

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H20/193

- Applicant** : Storage Holding I Limited represented by Llewelyn-Davies Hong Kong Limited
- Application Site** : 18 Lee Chung Street, Chai Wan, Hong Kong
- Site Area** : About 621.06m²
- Lease** : Chai Wan Inland Lot No. 91 (the Lot)
- (a) Restricted to industrial and/or godown purposes excluding offensive trade
- (b) Only factory(s), warehouse(s), ancillary offices and watchmen or caretakers quarters in the opinion of the Commissioner of Labour be essential to the safety and security of the building are permitted to be erected on the Lot
- (c) No part of any structure erected or to be erected on the Lot shall exceed a height of 91.44 metres above the mean formation level of the Lot
- Plan** : Draft Chai Wan Outline Zoning Plan (OZP) No. S/H20/24 (currently in force)
- Approved Chai Wan OZP No. S/H20/23
(at the time of submission of planning application, the zoning and development restrictions for the application site remain unchanged on the current OZP)
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”)
- (a) Maximum plot ratio (PR) of 12 and maximum building height (BH) of 120mPD, or the PR and height of the existing building, whichever is the greater^[1]
- (b) Minor relaxation of the PR/BH restrictions may be considered by the Town Planning Board (the Board) on application
- Application** : Proposed Minor Relaxation of PR Restriction for Permitted Non-polluting Industrial Use

¹ The provision for development/redevelopment to the height of the existing building is not applicable to an area between Chai Wan Industrial Centre and Minico Building, which is subject to a maximum BH of 23mPD, as stipulated on the OZP

1. The Proposal

- 1.1 The applicant seeks planning permission for minor relaxation of PR restriction from 12 to 14.4 (i.e. +2.4 or +20%) at the application site (the Site), which is zoned “OU(B)” on the draft Chai Wan OZP No. S/H20/24 (**Plan A-1**). The subject application is to facilitate the redevelopment of the existing 14-storey industrial building (IB) constructed before 1987^[2] into a 27-storey IB for ‘Non-polluting Industrial Use’ (the Proposed Scheme). According to the OZP, minor relaxation of the PR restriction may be considered by the Board on application under section 16 of the Town Planning Ordinance. The proposed development with a BH of not more than 21.64mPD and 88.44mPD^[3] will not exceed the BH restrictions for the “OU(B)” zone under the OZP.
- 1.2 The Site abuts Lee Chung Street where vehicular access of the proposed development will be located. The Proposed Scheme would introduce a 2-tier BH profile of 88.44mPD and 21.64mPD. The podium area abutting the adjacent IB would allow building separation and serve as an air path for ventilation (**Drawing A-8**). A passage on G/F of the proposed building would be opened up for public access connecting Lee Chung Street and Chai Wan Park/MTR Chai Wan Station between 08:00 to 20:00 (**Drawings A-10 and A-13**). A weather canopy would be provided above the entrance along Lee Chung Street and façade louvre would be installed at the façade at the G/F to improve cross ventilation at pedestrian level (**Drawing A-11**). Different greenery measures including edge planning, vertical greening and podium garden with a total area of about 124m² are proposed at multiple levels of the proposed development to achieve an overall greenery coverage of about 20% (**Drawings A-9 to A-12**).
- 1.3 Relevant floor plans, section plans and visual illustrations submitted by the applicant are shown at **Drawings A-1 to A-13**. Major development parameters of the Proposed Scheme are as follows:

Major Development Parameters	Proposed Scheme
Site Area	About 621.06m ²
PR	About 14.4
Total Gross Floor Area (GFA)	8,943.264m ²
BH	
- Flat Roof on 4/F	21.64mPD
- Main Roof	88.44mPD ^[3]
No. of Storeys	27 (incl. 2 basement levels)
Site Coverage (above 15m)	Not more than 60%
Greenery Coverage	About 124m ² (including 62m ² of vertical greening) (about 20%)
Parking Spaces	
- Private Car/Light Van	9 (incl. 1 accessible parking space)
- Good Vehicle (Lorry)	6
Loading/Unloading (L/UL) Spaces	
- Good Vehicle (Lorry)	3
Anticipated Year of Completion	2024

² The Occupation Permits (OP) for the IB was issued on 6.8.1980.

