

MPC Paper No. A/TW/497
For Consideration by the
Metro Planning Committee
on 18.5.2018

APPLICATION FOR TEMPORARY USE
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TW/497

<u>Applicant</u>	Ying Ho Company Ltd., On Lee Investment Company Ltd., Dorfolk Investments Ltd., Kwong Fook Investors and Developers Ltd., Tsing Lung Investment Company Ltd., The World Realty Ltd., Cheong Ming Investment Company Ltd. and Yau Fook Hong Company Ltd., represented by Kenneth To and Associates Ltd.
<u>Premises</u>	Nina Tower, 8 Yeung Uk Road, Tsuen Wan
<u>Total Site Area</u>	21,573m ²
<u>Lease</u>	TWTL 353: (a) Governed by New Grant No. 6890 (b) Lease term expiring in June 2047 (c) Restricted to non-industrial (excluding godown) purposes (d) Total GFA not less than 75,000m ² and not more than 185,250m ²
<u>Plan</u>	Approved Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/33
<u>Zoning</u>	“Commercial” (“C”) [Subject to a maximum plot ratio (PR) of 9.5 and a maximum building height (BH) of 40, 170 and 300 metres above Principal Datum (mPD), or the PR and height of the existing building, whichever is the greater.]
<u>Application</u>	Proposed Minor Relaxation of PR for Proposed Hotel Supporting Facilities (Restaurant)

1. The Proposal

- 1.1. The applicant seeks planning permission for minor relaxation of the PR restriction from 9.5 to 9.6143 for proposed hotel supporting facilities (restaurant) at the application site (the Site) (**Plans A-1 and A-2**). The Site is currently occupied by a commercial development, namely Nina Tower. According to the applicant’s proposal, the proposed restaurant is to serve the hotel guests and participants of exhibition/convention activities with meals (paragraph 4.4.1 of **Appendix Ia**) and the hotel and its guest will not use the proposed restaurant for conference and/or banquet purposes (**Appendix Id**).

- 1.2. According to the Notes of the approved Tsuen Wan OZP No. S/TW/33 (the OZP), ‘Hotel’, ‘Office’ and ‘Shop and Services’ are always permitted within the ‘C’ zone. The ‘Remarks’ of the Notes also specify that minor relaxation of the PR restriction may be considered by the Town Planning Board (the Board) on application under s.16 of the Town Planning Ordinance, based on the individual merits of the proposal.
- 1.3. Owing to the differences in Gross Floor Area (GFA) calculations, the existing total non-domestic PR under lease and under OZP are 9.369 and 9.484 respectively. The applicant proposes to conduct addition and alteration (A&A) works at Level 6 of Nina Tower for the provision of 2,547.529m² supporting facilities (i.e. restaurant) for the existing hotel. Upon completion of the proposed A&A works, the total GFA will come up to the maximum PR of 9.5 as permitted under lease but the resultant PR of 9.6143 will exceed the maximum PR of 9.5 under OZP by 0.1143 (+1.2%). The layout and sectional plans of the proposed A&A works are shown on **Drawings A-1 to A-5**.
- 1.4. The following table summarises the detailed GFA calculations for the application under lease and under OZP.

	Under Lease	Under OZP
Development Area*	19,500 m ²	19,500 m ²
Permitted PR	9.5	9.5
Current Situation Upon MLP Amendment under Lease in 2018		
Non-domestic GFA (for Hotel, Office, Shops & Exhibition)	182,086.146 m ²	182,086.083 m ²
Internal Pedestrian Walkway	Exempted	2,304.491 m ² #
Public Transport Terminus	Exempted (except for 540.77 m ² accounted by the Lands Department (LandsD))	Exempted #
Watchman Office	75.555m ²	Not accounted#
Existing Total Non-domestic GFA	182,702.471 m ²	184,931.344 m ²
Existing Total Non-domestic PR	9.369	9.484
Proposed A&A works for Hotel Support Facilities at Level 6 (Current Application)		
Proposed Additional non-domestic GFA	2,547.529 m ²	2,547.529 m ²
Proposed Total Non-domestic GFA	185,250 m ²	187,478.873 m ²
Proposed Total Non-domestic PR	9.5	9.6143

* The Applicant states in the clarification letter (**Appendix Ib**) that the development area for PR and GFA calculation is 19,500m².

Under the Notes of the “C” zone of the OZP, public transport terminus as required by the Government and caretaker’s office ancillary and directly related to the development or redevelopment may be disregarded in determining the maximum PR or GFA, while internal pedestrian walkway is GFA countable.

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

- | | | |
|-----|--|----------------------|
| (a) | Application form received on 20.3.2018 | (Appendix I) |
| (b) | Supplementary Planning Statement (SPS) | (Appendix Ia) |
| (c) | Clarification Letter with plans dated 23.3.2018 | (Appendix Ib) |
| (d) | Further Information received on 23.4.2018
(accepted and exempted from publication and
recounting requirements) | (Appendix Ic) |
| (e) | Further Information received on 9.5.2018
(accepted and exempted from publication and
recounting requirements) | (Appendix Id) |

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application as detailed in **Appendix Ia**, are summarized as follows:

- (a) The proposed minor relaxation of PR restriction for proposed hotel supporting facilities (restaurant) at the proposed new deck on 6/F is provided solely to support the operation of the existing hotel within Nina Tower. This accord with the prevailing planning intention of the “C” zone which is for commercial developments.
- (b) An internal pedestrian walkway (IPW) which opens 24 hours for access of the public has been provided within the podium of Nina Tower for meeting the requirements of relevant Government departments. The nature of the walkway is indeed a community facility for benefit of the public and it was exempted from GFA calculation under lease, but was accountable for GFA calculation under OZP. In recognition of the precedent of a similar application (No. A/MOS/82) seeking for minor relaxation of GFA for the permitted 24-hour public pedestrian walkway and its ancillary facilities in a residential development in Ma On Shan which was approved by the Rural and New Town Planning Committee of the Board on 10.9.2010, the subject application for minor relaxation of PR is justified.
- (c) The main purpose of this application is to reconcile the different definitions of GFA calculation of relevant Government departments and to realize the full development potential of Nina Tower entitled by the applicant. The application is technical in nature and the minor relaxation of PR of 0.1143 is really minor for a development of such scale.
- (d) The hotel at Nina Tower with 1,613 rooms has the largest number of hotel rooms among all hotels in Hong Kong. At present, no breakfast service can be provided to the 3,000+ hotel guests due to the limited floor space for F&B facilities. Additional F&B facilities are much needed in enhancing the experience of hotel guests and participants of exhibition/convention activities. The provision of better service is in-line with Government’s Policy for promoting tourism through exhibition/convention activities.
- (e) The proposed hotel supporting facilities will be located on 6/F of the commercial podium by making use of the double height headroom at exhibition hall area on 5/F. All A&A works will take place within the existing podium and thus there will not be any increase in building bulk including building height.

- (f) Car parking spaces and various transportation facilities including loading and unloading bays for goods vehicles, lay-by for taxi and private cars and lay-by for tour buses provided for the Nina Tower development were in accordance with both the lease and Hong Kong Planning and Standards and Guidelines. As the proposed new restaurant on 6/F of the podium is a hotel ancillary/supporting facilities for serving the hotel guests of Nina Hotels, such small increase in GFA will not incur the need for additional requirement in car parking and loading/unloading spaces, as confirmed by the Traffic Impact Assessment included in the SPS.
- (g) No adverse sewerage impact to the municipal sewerage system upon completion of the A&A works is anticipated, as confirmed by the Sewerage Impact Assessment included in the SPS which has been carried out to assess the sewerage impact associated with the new hotel supporting facilities proposed.

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

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

4. Previous Applications

The Site is the subject of a previous application (No. A/TW/142) for Bus Terminus (under the Podium) which was approved by the Committee with conditions on 20.3.1992. Details of the application are summarized at **Appendix II**.

5. Similar Applications

There is no similar application for minor relaxation of PR within the “C” zone in the approved Tsuen Wan OZP No. S/TW/33.

