

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TW/509

- Applicant** : GTWW Investment No. 3 Limited represented by Kenneth To & Associates Limited
- Site** : 8-14 Sha Tsui Road, Tsuen Wan
- Site Area** : About 4,645.16m²
- Lease** : Tsun Wan Inland Lot 49 s.A, 49 s.B and 49 RP:
(a) Governed by New Grant No. 5406 for a term up to 30.6.2047;
(b) Restricted to industrial purposes; and
(c) Subject to provision of adequate space for parking of motor vehicles to the satisfaction of the Director of Lands.
- 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 Development (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 proposed industrial building (IB) development at the application site (the Site) in Chai Wan Kok Industrial/Business Area, which is zoned “OU(B)” on the approved Tsuen Wan OZP No. S/TW/33 (**Plan A-1**). The Site, which is currently under construction, was previously occupied by portions of three IBs constructed before 1987. The proposal is for development of a 21-storey (including two basement levels) IB for permitted non-polluting industrial use (excluding industrial undertakings involving the use/storage of dangerous goods) (the Proposed Scheme). According to Schedule I 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 a Column 1 use

which is always permitted for open-air development or building other than industrial or industrial-office (I-O) buildings. Minor relaxation of the PR restriction may be considered by the Board on application under section 16 of the Town Planning Ordinance.

- 1.2 According to the applicant, the proposed minor relaxation of PR restriction by 20% is in echo of the Chief Executive's 2018 Policy Address to incentivise redevelopment of IBs constructed before 1987 by allowing the relaxation of the maximum permissible non-domestic PR by up to 20% for sites located outside "Residential" zones (see paragraph 3.1 below for details).
- 1.3 According to the applicant, it is proposed to open up the open-air space at Pun Shan Street and Sha Tsui Road for public access by providing (i) a 3m-wide non-building area (NBA) and a 4.3m-wide NBA along Pun Shan Street and Sha Tsui Road respectively to form part of the footpath for pedestrian circulation; and (ii) landscaping treatment to the street corner of Pun Shan Street and Sha Tsui Road with seating for pedestrians and public enjoyment (**Drawings A-3 and A-8**). To serve a green backdrop to the proposed open-air space and further enhance the street level environment, vertical greening is proposed at the G/F and 1/F façade facing Pun Shan Street and Sha Tsui Road (**Drawings A-10 and A-11**). Besides, a 4.5m-wide setback at the southern boundary of the Site is also proposed. The proposed development could achieve not less than 20% of greenery coverage for the whole development with greenery on G/F (about 84.8m²) and roof (about 465m²) together with vertical greening (about 380.7m²) (**Drawing A-7**). The applicant has indicated that they are not prepared to apply for any bonus plot ratio under the Building (Planning) Regulations for the proposed setback areas.
- 1.4 Relevant floor/section plans and drawings submitted by the applicant are shown at **Drawings A-1 to A-11**. Major development parameters of the proposed scheme are as follows:

Major Development Parameters	Proposed Scheme
Site Area	About 4,645.16m ²
PR	About 11.4
Total Gross Floor Area (GFA)	About 52,955m ²
BH (at main roof level)	Not more than 100mPD
Site Coverage (SC)	
• G/F and 1/F	About 80%
• 2/F and above	About 60%
No. of Block	1
No. of Storeys	21 (including two basement levels)
Proposed Uses	Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods), Carparking and Loading/Unloading bays
Parking Spaces	
• Private Car	89 (including two accessible parking spaces)
• Motorcycle	9
• Light Goods Vehicle (LGV)	13
• Heavy Goods Vehicle (HGV)	7
Loading/Unloading (L/UL) Bays	

Major Development Parameters	Proposed Scheme
• LGV	13
• HGV	7
• Container Vehicle	1
Anticipated Year of Completion	2023