³ Including the glass/metal balustrade of 1500mm in height erected on the main roof

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

- (a) Application form received on 6.12.2019 (Appendix I)
- (b) Supporting planning statement providing plans and drawings, Traffic Impact Assessment (TIA) and Sewerage Impact Assessment (SIA) (Appendix Ia)
- (c) Further Information (FI) received on 7.2.2020 providing responses to departmental and public comments, Air Quality Impact Assessment (AQIA), revised SIA, supplementary information on TIA, and revised layout plans and landscape proposal [FI-1]* (Appendix Ib)
- (d) FI received on 9.4.2020 providing responses to departmental and public comments, revised AQIA, SIA and TIA, and revised layout plans [FI-2]* (Appendix Ic)
- (e) FI received on 21.10.2020 providing responses to departmental comments, a replacement page on SIA, revised drawings, and revised building and landscape design with supporting diagrams and illustrations [FI-3]* (Appendix Id)
- (f) FI received on 27.11.2020 providing responses to departmental comments, updated visual illustrations and reference materials of the proposed vertical greening system [FI-4][#] (Appendix Ie)

* *accepted but not exempted from the publication and recounting requirements*

[#] *accepted and exempted from the publication and recounting requirements*

1.5 On 17.1.2020, 29.5.2020 and 21.8.2020, at the request of the applicant, the Metro Planning Committee agreed for three times to defer making a decision on the application for two months in order to allow sufficient time for the applicant to prepare FI to address departmental comments. In light of the special work arrangement for government departments due to the novel coronavirus infection, the meeting originally scheduled for 3.4.2020 for consideration of the application has been rescheduled, and the Board has agreed to defer consideration of the application. With the FI received on 21.10.2020 (Appendix Id), the application is scheduled for consideration by the Committee at this meeting.

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the supporting planning statement and FIs at **Appendices Ia to Ie**. Major points are summarised as follows:

In line with the latest government's policy to incentivise redevelopment of aging IBs in a timely manner

- 2.1 Revitalising existing aged IBs for more effective use of land through redevelopment has been encouraged by the Government as announced in Policy Address (PA) 2018.
- 2.2 The Site is under single ownership owned by the applicant. It is anticipated that the redevelopment can be implemented timely, contributing to the supply of economic floor spaces in the area. It can also serve as a catalyst to upgrade the area by encouraging transformation of remaining aged IBs in the area.

Proposed minor relaxation is justifiable and comparable to the prevailing government practices

- 2.3 According to PA 2018, relaxation of the maximum permissible non-domestic plot ratio by up to 20% for redevelopment projects of eligible pre-1987 IBs located outside "Residential" zones in main urban areas and new towns is allowed. Individual applications have to be made to the Board within three years, and the modified lease should be executed within a specified period after the town planning approval. The proposed development, comprises a redevelopment of the subject IB aged 30 years above for industrial uses upon a minor relaxation of maximum permissible non-domestic PR, is fully in line with the criteria under the revitalisation scheme.
- 2.4 Similar planning applications pertinent to minor relaxation of non-domestic PR of IBs for redevelopment by 20% since the promulgation of the revitalisation scheme in 2018 can be easily found in Hong Kong.

In line with the planning intention and requirements under Town Planning Board Guidelines No.22D

- 2.5 The proposed industrial use echoes the planning intention of the subject "OU(B)" zone and contributes to the gradual transformation of the area dominated by ageing industrial uses to a mix of modernised industrial and business area.
- 2.6 The proposed development complies with the Town Planning Board Guidelines, all relevant building and fire safety regulations and the parking and L/UL spaces requirements stipulated under the Hong Kong Planning Standards and Guidelines (HKPSG).

Compatible with surroundings in terms of use and BH

- 2.7 The proposed development with workshops is compatible with the other developments in the "OU(B)" zone where warehouse, office and workshop are the predominant uses. It is also compatible with other buildings in the adjacency in terms of BH.