6. The Site and Its Surrounding Areas (Plans A-1 and A-2)

6.1. The Site:

- (a) is currently occupied by a commercial development, namely Nina Tower, with a podium of 8 storeys, Tower 1 of 36 storeys for hotel use, Tower 2 of 72 storeys for hotel and office uses, and 2 levels of basement;
- (b) is accessible via the main access of the commercial development on ground floor at Yeung Uk Road or via the footbridges on 1/F connecting Tsuen Wan West Station/Bus Terminal, Citywalk 1, Citywalk 2, and Yeung Uk Road Municipal Services Building; and
- (c) has an exhibition hall with high headroom of 2 floors located on 5/F of the podium, where the applicant is proposing to add a new floor for accommodating the hotel supporting facilities (restaurant).

6.2. According to the occupation permit which was issued on 21.9.2001, the major uses of the podium of Nina Tower by floor are summarized as follows:

Level (L.)	Current Uses
Lower Basement	Stores, Staff Facilities, Carparks, Loading/Unloading Bays, M&E
Upper Basement	Stores, executive & management office, carparks
L1	Entrance Lobby, Transport Terminal
L2-4	Shops
L5	Exhibition Hall (double storey), escalator hall
L6 [#]	Building Management Office, Stores
L7	Banquet Hall, Function Rooms, Escalator Hall, Restaurant with associated kitchen
L8	Stores, fitness area/gymnasium

[#] Floor of the proposed hotel supporting facilities (restaurant) under application

6.3. The surrounding areas have the following characteristics:

- (a) to the north across Tai Ho Road are the Tsuen Wan Town Hall and the Ex-Tsuen Wan Law Courts Building, a park, and Skyline Plaza, which are under “Government, Institution or Community” (“G/IC”), “Open Space” (“O”) and “Residential (Group A)” zones respectively;
- (b) to the northeast across Yeung Uk Road is the major residential cum commercial development of Vision City together with Citywalk within the “R(A)12” zone;
- (c) to the east across Yeung Uk Road is the Yeung Uk Road Municipal Services Building within the “G/IC” zone;
- (d) to the immediate south is Tsuen Wan Park within the “O” zone;
- (e) to the west across Tai Ho Road is the construction site of the proposed Parc City, a comprehensive residential cum commercial development within the “Comprehensive Development Area” (“CDA”) zone; and
- (f) to the further southwest across Tsuen Wan Road is another major comprehensive residential cum commercial development atop the MTR Tsuen Wan West Station, namely Ocean Pride also within “CDA” zone.

7. Planning Intention

- 7.1. The planning intention of the “C” zone is primarily for commercial developments, which may include office, shop, services, place of entertainment and eating place, functioning mainly as local commercial and shopping centre(s).
- 7.2. Based on the individual merits of a development or redevelopment proposal, minor relaxation of the PR / GFA / BH restrictions may be considered by the Board on application under section 16 of the Town Planning Ordinance.

8. Comments from Relevant Government Departments

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

Land Administration

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

Lease Matters

- (a) TWTL 353 is governed by New Grant No. 6890 as varied and modified by two Modification Letters dated 13.12.2004 and 9.12.2014 (collectively referred to as “the NG”) with a lease term expiring in June 2047. As at today, the Land Registry record shows that the registered owners of the Lot are Ying Ho Company Limited, Cheong Ming Investment Company Limited, Dorfolk Investments Limited, Kwong Fook Investors & Developers Limited, The World Realty Limited, On Lee Investment Company Limited, Yau Fook Hong Company Limited, and Tsing Lung Investment Company Limited. The site area under lease is 21,573 sq.m.. According to S.C. (11)(c) & (11)(d), the area shown coloured pink hatched black on the lease plan shall be taken into account for the purpose of calculating plot ratio but not site coverage while the area shown pink cross-hatched black on the lease plan shall not be taken into account for the purpose of calculating PR and site coverage.
- (b) According to S.C. (5)(a) of the NG, the Grantee shall prior to the submission of building plans to the Building Authority submit or cause to be submitted by his authorized person to the Director for his approval comprehensive plans, specifications and detailed design drawings (referred to as “the Master Layout Plans”) for the development of the lot. The Lot shall not be developed or redeveloped except in accordance with the approved Master Layout Plans. As per S.C. (7) and (9) of the NG, the Lot shall not be used for any purpose other than non-industrial (excluding godown) purposes and the total gross floor area of any building or buildings erected or to be erected on the Lot shall not be less than 75,000m² nor more than 185,250m².
- (c) According to S.C. (21)(b) of the NG, the internal pedestrian walkway with clear width of not less than 5m provided in the Non-industrial development on the Lot (which shall comprise escalators and stairways to reach ground level of the lot and shall link up the footbridges, the Transport Terminus and any adjacent public footpath) shall not be taken into account in calculating the total GFA.
- (d) The Lot is also subject to the car parking requirement under S.C. (39) of the NG:-

Spaces for parking of private motor vehicles:

- 1 space for every 5 residential flats or part thereof
- 1 space for every 240m² or part thereof of GFA to be used for office purpose
- 1 space for every 370m² or part thereof of GFA to be used for retail purpose

Spaces for loading and unloading of licensed goods and service vehicles:

- 1 for every 1,000m² or part thereof of GFA for retail purposes
- 1 for every 5,000m² or part thereof of GFA for office purposes
- 1 for every residential tower block

In the event any part of the building erected on the Lot shall be used for hotel purposes, the Grantee shall make such provisions for parking, loading and unloading spaces as shall be required by the Director.

LandsD's comments/observations on the planning application

- (e) Para. 2.4.1 and Appendix 1 of the SPS refers. His office has received an amendment application to the approved Master Layout Plan ("MLP") including but not limited to the amendment to alignment of the internal pedestrian walkway ("IPW"). LandsD has not yet issued their comments on the proposed amendment MLP submission to the lot owner nor approved the amendment application. LandsD reserves their comments on the proposed amendments to the MLP including the revised IPW.
- (f) The Applicant at Table 3.2 of the SPS claimed after the implementation of the A&A works for the new hotel supporting facilities at Level 6, the total GFA would become 185,250 m² under lease. This office would examine the proposed A&A works and the area of internal pedestrian walkway that could be exempted from GFA calculation under lease at building plan processing stage.
- (g) TD's comment on the proposed 'No extra parking and L/UL provision' for the proposed additional GFA should be sought. TD should also be invited to comment if the proposed restaurant facilities be counted as 'hotel' purpose in the context of parking and L/UL provision is agreeable.

Building Matters

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

He has no objection to the application subject to the following comments:

- (a) The applicant should be reminded to appoint Authorized Person and submit the proposal to the Building Authority for approval.
- (b) Detailed comment will be given in the building plan submission stage.

According to the latest approved building plans dated 9 April 2018, the area of

the IPW of Nina Tower has been included in GFA calculations under Building (Planning) Regulations (B(P)R).

Fire Safety

8.1.3. 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 being provided to the satisfaction of his Department.
- (b) Detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

Environmental

8.1.4. Comments of Director of Environmental Protection (DEP):

- (a) The applicant proposes to minor relax the PR restriction from 9.5 to 9.6143 of existing Nina Tower Development falling in “C” zoned area on the approved Tsuen Wan OZP No. S/TW/33. According to the provided information, this proposal primarily involves in-house Alternation & Addition Works by adding a deck at the headroom of the prevailing exhibition hall at 5/F for provision of hotel supporting facilities (restaurant).
- (b) He has no objection to the planning application, despite several technical observations on the submitted Sewerage Impact Assessment (SIA) Report (**Appendix III**). However, he would advise to incorporate a SIA planning approval requiring the applicant to submit an update SIA Report.

Transport

8.1.5. Comments of Commissioner for Transport (C for T):

- (a) He has no comments on the application.
- (b) As there would be traffic impact to the surrounding area if the proposed hotel facilities (restaurant) would be used for conference and/or banquet purposes, please consider if it is necessary to impose an approval condition to the effect that the proposed hotel facilities shall not be used for conference and/or banquet purposes.

Drainage

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

The SIA for the application needs to meet the full satisfaction of DEP, the planning authority of sewerage infrastructure.

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

- (a) Commissioner of Police (C of P); and
- (b) District Officer (Tsuen Wan).

9. Public Comments Received During Statutory Publication Period

On 27.3.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 17.4.2018, no public comment was received.

