

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TW/508

- Applicant** : Winner Grace International Group Limited represented by Kenneth To & Associates Limited
- Site** : 18-20 Pun Shan Street, Tsuen Wan
- Site Area** : About 2,322.557m²
- Lease** : Lot 338 S.A in D.D. 355 (the Lot):
(a) Governed by New Grant No. 3806 as modified by a Modification Letter dated 3.7.1970;
(b) Restricted for industrial purposes; and
(c) No building shall be erected on the Lot except a factory and ancillary offices, a clinic, canteen and such other amenities for the persons employed on the Lot as the Director of Lands may approve.
- Plan** : Approved Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/33
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”)
(a) Maximum plot ratio (PR) of 9.5 and maximum building height (BH) of 100 meters above Principal Datum (mPD), or the PR and height of the existing building, whichever is the greater.
(b) Minor relaxation of the PR/BH restrictions may be considered by the Town Planning Board (the Board) on application based on the individual merits of development proposal.
- Application** : Proposed Minor Relaxation of PR Restriction for Permitted Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods)

1. The Proposal

- 1.1 The applicant seeks planning permission for minor relaxation of PR restriction from 9.5 to 11.4 (i.e. +20%) for redevelopment of the existing industrial building (IB) at the application site (the Site) in Chai Wan Kok Industrial/Business Area, which falls within an area zoned “OU(B)” on the approved Tsuen Wan OZP No. S/TW/33 (**Plan A-1**). The application is for redevelopment of the existing

3-storey IB constructed before 1987 (pre-1987 IB) ^[1] into a 25-storey (including 2 basement levels) IB for permitted non-polluting industrial use (excluding industrial undertakings involving the use/storage of dangerous goods). According to the Schedule II for industrial or industrial-office (I-O) buildings of the Notes for “OU(B)” zone of the OZP, ‘Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of dangerous goods)’ is always permitted. Minor relaxation of the PR restriction may be considered by the Board on application under section 16 of the Town Planning Ordinance (the Ordinance).

- 1.2 The Site abuts Pun Shan Street and Castle Peak Road - Tsuen Wan to southeast and north respectively, and adjoins a service lane along its western boundary. The proposed development will incorporate a 2m and 3.5m-wide setback at G/F, 1/F and 2/F with minimum headroom of 15m along Castle Peak Road – Tsuen Wan and the service lane to the west of the Site respectively (**Drawings A-4 to A-6 and A-9**). Planters will be installed at the setback on G/F to provide greenery at street level. Pun Shan Street is also setback (about 0.2m subject to detailed survey) for achieving a width for carriageway and footpath of 20.3m at Pun Shan Street (**Drawings A-1 and A-9**). The main entrance lobby will be located on the G/F facing the service lane while the vehicular access will be via Pun Shan Street. A 1.6m-wide pavement along the eastern boundary of the Site is also proposed at the G/F to separate visitors from Pun Shan Street from the driveway (**Drawing A-4**). The applicant has indicated that they will consider to apply for bonus PR under Building (Planning) Regulation for the proposed setback along Pun Shan Street, if any.
- 1.3 According to the applicant, the proposed scheme will incorporate an accessible flat roof with edge planters on the 1/F and a covered landscape area on the 2/F providing relaxing space to the future workers and visitors of the proposed development. In addition, soft landscape will also be provided at G/F to serve as visual relief from the surrounding built environment. Furthermore, there is greenery provision at the roof level (**Drawings A-4 to A-6, A-8, A-10 to A-12**). The proposed development will achieve not less than 20% of greenery coverage with greening on G/F (about 103m²), 1/F (about 57m²), 2/F (about 87m²) and roof floor (about 232m²) (**Drawing A-6**).
- 1.4 Relevant floor/section plans and artist perspectives submitted by the applicant are shown at **Drawings A-1 to A-12**. Major development parameters of the proposed scheme are summarised as follows:

^[1] The General Building Plans of the subject IB were firstly submitted on 8.10.1985 and approved on 5.2.1986.

