

# TOWN PLANNING BOARD

**TPB Paper No.10478  
for Consideration by the Town Planning Board  
on 12.10.2018**

**REVIEW OF APPLICATION NO. A/TW/497  
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE**

**Proposed Minor Relaxation of Plot Ratio for  
Proposed Hotel Supporting Facilities (Restaurant)  
in “Commercial” Zone  
Nina Tower, 8 Yeung Uk Road, Tsuen Wan**

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**1. Background**

- 1.1. On 20.3.2018, the applicant, 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. sought planning permission under s.16 of the Town Planning Ordinance (the Ordinance) for minor relaxation of the plot ratio (PR) restriction from 9.5 to 9.6143 for proposed hotel supporting facilities (restaurant) at Nina Tower, 8 Yeung Uk Road, Tsuen Wan (the Site).
- 1.2. The Site falls within an area zoned “Commercial” (“C”) on the approved Tsuen Wan Outline Zoning Plan No. S/TW/33 (the OZP) (**Plan R-1**). According to the Notes of 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 Ordinance, based on the individual merits of the proposal.
- 1.3. On 18.5.2018, the Metro Planning Committee (the MPC) of the Board decided to reject the application on the following grounds:
  - (a) no strong planning and design merits have been demonstrated to justify the proposed minor relaxation of 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.
- 1.4. For Members’ reference, the following documents are attached:
  - (a) MPC Paper No. A/TW/497 (Annex A)
  - (b) Extract of minutes of the MPC meeting held on 18.5.2018 (Annex B)
  - (c) Secretary of the Board’s letter dated 1.6.2018 (Annex C)
  - (d) Applicant’s letter dated 7.6.2018 applying for a review of the MPC’s decision (Annex D)
  - (e) Applicant’s letter dated 24.7.2018 providing written representation in support of the review (Annex E)
  - (f) Applicant’s letter dated 14.9.2018 providing further information in response to departmental comments (Annex F)

## 2. Application for Review

On 7.6.2018, the applicant applied, under s.17(1) of the Ordinance, for a review of the MPC's decision to reject the application (**Annex D**). On 24.7.2018, the applicant submitted written representation in support of the review (**Annex E**). On 14.9.2018, the applicant submitted further information in response to the comments from Transport Department (TD) (**Annex F**).

## 3. Justifications from the Applicant

3.1 In support of the review application, the applicant provided "Response to the Board's Reasons for Rejection" in the applicant's written representation at **Annex E**. The main points are summarized as follows:

- (a) By enhancing the connectivity between the old Tsuen Wan Town Centre and the new Tsuen Wan West residential/commercial area including MTR Tsuen Wan West station, the pedestrian walkway system in Nina Tower is a strong planning merit as it is indeed a community facility provided within a private development for the benefit of the public. While it was exempted from gross floor area (GFA) calculation under lease, it was accountable for GFA calculation under previous general building plan submissions and also under the OZP due to the difference in interpretation of GFA calculation and exemption under the respective regime. With approvals granted to a number of precedent cases seeking for minor relaxation of PR/GFA for provision of 24-hour pedestrian walkway required under lease (Table 4.1 in **Annex E**), it reflected the Board's recognition of the planning merits associated with the provision of pedestrian walkway within the various private developments.
- (b) Under the current situation, the s.16 planning application is the only mechanism to align the difference in GFA calculations and exemption by relevant government departments. As there was no indication in the Notes of the "C" zone of the OZP that the pedestrian walkway could be disregarded from PR or GFA calculation, the GFA of the associated pedestrian walkway within the development would require minor relaxation of PR restriction under the OZP. The minor relaxation of PR being sought would help to realize the full development potential of the Site under the applicant's entitlement. With relaxation of PR of 0.1143 (i.e. GFA of 2,228.85m<sup>2</sup> and approximately 1.2%) to be sought, it is really minor for a development of such scale.
- (c) Being the hotel with the largest number of rooms and sizable convention floor space, the provision of F&B facilities is relatively low as compared to other hotels in the territory featuring meetings, incentives, conferencing, exhibitions (MICE) facilities (Table 4.2 in **Annex E**). Without the sufficient provision of F&B facilities to support bigger events/functions, the utilization rate of the convention facilities in the Site is quite low at 13.1% during the first 5 months in 2018. With the improved F&B facilities, the hotel within the Site would not only enhance its services to the guests, but also able to cater for wider range MICE activities contributing greatly to the development of MICE industry in Hong Kong.