10. Planning Considerations and Assessments

- 10.1. The Site is currently occupied by a commercial development, namely Nina Tower, with a total non-domestic GFA of 184,931.344m² and PR of 9.484. This commercial development accords with the planning intention of the “C” zone for commercial developments. There are office, hotel, exhibition and retail uses within the commercial building. The proposed hotel supporting facilities (restaurant) is in line with the planning intention of the “C” zone and is considered not incompatible with the existing commercial uses within the same development.
- 10.2. The applicant proposes to make use of the double height headroom of the Exhibition Hall located on 5/F of Nina Tower by addition of a new level, forming as part of the 6/F for accommodating a new restaurant. This will result in a PR of 9.6143, which exceeds the maximum PR restriction of 9.5 for the “C” zone under the OZP.
- 10.3. According to DLO/TW&KT, LandsD, the total GFA of the development shall not be more than 185,250m² (equivalent to PR of 9.5). Currently, the existing GFA of the development is 182,702.471m² (PR of 9.369), with the IPW for linking up the footbridges and the Transport Terminal not GFA countable under the lease. As such, there is a remaining GFA of 2,547.529m² under the lease which the applicant proposes to use as hotel supporting facilities (restaurant)¹.
- 10.4. Based on the approved General Building Plan, the GFA of the IPW has been included in the GFA calculation under B(P)R. Under the established practice, PlanD would follow BD’s practice in counting the GFA of the IPW under the OZP.
- 10.5. The proposed minor relaxation of PR from 9.5 to 9.6143 (an increase of 0.1143) which is equivalent to GFA of 2,228.85 m², is only 1.2% increase, which is considered minor in nature and it will not result in an increase of the overall development bulk and building height of the existing development. The proposal would not result in adverse infrastructural and visual impacts. Concerned Government departments including C for T, DEP, CE/MS, DSD, D of FS, C of P do not have objection to the application from environmental, traffic, infrastructure and fire services perspectives. Approval conditions in relation to sewerage and fire services are recommended as suggested by relevant departments.

¹ Please refers to the table under paragraph 1.4

10.6. Regarding TD's proposal to impose an approval condition to the effect that the proposed hotel facilities shall not be used for conference and/or banquet purposes, it is noted that the applicant has confirmed that the hotel and its guest will not use the proposed restaurant for conference and/or banquet purposes (**Appendix Id**).

10.7. There is no public comment on the application received.

11. Planning Department's Views

11.1. Based on the considerations and assessments made in paragraph 10, the Planning Department 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 18.5.2022, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) the submission and implementation of fire service installations and water supplies for fire-fighting proposals to the satisfaction of the Director of Fire Services or of the Town Planning Board; and
- (b) the submission of a revised Sewerage Impact Assessment to the satisfaction of the Director of Environmental Protection or of the Town Planning Board.

Advisory clauses

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

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

- (a) no strong planning and design merits have been demonstrated to justify the proposed minor relaxation of PR for the Site.

12. Decision Sought

12.1. The Committee is invited to consider the application and decide whether to grant or refuse to grant planning 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 applicant.

13. Attachments

Appendix I	Application form received on 20.3.2018
Appendix Ia	Supplementary Planning Statement
Appendix Ib	Clarification Letter with plans dated 23.3.2018
Appendix Ic	Further Information received on 23.4.2018
Appendix Id	Further Information received on 9.5.2018
Appendix II	Previous applications
Appendix III	Recommended advisory clauses
Drawing A-1	Layout plan
Drawings A-2 & A-3	Section plan
Drawings A-4 & A-5	Layout plan showing proposed access
Plan A-1	Location plan
Plan A-2	Site plan
Plans A-3 to A-5	Photos of the Site

**PLANNING DEPARTMENT
MAY 2018**

Previous s.16 Application covering the Application Site

Approved Application

<u>No.</u>	<u>Application No.</u>	<u>Proposed Uses</u>	<u>Date of Consideration (MPC/TPB)</u>	<u>Approval Condition</u>
1.	A/TW/142	Bus Terminus (under the Podium)	20.3.1992 Approved by MPC	(a)

Approval Condition

- (a) The permission shall cease to have effect on 20.3.1995 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.

Recommended Advisory Clauses

- (a) to note the comments of District Lands Officer/Tsuen Wan and Kwai Tsing (DLO/TWKT) of Lands Department (LandsD) that referring to Para. 2.4.1 and Appendix 1 of the Supporting Planning Statement (“the SPS”), his office has received an amendment application to the approved Master Layout Plan (“MLP”) including but not limited to the amendment to alignment of the internal pedestrian walkway (“IPW”). LandsD reserves their comments on the proposed amendments to the MLP including the revised IPW. In noting that the Applicant at Table 3.2 of the SPS claimed after the implementation of the A&A works for the new hotel supporting facilities at Level 6, the total GFA would become 185,250 m² under lease, his office would examine the proposed A&A works and the area of internal pedestrian walkway that could be exempted from GFA calculation under lease at building plan processing stage;
- (b) to note the comments of the Chief Building Surveyor/ New Territories West of Buildings Department that the applicant is reminded to appoint Authorized Person and submit the proposal to the Building Authority for approval. Detailed comments will be given in the building plan submission stage;
- (c) to note the comments of the Director of Environmental Protection that the applicant should (i) correct the unit flow factor for retail employees (i.e. 0.28 instead of 0.08m³/employee/day) according to GESF and hence correct the flow estimation; (ii) justify/elaborate the estimation of the number of employees for the existing hotel and the proposed hotel supporting facilities; and (iii) correct the calculation and revisit if the conclusion “In future there will be a net decrease in wastewater generated from the Site...” is still valid in view of the above; and
- (d) to note the comments of the Director of Fire Services that detailed Fire Service requirements will be formulated upon receipt of formal submission of general building plans.

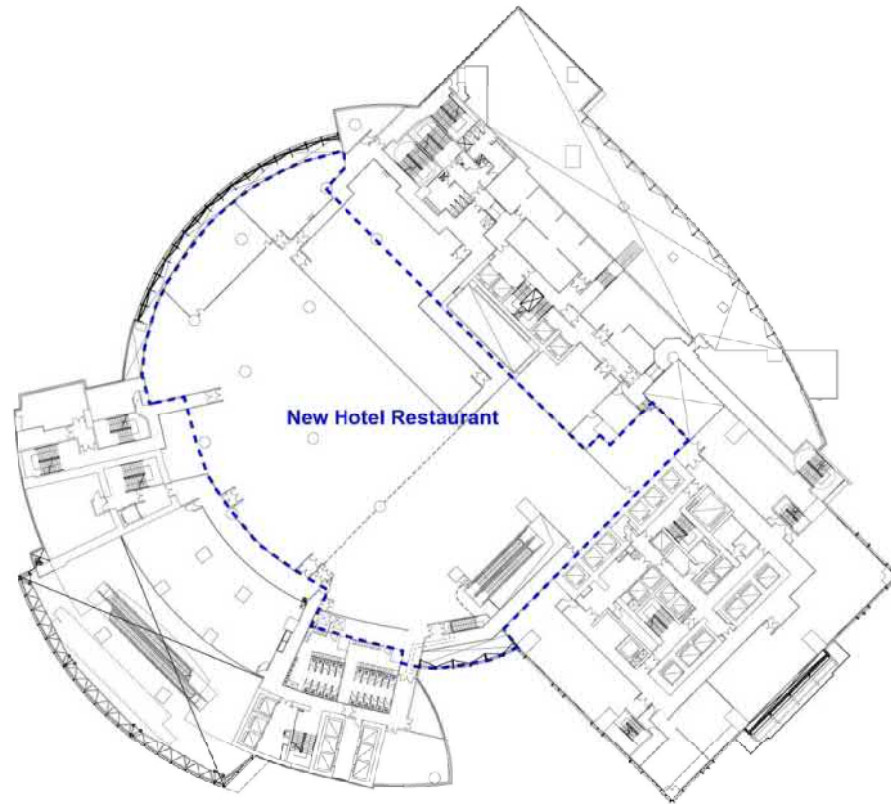


Figure 3.1 Proposed Hotel Supporting Facilities (Restaurant) at Level 6

Scale: 1:600 (in A4)

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六樓平面圖
LEVEL 6 PLAN

參考編號 REFERENCE No.	繪圖 DRAWING
A/TW/497	A-1

(來源：附錄 Ia)
 (Source : Appendix Ia)



Figure 2.2 Diagrammatic Section of the Existing Floor Uses at Nina Tower

切面圖
SECTION PLAN

參考編號 REFERENCE No. A/TW/497	繪圖 DRAWING A-2
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(來源：附錄 Ia)
(Source : Appendix Ia)