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

- (a) Application form and Supplementary Information received (**Appendix I**) on 25.7.2019, 31.7.2019 and 2.8.2019
- (b) Support Planning Statement enclosing architectural drawings, Traffic Impact Assessment (TIA), and Sewerage Impact Assessment (SIA) received on 25.7.2019 (**Appendix Ia**)
- (c) Further information (FI) vide letter received on 10.9.2019 (**Appendix Ib**) (FI 1) providing responses to departmental comments*
- (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 Noise Impact Assessment (NIA) and landscape drawings# (**Appendix Ic**)
- (e) FI vide letter received on 15.10.2019 (FI 3) and 17.10.2019 (FI 4) providing clarification and revised floor plans* (**Appendix Id**)
- (f) FI vide letter received on 31.10.2019 (FI 5) providing responses to departmental/public comments and with enclosure of revised SIA, and revised floor plan# (**Appendix Ie**)
- (g) FI vide letter received on 25.11.2019 (FI 6) providing responses to departmental comments* (**Appendix If**)
- (h) FI vide letter received on 29.11.2019 (FI 7) providing responses to departmental comments* (**Appendix Ig**)
- (i) FI vide letter received on 6.12.2019 (FI 8) providing responses to departmental comments* (**Appendix Ih**)

Remarks:

* F.I. accepted and exempted from publication and recounting requirements.

F.I. 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 **Appendix Ic**. They are summarized as follows:

In-line with Government's Policy for Revitalising IBs

- (a) With an aim to encourage redevelopment of IBs, relaxing the maximum permissible PR by up to 20% is the latest policy direction to incentivise IB redevelopment in accordance with the 2018 Policy Address. The proposed development of an IB with minor relaxation of PR restriction is in line with the Government's Policy.

Meeting Shortfall in Industrial Floor Space

- (b) As projected in “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” Study, there will be a deficit of land area and floor space for industries in short/medium/long term. The proposed development of 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 developing 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 development 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. With a conforming BH, the proposed development will be in harmony with the surrounding development context. The relaxation of PR being sought is considered minor in nature and acceptable.

Enhancing Street Level Environment and Visual Quality

- (e) The proposed development will create an “open-air” space through NBAs at Sha Tsui Road (3m) and Pun Shan Street (4.3m), and a landscaped area at the street corner of the above streets (**Drawings A-3, A-8 and A-11**). In addition, it would allow a 4.5m passage along the southern boundary for public access. As the proposed 4.5m public passage will also serve as the means of escape for the proposed development, it will be properly hard paved with nicely designed pattern and provision of adequate lighting to create a pleasant environment for pedestrian circulation. The proposed 4.5m public passage will form part of the pedestrian network extending from Sha Tsui Road into the inner part of the street block bounded by Sha Tsui Road, Pun Shan Street and Chai Wan Kok Street (**Drawing A-12**). The total area of the open-air space and the 4.5m passage add up to about 920m², which is nearly 20% of the site area.

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 with improvements to some of the existing sewers, there would be no adverse impact from the proposed development on the existing sewerage system in the area.

Meeting Sustainable Building Design Guidelines

- (h) While there is no intention to apply for concession GFA under APP-151, the applicant voluntarily revised the proposed development scheme to meet the Sustainable Building Design Guidelines (SBDG) promulgated in APP-152 as far as practicable in terms of building setbacks, building separation and greenery.

Ready for LEED Certification

- (i) The applicant is prepared to apply for the Leadership in Energy and Environmental Design (LEED) Certification for certifying the proposed development as a green building, targets to achieve Gold rating for the proposed development. While details of the green building measures will be considered at the detailed building design stage, the applicant commits to adopt measures to enhance the energy, water saving, water quality and ventilation performance of the building, provide adequate recycling facilities and implement appropriate waste management plan.

3. Background

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^[1], 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)^[2]. 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.

^[1] 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.

^[2] 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.

