

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K13/320

- Applicant** : Grandeur Investments Limited represented by Townland Consultants Limited
- Site** : No. 13 Sheung Yuet Road, Kowloon Bay, Kowloon
- Site Area** : About 1,696m²
- Lease** : New Kowloon Inland Lot (N.K.I.L.) No. 5890 (the Lot)
- (a) Restricted to industrial and/or godown purposes (excluding offensive trades) purposes
 - (b) Maximum height of any structure on the Lot shall not exceed 40mPD
- Plan** : Approved Ngau Tau Kok and Kowloon Bay Outline Zoning Plan (OZP) No. S/K13/30
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”)
- (a) Maximum plot ratio (PR) of 12.0 and maximum building height (BH) of 120 meters above Principal Datum (mPD), or the PR and height of the existing building, whichever is the greater
 - (b) A minimum of 3m-wide “non-building area” (“NBA”) from the lot boundary abutting Wang Chiu Road shall be provided within this zone
 - (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the PR restriction stated in the Notes of the OZP may be considered by the Town Planning Board (the Board) on application under s.16 of the Town Planning Ordinance (the Ordinance)
- Application** : Proposed Minor Relaxation of PR Restriction for Permitted Office Use

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 13 Sheung Yuet Road (the Site), which is zoned “OU(B)” on the approved Ngau Tau Kok and Kowloon Bay OZP No. S/K13/30 (**Plan A-1**). The proposed minor relaxation of PR restriction is to facilitate the redevelopment of the existing 12-storey industrial building (IB) constructed before

1987 (pre-1987 IB)¹ into a 26-storey (excluding 4 basement levels) commercial/office (C/O) development comprising ‘Office’ use (the Proposed Scheme), which is always permitted under Schedule I for non-IBs of the Notes for “OU(B)” zone. The Site is the subject of four previous applications with three approved (No. A/K13/134, 242 and 248) and one rejected (No. A/K13/313) as detailed in paragraph 5 below. The most recent Application No. A/K13/313 for proposed minor relaxation of PR and BH restrictions for permitted office development at the Site was rejected by the Committee on 17.3.2020 on grounds of no strong justifications provided for the proposed BH relaxation and failure to demonstrate that no adverse visual impact on the area would be created by the BH relaxation.

- 1.2. According to the applicant, the proposed minor relaxation of PR restriction by 20% is in-line with the Chief Executive’s 2018 Policy Address (PA 2018) to incentivise redevelopment of pre-1987 IBs by allowing the relaxation of the maximum permissible non-domestic PR by up to 20% for sites located outside “Residential” (“R”) zones (see paragraph 3.1 below for details).
- 1.3. With reference to the minimum 3m-wide “NBA” requirement from the lot boundary abutting Wang Chiu Road on the OZP, a 3m-wide full height building setback (above ground) is proposed from the boundary of the Lot abutting Wang Chiu Road. Besides, with reference to the adopted Kowloon Bay Outline Development Plan (ODP) No. D/K17/2 (**Plan A-2**), which shows setbacks of about 5m from the kerblines of Wang Tai Road and Sheung Yuet Road for air ventilation, footpath widening and amenity purposes, the Proposed Scheme has incorporated about 3m-wide full height building setbacks (above ground) from the boundary of the Lot along Sheung Yuet Road and Wang Tai Road (**Drawing A-3**)². Greenery provision of about 27% of the Site would be provided, including planters on G/F and R/F, landscape garden on 1/F, and vertical greening (VG) on G/F and 2/F.
- 1.4. Floor plans, diagrammatic sections and illustrations submitted by the applicant are shown in **Drawings A-1 to A-12**. Major development parameters of the Proposed Scheme are as follows:

Major Development Parameters	Proposed Scheme
Site Area	About 1,696m ²
Proposed Use	Office
PR	14.4
Gross Floor Area (GFA) (#)	24,422.40m ²

¹ The Occupation Permit (OP) for the subject IB was issued on 1.4.1986.