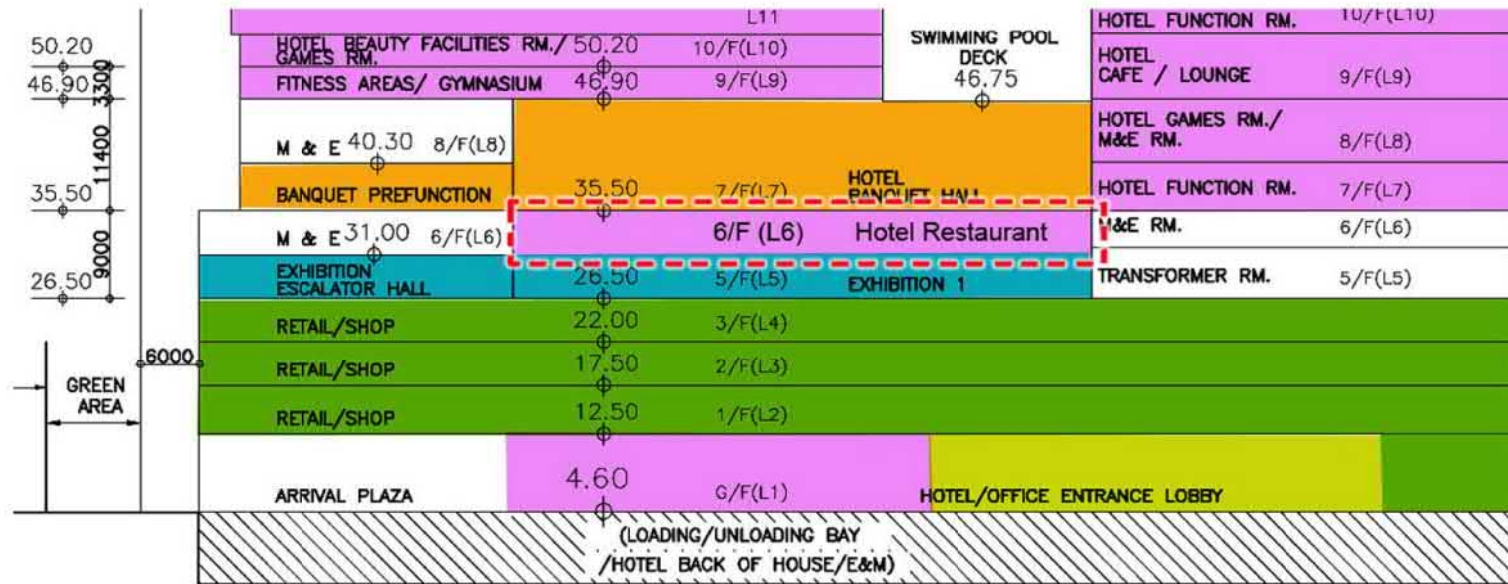


Figure 3.2 Schematic Section with New Restaurant at Level 6

Not to Scale

切面圖 SECTION PLAN

參考編號
REFERENCE No.
A/TW/497

繪圖
DRAWING
A-3

(來源：附錄 Ia)
(Source : Appendix Ia)

Level 5 Plan

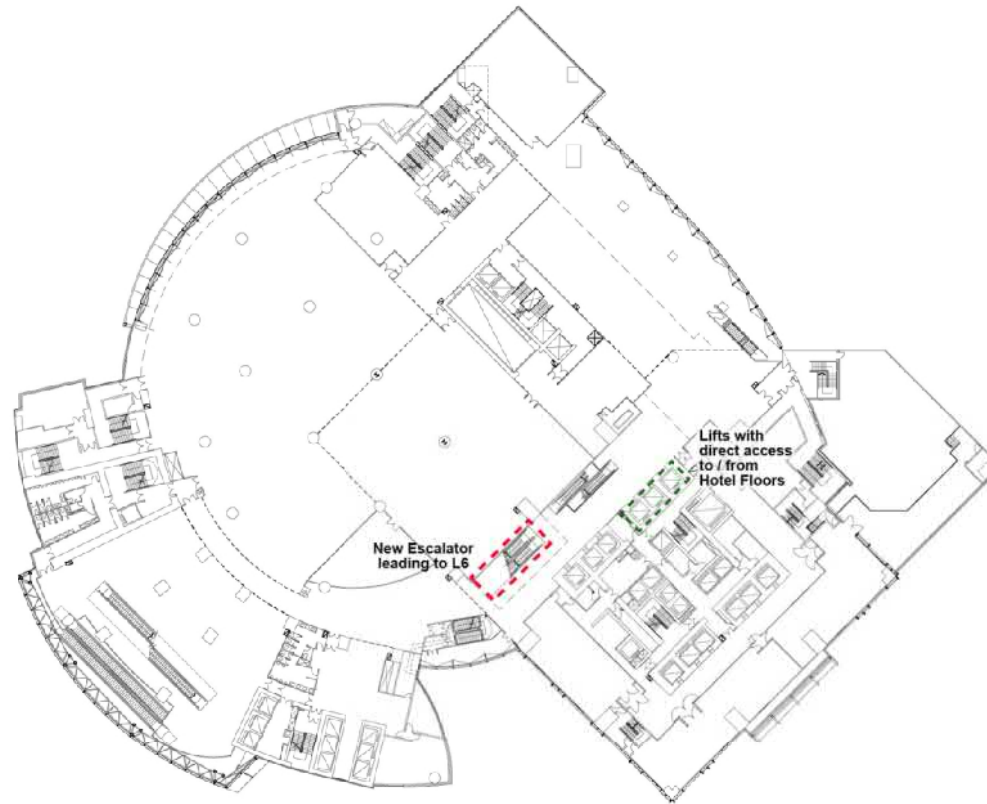


Figure 3.3a Access to the Hotel Supporting Facilities (Restaurant) from the Hotel Floors

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五樓平面圖
LEVEL 5 PLAN

參考編號 REFERENCE No. A/TW/497	繪圖 DRAWING A-4
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(來源：附錄 Ia)
(Source : Appendix Ia)

Level 6 Plan

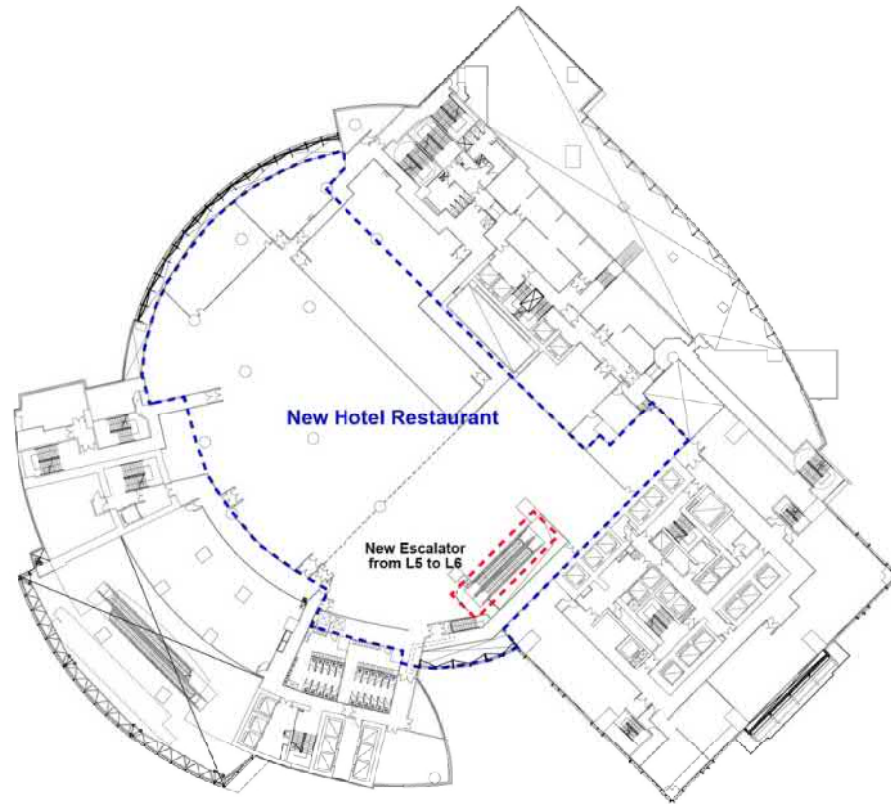


Figure 3.3b Access to the Hotel Supporting Facilities (Restaurant) from the Hotel Floors