- (d) The hotel in the Site with 1,608 rooms is one of the hotels in Hong Kong with the largest number of hotel rooms. At present, only limited breakfast service can be provided to hotel guests at Café on 9/F and Lounge on 41/F. Due to the growing in number of individual travellers, there is a greater demand for breakfast service to be provided by the hotel. The proposed new restaurant at 6/F will greatly enhance the service to the hotel guests.
  - (e) Car parking spaces and various transportation facilities have already been provided in accordance with both the lease and Hong Kong Planning Standards and Guidelines (HKPSG) requirements at the Site. As the new restaurant at 6/F will mainly provide service to hotel guests and MICE participants, there would be no net increase in overall trip generations of the hotel in the Site after the implementation of the proposed new restaurant. As revealed by the sensitivity test contained in the supplementary traffic review (**Appendix 3 of Annex E**), the traffic impact associated with the additional hotel supporting facilities is insignificant and hence the proposed minor relaxation of PR for the ancillary restaurant facilities is considered acceptable from traffic engineering viewpoint.
- 3.2 In response to TD's traffic concern as a result of the possible service of the proposed restaurant to the public and used for conference and banquet purposes, the applicant submitted further information (**Annex F**) claiming that upon obtaining approval of the s.17 Review by the Board, the Master Layout Plan (MLP) required under Special Condition (5)(a) of the lease will be amended to reflect the new restaurant use. An approval condition or advisory clause can be imposed in the planning permission for the applicant to obtain MLP approval under lease before operation of the new restaurant.

#### 4. The Section 16 Application

##### The Site and its Surrounding Areas (Plans R-1 and R-2 and photos on Plans R-3 to R-5)

- 4.1. The situation of the Site and its surrounding areas at the time of consideration of the s.16 application by the MPC are described in paragraph 6 of **Annex A** and recapitulated below. There has been no material change of the situation since then.
- 4.2. 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).

4.3. 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 <sup>#</sup>	Building Management Office, Stores
L7	Banquet Hall, Function Rooms, Escalator Hall, Restaurant with associated kitchen
L8	Stores, fitness area/gymnasium

<sup>#</sup> Floor of the proposed hotel supporting facilities (restaurant) under application

4.4. 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.

#### Planning Intention

4.5. There has been no change of planning intention for the "C" zone, which 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).

### Previous Applications

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

### Similar Applications

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

## **5. Comments from Relevant Government Departments**

- 5.1. Comments on the s.16 application made by relevant Government departments are stated in paragraph 8 of **Annex A**.
- 5.2. For the review application, the following Government departments have been further consulted and their comments are summarized as follows:

### **Land Administration**

- 5.2.1 Comments of the District Lands Officer/Tsuen Wan and Kwai Tsing (DLO/TW&KT):

- (a) 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.
- (b) 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.
- (c) Under S.C.(5), the MLP (to be) approved under lease only governs the design and how the building on the lot should be constructed. There is no provision under the existing lease conditions that imposes control on or provides a mechanism to control daily operation of any facilities provided/to be provided within the lot (e.g. hotel, office) or the type of patrons that can use/visit such facilities or prohibit the public to visit/use any of such facilities.
- (d) DLO/TW&KT also maintains her previous views on the s.16 application

which are recapitulated below:

- (i) 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.
- (ii) 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 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, 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 75,000m<sup>2</sup> nor more than 185,250m<sup>2</sup>.
- (iii) 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.
- (iv) 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 240m<sup>2</sup> or part thereof of GFA to be used for office purpose
- 1 space for every 370m<sup>2</sup> 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 1,000m<sup>2</sup> or part thereof of GFA for retail purposes
- 1 for every 5,000m<sup>2</sup> 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

- (v) Para. 2.4.1 and Appendix 1 of the SPS refers (**Appendix Ia of Annex A**). 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.
- (vi) The Applicant at Table 3.2 of the SPS (**Appendix Ia of Annex A**) 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 m<sup>2</sup> 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.
- (vii) 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.

**Traffic**

5.2.2 Comments of Commissioner for Transport (C for T):

- (a) He has no comment on the application if the proposed hotel facilities will not be used for conference and/or banquet purposes.
- (b) However, there will be traffic impact on the parking and loading/unloading provisions if the proposed restaurant is not solely used to serve hotel guests. Thus, if the proposed restaurant will be open to public and used for conference and banquet purposes, the submitted further information (including the Supplementary Traffic Review at Appendix 3 of **Annex E**) in support of the review is not acceptable. Additional carparking and loading/unloading facilities for the proposed restaurant should be provided in accordance with the HKPSG, and a Traffic Impact Assessment (TIA) should be submitted to TD for comment.

