

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL/259

- Applicant** : Star Success International Limited represented by Lanbase Surveyors Limited
- Site** : 21-35 Wang Yip Street East, Tung Tau Industrial Area (TTIA), Yuen Long, New Territories (Yuen Long Town Lot (YLTL) No. 362)
- Site Area** : 7,271m² (about)
- Lease** : New Grant No. YL3121 and modified by a Modification Letter
(a) Restricted to industrial or godown purposes, or both (excluding offensive trades)
(b) Maximum gross floor area (GFA) of 36,355m² (equivalent to plot ratio (PR) of 5)
- Plan** : Approved Yuen Long Outline Zoning Plan (OZP) No. S/YL/23
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”) *[Restricted to a maximum PR of 5 and a maximum building height (BH) of 15 storeys excluding basement(s), or the PR and height of the existing building, whichever is the greater. Minor relaxation of the PR and BH restrictions may be considered by the Town Planning Board (the Board) on application under section 16 of the Town Planning Ordinance]*
- Application** : Proposed Minor Relaxation of PR Restriction for Permitted Office, Shop and Services and Eating Place Uses

1. The Proposal

- 1.1 The applicant seeks planning permission for minor relaxation of PR restriction from 5 to 6 (i.e. +1 or +20%) for redevelopment of the existing 10-storey industrial building (IB) (namely Lai Sun Yuen Long Centre), which was constructed before 1987 (pre-1987) at the application site (the Site) (**Plan A-1**), into a 15-storey (excluding one basement carpark floor) commercial building with ‘office’, ‘eating place’ and ‘shop and services’ uses. According to the Schedule I (for open-air development or for building other than industrial or industrial-office (I-O) building) of the Notes of the OZP for “OU(B)” zone, ‘office’, ‘eating place’ and ‘shop and services’ uses are always permitted. The Site is not the subject of any previous

planning application.

- 1.2 According to the applicant, the proposed minor relaxation of PR restriction by 20% is in line with the 2018 Policy Address which encourages owners to redevelop pre-1987 IBs outside “Residential” (“R”) zones in Main Urban Areas and New Towns with relaxation of the maximum permissible non-domestic PR by up to 20%. The proposed 15-storey commercial development (excluding one basement carpark floor) mainly comprises ‘shop and services’/‘eating place’ uses on G/F to 3/F and ‘office’ use on 5/F to 17/F (with 4/F, 13/F and 14/F omitted). Private car parking spaces, loading/unloading (L/UL) areas and taxi laybys will be provided at B/F and/or G/F. The applicant pledges to provide and maintain two full height setbacks along Wang Yip Street East (582m² in size, 3.5m to 10.5m in width) and the service lane near Keung Yip Street Rest Garden (394m² in size, 4.75m in width) (**Drawing A-2**), as well as communal flat roof gardens at 2/F and 3/F (**Drawings A-4 and A-5**), which would be open for occupants and visitors’ use during reasonable hours. About 22% site coverage (SC) of greenery will also be provided at the Site. The proposed development is scheduled for completion in 2023. Floor plans, a section plan, a parking meter relocation proposal, a landscape plan, a greenery plan and photomontages of the proposed development submitted by the applicant are at **Drawings A-1 to A-14** respectively.
- 1.3 The major development parameters of the indicative scheme of the proposed development are summarised as follows:

Site Area	7,271m ² (about)
Total Non-Domestic GFA	43,626m ² (about)
Total Non-Domestic PR	Not more than 6
Maximum SC	
<i>G/F to 3/F</i>	<i>83% (about)</i>
<i>5/F to 17/F</i>	<i>65% (about)</i>
BH (from G/F to main roof)	About 69.637m (74mPD)
Number of Storeys	15 storeys (excluding one basement carpark floor)
Number of Blocks	1
Greenery Area	1,574m ² (about 22% of the site area)
Parking and L/UL Facilities	<ul style="list-style-type: none"> - 244 private car parking spaces (including 3 accessible parking spaces) (with 102 parking spaces provided using 51 sets of mechanical parking rack) - 25 motorcycle parking spaces - 13 heavy goods vehicle (HGV) L/UL bays - 22 light goods vehicle (LGV) L/UL bays - 2 taxi lay-bys