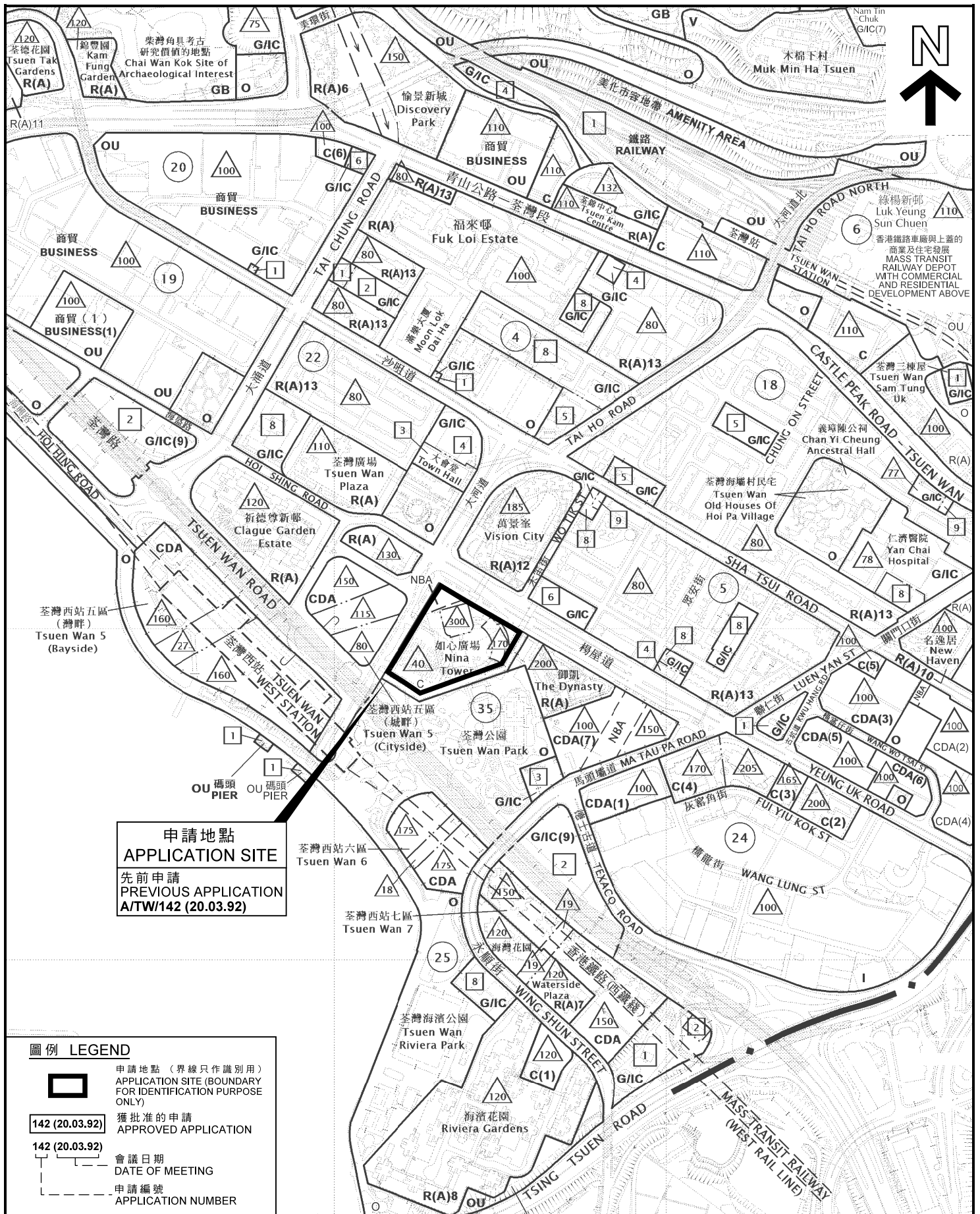
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六樓平面圖
LEVEL 6 PLAN



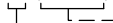
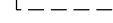
參考編號 REFERENCE No. A/TW/497	繪圖 DRAWING A-5
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(來源：附錄 Ia)
(Source : Appendix Ia)



申請地點
APPLICATION SITE
先前申請
PREVIOUS APPLICATION
A/TW/142 (20.03.92)

圖例 LEGEND

-  申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
-  142 (20.03.92) 獲批准的申請
APPROVED APPLICATION
-  142 (20.03.92) 會議日期
DATE OF MEETING
-  申請編號
APPLICATION NUMBER

位置圖 LOCATION PLAN

擬議略為放寬地積比率
以作擬議的酒店配套設施(餐廳)
荃灣楊屋道8號如心廣場

PROPOSED MINOR RELAXATION OF PLOT RATIO FOR
PROPOSED HOTEL SUPPORTING FACILITIES (RESTAURANT)
NINA TOWER, 8 YEUNG UK ROAD, TSUEN WAN