Major Development Parameters	Proposed Scheme
Site Area	About 2,322.557m ²
PR	Not more than 11.4
Total Gross Floor Area (GFA)	Not more than 26,477.15m ²
BH (at main roof level)	Not more than 100mPD
Site Coverage (SC)	
- G/F to 2/F	65%
- 3/F and above	60%
No. of Block	1
No. of Storeys	25 (including two basement levels)
Proposed Uses	Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods), Covered Landscape Area, Carparking and Loading/Unloading (L/UL) Bays
Parking Spaces	
• Private Car	45 (Including two accessible parking spaces)
• Motorcycle	5
L/UL Bays	
• Light Goods Vehicle	13
• Heavy Goods Vehicle	8
• Container Vehicle	1
Building Setback	
• Castle Peak Road – Tsuen Wan	2m in width (minimum headroom of 15m)
• Service lane to the west of the Site	3.5m in width (minimum headroom of 15m)
• Pun Shan Street	About 0.2m (subject to detailed survey)
Total Greenery Ratio	Not less than 20%
Anticipated Year of Completion	2024

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

- (a) Application form received on 8.7.2019 **(Appendix I)**
- (b) Support Planning Statement enclosing architectural drawings, Traffic Impact Assessment (TIA), and Sewerage Impact Assessment (SIA) received on 8.7.2019 **(Appendix Ia)**
- (c) Further information (FI) vide letter received on 10.9.2019 (FI 1) providing responses to departmental comments and with enclosure of revised floor plan* **(Appendix Ib)**
- (d) FI vide letter received on 27.9.2019 (FI 2) providing responses to departmental comments and with enclosures of revised TIA, SIA and architectural drawings and new artist perspectives# **(Appendix Ic)**
- (e) FI vide letter received on 17.10.2019 (FI 3) providing minor clarification on the Proposed Scheme* **(Appendix Id)**
- (f) FI vide letter received on 31.10.2019 (FI 4) providing responses to departmental and public comments with enclosures of revised SIA and revised floor plan# **(Appendix Ie)**

- (g) FI vide letter received on 5.11.2019 (FI 5) providing responses to departmental comments and with enclosure of revised floor plan* (**Appendix If**)
- (h) FI vide letter received on 6.12.2019 (FI 6) providing responses to departmental comments and with enclosure of revised floor plans, section and block plan# (**Appendix Ig**)
- (i) FI vide letter received on 2.1.2020 (FI 7) providing responses to departmental comments and with enclosure of revised plans and drawings* (**Appendix Ih**)
- (j) FI vide letter received on 6.1.2020 (FI 8) providing responses to departmental comments and with enclosure of revised plans and drawings* (**Appendix Ii**)
- (k) FI vide letter received on 9.1.2020 (FI 9) providing clarifications with enclosure of a revised floor plan* (**Appendix Ij**)

Remarks:

* FI accepted and exempted from publication and recounting requirements.

FI accepted but not exempted from publication and recounting requirements.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are set out in Section 4 of the Supporting Planning Statement at **Appendix Ia** and further justifications on planning and design merits are given in the responses-to-comments at **Appendices Ic to Ij**. They are summarized as follows:

In-line with Government's Policy for Revitalising IBs

- (a) The existing IB at the Site was completed in 1989 with the general building plans first submitted in 1985. The proposed redevelopment of an existing IB with minor relaxation of PR restriction is totally in line with the Government's Policy to optimise the use of the existing IBs.

Meeting Shortfall in Industrial Floor Space

- (b) The "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" Study projected a deficit of land area and floor space for industries in short/medium/long term. The proposed redevelopment of the Site into a new IB for "non-polluting industrial use" with minor relaxation of PR by 20% is in line with the projection in the said Study by providing additional industrial floor space to cater for the demand in short term.