- 1.4 In support of the application, the applicant has submitted the following documents:
- (a) Application Form received on 14.8.2019 **(Appendix I)**
- (b) Supplementary Planning Statement **(Appendix Ia)**
- (c) Supplementary Information received on 21.8.2019 **(Appendix Ib)**

clarifying the setback area and the coverage of the rooftop structure, as well as providing revised landscape proposal

- (d) Further Information (FI) received on 3.12.2019 providing revised photomontages, revised layout plans which includes increase in car parking spaces for private car and reduction in height of the roof-top structures, revised landscape plans, revised traffic impact assessment (TIA), sewage discharge calculation and responses to departmental comments **(Appendix Ic)**
- (e) FI received on 10.12.2019 clarifying the number of car parking spaces for private car **(Appendix Id)**
- (f) FI received on 24.12.2019 clarifying the number of car parking spaces with revised floor plans, the levels of the sitting area and landscape area with revised landscape plans and completion year of the proposed development **(Appendix Ie)**
- (g) FI received on 27.12.2019 clarifying the widths of the setback areas **(Appendix If)**
- (h) FI received on 19.2.2020 providing a revised TIA and a key plan to supplement the locations and angles of the photomontages in response to departmental comments **(Appendix Ig)**
- (i) FI received on 18.3.2020 revising the width of the proposed run-in/out, as well as providing a revised TIA and information on the proposed mechanical parking **(Appendix Ih)**
- (j) FI received on 27.3.2020 providing a revised planting schedule and planting drawings in response to comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) **(Appendix Ii)**
- (k) FI received on 21.4.2020 providing revised floor plan and planting drawings in response to comments of CTP/UD&L, PlanD **(Appendix Ij)**
- (l) FI received on 24.4.2020 responding to comments of the Director of Environmental Protection (DEP) **(Appendix Ik)**
- (m) FI received on 28.4.2020 clarifying that no building works were carried out under the approved wholesale conversion scheme **(Appendix Il)**
- (n) FI received on 4.5.2020 clarifying the SC of the proposed development **(Appendix Im)**

- (o) FI received on 5.5.2020 enhancing the landscape area in response to comments of CTP/UD&L, PlanD **(Appendix In)**
- (p) FI received on 7.5.2020 providing a revised greenery plan **(Appendix Io)**
[(d), (h) and (i) accepted but not exempted from publication and recounting requirements; (e), (f), (g), (j), (k), (l), (m), (n), (o) and (p) accepted and exempted from publication and recounting requirements]

1.5 On 4.10.2019 and 17.1.2020, the Rural and New Town Planning Committee (the Committee) of the Board agreed to defer making decision on the application for a total of four months (two months for each deferment), as requested by the applicant's representative. Subsequently, various FIs were received between December 2019 and May 2020 (**Appendices Ic to Io**) and the application is scheduled for consideration at this meeting.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in section 6 of the Supplementary Planning Statement at **Appendix Ia**, the Supplementary Information at **Appendix Ib** and the FIs at **Appendices Ic to Io**. They can be summarised as follows:

In Line with the Government Policy

- (a) The proposed minor relaxation of PR from 5 to 6 (i.e. +20%) for redevelopment of the existing pre-1987 IB into a commercial building is in line with the Chief Executive's 2018 Policy Address which encourages owners to redevelop pre-1987 IBs.

In Line with the Planning Intention of the "OU(B)" Zone

- (b) The proposed development, consisting of office, eating place and shop and services uses, is in line with the planning intention of the "OU(B)" zone for general business uses.

In Line with the Transformation of the Area

- (c) The Site is located in TTIA where demand for commercial uses is increasing. The proposed development with additional commercial GFA supply is in line with the transformation of the area.

Making Efficient Use of Land Resources

- (d) The proposed additional 20% of PR would optimise the use of land resources. Also, the increase in commercial GFA would provide more employment opportunities and help local economic development in Yuen Long.