² The proposed setback of about 3m from the lot boundary along Wang Tai Road together with the pavement will provide a setback of about 5m from the kerbline of Wang Tai Road which tallies with the ODP requirement. The proposed setback of about 3m from the lot boundary along Sheung Yuet Road together with the pavement will provide a setback of about 7m wide from the kerbline of Sheung Yuet Road, which is more than the setback requirement as shown on the ODP for the Site.

Major Development Parameters	Proposed Scheme
BH (at main roof level)	120mPD
Site Coverage (SC) (<15m) (≥15m)	About 72% About 62%
No. of Storeys	30 (including 4 levels of basement carpark)
Greenery	About 27% / 462m ²
Parking Spaces	144
<ul style="list-style-type: none"> • Private Car (PC) • Motorcycle (MC) 	130 [^] 14
Loading/Unloading (L/UL) Bays	9
<ul style="list-style-type: none"> • Heavy Goods Vehicle • Light Goods Vehicle 	4 5
Setbacks	
<ul style="list-style-type: none"> • Wang Chiu Road, Sheung Yuet Road and Wang Tai Road 	3m-wide full-height (above ground)

Note:

(#) According to the applicant, they do not intend to surrender the setback areas to the Government.

(^) Including 4 disabled parking spaces.

1.5. The main uses by floor of the proposed development and the floor-to-floor height under the Proposed Scheme (**Drawing A-1**) are summarized as follows:

Floor	Main Uses	Floor Height
B4/F - B2/F	Basement Carpark	3.60m
B1/F	Basement Carpark	5.20m
G/F	Entrance Lobby, L/UL	6.00m
1/F	Lobby, Landscape Garden, Possible Footbridge Connections, Electrical and Mechanical (E&M) Ancillary Facilities	5.00m
2/F	E&M Ancillary Facilities	5.50m
3-23/F	Office	4.20m
24-25/F	Office	4.975m

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

- (a) Application form received on 9.7.2020 (Appendix I)
- (b) Supporting Planning Statement enclosing architectural drawings and Traffic Impact Assessment (TIA) received on 9.7.2020 (Appendix Ia)
- (c) First further information (FI) vide letter received on 13.8.2020 enclosing responses to comments (R to C), revised floor plan and replacement pages of TIA (Appendix Ib)
- (d) Second FI vide letter received on 20.8.2020 enclosing (R to C), revised floor plans, replacement pages of TIA and new illustration (Appendix Ic)

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are set out in the Supporting Planning Statement and the FI at **Appendices Ia to Ic**, and summarized as follows:

Response to PA 2018 on Revitalisation Scheme for IBs

- (a) The proposed minor relaxation of PR restriction of the Site is a response to the PA 2018 which encourages owners to redevelop pre-1987 IBs for making better use of valuable land resources and optimising the provision of quality office supply to meet the need in Kowloon Bay Business Area (KBBA).

In Line with the Planning Intention

- (b) The proposed redevelopment for permitted office use completely aligns with the planning intention of “OU(B)” zone, which is primarily for generally business use.

Realizing Pedestrian Environment Improvement in KBBA

- (c) With reference to the above-ground building setback requirements under the ODP, the proposed development will provide 3m-wide building setback along Wang Chiu Road, Sheung Yuet Road and Wang Tai Road to enhance air ventilation, enable better streetscape and good quality street level public realm (**Drawing A-3**). The proposed setback is provided above-ground only and the applicant does not intend to surrender the setback areas to the Government.
- (d) The parking and L/UL bays will be located within the Site so as to avoid on-street L/UL activities that may cause potential disruption to on-street traffic and pedestrian movements and conflict with pedestrian movements (**Drawings A-2 and A-3**).

Innovative building design and landscape amenity in the proposed development will improve the visual condition of the townscape.

- (e) The proposed development has allowed for potential connection at 1/F to the future footbridge system as stipulated in ODP which can enhance pedestrian connectivity to Kowloon Bay MTR Station, KBBA, Kai Tak Development and the waterfront. Nonetheless, the footbridge connections will be subject to further discussions with the government and adjacent land owners.