Continuing to Meet the Prevailing Planning Intention

- (c) The "OU(B)" zone was introduced to allow maximum flexibility in the use of existing industrial and I-O buildings as well as in the development of new buildings for both commercial and clean industrial uses. The provision of new non-polluting industrial floor space could promptly respond to the latest trend of the development of non-polluting industries as well as expediting and synergising the transformation of Chai Wan Kok Business Area.

Relaxation Sought is Minor and Acceptable

- (d) The proposed redevelopment scheme is formulated in accordance with the maximum BH stipulated under the approved OZP. To minimise the building bulk, majority of the car parking spaces and L/UL bays will be provided at basement levels. The relaxation of PR being sought is considered minor in nature and deemed acceptable.

Enhancing Street Level Environment and Visual Quality

- (e) Redevelopment of the grossly dilapidated IB at the Site could improve the urban environment and help upgrading Chai Wan Kok Business Area. The proposed development scheme will incorporate a 2m and 3.5m-wide setback from G/F to 2/F along Castle Peak Road – Tusen Wan and the service lane to the west of the Site respectively (**Drawings A-4 to A-6**). The setback area will have a minimum headroom of 15m (**Drawing A-9**). Pun Shan Street will also be setback by about 0.2m (subject to detailed survey). Greenery will be provided at the G/F at the entrance foyer and adjacent to the run in/out to improve the street level environment (**Drawing A-4**). An accessible flat roof with edge planters on 1/F and a covered landscape area on 2/F would be provided for visual relief for the neighbourhood and public (**Drawings A-5, A-6 and A-10 to A-12**).

Provision of Adequate Internal Transport Facilities

- (f) The proposed development has made reference to the high side of relevant requirements in the Hong Kong Planning Standards and Guidelines (HKPSG) in providing the proposed internal transport facilities.

No Adverse Traffic and Sewerage Impact

- (g) The TIA concludes that the minor relaxation of PR is considered acceptable from traffic point of view. The SIA concludes that the existing sewerage infrastructure serving the Site has adequate capacity to cater for the sewage flow generated from the proposed development.

Meeting Sustainable Building Design Guidelines (SBDG)

- (h) The proposed redevelopment has met the requirements as per the SBDG (APP-152) in terms of building setbacks, building separation and greenery.

Ready for BEAM Plus Certification

- (i) The applicant is prepared to apply for the BEAM Plus to certify the proposed development as a green building. As per the requirements of BEAM Plus certification, the applicant is prepared to adopt measures to enhance the energy, water saving, water quality and ventilation performance of the proposed development, provide adequate recycling facilities and implement appropriate construction and demolition waste management plan.

3. Background on the Policy Initiatives of Revitalisation of IBs

- 3.1 As set out in 2018 Policy Address, 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 1987^[2], 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 "Residential" zones in Main Urban Areas and New Towns into industrial/commercial uses. 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) Regulation (B(P)R)^[3]. 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 Application

There is no previous application for minor relaxation of PR at the Site.

6. Similar Applications

- 6.1 Since March 2019, the Committee has considered a total of 14 minor relaxation applications in the Metro Area relating to the Policy, including two in Tsuen Wan (**Plan A-1**). Out of the 14 similar applications, 12 applications were approved with conditions, one was rejected (No. A/K14/764) on the grounds that there was insufficient planning and design merits to support the proposed relaxation of BHR, and one was deferred by the Committee (No. A/K14/773) for which the applicant was requested to provide FI on the planning and design merits of the proposal (see **Appendix V** for details). In consideration of these applications, the Committee generally indicated support for the Policy to relax the PR up to 20% as

^[2] 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.

^[3] 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.

it provides incentives to encourage redevelopment of pre-1987 IBs taking account that relevant technical assessments were submitted to support the technical feasibility and there was no adverse comment from relevant government departments. For proposed minor relaxation of BHR associated with such applications, the applicants have to demonstrate that the proposed BH will not be unacceptable and would not induce adverse visual impacts to the townscape; and there are sufficient planning and design merits benefiting the public, taking into account the site specific characteristics and local context, in particular the improvement to the pedestrian environment, with due regard to the requirements under SBDG and green building design considerations.