**Environment**

5.2.3 Comments of Director of Environmental Protection (DEP):



- (a) After further consideration, he suggested to revise the approval condition as below:

“the submission of a revised Sewerage Impact Assessment (SIA) and implementation of the recommendations in the approved SIA to the satisfaction of the Director of Environmental Protection or of the Town Planning Board.”

- (b) DEP also maintains his previous views on the s.16 application as follow:

- (i) 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).
- (ii) He has no objection to the planning application, despite several technical observations on the submitted Sewerage Impact Assessment Report (**Appendix III of Annex A**).

#### **District Officer’s Comments**

##### 5.2.4 Comments of the District Officer/Tsuen Wan, Home Affairs Department (DO/TW, HAD):

Tsuen Wan District Council Members’ views on the application as expressed at the Community Building, Planning and Development Committee meeting held on 10.7.2018 has been extracted at **Annex I**. A member enquired the rationale for providing additional floor area for the proposed restaurant, given that the hotel at the application site had already been developed at a high plot ratio.

- 5.3 The following government departments have no further views/comments on the review application and maintain their previous views on the s.16 application as below:

#### **Building Matters**

##### 5.3.1 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**

#### 5.3.2 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.

### **Drainage**

#### 5.3.3 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.

5.4 The following Government department maintains his previous views of having no comment on the application as stated in paragraph 8.1.7 in **Annex A**.

- (a) Commissioner of Police (C of P)

## **6. Public Comments Received During Statutory Publication Period**

On 22.6.2018 and 3.8.2018, the review application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 6.7.2018 and 24.8.2018 respectively, one public comment submitted by an individual was received (**Annex G**). She opined that the main issue with the application was that there was no guarantee that the additional restaurant would cater for hotel guests only. It was highly unlikely that this would be the case as restaurant usually operated 7 days a week, not just for the odd days when there were conference/exhibition activities. She supported MPC members' decision and a TIA should be provided.

## **7. Planning Considerations and Assessments**

7.1. The applicant sought planning permission from the Board for minor relaxation of the PR restriction from 9.5 to 9.6143 for proposed hotel supporting facilities (restaurant) at the Site. The subject application was rejected by the MPC on 18.5.2018 for two reasons: (a) no strong planning and design merits have been demonstrated to justify the proposed minor relaxation of 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.

No strong planning and design merits

- 7.2. In response to rejection reason (a), the applicant claims that the pedestrian walkway system within the Site, which enhances the connectivity between the old Tsuen Wan Town Centre and the new Tsuen Wan West residential/commercial area including MTR Tsuen Wan West station, is a strong planning merit as it is indeed a community facility provided within a private development for the benefit of the public. The proposed minor relaxation of PR would help to realise the full development potential of the Site under the applicant's entitlement. In addition, the proposed new restaurant would improve the F&B facilities in the Site, which would not only greatly enhance the services to the hotel guests, but also able to cater for wider range of MICE activities contributing greatly to the development of MICE industry in Hong Kong.
- 7.3. According to the applicant, the proposed minor relaxation of PR is to facilitate the development of a new restaurant within the Site to serve the hotel guests and participants of exhibition/convention activities with meals. It is basically not related to the provision of the internal pedestrian walkway within the Site, which is one of the requirements to be fulfilled by the applicant under lease. It is noted that the subject pedestrian walkway has already been completed. The applicant intends to fully utilize the GFA entitlement under lease for providing additional F&B facilities within the Site, which however carry no particular planning and design merit.