Design Merits

- (e) To foster a quality and sustainable built environment, two full height setbacks along Wang Yip Street East (582m²) and the service lane near Keung Yip Street Rest Garden (394m²) (**Drawing A-2**) are proposed to improve the streetscape, pedestrian accessibility, connectivity, comfort and safety. The proposed setbacks would reduce

visual obstruction along the street and improve the visual permeability in the vicinity. Feature paving (green grid paving) will be provided at the setback areas and would be maintained by the owner. Also, the applicant is willing to provide canopy along Po Yip Street and the service lane adjacent to the On Lok Road Substation.

- (f) The proposed communal flat roof gardens at 2/F and 3/F with lush landscaping (**Drawings A-4 and A-5**) would enhance air ventilation and visual permeability of the building. The communal flat roof gardens would be open for occupants and visitors' use during reasonable hours, which would enhance the public's enjoyment of the landscape and greenery features.
- (g) Over 20% SC of greenery will be provided to meet the requirements of the Sustainable Building Design Guidelines (SBDG). Building Environment Assessment Method Plus (BEAM Plus) and Joint Practice Note No. 1 on Green and Innovative Buildings will also be adopted in the proposed development.

No Adverse Traffic, Drainage, Sewerage and Visual Impacts

- (h) The TIA concluded that there would be no adverse traffic impact arising from the proposal. Given that the present infrastructure and utilities of the area were designed for industrial uses, the existing public sewer should be able to cope with the future sewerage discharge from the proposed commercial uses. Overall, no adverse traffic, drainage and sewerage impacts are anticipated.
- (i) The proposed BH of 15 storeys (excluding basement floor) is in line with the BH restriction on the OZP. Since the existing building is only 10 storeys in height, increase of BH and building bulk is inevitable upon redevelopment. The proposed new modern-designed commercial building could help break the visual monotony and improve the overall visual quality of the area. Overall, no adverse visual impact is anticipated.

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

- 4.1 TTIA was previously zoned "Industrial" ("I") and subsequently rezoned to "OU(B)" in 2001. There is no change to the zoning since then (**Plan A-1**). The proposal for the permitted office, shop and services and eating place uses could help achieve gradual transformation of the TTIA to non-polluting commercial and residential use.
- 4.2 As set out in the Policy Address 2018, to provide more floor area to meeting Hong Kong's changing social and economic needs, and make better use of the valuable land resources, a new scheme to incentivise redevelopment of existing IBs was

announced. To encourage owners to redevelop IBs constructed before 1987¹, there is a policy direction to allow relaxation of the maximum permissible non-domestic PR as specified in an OZP by up to 20% for redevelopment of pre-1987 IBs located outside “R” zones in Main Urban Areas and New Towns into industrial/commercial uses (the Policy). 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)R². 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.

- 4.3 The time limit for owners to submit planning applications to the Board is three years, with effect from 10.10.2018. Should the planning application be approved by the Board, 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 concerning the Site.

6. **Similar Applications**

- 6.1 There is no similar application for minor relaxation of PR within the “OU(B)” zone on the OZP.
- 6.2 The Committee has considered one application for minor relaxation of PR restriction in the Rural and New Town Area relating to the Policy to date. Application No. A/TM/539 for minor relaxation of PR (by 20%) for permitted industrial use at San On Street, Tuen Mun was approved with conditions by the Committee on 17.1.2020 mainly on the consideration that the proposed redevelopment was generally in line with the planning intention of the “I” zone; the proposal was generally not incompatible with the surrounding uses; there was policy support from the Secretary for Development (SDEV); the proposal had incorporated planning and design merits; and concerned departments had no objection to or adverse comment on the application (see **Appendix II** for details).
- 6.3 Since March 2019, the Metro Planning Committee (MPC) of the Board has considered a total of 20 minor relaxation applications in the Metro Area relating to the Policy (see **Appendix II** for details). Eleven of the applications in San Po Kong, Hung Hom, Kwun Tong Business Area (KTBA), Tai Kok Tsui, Kwai Chung and Tsuen Wan involved relaxation of PR only, while the other seven in KTBA, one in Cheung Sha Wan and one in Kowloon Bay involved minor relaxation of both PR and BH restrictions. For the eleven applications that only involved minor

¹ Eligible pre-1987 IBs refer to those that were wholly or partly constructed on or before 1.3.1987, or those constructed with their building plans first submitted to the Building Authority (BA) for approval on or before the same date.