Planning gains and design merits

- 2.8 With a relatively stringent floor-to-floor height of about 3.325m for typical floors adopted for industrial use, the proposed development will have a BH of 88.44mPD which is far lower than the maximum BH of 120mPD. This would

contribute to a better urban environment with more interesting BH profile (**Drawings A-7 to A-8**). The podium area abutting the adjacent Chai Wan Industrial Centre will have a BH of 21.64mPD which is lower than the maximum BH of 23mPD. It would allow a building separation between the proposed development and the adjacent building and serve as an air path to facilitate cross ventilation between Lee Chung Street and Chai Wan Park (**Drawings A-10 to A-12**).

- 2.9 The applicant commits to open up a pedestrian access during opening hours via the G/F of the proposed development connecting the dead-end of Lee Chung Street to Chai Wan Park and MTR Chai Wan Station to enhance pedestrian connectivity of the area (**Drawing A-13**). To provide better pedestrian environment and respect the BH under OZP, most of the car parking spaces would be provided at basement levels to minimise traffic at G/F level. A weather canopy above the entrance along Lee Chung Street would be provided to allow weather protection for pedestrians. Façade louvre would be installed at the façade at the G/F to improve cross ventilation between Lee Chung Street and Chai Wan Park at pedestrian level (**Drawings A-10 to A-11**).
- 2.10 In terms of greening, the proposed development would offer diversified forms of greenery at multiple levels (**Drawings A-9 to A-12**). Edge planting facing Lee Chung Street and Chai Wan Park would be provided to enrich building envelop and soften building edges. Vertical greening façade design facing Chai Wan Park would be provided to create visual amenities to the city landscape and add visual interests to the area. At podium level, urban green pocket in the form of a podium garden is proposed to provide an open leisure space above street level, improve the environmental quality of the townscape and to mitigate heat island effect. The applicant commits to provide a total of about 124m² greening area, achieving a greenery coverage of about 20%.

No Adverse Impacts

- 2.11 As demonstrated in the submitted technical assessments, no adverse traffic, environmental, drainage, sewerage and visual impacts from the proposed development are anticipated.

3. Background on Policy Initiatives of Revitalisation of IBs

- 3.1 As set out in Chief Executive's PA 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 IBs has been announced. To encourage owners to redevelop IBs constructed before 1987^[4] (pre-1987 IB), there is a policy direction to allow relaxation of the maximum permissible non-domestic PR as specified under OZPs by up to 20% for redevelopment of pre-1987 IBs located outside "Residential" zones in Main Urban Areas and New Towns into industrial/commercial uses (the 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 Building (Planning)

⁴ Pre-1987 IBs refer to those eligible IBs which were wholly or partly constructed on or before 1.3.1987, or those constructed with their building plans first submitted to the Building Authority for approval on or before the same date.

Regulations (B(P)R)^[5]. 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.

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

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

The applicant is the sole “current land owner” of the Site. Detailed information would be deposited at the meeting for Members’ inspection.

5. Previous Application

There is no previous application in respect of the Site.

6. Similar Applications

- 6.1 There is one similar application within the Chai Wan OZP area. The application site (i.e. Johnson Building) of Application No. A/H20/195 is located immediate southwest of the Site (**Plan A-1**). The application is for the proposed minor relaxation of PR restriction (20%) for permitted non-polluting industrial use which was approved with conditions by the Committee on 4.12.2020 mainly on the considerations that the proposal can put the application site into optimal use to produce the maximum possible industrial space and giving a further impetus to urban renewal; relevant government departments have no objection to/no comment on the application; and the applicant proposed various planning and design and merits to improve the general environment and pedestrian amenity.
- 6.2 Since March 2019, the Committee has considered a total of 42 applications for minor relaxation of PR and/or BH in the Metro Area relating to the Policy (see **Appendix II** for details). Out of the 42 similar applications, 38 applications were approved with conditions, two were rejected (Nos. A/K13/313 and A/K14/764) and two were deferred pending FI by the applicant on planning and design merits of the development proposal.
- 6.3 In consideration of these applications, the Committee generally indicated support for the Policy to relax the PR up to 20% as it provided 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. The two rejected applications were rejected on the consideration that the proposed relaxation of BH restrictions were without strong justifications or sufficient planning and