Providing Better Streetscape/Good Quality Street Level Public Urban Space

- (f) The illustrations of the J/O at Wang Chiu Road and Sheung Yuet Road and of the J/O at Sheung Yuet Road and Wang Tai Road (**Drawings A-10 and A-11**) submitted by the applicant have demonstrated the improvements at the pedestrian level brought by the proposed 3m above-ground setbacks along Wang Chiu Road, Sheung Yuet Road and Wang Tai Road to enhance visual permeability and air ventilation. The setbacks also allow streetscape improvements (i.e. increased landscaping and greening opportunities at pedestrian level to soften the built environment) to promote visual interest and increase pedestrian comfort at street level (**Drawings A-9 to A-11**).

Technical Aspects

- (g) The TIA (**Appendices Ia, Ib and Ic**) demonstrates that the proposed development will have no adverse traffic impact to the surrounding road network and is considered acceptable from the traffic engineering point of view. Besides, the proposed redevelopment with BH of 120mPD complies with the BH restriction stipulated on the OZP and is in line with the BH profile of the KBBA area. It will not induce any significant adverse visual impacts.

Fulfilling the Sustainable Building Design (SBD) Guidelines and Green Building Design

- (h) The proposed development will meet the SBD Guidelines (PNAP APP-152), including providing about 462m² of greening (equivalent to 27% of the site area) in the development. Details will be studied in the detailed design stage. Part 4 of Appendix 1 in **Appendix Ia** shows how the proposed development complies with the SBD Guidelines.
- (i) The Proposed Scheme incorporates additional green building design initiatives including (i) in-ground planters on G/F; (ii) landscape garden on 1/F as well as vertical greening (VG) on G/F and 2/F; (iii) planter on rooftop; and, (iv) adequate floor to floor height and avoid deep floor plate depth at office floors (**Drawings A-9 to A-12**). Other consideration for green building features (i.e. following the Building Energy Code for promoting energy efficiency) will be studied during the detailed design stage.

3. Background

Policy Initiatives of Revitalisation of IBs

- 3.1 As set out in 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 is announced. To encourage owners to redevelop IBs constructed before 1987³, there is a policy direction to allow relaxation of the maximum permissible non-domestic PR as specified in an OZP by up to 20% for redevelopment of pre-1987 IBs located outside "R" zones in Main Urban Areas and New Towns into industrial/commercial uses (the Policy). The relaxation of PR is subject to approval by the Board on a case-by-case basis and the maximum non-domestic PR permissible under the B(P)R⁴. 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 applications 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 Applications

The Site is the subject of three approved and one rejected previous applications including the following:

- (a) the most recent application No. A/K13/313 submitted by the same applicant for proposed minor relaxation of PR and Building Height (BH) restrictions for permitted office development at the Site, was rejected by the Committee on 17.3.2020 on grounds of no strong justifications provided for the BH relaxation and failure to demonstrate adverse visual impact would not be created by the BH relaxation. The current application only applies for minor relaxation of PR;

³ 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 (BPs) first submitted to the BA for approval on or before the same date.

⁴ Under the Policy, any bonus floor area claimed under B(P)R 22(1) or (2) is not to be counted towards the proposed relaxation of PR restriction by 20% for redevelopment projects. The bonus PR permitted under B(P)R 22(2) is permitted as of right under the Notes of the "OU(B)" zone, but can only be considered by the BA upon formal submission of building plans (BPs).

- (b) application No. A/K13/134 submitted by the same applicant for proposed Composite Industrial-Office Building with Commercial (Retail Shop) use at the Site when it was zoned "I", was approved with conditions by the Committee on 11.9.1998 and the planning permission has lapsed in 2001; and
- (c) application Nos. A/K13/242 and A/K13/248 submitted by a different applicant for 'Shop and Services' uses within the same premises on the ground floor of the existing building at the Site, with the former being approved with conditions by the Committee on 10.7.2009 and revoked on 20.10.2009 due to non-compliance with approval condition, and the latter being approved with conditions by the Committee on 18.12.2009 and still valid.