² Under the new policy, any bonus floor area claimed under section 22(1) or (2) of the B(P)R is not to be counted towards the proposed increase of non-domestic PR by 20% for redevelopment projects.

relaxation of PR (A/K3/582, A/K9/274, A/K11/233 and 235, A/K14/778, A/KC/460, 463 and 464, A/TW/505, 508 and 509), all were approved with conditions by the MPC. For the remaining nine applications involving both minor relaxation of PR and BH, seven were approved with conditions (A/K5/813, A/K14/763, 766, 771, 773, 774 and 775) and two were rejected (A/K14/764 and A/K13/313) by the MPC. The latter two cases were rejected mainly on the grounds that the applicant had failed to provide strong justifications for the proposed minor relaxation of BH restriction and that the proposal would create adverse visual impact on the area (see **Appendix II** for details). Applications No. A/K14/764 and 771 involved the same site.

- 6.4 In consideration of these applications, the Committee and the MPC 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 to A-4c)

7.1 The Site is:

- (a) located at the south-eastern periphery of the TTIA;
- (b) bounded by Wang Yip Street East to its northwest and Po Yip Street to its southeast; and
- (c) currently occupied by a 10-storey IB, namely Lai Sun Yuen Long Centre, with occupation permit (OP) obtained in 1986 and existing PR/GFA of about 4.95/36,023m².

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

- (a) TTIA is generally occupied by medium to high-rise industrial or warehouse buildings with a number of vehicular service shops on the respective G/Fs on land zoned “OU(B)” and “OU(B)1”;
- (b) to its northeast is the Keung Yip Street Rest Garden and further across Keung Yip Street is the Tung Tau Industrial Area Playground;
- (c) to its southeast across Po Yip Street is the Po Yip Street Sitting-out Area;
- (d) to its southwest is a garden and an area zoned “Government, Institution and Community” comprising On Lok Road Substation; and
- (e) to its northwest across Wang Yip Street East are several IBs.

8. Planning Intention

- 8.1 The “OU(B)” zone is intended 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 According to the Explanatory Statement of the OZP, to provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the PR and BH restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits with reference to the following criteria:

- (a) amalgamating smaller sites for achieving better urban design and local area improvements;
- (b) accommodating the bonus PR granted under the Buildings Ordinance (BO) in relation to surrender/dedication of land/area for use as public passage/street widening;
- (c) providing better streetscape/good quality street level public space;
- (d) providing separation between buildings to enhance air ventilation and visual permeability; and
- (e) other factors, such as site constraints, need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality, provided that no adverse landscape, visual and air ventilation impacts, as appropriate, would be resulted from the innovative building design.

9. Comments from Relevant Government Departments

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

Policy Perspective

9.1.1 Comments of SDEV:

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. To this end, relaxation of the maximum permissible non-domestic PR by up to 20% is allowed under the current revitalisation scheme for redevelopment in respect of pre-1987 IBs located outside “R” zones in Main Urban Areas and New Towns. In this light, he supports the application in principle from the policy angle, subject to its compliance with all relevant requirements under the revitalisation scheme.

Land Administration

9.1.2 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD), the Chief Estate Surveyor/Land Supply, LandsD (CES/LS, LandsD) and the Chief Estate Surveyor/Development Control, LandsD (CES/DC, LandsD):