SCALE 1 : 7 500 比例尺
米 100 0 100 200 300 米
METRES

規劃署
PLANNING
DEPARTMENT

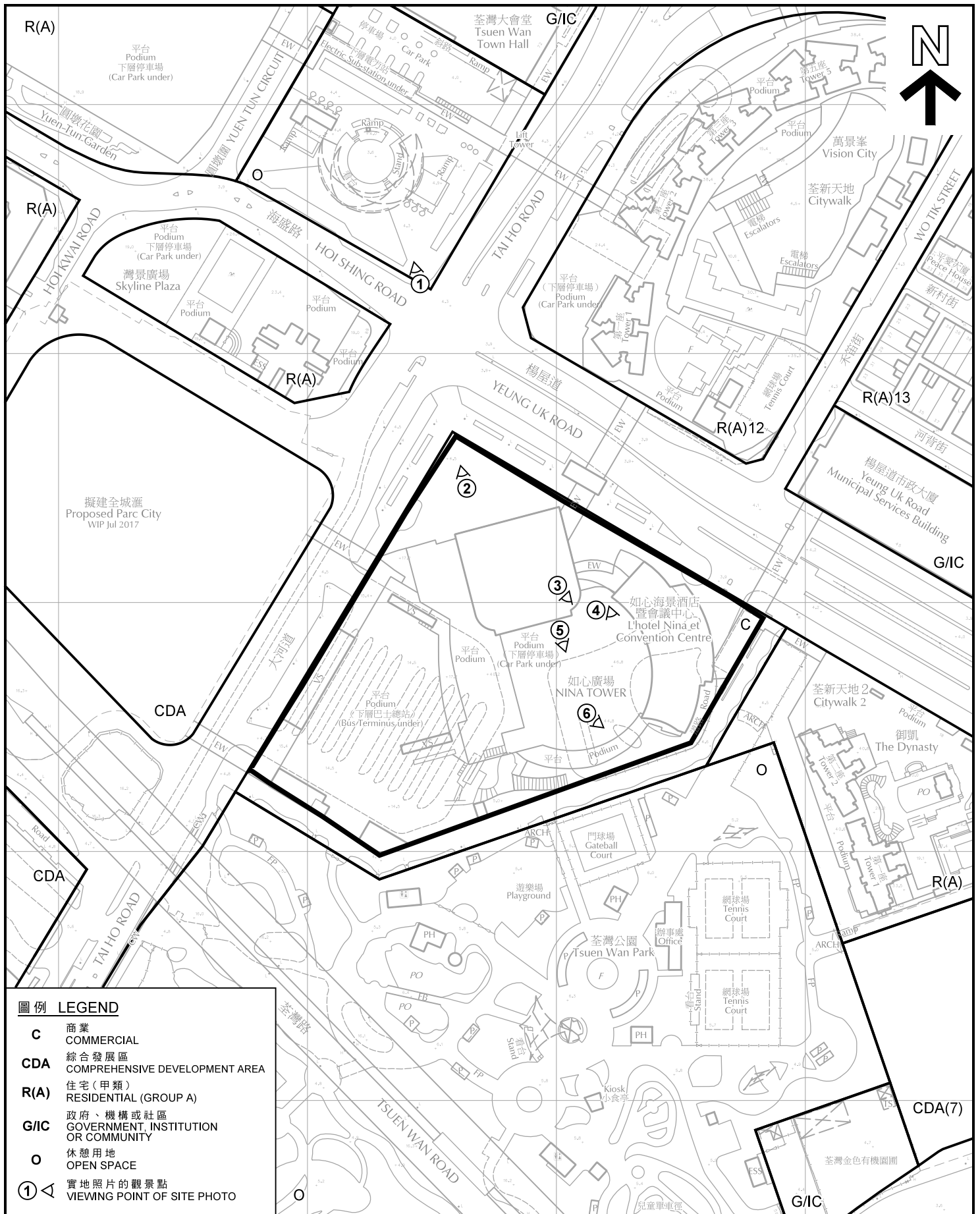


參考編號
REFERENCE No.
A/TW/497

圖 PLAN
A-1

本摘要圖於2018年4月25日擬備，所根據的資料
為於2017年4月11日核准的分區計劃大綱圖編號
S/TW/33

EXTRACT PLAN PREPARED ON 25.4.2018
BASED ON OUTLINE ZONING PLAN No.
S/TW/33 APPROVED ON 11.4.2017



圖例 LEGEND

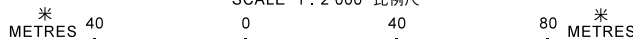
C	商業 COMMERCIAL
CDA	綜合發展區 COMPREHENSIVE DEVELOPMENT AREA
R(A)	住宅(甲類) RESIDENTIAL (GROUP A)
G/IC	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
O	休憩用地 OPEN SPACE
①	實地照片的觀景點 VIEWING POINT OF SITE PHOTO

平面圖 SITE PLAN

擬議略為放寬地積比率
以作擬議的酒店配套設施(餐廳)
荃灣楊屋道8號如心廣場

PROPOSED MINOR RELAXATION OF PLOT RATIO FOR
PROPOSED HOTEL SUPPORTING FACILITIES (RESTAURANT)
NINA TOWER, 8 YEUNG UK ROAD, TSUEN WAN

SCALE 1 : 2 000 比例尺



規劃署
**PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
A/TW/497

圖 **PLAN**
A-2

本摘要圖於2018年4月25日擬備，所根據的資料
為測量圖編號 6-SE-20D
EXTRACT PLAN PREPARED ON 25.4.2018
BASED ON SURVEY SHEET No.
6-SE-20D



圖例 LEGEND



申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY
FOR IDENTIFICATION PURPOSE
ONLY)

本圖於2018年4月26日擬備，所根據的資料為攝於2018年3月27日的實地照片
PLAN PREPARED ON 26.4.2018
BASED ON SITE PHOTOS TAKEN
ON 27.3.2018

實地照片 SITE PHOTO

擬議略為放寬地積比率
以作擬議的酒店配套設施(餐廳)
荃灣楊屋道8號如心廣場
PROPOSED MINOR RELAXATION OF PLOT RATIO FOR
PROPOSED HOTEL SUPPORTING FACILITIES (RESTAURANT)
NINA TOWER, 8 YEUNG UK ROAD, TSUEN WAN

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/TW/497

圖 PLAN
A-3



3



4

如心海景酒店暨會議中心五樓內部
 INTERIOR OF LEVEL 5 OF L'HOTEL NINA ET CONVENTION CENTRE

實地照片 SITE PHOTO

擬議略為放寬地積比率
 以作擬議的酒店配套設施(餐廳)
 荃灣楊屋道8號如心廣場

PROPOSED MINOR RELAXATION OF PLOT RATIO FOR
 PROPOSED HOTEL SUPPORTING FACILITIES (RESTAURANT)
 NINA TOWER, 8 YEUNG UK ROAD, TSUEN WAN

規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
 A/TW/497

圖 PLAN
 A-4

本圖於2018年4月26日擬備，所根據的資料為攝於2018年3月27日的實地照片
 PLAN PREPARED ON 26.4.2018
 BASED ON SITE PHOTOS TAKEN ON 27.3.2018



如心海景酒店暨會議中心五樓內部
 INTERIOR OF LEVEL 5 OF L'HOTEL NINA ET CONVENTION CENTRE

實地照片 SITE PHOTO

擬議略為放寬地積比率
 以作擬議的酒店配套設施(餐廳)
 荃灣楊屋道8號如心廣場

PROPOSED MINOR RELAXATION OF PLOT RATIO FOR
 PROPOSED HOTEL SUPPORTING FACILITIES (RESTAURANT)
 NINA TOWER, 8 YEUNG UK ROAD, TSUEN WAN

規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
 A/TW/497

圖 PLAN
 A-5

本圖於2018年4月26日擬備，所根據的資料為攝於2018年4月12日的實地照片
 PLAN PREPARED ON 26.4.2018
 BASED ON SITE PHOTOS TAKEN ON 12.4.2018

TOWN PLANNING BOARD

**Minutes of 604th Meeting of the
Metro Planning Committee held at 9:00 a.m. on 18.5.2018**

Present

Director of Planning
Mr Raymond K.W. Lee

Chairman

Mr Sunny L.K. Ho

Mr Stephen H.B. Yau

Dr Frankie W.C. Yeung

Dr Lawrence W.C. Poon

Mr Wilson Y.W. Fung

Mr Alex T.H. Lai

Professor T.S. Liu

Ms Sandy H.Y. Wong

Mr Stanley T.S. Choi

Mr Daniel K.S. Lau

Ms Lilian S.K. Law

Professor John C.Y. Ng

Professor Jonathan W.C. Wong

Assistant Commissioner for Transport (Urban),
Transport Department
Mr Peter P.C. Wong

Chief Engineer (Works), Home Affairs Department
Mr Martin W.C. Kwan

Principal Environmental Protection Officer (Metro Assessment),
Environmental Protection Department
Mr W.C. Yuen

Assistant Director (Regional 1), Lands Department
Mr Simon S.W. Wang

Deputy Director of Planning/District
Ms Jacinta K.C. Woo

Secretary

Absent with Apologies

Mr Lincoln L.H. Huang

Vice-chairman

Mr Thomas O.S. Ho

Mr Franklin Yu

In Attendance

Assistant Director of Planning/Board
Ms April K.Y. Kun

Chief Town Planner/Town Planning Board
Mr Kepler S.Y. Yuen

Town Planner/Town Planning Board
Ms Anita M.Y. Wong

~~applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that one month was allowed for preparation of the submission of the further information. Since it was the fourth deferment and a total of four months had been allowed for preparation of submission of further information, this was the last deferment and no further deferment would be granted.~~

~~[Mr K.S. Ng, Senior Town Planner/Tsuen Wan & West Kowloon (STP/TWK), was invited to the meeting at this point.]~~

Agenda Item 4

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TW/497 Proposed Minor Relaxation of Plot Ratio for Proposed Hotel Supporting Facilities (Restaurant) in "Commercial" Zone, Nina Tower, 8 Yeung Uk Road, Tsuen Wan, New Territories
(MPC Paper No. A/TW/497)

7. The Secretary reported that the application site was located in Tsuen Wan and Kenneth To & Associates Limited (KTA), Meinhardt and WSP Parsons Brinckerhoff (WSP) were three of the consultants of the applicant. The following Members had declared interests on the item

Mr Alex T.H. Lai - his firm having current business dealings with Meinhardt;

Mr Daniel K.S. Lau - his firm having current business dealings with KTA;

- Mr Franklin Yu - having past business dealings with WSP;
- Mr Stanley T.S. Choi - his spouse being a director of a company which owned a property in Tsuen Wan; and
- Professor John C.Y. Ng - his spouse owning a flat in Tsuen Wan.

8. The Committee noted that Mr Franklin Yu had tendered apology for being unable to attend the meeting, and Mr Stanley T.S. Choi had yet to arrive to join the meeting. Since Messrs Alex T.H. Lai and Daniel K.S. Lau had no involvement in the application and the property of Professor John C.Y. Ng's spouse did not have a direct view of the application site, the Committee agreed that they could stay in the meeting.