6. Similar Applications

- 6.1 Since March 2019, the Committee has considered a total of 13 minor relaxation applications in the Kwun Tong Business Area (KTBA) and KBBA relating to the Policy Initiatives of Revitalisation of IBs (**Appendix IV**), two of them are in KBBA (**Plan A-1**). Out of the 13 similar applications, 11 applications were approved with conditions, 2 of them were rejected (including the previous Application No. A/K13/313 as mentioned above).
- 6.2 In consideration of the applications relating to minor relaxation of PR by up to 20%, the Committee generally indicated support for the Policy as it provides incentives to encourage redevelopment of pre-1987 IBs and noted that relevant technical assessments were submitted to support the technical feasibility of their proposals and there was no adverse comment from relevant government departments. For the two rejected applications, apart from the previous application No. A/K13/313 on the Site as mentioned in Section 5, Application No. A/K14/764 in KTBA were rejected mainly on the consideration that there was insufficient planning and design merits to support the proposed relaxation of BH restriction, which is not relevant to the current application that does not involve minor relaxation of BH relaxation.

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

- 7.1 The Site is:
 - (a) occupied by a 12-storey IB (about 37mPD), namely Shui Hing Centre, built in 1986;
 - (b) bounded by Wang Chiu Road to its west, Sheung Yuet Road to its south, Wang Tai Road to its east and Yuen Fat Industrial Building (about 40mPD) to its north; and

(c) at about 500m west of the MTR Kowloon Bay Station.

7.2 The surrounding areas have the following characteristics (**Plans A-3**):

- (a) the neighbouring buildings along Wang Tai Road, Sheung Yuet Road and Wang Chiu Road are mixed with C/O, IB or industrial-office buildings; and
- (b) surrounding C/O buildings include Exchange Tower to its further south across Sheung Yuet Road; Goldin Financial Global Square under construction to its further east across Wang Tai Road; and Centre Parc (which is commercial building wholesale-converted from an IB) to its further west across Wang Chiu Road.

8. Planning Intention

8.1 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.

8.2 According to the Notes of the “OU(B)” zone, a minimum of 3m-wide NBA is designated from the lot boundaries abutting both sides of Wang Chiu Road (including the Site). According to the Explanatory Statement of the OZP, the NBA, upon development/redevelopment of the lots, could help improve the effectiveness of Wang Chiu Road functioning as major breezeways as well as create a pleasant pedestrian environment by allowing street planting on wider pavement in KBBA.

9. Comments from Relevant Government Departments

9.1 The following Government bureaux/departments have been consulted and their views on the application are summarized as follows:

Policy Perspective

9.1.1 Comments of the Secretary for Development, Development Bureau (DEVB):

It is Government’s policy to incentivise owners to redevelop old IBs to optimise utilisation of the existing industrial stock and make better use of valuable land resources, while addressing more effectively the issues of fire safety and non-compliant uses. In this light, he gives policy support to the current application in principle from policy angle, subject to its compliance with all relevant requirements under the Policy and departmental assessment on technical feasibility and planning considerations.

Land Administration

9.1.2 Comments of the District Lands Officer/Kowloon East and the Chief Estate Surveyor/Development Control, Lands Department (LandsD):

- (a) The Site falls within NKIL 5890 which is held under a Conditions of Sale No. 11538 dated 28.8.1981. The Lot is restricted to industrial or godown purposes or both excluding offensive trades subject to development conditions including a maximum height of 40mPD, permitted building types, parking spaces requirements and vehicular access points restriction as shown on lease plan, etc.
- (b) The proposed development does not comply with the existing lease conditions. If the Board approves the application, the owner of the Lot is required to apply a lease modification from LandsD to implement the proposal. When processing the application, LandsD will impose such appropriate terms and conditions including user restriction, the 5-year time limit for completion of the development, payment of full premium and administrative fee, etc.. There is no guarantee that the application will be approved by LandsD.
- (c) Under the Policy, the lease modification letter shall be executed within 3 years from the date of the Board's approval letter.