Adverse traffic impacts

- 7.4. In response to rejection reason (b), the applicant reiterated that the new restaurant would not cause any net increase in overall trip generations of the Site since it will mainly provide service to hotel guests and MICE participants. The applicant has also submitted further information including supplementary traffic review with a sensitivity test conducted, according to which the traffic impact associated with the proposed restaurant is insignificant and hence the proposed minor relaxation of PR for the ancillary restaurant facilities is considered acceptable from traffic engineering viewpoint. In this regard, TD commented that if the proposed restaurant will be open to public and used for conference and banquet purposes, the further information in support of the review is not acceptable, and additional carparking and loading/unloading facilities for the proposed restaurant should be provided in accordance with the HKPSG, and a TIA should be submitted to them for comment. So far, the applicant has not provided any further information/practicable proposal to ensure the proposed restaurant would be solely used by hotel guests and MICE participants.
- 7.5. In response to TD's comments as mentioned above, the applicant has suggested that should the application be approved, an approval condition or advisory clause could be imposed in the planning permission for the applicant to obtain MLP approval under lease before the operation of the new restaurant. However, LandsD advised that the MLP under lease only governs the design and how the building at the Site should be constructed, and thus there is no provision under the existing lease conditions that may impose control on or provide a mechanism to control daily operation of any facilities provided/to be provided within the lot (e.g. hotel, office) or the type of patrons that can use/visit such facilities or prohibit the public to visit/use any of such facilities.

### Similar Applications

- 7.6. The applicant also claims in the review application that there were four similar applications (No. A/MOS/82, A/K13/308, A/TW/480 and A/I-TCTC/54) previously approved by the Board. Application No. A/MOS/82 was to increase the GFA of 3,200m<sup>2</sup> for an approved scheme of a comprehensive residential development with commercial and G/IC facilities to cater for a covered pedestrian walkway and its ancillary facilities only. For A/K13/308, the application was for a minor relaxation of PR for a permitted commercial development with office, eating place, and shops and services uses involving an additional GFA of 202.207m<sup>2</sup> which was also solely for the inclusion of an internal pedestrian walkway within the proposed development. Application No. A/TW/480 was mainly for a minor relaxation of GFA involving 1,500m<sup>2</sup> to cater for a covered pedestrian walkway at an approved CDA scheme with commercial and residential components which was under construction at that time. For Application A/I-TCTC/54, it was for a minor relaxation of PR for a permitted commercial development (a hotel complex and retail mall with public transport terminus) which was under construction at that time. It involved an additional GFA of 612.715m<sup>2</sup> for the inclusion of a public pedestrian walkway in the development and would free up GFA for 18 additional hotel rooms. For all the above four cases, the developments were yet to be completed by the time when the planning permission for the minor relaxation of PR/GFA restrictions was sought. Thus there would still be scope to adjust the building design to cope with the changes in provision of associated facilities such as parking and loading/unloading facilities, if required. With no adverse environmental, traffic and infrastructural impacts, all concerned departments had no objection to/adverse comments on these four planning applications.
- 7.7. The public comment received is in support of the MPC's decision to reject the planning application. The assessments in paragraphs 7.1 to 7.6 above are relevant.

### **8. Planning Department's Views**

- 8.1. Based on the assessments made in paragraph 7 above, the Planning Department does not support the review application for the following reasons:
- (a) no strong planning and design merits have been demonstrated to justify the proposed minor relaxation of 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.
- 8.2. Alternatively, should the Board decide to approve the application, it is suggested that the permission shall be valid until 12.10.2022, 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 and implementation of the recommendations therein to the satisfaction of the Director of Environmental Protection or of the Town Planning Board.

Advisory clauses

The recommended advisory clauses are attached at **Annex H**.

**9. Decision Sought**

- 9.1. The Board is invited to consider the application for a review of the MPC's decision and decide whether to accede to the application.
- 9.2. Should the Board decide to reject the review application, Members are invited to advise what reason(s) for rejection should be given to the applicant.
- 9.3. Alternatively, should the Board decide to approve the review 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.

**10. Attachments**

<b>Annex A</b>	MPC Paper No. A/TW/497
<b>Annex B</b>	Extract of minutes of the MPC meeting held on 18.5.2018
<b>Annex C</b>	Secretary of the Board's letter dated 1.6.2018
<b>Annex D</b>	Applicant's letter dated 7.6.2018 applying for a review of the MPC's decision
<b>Annex E</b>	Applicant's letter dated 24.7.2018 providing written representation in support of the review
<b>Annex F</b>	Applicant's letter dated 14.9.2018 providing further information in response to departmental comments
<b>Annex G</b>	Public comment on the review application
<b>Annex H</b>	Recommended advisory clauses
<b>Annex I</b>	Extract of minutes of meeting of the Community Building, Planning and Development Committee of the Tsuen Wan District Council
<b>Drawing R-1</b>	Layout plan
<b>Drawings R-2 to R-5</b>	Section plans
<b>Plan R-1</b>	Location plan
<b>Plan R-2</b>	Site plan
<b>Plans R-3 to R-5</b>	Site photos