Presentation and Question Sessions

9. With the aid of a PowerPoint presentation, Mr K.S. Ng, STP/TWK, presented the application and covered the following aspects as detailed in the Paper:
- (a) background to the application;
 - (b) the proposed minor relaxation of plot ratio (PR) restriction from 9.5 to 9.6143 for proposed hotel supporting facilities (restaurant);
 - (c) departmental comments – departmental comments were set out in paragraph 8 of the Paper. Concerned government departments had no objection to or no adverse comment on the application;
 - (d) during the first three weeks of the statutory publication period, no public comment was received; and
 - (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessments set out in paragraph 10 of the Paper. The proposed hotel supporting facilities (restaurant) was in line with the planning intention of the “Commercial” (“C”) zone and was considered not

incompatible with the existing commercial uses within the same development and the proposed minor relaxation in PR restriction would not result in an increase of the overall development bulk and building height of the existing development. Concerned government departments had no objection to or no adverse comment on the application.

[Mr Stanley T.S. Choi arrived to join the meeting at this point.]

10. The Chairman and some Members raised the following questions:
- (a) the background of the application premises as an exhibition hall and what kind of exhibition was held in there;
 - (b) whether it was required under the lease conditions for the provision of an exhibition hall at the site;
 - (c) the floor area and number of seats of the proposed restaurant, and whether there were kitchen facilities at the proposed restaurant;
 - (d) noting that the internal pedestrian walkway (IPW) in the application site was accountable for gross floor area (GFA) under the Buildings Ordinance (BO) but exempted from GFA calculation under lease, whether the IPW was GFA accountable under the Outline Zoning Plan (OZP), whether the different practices in GFA calculation among Buildings Department (BD), Lands Department (LandsD) and PlanD were common, and whether there were mechanisms to seek GFA exemption from BD such that minor relaxation of PR restriction for the proposed restaurant would not be necessary;
 - (e) noting Commissioner for Transport's (C for T) comment in paragraph 8.1.5 of the Paper, the rationale for not suggesting a relevant approval condition to restrict the proposed hotel facilities from being used for conference and/or banquet purposes, and whether such approval condition was enforceable if imposed;

- (f) the current car parking space requirement for the existing hotel use at the site and whether C for T had required the applicant to provide additional parking spaces and loading/unloading spaces for the proposed restaurant use;
- (g) whether there would be traffic impact should the restaurant be opened for use by the general public; and
- (h) whether the Food and Environmental Hygiene Department (FEHD) would consider traffic implication in processing an application for food licence.

11. Mr K.S. Ng, STP/TWK, made the following responses:

- (a) according to the occupation permit (OP) issued by the Building Authority, Level 5 of the subject building was used as an exhibition hall, which had a headroom of 9m. The existing Level 6 of the subject building was used as building management office and stores. In view of the high headroom of the exhibition hall at Level 5, the applicant proposed to undertake addition and alteration (A&A) works at Level 6 by decking over the existing Level 5 for the proposed hotel restaurant, which would have a floor area of 2,547.529m²;
- (b) according to their site inspection, the exhibition hall at Level 5 was currently used as a sales centre for selling of flats;
- (c) there were no requirements under lease for provision of an exhibition hall at the site;
- (d) the applicant had not provided information on the number of seats for the proposed restaurant. There was no indication on the floor plan provided by the applicant at Drawing A-5 of the Paper that kitchen facilities were provided at Level 6. However, according to the OP, there were kitchen

facilities at Level 7 of the subject building;

- (e) according to the building plans submitted, the IPW in the application site was included in the GFA calculation. Under the established practice, PlanD would generally follow BD's practice in GFA calculation. There was no information on whether the applicant had applied to BD for GFA exemption of the IPW or whether the IPW could be exempted from GFA calculation in future building plan submissions;
- (f) according to the applicant, the proposed restaurant would only serve hotel guests and participants of exhibition/convention activities, and the hotel and its guests would not use the proposed restaurant for conference and/or banquet purposes. As this formed part of the applicant's proposal, it was considered not necessary to suggest an approval condition in this regard. Even if relevant approval conditions were imposed, there would be difficulty in enforcing it as no lease modification would be required;
- (g) according to the Hong Kong Planning Standards and Guidelines, for hotels located in main urban areas, the car parking space (CPS) provision was 1 CPS per 100 rooms. For hotels with conference and/or banqueting facilities, an additional 0.5 to 1 CPS per 200m² of GFA for such use was required. Should the proposed restaurant be used for conference and/or banqueting facilities, an additional 7 to 13 CPS would be required. However, as the proposed use was to serve hotel guests, C for T did not require the applicant to provide additional parking and loading/unloading facilities;
- (h) C for T did not provide any comment on whether there would be adverse traffic impact should the proposed restaurant be opened for public use; and
- (i) there was no information available on whether traffic implications would be considered by FEHD when processing a food licence application.

12. In response to a Member's question on the difference in GFA calculation

amongst BD, LandsD and PlanD, the Chairman said that in the 2017 Policy Address, the Chief Executive had announced that a steering group would be formed under the Planning and Lands Branch of the Development Bureau to explore how best to consolidate and rationalise the standards and definitions adopted by BD, LandsD and PlanD in scrutinising development projects such that the approval process could be streamlined without prejudicing the relevant statutory procedures and technical requirements, and to engage the trade in the process.

13. Members had no further question on the application.

Deliberation Session

14. The Chairman said that the subject application was for minor relaxation of PR restriction by making use of the double height headroom of the existing exhibition hall at Level 5 of the subject building to create a new deck at Level 6 for the proposed restaurant to serve hotel guests. Referring to the Paper, the Chairman said that according to the lease, the maximum permissible GFA for the site was 185,250m². As the IPW was not GFA accountable under lease, the total GFA of the subject building under lease was 182,702.471m². The proposed A&A works for the restaurant at the existing building, which resulted in an additional GFA of 2,547.529m², was still within the maximum permissible GFA under lease, but had exceeded the PR restriction of 9.5 under OZP.

15. The Secretary supplemented that some facilities, such as IPW, might be exempted from GFA calculation under lease. However, there was no provision for such exemption under the OZP and PlanD generally would follow BD's practice in GFA calculation. For this case, the GFA of the IPW had been included in the GFA calculation on the General Building Plans (GBP).

16. A Member enquired whether land premium would be charged should a development exceed the GFA restriction stipulated in the lease. In response, Mr Simon S.W. Wang, Assistant Director (Regional 1), LandsD, said that in general, lease modification would be required should a development exceed the maximum GFA permitted under lease and payment of additional land premium would be required.

17. With regards to Members' concern on the traffic impact of the proposed hotel restaurant, Mr Peter P.C. Wong, Assistant Commissioner (Urban), Transport Department (TD) said that the Traffic Impact Assessment (TIA) report submitted by the applicant was based on the assumption that the proposed restaurant was to serve solely the hotel guests, and therefore concluded that there would be no additional traffic induced. No assessment was conducted on whether the proposed restaurant, if opened to public, would have traffic impact on the area and affect the internal transport facilities at the site. The TIA report submitted by the applicant was insufficient for TD to determine whether additional internal transport facilities would be required for a general restaurant.

18. A Member noted that although the applicant was entitled to develop the subject building up to the maximum permissible GFA under the lease, the TIA conducted by the applicant was not sufficient to demonstrate whether the provision internal transport facilities were adequate.

19. Members also noted that, regardless of whether relevant approval condition was imposed, there was no effective control mechanism on restricting the proposed restaurant for use by hotel guests only and banquet facilities would not be provided.

Planning Merits

20. A Member said that unlike similar applications considered by the Committee in the past, where the minor relaxation of PR restriction sought was for the provision of public passageway for public use, the IPW at the subject building was already built. The applicant wished to claim the additional GFA permitted under lease through minor relaxation of the PR restriction under the OZP. Although the increase in PR could be considered minor, the additional GFA was for a hotel restaurant and not for public interest. As such, this Member had reservation on the application.

21. A Member did not support the application as the proposed additional floor area did not bring about any public benefits. This Member noted that the IPW at the application site had already been included in the PR calculation in the GBP and considered that there was no strong justification for minor relaxation of the PR restriction stipulated on the OZP.

22. A Member noted that there were hotel function rooms on other levels of the subject building which would be capable of providing floor spaces for food and beverage facilities for the hotel guests. This Member also did not support the application as the applicant had not provided strong justifications to demonstrate whether there were any merits or genuine need for the relaxation in PR restriction.

[Dr Frankie W.C. Yeung arrived to join the meeting at this point.]

Traffic Impact

23. Members generally considered that the application should not be approved since there was no strong planning and design merits to justify the proposed minor relaxation of PR restriction. Taking note of TD's advice, Members also considered that there was insufficient information to demonstrate that the proposed minor relaxation of PR for providing additional restaurant facilities would have any adverse implication on the provision of internal transport facilities at the hotel. This should also be one of the rejection reasons.

