Comments of the Director of Food and Environmental Hygiene (DFEH):

- (a) She has no objection to the application;
- (b) an offensive trade licence should be obtained from FEHD in accordance with the Offensive Trades Regulation (Cap. 132AX) in respect of offensive trade (lard boiling factory). The applicants are required to fulfil all requirements stipulated by FEHD and other respective government departments and resolve any issue raised from relevant parties before granting of the licence. Any person who intends to conduct any offensive trade must obtain relevant licence from FEHD or risk prosecution;
- (c) relevant requirements and/or conditions regarding operation hours, raw materials transportation and disposal of processed wastes may be stipulated by FEHD or other respective government departments; and
- (d) the applicants should be reminded that the operation of the lard boiling must not cause any environmental nuisance to the surrounding. The refuse generated by the proposed lard boiling business is regarded as trade refuse. The management or owner of the Site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity.

Environment

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

- (a) She has no objection to the application based on the understandings from the EA (**Appendix Ia**) and related FIs (**Appendices Ic, Id, If, Ig, Ih, Ij, Im, and In**);
- (b) in particular, the applicants have proposed in the EA to install a two-stage odour removal system (consisting of a first stage chemical scrubbing system, followed by a carbon column) with a proposed odour removal efficiency of 99.9% in each floor with full enclosure. Grease filter/electrostatic precipitator would also be installed to enhance the removal efficiency. The odour assessment in the EA concludes that, with the proposed mitigation measures, it is anticipated that there would be no adverse residual odour impact at the air sensitive receivers, thus odour nuisance arising from the operation of the plant is unlikely;
- (c) the lard factory will need to be operated with a Specified Process (SP) Licence and comply with requirements as stipulated in the Guidance Note on the Best Practicable Means for Rendering Works (Lard / Bone Boiling Factory) BPM 28/2 (08) which set out requirements for prevention of emission of air pollutants. According to the BPM, the emission of ammonia and VOCs will be addressed during the process of SP Licence. EPD will consult Director of Health if necessary when the concentrations of ammonia and VOCs are obtained from the trial runs and commissioning test. Beside, details of the odour monitoring and maintenance plan will be reviewed during the application process of the SP Licence to control the relevant emissions of ammonia and VOCs if any;
- (d) given that the site is located about 60m from Gin Drinkers Bay Landfill (i.e. within the 250m consultation zone of the landfill), for the purpose of protecting the proposed development from the potential hazards of landfill gas migration, an evaluation of the risks posed by landfill gas is required for the proposed development. A detailed qualitative landfill gas (LPG) hazard assessment shall be prepared during the detailed design stage in accordance with the Landfill Gas Hazard Assessment Guidance Note (EPD/TR8/97);
- (e) a land contamination assessment shall be conducted in accordance with the prevailing guidelines prior to development of the site;
- (f) the Sewerage Impact Assessment (SIA) concludes that adverse sewerage impacts are not anticipated. An updated SIA based on the latest design parameters shall be required upon approval of this application; and
- (g) other detailed comments on environmental aspect are set out in **Appendix II**.

Health Aspect

8.1.7 Comments of the Director of Health (D of Health):

- (a) It is understood that EPD has a regulatory role in the operation of lard factory and issues Guidance Note on the Best Practicable Means for Rendering Works (Lard / Bone Boiling Factory). Section 4 of the Guidance Note also set out that "emission of air pollutants shall be minimized to prevent harm to the environment, adverse effects to human health, or creation of any nuisance situation". In this connection, she trusts that EPD would conduct appropriate verification and checking the information (including the possible emissions of VOCs and ammonia) submitted by the applicants through licensing mechanism and takes reference to EPD's Guidance Note on the technical, management and monitoring requirements for the lard factory; and
- (b) EPD would consult D of Health if necessary during the process of SP Licence.

Urban Design and Landscape

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

- (a) She has no objection to the application;
- (b) the proposed PR of about 9.5 and BH of about 105mPD have not exceeded the PR and BH restrictions stipulated for the Site. As such, it is unlikely that the proposed development will induce any significant visual impact; and
- (c) given the proposed building's footprint covers the entire site area leaving no space for meaningful landscaping, a landscape condition is not necessary should the application be approved by the Committee.

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

- (a) Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD);
- (d) Chief Highway Engineer/New Territories West, Highways Department (CHE/NT West, HyD);
- (e) Commissioner of Police (C of P);
- (f) District Officer (Kwai Tsing), Home Affairs Department (DO(K&T), HAD);
- (g) Director of Electrical and Mechanical Services (DEMS); and

(h) Director General of Trade and Industry (DG of TI).

9. Public Comments Received During Statutory Publication Period

Within the statutory public inspection periods, 35 public comments were received raising objection to the application (**Appendix III**). Eight commenters (including a former DC member) objected to the application mainly on the concerns about the adverse impacts on the environment, hygiene, public health, pollution, flooding and traffic problems caused by the proposed development. In addition, they raised queries on the sources of the raw materials; whether there is a master plan for offensive trades in “I” zone; and if there are similar applications in the vicinity of the Site. The remaining 27 comments also objected to the application but without stating the reasons/grounds.