Traffic Aspect

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

- (a) Having reviewed the TIA at **Appendices Ia, Ib** and **Ic**, she has no objection to the application from traffic engineering perspective but considers that there is still room for further enhancement on the internal transport facilities to achieve the high-ends of the HKPSG recommendations. Should the application be approved by the Board, she suggests that approval conditions should be imposed for the submission of a revised TIA, and implementation of the mitigation measures, if any, identified in the revised TIA, and the design and provision of vehicular access, vehicle parking, L/UL facilities and maneuvering spaces for the proposed development.
- (b) She considers that the relevant requirements on the setback area at Wang Chiu Road as stated in OZP should be adhered to. She notes that the applicant does not intend to surrender the setback areas to the Government. At present, TD does not have any traffic improvement proposal which would involve the setback area (at Sheung Yuet Road and Wang Tai Road) of this redevelopment proposal.

9.1.4 Comments of the Chief Highway Engineer/Kowloon, Highways Department (CHE/K, HyD):

- (a) Any traffic improvement works required as a result of the subject redevelopment should be carried out by the lot owner at his own costs.
- (b) On the criteria for HyD to take over an area for maintenance is that no private installations of any kind are allowed within the road reserves. The encroachment of the proposed basement into the setback area would not comply with the said criterion and thus HyD would not take over the proposed setback area for maintenance. He notes that the applicant does not intend to surrender the setback areas to the Government.

Environmental Aspect

9.1.5 Comments of the Director of Environment Protection (DEP):

- (a) No objection to the application from environmental perspective.
- (b) The applicant has confirmed that central air-conditioning system will be provided for the proposed development and will not rely on opened window for ventilation. The fresh air intake point of the air conditioning system will be properly located to meet the buffer distance requirement for vehicular/chimney emissions as stipulated in the Hong Kong Planning Standards and Guidelines (HKPSG). Moreover, insurmountable sewerage impacts are not anticipated for the proposed development with minor relaxation of PR.
- (c) The permission should be subject to the following approval conditions including (i) the submission of a Sewerage Impact Assessment (SIA) to the satisfaction of the DEP or the Board; (ii) the implementation of the local sewerage upgrading/sewerage connection works identified in the SIA in planning condition above to the satisfaction of the Director of Drainage Services or of the Board; and, (iii) the submission of land contamination assessment in accordance with the prevailing guidelines and the implementation of the remediation measures identified therein prior to development of the site to the satisfaction of DEP or of the Board.
- (d) Her other comments on demolition and construction at the Site are included in advisory clauses at **Appendix III**.

9.1.6 Comments of the Chief Engineer/Mainland South, Drainage Services Department (DSD):

- (a) No objection to the application.

- (b) His other comments on drainage aspects are included in advisory clauses at **Appendix III**.

Urban Design, Visual and Landscape Aspects

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

Urban Design and Visual Aspects

- (a) The Site is a triple frontage lot facing Wang Chiu Road, Sheung Yuet Road and Wang Tai Road within the KBBA where BH restrictions range from 100mPD to 170mPD. The proposed minor relaxation of PR does not involve additional BH beyond the maximum BH of 120mPD permitted under the OZP. Given the context, accommodation of the proposed development would unlikely cause any significant adverse visual impact to the surroundings.
- (b) Based on the FI in **Appendix Ib**, she has no further comments on the subject application from urban design and visual perspectives.