⁵ Under the new policy, any bonus floor area claimed under section 22(1) or (2) of the B(P)R is not to be counted towards the proposed increase of non-domestic PR by 20% for redevelopment projects.

design merits. They are not relevant to the subject case which only proposes minor relaxation of PR.

7. The Site and Its Surrounding Areas
(Plans A-1 to A-3 and site photos on Plans A-4 and A-5)

7.1 The Site is:

- (a) occupied by a 14-storey IB (about 53.88mPD) built in 1980 and currently used for industrial purposes;
- (b) abutting Lee Chung Street and located within a cluster of IBs at the eastern fringe of the Chai Wan “OU(B)” Area; and
- (c) about 50m northwest of the MTR Chai Wan Station.

7.2 The surrounding area has the following characteristics:

- (a) along Lee Chung Street are mainly medium-rise IBs and I-O buildings, and the area opposite to the Site has been redeveloped into an office building (known as the E-Trade Plaza) for data processing centres and computer-related operations;
- (b) Chai Wan Park is located to the northeast and further beyond to the east is the Island East Corridor; and
- (c) to the south across Lee Chung Street/Ning Foo Street are the Wah Ha Estate (a public housing development converted from a previous flatted factory), bus terminus and the MTR Chai Wan Station together with its topside residential development (known as New Jade Garden).

8. Planning Intention

The planning intention of the “OU(B)” zone is primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new “business” buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or I-O buildings.

9. Comments from Relevant Government Departments

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

Policy Perspective

9.1.1 Comments of the Secretary for Development (SDEV):

- (a) it is the government's policy to incentivise owners to redevelop old IBs to optimise utilisation of the existing industrial stock and make better use of the 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% may be permitted, on a case-by case basis, under the current revitalisation scheme for redevelopment of pre-1987 IBs located outside "Residential" zones in main urban areas and new towns;
- (b) noting that the applicant considers that the redevelopment would contribute to the gradual transformation of Chai Wan to a mix of modernised industrial and business area. Along this direction, the new building, with good connectivity to transport infrastructure, would appear to bring greater planning benefits in the longer term if it allows flexibly a mix of different business uses, e.g. shop and services, office, or other commercial uses; and
- (c) noting that the applicant intends to develop a new IB on the Site for non-polluting industrial uses which may be consistent with the planning regime and lease conditions. He is willing to provide policy support for the application, on the clear understanding that the development proposal (if materialised) would help address the increasing long-run shortfall of industrial floor space in Hong Kong under the current projection, subject to the applicant's compliance with all the technical requirements as examined by relevant departments.

9.1.2 Comments of the Director-General of Trade and Industry (DG of TI):

it is noted that SDEV is willing to provide policy support for the application. According to the 2014 Area Assessments of Industrial Land in the Territory (2014 Area Assessments), the total industrial stock in Hong Kong would not be able to meet the future demand for industrial uses. As such, while DG of TI does not have the technical knowledge on PR restriction, he has no objection to the application given that it would put the Site into optimal use to produce more industrial space.

Land Administration

9.1.3 Comments of the District Lands Officer/Hong Kong East, Lands Department (DLO/HKE, LandsD):

- (a) the Site falls within Chai Wan Inland Lot No. 91 governing by Conditions of Sale No. 10954 dated 24.9.1976 for a term of 75 years commencing from 24.9.1976 renewable for 75 years. The user under lease of the Lot is restricted for industrial and/or godown purposes excluding offensive trade;
- (b) no comment having considered the indicative development schedule at Appendix A of the **FI-4** and the responses-to-comments table. Compliance checking of BH and other

restrictions under lease would be carried out at building plan stage. The revised proposal submitted by the applicant does not conflict with the lease conditions governing the Lot and so if the proposal is approved by the Board/the Committee, the applicant is not required to seek a lease modification from LandsD to implement it. Therefore, any planning conditions, if imposed by the Board/the Committee, cannot be incorporated into the lease through lease modification; and

(c) other detailed comments are at **Appendix III**.