10. Planning Considerations and Assessments

- 10.1 The application is to seek planning permission to redevelop the Site into a purpose-designed industrial development for lard boiling use. The Site is located within “I” zone which is to reserve land primarily for general industrial uses to ensure adequate supply of industrial floor space to meet demand from production-oriented industries. Although lard boiling is an offensive trade, the proposed development is considered in line with the planning intention of “I” zone to meet demand from production-oriented industries. The existing industrial building was previously used for storage of flammable and toxic dangerous goods, which was itself a dangerous goods godown. A leather tannery factory, which is also an offensive trade, is located just opposite to the Site across Wing Kin Road. Hence, the proposed development is considered not incompatible with the surrounding land uses within the established industrial area in southwest Kwai Chung (mainly including factory, offensive trade, warehouse/storage, manufacturing and workshop uses) which are predominantly industrial in nature (**Plans A-1 to A-4**).
- 10.2 The proposed development will be operated within an enclosed environment with full mechanical ventilation. According to the applicants, the proposed odour removal system will achieve 99.9% removal efficiency and hence the proposed development will have no unacceptable odour impact arising from the operation. The EA submitted by the applicants (**Appendices Im and In**) has demonstrated that there will be no insurmountable environmental problems arising from the proposed development upon implementation of the recommended mitigation measures. DEP advises that with full enclosure and installation of odour removal system with a proposed 99.9% odour removal efficiency, it is anticipated that there will be no adverse residual odour impact at the air sensitive receivers and odour nuisance will unlikely arise from the operation of the plant. Details of odour monitoring and maintenance plan will be reviewed during the application process of the SP Licence to control the relevant emissions. Besides, DFEH advised that the licence under the Offensive Trades Regulation (Cap. 132AX) will be required for conducting any offensive trades. Thus, there are licensing mechanisms monitoring the operation of the proposed lard boiling use to ensure that the relevant statutory environmental and hygienic requirements for offensive trades will be met.

- 10.3 From traffic perspective, C for T considers that the overall provision of parking spaces for the proposed development is acceptable. The submitted TIA demonstrates that the proposed development will not cause adverse traffic impact to the surrounding areas. In this regard, C for T has no adverse comments on the application subject to the imposition of an approval condition as set out in paragraph 11.2(a) below. DEP, DFEH and D of Health have no objection to the application from environmental, hygienic and health perspectives. To address the environmental concerns, appropriate approval conditions are recommended in paragraph 11.2(c) to (f) below. Relevant Government departments consulted including DSD, BD and D of FS have no objection to/no comment on the application.
- 10.4 Regarding the public comments, the planning assessments above and departmental comments in paragraph 8 above are relevant. For the comment on whether there is a master plan for offensive trades in "I" zone, it is noted that such trades cover a wide range of manufacturing activities, which generally have no specific locational requirements. Their operations will be controlled under the offensive trade licence.

11. Planning Department's Views

- 11.1 Based on the assessments made in paragraph 10 above, the Planning Department has has no objection to the application.
- 11.2 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 suggested for Members' reference:

Approval conditions

- (a) the design and provision of parking facilities, loading/unloading spaces, vehicular access and manoeuvring of vehicles for the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (b) the submission and implementation of fire safety measures, including the provision of fire service installations and water supplies for firefighting and arrangement of Emergency Vehicular Access (EVA) before operation of the use to the satisfaction of the Director of Fire Services or of the Town Planning Board;
- (c) the submission of an updated Sewerage Impact Assessment (SIA) to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (d) the implementation of the local sewerage upgrading /sewerage connection works identified in the updated SIA for the proposed development in condition (c) above to the satisfaction of the Director of Drainage Services or of the Town Planning Board;

- (e) the submission of a detailed qualitative Landfill Gas Hazard Assessment and the implementation of the mitigation measures identified therein before operation of the use to the satisfaction of the Director of Environmental Protection or of the Town Planning Board; and
- (f) the submission of a land contamination assessment and the implementation of the remediation measures identified therein prior to development of the site to the satisfaction of the Director of Environmental Protection or of the Town Planning Board.

Advisory clauses

The recommended advisory clauses are set out at **Appendix IV**.

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

the proposed development is not totally in line with the planning intention of the "Industrial" zone intended primarily for general industrial uses, and such offensive trade should be suitably located in geographically secluded area to minimise possible environmental nuisance to surrounding developments.

12. Decision Sought

- 12.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 12.2 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.
- 12.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicants.

13. Attachments

Appendix I	Application Form received on 14.12.2018
Appendix Ia	Planning Statement received on 14.12.2018
Appendix Ib	Letter dated 17.1.2019 from the applicants requesting for deferment
Appendix Ic	Further information (FI) vide letter received on 1.3.2019 (FI 1)
Appendix Id	FI 2 vide letter received on 25.3.2019
Appendix Ie	Letter dated 29.3.2019 from the applicants requesting for deferment
Appendix If	FI 3 vide letter received on 2.4.2019
Appendix Ig	FI 4 vide letter received on 26.4.2019
Appendix Ih	FI 5 vide letter received on 6.6.2019
Appendix Ii	Letter dated 18.7.2019 from the applicants requesting for

	deferment
Appendix Ij	FI 6 vide letter received on 30.8.2019
Appendix Ik	Letter dated 30.9.2019 from the applicants requesting for deferment
Appendix Im	FI 7 vide letter received on 18.12.2019
Appendix In	FI 8 vide letter received on 10.2.2020
Appendix II	Detailed Comments of Government Departments
Appendix III	Public Comments
Appendix IV	Recommended Advisory Clauses
Drawing A-1	Block Plan
Drawing A-2	Basement Floor Plan
Drawing A-3	G/F Floor Plan
Drawing A-4	1/F floor Plan
Drawing A-5	Typical Floor Plan
Drawing A-6	Sectional Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Site Photos
Plan A-4	Aerial Photo

**PLANNING DEPARTMENT
MARCH 2020**