- 6.2 Two applications in Kwun Tong including Application No. A/K14/773 as mentioned in paragraph 6.1 above and another application (No. A/K14/778) for minor relaxation of PR are scheduled for consideration at the same meeting.

7. **The Site and Its Surrounding Areas** (Plans A-1 and A-2 and photos on Plans A-3 to A-6)

7.1 The Site is:

- (a) occupied by a 3-storey IB, namely Hing Fung Printing and Dyeing Factory Limited with general building plans firstly submitted on 8.10.1985 and approved on 5.2.1986 (**Plan A-2**). The existing IB is currently used for industrial purpose;
- (b) bounded by Pun Shan Street to its southeast, a service lane to its west and Castle Peak Road – Tsuen Wan to its north and adjoining two existing IBs namely Fou Wah Industrial Building and Tom Lee to its east and south respectively, and a site currently under construction for commercial development to its southwest (**Plan A-2**); and
- (c) located in the Chai Wan Kok Industrial/Business Area which is accessible from MTR Tsuen Wan Station (about 700m) and MTR Tsuen Wan West Station (about 300m) via the footbridge network in Tsuen Wan Town Centre (**Plan A-6**), and is well served by various modes of public transport.

7.2 The surrounding areas have the following characteristics (**Plans A-1 and A-3 to A-5**):

- (a) the neighbouring buildings along Pun Shan Street, Chai Wan Kok Street and Sha Tsui Road are mainly industrial or I-O buildings in Chai Wan Kok Industrial/Business Area;
- (b) to the west and southwest across the service lane are CLP Power Hong Kong Limited Tsuen Wan Depot and the Chai Wan Kok Cooked Food Market, which fall within an area zoned “Government, Institution or Community” on the OZP; and
- (c) to its immediate north across Castle Peak Road – Tsuen Wan are two

residential developments, namely Summit Terrace and Tsuen Tak Gardens.

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. 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 industrial-office buildings.
- 8.2 As stated in the Explanatory Statement (ES) of the OZP, to cater for the traffic and pedestrian movement needs in the Chai Wan Kok Industrial/Business Area, setbacks from the lot boundaries along the roads and/or between buildings for carriageway and footpath improvement and greening are required. The detailed requirements have been stipulated on the Tsuen Wan Central Outline Development Plan (**Plan A-2**).

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 (SDEV), Development Bureau (DEVB):

- (a) 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. Under the new revitalisation scheme, relaxation of the maximum permissible non-domestic PR by up to 20% is allowed for redevelopment projects of pre-1987 IBs located outside “Residential” zones in Main Urban Areas and New Towns. In this light, he generally welcomes more of such redevelopment projects applying for the aforesaid relaxation, subject to the provision of full justifications for the proposed use(s)/development, departments’ assessments of technical feasibility and planning parameters, and also compliance with relevant requirements under the new revitalisation scheme.
- (b) It is noted that the applicant intends to accommodate general non-polluting industrial uses in the redeveloped IB. He is willing to provide policy support for the application, on the clear understanding that the redevelopment proposal will comply with all the technical requirements as examined by relevant departments.

Land Administration

9.1.2 Comments of the District Lands Officer/Tsuen Wan and Kwai Tsing and the Chief Estate Surveyor/Development Control, Lands Department (LandsD):