9.1.4 Comments of the Chief Estate Surveyor/Development Control (CES/DC), LandsD:

- (a) this office would supplement on land related matters from the perspective of measures announced in PA 2018 on revitalisation of IBs;
- (b) the applicant may approach the Buildings Department (BD) on confirmation of pre-1987 status and no excess of non-domestic PR under B(P)R;
- (c) 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;
- (d) the applicant has confirmed in his response-to-comment table that "the proposed development will not be used for any purpose other than for industrial or godown purposes or both as per the Special Condition (11) of the Conditions of Sales of the subject CWIL 91". He advises that the above should be binding on the subsequent assigns of the lot owner(s) but not the current application; and
- (e) other detailed comments are at **Appendix III**.

Building Matters

9.1.5 Comments of the Chief Building Surveyor/Hong Kong East and Heritage (CBS/HKE&H), BD:

- (a) no objection in principle to the development parameters and the application as the proposed PR and site coverage do not exceed the PR and site coverage specified in the First Schedule of the B(P)R;
- (b) if the PR/site coverage calculations of the proposed development are based on the assumption that GFA concessions under PNAP APP 151 will be granted (i.e. excluding/disregarding green/amenity features and non-mandatory/non-essential plant rooms and services from GFA and/or site coverage), the pre-

requisites in paragraph 6 of PNAP APP-151 should be complied with;

- (c) car parking spaces and loading/unloading areas may be exempted from GFA calculation provided all the relevant requirements under PNAP APP-2 are complied with;
- (d) undesignated space in the car park may not be disregarded from GFA calculation;
- (e) vertical greening may not be excluded from site coverage and/or GFA calculation unless exempted;
- (f) covered pedestrian corridor on G/F shall be included in GFA calculation; and
- (g) detailed comments on compliance with the Buildings Ordinance will be made at building plan submission stage.

Fire Safety

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

- (a) no objection in principle to the proposal subject to water supplies for firefighting and fire service installations being provided to the satisfaction of D of FS;
- (b) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans; and
- (c) the emergency vehicular access provision in the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the B(P)R 41D which is administered by the BD.

Traffic Aspect

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

- (a) no comment from traffic engineering viewpoint; and
- (b) for the number of parking spaces and loading/unloading bays to be provided, it is noted that the lease condition has specified a ratio of 1:1 for private cars and good vehicles. With this pre-condition, the total number of parking and loading/unloading spaces provided has met the HKPSG requirement and he has no further comment.

9.1.8 Comments of the Chief Highway Engineer/Hong Kong, Highways Department (CHE/HK, HyD):

- (a) no comment on the application from highways maintenance point of view;

- (b) agreement from the Transport Department (TD) should be sought on the proposed location of run-in/out. The applicant should be reminded that the construction of run-in/out should follow the latest HyD's standards. TD should also be consulted on the assessment of traffic impact/road safety and the layout of the car park;
- (c) should there be any proposed works on public footpath surrounding the proposed redevelopment, the details of such proposed works should be submitted to HyD for comment;
- (d) the applicant is reminded that the weather canopy shall comply with the requirements as stipulated in regulation 10 under Cap. 123F B(P)R, in particular, the following:
 - (i) every canopy erected within 600mm of the outer edge of a footpath, or projecting over a road, shall have a clear space of not less than 5.5m beneath every part thereof;
 - (ii) every canopy erected over a footpath shall have a clear space of not less than 3.3m beneath every part thereof; and
 - (iii) every canopy shall be provided with adequate surface water drainage.

9.1.9 Comments of the Commissioner of Police (C of P):

- (a) no comment on the application; and
- (b) from regional traffic police perspective, his office has no specific traffic comment at this stage. The applicant is advised that the proposal should not cause adverse traffic impact to the local community and each temporary traffic arrangement involving works on footpath and/or carriageway should be submitted to his office for comment.