- (a) To be qualified for the measure on relaxation of the maximum permissible non-domestic PR by 20% for redevelopment project, the building has to be pre-1987 IBs located outside “R” zones in Main Urban Areas and New Towns and subject to the maximum non-domestic PR allowed under the B(P)R. Pre-1987 IBs refer to those wholly or partly constructed on or before 1.3.1987 or those constructed with building plans first submitted to BA for approval on or before 1.3.1987.
- (b) The Site falls within YLTL No. 362 (the Lot) which has an area of about 7,271m². The Lot is held under New Grant No. YL3121 dated 27.11.1981 as varied and modified by a Modification Letter (M/N: YL 483088) dated 22.1.1987 (collectively referred to as ‘the New Grant’). Under the New Grant, the Lot is restricted to industrial or godown purposes or both (excluding offensive trades) and subject to a maximum GFA of 36,355m² (equivalent to PR 5) and such parking, L/UL requirements in connection with the aforesaid permitted purposes.
- (c) According to the application, the applicant has applied for a relaxation of the PR from 5 to 6 (total GFA of 43,626m²) for a redevelopment proposal comprising a 15-storey commercial building with office, eating place and shop and services uses, together with the provision of 244 private car parking spaces, 25 motorcycle parking spaces, 13 HGV L/UL bays, 22 LGV L/UL bays and 2 taxi lay-bys etc. These proposed development parameters, together with the location of the run-in/out proposed are in contravention of the development restrictions under the New Grant.
- (d) In the circumstance, if planning approval is given to the subject application by the Board, the owner of the Lot will need to apply to their department for a lease modification to implement the proposed development. Such application will be considered by their department acting in its capacity as a landlord at its sole discretion and there is no guarantee that the lease modification for the proposed development will be approved. In the event that the lease modification application is approved, it would be subject to such terms and conditions as the Government shall deem appropriate, including, among other things, user restriction, 5-year completion time limit, and the payment of premium and administrative fee, etc., as may be imposed by their department at its sole discretion. Under the 2018 IB revitalisation measure for redevelopment, the lease modification letter/ conditions of land exchange shall be executed within 3 years from the date of the Board’s approval letter.

Traffic

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

He has no comment on the application from the traffic engineering perspective and the following conditions should be stipulated if the application is approved:

- (a) The submission of a consolidated TIA to his or the Board's satisfaction.
- (b) The design and implementation of relocation of parking meter for goods vehicle at Wang Yip Street East (as shown in **Drawing A-9**) to his or the Board's satisfaction.
- (c) The design and provision of vehicular access, car parking and L/UL facilities for the proposed development to his or the Board's satisfaction.

9.1.4 Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- (a) Wang Yip Street East is maintained by the New Territories West District and Maintenance Division of his department.
- (b) If the proposed run-in is agreed by the Transport Department (TD), the applicant should provide the run-in/out at Wang Yip Street East in accordance with the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement.
- (c) Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to the nearby public roads or exclusive road drains.

Environment

9.1.5 Comments of DEP:

The Site is currently used for industrial uses and excavation of land for redevelopment is expected. As per FI received on 3.12.2019 (**Appendix Ic**), the applicant would provide relevant information and carry out appropriate decontamination works in accordance with relevant prevailing guidelines prior to the commencement of re-development works. Should the Board approve the application, approval condition should be stipulated requiring the applicant to investigate and provide documentary justification to substantiate whether there is any land contamination issue for the Site; and if affirmative, the project proponent should carry out appropriate land decontamination works in accordance with relevant prevailing guidelines prior to the construction works or redevelopment of the Site.

Urban Design, Air Ventilation and Landscaping

9.1.6 Comments of CTP/UD&L, PlanD:

Urban Design

- (a) As illustrated in the photomontages (**Drawings A-13 and A-14**), the visual obstruction of the existing sky view would be exacerbated with the increased bulk and height of the proposed development. The photomontages also illustrated that the provision of landscaping and greening in the proposed development would soften the edges of the development. The applicant would incorporate a new modern design for the proposed development to break the visual monotony of dilapidated IBs in the civility. The applicant would also provide setbacks along Wang Yip Street East and Keung Yip Street aiming to reduce pedestrian visual obstruction and enhance visual permeability. The proposed setbacks and grid paving along the setback area would likely improve the streetscape.
- (b) The existing building overhang surrounding the existing development at the Site would be lost as a result of the proposed redevelopment. The applicant has proposed the provision of canopy along Po Yip Street and the service lane adjoining the On Lok Road Substation to improve pedestrian comfort (**Appendix Ig**). The applicant is reminded to ensure the feasibility and functionality of the proposed canopy.

Air Ventilation

- (c) According to the Expert Evaluation on Air Ventilation Assessment of Yuen Long Town published on 28.4.2008, the Site is not located within the major breezeway (i.e. the nullah) and not within major air path (i.e. Po Yip Street). Given the proposed layout and the site area (about 7,271m²), the development is not expected to create significant adverse air ventilation impact.

Landscaping

- (d) She has no adverse comment on the application from landscape planning perspective.