24. After further deliberation, the Committee decided to reject the application. The reasons were:

- “(a) no strong planning and design merits have been demonstrated to justify the proposed minor relaxation of plot ratio (PR) for the site; and
- (b) the applicant fails to demonstrate that the proposed minor relaxation in PR would not result in adverse traffic impacts.”

[The Chairman thanked Mr K.S. Ng, STP/TWK, for his attendance to answer Members' enquiries. He left the meeting at this point.]

[Ms Jessie K.P. Kwan, Senior Town Planner/Kowloon (STP/K), was invited to the meeting at this point.]

Recommended Advisory Clauses

- (a) to note the comments of District Lands Officer/Tsuen Wan and Kwai Tsing (DLO/TWKT) of Lands Department (LandsD) that (i) referring to Para. 2.4.1 and Appendix 1 of the Supporting Planning Statement (“the SPS”), his office has received an amendment application to the approved Master Layout Plan (“MLP”) including but not limited to the amendment to alignment of the internal pedestrian walkway (“IPW”). LandsD reserves their comments on the proposed amendments to the MLP including the revised IPW. In noting that the Applicant at Table 3.2 of the SPS claimed after the implementation of the A&A works for the new hotel supporting facilities at Level 6, the total GFA would become 185,250m² under lease, his office would examine the proposed A&A works and the area of internal pedestrian walkway that could be exempted from GFA calculation under lease at building plan processing stage; (ii) under S.C. (5)(a) of the NG, the Grantee of TWTL 353 shall prior to the submission of building plans to the Building Authority submit or cause to submit by his authorized person to the Director for his approval comprehensive plans, specifications and detailed design drawings (referred to as “the Master Layout Plans”) for the development of the lot, showing, among others, parking, loading and unloading areas, services areas, ingress and egress points the Grantee proposes to erect; details of roof, podium and floor layout, external finishes, materials, colours, design, standards, height, levels, gross floors areas, positions, elevations of the building(s) to be erected on the lot; etc. The lot shall not be developed or redeveloped except in accordance with the approved Master Layout Plans. The proposed decking over of some spaces within the existing building into restaurant would amount to change in floor layout and would therefore require amendment to the approved MLP.
- (b) to note the comments of the Chief Building Surveyor/New Territories West of Buildings Department that the applicant is reminded to appoint Authorized Person and submit the proposal to the Building Authority for approval. Detailed comments will be given in the building plan submission stage;
- (c) to note the comments of the Director of Environmental Protection that the applicant should (i) correct the unit flow factor for retail employees (i.e. 0.28 instead of 0.08m³/employee/day) according to GESF and hence correct the flow estimation; (ii) justify/elaborate the estimation of the number of employees for the existing hotel and the proposed hotel supporting facilities; and (iii) correct the calculation and revisit if the conclusion “In future there will be a net decrease in wastewater generated from the Site...” is still valid in view of the above; and
- (d) to note the comments of the Director of Fire Services that detailed Fire Service requirements will be formulated upon receipt of formal submission of general building plans.

7. 規劃署高級城市規劃師回應如下：

- (1) 有關用地面積約為 4 000 平方米，資源珍貴，該署會與相關部門商討，為新建築物加入利民元素；以及
- (2) 該署沒有收到有關用地將用作港鐵沙中線專責委員會臨時辦公室的資訊，而有關用地的臨時用途會由地政處跟進。

8. 地政處行政助理表示，該處在跟進委員的查詢後會給予回覆。

(按：林婉濱議員、鄒秉恬議員及鄭捷彬議員於下午二時四十二分到席。)

9. 主席表示，前荃灣裁判法院及附近用地的發展屬區內較大規模及備受重視。較早前，行政長官及政務司司長已分別視察有關用地，可能對有關用地的發展有其他想法。鑑於決策局及相關部門需時就有關發展進行研究，他建議有關部門在研究這項議題後適時向委員會匯報，並作出跟進。另外，他認為可於日後詳細研究委員提出參考新加坡的規劃設計的意見，並請地政處跟進委員提出有關用地是否將用作港鐵沙中線專責委員會臨時辦公室的查詢。

(會後按：秘書處已於七月十七日向各委員分發地政總署（荃灣葵青地政處）提交的書面回覆。)

IV 第 3 項議程：規劃申請個案（截至 2018 年 6 月 29 日止）

（社區建設第 4/18-19 號文件）

10. 規劃署高級城市規劃師介紹文件，並表示城市規劃委員會（下稱“城規會”）已於七月六日的會議上批准 A/TW/500 的規劃申請。另外，關於規劃申請 A/TW/492，城規會在加入相關的附帶條款下，包括汽車修理工場的運作時間（即星期一至五，上午八時三十分至下午六時），批准這宗申請。

11. 委員的意見、建議及提問摘錄如下：

- (1) 就規劃申請編號 A/TW/492 表達強烈反對及不滿，並認為城規會沒有採納委員及有關地點周邊屋苑居民的反對意見（黃家華議員）；
- (2) 認為規劃申請編號 A/TW/492 的申請人未能提供解決噪音滋擾的方法，加上國瑞路現時每天出現道路擠塞，連有關部門如香港警務處（下稱“警務處”）也暫時未能解決，認為城規會堅持批准這宗申請會令該處的道路擠塞問題惡化，並表示有關地點的工廠已逐漸規劃成住宅，因此建議擴建有關道路（黃家華議員）；
- (3) 詢問如何查閱規劃申請編號 A/TW/492 的文件及所批條款等資料（黃家華議員）；

(4) 關於規劃申請編號 A/TW/492，收到有關地點附近私人屋苑業主委員會（下稱“業委會”）的信件。另外，他曾與委員在地區管理委員會（下稱“區管會”）會議上表達對這宗申請的意見，詢問規劃署為何在委員的反對下仍然批准這宗申請（主席）；

(5) 詢問規劃申請編號 A/TW/497 在獲得較高地積比率下，仍然需要額外樓面面積開設餐廳的原因（譚凱邦議員）；

(6) 關於申請編號 A/TWW/114，申請人申請於綠化地帶興建兩條面積不大的私人道路，詢問申請人分別就住宅及道路提出規劃申請的原因，並表達愛護樹木及支持環保的立場（譚凱邦議員）；以及

(7) 規劃申請編號 Y/TW/13 的申請人已提交多份文件，並關注這宗申請的交通問題，特別是有關地點的單程道路及老圍一帶於春秋二祭時的交通問題（譚凱邦議員）。

12. 規劃署高級城市規劃師回應如下：

(1) 關於規劃申請編號 A/TW/492，該署於公眾展示期內共收到 679 份意見，當中有 69% 表示支持，有 31% 因環境及交通等因素反對。該署已整理區議會、公眾及部門的意見並呈交城規會審批。城規會在考慮上述各方意見後，在有附帶條款下批出許可，包括上述的汽車修理工場的開放時間限制，並已考慮運輸署對這宗申請涉及的交通影響提出的意見，為此特別限制每日不可分別多於十架車輛進出汽車修理工場。另外，有關許可的另一項附帶條款則要求申請人於汽車修理工場開業後九個月內向運輸署遞交首半年的運作資料，以便有關部門評估汽車修理工場是否達到上述標準，確保不會對周邊道路造成阻塞；

(2) 關於規劃申請編號 A/TW/497，申請人申請把現時位於五樓的展覽廳分層作餐廳。城規會以申請人未能解決因顧客使用有關餐廳所造成的交通影響而拒絕這宗申請後，申請人現提交覆核申請；

(3) 規劃申請編號 A/TWW/114 的申請人申請於綠化地帶興建私人道路，以連接兩幅住宅用地；以及

(4) 多個部門關注規劃申請編號 Y/TW/13，申請人已提交技術評估等資料，以作公眾展示及收集意見。

13. 委員的意見、建議及提問摘錄如下：

(1) 規劃申請編號 Y/TW/13 的申請人沒有提供有關道路改善建議，並詢問如何查閱這宗申請於公眾展示期內展示有關交通改善措施的資料（副主席）；

(2) 認為即使反對規劃申請編號 Y/TW/13，有關部門仍會批准這宗申請，並認為通往顯達鄉村俱樂部的道路及附近一帶地點的發展亦將於往後獲批（黃家華議員）；以及