Environment Aspect

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

- (a) based on the information provided, no objection to the application since adverse environmental impact as a result of the proposed redevelopment is not anticipated from environmental planning perspective;
- (b) it is noted that the application document is silent on land contamination status of the Site. According to **FI-1**, it is noted that the applicant intends to address the land contamination issue at the later stage under a relevant planning approval condition. In this connection, no strong view on the proposed development and an approval condition as proposed by the applicant on land contamination should be imposed, should the application be approved by the Committee; and

(c) other detailed comments are at **Appendix III**.

9.1.11 Comments of the Chief Engineer/Hong Kong & Islands, Drainage Services Department (CE/HK&I, DSD):

- (a) no comment on the application;
- (b) should the application be approved, it is recommended to impose the following approval condition:

the implementation of the local sewerage upgrading/sewerage connection works identified in the Sewerage Impact Assessment to the satisfaction of the Director of Drainage Services or of the Board; and

(c) other detailed comments are at **Appendix III**.

Urban Design, Visual and Air Ventilation Aspects

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

- (a) the Proposed Scheme consists of a building of 27 storeys with BH of 88.44mPD, which does not exceed BH restriction of 120mPD. It may not be incompatible with adjacent developments with BH restriction of 120mPD; and
- (b) based on the **FI-4** and responses-to-comments provided, it is noted that the applicant will consider/incorporate his previous comments/suggestions (including provision of barrier-free and elderly-friendly access, avoiding exhaust of undesirable air at pedestrian level, provision of weather canopy along building façade facing Lee Chung Street and adoption of similar design elements with adjacent development) in later detailed design stage as far as practical. In this regard, no further comment from architectural and visual impact point of view.

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

- (a) based on the FI submitted, the proposal has incorporated vertical greening at the northern façade on G/F and 1/F facing Chai Wan Park, a pedestrian access on G/F of the development to allow access between Lee Chung Street and Ning Foo Street/Chai Wan Park through the development, and edge planting facing Ning Foo Street at 4/F of podium garden with a total greening area of about 124m². The above measures may promote visual interest at the building's low zone, enhance the streetscape and improve connectivity. Although technically speaking, incorporation of these design measures do not necessarily require additional PR, they represent the applicant's effect in building design improvement; and

- (b) the proposed PR relaxation does not involve additional BH beyond what is permitted in the OZP. Accommodation of the proposed development will unlikely have significant adverse effect on the intended scale and visual character of the area.

Landscape Aspect

9.1.14 Comments of CTP/UD&L, PlanD:

having reviewed the **FI-3**, it is noted that additional landscape treatments such as edge planting and vertical greening are proposed. Besides, podium garden proposed on 4/F flat roof to enhance the greening provision in the future development remains unchanged. In view of this, no objection to the application from landscape planning perspective.

District Officer's Views

9.1.15 Comments of District Officer (Eastern), Home Affairs Department:

- (a) no comment on the application; and
- (b) his office did not receive any comments from the local community during the three-week public consultation periods.

9.2 The Chief Engineer/Construction, Water Supplies Department has no comment on the application.

10. Public Comments Received During Statutory Publication Periods

- 10.1 During the statutory public inspection periods, a total of five public comments were received from individuals objecting to the application (**Appendix IV**).
- 10.2 The objecting comments are mainly concerned about the additional people brought in by the proposed development, in the absence of traffic improvement measure, will further burden the area which is already crowded with residential, industrial and commercial developments as well as hospital nearby; there is no assessment on the cumulative impact of the increase in PR; no building setback for the public; and the weather canopy will provide no benefit to pedestrians.

11. Planning Considerations and Assessments

Planning Intention

- 11.1 The application is for minor relaxation of PR restriction from 12 to 14.4 (i.e. +2.4 or +20%) for redevelopment of the existing IB at the Site into a 27-storey IB for 'non-polluting industrial use'. The proposed redevelopment is generally in line with the planning intention of the "OU(B)" zone, which is primarily for general business uses, including non-polluting industrial uses. The proposed BHs of the redevelopment comply with the BH restrictions of 23mPD and 120mPD on the OZP.