Landscape Aspect

- (c) No objection to the application from landscape planning perspective.
- (d) The Site is located in an area of urban landscape character dominated by medium to high-rise industrial and commercial buildings. No existing tree is observed within the Site. It is noted that VG and landscape treatments are proposed on G/F, 1/F, 2/F and R/F facing Wang Chiu Road and Sheung Yuet Road. Adverse landscape impact caused by the proposed development is not anticipated.
- (e) She would recommend to impose the following planning condition should the application be approved by the Board:
 - the submission and implementation of planting and VG proposal on G/F to 2/F of the proposed development to the satisfaction of Director of Planning or the Board.
- (f) Her other comments on the landscape proposal are included in advisory clauses at **Appendix III**.

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

- (a) No comment from visual impact point of view as the proposed development complies with the BH restriction permitted in the OZP and may not be incompatible with adjacent developments subject to BH restriction of 120mPD.
- (b) It is noted that some façade areas of the proposed development is facing west. Solar control devices should be considered to reduce solar heat gain and avoid glare affecting adjacent buildings as far as practicable.

Pedestrian Accessibility and Walkability

9.1.9 Comments of the Head of Energizing Kowloon East Office (Head of EKEO), DEVB:

- (a) With regard to enhancing the pedestrian environment and walkability as advocated by her Office, it is noted that the proposed development would provide a building setback of 3m wide along Wang Chiu Road and setbacks of about 3m wide along Sheung Yuet Road and Wang Tai Road. The proposed building setback on Wang Chiu Road complies with the OZP requirement and those setbacks along Wang Tai Road and Sheung Yuet Road are in line with the requirements stipulated on the adopted Kowloon Bay ODP No. D/K17/2. The proposed provision of building setback of about 3m wide along Wang Tai Road, together with the existing footpath of 2m wide, a total width of about 5m footpath would be provided, which meets the recommendation of the KBBA Pedestrian Environment Improvement – Feasibility Study.
- (b) Noting from the FI (**Appendix Ib**) that the applicant would further discuss with EKEO and neighboring developments regarding the location of the proposed pedestrian footbridge, she has no further comment on the pedestrian footbridge proposal of the Site.

Building Matters

9.1.10 Comments of the Chief Building Surveyor/Kowloon, Building Department (CBS/K, BD):

- (a) An Authorized Person should be appointed to submit building plans to the BD for approval and demonstration of full compliance with the BO.
- (b) Detailed comments under the BO can only be provided at the building plan submission stage.

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

- (a) Chief Engineer/Construction, Water Supplies Department;
- (b) Commissioner of Police;
- (c) Director of Food and Environmental Hygiene;
- (d) Director of Fire Services; and
- (e) District Officer (Kwun Tong), Home Affairs Department.

10. Public Comments Received During Statutory Publication Period

The application was published for public inspection on 17.7.2020. Within the statutory public inspection periods, one comment from an individual was received (**Appendix II**), which objected to the application on grounds that the implementation/maintenance of proposed greening is in doubt and the scale of proposed parking on four basement levels is excessive.

11. Planning Considerations and Assessments

11.1 The application seeks planning permission for minor relaxation of PR restriction from 12.0 to 14.4 (by 20%) for a proposed redevelopment at the Site zoned “OU(B)” into a 30-storey (including 4 basement levels) building for ‘Office’ use, which is always permitted under Schedule I of the Notes for non-IBs in the “OU(B)” zone. The proposed use is in line with the planning intention of the “OU(B)” zone and the transformation taking place in KBBA from industrial to business/commercial uses.

Policy Aspect

11.2 An OP for the subject IB was issued in 1986 and the Site can be regarded as an eligible pre-1987 IB under government’s policy on revitalising IBs with the objective 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. DEVB gives policy support to the current application subject to demonstration of technical feasibility.

Minor Relaxation of PR

11.3 The proposed minor relaxation of PR restriction generally follows the policy on revitalization of pre-1987 IBs, and consideration of such application is subject to technical assessments confirming the feasibility of the proposed scheme. To support the application, the TIA submitted (**Appendices Ia, Ib and Ic**) reveals that traffic impacts associated with the proposed redevelopment would be minimal and would have no adverse impacts on the surrounding road network. C for T has no in-principle objection to the application and suggests two approval conditions as set out in

paragraphs 12.2 (a) and (b) below. The other relevant government departments including FSD, EPD and DSD have no adverse comments on the application, subject to incorporation of appropriate approval conditions on sewerage and land contamination aspects in paragraphs 12.2 (c) to (e) below.