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 10 minor relaxation applications in the Metro Area relating to the Policy (see **Appendix V** for details). Five of the applications in San Po Kong, Hung Hom, Kwai Chung and Tsuen Wan involved relaxation of PR only whilst the other five in Kwun Tong Business Area involved minor relaxation of both PR and BH restrictions. For the five applications that only involved minor relaxation of PR, all (A/K9/274, A/K11/233, A/KC/460, A/KC/464 and A/TW/505) were approved with conditions (the location of A/TW/505 is indicated on **Plan A-1**). For the five applications involving both minor relaxation of PR and BH, three were approved with conditions (A/K14/763, 766 and 771), one was rejected (A/K14/764) and one was deferred (A/K14/773) by the Committee. Applications No. A/K14/764 and 771 involved the same site.
- 6.2 On minor relaxation of PR restriction aspect, all but one of the applications proposed minor relaxation of PR of 20% which is the maximum relaxation promulgated under the Policy, and one application involved minor relaxation of PR of 6.52% (A/K9/274). The Committee generally indicated support for the Policy as it provides incentives to encourage redevelopment of pre-1987 IBs. The Committee had no objection to eight Applications A/K9/274, A/K11/233, A/KC/460 and 464, A/TW/505, A/K14/763, 766 and 771 regarding the minor relaxation of PR being applied for, noting that the applicants had provided technical assessments to support the technical feasibility of their proposal and there was no adverse comment from relevant government departments. On the other hand, Application No. A/K14/764 was rejected considering that there was insufficient planning and design merits to support the proposed relaxation of BHR from 100mPD to 130.2mPD, approval would create undesirable precedent that will lead to cumulative visual impacts in the area. Besides, the Committee deferred decision on A/K14/773 on 18.10.2019, which falls within “OU(B)” zone on the Approved Kwun Tong (South) OZP No. S/K14S/22, pending submission of FI from the applicant to address Members’ concern on the proposed design merits and further explain the planning merits for the proposed relaxation of BH as well as concern on the enhancement of the pedestrian environment .
- 6.3 Two other applications including one in San Po Kong (No. A/K11/235) for minor relaxation of PR restriction and one in Kwun Tong (No. A/K14/774) for minor relaxations of both PR and BH restrictions 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 and A-4)

7.1 The Site is:

- (a) currently under construction and was previously occupied by portions of three IBs, namely Central Textiles (HK) Limited Factory 1, Factory 2 and Factory 4 with Occupation Permits (OPs) issued on 6.3.1961, 7.4.1962 and 7.11.1966 respectively (**Plan A-2**);

- (b) bounded by Sha Tsui Road to its northeast, Pun Shan Street to its northwest, and adjoining construction sites to its east, southwest and west, and an IB, namely Yue Fung Industrial Building to its southeast (**Plan A-2**); and
- (c) located at about 500m north-west of MTR Tsuen Wan West Station and is well served by various modes of public transport (**Plan A-1**).

7.2 The surrounding areas have the following characteristics (**Plans A-1 to A-4**):

- (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 its further west is a “Government, Institution or Community” zone for the CLP Power Hong Kong Limited Tsuen Wan Depot and the Chai Wan Kok Cooked Food Market; and
- (c) to its further north across the Castle Peak Road – Tsuen Wan are three residential developments, namely Summit Terrace, Tsuen Tak Gardens and Kam Fung Garden.

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 the valuable land resources, while addressing more effectively the issues of fire safety and non-compliant uses. To this end, relaxation of maximum

permissible non-domestic PR by up to 20% is allowed under the current revitalisation scheme for redevelopment in respect of pre-1987 IBs located outside “Residential” zones in Main Urban Areas and New Towns. So long as a relevant planning application is submitted to the Board within three years starting from 10.10.2018, he accepts that the landowner of a site which was occupied by a pre-1987 IB immediately before its present vacancy is eligible for applying for the aforesaid relaxation.