Policy Aspect

- 11.2 The existing 14-storey building was built in 1980 for industrial purposes and is an eligible pre-1987 IB under the Government's new policy on revitalising IBs. SDEV provides policy support for the application noting that the development proposal would help address the increasing long-run shortfall of industrial floor space in Hong Kong.
- 11.3 According to the 2014 Area Assessments, the total industrial stock in Hong Kong would not be able to meet the future demand for industrial uses. DG of TI has no objection to the application given that it would put the Site into optimal use to produce more industrial space.

Technical Aspects

- 11.4 The applicant has submitted technical assessments to demonstrate that the proposed development will not cause adverse traffic, air quality and sewerage impacts on the surrounding areas. C for T has no comment on the application and considers that the total number of parking and loading/unloading spaces provided has met the HKPSG requirements. Other relevant government departments including DEP and DSD have no objection to/no comment on the application. To address their technical concerns, approval conditions on vehicular access/car parking/L/UL provision, land contamination and sewerage aspects as set out in paragraph 12.2 below are recommended.

Planning and Design Merits

- 11.5 The applicant has proposed a public pedestrian access connecting Lee Chung Street and Chai Wan Park/MTR Chai Wan Station, 2-tier BH profile of 21.64mPD and 88.44mPD, building separation with adjacent IB, weather canopy above the entrance along Lee Chung Street, façade louvre at the G/F for ventilation, edge planning, vertical greening and podium garden to improve the general environment and pedestrian amenity. The proposed public pedestrian access would facilitate people working in area around Lee Chung Street accessing Chai Wan Park, MTR Chai Wan Station and public transport terminus more directly. CTP/UD&L, PlanD considers that the proposed design measures such as greenery and pedestrian access will enhance streetscape and improve connectivity, while the additional PR would unlikely have significant adverse effect on the intended scale and visual character of the area. CA/CMD2, ArchSD considers that the proposed BH may not be incompatible with adjacent developments with BH restriction of 120mPD and has no comment from architectural and visual impact point of view.

Public Comments

- 11.6 Regarding the adverse public comments, the assessment above and departmental comments in paragraph 9 are relevant.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11 above and having taken into account the public comments mentioned in paragraph 10 above, PlanD has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 18.12.2024, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are suggested for Members' reference:

Approval conditions

- (a) the design and provision of vehicular access, car parking and loading/unloading facilities to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (b) the submission of a land contamination assessment and remedial plan and implementation of the agreed remedial actions, as proposed by the applicant, prior to commencement of construction for the proposed development to the satisfaction of the Director of Environmental Protection or of the Town Planning Board; and
- (c) the implementation of the local sewerage upgrading/sewerage connection works identified in the Sewerage Impact Assessment to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

Advisory clauses

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

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

The applicant fails to demonstrate that there are sufficient planning and design merits to justify the proposed minor relaxation of plot ratio restriction.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

14. Attachments

Appendix I	Application form received on 6.12.2019
Appendix Ia	Supporting planning statement received on 6.12.2019
Appendix Ib	1 st FI vide letter received on 7.2.2020
Appendix Ic	2 nd FI vide letter received on 9.4.2020
Appendix Id	3 rd FI vide letter received on 21.10.2020
Appendix Ie	4 th FI vide letter received on 27.11.2020
Appendix II	Similar applications
Appendix III	Detailed comments of government departments
Appendix IV	Public comments
Appendix V	Recommended advisory clauses
Drawings A-1 to A-8	Floor plans and sectional plans of the proposed development
Drawings A-9 to A-13	Design merits and planning gains of the proposed development
Plan A-1	Location plan
Plan A-2	Site plan
Plan A-3	Building heights in Chai Wan “OU(B)” Area
Plans A-4 and A-5	Site photos

**PLANNING DEPARTMENT
DECEMBER 2020**