Planning and Design Merits

- 11.4 The proposed scheme incorporates full-height building setbacks (above ground) of 3m wide along Wang Chiu Road (in accordance with OZP requirement) and about 3m wide setback from lot boundaries along Sheung Yuet Road and Wang Tai Road (both in accordance with setback shown on the ODP) to provide better streetscape. The proposed scheme also incorporates potential connections on 1/F to the future footbridge system as stipulated on the ODP which can enhance pedestrian connectivity. Head of EKEO has no adverse comment on the setback and pedestrian footbridge proposals. While the proposed basement floors encroach into the proposed setback areas, C for T indicates that at present TD does not have any traffic improvement proposal which would involve the proposed setback areas at the Site, and the applicant indicates that there is no intention to surrender the setback areas to the Government. Greenery provision of about 27% of the site area (i.e. 462m²) is proposed in the development, including planter on G/F, landscape garden at 1/F, planter on roof floor as well as VG on G/F and 2/F. CTP/UD&L, PlanD has no objection to the application from landscape planning perspective, and suggests an approval condition for submission and implementation of landscape proposal for G/F to 2/F of the proposed development.
- 11.5 On sustainability building design aspect, the applicant advised that the proposed development will meet the requirements on building separation and setback under SBD Guidelines as shown in Part 4 of Appendix 1 in **Appendix Ia**, and details will be studied in the detailed design stage. As mentioned above, greenery provision of about 27% of the site area (i.e. 462m²) is proposed in the development. Regarding the green building design as proposed by the applicant as detailed in paragraph 2(i) above, these measures could be implemented via existing centralized processing system of BPs in the detailed design stage.

Others

- 11.6 Regarding the public concerns on the implementation and maintenance of the proposed greening as well as the scale of proposed basement carpark, the assessments above are relevant.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11 above and having taken into account the public comments mentioned in paragraph 10, the Planning Department has no objection to the application.

12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 4.9.2024, 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, vehicle parking, loading/unloading facilities and manoeuvring spaces for the proposed development to the satisfaction of the Commissioner of Transport or of the Town Planning Board;
- (b) the submission of a revised traffic impact assessment, and implementation of the mitigation measures, if any, identified therein, to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (c) the submission of a sewerage impact assessment to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (d) the implementation of the local sewerage upgrading/sewerage connection works identified in the sewerage impact assessment in condition (c) above to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (e) the submission of land contamination assessment in accordance with the prevailing guidelines and the implementation of the remediation measures identified therein prior to development of the site to the satisfaction of Director of Environmental Protection or of the Town Planning Board; and
- (f) the submission and implementation of landscape proposal from G/F to 2/F of the proposed development to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory Clauses

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

12.3 There is no strong reason to recommend rejection of the application.

13. Decision Sought

13.1 The Committee is invited to consider the application and decide whether to grant or to 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 9.7.2020
Appendix Ia	Supporting Planning Statement received on 9.7.2020
Appendix Ib	First FI vide letter received on 13.8.2020
Appendix Ic	Second FI vide letter received on 20.8.2020
Appendix II	Public comment received during the statutory publication period
Appendix III	Recommended advisory clauses
Appendix IV	Similar applications in Kwun Tong Business Area and Kowloon Bay Business Area
Drawings A-1 to A-8	Proposed floor plans and diagrammatic sections submitted by the applicant
Drawings A-9 and A-11	Section and illustrations showing the proposed greening submitted by the applicant
Drawing A-12	Proposed vertical greening system
Plans A-1 and A-2	Location plans on Outline Zoning Plan and Outline Development Plan
Plan A-3	Site Plan
Plan A-4 and Plans A-5	Site photos