- (b) It is noted that the applicant intends to develop a new IB on the Site for certain non-polluting industrial uses. 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, Section B and Remaining Portion of Tsun Wan Inland Lot No. 49 (the Lot). The Lot, having a registered site area of about 50,000 sq.ft. (i.e. 4,645.11m² (about)), is governed by Conditions of Sale No. 5406 for a term up to 30.6.2047. It is restricted to industrial purposes and subject to provision of adequate space for parking of motor vehicles to the satisfaction of the Director. There is no restriction under lease on GFA or SC or BH. She reserves her comments on development parameters as contained in the Proposed Scheme which would only be examined in detail during the building plan submission stage.
- (b) “Non-polluting industrial uses” in planning terms would constitute uses in breach of the lease conditions. If the proposed industrial development is intended to be used for “non-polluting industrial uses” that are in breach of the lease conditions, the lot owner shall need to apply to LandsD for a lease modification. The proposal will only be considered upon their receipt of formal application from the lot owner. There is no guarantee that the application, if received by LandsD, will be approved and she reserve her comment on such. The application will be considered by the LandsD acting in the capacity as the landlord at its sole discretion. In the event that the application is approved, it will be subject to such terms and conditions as the LandsD shall deem fit to do so, including, among others, payment of full premium and administrative fee.
- (c) The proposed setback areas (3m wide NBA along Pun Shan Street, 4.3m wide NBA along Sha Tsui Road and 4.5m wide public passage along the southern boundary of the proposed development) are not lease requirements nor required by LandsD.
- (d) Under the 2018 IB revitalisation measure for redevelopment, the lease modification letter/conditions of land exchange shall be executed within

three 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) He has no objection under the Buildings Ordinance (BO) to the application for planning permission to relax PR restriction.
- (b) It is noted that the Site involves three factory buildings already demolished.
- (c) He has no objection under BO to the revised proposed provision setbacks along Pun Shan Street, Sha Tsui Road and the southern boundary of the proposed development.

Traffic Aspect

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

- (a) He has no adverse comment on the application.
- (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 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 Aspects

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

- (a) He has no adverse comment on the NIA.
- (b) Should the application be approved, the following condition should be imposed:

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, they suggest imposing an approval condition on land contamination and an advisory clause on construction and demolition waste for the application as follows:

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) The revised SIA (Annex A of **Appendix Ie**) has no insurmountable issues. Detailed comments are in **Appendix III**.
- (b) Planning conditions to update the SIA and implement the recommendations are required.

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 Aspect

- (a) It is noted that according to the applicant's proposal, the proposed open-air space of over 650m² along the building frontage facing Sha Tsui Road and Pun Shan Street with a soft landscaped seating area will be made publicly accessible. Further greening is also provided in the form of a vertical green wall at the front elevation of G/F and 1/F of the development (about 380.7m²), and greenery at the roof level (**Drawings A-11 to A-13**). The proposed greening treatment at the ground plane or building's low zone will help enhance the pedestrian environment and visual amenity along the building frontage.
- (b) Within the proposed open-air space, the proposed NBAs along the boundary edges at Sha Tsui Road and Pun Shan Street would form part of the existing footpath/pavement widening them respectively from about 2.7m to about 7m and about 3.2m to about 6.2m which will benefit the pedestrians. Besides the widened footpath, the soft landscape treatment for the seating area together with the vertical green backdrop would further enhance the street level environment particularly along Sha Tsui Road which fronts onto a flyover.
- (c) Other advisory comments are detailed in **Appendix IV**.

Landscape Aspect

- (d) She has no comment from landscape planning perspective.
- (e) As the main entrance of the building and proposed landscape are abutting the junction of Pun Shan Street and Sha Tsui Road, the proposed landscape would enhance the landscape quality of public realm. Landscape condition is recommended should the case be approved by the Board.
- (f) The applicant is reminded to provide sufficient soil provision and drainage layer etc. for sustainable plant growth.

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

The application, FI 2 and FI 5 were published for public inspection on 6.8.2019 and 8.10.2019 respectively. Within the statutory public inspection periods, two public comments from an individual were received (**Appendices II-1 and II-2**). The individual objects to the application on the grounds that there is no benefit to the community, no setback, tree planting or any pay back for the additional GFA sought under the application; the proposed green building designs fail to provide usable and long lasting amenities that provide community benefit. The individual also considers that the redevelopment should provide wider pavements and the possibility of tree planting on pavements to mitigate the increased bulk and in recognition that the society will be facing higher temperatures, more storms and wet weather in the future.