- (a) The Site comprises Section A of Lot No. 338 in DD. 355 (the Lot). According to the Deed Poll of 9.1.1970 registered under Memorial No. TW84178, the site area for Section A of Lot No. 338 in DD. 355 (Le. the Lot) is 25,000ft² (about 2,322.56m²). The Lot is governed by New Grant No. 3806 as modified by a Modification Letter dated 3.7.1970. It is restricted for industrial purposes. No building shall be erected on the Lot except a factory and ancillary offices, a clinic, canteen and such other amenities for the persons employed on the Lot as the Director of Lands may approve. The design, facade, disposition and height of any building to be erected on the Lot shall be subject to the approval of the Director of Lands. Except with the written consent of the Director of Lands, no building shall consist of more than 3 storeys and no building shall exceed 45 ft in height. The Lot is also subject to a set of requirements on parking, loading and unloading of vehicles. Direct vehicular access from Castle Peak Road will not be permitted and vehicular access to the Lot shall be by way of the road running along the south-eastern boundary of the Lot. She reserves her comments on the development parameters as contained in the proposed scheme which would only be examined in detail during the building plan submission stage.
- (b) The proposed development contravenes the existing lease conditions. If planning approval is given to the application, the owner of the subject lot will need to apply to the LandsD for a lease modification for implementation of the proposed development. The proposal will only be considered upon LandsD's receipt of formal application from the lot owner. There is no guarantee that the application, if received by LandsD, will be approved and her office reserves their comment on such. The application will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event that the application is approved, it would be subject to such terms and conditions as the Government shall deem fit to do so, including, among others, charging of premium and administrative fee.
- (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.

Building Matters

9.1.3 Comments of the Chief Building Surveyor/NTW, Buildings Department (CBS/NTW, BD):

- (a) Based on their record, the General Building Plan of the existing building were firstly submitted on 8.10.1985 and approved on 5.2.1986. In this connection, the existing building can be regarded as a “pre-1987 IB”.
- (b) It is noted that the existing service lane designated as “Drainage Reserve” has a width of 8m as shown on the approved building plans. No part of the proposed building up to a level of 15m above the street level should be within 7.5m from the centreline of the service lane unless no GFA concession subject to compliance with the pre-requisites of PNAP APP-151 is claimed.
- (c) Other detailed comments on buildings aspect are in **Appendix III**.

Traffic

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

- (a) He has no objection to the application from traffic management viewpoint provided that the applicant would manage and maintain the proposed setback.
- (b) Should the application be approved, the following condition is recommended to be incorporated:

the design and provision of parking facilities, loading/unloading spaces, vehicular and pedestrian access, and internal driveways for the proposed development to the satisfaction of the C for T or of the Town Planning Board.

Environment and Drainage

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

- (a) He has no comment on the SIA.
- (b) Should the application be approved, the following condition is recommended to be incorporated:

Submission of an updated Sewerage Impact Assessment for the proposed development to the satisfaction of the Director of Environmental Protection or of the Town Planning Board.

- (c) Considering that the proposed redevelopment may involve demolition/construction/alteration of area with potential contaminating activities/land uses on the ground floor/underground of the existing buildings, the following approval condition and advisory clause are suggested:

Approval Condition

The submission of land contamination assessments 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 the Director of Environmental Protection or of the Town Planning Board

Advisory Clause

The applicant is advised to minimise the generation of construction and demolition materials, and reuse and recycle the construction and demolition materials on-site as far as possible, and observe and comply with the legislative requirements and prevailing guidelines on proper waste management for the proposed development.

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

- (a) He has no comment on the revised SIA.
- (b) Should the application be approved, the following condition is recommended to be incorporated:

implementation of the local sewerage improvement and upgrading/sewerage connection works identified in the Sewerage Impact Assessment for the proposed development to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

Urban Design, Visual and Landscape

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

Urban Design Aspect

- (a) The proposed development will incorporate (i) a 2m and 3.5m-wide setback at G/F, 1/F and 2/F along Castle Peak Road - Tsuen Wan and the service lane to the west of the Site respectively with landscape treatment; (ii) a setback from Pun Shan Street with greenery; and (iii) greenery on the 1/F, 2/F and roof. The proposed setback together with greenery on the low zone (i.e. G/F, 1/F and 2/F around part of the building edges) would help to enhance the pedestrian environment and visual amenity along the building frontage.