Drainage

9.1.7 Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- (a) He has no objection in principle to the proposed development from public drainage and sewerage point of view.
- (b) Should the Board consider that the application is acceptable from the planning point of view, approval conditions should be stipulated requiring the submission of drainage and sewerage proposals and the

implementation and maintenance of the drainage and sewerage proposals for the development to the satisfaction of the Director of Drainage Services or of the Board.

Building Matters

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

- (a) The maximum PR and SC of a site depend on the proposed BH and the site classification under B(P)R. The Site abuts Wang Yip Street East which is a specified street of not less than 4.5m wide. It can be defined as a Class A site. Refer to the first schedule of B(P)R, the maximum permitted PR and SC should be 15 and 60% respectively. However, the proposed SC is 65% which exceeds the maximum permitted SC.
- (b) Detailed checking of plans will be carried out during building plan submission stage, he reserves his comments in the following aspects:
 - (i) Proposed SC of 65% is subject to the application of setback approach with sufficient justification to satisfy the criteria set out in Practice Note for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-132.
 - (ii) Proposed surrender/ dedication areas for widening of existing pedestrian footpath in exchange for bonus PR is subject to sufficient justification to satisfy the criteria set out in PNAP APP-108 and APP-151.
 - (iii) Proposed 5.5m storey height at G/F shop is subject to sufficient justification.
 - (iv) Proposed exemption of private/ public carparking from GFA calculation under the BO is subject to sufficient justification to satisfy the criteria set out in PNAP APP-2.
- (c) Moreover, the proposed food and beverage areas on 2/F and 3/F is subject to the issue of a licence. Any proposed structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority.

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

- (a) District Officer/Yuen Long, Home Affairs Department (DO(YL), HAD);
- (b) Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD);
- (c) Director of Fire Services (D of FS);
- (d) Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);

- (e) Director of Electrical and Mechanical Services (DEMS);
- (f) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- (g) Commissioner of Police (C of P).

10. Public Comments Received During Statutory Publication Periods

- 10.1 On 23.8.2019, 13.12.2019, 28.2.2020 and 24.3.2020, the application and the three FIs were published for public inspection respectively. During the first three weeks of the respective statutory public inspection periods, a total of four comments, including one comment with suggestion, two objecting comments and one supporting comment, were received.
- 10.2 One comment from an individual (**Appendix III-1**) suggested the prospective developer to take up the responsibility of beautifying the adjacent Keung Yip Street Rest Garden and the garden next to On Lok Road Substation (**Plan A-2**). An operator in the existing Lai Sun Yuen Long Centre (**Appendix III-2**) objected to the application on the grounds that there was a lack of industrial floor space and an oversupply of commercial floor space in Yuen Long district. A Yuen Long district councillor (**Appendix III-4**) objected to the application as there was a lack of detail on the proposal and feared that the curtain wall of the proposed commercial building could worsen the urban heat island effect.
- 10.3 An individual (**Appendix III-3**) supported the application on the grounds that there was a lack of commercial buildings and employment opportunities in Yuen Long district; the conveniently-located proposal would encourage transformation in the area which is in line with the intended commercialisation of TTIA; and the proposal would provide much-needed employment opportunities in Yuen Long. The commenter also suggested the need to reserve more land in the area for road widening; and that more greening and an elevated walkway network should be provided in the area.

11. Planning Considerations and Assessments

- 11.1 The application is for minor relaxation of PR from 5 to 6 (i.e. +1 or +20%) to redevelop the existing 10-storey pre-1987 IB (namely Lai Sun Yuen Long Centre) at the Site for a 15-storey (excluding one basement carpark floor) commercial building with permitted 'office', 'eating place' and 'shop and services' uses. The proposed redevelopment is generally in line with the planning intention of the "OU(B)" zone, which is primarily intended for general business uses. The proposed commercial uses would help facilitate the gradual transformation of the TTIA for non-polluting commercial uses.
- 11.2 An OP for the subject IB was issued in 1986. The existing building on the site can be regarded as an eligible pre-1987 IB under the Government's new policy on revitalising IBs. SDEV supports the application in principle as it would optimise utilisation of the existing industrial stock and make better use of the valuable land resources.
- 11.3 The Site is located at the south-eastern fringes of TTIA, which is undergoing

gradual transformation from industrial/warehouse/workshop uses to non-polluting commercial and residential uses. The proposed development is considered not incompatible with the surrounding uses which are mainly medium to high-rise IBs on land zoned “OU(B)” and “OU(B)1”. The proposal is in line with the BH restriction of the “OU(B)” zone and is considered not incompatible with the adjacent developments. In this regard, CA/CMD2, ArchSD and CTP/UD&L, PlanD have no comment/no adverse comment on the application.