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 21-storey (including two basement levels) IB development at the Site, which is zoned “OU(B)” on the approved Tsuen Wan OZP No. S/TW/33, 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 Scheme has thus incorporated a 3m-wide NBA along Pun Shan Street, a 4.3m-wide NBA along Sha Tsui Road and a 4.5m-wide pedestrian passage along the southern boundary of the Site, which are generally in line with the setback requirements (**Drawing A-3**).

Policy Aspect

- 11.3 The OPs of the IBs previously located on the Site were issued on 6.3.1961, 7.4.1962 and 7.11.1966 and the Site can be regarded as an eligible pre-1987 IB under Government's new policy on revitalising IBs. DEVB gives policy support to the current application in principle, 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 and CE/MS, DSD's concerns on land contamination and sewerage aspects can be addressed by the imposition of approval conditions in paragraphs 12.2 (c), (d) and (e) below. Other relevant Government departments including D of FS have no objection/comment on the application.

Planning and Design Merits Aspect

- 11.5 The applicant proposes to provide an open-air space at the north of the Site (**Drawings A-3 and A-10**), which comprises the proposed NBAs along Pun Shan Street and Sha Tsui Road, EVA and a landscape area at the corner of Pun Shan Street and Sha Tsui Road, for pedestrians and public enjoyment. To further improve the design quality of the proposed open-air space, vertical greenery is proposed at the front elevation at G/F and 1/F of the proposed development (**Drawings A-7, A-10 and A-11**) serving as a green backdrop to the open-air space. CTP/UD&L, PlanD advises that the proposed open-air space and NBAs will benefit the pedestrians and the soft landscape treatment for the seating area together with the vertical green backdrop would further enhance the street level environment particularly along Sha Tsui Road which fronts onto a flyover. As the main entrance of the building and proposed landscape are abutting the junction of Pun Shan Street and Sha Tsui Road, the proposed landscape would enhance the landscape quality of public realm.
- 11.6 With regard to sustainability of building design, the applicant indicates that by making use of vertical greening, the proposed development could achieve over 10% greenery coverage in the primary zone. Another 10% greenery coverage will be provided at roof level to achieve not less than 20% of greenery coverage for the whole development (**Drawing A-7**). Regarding the green building design, the applicant has proposed that the green building measures as outlined in paragraph 2.2 (i) above will be adopted for

meeting the requirements of LEED certification. Detailed proposed measures on green building design could be considered at the detailed building design stage upon building plan submission. CTP/UD&L, PlanD considers that further greening is provided in the form of a vertical green wall at the front elevation of G/F and 1/F of the proposed development and greenery at the roof level. The proposed greening treatment at the ground plane or building's low zone will help enhance the pedestrian environment and visual amenity along the building frontage.

Others

- 11.7 Regarding the public concern on insufficient planning and design merits of the proposed development, the planning assessments above and departmental comments on 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 13.12.2023, 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 access and internal driveway for the proposed redevelopment to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (b) the submission and implementation of a landscape proposal to the satisfaction of the Director of Planning or of the Town Planning Board;
- (c) 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;
- (d) the 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
- (e) the implementation of the local sewerage upgrading/sewerage connection works identified in the Sewerage Impact Assessment for the proposed development in condition (d) 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 reasons for rejection are 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 and Supplementary Information received on 25.7.2019, 31.7.2019 and 2.8.2019
Appendix Ia	Supporting Planning Statement received on 25.7.2019
Appendix Ib	FI 1 vide letter received on 10.9.2019
Appendix Ic	FI 2 vide letter received on 27.9.2019
Appendix Id	FI 3 and FI 4 vide letter received on 15.10.2019 and 17.10.2019 respectively
Appendix Ie	FI 5 vide letter received on 31.10.2019
Appendix If	FI 6 vide letter received on 25.11.2019
Appendix Ig	FI 7 vide letter received on 29.11.2019
Appendix Ih	FI 8 vide letter received on 6.12.2019
Appendices II	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	Floor plans, section, drawings showing the Sustainable Building Design calculation, conceptual landscape drawings and pedestrian circulation network
Plan A-1	Location plans on Outline Zoning Plan
Plan A-2	Site plan
Plans A-3 and A-4	Site photos