- (b) The main pedestrian entrance to the proposed development is provided at the rear side of the Site/service lane whereas the vehicular access is via Pun Shan Street to separate pedestrians and vehicular access to the Site. Such separation would help to reduce potential pedestrian-vehicle conflicts.
- (c) The applicant may consider incorporating continuous protection from rain and sun along the building edges.

Landscape Aspect

- (d) In view of the application does not involve any landscape issue and there is no existing landscape resource within the Site, no significant landscape impact is envisaged.
- (e) It is noted that the main entrance of the proposed development is located at a service lane with edge planters proposed at ground level along the passageway and Castle Peak Road – Tsuen Wan. In view of the limited public frontage, a landscape condition is not necessary, should the application be approved by the Board.

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

- (a) Chief Engineer/Construction, Water Supplies Department;
- (b) Chief Highway Engineer/NT West, Highways Department;
- (c) Commissioner of Police;
- (d) Director of Fire Services (D of FS);
- (e) Project Manager (West), Civil Engineering and Development Department;
- (f) Chief Architect/Central Management Division 2, Architectural Services Department; and
- (g) District Officer (Tsuen Wan), Home Affairs Department.

10. Public Comments Received During Statutory Publication Period

Within the statutory public inspection periods, four public comments from an individual were received (**Appendices II-1, II-2, II-3 and II-4**). The individual objects to the application on the grounds that the proposed development fails to deliver sufficient green and sustainable design; and the proposed covered landscape area at 2/F would not benefit the community as the proposed covered landscape area would not provide an appropriate green escape for the future tenants or workers due to its inferior quality, poor natural lighting and ventilation and the proximity to traffic. The individual also queries on the effectiveness of the proposed landscape area at 2/F in improving the environment.

11. Planning Considerations and Assessments

- 11.1 The application is for minor relaxation of PR restriction from 9.5 to 11.4 (by 20%) for the proposed redevelopment at the Site, which is zoned “OU(B)” on the approved Tsuen Wan OZP No. S/TW/33, into a 25-storey IB development (including two basement levels) for permitted non-polluting industrial use (excluding industrial undertakings involving the use/storage of dangerous goods). The proposed development 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 BH of not more than 100mPD complies with BHR of 100mPD under the OZP.
- 11.2 As stated in the ES of the OZP, to cater for the traffic and pedestrian movement needs in the Chai Wan Kok Industrial/Business Area, setbacks from the lot boundaries along the roads and/or between buildings for carriageway and footpath improvement and greening are required (**Plan A-2**). The proposed development has thus incorporated a setback from Pun Shan Street (about 0.2m subject to detailed survey) for achieving a width of 20.3m for carriageway and footpath at Pun Shan Street, which is generally in line with the setback requirements (**Drawings A-1 and A-9**).

Policy Aspect

- 11.3 The subject IB with the general building plans firstly submitted on 8.10.1985 and approved on 5.2.1986 can be regarded as an eligible pre-1987 IB under Government’s new policy on revitalising IBs. DEVB gives in-principle policy support to the current application, with the initiative to incentivise redevelopment of 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.

Technical Aspect

- 11.4 The proposed minor relaxation of PR from 9.5 to 11.4 (i.e. +20%) generally follows the policy on revitalisation of pre-1987 IBs, and consideration of such application is subject to technical assessments confirming the feasibility of the proposed development. To support the application, the TIA submitted demonstrates that the proposed development will not cause adverse traffic impact to the surrounding areas. In this regard, C for T has no adverse comments on the application subject to the imposition of an approval condition as set out in paragraph 12.2(a) below. DEP’s concern on the land contamination issue and DSD’s concern on sewerage aspect can be addressed by the imposition of approval conditions in paragraphs 12.2 (b), (c) and (d) below respectively. Other relevant Government departments including D of FS have no objection to/no comment on the application.