- 11.4 Other relevant government departments consulted including C for T, DEP and CE/MN, DSD have no objection to/no adverse comment on the application. Significant adverse traffic, environmental, drainage and sewerage impacts on the surrounding area are not envisaged. To address the technical requirements of concerned government departments, relevant approval conditions are recommended in paragraph 12.2 below.
- 11.5 There is no statutory requirement to provide any setback under the OZP. Under the current scheme, two full height setbacks along Wang Yip Street East (582m² in size, and 3.5m to 10.5m in width) and the service lane near Keung Yip Street Rest Garden (394m² in size, 4.75m in width) (**Drawing A-2**) with at-grade feature paving (green grid paving) are proposed, which will be open for public use at all times to improve the local streetscape. Communal flat roof gardens with landscaping are also proposed at 2/F and 3/F (**Drawings A-4 and A-5**), which would be opened for occupants and visitors’ use at reasonable hours, and would enhance air ventilation and visual permeability. Besides, over 20% SC of greenery will be provided, which exceeds the requirements of the SBDG. CTP/UD&L, PlanD considers these to be design merits of the current scheme and has no adverse comment on the application. The proposed voluntary setbacks and other design features would likely improve the streetscape and generally meet the criteria for considering applications for minor relaxation of PR as mentioned in paragraph 8.2 above.
- 11.6 There are four public comments (**Appendices III-1 to III-4**) received during the statutory publication periods. Regarding the commenters’ suggestions, it is noted that the adjacent Keung Yip Street Rest Garden and the garden next to On Lok Road Substation are currently maintained by the Leisure and Cultural Services Department, while the road network in TTIA is generally managed and maintained by TD and HyD respectively. Regarding the objecting comments, the planning considerations and assessments in paragraphs 11.1 to 11.5 above are relevant.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11 above and having taken into account the public comments mentioned in paragraph 10, the Planning Department has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 15.5.2024, 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 submission of a consolidated Traffic Impact Assessment to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (b) the design and implementation of relocation of parking meter for goods vehicle at Wang Yip Street East, as proposed by the applicant, to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (c) the design and provision of vehicular access, car parking and loading/unloading facilities for the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (d) the submission of documentary justification to substantiate whether there is any land contamination issue for the Site and, where appropriate, the implementation of appropriate land decontamination works in accordance with relevant prevailing guidelines prior to the construction works or development of the Site to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (e) the submission and implementation of drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- (f) the submission and implementation of sewerage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

Advisory clauses

The recommended advisory clauses are 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.

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 received on 14.8.2019
Appendix Ia	Supplementary Planning Statement
Appendix Ib	Supplementary Information received on 21.8.2019
Appendix Ic	FI received on 3.12.2019
Appendix Id	FI received on 10.12.2019
Appendix Ie	FI received on 24.12.2019
Appendix If	FI received on 27.12.2019
Appendix Ig	FI received on 19.2.2020
Appendix Ih	FI received on 18.3.2020
Appendix Ii	FI received on 27.3.2020
Appendix Ij	FI received on 21.4.2020
Appendix Ik	FI received on 24.4.2020
Appendix Il	FI received on 28.4.2020
Appendix Im	FI received on 4.5.2020
Appendix In	FI received on 5.5.2020
Appendix Io	FI received on 7.5.2020
Appendix II	Similar applications considered by the Committee and the MPC
Appendices III-1 to III-4	Public comments received during the public inspection periods
Appendix IV	Recommended Advisory Clauses
Drawings A-1 to A-7	Floor Plans
Drawing A-8	Section Plan
Drawing A-9	Parking Meter Relocation Proposal
Drawing A-10	Landscape Plan
Drawing A-11	Greenery Plan
Drawings A-12 to A-14	Photomontages and its View Angles
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4c	Site Photos