Planning and Design Merits Aspect

- 11.5 Apart from the proposed building setback along Pun Shan Street to cater for the traffic and pedestrian movements in the area, the proposed development will incorporate a 2m and 3.5m-wide setback along Castle Peak Road – Tsuen Wan and the service lane to the west of the Site respectively with landscape treatments to improve the streetscape (**Drawing A-4**). In addition, the proposed development will provide an accessible flat roof with edge planters on 1/F, a covered landscape area with greenery along the building edge on 2/F and greenery on roof with a view to providing relaxing spaces for the future workers and visitors of the proposed development and serving as visual relief from the surrounding built environment (**Drawings A-5, A-6, A-8, A-10 to A-12**). CTP/UD&L, PlanD considers that the proposed setbacks and greenery provided on the low zone, i.e. G/F, 1/F and 2/F would help to enhance the pedestrian environment and visual amenity along the building frontage.
- 11.6 The applicant also proposes to separate the pedestrian and vehicular accesses to the development by positioning the main entrance lobby at the rear facing the service lane (**Drawing A-4**) such that the visitors access to the main building will be via the service lane. A 1.6m-wide pavement along the eastern boundary of the Site is also proposed at the G/F to separate visitors from Pun Shan Street from the driveway. CTP/UD&L, PlanD advises that the proposed separation would help to reduce the potential pedestrian-vehicle conflicts.
- 11.7 With regard to sustainability of building design, the applicant indicates that the SC of greenery requirement under SBDG has been fulfilled as the proposed scheme could achieve not less than 20% of greenery coverage for the whole development. Regarding the green building design, the applicant has proposed that the green building measures as outlined in paragraph 2(i) above will be adopted for meeting the requirements of BEAM Plus certification. Detailed proposed measures on green building design could be considered at the detailed building design stage upon building plan submission.

Others

- 11.8 Regarding the public concern on sufficiency and effectiveness of the proposed green and sustainable design and the proposed covered landscape area, the planning assessments above and departmental comments in paragraph 9 above are relevant.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11 above, the Planning Department has no objection to the application.
- 12.2 Should the Committee decide to approve the application on the terms of the application as submitted to the Board, it is suggested that the permission shall be valid until 17.1.2024, 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 parking facilities, loading/unloading spaces, vehicular and pedestrian access, and internal driveway for the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (b) the submission of land contamination assessments 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 the Director of Environmental Protection or of the Town Planning Board;
- (c) submission of an updated Sewerage Impact Assessment for the proposed development to the satisfaction of the Director of Environmental Protection or of the Town Planning Board; and
- (d) implementation of the local sewerage improvement and upgrading/sewerage connection works identified in the Sewerage Impact Assessment for the proposed development in condition (c) above 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 IV**.

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

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

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 8.7.2019
Appendix Ia	Supporting Planning Statement received on 8.7.2019
Appendix Ib	FI1 vide letter received on 10.9.2019
Appendix Ic	FI2 vide letter received on 27.9.2019
Appendix Id	FI3 vide letter received on 17.10.2019
Appendix Ie	FI4 vide letter received on 31.10.2019
Appendix If	FI5 vide letter received on 5.11.2019
Appendix Ig	FI6 vide letter received on 6.12.2019
Appendix Ih	FI7 vide letter received on 2.1.2020
Appendix Ii	FI8 vide letter received on 6.1.2020
Appendix Ij	FI9 vide letter received on 9.1.2020
Appendices II-1 to II-4	Public comments received during the statutory publication periods
Appendix III	Detailed departmental comments
Appendix IV	Recommended advisory clauses
Appendix V	Similar applications
Drawings A-1 to A-12	Block/floor/section plans and artist perspectives
Plan A-1	Location plan on Outline Zoning Plan
Plan A-2	Site plan
Plans A-3 to A-5	Site photos
Plan A-6	Pedestrian Access Network

**PLANNING DEPARTMENT
JANUARY 2020**